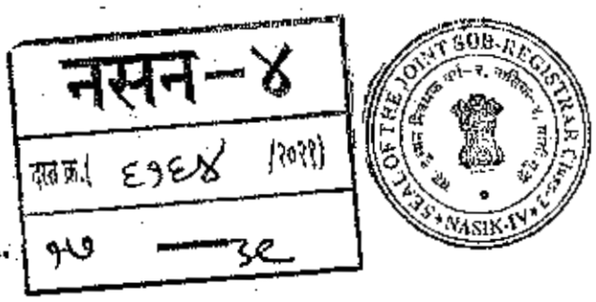

17..

(15) Special Meetings ::

It shall be the duty of the President to call a special meeting of the apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner or as the case may be, the Registrar or any officer duly authorized by him in this behalf, The notice of any special meeting shall state the time and place of such meeting except as stated in the notice without the consent of the four fifths of the owners present in person.

(16) Notice of Meetings :

It shall be the duty of the secretary to mail or send a notice of each annual or special meetings, stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting, The mailing or sending of a notice in the manner provided in this bye-laws shall be mailed or sent to the Housing Commissioner or as the case may be, the Registrar.

(17) Adjourned Meeting :: If any meeting of owners cannot be organized because of quorum has not attended, the owners who are present,may adjourn the meeting to at time not less than forty eight hours from the time the original meeting was called, If at such adjourned meeting, also no quorum is present the owners present in person being not less than forty eight hours from the time the original meeting was calle, If at such adjourned meeting, also no quorum is prersent the owners present in person being not less than two shall form a quorum.

(18) Order of Business :

The order of business at all meeting of the owners of units shall be as follows :::

a) Roll call.
b) Proof of notice of meeting or waiver of notice.
c) Reading of minutes of preceding meeting.
d) Report of comunittees.
e) Election of Board.
f) Unfinished business,if any.
g) New business.

CHAPTER IV.

BOARD OF MANAGERS.

(19) Management of Association.:

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The affairs of the association shall be governed by a Board of Managers.

(20) Power and Duties of Board ::: The board shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not bye-law of by these bye laws directed to be exercised and done by owners.

(21) Other duties :

In addition to duties imposed by these bye-laws or by resolutions of the association the board shall be responsible for the following that is to say.

a) Care, upkeep and surveillance of the **Swanandi Blossom Apartment** CONDOMINIUM and the common areas and facilities.

b) Collection of monthly assessment from the owners;

c) Designation,employment, remuneration and dismissal of the personal necessary for the maintenance and operation of the **Swanandi Blossom Apartment** CONDOMINIUM and the common areas and facilities.

d) Provide for the manner in which the audit and accounts of the association shall be carried out;

e) to inspect the accounts kept by the secretary and /or the Treasurer, and examine the registers and account books and to take steps for the recovery of all sums due to the Association.

f) To sanction working expenses, count cash balance and deal with other miscellaneous business.

g) To see that cash book is written up promptly and is signed daily by one of the members of the Board authorized in this behalf.

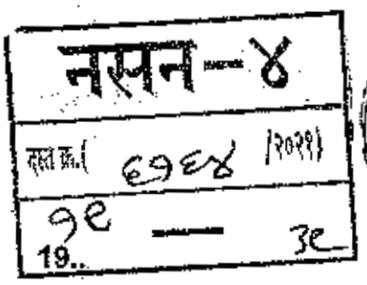
h) To hear and deal with complaints.

(22) Manager ::

The Board may employ for the Association a Manager at a compensation determined by the Board to perform such duties and services as the board shall authorize including , but not limited to the duties listed in bye-laws 21.

(23) Election and term of officer :::

At the first annual meeting of the association, the term of office of two managers shall be fixed for three years, the terms of officer of two managers shall be fixed at two years, and the term of office of one manager shall be fixed at one year, At the expiration of of the initial term





of office of each respective manager, his successors have been elected and hold their first meeting, If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years.

(24) Vacancies :

Vacancies in the board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers even though they may constitute less than a quorum; and each person so elected shall be a manager until a successor is elected at the next annual meeting of the association.

(25) Removal of Managers :

At any regular or special meeting duly called, any one or more of managers may be removed with or without cause by a majority of the apartment owners and a successor may then and there be elected to till the vacancy thus created, Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

(26) Organization Meeting :

The first meeting of newly elected board shall be held within ten days of election at such place as shall be fixed by the managers were elected and no notice shall be necessary to the newly elected managers in ordder legally to constitute such meeting provided a majority of the whole board shall be present.

(27) Regular Meetings :

Regular meetings of the board may be held at such time and place as shall be determined from time to time, by a majority of managers, but at least two such meetings shall be held during each year, Notice of regular meetings of the board shall be given to each manager personally or by main, or telegraph, atleast three days prior to the day named for such meetings.

(28) Special Meetings :

Special meeting of the board may be (held at such time be determined from time to time,by a majority of managers) called by the president on three days notice to each manager, given personally, or by mail, or telegraph, which notice shall state the time, place (as herein above provided) and purpose of the meeting,special meeting of the board shall be called by the president or secretary in like manner and on like

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notice on the written request of at least three managers.

(29) Waiver of Notice : Before and/or at any meeting of the board,any manager, may in writting ,waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice, attendance by a manager at any meeting of the board shall be a waiver of notice by time of the time and place thereof. If all the managers are present at any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

(30) Quorum ::

At all meeting of the board, one third of the total strength of the managers shall constitute a quorum for the transaction of business, and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the board, If at any meeting of the Board there be less than a quorum present the majority of those present may adjourn the meeting from time to time, at any such adjourned the meeting, any business which might have been transacted at the meeting as originality called may be transacted without further quorum present.

(31) Fidelity Bonds :: The board may require that all officers and employees of the Association handling or responsible for association funds shall furnish, adequate fidelity bonds, The premiums on such bonds be paid by the association.

CHAPTER -V.

OFFICERS.

(32) Designation :

The principal officers of the association shall be a president a vice president, a Secretary, and a Treasurer of all whom shall be elected by and from the Board.

(33) Election of officers :

The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold officers at the pleasure of the Board.

(34) Removal of Officers :

Upon an affirmative vote of a majority of the members of the Board, any officer may be removed,either with or without cause, and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

(35) President :

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The President shall be the Chief Executive officer of the association, He shall preside at all the meeting of the association and of the Board, He shall have all of the general powers and duties which are usually vested in the office of the President of an association, including but not limited to the power to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the association.

(36) Vice-President :

The Vice president shall take the place of the president and perform his duties whenever the President shall be absent or unable to act, If neither the President, nor the Vice president is able to act, the Board shall appoint some other members of the Board so to act on an inter in basis, The Vice-President ,shall also perform such other duties as shall from time to time, be imposed upon him by the Board.

(37) Secretary : The secretary shall keep the minutes of meeting of the Board and the minutes of all meetings of the association he shall have charge of such books and papers as the Board may direct, and he shall in general perform all the duties incidentental to office of Secretary.

(38) Treasurer :

The Treasurer shall be responsible for association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursement in books belonging to the association, He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the association in such depositors as may from time to time be designated by the board.

CHAPTER VI.

OBLIGATIONS OF THE APARTMENT OWNERS :

(39) Assessment : All owners are obliged to pay monthly assessment imposed by the association to meet all expenses relating to the **Swanandi Blossom Apartment** CONDOMINIUM which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricance, fire, earthquake or other hazards or calamity, The assessments shall be made pro rate according to the value of the unit owned, as stipulated in the declaration, Such assessments shall include monthly payments to a general operating reserve and a Reserve Fund for Repairments.

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(40) Maintenance And Repair :

i) Ever owner must perform rpomptly, all maintenance and repair work within his own unit, which if omitted would affect the **Swanandi Blossom Apartment** CONDOMINIUM in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

ii) All the repairs of internal installations of the units such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, doors, windows, lamps and all other accessories belinging to the unit area shall be at the expenses of the apartment owner concerned.

iii) The owner shall reimburse the association for any expenditure incurred in repairing or replacing an common area and facility damaged through his fault.

(41) Use of Family Units Internal Changes :

i) All units shall be utilised for residential purpose only.

ii) An owner shall not make any structural modification or alteration in his unit or installations located therein, without previously notifying the association in writing through the president of the board if no manager is employed, the association shall have the obligation to answer within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

(42) Use of Common Areas and Facilities :

An owner shall not place or cause to be placed or cause to be placed in the lobbies, vertibules, stairways, and other areas of **Swanandi Blossom Apartment** CONDOMINIUM and facilities of a similar nature any furniture package or objects of any kind, Such areas shall be used for no other purpose than for normal transit through them.

(43) Right to Entry :

1) An owner shall be grant the right of entry to the manager or to any other person authorised by the Board of Association in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.

2) An owner shall permit other owner or their representative so requried to enter his unit for the purpose of performing installation, ulteration or repair to the machinical or electrical service provided that requisits for entry are made in the advance and that such entry is at a time of convenient to the owner. In case of emergency, such right of entry shall

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be immediate.

(44) Rules of Conduct.

i) No resident of the **Swanandi Blossom Apartment** CONDOMINIUM and shall post any advertisement,or posters of any kind in or on the building except as authorised by the association.

ii) Residents shall exercise extreme care about making noice or the use of musical instruments, radios, television and amplifiers that may disturb others, Residents keeping domestic animals shall abide by Municipal sanitary by laws or regulations.

iii) It is probibited to dust rugs,etc from the windows, or to clean rugs etc., by beating on the exteior part of the said **Swanandi Blossom Apartment** CONDOMINIUM.

iv) It is probibited to throw garbage or thrash outside the disposal installation provided for such purposes in the service areas, If such installation is not provided, all garbage or thrash shall be collected in a vessel and thrown in the Municipal dust bin.

v) No owner, resident or leasee shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units, etc., on the exterior of the **Swanandi Blossom Apartment** CONDOMINIUM or that produce through the walls of the roof of that CONDOMINIUM except as authorised by the association.

CHAPTER VII.

FUNDS & THEIR INVESTMENTS.

(45) Funds :

Funds may be raised by the association in all or any of the following ways namely :::

a) By shares.

b) By contributions and donations from the apartment owners.

c) From common profits, which shall form the nucleus of the reserve fund.

d) By raising loans, if any,necessary, subject to such terms and conditions as the association, with the approval of the competent authority, may determine in this behalf.

(46) Investment :

The association may invest or deposit its funds in one or more of the following ::

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a) In the central co-operative bank or in the state co-operative Bank.,

Or :

b) In any of the securites specified in section 20 of the Indian Trusts Act 1882,

Or :

c) In any co-operative Banks other than those referred to in clause (a) of this bye-laws or in any banking company approved for this purpose by the association.

(47) Affiliation ::

Should there by any federation of apartment owners in the locality in which the said **Swanandi Blossom Apartment** CONDOMINIUM is situated, the association, any after consulting the competent authority, become a member there of any pay the sums form time to time payable to such federation under the rules thereof.

(48) Accounts. ::

i) A banking accounts shall be opened by the association into which all moneys received on behalf of the association shall be paid, provided that the secretary may retain is personal custody an amount not exceeding Rs.100/- (Rupees One hundred only) for petty expenses, All payments above the amount of Rs. 20/-(Rs.Twenty only) shall be made by cheques signed by Secretary and one members of the board.

ii) Each Apartment owner shall have a pas book in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any, in respect of his apartment.

iii) The Association shall on or before 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing :

a) The profit and loss account.

b) the receipts and expenditure of the previous financial years, and,

c) a summary of the property and asets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at;

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iv) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof, shall be submitted to the competent authority not later than 15 August every year.

v) Every financial statement shall be accompanied by a complete list of the Apartment owners, There shall also accompany the financial statement a similar list of loanees, The financial statement shall state up to what date profits and expenses of common areas are included.

(49) Publication of accounts and reports :

A copy of the last financial statement and of the report of the auditor, if any shall be kept in a conspicuous place in the office of the Association.

(50) Appointment of Auditor, :

The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the association to be prepared by the Board as hereinbefore provided and shall examine the annual return, and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the Association in what respect he finds it incorrect, un-vouched or not in accordance with law.

(51) Power of Auditor :

The Auditor shall be entitled to call for and examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER VIII.

MORTGAGEES.

(52) Notice to Association :

An owner who mortgages his units, shall notify the Association through the Manager, if any or the president of the board in the event there is no Manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled Mortgagees of Units.

(53) Notice for unpaid assessment :

The Association shall at request of a mortgagee of a unit report any unpaid assessment due from the owner of such unit.

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CHAPTER IX.

COMPLIANCE.

(54) These bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act 1970., In case any of these bye-laws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

(55) Seal of the Association :

The Association shall have a common seal which shall be in the custody of the Secretary, and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorised by the Association in that behalf.

CHAPTER X.

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP.

(56) Amendments of Bye-laws These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent, of the total value of all units in the **Swanandi Blossom Apartment** Condominium as shown in the Declaration.

000 ---------- 000

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) दाखु ६२०२/१३ सर्वसा. ११३ मई.
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पूळ प्रत [अहस्तांतरणीय]
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शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place ..... दिनांक/Date ९/८/२०१३
..... अहिरराव बिल्डकॉन प्रा.लि. कंपनी कलीम यांच्याकडून/
Received from डायरेक्टर श्री. अनोख शशिकांत अहिरराव
रु./Rs. ..... (रुपये/Rupees सातशे रुपये रु. ७००/-)
..... (पाणी १०) २००/- याकरिता मिळाले.
on account of ३००/-

मुळ दस्त परत

रोखपाल व लेखापाल
Cashier or Accountant.

(सही/Signature)
सह. दुय्यम निबंधक वर्ग-२
(पदनाम/Designation)
नाशिक-४.

जोडपत्र-४
दस्त क्र. ६९६४/२०१९
२७ — ३८

अहवाल दिनांक : 28/09/2020

नाकारनामा याचा
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ चातील नियम २९ आणि ७]

गाव :- मंगरूळ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 18784 व दिनांक : 27/08/2019

भूमापन क्रमांक व उपविभाग : 96/3/प्लॉट/1/2

भूमापन क्रमांक व उपविभाग	मू.पोटविभाग पडीक्षेत्र	भोगवटादाराचे नाव
96/3/प्लॉट/1/2	मोजणीदार मुंबई-1	

पोटखराबा क्षेत्राचा तपशील		क्षेत्र	आकार	शेरा	आदेश क्रमांक
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इनफेरफार क्र. (1801) (18784) सीमा आणि भूमापन चिन्हे :

गावं नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९८१ चातील नियम २९]

गाव :- मंगरूळ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 18784 व दिनांक : 27/08/2019

भूमापन क्रमांक व उपविभाग : 96/3/प्लॉट/1/2

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"सदर प्रमाणित प्रतीसाठी फी रुपये १५/- रुपये मिळाले."
दिनांक : 28/09/2020
ऑनलाईन क्रमांक : 27200011025948000092020 1806

(नाव :- दिलीप चंद्रभान भावळे)
तलाठी सजा :- मंगरूळ-१-नाशिक कि :-नाशिक

तलाठी
मंगरूळ, ता. नाशिक.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
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Om shd. ramesh hari shevagekar v asu. vidya ramesh shevagekar yanche janral kahiirao bidkon pra. il. compoay karta dayraktar, 1. shri. amol shashikant ahirrao Ember 9423663054, an amount of Rs.800/-, towards Document Handling Charges ument to be registured(ISARITA) in the Sub Registrar office Joint S.R.Nashik 4 of Nashik.	
Payment Details	
Cash	Date 01/07/2021
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uter generated receipt, hence no signature is required.	

28/09/2020

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957478 पावती सोबत आणावी.

दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) (23) सन १९९३

गाव गंगापूर तालुका- नाशिक खाते क्र. P.M.२,२

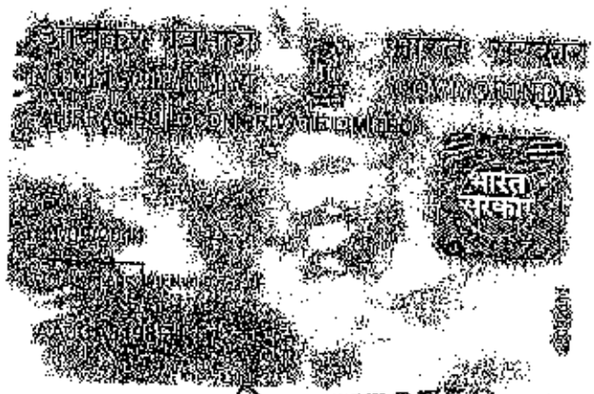
दिनांक 20/09/94 भोगवटादार/पैसे देणारा रमेश हरी शेवेगेकर

एकत्रीकृत जमीन महसूल ९९२४/-

थकबाकी			चालू वर्ष म्हणजे ९४-९५						स्थानिक उपकर	
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
९३-९४			५६२-००						३९२४-००	
९४-९५			५६२-००							

(अक्षरी) रुपये एक हजार एकशे चौऱ्याऐंशी रुपये पुरते वेबाले. तलाठी

(९९२४/-) गंगापूर, ता. नाशिक



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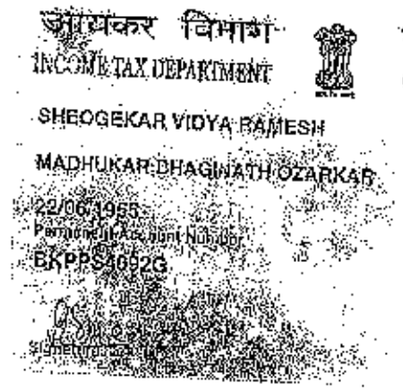
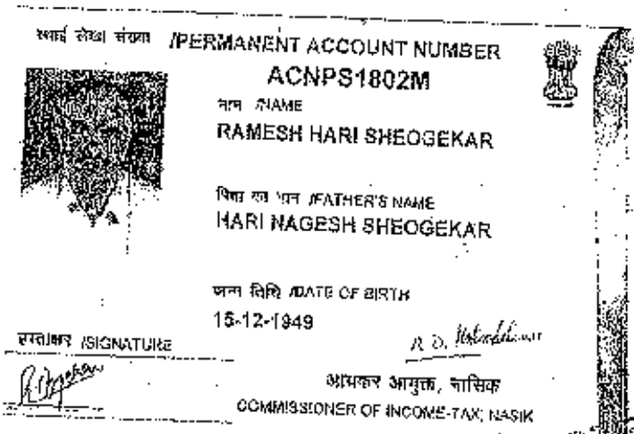
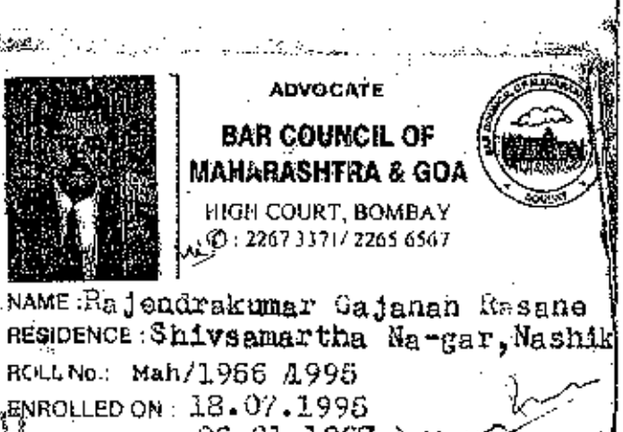
BY ME







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नमुना नं. ४
दस्त क्र. ६४८७ /१९९१
२ — ३८



NASHIK MUNICIPAL CORPORATION

NO:LNE/BP/ SAT/B1/315/3642

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 21/11/2013

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Shri. Ramesh Hari Shevgekar & one Through GPA Amol Ahirrao & One.**

C/o. Ar. N. S. Niphade & Stru. Engg. S.A. Anawade of Nashik.

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No. 142 **Of S.No. 96/3 of Gangapur Shiwar.**

Ref :- Your Application & Plan dated: 0/09/2013 Inward No. **B1/BP/3123**

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ------- subject to the following conditions.

CONDITIONS (1 to 15)

1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.

2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.

3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.

4) This permission does not entitles you to develop the land which does not vest in you.

5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.

6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz. under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].

7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.

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2/3 दस्त क्र. ६७४७/२०१३

9) Building permission is granted on the strength of affidavit & indemnity bond with reference t the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made i affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authoritie of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to Municip drain in the nearest vicinity invert levels of the effluent of the premises should be such th the effluent gets into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit t be provided by the owner.

The size of soak pit should be properly worked out on the basis of tenements% A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of ston boulders, stone metals and pebbles should be properly laid.

10) The balconies, ottas & varandas should not be enclosed and merged into adjoining room rooms unless they are counted into built up area of FSI calculation as given on the buildi plan. If the balcony ottas & verandas are covered or merged into adjoining room t construction shall be treated as unauthorized and action shall be taken.

11) At least FIVE trees should be planted around the building in the open space of the plo Completion certificate shall not be granted if trees are not planted in the plot as provide under section 19 of the reservation of Tree Act, 1975.

12) The construction work should be strictly carried out in accordance with the sanctioned pl enclosed herewith.

13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site Municipal Corporation's staff from time to time and necessary information in respect construction work should be furnished whenever required by the undersigned.

14) Stacking of building material debris on public road is strictly prohibited. If building mater of debris is found on public road the same will be removed by the Authority and c incurred in the removal of such material shall be recovered from the owner.

15) All the conditions should be strictly observed and breach of any of the conditions will be de with in accordance with the provision of Maharashtra Regional & Town Planning Act, 19 and Bombay Provincial Municipal Corporation Act, 1949.

16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will provided by the applicant Colony/Society etc. on their own accord as per the specificatio of N.M.C. Applicant should make necessary arrangement for water supply as per undertaking given. Similarly street lights will not be provided by Municipal Corporation Electric supply Mains of M.S.E.B. is available at site."

17) There is no objection to obtain electricity connection for construction purpose from M.S.E.

18) N. A. order No.**343/2000** Dated: **31/05/2001** submitted with the application.

19) Adequate space from the plot u/r should be reserved for transformer in consultation w M.S.E.B. Office before actually commencing the proposed Construction.

20) A) Rs. **42,900/-**is paid for development charges w. r. to the proposed Construction vide R. No./B. No.**75/532** Dated:-**18/10/2013**.

B) Rs. /- is paid for development charges w. r. to proposed land development vide R. No./B.No. Dtd:-.

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क्र.क्र. ६१६४ /२०११
३९

C. C. for P. No:- 1+2 Of S.No. 96/3 of Gangapur Shiwar.

21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs.**5,000/-** Deposited vide **B.No./R.No. 97/2301**
Date:- 18/10/2013. As per Order No 137 Dt. 18/03/2003.

22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

23) *A*) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.

a) Name and Address of the owner/developer, Architect/Engineer and Contractor.

b] Survey Number'/City Survey Number/Ward Number of land under reference along with description of its boundaries.

c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.

d] F.S.I. permitted.

e) Number of Residential/Commercial flats with their areas.

f] Address where copies of detailed approved plans shall be available for inspection.
B) A notice in the form of an advertisement, giving all the details mentioned in 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
25) Proper arrangement for rain water harvesting should be made at site.
26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
28) N M C Tax for vacant plot shall be paid before applying for occupancy certificate.
29) Drainage connection charges Rs.**20,000/-** is paid vide R.No./B.No. **79/8029 Dtd:18/10/2013.**
30) Welfare cess charges Rs. **93,460/-** is paid vide R.No./B.No.**79/8029 dtd: 18/10/2013.**
31) This permission is given on the strength of **DRC No:634 dtd:11/06/2013 and 220-00** Sq.mt.; TDR area utilized from the same.
32) This permission is given on the basis of affidavit given by applicant dtd:**22/10/2013.** regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.
33) N.M.C. shall not supply water for construction purpose.
34) This permission is given on the basis of affidavit given by applicat Dtd;**21/10/2013** For disposal of excavated/ debris materialon his own at prescribed site.
35) This permission is given on the basis of affidavit given by applicant dtd.**19/10/2013** regarding Local BodyTax.Local BodyTax should be paid forLBTRegistration **No.NSK 503545** before Completion Certificate.

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND / BP
Nashik, Dt. / / 20
Copy to: Divisional Officer

पावती

Original/Duplicate

Friday,November 06 ,2015

11:02 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8372 दिनांक: 06/11/2015

पावतीचे नाव: गंगापुर

दस्तऐवजाचा अनुक्रमांक: नसन4-7976-2015

दस्तऐवजाचा प्रकार : स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. अमोल शशिकांत अहिरराव --

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 160.00
पृष्ठांची संख्या: 8	
एकूण:	रु. 260.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 11:20 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२ नाशिक-४.

Joint Sub-Registrar Nashik 4

बाजार मुल्य: रु.1 /- मोबदला: रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देवकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देवकाचा प्रकार: By Cash रक्कम: रु 160/-

नसन-४

दस्त क्र.(६१६४/२०१९)

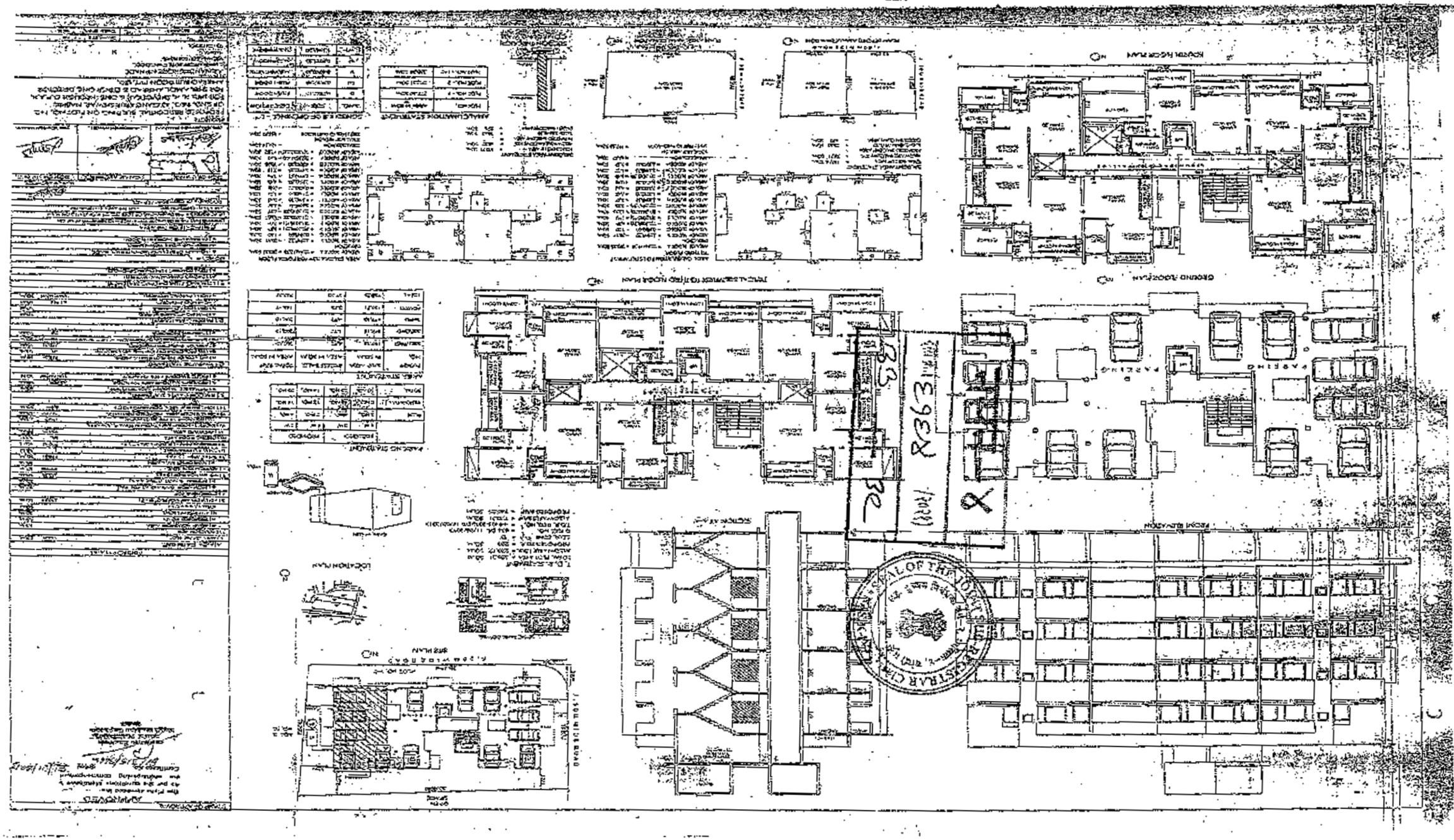
घोषणापत्र ३२ — ३८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

मी / आम्ही, श्री / श्रीमती अमोल शशिकांत अहिरराव याद्वारे घोषित करतो की, सह दुय्यम निबंधक वर्ग-२ नाशिक यांचे कार्यालयात स्पेशल मुखत्यार पत्राच्या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सोनाली अमोल अहिरराव यांनी दिनांक ०६/११/२०१५ रोजी मला / आम्हांस दिलेल्या कुल मुखत्यार पत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर कुल मुखत्यार पत्र लिहून देणार यांनी कुल मुखत्यार पत्र रद्द केलेले नाही किंवा कुल मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यार पत्र रद्दबातल ठरलेले नाही. सदरचे कुल मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णत : सक्षम आहे / आहोत. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहील / राहू, याची मला / आम्हांस जाणीव आहे.

दिनांक ०२/०५/२०२१

कुल मुखत्यार पत्र धारकाचे नांव सही



नमुना-४

दस्त क्र.(८४१७ /२०१९)

३८ — ५५



घोषणापत्र

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे, यांचे दि.30/11/2013 रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करुन घेतलेली आहे / आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधातील व्यक्ती यांची मालकी (title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P.A Holder) / लिहून देणार हे हयात आहेत व उक्त मुखत्यार पत्र अदयापही अस्तित्वात आहे व आजपावेतो रदद झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या आधीन राहून आमचा आर्थिक व्यवहार पूर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक तसेच दस्तातील निष्पादकाच्या ओळखीबाबत ओळख पटविणारे व साक्षीदार हे संपुर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पूरक कागदपत्र ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा.उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत. निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणी ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक / बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही जर भविष्यात सदर प्रकरणी कायदयानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय दंड संहिता 1860 मधिल तरतुदीनुसार 7 वर्षाच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार