OF THE JOINT SUB-REGISTRAR
नसन-५
वसई 2960 (1072)
99-30

15. **SPECIAL MEETING** :-

It shall be the duty of the president to call a special meeting of the Association as directed by resolution of the board or upon a petition signed by authority of the Apartment owners and having been presented to 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 and the purpose thereot. No other business shall be transacted as a special Meeting, except as stated in the notice without the consent of 4/5 the of the Apartment owners present in persons.

16. **NOTICE OF MEETING** :-

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

17. **ADJOURNED MEETING** :-

If any meeting of the apartment owner cannot be organized because of quorum not attained, the Apartment owners who are present may adjourn the meeting to a time not less than 48 hours from the time of the original meeting was called, if at such adjourned meeting, also, no quorum is attained, the apartment owners present in person being not less than 2 shall from a quorum.

18. **ORDER OF BUSINESS** :-

The order of business at all wetting of the Apartment - owners shall be as follows :-

a) Roll call,
b) Proof of notice of meeting or waiver of notice.
c) Reading of minutes or proceedings of the previous meeting.
d) Report of officers.
e) Report of the Housing Commissioner or the Registrar duly authorized by them, if present.
f) Report of Committee.
g) Election of Board of Managers.
h) Unfinished business, if any.
i) New Business.

CHAPTER - IV :-

BOARD OF MANAGERS :-

19. **MANAGEMENT OF ASSOCIATION**

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

OF THE JOINT SUB-REGISTRAR CLASS
नसन-५
दस्त नं. 2960 /2021
20 -- 36

20. **POWER AND DUTIES OF THE BOARD** :-

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the association and any or all such acts and things are not by law or by these bye-laws directed to be executed and done by the association of the Apartment 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 so say :-

a) Care-up keep and maintenance of " **SUNDARAM PALACE** " **APARTMENT CONDOMINIUM** and common areas and common area and facilities.

b) Collections of the monthly assessments from the Apartment owners.

c) Designation, employment remuneration and dismissal of the personnel necessary for the maintenance and operation of the " **SUNDARAM PALACE** " Apartment Condominium and the common areas and facilities and the restricted common area and the facilities.

d) To provide for the manner in which the audit and account 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 written up promptly and is signed duly 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 authorizes including but not limited to the duties listed in the bye-laws 21.

OF THE JOINT SUB-R... REGISTRAR...
नमुना-५
क्रमांक 2960 (1975)
9-9 86

23. **ELECTION & TERM OF OFFICE** :-

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of such respective Manager A successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting. (If a larger Board is contemplated, the terms of office shall or should be established in a similar manner so that they wil 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 quorum and each person so elected shall be a manager until a successors is elected at the next annual meeting of the association.

25. **REMOVAL OF MANAGERS** :-

At any regular of special meeting duly called any one or more of the managers may be removed with or without caused by a majority of the apartment owners and a successor may then and there to fill 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. **ORGANISATION MEETING** :-

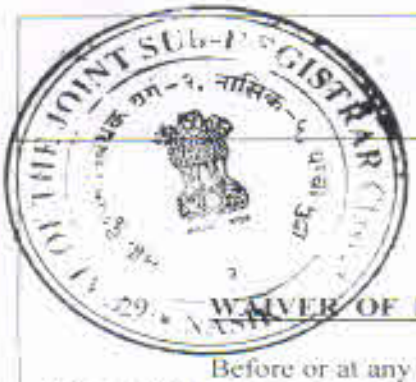
The first meeting of a newly elected Board shall be held within ten days of election at such place shall be fixed the managers at the meeting at which such managers were elected and no notice shall be necessary to the newly elected managers in order legally to constitute such meeting, provided a majority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

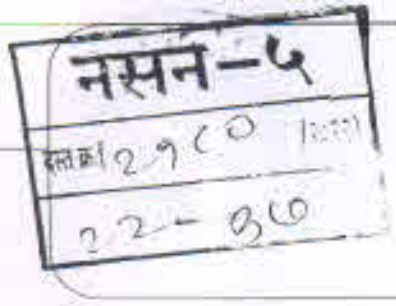
27. **REGULAR MEETING** :-

Regular meetings of the Board should be held at such time and place shall be determined from time to time by the majority of managers, but at least wo such meetings shall be held during each year. Notice of regular meetings of the board shall be given to each manager, personally or by mail or by telegraph, At least three days prior to the day named for such meeting.

28. **SPECIAL MEETINGS** :-

Special meetings of the board may be called by the president on three days notice to each manager, Give personally or by mail or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the board shall be called by the president of secretary in like manner and on like notice on the written request of al least three managers.





29. **WAIVER OF NOTICE** :-

Before or at any meeting of the Board any manager may, in writing, waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a manager at meeting of the Board shall be a waiver of notice by him 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 meetings of the Board 1/3 of the total strength of the managers shall constitute a quorum for managers present at the meeting at which a quorum is presen shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present the majority of these present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transaction without further notice, provided there is a 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 premium on such bonds shall be paid by the association.

CHAPTER - V OFFICERS

32. **DESIGNATION** :-

The principal officer of the association shall be president, a vice presicent a secretary and a reasurer of whom shall be elected by and form the Boards. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in there judgment may be necessary. In the case an association of one hundred owners or less the officers of Treasurer and Secretary may filled by the same person.

33. **ELECTION OF OFFICERS** :-

The officers of the association shall be elected annually by the Board of the Organization meeting of each new board and shall hold offices at the pleasure of the Board.

34. **REMOVAL OF OFFICERS** :-

Upon an affirmative vote of a majority of the members of the board of 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.

THE JOINT SUB-REGISTRAR
संयुक्त उप-निबंधक उप-नं.-२, नाशिक-५
नसन-८
नक्कल 1960
23-3-60

35. **PRESIDENT**

The president shall be the chief Executive Officer of the Association. He shall preside at all meetings 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 president of an association, including, but not limited to the power to appoint committees from among 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 member of the board so to act on interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by board.

37. **SECRETARY** :-

The Secretary shall keep 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 incidental to the office of the 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 the receipts and disbursements in books belonging to the association. He shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositaries as may from time to time be designated by the board.

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

39. **ASSESSMENTS** :-

All owners are obliged to pay monthly assessments imposed by the association to meet all expenses relating to **" SUNDARAM PALACE "** Apartment Condominium, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessment shall be made pro - rata according to the value owned, as stipulated in the declarations such assessments shall include monthly payments to a General Operating Reserve Fund for replacements.

40. **MAINTAINANCE & REPAIR** -

1. Every owner must perform promptly, all maintenance repair work within his own unit Which if omitted would effect the **" SUNDARAM PALACE " APARTMENT** Condominium in entirely or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

नसन-५
दस्त क्र. 2960
28-30

All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary, installations, doors windows, lamps and other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

3. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41. **USE OF FAMILY UNITS-INTERNAL CHANGES** :-

1) All units (except units on the Ground floor, shop premises) shall be utilized for residential purpose only.

2) An owner shall not make any structural modifications on alterations in his unit or installation 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 o answer within thirty days and failure to do so within stipulated time shall mean that there is no objection to the proposed modifications, alterations or installation.

42. Use of common areas and facilities and restricted common areas and facilities.

An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators & other area of **" SUNDARAM PALACE "** APARTMENT condominium and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind such area shall be used for no other purpose than for formal transit through them.

43. **RIGHT OF ENTRY** -

a) An owner shall grant the right of entry to the manager or to any other person authorized by the board or the Association in case of an emergency originating in or treatmenting his unit whether the owner is present at the time or not.

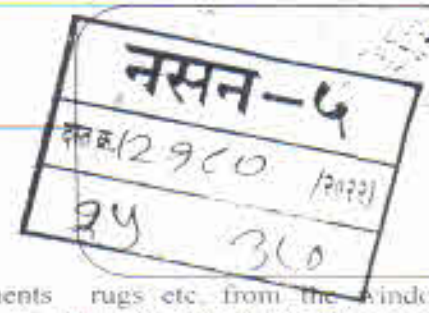
b) An owner shall permit other owners, or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. **RULES OF CONDUCT** :-

1. No resident of the **" SUNDARAM PALACE "** Apartment condominium shall post any advertisement or posters of any kind or on the building, except as authorized by the association.

2. Residents shall exercise extreme care about making noises or the use of the musical instruments, radios, televisions and amplifiers that may disturb others residents. keeping domestic animals shall abide by the Municipal Sanitary by laws or regulations.





3. It prohibited to hang garments rugs etc. from the windows, balconies or from any of the faces of the " **SUNDARAM PALACE** " Apartment condominium.

4. It is prohibited to dust rugs etc. by beating on the exterior part of the said condominium.

5. It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin. No. owner, residence or lesse shall install wiring for electrical or telephone installation television antenn machines or air conditioning units, etc. On the exterior of the " **SUNDARAM PALACE** " Apartment Condominium or that produce through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII

FUNDS AND 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 from the nucleus of the reserve funds.
d) by raising loans, if necessary subject to terms & conditions as the associations, with approval of the competent Authority may determine in behalf.

46. **INVESTMENT** :-

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

a) In the central co-op. bank or in the state co-op. bank or any other schedule bank by the meeting.

b) In any of the Securities specified in Section 20 of the Indian Trust Act, 1882.

c) In any co-op. bank other than these referred in in clause (a) of this bye-laws or in any banking company approved for this purpose by the association.





47. **APPLICATION** :-

Should there be any Federation of Apartment owners in the locality in which the " **SUNDARAM PALACE** " Apartment Condominium is situated, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

48. **ACCOUNTS** :-

(1) 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 in its personal custody an amount not exceeding Rs:-183/- for petty expenses. All payment above Rs:-100/- shall be made by cheque signed by the secretary and one member of the board.

(2) Each apartment owner shall have a passbook in which the secretary shall enter amount paid to be or received for his share in receipts of profits from common expenses and his share of assessment and other dues, if any, in respect of his apartments.

(3) The association shall on or before 31st July in each year publish as 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 assets 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 :-

(4) 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 th August every year.

(5) Every financial statement shall be accompanied by complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loan. The financial statement shall state up to what date profits and expenses of common areas are unclouded.

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 conspicuous place in the office of the association.

50 **APPOINTMENT OF AUDITOR** :-

The association shall appoint at its gereral meeting an auditor who shall audit the account of the association to be prepared by the board as hereinabove provided and shall examine the accounts relating thereto and shall either sign the same as found by him to be correct or specially report to the association in what respect he finds it incorrect, untouched or not in accordance with law.

THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक वर्ग-२, मावळ क्र.१, वडगाव

नमुना-५
सह.1290 /21
26- 30

51. POWER OF AUDITOR :-

The auditor shall be entitled to call for 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

52. NOTICE TO ASSOCIATION :-

An owner who mortgages his units shall notify that association through the Manager, if any or the president of Board, in the event there is no manager, the name and address of his mortgages and the association shall maintain such information in a book entitled Mortgages of Units.

53. NOTICE TO UNPAID ASSESSMENTS :-

The association shall at the request of mortgage of a unit report any unpaid assessment dour from the owner of such unit.

54. COMPLIANCE :-

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 provision of the Act will apply.

55. SEAL OF THE ASSOCIATION :-

The association shall have a common seal which be the custody of the Secretary and shall be used only under the authority of resolution of the board and every deed of instruments to which the seal is affixed shall be attested or on behalf of the association by two members of the board and the secretary or any other person authorized by the association in that behalf.

CHAPTER - X

AMENDMENT TO PLAN APARTMENT OWNERSHIP

56. AMENDMENT OF BYE-LAWS :-

These bye-laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing as least 75 % (percent) of the total value of all units in the 1980 Apartment Condominium as shown in the Declaration

JOINT SUB-REGISTRAR (1)
नमन-६
दस्त क्र. 2910
21-3-22

IN WITNESS WHEREOF THE GRANTORS HERETO SET ~~THEIR~~ RESPECTIVE HANDS THIS DAY OF 22nd FEBRUARY THE YEAR 2022.

THE GRANTOR





Hamsss

MR. HASMUKHBHAI JERAMBHAI SUHAGIYA
THE GRANTOR (THE OWNER)
(BUILDER/PROMOTER)

WITNESS :-

1) [illegible]

2) S. A. Ahire

अद्यावत दिनांक : 13/12/2021

महाराष्ट्र शासन

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- मखमलाबाद - २ तालुका - नाशिक जिल्हा - नाशिक

भूमापन क्रमांक व उपविभाग : 45/2/3/4/2/प्लॉट नं/38/39

भू-धारणा पध्दती : सामायिक वर्ग २

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार पो.ख	पै.फा.	कुळ, खंड व इतर अधिकार
शेताचे एकक : आर चौ.मी अकृषिक क्षेत्र बिन शेती आकारणी 5143.27 121.00	89/0	हसमुखभाई जेरामभाई सुहागीया	5143.27	121.00	30354	कुलाचे नाव व दर्जा : इतर अधिकार : इतर बिनशेती (30354) प्रलंबित फेरफार : नाही शेताचा फेरफार क्रमांक : 3 दिनांक : शेरा आणि मुल्यांकन टिपणे

इतर फेरफार क्र. (30354 X 32024 X 32663 X 33078 X 34197 X 35703)

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव :- मखमलाबाद - 2 तालुका - नाशिक जिल्हा - नाशिक

भूमापन क्रमांक व उपविभाग : 45/2/3/4/2/प्लॉट नं/38/39

			पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र							
			घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र
(१)	(२)	(३)				(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
							आर चौ.मी	आर चौ.मी		आर चौ.मी	आर चौ.मी		आर चौ.मी

सूचना : सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना बारा आकारणी नाही

नमुना - ७

दस्त क्र. 2760

30

"या प्रमाणित प्रतीसाठी जी म्हणून १५/- रुपये मिळाले."

दिनांक :- 13-12-2021

सांकेतिक क्रमांक : 27200001202047000013220211013

गाव नमुना सात

दैनिक पावती पुस्तक 2059389

महाराष्ट्र शासन / दैनंदिनी व पावती पुस्तक

गाव - तालुका -

दिनांक 25/11/2021 भोगवटादार/विभे देणार हसमुखभाई जेरामभाई सुहागीया

एकत्रीकृत जमीन महसूल

चालू वर्ष म्हणजे										स्थानिक उपकर			
	थकबाकी			शिल्लक			चालू			जिल्हा परिषद		प्रशासकीय	
वर्ष	रु	पै.		रु	पै.		रु	पै.		रु	पै.	रु	पै.
				929	00								

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACTPS6022R





NAME/ Name
HASMUKHBHAI JERAMBHAI SUHAGIYA
पिता का नाम/ Father's Name
JERAMBHAI BAVCHANDBHAI SUHAGIYA
जन्म की तारीख/ Date of Birth
28/05/1973
हस्ताक्षर / Signature



भारत सरकार
GOVERNMENT OF INDIA

Hasmukhbhai Jerambhai Suhagiya
जन्म तारीख / DOB: 28/05/1973
पुरुष / MALE



4549 4718 9659

मारो आधार, मारी ओळख

नाशिक महानगरपालिका, नाशिक

इमारत वापर करणे दाखला

(पूर्ण / भागश:)

जावक क्र. /नमनि/सी२/२७०४९/२९
दिनांक : २१/१०/२०२९

श्री. /श्रीमती हसमुखभाई जेरामभाई सुहागिया

प्रकल्पाचे (इमारती व्यापारी) : अर्चना कॉम्प्लेक्स, शरद पवार मार्केट पेठ रोड मु.वार्ड पंचवटी नाशिक

सदर अर्जाचा दिनांक 29/03/२०२९ चा अर्ज क्रमांक सी२/ओसी/

महाशय,

तुमच्या ताब्यात देण्यात आलेल्या मनपमत्ता वार्ड शिवारातील/सि.स.न., स.न. ९५५+१५४/१/२ प्लॉट न. 3८+3९ अं.मु. क. मधील इमारतीच्या तळ पार्किंग + तार मजले फक्त

मंजूर बांधकाम इजाजत बांधकाम परवानगी क्र. सी२/ ६४४ /१५१०४ दिनांक ०५/०२/२०१८ अन्वये

दिलेल्या लायसेन्स आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अशोक जामदार रजिस्ट्रेशन क्र. ९३८९८८

यांचे निरीक्षणाखाली पूर्ण झालेली अमृत निवासी/निवासेतर/शैक्षणिक/ बिनिवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) प्रकल्प बांधकाम क्षेत्र ८७५.८२ चौ.मी. या पैकी निवासी — निवासेतर — चौ.मी.

२) प्रकल्प सदनिका — ८८८.८४ चौ.मी. या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ बिनिवासी कारणाकरीताच करता येईल.

२) सदर इमारतीत म.न.पा. च्या पूर्वपरवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही. परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) डोअर नंबर / घरपट्टी इडब्स न. 39E03E84

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

५) पर्यावरण विभागाचा ना हरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा. —

७) १) अनामत रक्कम बँड २ रु ७३२०/- + बांधकाम सुरक्षितता ठेव २ रु २५००/- पा.पु. २१/२२७ दि. 30/08/२०२९.

२) अनामत वॉटर बँड २ रु ५०००/- पा.प्र. पत्र/७७७ दि. ०४/१०/२०२९ भरणे आवश्यक आहे.

अधिकारी

Maharashtra Real Estate Regulatory Authority

नमुना-५
दस्त क्र. 12960
39 310

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P51600015731**

*Project: **Sundaram Palace Apartment**, Plot Bearing / CTS / Survey / Final Plot No.: **38, 39** at **Nashik, Nashik, 422003***

1. Mr./Ms. **Hasmukhbhai Jerambhai Suhagiya** son/daughter of Mr./Ms. **Jerambhai Bavchandbhai Suhagiya** *Tehsil: **Nashik**, District: **Nashik**, Pin: **422010**,* situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees.
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

     OR

     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **19/03/2018** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
   - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

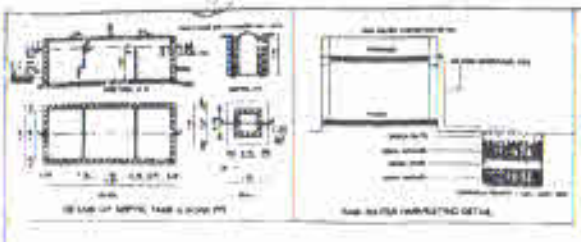
Signature valid
Digitally Signed by
Dr. Vasant Premsingha Prabhu
(Secretary, MahaRERA)
Date: 3/20/2018 5:43:45 PM

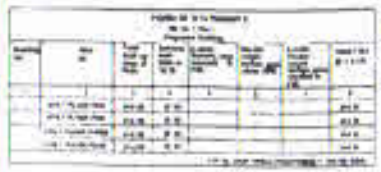
Dated: 19/03/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

PROFORMA NO - 1

PROPOSED REVISED RESIDENTIAL BUILDING PLAN UP F.NO. 36/19
IN S.NO - 49/2+3+4/2
OF- MAKHMALABAD SHIVAR,
NASHIK, TAL -
DIST-NASHIK







LOCATION PLAN

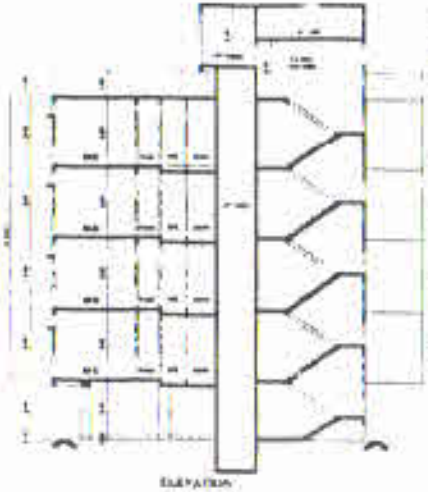


SITE PLAN

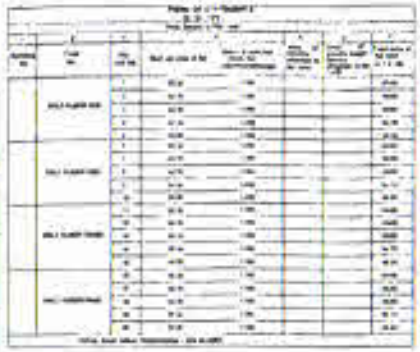




ELEVATION

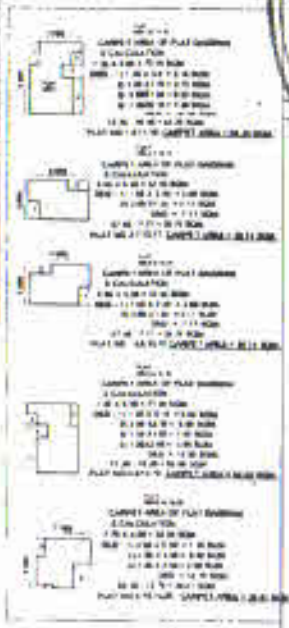


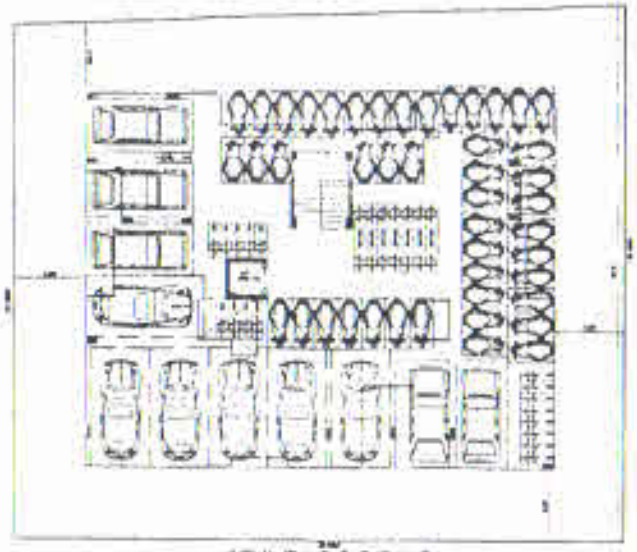
ELEVATION



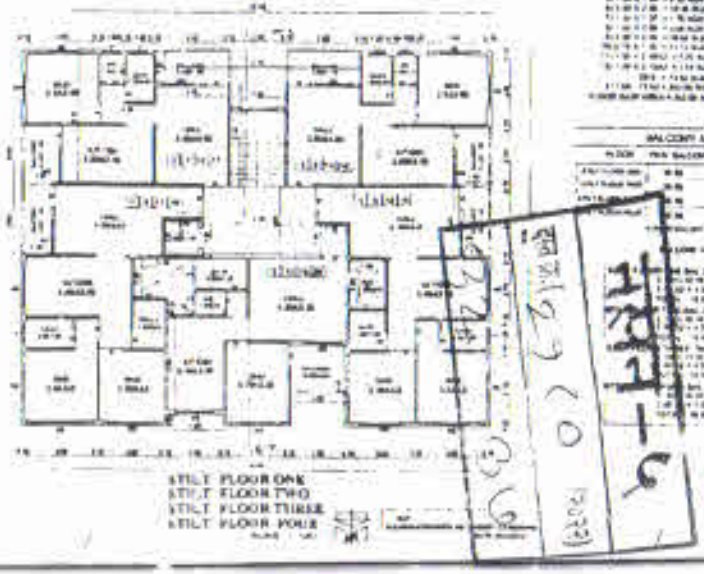


STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE
STILT FLOOR FOUR
BUP AREA CALCULATION





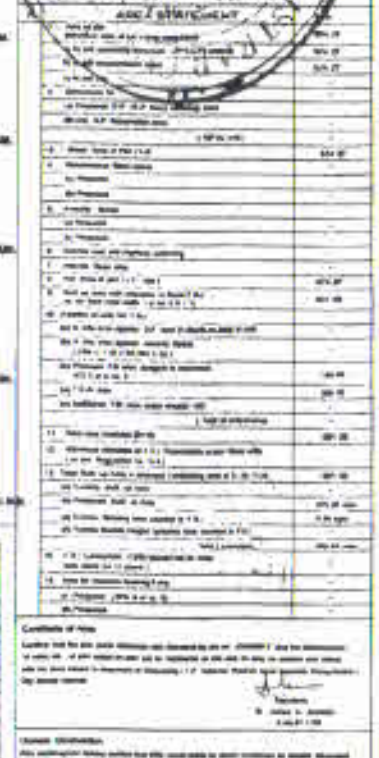
9.00 M WIDE ROAD



STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE
STILT FLOOR FOUR

BALCONY AREA STATEMENT





Certificate of Area

Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
10, Siddhi Park, Corporation Road,
Near panvati colony,
Nashik - 3
ph. 2570900

THE JOINT SUB-REGISTRAR

नसन-५

दस्त क्र. १९८० /२०१३

३३ — ३७

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे दि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नादणीसाठी सादर केलेल्या दस्तऐवजतील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून घेणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वत: खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेउन आले आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदरीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसबधीत व्यक्ती यांची मालक (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपा तो रदद झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहारच्या अधीन राहुन आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकुर, निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी/आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविला गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे./आहोत, याची मला आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायदेनुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षाच्या शिक्षेस पात्र राहणार आहे/आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार

लिहून घेणार

THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग-२, नाशिक-२

नमुना-५

CHALLAN
MTR Form Number-6

GRN	MH013424232022122E	BARCODE		Date 21/02/2022 13:17:21	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	HASMUKHBHAI JERAMBHAI SUHAGIYA
Location	NASHIK		
Year	2021-2022 One Time	Flat/Block No.	SUPARSAM PALACE APARTMENT
		Premises/Building	MAKHAMALABAD-2, NASHIK

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

Road/Street	S. NO. 45/2/3/4/2 PLOT NO.38/39 AREA- 574.27 SQ. MTRS.
Area/Locality	MAKHAMALABAD-2, NASHIK
Town/City/District	
PIN	4 2 3 0 0 3
Remarks (If Any)	
SecondPartyName=HASMUKHBHAI IERAMBHAI SUHAGIYA~CASH=Mukesh~	
Amount In Words	Two Hundred Rupees Only

₹200.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202202211438A	2736822013
Cheque/DD No.		Bank Date	RBI Date	21-02-2022-13:18:52	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. / Date		100 / 22/02/2022	

Department ID: NSDT

Mobile No.: 9422689413

Sr. No.	Remarks	Defacement No	Defacement Date	UserId	Defacement Amount
1	ISI-305-2180	00365434242022122	22/02/2022 14:08:58	IGR315	100.00

Print Date 22-02-2022 03:13:42

GRN : MH013412423202122E Amount : 200.00 Bank IDBI Bank Date 21/02/2022 11:17:21

2	(93)-959-2180	0006843424202122	22/02/2022 18:49:55	IDIB038	100.00
			Total Defacement Amount		200.00

SEAL OF THE JOINT SUB-REGISTRAR VASHI

नसन–५
दस्त क्र.(१२५८० /२०२२)
३५ ते ३८०

395/2180
सोमवार,22 फेब्रुवारी 2022 3:00 म.नं

दस्त गोषवारा भाग-1

नमस5 38130
दस्त क्रमांक: 2180/2022

दस्त क्रमांक: नमस5 /2180/2022

बाजार मुल्य: रु. 0/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नमस5 यांच्या कार्यालयात

अ. क्र. 2180 वर दि.22-02-2022

रोजी 2.58 म.नं. वा. हजर केला.

पावती:2372 पावती दिनांक: 22/02/2022

सादरकरणाऱ्याचे नाव: श्री. हरिभाऊ हिरामण गुहाणिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 780.00
पृष्ठांची संख्या: 39	

एकूण: 880.00

दस्त हजर करणाऱ्याची सही

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

Joint Sub Registrar Nashik 5

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

Joint Sub Registrar Nashik 5

ओळख पटवणाऱ्याचे नाव:

मुद्रांक शुल्क: सवलतीत

दिनांक व. 1 22 / 02 / 2022 02 : 58 : 12 PM ची वेळ: (सादरीकरण)

दिनांक व. 2 22 / 02 / 2022 02 : 59 : 49 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक वर्ग-२, नाशिक-५

दस्त नोंदणी भाग-2

ससर5 3C130
दस्त क्रमांक 2180/2022

22/02/2022 3:14:46 PM

दस्त क्रमांक :ससर5/2180/2022
दस्ताचा प्रकार :-सोपस्कारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. हसमुखभाई जेरामभाई सुहागिया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हरीओम कॉलनी, सर्वे नंबर-52, प्लॉट नंबर-33, पीराम चेमनी, वामदवाडा, नाशिक , इतर माहिती: -, गाव मे. -, महाराष्ट्र, पान: ईश पॅन नंबर:ACTPS6022R	सिक्षक दस्तऐवज करुन देणार		

सदरील दस्तऐवज करुन देणार पक्षकारांनी सोपस्कारपत्र या दस्त ऐवज करण्या दिल्याचे कबुल केलेले आहे
ओळख क्र.3 ची वेळ:22 / 02 / 2022 03 : 14 : 03 PM

ओळख :-
वर दस्त क्रमांक लिहिण्यास सांख्या ओळखीचे असुन दस्तऐवज करुन देणा-या यांनी सदर दस्तऐवज करुन देणा-याची ओळख पटविली.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड अमीत अमीष खान वय:26 पत्ता:पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक, पिन कोड:422001		

सही:

शिक्का क्र.4 ची वेळ:22 / 02 / 2022 03 : 14 : 38 PM

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

Joint Sub Registrar Nashik 5

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HASMUKHBHAI JERAMBHAI SUHAGIYA	eChallan	69103332022022114594	MH013412423202122E	100.00	SD	00065434242202122	22/02/2022
2	HASMUKHBHAI JERAMBHAI SUHAGIYA	eChallan		MH013412423202122E	100	RF	00065434242202122	22/02/2022
3		DHC	21022022070	21022022070	780	RF	21022022070	22/02/2022

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

2180 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages at a time) printout after scanning.

2. Get print immediately after registration.

For feedback please write to us at feedback.irsnsk@gmail.com

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-5 *

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ३ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
2980
वर नोंदला.
दिनांक २२ माहे २ सन २०२२

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.