

नसम-४	
दस्तावेज (23)	6244
२३	३६



- b) Each apartment owner shall have a pass 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 for his apartment.
- c) 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 -
 - i. the profit and loss account,
 - ii. the receipts and expenditures of the previous financial year, and
 - iii. a summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose 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.
- d) The audited financial statement shall be open to the inspection of the 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.

5) PUBLICATON 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.

6) 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 herein before 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 the funds are incorrect or not in accordance with law.

7) POWER OF AUDITOR :-

The Auditor shall be entitled to call for an 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.

नसमन-४	
दस्तावेज (24)	वेद्य (2018)
२३	३६



CHAPTER - VIII MORTGAGES

1) NOTICE OF ASSOCIATION :-

An owner who mortgages his unit, shall notify the association through the manager, if any, or the President of Board, the name and address of his mortgagee & the association shall maintain such information in a book titled as "Mortgages of Units".

2) NOTICE OF UNPAID ASSESSMENT :-

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

CHAPTER - IX COMPLIANCE

1) 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 provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

2) 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 authorized by the Association in that behalf.

CHAPTER - X AMENDMENTS TO PLAN APARTMENT OWNERSHIP

These bye-laws may be amended by the association in a duly constituted meeting for such amendments approved by 2/3rd share holders in "B SQUARE APARTMENT" Condominium as shown in the declaration.

नसम-४

सक्र. (७९५५) / २०१९

२५ — ३६

गाव नमुना सात



अहवाल दिनांक : 21/07/2019

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)
नियम, १९७९ यातील नियम ३, ५, ६ आणि ७)

गाव :- अंबडखुर्द

तालुका :- नाशिक

जिल्हा :- नाशिकशेवटचा फेरफार क्रमांक : 11988 व दिनांक : 09/05/2018

गट क्रमांक व उपविभाग : 304/2/1/प्लॉट/3

गट क्रमांक व भुधारणा पद्धती उपविभाग 304/2/1/प्लॉट/3 भोगवटादार वर्ग -1	भोगवटदाराचे नांव
शेतीचे स्थानिक नांव	क्षेत्र आकारआणें पै पो.ख. फेफा
क्षेत्र एकक आर चौ.मी	आनंद कन्स्टेबल प्रा.जी.तर्फे
बिन शेती 7.77.87	संचालक
बिन शेती 1097.00	रमेश प्रेमचंद पोखरी
आकारणी	नितेश इंधासिंग चव्हाण
जिरायत -	स्वप्नील इंधासिंग चव्हाण
बागायत -	जगदीश दत्तात्रय सोनार
तरी -	जानेश्वर रामदास पालवे
वरकस -	स्वप्नील इन्स्टिट, भागीदारी संस्था
इतर -	तर्फे भागीदार
एकूण क्षेत्र -	7.77.871097.00
पोटखराब (लागवडीस अयोग्य)	सामाईक क्षेत्र
वर्ग (अ) -	
वर्ग (ब) -	
एकूण पो 0.00.00	
जडी किंवा -	
विशेष	
आकारणी	
	(1162),(1169),(3424),(6827),(7381),(11522),(11988)
	सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव :- अंबडखुर्द

तालुका :- नाशिक

जिल्हा :- नाशिकशेवटचा फेरफार क्रमांक : 11988 व दिनांक : 09/05/2018

गट क्रमांक व उपविभाग : 304/2/1/प्लॉट/3

		पिकांखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र						
		घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

तलाठी अंबड खुर्द
ता. जि. नाशिक

22/05/2024



दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजूकीर्त व पावती पुस्तक)

गाव-अंबडखे तालुका- नाशिक

दिनांक ४/१२/१९ भोगवटादार/पैसे देणारा

308/2/9

R. V. 19 m.

PNO-3

2335112

खाते क्र २००० अर इलेक्ट्रॉन

जगदीश दत्तात्रय शेजार

एकत्रोक्त जमीन महामूल

ब ह

धकवाकी			चालु वर्ष मणजे				स्थानिक उपकार			
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ग	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
—	—		3200/-		—		—		3200/-	

(अक्षरी) स्पष्ट निबन्धन है कि फक्त निम्नलिखित

नव्यद्वयमात्र

आयकर विभाग

INCOME TAX DEPARTMENT

SQUARE ESTATE

04/09/2012

Permanent Account Number

ACFFS0140N

भारत सरकार

GOVT. OF INDIA



SELF ATTESTED

BY ME

부록 2. 2011년 12월 31일 현재

PERMANENT ACCOUNT NUMBER

ADGPS9940Q

三和局 五五五

JAGDISH DATTATRAYA SONAR

Ref ID: A61414 FATHERS NAME

DATTATRAYA TRAMBAK SONAR

जन्म तिथि: DATE OF BIRTH

29-07-1969

200475 ISLANDIA

आयकर, आयुक्त, नगरपालिका

COMMISSIONER OF INCOME TAX, BANGALORE

SELF ATTESTED

BY ME



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ B2/476/11125

DATE :- 18 / 12 / 2017

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Square Estate Partnership Firm Thro. Partner**

Shri. Jagdish D. Sonar & Other

C/o. /Er. & Stru.Engg. Ravi Amrutkar of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 03 of S.No. 304/2/1 of Ambadkhurd Shiwar.

- Ref :-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 09/11/2017 Inward No. B2/BP/ 8912
2) Tentative layout No. 1082 Dt: 21/03/1979
3) Previous Approved building permission No. B2/454/5355 Dt 02/01/2017::

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for **Commercial + Hospital** Purpose as per plan duly amended in ————— subjected to the following conditions.

CONDITIONS (1 to 47)

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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission 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 Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle 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].
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.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act. 1975

11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.
In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.
The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the Authority and cost 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 dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till 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.B.
18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zones as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
22. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/pa.kra/217/UD-9 Dt: 7/8/2015 for all building following condition shall apply.
 - 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 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

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