नमुना-9
8260
YE-907

51) 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 hereinabove 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, untouched or not in accordance with law.

52) POWERS 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
MORTGAGES

53) NOTICE TO ASSOCIATION:

An Apartment Owner who mortgages his units shall notify the association through the Manager, if any or the President of 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".

54) NOTICE TO UNPAID ASSESEMENTS:

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

नमुना-७
दस्त क्र. ४२८० /२०१७
५८ — १०२
OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-VII

CHAPTER – IX
COMPLIANCE

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

56) SEAL OF THE ASSOCIATION:

The Association shall have the common seal which shall be in the custody of the Secretary and shall be used only under the authority of 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 this behalf.

CHAPTER – X
AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

57) AMENDMENT 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 the Apartment Owners representing at least 75 percent of the total value of all the units in the **"SAMRAAT APNA GHAR PHASE-I"** as shown in the Declaration.

नसन-७

दस्त क्र. ४२६० /२०२१

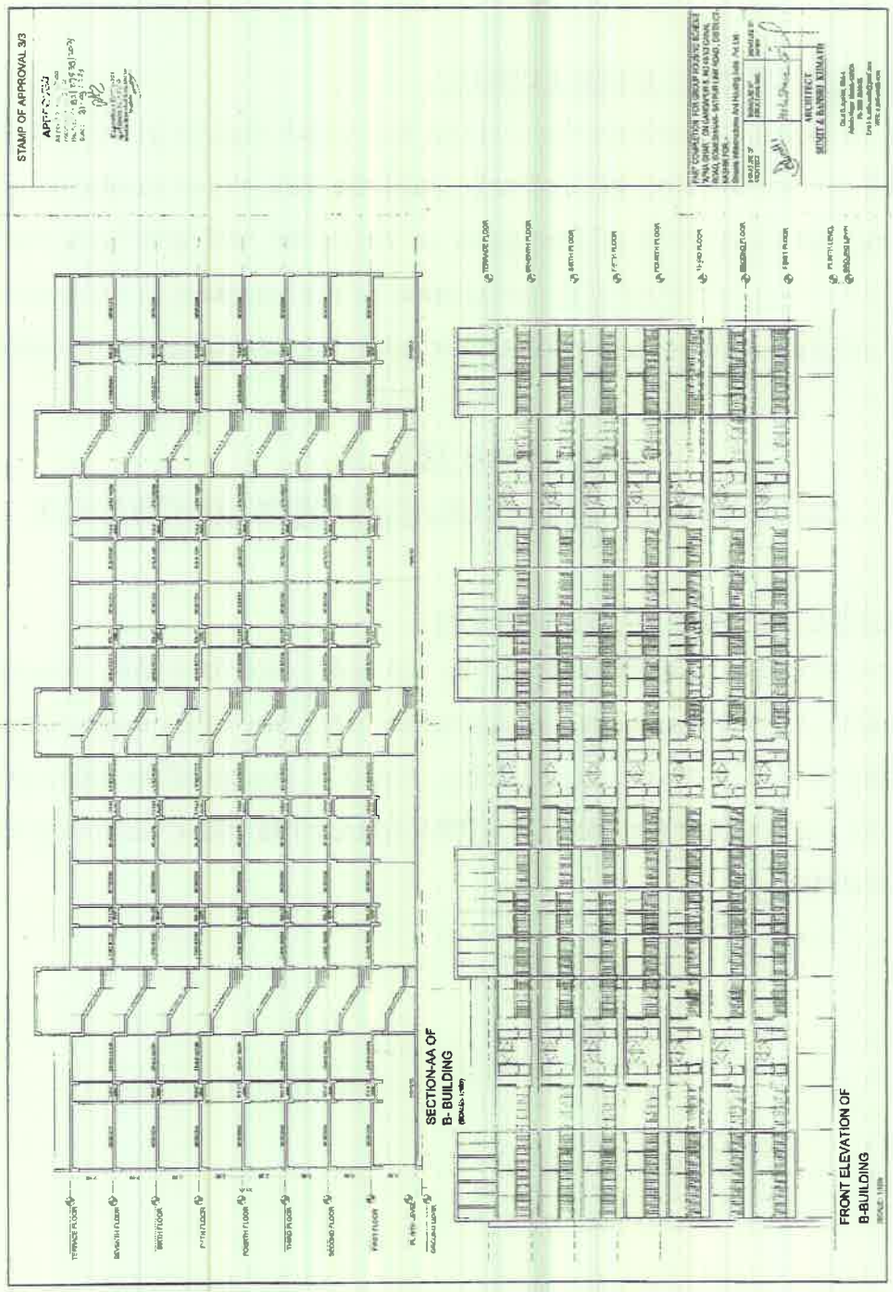
५८ -१०४

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

EXHIBIT - "B"

Attached hereafter along with this deed.

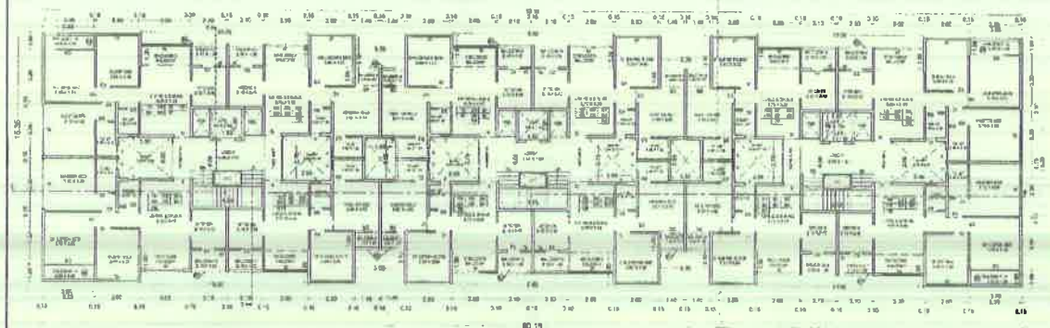
(All Sheets of Part Completion plan)



BUILDING - B

STAMP OF APPROVAL 2/3

APPROVED
As per ...
...
No. ...81/27539/2024
Date: 31/08/2024



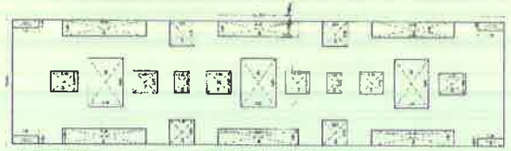
B BUILDING TYPICAL1ST TO 7TH FLOOR
(SCALE - 1:100)

WINGS -B1 | WINGS -B2 | WING -B3

FLOORWISE	FLAT NO.	CARPET AREA PER FLAT	BALCONY	TOTAL	TOTAL FLAT NOS.	TOTAL
TYPICAL FIRST TO SEVENTH FLOOR	...	39.75	9.11	48.86	4	955.72
	...	37.33	9.15	46.37	4	919.16

FLOOR NAME	FLAT NO.	CARPET AREA PER FLAT	BALCONY	TOTAL	TOTAL FLAT NOS.	TOTAL
TYPICAL FIRST TO SEVENTH FLOOR	...	39.75	8.73	48.48	26	1261.44

FLOOR NAME	FLAT NO.	CARPET AREA PER FLAT	BALCONY	TOTAL	TOTAL FLAT NOS.	TOTAL
TYPICAL FIRST TO SEVENTH FLOOR	101,104,201,204,301,304,401,404, 501,504,601,604,701,704.	37.92	8.69	46.37	16	815.79
	102,103,105,106,202,203,205,206, 302,303,305,306,402,403, 502,503,505,506,602,603, 605,606,702,703.	39.75	8.73	48.48	24	953.72



B -BUILDING TYPICAL FIRST TO SEVENTH FLOOR AREA DIAGRAM
SCALE 1:200

B. BUILDING AREA CALC. FOR RESIDENTIAL TYPICAL 1ST TO 7TH FLOOR

1	1.22	2	1.00	2	1.5	3	+	13.50	797.45
2	1.22	2	2.45	2	1.5	3	+	19.58	
3	3.66	2	3.13	2	1.5	3	+	47.88	
4	3.66	2	3.05	2	1.5	3	+	28.43	
5	3.3	2	1.00	2	1.5	3	+	15.82	
6	6.05	2	4.28	2	1.5	3	+	77.19	
7	3.66	2	1.79	2	1.5	3	+	32.40	
8	1.83	2	1.00	2	1.5	3	+	9.83	
TOTAL DEDUCTIONS									354.48
802.57000		-	70.43				=		816.88
NET AREA									844.88

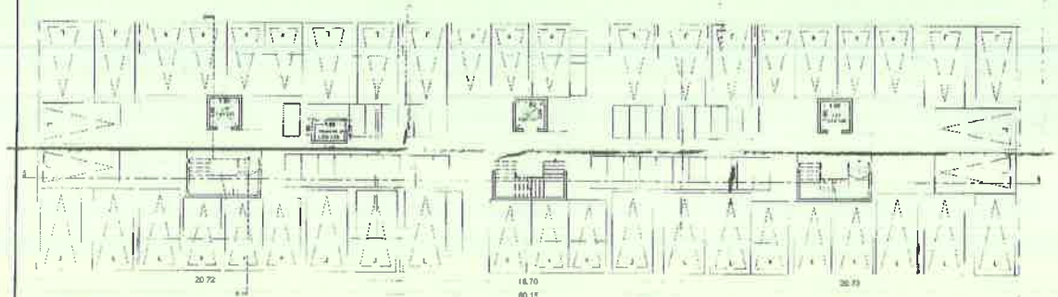
F.S.I STATEMENT (B - BUILDING)

FLOOR	RESIDENTIAL F.S.I	PERMISSIBLE 10% BALCONY	PROPOSED BALCONY	EXC BALCONY
GROUND FL	0.00	0.00	0.00	0.00
1ST FLOOR	815.86	92.630	104.26	11.630
2ND FLOOR	815.86	92.630	104.26	11.630
3RD FLOOR	815.86	92.630	104.26	11.630
4TH FLOOR	815.86	92.630	104.26	11.630
5TH FLOOR	815.86	92.630	104.26	11.630
6TH FLOOR	815.86	92.630	104.26	11.630
7TH FLOOR	815.89	92.630	104.26	11.630
LIFT AREA	8.72	0.00	0.00	0.00
	4341.87	568.01	729.82	80.01

BUILT UP AREA = 4341.87 SQ.M
DRIVERS TOILET AREA = 3.23 SQ.M
TOTAL = 4,344.90 SQ.M
EXCESS BALCONY AREA = 80.01 SQ.M
TOTAL BUILTUP AREA = 4424.91 SQ.M

BALCONY AREA CALC. FOR (B - BUILDING) TYPICAL 1ST TO 7TH FLOOR.

B1	0.75	2	1.50	4	1	4	+	12.00	104.26
B2	0.90	2	1.20	2	1	2	+	7.20	
B3	1.05	2	1.50	2	1	2	+	9.00	
TOTAL									114.26
TOTAL BALCONY AREA (1ST TO 7TH FLOORS) = 104.26 X 7 =									729.82



B BUILDING GROUND FLOOR
(SCALE - 1:100)

WINGS -B1 | WING -B2 | WING -B3

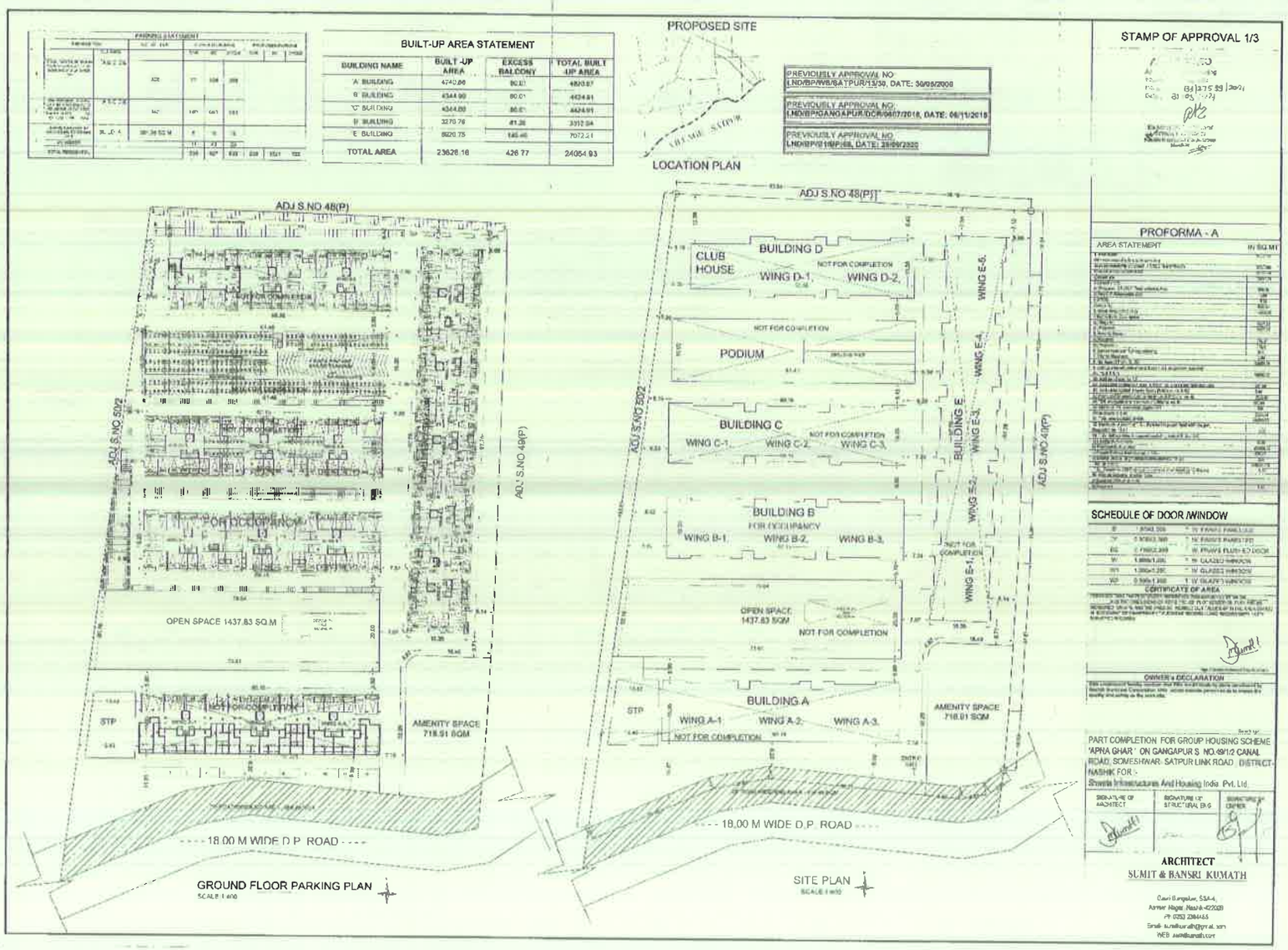
PART COMPLETION FOR GROUP HOUSING SCHEME
S/NO.6 (HAR) ON GANGAPUR, NO.4/P/2 CANAL ROAD, SOMESHWAR- SATPUR LINK ROAD, DISTRICT- NASHIK
FOR,- Sheela Infrastructures And Housing India Pvt. Ltd.

SIGNATURE OF ARCHITECT | SIGNATURE OF STRUCTURAL ENG. | SIGNATURE OF OWNER

ARCHITECT
SUMIT & BANSRI KUMATH

Gaur Bungalow, 554-A, Ashoka Nagar, Nashik-422002.
P+(0)(0) 7744(0)
Email: sumitkumath@gmail.com
WEB: sumitkumath.com

नमुना-७
क्रमांक २२७०/२०२५
दि. ०१/०९/२०२५
OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 * NASHIK-9, नाशिक-९



BUILT-UP AREA STATEMENT

BUILDING NAME	BUILT -UP AREA	EXCESS BALCONY	TOTAL BUILT -UP AREA
'A' BUILDING	4740.86	80.01	4820.87
'B' BUILDING	4344.90	80.01	4424.91
'C' BUILDING	4344.80	80.01	4424.91
'D' BUILDING	3270.76	41.28	3312.04
'E' BUILDING	6920.75	145.46	7072.21
TOTAL AREA	23626.16	426.77	24054.93

PREVIOUSLY APPROVAL NO
LND/BP/WB/SATPUR/13/30, DATE: 30/05/2008

PREVIOUSLY APPROVAL NO
LND/BP/GANGAPUR/DCR/0607/2018, DATE: 06/11/2018

PREVIOUSLY APPROVAL NO
LND/BP/0116P/68, DATE: 28/09/2020

STAMP OF APPROVAL 1/3

PROFORMA - A

AREA STATEMENT — IN SQ.MT

SCHEDULE OF DOOR /WINDOW

CERTIFICATE OF AREA

OWNER's DECLARATION

PART COMPLETION FOR GROUP HOUSING SCHEME 'APNA GHAR ' ON GANGAPUR S. NO.49/1/2 CANAL ROAD, SOMESHWAR- SATPUR LINK ROAD , DISTRICT- NASHIK FOR :-
Shweta Infrastructures And Housing India Pvt. Ltd.

SIGNATURE OF ARCHITECT | SIGNATURE OF STRUCTURAL DESIGNER | SIGNATURE OF OWNER

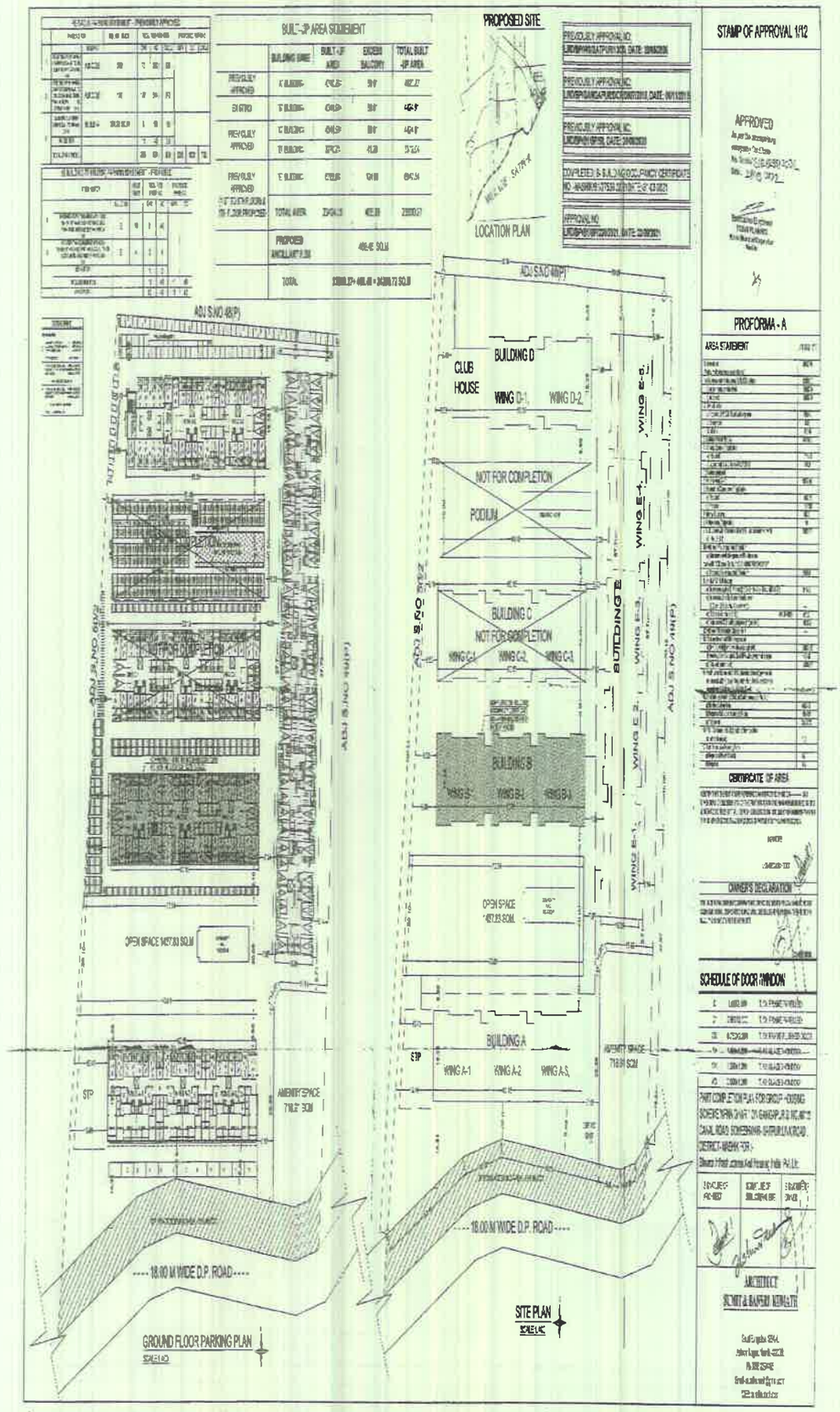
ARCHITECT
SUMIT & BANSRI KUMATH

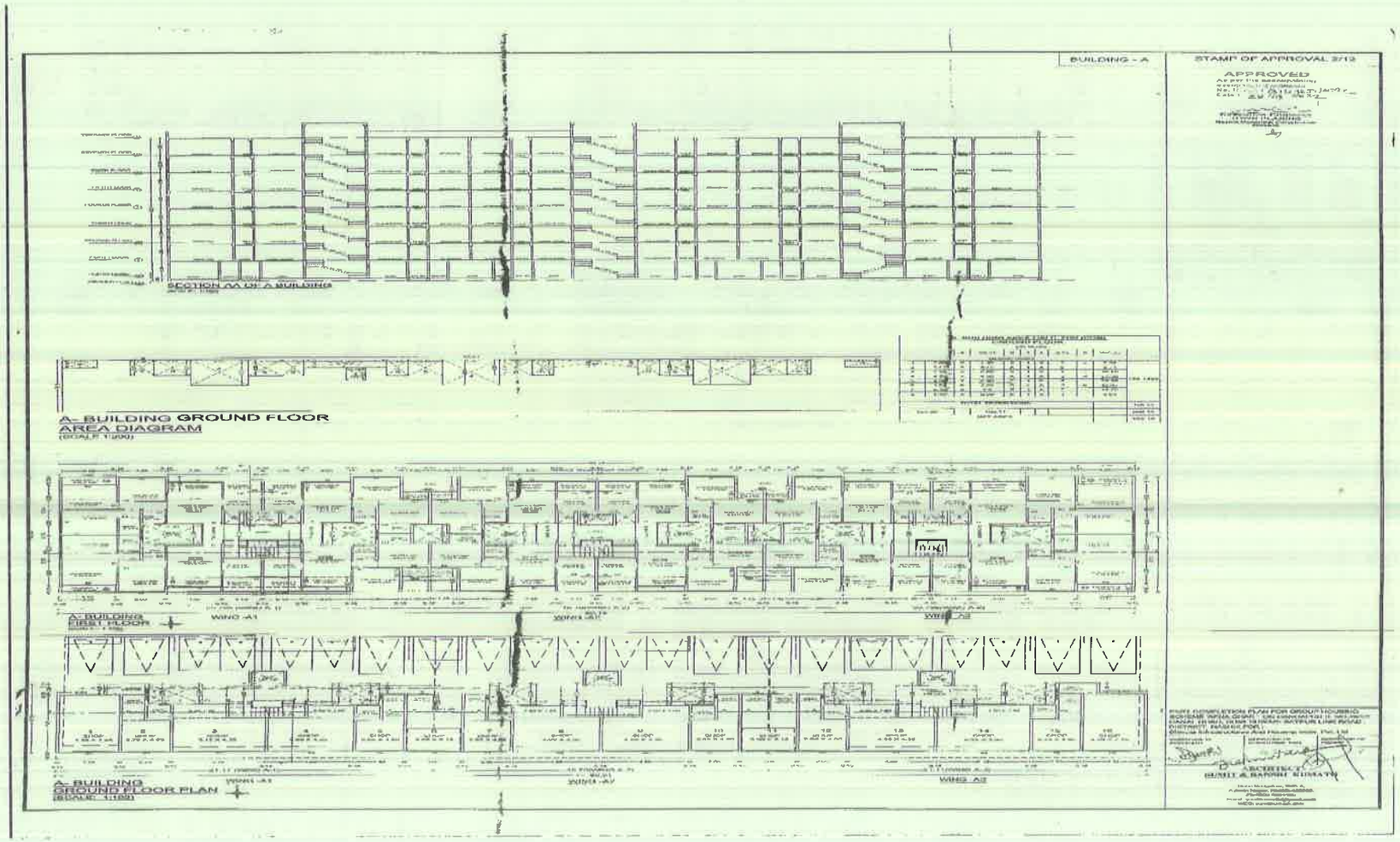
Gauri Bungalow, SSA-4,
Kamer Nagar, Nasik-422009
Ph: (0253) 2384455
Email: sumitkumath@gmail.com
WEB: sumitkumath.com

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK
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नमुना-७
दस्त क्र.(४२६०/२०२१)
९१ — १०४

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 ★ NASIK-VII ★





60 | Page

नमूना-७
दस्त क्र. २२७० /२०२१
६२-१-१०४

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 * HAVELI

नमुना-७

दस्त क्र. ४२७०/२०२१

६३ — १०४

JOINT SUB-REGISTRAR CLASS-2 NASIK-VII

BUILDING - A

STAMP OF APPROVAL 3/12

APPROVED

FRONT ELEVATION OF A-BUILDING

SCALE-1:200

BUILDING A
SECTION AT -DD

SCALE: 1:100

A- BUILDING TYPICAL 1ST TO 7TH FLOOR AREA DIAGRAM

SCALE:

A- BUILDING TYPICAL
2ND TO 7TH FLOOR

WING-A1

WING-A2

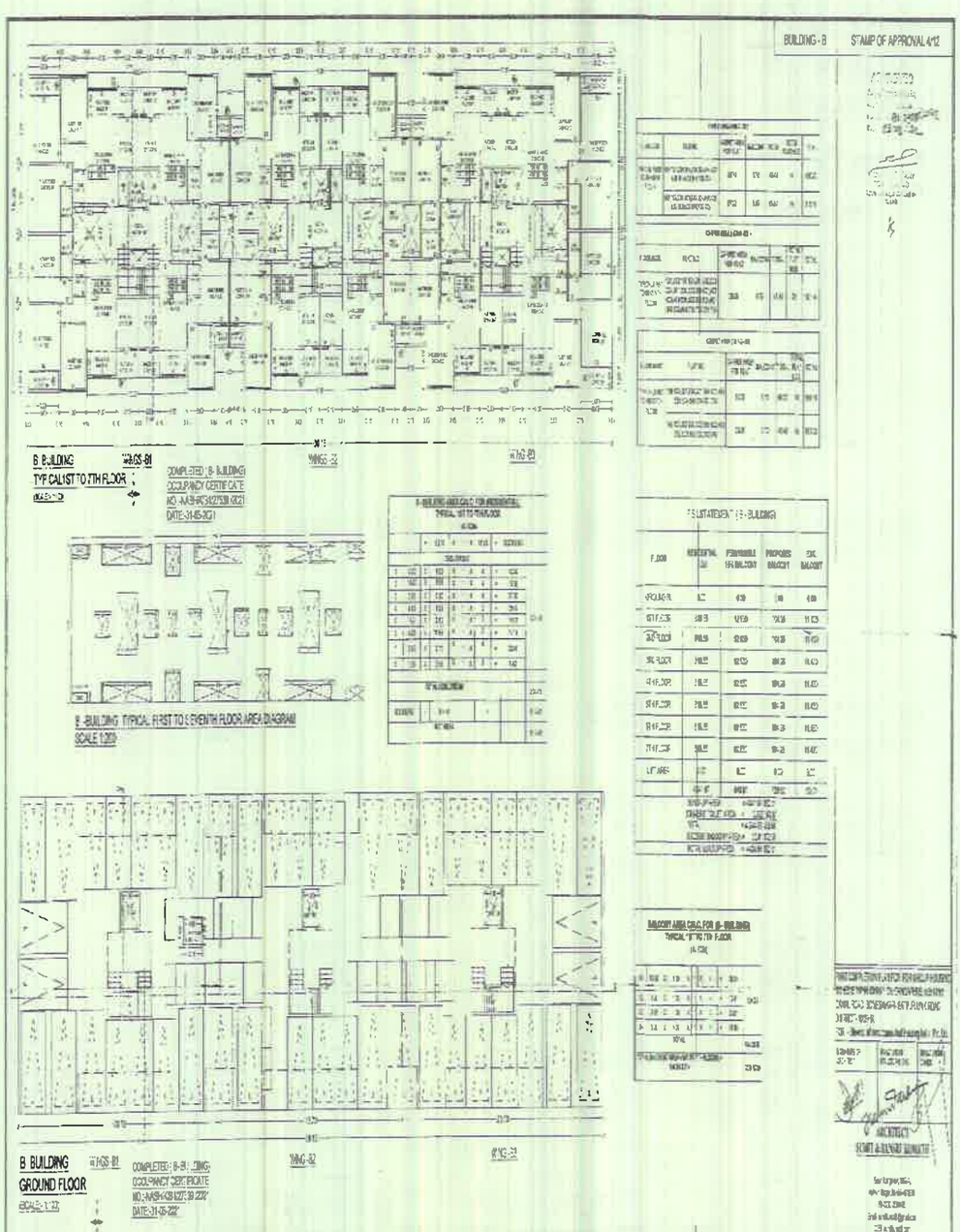
WING-A3

PART COMPLETION PLAN FOR SKOJF HOUSING
SCHEME "PRAHSHAKTI CO. OP. HOUSING SOCIETY LTD."
AT. MOUJE: DONGAL ROAD, SOME S.NO/H.NO.
GAT NUR. JANI ROAD, DISTRICT- NASHIK
FOR - S/mess. Mahashakti Housing Pvt. Ltd.

ARCHITECT

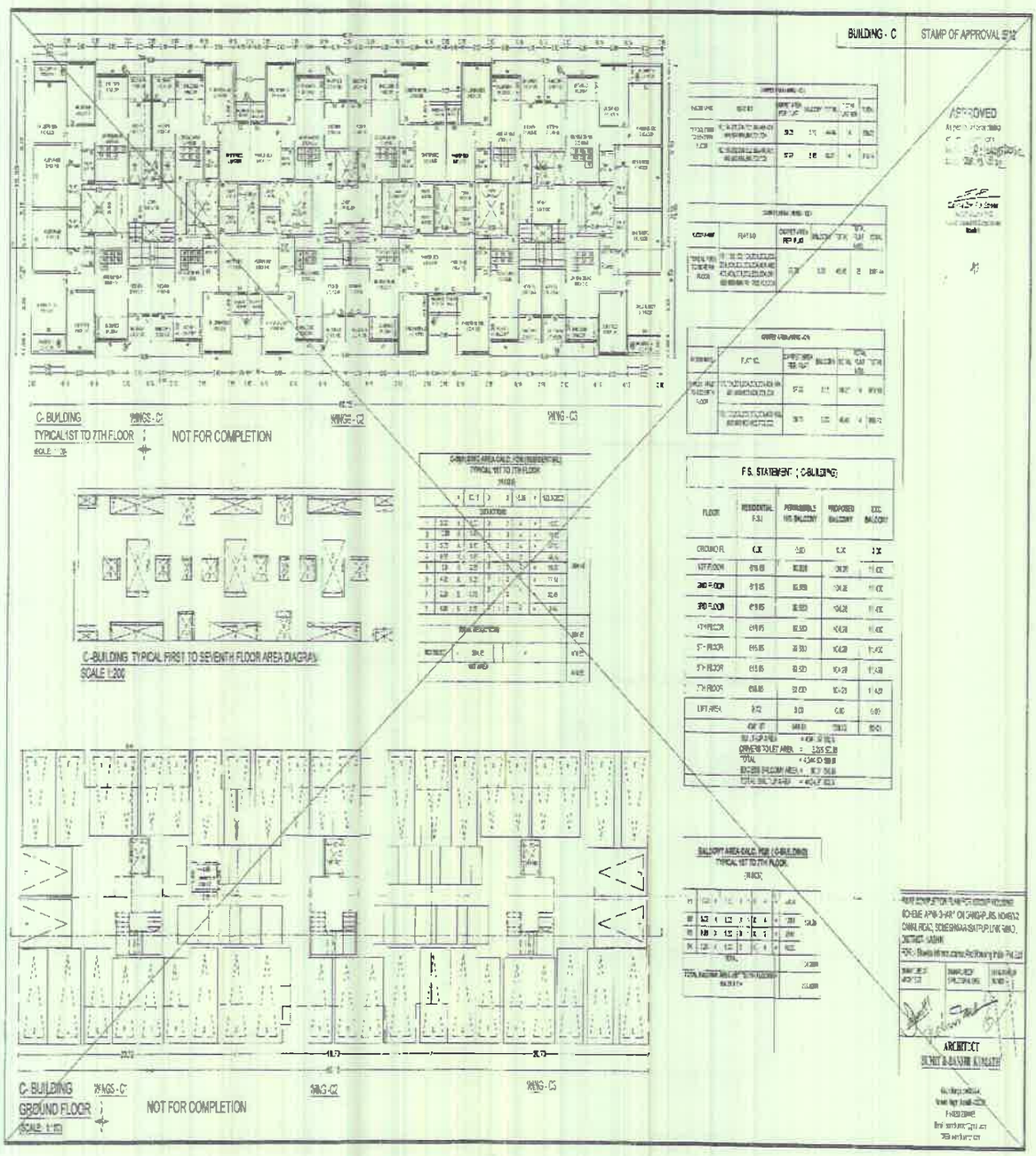
SECTORS & BALCONY AT MAP

Email-architects@gmail.com


BUILDING - B
STAMP OF APPROVAL 4/12
B BUILDING
TYP CAL1ST TO 7TH FLOOR
SCALE 1:100
WING-'B'
B -BUILDING TYPICAL FIRST TO SEVENTH FLOOR AREA DIAGRAM
SCALE 1:200
B BUILDING
GROUND FLOOR
SCALE- 1:100
WING-'B'
BALCONY AREA CALC FOR B- BUILDING
TYPICAL 1ST TO 7TH FLOOR
ARCHITECT

नमुना-७
दस्त क्रमांक ४२६० /२०२१
दि. [illegible] ९०४

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



नमुना-७

दस्त क्र.(४२७० /२०२२)

६६-१०४

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 * HAVELI-VII *

BUILDING - D | STAMP OF APPROVAL 6/12

AREA CALC. FOR (D BUILDING) GROUND FLOOR

AREA CALC. FOR (D BUILDING) 1ST FLOOR

APPROVED

D-BUILDING FIRST FLOOR AREA DIAGRAM

D-BUILDING GROUND FLOOR AREA DIAGRAM

'D'- BUILDING FIRST FLOOR

WING-D1 WING-D2

'D'- BUILDING GROUND FLOOR

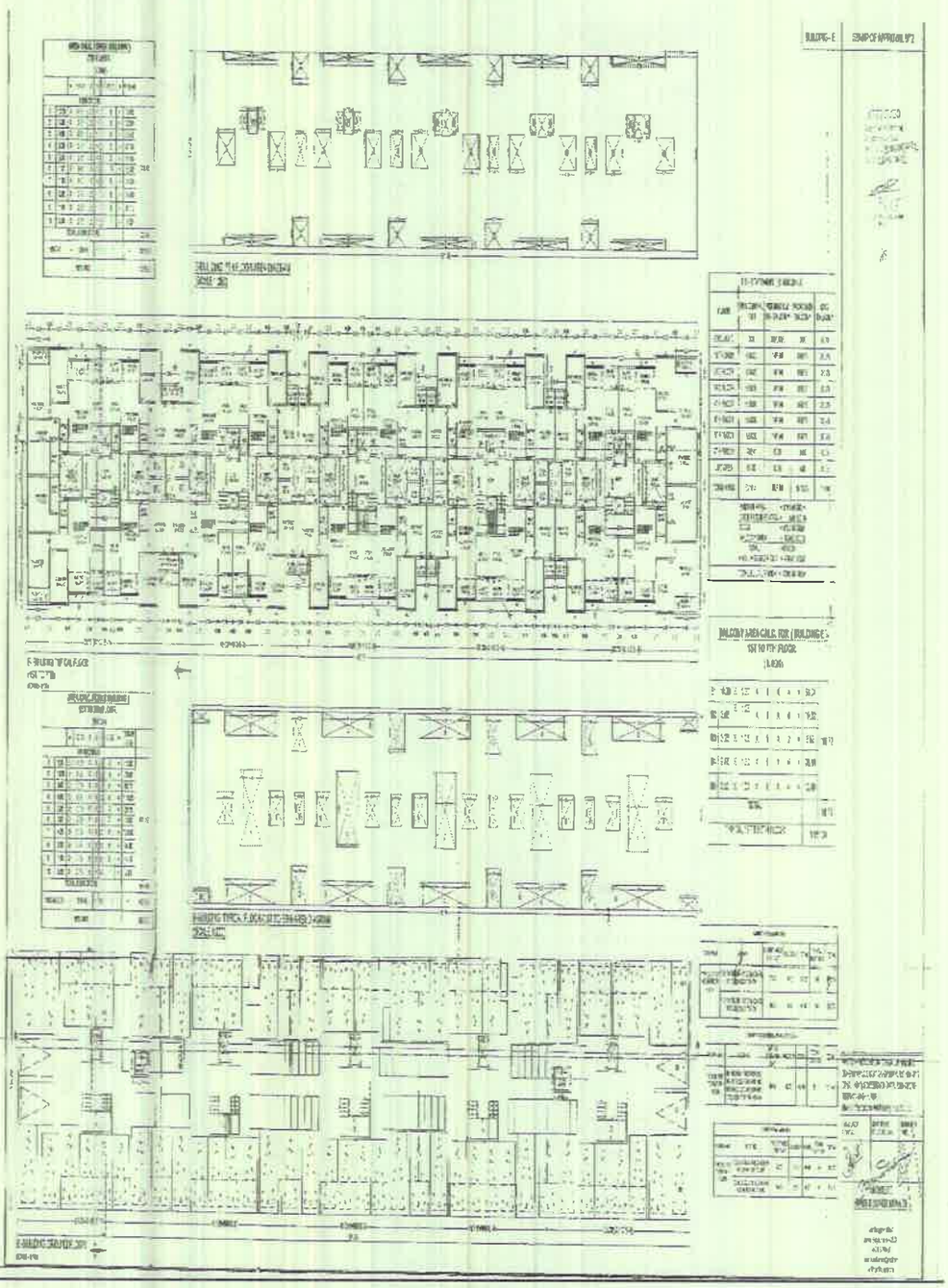
PART COMPLETION PLAN FOR GROUP HOUSING SCHEME APNA GHAR ON BHANGPUR S. NO.47/2, CHINI ROAD, SCHEME NO-6, SIKTUR LINK ROAD, DISTRICT- WARD NO.-

ARCHITECT
SUMIT & BANSRI KUMAWAT

नमुना-७

दस्त क्र. ४२७० /२०२२

९७-१०४



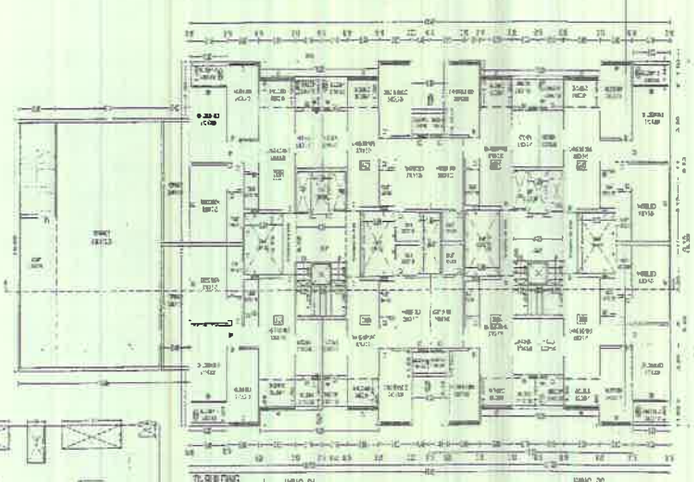
नमुना-७
दस्त क्रं. ४२०० /२०२१
EC - 908
JOINT SUB-REGISTRAR CLASS-2 * VASAI-VII *

BUILDING - D | STAMP OF APPROVAL 7H2

APPROVED

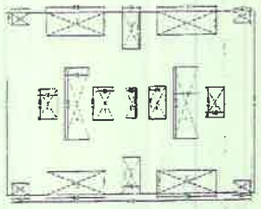
BALCONY AREA CALC. FOR (D-BUILDING)
TYPICAL 1ST TO 7TH FLOOR.
(IN SQM.)

		72.26
TOTAL		72.26
TOTAL (1ST TO 7TH FLOOR)		505.75



D-BUILDING
SECOND FLOOR
SCALE 1:100

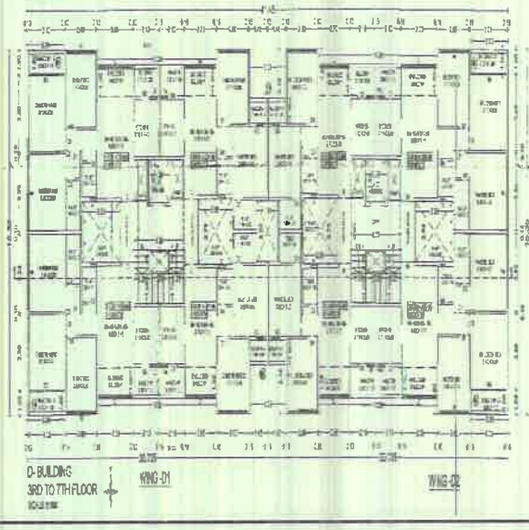
WING-01 WING-02



D-BUILDING TYPICAL FLOOR (2ND TO 7TH) AREA DIAGRAM
SCALE 1:200

AREA CALC. FOR(D-BUILDING)
TYPICAL 2ND TO 7TH FLOOR.
(IN SQM.)

DEDUCTIONS									
TOTAL DEDUCTIONS									
NET AREA									

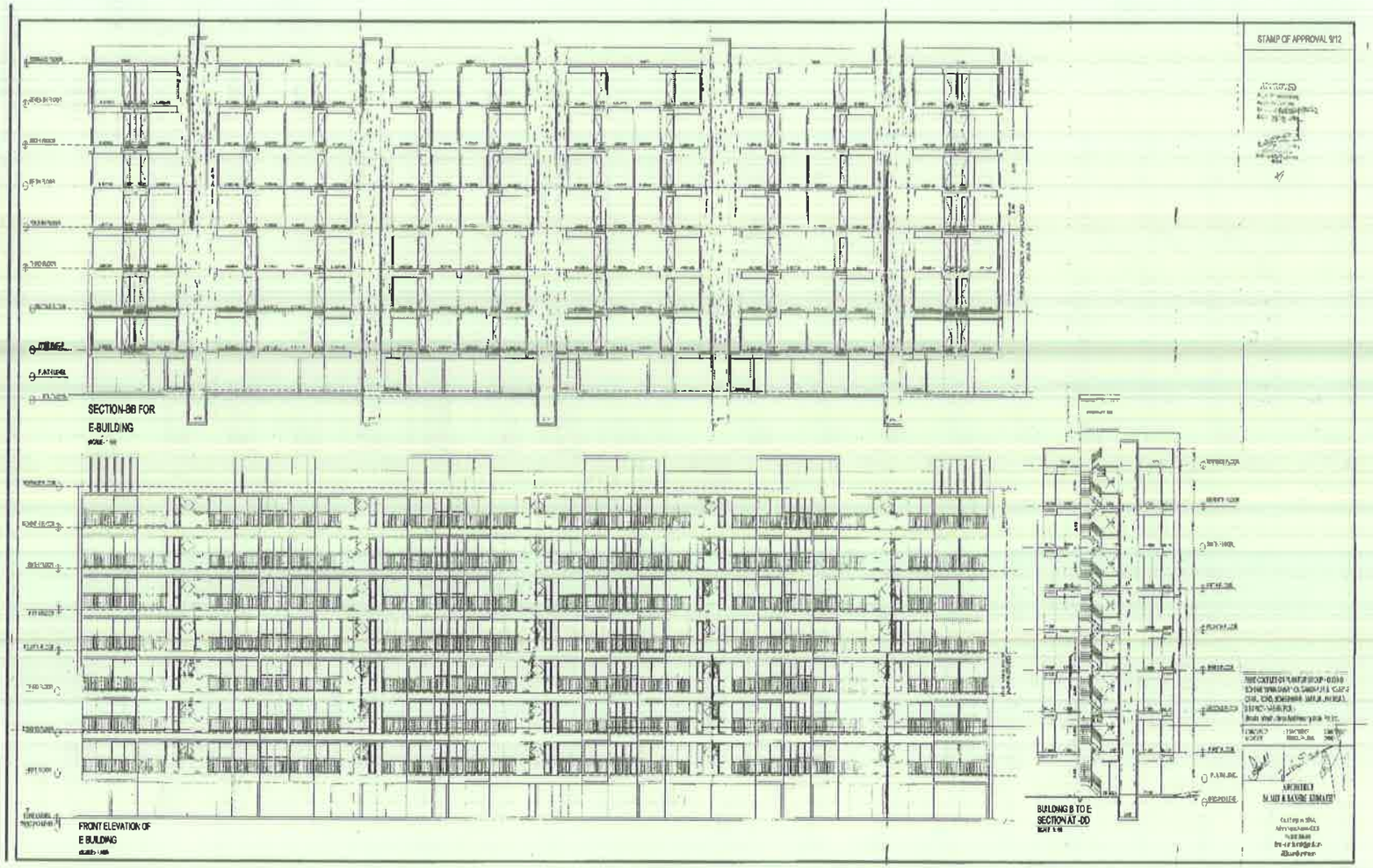


D- BUILDING
3RD TO 7TH FLOOR
SCALE 1:100

WING-01 WING-02

PART COMPLETION PLAN FOR SHREE HOUSING SCHEME NAVNA SHANTI DHARA CHAPTER 3, VILLAGE CHAK, ROAD SONCHIRAIYA, SKP, TAL. VASAI ROAD, DISTRICT- PALGHAR (P.)
Shreeji Infrastructure And Printing Indi. Pvt. Ltd

ARCHITECT
SIGNATURE & NAME(IN BLOCK LETTER)



SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 ILKAL