

tion in case of any emergency originating in or threatening the unit, whether the owner is present at the time or not.

(ii) An owner shall permit other owner of their representatives when so required to enter his units 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:

i) No resident of the SAI ARVIND APARTMENT CONDOMINIUM and shall post any advertisement, or posters of any kind in or on the building except as authorized by the association.

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

iii) It is prohibited to dust rugs etc. from the windows, or to clean rugs etc., by beating on the exterior part of the CONDOMINIUM.

iv) It is prohibited to throw garbage or trash 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 lease shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units, etc. on the exterior of the SAI ARVIND APARTMENT CONDOMINIUM or that protrude through the

CHAPTER-7 - 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:

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

OR

b) in any of the securities specified in section 20 of the Indian Trusts Act, 1882.

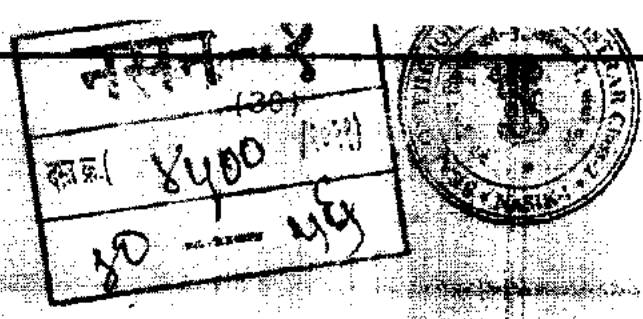
OR

c) in any co. operative Banks other than those referred to in clause (a) of this by-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 SAI ARVIND 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



sonal custody an amount not exceeding Rs.1000/-(Rupees One Thousand Only) for petty expenses. All payments above the amount of Rs.200/- (Rupees Two Hundred only) shall be made by cheques signed by any two members of the board.

ii) 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 & contribution towards common expenses, and his share of assessment and other dues, in respect of his apartment.

iii) The association shall on or before 31st March 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 year, 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 has been arrived at.

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 15th August every year.

v) Every financial statement shall be accompanies by a complete list of the apartment owners. There shall also accompany the financial statement a similar list of loans. The financial statement shall state up to what date profit and expenses of common areas are included.

(49) Publication of Accounts and Reports: A copy of the last financial statement and audit report of the auditor if any

(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 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 he finds it incorrect, un vouched or not in accordance with law.

(51) Power of Auditor: The auditor shall be entitled to call for & examine any papers or documents belonging to the association relating the common areas & 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.

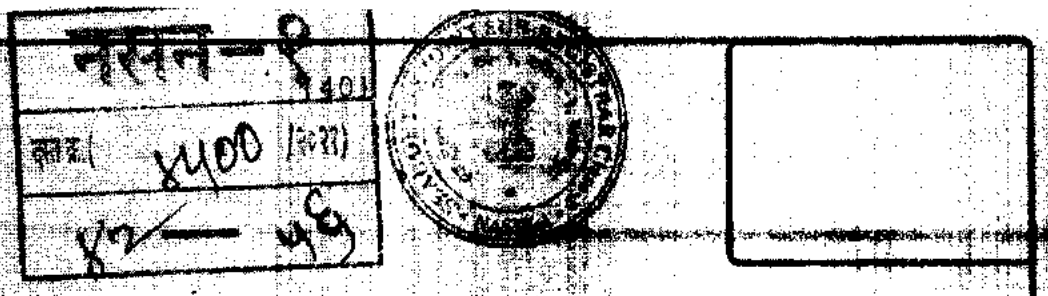
CHAPTER-8-MORTGAGE

52) Notice to Association: An owner who mortgages his unit, 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 of Unpaid Assessments: The association shall at the request of a mortgagee of a unit any unpaid assessment due from the owner of such unit.

CHAPTER-9

54) Compliance: These bye-laws are set forth to comply with the requirement 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.



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 instruments of 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-10-AMENDMENT TO PLANS OF APARTMENT OWNERSHIP

56) Amendments of Bye-Laws: These by-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 values of all units in the SAI ARVIND APARTMENT CONDOMINIUM as shown in the declaration.

दस्त नं. 5

दि. 14/06/2021 ₹ 1400 /-

83 — 45

घोषणापत्र

मी ,आनंद बिल्डर्स अँण्ड डेव्हलपर्स तर्फे भागीदार श्री. प्रदिपलाल सुभाषलाल बुरड ,रा. नाशिक घोषणापत्राद्वारे जाहीर करतो की ,

मे. सह दुय्यम निबंधक वर्ग-2, नाशिक-1 यांचे कार्यालयात डिक्लरेशन ऑफ अपार्टमेंट/घोषणापत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सौ.तापाबाई [illegible] फुलपगारे व इतर यांनी दि.12/04/2019 रोजी मला लिहून दिलेल्या मुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुली जबाब दिला आहे. सदर मुखत्यार पत्र लिहून देणार यांनी मुखत्यार पत्र रद्द केलेले नाही किंवा मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे मुखत्यार पत्र रद्द झालेले नाही. सदरचे मुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास ,नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहील याची मला जाणीव आहे.

नाशिक
तारीख : 14/06/2021

आनंद बिल्डर्स अँण्ड डेव्हलपर्स तर्फे
भागीदार श्री. प्रदिपलाल सुभाषलाल बुरड
[मुखत्यार पत्र धारकाचे नाव व सही]

नमुना - १

रु. ४४०० /-

४४ — ५६

महाराष्ट्र जमीन महसूल अधिनियम

(महाराष्ट्र जमीन महसूल (नोंदणीकृत दस्तऐवजांचे मूल्यनिर्धारण करणे व सुधारित देयके) नियम, १९८१ यातील नियम ३,४८ आणि ५)

मिळकत :- नागरिक

भूमापन क्रमांक व उपविभाग : ४३/८/१/ प्लॉट /४/५

शेवटचा फेरफार क्रमांक : 39803 व दिनांक : 26/04/2020

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती
४३/८/१/ प्लॉट /४/५	भोगवटादार वर्ग -१

बाजार मूल्यदर तक्ता :-

क्षेत्र	आर चौ मी	तपशील			
हे आर	11 77.30			(36682)	
आकारणी	706.00	तपशील		(36682)	
		दस्तऐवज नोंद पुस्तकांतर	₹ 10,000	706.00	
		दस्तऐवज क्र.			
एकूण चौ.मी.					
एकूण चौ.फूट					
मोजणी प्रमाणे क्षेत्र (आकारणी)					
हे आर	8.00.00				
आकारणी	0.00				
इतर हितसंबंध असल्यास					
आकारणी					

दस्त क्रमांक :- 12931/2019 (दस्त)

नोंदणी :- Regn.63m

पक्षकार

१) नाव

इतर अधिकार

२) नाव

३) [illegible] अतुल विश्वनाथ [illegible] उर्फ उत्तमराव तर्फे पावर ऑफ [illegible] यांचे मार्फत [illegible] तर्फे पावर ऑफ [illegible]

दस्त हाताळणी

[illegible]

महाराष्ट्र जमीन महसूल अधिनियम

(महाराष्ट्र जमीन महसूल (नोंदणीकृत दस्तऐवजांचे मूल्यनिर्धारण करणे व सुधारित देयके) नियम, १९८१ यातील नियम ३,४८ आणि ५)

मिळकत :- नागरिक

भूमापन क्रमांक व उपविभाग : ४३/८/१/ प्लॉट /४/५

शेवटचा फेरफार क्रमांक : 39803 व दिनांक : 26/04/2020

		विक्री व्यवहाराचे क्षेत्र												
		विक्री व्यवहाराचे क्षेत्र					भोगवटादार वर्ग २ जमीनीचे क्षेत्र							
आर	हेक्टर	मिळकतीची ओळख क्रमांक	जल सिंचित	अजल सिंचित	मिळकत प्रकार			मिळकत प्रकार	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)		(८)	(९)	(१०)	(११)	(१२)	(१३)	
			आर चौ मी	आर चौ मी		आर चौ मी			आर चौ मी	आर चौ मी		आर चौ मी		

"या प्रमाणित प्रतीसाठी फी रुपये २५/- रुपये मिळाले."

दिनांक :- 03/06/2021

सांकेतिक क्रमांक :- 272000110259710001610211217

(नाव :- [illegible] अधिकार)

तलाठी सजा

ता. जि. [illegible]

03/06/2021

Nashik Municipal Corporation
OCCUPANCY CERTIFICATE

Application No. : NMC/TPD/Makhamalabad/OC/0151/2021
Application Date: 08 March, 2021

Date : 04/06/2021

Permission Not/OC	LND/OC/Makhamalabad/DCR/0151/2021	Occupancy Issued Date:	04 June, 2021
Building Permit No:	LND/BP/Makhamalabad/DCR/1145/201	Building Permit Date:	31 May, 2019

Ref:	Building Commencement Notice submitted by the Applicant	08 March, 2021
	Building Completion Notice submitted by the Applicant	09 March, 2021
	CSC Occupancy No. NMC/TPD/Makhamalabad/OC/0152/2021	

The Owners/Builder/Developer /Licensed Architect/Engineer/ Structural Engineer have given the Building Completion Notice that the Building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt. This is to certify that the building has been inspected and is declared fit for occupation.

A	NAME OF THE OWNER/Developer	SAU.TAPABAI ARVIND FULPAGARE AND SHRI ARVIND GENUJI FULPAGARE THROUGH GPA HOLDER ANAND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM

B	Location			
1	Plot No.	4/5	Survey No.	45/1/b/1
3	Nashik	Nashik	Village	Makhamalabad
5	Division	Panchwati	Municipal City	NASHIK

C	Details of Building Permission			
1	Building Permit / Permission No.	LND/BP/Makhamalabad/DCR/1145/201	Building Permit / Permission Date	31 May, 2019
2 a	Due date for completion of the building		12 March, 2021	
2 b	Date on which completion notice submitted		09 March, 2021	
2 c	Whether it is completed within the stipulated time		YES	
2 d	If No, to collect the Fine Rs(32100/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force			

		As per Documents	As per sanctioned Plan	Road Widening Area	Net Area
3	Site Area (m2)	0.00	0.00	0.00	1,177.30

D	BUILDING/ZONE DETAILS	
Building Name		Building Name: SAU.TAPABAI ARVIND FULPAGARE AND SHRI ARVIND GENUJI FULPAGARE THROUGH GPA HOLDER ANAND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM

4	No. of Floors	Cellar + Stilt	Ground +Upper Floors
4 a	As per Sanctioned Plan	Cellar+0 Stilt	1Ground Floor + 4Upper Floor
4 b	As per Completed Building Plan	Cellar+0 Stilt	1Ground Floor + 4Upper Floor
5	Use of the Building		
5 a	As per Sanctioned Plan	Resi	Resi + Commercial
5 b	As per Completed Building Plan	Resi	Resi + Commercial
6	Plot Area (m2)		
6 a	As per Sanctioned Plan		2389.42
6 b	As per Completed Building Plan		2389.42
7		i) Perding Area (m2)	ii)Tot -lot area (m2)
7 a	As per Sanctioned Plan	2304.1	0
7 b	As per Completed Building Plan	2304.1	0

8	Setback(m)	Front	Rear	Side-1	Side-2
	a As per Sanctioned Plan	4.50	3.00	3.00	3.00
	b As per Completed Building Plan	4.50	3.00	3.00	3.00
	c Extent of deviation in %	0.00	0.00	0.00	0.00
	d Fine Paid Rs( ) as per the NMC Act, as per rules in force				
9	Height (m)				
	As per Sanctioned Plan	14.20			
	As per Completed Building Plan	14.00			
10	RWH(Rain Water Harvesting)				
	As per Sanctioned Plan				
	As per Completed Building Plan				

Yours faithfully,

Organisation: P...
Designation : Executive Engineer
Date : 04-...-20... 19:21:...
Certificate ...
4C33AA6...

Executive Engineer
Nashik Municipal Corporation

Copy to:
1. The Addl. Commissioner (Fin.), NMC .
2. The Zonal Commissioner, NZ, NMC .
3. The Dy. Commissioner, Circle No.-, NMC with a request for assessment of PT / VLT upto date.
4. The Asst. City Planner, Circle No.-, NMC .
5. The Sub-Registrar, _____ with a request to release the mortgaged area.
6. The Addl. Commissioner (Revenue), NMC with a request for assessment of property tax at once from the date of issue of O.C.

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(2)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51600022144**

Project: SAI ARVIND APARTMENT,Plot Bearing / CTS / Survey / Final Plot No. :PLOT NO 4/5 SNO45/1/B/1 MAKHMALABAD at Nashik, Nashik, Nashik, 422003;

1. **Anand Builders And Developers** having its registered office / principal place of business at *Tehsil: **Nashik**, District: **Nashik**, Pin: **422003**.*
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 **26/06/2019** and ending with **30/06/2025** 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 this registration granted herein, under the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Prabhu
(Secretary, MahaRERA)
Date:26-06-2020 12:12:50

Dated: 26/06/2020
Place: Mumbai

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