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maintenance and arranging for the management of the "**Padma Vishwa Dream Square Apartment**" Condominium in a manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of Owners, casting votes in person.

13. **PLACE OF MEETINGS:** - Meetings of the Association shall be held at suitable place convenient to the Owners as may from time to time be decided.

14. **ANNUAL MEETINGS:** - The first annual meeting of the Association shall be held on 1st May 2022 & thereafter on 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment Owners a Board in accordance with the requirements of these bye-laws.

    The Owners may also transact such other business of the Association as may properly come before them.

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 notices of any special meeting shall state the time and place of such a meeting and the purpose thereof. No other business shall be transacted at a special meeting, except as stated in the notice without the consent of four-fifths of the Owners present in person.

16. **NOTICE OF MEETING:** - It will be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating therein the purpose of the meeting as well as the time and place where it is to be held to each apartment Owners, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of such a notices must be in the manner provided in the bye-laws shall be considered notice served. Notices 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 in any meeting Owners cannot be organized because a quorum has not attended the Owners who are present, may adjourn the meeting to a time not less than forty eight

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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 two shall form a quorum.

18. **ORDER OF BUSINESS** :- The order of business at all meetings 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 officers.

e) Report of the Housing Commissioner or the Registrar or of the Officer duly authorized by them, if present.

f) Report of Committees.

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 a Board of Managers.

20. **POWERS AND DUTIES OF BOARD** :- The Board of Managers 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 by law or by these bye-laws directed to be exercised and done by the Owners.

21. **OTHER DUTIES** :- In addition to the 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 **"Padma Vishwa Dream Square Apartment"** Condominium the common areas and facilities.

b) Collection of monthly assessment from the Owners.

c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **"Padma Vishwa Dream Square Apartment"** Condominium the common areas and facilities and the restricted common areas and facilities.

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d) To 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.

22. MANAGER :-The Board may employ for the Association a manager at such 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 OFFICE :- At the first annual meeting of the Association, the term of office of Seven Managers shall be fixed for four years. At the expiration of the initial term of respective Manager, his/her successor shall be selected/elected to serve a term of four years. The manager shall hold office until their successors have been selected/elected and hold their first meeting.

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 the 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 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. ORGANIZATION MEETING :- The first meeting of a newly elected Board shall be held, within ten days of election at such place as shall be fixed by 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 constitutes 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 mail, or telegraph at least three days prior to the day named for such meetings.

28. **SPECIAL MEETINGS** :- Special meetings of the Board may be 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 hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in the like manner and on like notice on the written request of at least three Managers.

29. **WAIVER OF NOTICE** :- Before or at any meeting of the Board any Manager, may in writing, waive 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 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, 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 meeting, any business which might have been transacted at the meeting as originally called may be transacted 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 premiums on such bonds shall be paid by the Association.

CHAPTER - V

:: OFFICERS ::

32. **DESIGNATION**:- The principal officer of the Association shall be a President, a Secretary & a Treasurer all of whom shall be elected by and from the Board.

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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 held offices 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:-** The President shall be 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 committee from among the owners from time to time as he may in his discretion decide to the appropriate to assist in the conduct of the affairs of the Association.

36. **SECRETARY:-** The Secretary shall keep the minutes of the meeting of the Board and the minutes of all meetings of the Association, he shall have charge of such books and papers general as the Board may direct and he shall perform all the duties incident to the office of Secretary.

37. **TREASURER:-** The Treasurer shall be responsible for funds and securities of the Association and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements 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 depositories as may from time to time be designated by the Board.

CHAPTER - VI

:: OBLIGATION OF THE APARTMENT OWNERS ::

38. **ASSESSMENTS :-** All Owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to **"PADMA VISHWA DREAM SQUARE APARTMENT"** Condominium, which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value of the unit owned, as stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for Replacements.

39. **MAINTENANCE AND REPAIR :-**

1) Every Owners must prefer promptly, all maintenance and repair work within his own unit, which if omitted would affect **"Padma Vishwa Dream Square 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.

2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment Owners concerned.

3) An Owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

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

1) All Flat units shall be utilized for residential purpose only & Shops & Offices use & utilized for commercial purpose only.

2) An Owners shall not make any structural modifications or alterations in his/her/their 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 thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installations.

41. **USE OF COMMON AREAS AND FACILITIES & RESTRICTED COMMON AREAS & FACILITIES :-** An Owners shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of **"PADMA VISHWA DREAM SQUARE APARTMENT"** Condominium and facilities of similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall be used for no other purpose than for normal transit through them.

42. **RIGHT OF ENTRY :-**

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

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2) An Owners shall permit other Owners of their representatives 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 Owners. In case of an emergency, such right of entry shall be immediate.

43. RULES OF CONDUCT :-

1) No resident of **"Padma Vishwa Dream Square Apartment"** Condominium shall post any advertisement or posters of any kind on the building except as authorized by the Association.
2) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the municipal sanitary bye-laws or regulations.
3) It is prohibited to hang garments, rugs, etc. from the windows, balconies or from any of the facades of **"PADMA VISHWA DREAM SQUARE APARTMENT"** Condominium.
4) It is prohibited to dust rugs, etc. from the windows or to clean 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 installations is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.
6) No Owners, resident or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning units, etc. on the exterior of **"Padma Vishwa Dream Square Apartment"** Condominium or that protrude through the walls or the roof of the Condominium except as authorized by the Association.

CHAPTER - VII

:: FUNDS AND THEIR INVESTMENTS ::

44. 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 necessary, subject to such terms and conditions as the Association with approval of the Competent Authority, may determine in this behalf.

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45. INVESTMENTS :- 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 Sec. 20 of the Indian Trust Act 1882 or.

c) In any Co-operative bank other than those referred to in clause (a) of the bye-law; or in any banking company approved for this purpose by the Association.

46. AFFILIATIONS :- Should there be any Federation of Apartment-Owners in the locality in which **"PADMA VISHWA DREAM SQUARE APARTMENT"** condominium is situate, 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.

47. ACCOUNTS :-

1) A banking account shall be opened by the Association in to which all moneys received on behalf of the Association shall be deposited, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.1,000/- for petty expenses. All payments above Rs. 500/- shall be made by cheques signed by the Secretary, and one member of the Board.

2) Each apartment Owners 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.

3) 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 expenditures 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 and how the value of fixed assets has been arrived at.

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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 15th August every year.

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

48. 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.

49. 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 accordance with law, or specially report to the Association in what respect the funds it is incorrect, unvouched or not in accordance with law.

50. 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.

CHAPTER - VIII

:: MORTGAGEES ::

51. NOTICE OF ASSOCIATION :- An Owners who mortgages his/her/ their 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/her/their mortgagee and the Association shall maintain such information in a book titled "Mortgagees of Units".

52. NOTICE OF UNPAID ASSESSMENT :- The Association shall at the request of a mortgagee of a unit report any unpaid assessment due from the Owners of such unit.

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CHAPTER - IX

:: COMPLIANCE ::

53. **COMPLIANCE** :- These by-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these by-laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

54. **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 OF APARTMENT OWNERSSHIP

55. **AMENDMENTS OF BYE-LAWS** :- The 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% of the total value of all units in **"PADMA VISHWA DREAM SQUARE APARTMENT"** as shown in the Declaration.

IN WITNESS WHEREOF, THE PARTIES HERETO AND ON THE DUPLICATE HEREOF, SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, SEALS ON THE DAY AND MONTH AND THE YEAR FIRST WRITTEN HEREINABOVE MENTIONED.



SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED
Grantor Owners & Developers/Promoters
M/S Jay Padmawati Builders
Through Its Partner
Mr. Prasanna Vishwanath Kankarej

In the presence of ...

1. Shankarej
Shubham P. Kankarej

2. Sankarej
Sanket . P. Kankarej

अद्ययावत दिनांक : 06/01/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुधिधतीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

गाव :- वडाळा तालुका :- नाशिक जिल्हा :- नाशिक भोगवटदार फेरफार क्रमांक : 16327 व दिनांक : 01/02/2019

भूमापन क्रमांक व उपविभाग : 39/3/5/1/प्लॉट/15

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटदाराचे नाव
39/3/5/1/प्लॉट/15	भोगवटादार वर्ग -1	

गुंतवणूक स्थानिक नाव :-			क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	आर.चौ.मी	नाशिक महानगरपालिका नाशिक	0.12.21			(16327)	300, (1088), (3033), 8845
बिन शेती	6.30.04						कुळाचे नाव
बिन शेती आकारणी	296.56	अहिल्याबाई भोडाजीराव पाचोरकर	6.30.04	302.41	]	(15099)	इतर अधिकार
जिरायत	-						इतर
बागायत	-	अनील किशोर पाचोरकर			]	(16147)	ना.रू.पु हद्द (821)
तरी	-	परिक्षित किशोर पाचोरकर			]	(16147)	इतर
वरकस	-	-----सामाईक क्षेत्र-----					सी.एंट सी. नाशिक ह.नं.LNASR 541/66 5/12/66 पो
इतर	-						बिनशेतीकडे वर्ग (1091)
एकूण क्षेत्र	-	जय पद्मावती चिल्ड्रन्स चॅरिटी संस्था	6.17.83	296.56		(16327)	इतर
पोट-खराब (सामवडीरा अथोन्य)							रेकर्डवर सीलिंगच्या क्षेत्र- 12.21 चौ.मी. (16327)
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जुडी किंवा विशेष आकारणी	-						

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जुने फेरफार क्र. (821) (1091) (2394) (15018) (16147) (16327)

तलाठी वडाळा ता. जि. नाशिक

गाव नमुना सात
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुधियतीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- वडाळा तालुका :- नाशिक जिल्हा :- नाशिक भोगवटदार फेरफार क्रमांक : 16327 व दिनांक : 01/02/2019

भूमापन क्रमांक व उपविभाग : 39/3/5/1/प्लॉट/15

		पिकाखालील क्षेत्राचा तपशील									जलसंधारणासाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
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			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 03/05/2021
पावतीचा क्रमांक :- 2720091102593220200520211113

(नाव :- महेश हरिश्चंद्र आहिरे)
तलाठी साहेब :- वडाळागाव :- नाशिक जि :-नाशिक

तलाठी वडाळा
ता. जि. नाशिक

R. V. 19 ne.

गाव नमुना नऊ
वैनिक पावती पुस्तक
महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)
गाव- वडाळा तालुका- नाशिक
दिनांक ४/११/२०२० भोगवटदार/पिसे देणारा

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जय पद्मावती चिल्ड्रन्स
आणि चॅरिटी संस्था

एकत्रीकृत जमीन महसूल

थकबाकी			चालू वर्ष मागणी 2020				स्थानिक उपकर			
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
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(अक्षरी) रुपये दोनशे रुपये फक्त मिळाले.
200/-

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ता. जि. नाशिक

NASHIK MUNICIPAL CORPORATION

NO:LND/BP/A4/RBP/38/2021

DATE :- 19/04/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/S.Jay Padmavati Builders Partnership Firm Through Partner Mr.Prasanna Vishvanath Kankaraj & Other**
C/o.Er.Ashok Jamdar.& Stru.Engg.R.B.Chopda Of Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No:-15,of.S.No./G.No.39/A/5/1 of Wadala Shiwar.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated:- 02/03/2021 Inward No.A4/RBP/366
2) Previously approved buildingpermission vide C.C.No:LND/RBP/A4/193/2020 Dt:29/10/2020

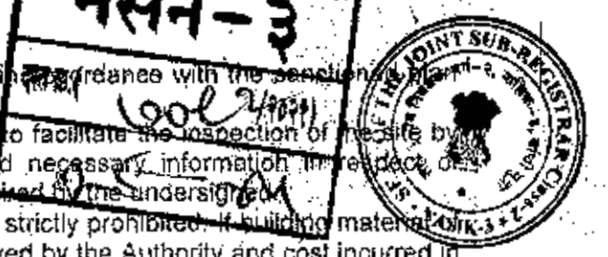
Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Maharashtra XX of 1949) to erect building for Residential+Commercial ... as per plan duly attested ... subject to the following conditions.

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CONDITIONS (1 to 32)

1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2) No new building or 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 Maharastra 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 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) The balconies, ottas & varandas 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.
8) 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.
9) 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.
10) Proper arrangement for disposal imperial water all be made as per site requirements without distrubancy natural gradient of the land facing to this conditions if any incident happens,the whole responsibility will be on the applicant /developers

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11) The construction work should be strictly carried out in accordance with the sanctioned plans enclosed herewith.
12) 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.
13) Stacking of building material debris on public road is strictly prohibited. If building material 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.
14) 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.
15) 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."
16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17) 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.
18) whearever necessary 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.
19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone 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.
21) As per order of Urban Development of Government of Maharashtra,vide TPS2417/487/pra.kra.217/2017/UD-9Dated-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.
22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No.vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24) Whearever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions,2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
28) As per circular No for any TPV-4308/4102/Pra.kra.359/06/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &,in addition,necessary precautions should be taken to reduce air pollution.

33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/Supervisor/Town Planner/Licensing/Site Engineer/Geotechnical Engineer/Owner/Developer

34) This permission is given the basis of N.A.order **No.- 24/65 Dt:- 05/02/1996** submitted with the application

Charges Recovery

35) **Rs.605900/-**is paid for development charges w.r.to the proposed **Construction** Vide R.No./B.No.99/695 Date : 06/06/2019

36) **Rs.Nil/-** Is paid for development charges w.r.to the proposed **land** development.Vide **R.No./B.No. Date.**

37) **Drainage Connection Charges Rs.36000/- is paid vide R.No./B.No.60/2968 Date : 06/06/2020**

38) **Welfare Cess charges Rs.242440/- is paid Vide R.No./B.No.60/2966 Date : 06/06/2019**

39) **Rs.5000/-vide R.No./B.No.70/2967 Date .06/06/2019 against Tree plantation deposit.**

40) **Infrastructure** Improvement Charges **Rs.451000/-** Is paid vide **R.No./B.No.60/2968 Date.06/06/2019**

41) Charges for **"Premium FSI" Rs.Nil/-** Is paid vide **R.No./B.No. Date :-**

42) Charges for **"Ancillary Premium FSI" Rs.Nil/-** is Paid vide **R.No./B.No. Date**

43) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs. [redacted]/- is paid vide R.No./B.No. Date : 08/04/2021, 21860/- 5519583

Additional Conditions

44) NMC Tax for Vacant plot shall be paid before Completion.

45) Commercial N.A.Order& N.A. Tax receipt Produce before Occupancy certificate.

46) CCTV Arrangements shall be done for commercial Building before Occupancy

47) Previously approved buildingpermission vide **C.C.No:LND/BP/A4/193 Dt: 29/10/2020** Is hereby as cancelled.

48) Total TDR Loaded 560.00 Sq.Mt. which is utilize from DRC No 795 B Dt: 25/01/2019 Vide Formula 410X22580/8820 = 1049.63 Sq.MtTDR area utilized from the same

49) Facilities for differentially able persons shall be made as per provision UDCPR

50) Provision of Grey water recycle reuse shall be made as per as per provision UDCPR.

51) Mechanical light ventilation arrangement should be done at site.

52) Existing structure to be demolished before commencing of work and demolishing with proper care. N.M.C. shall not be responsible.

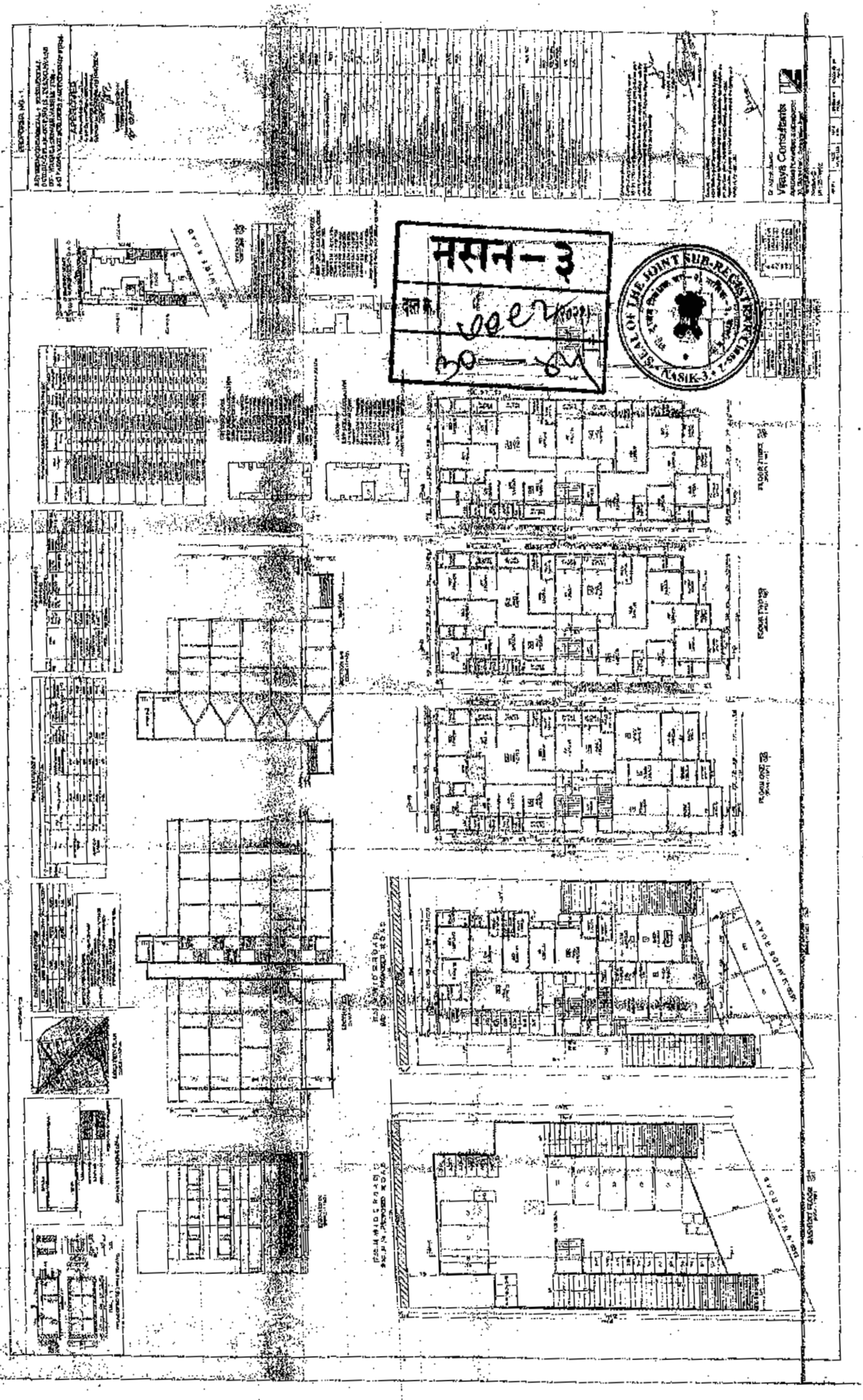
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JOINT SUB-REGISTRAR CLASS-II

Executive Engineer
Town Planning Department
Nashik Municipal Corporation,Nashik.

No. LND/BP/A4/RTOP/53/2021
Nashik, Dt.19/04/2021
Copy to : Divisional Officer NSK-EAST

(C.C.Type)



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Maharashtra Real Estate Regulatory Authority

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 : **P51600022100.**

*Project: **PADMAVISHWA DREAM SQUARE**Plot Bearing / CTS / Survey / Final Plot No.:**PLOT NO 15 SR NO 39/A/5/1 at Nashik (M.Corp.), Nashik, Nashik, 422101;***

1. **Jai Padmavati Builders** having its registered office / principal place of business at *Tehsil: Nashik, District: **Nashik**, Pin: **422001.***
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 **05/09/2019** and ending with **31/01/2025** 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 the registration granted herein, as per the Act and the rules and regulations made there under.

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JOINT SUB-REGISTRAR NASHIK-1

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:26-08-2020 12:19:19

Dated: 18/05/2020
Place: Mumbai

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