

4 Apartment Declaration

Header(11/10/23)

10/6/2023

Friday, June 02, 2023

12:38 PM

पारबती

Original/Duplicate

वीरपी क्र. 39M

Regn. 39M

पारबती क्र. 7314 दिनांक: 02/06/2023

आपलावे नाव: मंगरुटी

आपलावे नावाचा अनुक्रमांक: नसम2-6015-2023

आपलावे नावाचा प्रकार: डिमोस्ट्रेशन

आपलावे नावाचे नाव: पारबती राजेश रोहता

वीरपी क्र.

₹. 100.00

आपलावे नावाची रक्कम

₹. 1000.00

पारबती क्र. 50

पारबती

₹. 1100.00

Joint Seal of the District Collector, Nashik 2

सह.दुय्यम निवेद्यक वर्ग-२
नाशिक-२.

आपलावे नाव: म. १४.

आपलावे नाव: म. १४.

आपलावे नावाचा प्रकार: म. १००.

1) आपलावे नाव: DMHC रक्कम ₹. 1000/-

वीरपी/आपलावे नावाचा अनुक्रमांक: 0100202313427 दिनांक: 02/06/2023

आपलावे नाव: म. १००.

2) आपलावे नाव: mChallen रक्कम ₹. 100/-

वीरपी/आपलावे नावाचा अनुक्रमांक: MH0022844253202324E दिनांक: 02/06/2023

आपलावे नाव: म. १००.

दस्त मंगरुटी राजेश

1/1



CHALLAN
MTR Form Number-6



GDN XH302844253202302		BARCODE N10011001010101010101010101010101		Date : 31/05/2023-11:43:42	Form ID : 25.2
Department : Inspector General Of Registration				Payer Details	
Stamp Duty				TAX ID / TAN (If Any)	
Type of Payment : Registration Fee				PAN No. (If Applicable)	XXXXXX0000
Office Name : NSHQ, NASHIK 2 JOINT SUB REGISTRAR				Paid Name	Payer Payer Ref A
Location : NASHIK				FieldBlock No.	Sanction Dt. No. 1008
Year : 2023-2024 One Time				Proprietary/Building	
Account Head Details		Amount In Rs.			
0030046401 Stamp Duty		100.00		Road/Street : Royal Residence	
0030063301 Registration Fee		100.00		Area/Locality : Nashik	
				Town/City/District	
				PIN : 4 2 2 4 0 1	
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				Success/Failure/Status	
Total		200.00		Amount In Words : Two Hundred Rupees Only	
Payment Details : IDBI BANK				FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CN	Ref No
				Bank Date	RBI Date
Cheque/DD No.				68103332022053113738 2810748206	
Name of Bank				Not Verified with RBI	
Name of Branch				IDBI BANK	
				Scrub No. , Date	
				Not Verified with Scrub	

Department ID : 7972529927
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचर चालन केवल दस्तावेज निलंबन कार्यालय में दर्ज कराने के लिए वैध है। निलंबन में न-पंजीकृत दस्तावेजों के लिए वैध नहीं है।

[Signature]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0106202313427
Date	01/06/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R Nashik 2 of the District Nashik.	
Payment Details	
Bank Name	SBKL
Date	01/06/2023
Bank CN	10004152023000112418
REF No.	2837016858
This is computer generated receipt, hence no signature is required.	

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Stamp Rs. 100/-

[[SHREE]]

APARTMENT DECLARATION

IN THE REGISTRATION OF SUB-DIVISION NASIK District Nashik

State Maharashtra this 02nd day of June 2023.....

MR. PARAS RAJESH ROHRA

PAN : BWXPR0002F

AADHAAR : 3382 9018 6449

MO. NO. 7972829927

EMAIL ID : rohra.paras91@gmail.com

Age : 26 yrs. Occ. : Business

R/o. Tirtha Niwas, Barak No. A-21, Room No. 124-125;

2nd Floor, A Block Road, Opp. Artu Apartment, Ulhasnagar 1,

Ulhasnagar, Thane - 421001.

Hereinafter-referred to as GRANTOR AS LAND OWNER &
DEVELOPER

Grantor is the Land Owner Builder & Developer; hence
Grantor is empowered to execute the Declaration. Hereinafter
referred to as the 'Grantor'

1) WHEREAS the Grantor seized and possessed of an otherwise
well and sufficiently entitled to the following land, situated at
Village Sansari, within limits of Deolali Cantonment Board, Nashik
and also within limits of Joint Sub - Registrar, Class-II, Nashik
Taluka and District Nashik bearing Revenue Survey No. 156/8
area admeasuring 0 Hector 22 Aar + Po. Khs. Area admeasuring 0
Hector 03 Aar total area admeasuring 0 Hector 25 Aar i.e. 2500.00

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Sq. Mink. having N.A. easement as per record bounded as under:-

East	Sr. No. 58 property of Mr. Jagdish Dattatray Godse
West	Sr. No. 156/7 property of Laxmibai Dagdu Godse & Devdas Godse
South	Nale
North	Sr. No. 156/6 of property Ajit Sankarcho & Other.

The said property together with existing rights of easement access etc. and other rights apparent therein.

The Grantor has prepared plan for the property mentioned above for it's convenient development, revised plan [upto date] is also sanctioned by the Grantor;

2. AND WHEREAS the said property is converted to Non-Agricultural use Vide N. A. Order from the Competent Authority Collector of Nashik bearing No. Mah/Eaksha-3/4/Bi She.Pra.Kra./41/2014 Dtd. 21/5/2014

3. AND WHEREAS the said Grantor is in the possession of the said property and has all valid rights, authorities and discretionary power to deal with the said property in the manner and way deems fit.

4. AND WHEREAS the Grantor has decided to develop the said property by causing construction thereupon of a Residential Complex;

5. The said Grantors have right to develop and construct a building thereon and accordingly Grantor has constructed a multistoried building thereon and hence in the capacity of Land owner and Developer and builder and is executing this Declaration is as under;

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6. AND WHEREAS the title of Grantor Owner of the said property is clear, valid, marketable and free from all encumbrances. To this effect a Title certificate has been obtained from Advocate. And therefore the said property is a fit property for causing Development on it by constructing residential tenements thereon.

7. The Grantors has prepared a building plan for Residential Purpose by his Architect and has obtained the building permission i.e. Commencement Certificate from Deolali Cantonment Board bearing No. 3260/BLD/E-8/3100, dt. 06/10/2015 there after the said building plan is revised an accordingly the Deolali Cantonment Board has issued the revised Commencement Certificate vide No. 3260/BLD/E-8, dated: 18/09/2018.

As per the provision of building regulations the F.S.I for the said, plots are fully utilized by the Grantor. The Grantor has reserved his rights of balance F.S.I so also any benefit or additional F.S.I. Regulation is further this or any other property.

8. AND WHEREAS the grantor developer has constructed Type A Building Eighteen Flats and Type B Four Row Houses in the building known as "ROYAL RESIDENCY" having independent approach to each unit and also having all the required facilities and civic amenities as per said approved and sanctioned building plan. The said tenement and termed as and shall be referred to as the "said Apartments" and/or "Family Units" and the different purchasers of the said Apartments shall acquire exclusive property rights, which are heritable and transferable and each such Apartment shall be treated as and independent Family Unit owned and possessed by Individual Purchaser.

9. AND WHEREAS the said Building is for Residential purpose only. The said A type Building is a having total constructed area

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1084.38 Sq. Mtrs. and B type Building constructed area admeasuring 724.49 Sq. Mtrs.

The Deolali Cantonment Board has issued the Plinth completion Certificate vide No. 3260/BLD/E-8/867 Dt. 28/02/2017.

The Deolali Cantonment Board has issued the completion Certificate vide No. 3260/BLD/E-8/2626 Dt. 03/11/2022.

10. AND WHEREAS all the units are capable of individual utilization on account of having their own access to the common areas and facilities of the building, each apartment unit is sold out to the respective owner independently. Each owner obtains a particular exclusive property thereof and each such apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the state and also undivided interest in general and restrictive common areas and facilities of the Building as listed herein below in this deed necessary for their adequate use and enjoyment and hereinafter referred to as General and/or restricted common areas and facilities all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

11. AND WHEREAS the said property along with the said building constructed thereupon is hereby submitted under the provisions of the "Maharashtra Apartment Ownership Act 1970" hereinafter known as "ROYAL RESIDENCY CONDOMINIUM" shall have the following family units, common areas and facilities -

(A) FAMILY UNITS :-

(I) The available F.S.I. is consumed by the Grantor. The building ROYAL RESIDENCY is having Type A Building Eighteen Flats and Type B Four Row Houses as mentioned below.

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TYPE A FLATS

FAMILY UNIT NO.	NAME	AREA (Sq. Mtrs.)
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GROUND FLOOR FLAT

01	Unsold	55.15
	Balcony area	15.08
		<u>70.23</u>

(Garden area admeasuring 110.00 Sq. Mtrs.)

02	Unsold	40.58
	Balcony area	11.28
		<u>51.86</u>

(Garden area admeasuring 47.57 Sq. Mtrs.)

03	Mr. Vishal Bhagwan Waje	55.15
	& Mrs. Priyanka Vishal Waje	Balcony area 15.08
		<u>70.23</u>

Agreement No. 5133, Date : 12/05/2023

(Garden area admeasuring 51.55 Sq. Mtrs.)

FIRST FLOOR FLAT

04	Mr. Lalit Gokul Chaudhari	53.82
	& Mrs. Jijabai Gokul Chaudhari	Balcony area 15.08
		<u>68.90</u>

Agreement No. 677, Date : 28/01/2020

05	Unsold	40.58
	Balcony area	11.28
		<u>51.86</u>

06	Mr. Rakesh Kashinath Mahajan	53.82
	& Mrs. Rupali Rakesh Mahajan	Balcony area 15.08
		<u>68.90</u>

Agreement No. 3276, Date : 31/03/2021

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07	Unsold	42.94
	Balcony area	10.64
	Terrace area	15.94
		<u>69.52</u>

08	Unsold	40.58
	Balcony area	11.28
		<u>51.86</u>

09	Mr. Rahul Bhimrao Suryavanshi	42.94
	& Mrs. Arti Rahul Suryavanshi	Balcony area 10.64
		Terrace area 15.94
		<u>69.52</u>

Agreement No. 3466, Date : 29/03/2023

SECOND FLOOR FLAT

10	Unsold	44.03
	Balcony area	11.61
	Terrace area	15.18
		<u>70.82</u>

11	Unsold	40.58
	Balcony area	11.28
		<u>51.86</u>

12	Mr. Sandesh Bhagwan Waje	44.03
	Balcony area	11.61
	Terrace area	15.18
		<u>70.82</u>

Agreement No. 501, Date : 13/01/2023

13	Unsold	42.94
	Balcony area	10.62
		<u>53.56</u>

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14 Unsold 40.56
Balcony area 11.28
51.86

15 Mr. Nanaji Tejraj Urkude 42.94
Balcony area 10.62
53.56

Agreement No. 3467, Date : 29/03/2023

THIRD FLOOR FLAT

16 Unsold 42.94
Balcony area 10.64
53.58

17 Unsold 40.58
Balcony area 11.28
51.86

18 Unsold 42.94
Balcony area 10.64
53.58

Total 1084.38

TYPE B ROW HOUSES

FAMILY UNIT NO.	NAME	LAND AREA (SQ. Mtrs.)
01	Mr. Rohit Nandu Nisal & Mrs. Surekha Nandu Nisal Agreement No. 6470 Date : 09/08/2021	255.54
02	Mr. Vinod Devram Muthal Agreement No. 8592, Date : 12/10/2021	160.95
03	Mr. Amol Vithal Nisal & Mrs. Vidya Amol Nisal Agreement No. 11989, Date : 06/12/2022	154.00

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154.00

04 Mr. Akshay Subhash Khalkar
& Mrs. Sunita Subhash Khalkar

Total 724.49

Area amounting 752.57 is available for common use for both A type Flat owners & B type Row House Owners.

(II) Each of the above family unit owner shall have proportionate share in the common areas and facilities available to the said plot property and the building thereon. Each family (Flat) unit is provided with electricity connection along with internal common amenities as per their respective agreement.

(B) COMMON AREAS AND FACILITIES:

Following described areas and facilities shall be treated as properties of the entire family unit owners and each family unit shall have his interest and right in the said common areas and facilities proportionate to his ownership percentage as described in detail, herein after. The particulars of the said common areas and facilities are as under :-

A) The Staircase, ground space around the building and Parking space on the ground floor shall be available to the building and common use and enjoyment. Ground Floor Flat purchasers shall be provided with absolute right of enjoyment of adj. area of the said Flat.

B) The type A building is provide with separate ground water tank & the overhead water tank constructed on top of type A Building use & maintenance should be done by Type A Building. Separate Ground and Upper water storage water tank is provide for type B each Row House use and maintenance should be one by respective owners.

C) The Plumbing network throughout the ROYAL RESIDENCY building.

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D) The underground water tank is constructed on the ground space along with the Electrical Motor Fittings and plumbing system thereof in ROYAL RESIDENCY Building for type A Flats.

E) Electric work throughout the building, common lights in the passage, pumps, motors and such other equipment's for lifting the water from the underground tank will be of the common use of type A Flats.

F) The common water connection from Deolali Cantonment Board type A building and separate individual connection for type B Row Houses.

G) Foundation columns and roofs along with all common walls as shown on the plan at Exh. 'A'.

H) The septic tank is common for both type A and Type B.

The open space/marginal space in the front side of the building which is not restricted herein will be the common ground space available to the said ROYAL RESIDENCY and which shall be used as an access for the entrance of the said ROYAL RESIDENCY as well as the ground space available to common use and occupation. However the said open space shall be available with a right to enjoy it as an open space only without causing any obstruction thereon so as to cause any hurdle for moving around the other vacant parts of the said plot property. Therefore the right to enjoyment of the said common open space is granted under this Deed of Declaration as said common areas and facilities.

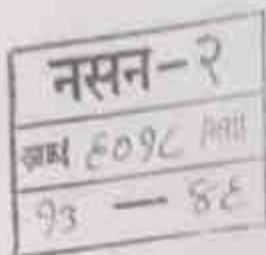
Four M.S.E.B connections are given in a said Project.

One 3 Phase connection is for ROYAL RESIDENCY type A building Lift.

Single phase connection is for type A for common light and motor connection, type A owners shall pay bills of this two meters.

Single phase separate connection is for type B Row House bill of this meter should be paid by type B Owners.

One separate connection is provided for common road street light and C.C.T.V. All the 22 owners of Type A and Type B of the said project should contribute for the said bill/meter regularly.



(C) RESTRICTED AREAS AND FACILITIES :

The Proposed building is constructed on the basis of F.S.I. proportion as 1:0.5. In case of any increase in the F.S.I. Rules, thereby allowance of further construction the said right of further construction over the building and over the terrace is strictly reserved by the Grantor and in that case, the Grantors will have exclusive right to construct the upper floors over the said building and dispose off either constructed portion or the right to construct, in any manner at the pleasure of Grantees. No purchaser of the ROYAL RESIDENCY will be entitled to raise any objection or dispute for such grant of additional F.S.I. and its utilization by the grantor in respect of A type Building.

The members shall use the said parking space as per the terms and conditions mention in agreement/conveyance.

B type Row House Purchaser shall have absolute right of enjoyment in respect of the land and top terrace of their units.

7) (A) That the right, title and interest of each owners of a Family Unit located on the each floor of the said building will be decided and calculated on the basis of the following mentioned percentage of ownership. In case a decision is required to be taken in respect of any issue relating to the said ROYAL RESIDENCY each family unit owner will have the voting right, as per the percentage of voting as mentioned hereunder:-

TYPE A FLATS

FAMILY UNIT NO.	NAME (Sq. Mtrs.)	AREA % of ownership & voting
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GROUND FLOOR FLAT

01	Unsold	55.15
		Balcony area 15.08
		70.23
		6.48

[Garden area admeasuring 110.00 Sq. Mtrs.]

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02. Unsold 40.58
Balcony area 11.28
51.86 4.78

(Garden area admeasuring 47.57 Sq. Mtrs.)

03. Mr. Vishal Bhagwan Waje 55.15
& Mrs. Priyanka Vishal Waje Balcony area 15.08
70.23 6.48

(Garden area admeasuring 51.55 Sq. Mtrs.)

FIRST FLOOR FLAT

04. Mr. Late Gokul Chaudhari 53.82
& Mrs. Jijabai Gokul Chaudhari Balcony area 15.08
68.90 6.35

05. Unsold 40.58
Balcony area 11.28
51.86 4.78

06. Mr. Rakesh Kastunath Mahajan 53.82
& Mrs. Rupali Rakesh Mahajan Balcony area 15.08
68.90 6.35

07. Unsold 42.94
Balcony area 10.64
Terrace area 15.94
69.52 6.41

08. Unsold 40.58
Balcony area 11.28
51.86 4.78

09. Mr. Rahul Bhimrao Suryavanahi 42.94
& Mrs. Arti Rahul Suryavanahi Balcony area 10.64
Terrace area 15.94
69.52 6.41

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SECOND FLOOR FLAT

10	Unsold	44.03		
		Balcony area	11.61	
		Terrace area	15.18	
			<u>70.82</u>	6.53
11	Unsold	40.58		
		Balcony area	11.28	
			<u>51.86</u>	4.78
12	Mr. Sandesh Bhagwan Waje	44.03		
		Balcony area	11.61	
		Terrace area	15.18	
			<u>70.82</u>	6.53
13	Unsold	42.94		
		Balcony area	10.62	
			<u>53.56</u>	4.94
14	Unsold	40.58		
		Balcony area	11.28	
			<u>51.86</u>	4.78
15	Mr. Nanaji Tejraj Urkude	42.94		
		Balcony area	10.62	
			<u>53.56</u>	4.94
THIRD FLOOR FLAT				
16	Unsold	42.94		
		Balcony area	10.64	
			<u>53.58</u>	4.94
17	Unsold	40.58		
		Balcony area	11.28	
			<u>51.86</u>	4.78

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18 Unsold

	42.94
Balcony area	10.64
	53.58
Total	1084.38 100.00

TYPE B ROW HOUSES

FAMILY UNIT NO.	NAME	LAND AREA (SQ. Mtrs.)	% of Ownership & Voting
01	Mr. Rohit Nandu Nisal & Mrs. Surekha Nandu Nisal	255.54	35.27
02	Mr. Vinod Devram Muthal	160.95	22.22
03	Mr. Amol Vithal Nisal & Mrs. Vidya Amol Nisal	154.00	21.26
04	Mr. Akshay Subhash Khelkar & Mrs. Sunita Subhash Khelkar	154.00	21.26
Total		724.49	100.00

(B) Proportionate representation for voting purpose, as provided herein above, may be limited in accordance with the provisions of the Bye-Laws attached hereto as Exh. 'B'.

(C) The Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment are not encumbered in any manner whatsoever on the date of this declaration.

(8) That the admission of ROYAL RESIDENCY CONDOMINIUM consisting as aforesaid of the building and parcel of land described in the paragraphs of this deed shall be in accordance with the provisions of this Deed and with the

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provisions of the bye-Laws which are made part of this Deed and are attached hereto as Exhibit B.

(9) The scheme of "ROYAL RESIDENCY Condominium" is hereby constituted and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970. That the interest and title of each Family Unit Owner is described in detail, and the common areas and facilities are described in detail, and said scheme for the administration of the ROYAL RESIDENCY Bye-Laws are provided as per Exh. "B"

(10) That for the purposes of Stamp duty and registration fees to be imposed on the registration of each individual Apartment in the office of Joint Sub-Registrar, Class-II, Nashik.

(11) That so long as the Grantor shall be subject to the provisions of this Deed and of the Exhibit 'A' and 'B' attached hereto and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the ROYAL RESIDENCY CONDOMINIUM.

(12) That the General and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

(13) That the Percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendments to this Deed duly registered.

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(14) That the undivided interest in the general and /or restricted common areas and facilities shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

(15) That each apartment owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment owners of its representative, and failure to comply with any such provisions, decision or resolutions, shall be grounds for an action to recover sums due for damages, or for injunctive relief.

(16) That the dedication of the property to the Plan of Apartment Ownership herein shall not be revoked or the property removed from the plan of Apartment Ownership, or any of the provisions herein amended unless all of the apartment owners and the mortgages of all the mortgages covering the units unanimously revocation, or amendment, or removal of the property from the plan by duly registered instruments.

(17) That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his unit.

(18) All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any unit shall constitute a charge on such unit prior to all other charges except 1) Charge, if any, on the unit for payment of Government or Cantonment taxes or both and 2) all sums unpaid on a first mortgage of the apartment.

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(19) That all present or future owners, tenants, future tenants or any other person that might use the facility of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and ratified. The respective unit shall not be rented or given on leave and license or care taker basis by the apartment owners thereof for transaction of illegal purposes.

(20) That the property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

(21) That where a unit is sold by a Mortgagee in exercise of his powers of sale under an English mortgage against the owner of such unit, then neither the mortgagee nor the Purchaser who derives title to the unit at such sale, or his successors or assigns shall be liable, for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment Owner's from filling and claiming charge for such assessments and enforcing same as provided by law and that such charge shall be subordinate to such mortgage.

(22) That in a voluntary conveyance of a unit the Apartment owner of the unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the grantees right to recover from the Grantor the amounts paid by the grantee there for. However, any such grantee shall be entitled to a

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statement from the Manager of Board of Manager of the Association, as the case may be setting forth the amount of the unpaid assessments against the Grantor due to the association and such Grantee shall not be liable for, nor shall the family Unit conveyed be subject to a charge for any unpaid assessments made by the Association of Apartment owners against Grantor in excess of the amount therein, set-forth.

(23) That the Manager, or Board of Managers of the coverage shall be a common expense to be paid by monthly assessment levied by the Association of Apartment owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF THE GRANTOR HEREUNTO
SIGNED THIS DECLARATION ON THIS DAY AND YEAR
MENTIONED FIRST ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
GRANTOR/LAND OWNER
MR. PARAS RAJESH ROHRA



Paras Rohra



IN PRESENCE OF

1. *Soni*
2. *Paras Rohra*
अज्ञेय नंदु निराल *AKSog S. Rohra*

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EXHIBIT "B"
BY-LAWS OF ROYAL RESIDENCY CONDOMINIUM

1 SHORT TITLE AND APPLICATION

These bye-laws may be called the bye-laws of the ROYAL RESIDENCY CONDOMINIUM

The provisions of these bye-laws apply to the ROYAL RESIDENCY Condominium.

All present and future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the building in any manner, are subject to the regulations set forth in these Bye-Laws.

Mere acquisition or rental or taking or license of any of the units (hereinafter referred to as units) of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified and will be complied with.

2. DEFINITIONS

(A) In these bye-laws, unless the context requires otherwise -

- a) "Act" means the Maharashtra Apartment ownership Act, 1970;
- b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of ROYAL RESIDENCY CONDOMINIUM.
- c) "Board" means a Board of Managers consisting of persons, all of whom shall be owners of apartment in the ROYAL RESIDENCY CONDOMINIUM.
- d) "Building" means the building located at Sansari, Survey No. 156/8 area admeasuring 0 Hector 22 Aar + Po, Kha. Area admeasuring 0 Hector 03 Aar total area admeasuring 0 Hector 25 Aar i.e. 2500.00 Sq. Mtrs. having N.A. Access as per record known as the ROYAL RESIDENCY CONDOMINIUM and includes the Land forming part thereof.

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- e) "Declaration" means the Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in Section 2.
- f) "Majority of owners" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the declaration;
- g) "Owner or Apartment Owner" means the person owning an apartment in the "ROYAL RESIDENCY CONDOMINIUM".
- h) "Section" means a Section of the Act
- i) "Unit" means a Family unit in the Condominium
- j) "Registrar" means the Registrar of Co-Operative Societies.
- (iii) Words and expressions used in these Bye-Laws, but not defined herein shall have the meaning respectively assigned to them in the Act.

3. APARTMENT OWNERSHIP :

The building located at Street, City/Town/Village of Sansari, Survey No. 156/8 area admeasuring 0 Hector 22 Aar + Po. Kha. Area admeasuring 0 Hector 03 Aar total area admeasuring 0 Hector 25 Aar i.e. 2500.00 Sq. Mtrs. having N.A. Access as per record in the District Nashik known as ROYAL RESIDENCY CONDOMINIUM is submitted to the provisions of the Act.

4. OBJECTS OF ASSOCIATION :- (1) The Objects of the Association shall be -

- (a) To be and to act as the Association of Apartment Owners of the Building called ROYAL RESIDENCY CONDOMINIUM at, Sansari, Tal. & Dist. NASHIK (hereinafter called The Said Building) who have filed their respective Declaration submitting their apartments to the provisions of the Act.
- (b) To invest or deposit money. To provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners and if necessary by raising loans for the purpose.

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- c) To retain and rent or license if possible, suitable portions of the common areas to outsiders, and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.
- d) To provide for and do all and any of the matters provided in sub-sections (2) of Section 16.
- e) To advance, with the consent of the apartment owners, any short term loans to any apartment owners in case of any emergent necessity and to provide for the repayment thereof in lump sum or in installments.
- f) To establish and carry on its own account or jointly with individuals or institutions, educational, Physical, Social and Recreative activities for the benefit of the apartment owners.
- g) To frame rules, with the approval of the general Meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary for the benefit of the employee of the association
- h) To do all things necessary or and otherwise provide for their welfare expedient for the attainment of the objects specified in these bye-laws.
- i) The Association shall not act beyond the scope of its objects without duly amending the provisions of these by-laws for the purpose.

5. MEMBERS OF ASSOCIATION: -

(1) All persons who have purchased apartments in the ROYAL RESIDENCY CONDOMINIUM and executed their respective Declarations under Section. 5 submitting the Apartment to the provisions of the Act shall automatically become the members of the Association and shall pay sum of 1 rupee and may purchase at-least one share of the face value of Rs 100/- with a minimum of 5 shares, totaling Rs 500/- Each

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apartment owner shall receive a copy of the bylaws on payment of Rs. 125/-.

(2) Upon any apartment owner selling his apartment or absolutely conveying the same by or in under his will or otherwise, the purchaser or Donnie shall automatically as member on payment of the entrance fee of Rupee One The shares held by an apartment owner shall be transferred to the name of such purchaser or Donnie on payment of one rupee to the Association.

3) On the death of an apartment owner his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the apartment, the name of the legatee or the names of the legal representatives jointly shall be entered in the register of apartment owners maintained by the Secretary for the purposes of administration of the ROYAL RESIDENCY CONDOMINIUM as apartment owner or joint apartment owners. Where any legatee is a minor the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNER :-

Where two or more persons have purchased an apartment jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first on the share certificate shall alone have right to vote.

7. HOLDING OF ONE SHARE COMPULSORY :-

Every apartment owner must hold at least one share of the association (joint apartment owners holding the share jointly)

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8. DISQUALIFICATION :-

No apartment owner shall be entitled to vote on the questions of the election of members of the board or the President, Secretary, Treasurer or any other office bearer or be entitled to contest election to such office if he is appears of any sum due from him in respect of his contributions for common expenses for more than sixty days on the last day of year preceding the year in which the elections of the board would take place.

CHAPTER-II

VOTING QUORUM AND PROXIES

9. VOTING:-

Voting shall be on a percentage basis and the percentage of the vote to which the owners is entitled to is the percentage assigned to the Familyunits in the Declaration

10. QUORUM: -

Except as otherwise provided in these by-laws the presence in person of a majority of owners shall constitute a quorum.

11. VOTES TO BE CAST IN PERSON - Votes shall be cast in person

CHAPTER III

ADMINISTRATION

12. Powers and duties of Association:-

The Association will have the responsibilities of administering the ROYAL RESIDENCY CONDOMINIUM establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided resolutions of the associations shall require the approval by a majority of owners casting votes in persons.

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13. PLACE OF MEETING:-

Meetings of the Association shall be held at suitable place convenient to the Owners as may from time to time be designated by the Association.

14. ANNUAL MEETINGS :-

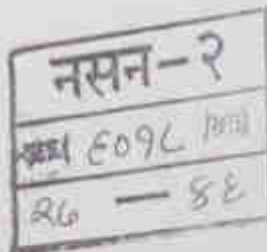
The First annual meeting of Association shall be held on after 1 month from the date of declaration of formation. Thereafter the annual meeting of the Association shall be held on after one year of each succeeding year at such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of by laws 23. The owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETINGS :-

It shall be 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 Register 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 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 shall be the duty of the Secretary to mail or send a notice at each annual or special meeting, stating the propose thereof, as well as the time and place where it is to be held, to each apartment owner, at least two days, but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this by-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 the Register.

17. ADJOURNED MEETINGS :-

If any meeting of 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 hours from the time the original meeting was called for. 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) Profit 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 Register 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 board of Managers shall have the powers duties necessary for the administration of the affairs of the Association and may do all such acts and things as are required by law or by these bye-laws directed to be exercised and done by the owners.

20. Powers and duties of the Board of Managers:-

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and

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may do all such acts and things as are required by law or by these bye-laws directed to be exercised and done by the Owners

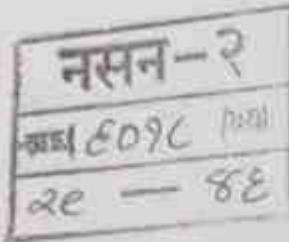
21. OTHER DUTIES :-

In addition to duties imposed by these by-laws or by the resolution of the Association the Board shall be responsible for the following that is to say -

- a. Care, upkeep and surveillance of the ROYAL RESIDENCY CONDOMINIUM and 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 ROYAL RESIDENCY CONDOMINIUM, the common areas and facilities and the restricted common areas and facilities.
- 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 takes 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 the cashbook is written up promptly and is signed daily by one of the members of the Board authorized in this behalf.
- h. To hear and deal with the complaints.

22. APPOINTMENT OF MANAGER :-

The Board may employ for the Association a manner at a 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 by-laws No 21.



23. ELECTION AND TERM OF AN OFFICER :-

At the First Annual General meeting of the Association the term of Office of two managers shall be fixed for three years. The term of Office of one Manager shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three years. The Manager shall hold the office until their successors have been elected and hold their first meeting (If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years)

24. VACANCIES :-

Vacancies in the Board caused by any person 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, 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 in the meeting.

26. Organisation of a meeting :-

The first meeting of the newly elected board shall be held within 10 days of the election at such a place, as shall be fixed by the managers at the meeting at which the managers were elected and no notice shall be necessary to the newly elected managers in order to legally constitute such a meeting, provided a majority of the whole board shall be present.

27. Regular Meetings :-

Regular meetings of the board may be held at such a time and place, as shall be determined from time to time, by a majority

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of the managers, personally or by mail or telegram 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 herein above provided] and purpose of the meeting. [special meeting of the board], shall be called by the president on the written request of at least 3 managers.

29. Waiver of Notice :-

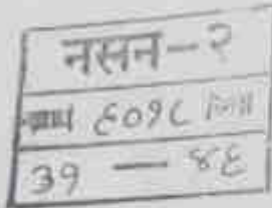
Before or at any meeting of the Board any manager, in writing waives the notice of such a meeting and such a waiver shall be deemed equivalent to the issuing of such a notice. Attendance by a manager at any meeting of the board shall be a waiver of notice by him of the time and place thereof. If all the managers are present at any meeting of the board, no notice shall be required and any business may be transacted at such a 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 the Meeting at which a quorum is present; shall be the acts of the Board. If at any meeting of the board, there is less than a quorum so present, it 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 the Association's funds shall furnish adequate fidelity bonds. The Association shall pay the premium on such bonds.



CHAPTER V OFFICERS

32. Designation :-

The Principal Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer all; of whom shall be elected by and from the Board. The board may appoint an Assistant Treasurer, and an Assistant Secretary and such other officers as in their Judgment may be necessary (In the case of an Association of One Hundred owners or less, the offices of Treasurer and Secretary may be 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 :-

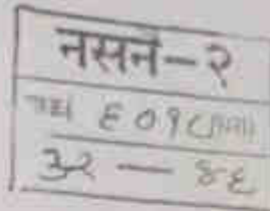
Upon an affirmative vote of a majority of the members of the Board, any officer may be removed either with or without any cause and his successor elected at any regular meeting of the board of members or at any special meeting of the Board called for such purpose.

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 the owners from time to time as he may in his discretion decide to be appropriate to assist him 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 as to act on an interim basis. The Vice-President, shall also perform such other duties, as shall from time to time, be imposed upon him by the Board.

37. Secretary :-

The Secretary shall keep the minutes of all meetings of the board and 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 the entire duties incidental to the Office of the Secretary.

38. Treasurer :-

The Treasurer shall be responsible for Association's funds and securities and shall also be responsible, for keeping full and accurate accounts of all receipts and disbursements in the 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 deposits as may be, from time to time, designated by the Board.

CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39. Assessments :-

All the Owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to ROYAL RESIDENCY CONDOMINIUM which may include an insurance premium for a policy to cover repair and reconstruction work, in case of hurricanes, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rate 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 for Replacements.

40. USE OF FAMILY UNITS :-

INTERNAL CHANGES :

- (i) All Units shall be utilized for their respective residential purpose only.

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No Owner shall make any structural modifications 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 to answer within 30 days and failure to do so within the said stipulated time, shall mean that there is No objection to the proposed modification, alteration or installation.

41. Maintenance and Repair :-

(1) Every Owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would effect the ROYAL RESIDENCY Condominiums 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 the internal installations of the Unit, such as water, light, gas, power, sewage, telephone, air-conditioners, 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 association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

(4) Each unit holder of the apartment is bound to pay his/her contribution towards maintenance to the apartment.

42. USE OF COMMON AREAS AND FACILITIES :-

An owner shall not place or cause to be place in the lobbies, stairways and other areas of ROYAL RESIDENCY and facilities of a 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.

43. Right of Entry :-

(1) An Owner shall grant the right of entry to the Manager or to any other person duly authorized by the Board or the association in case of an emergency originating in or threatening his Unit, whether the Owner is present at the time or not.

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(2) An Owner shall permit other Owners or 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 the request for such an entry is at a time convenient to the Owner. However, in case of an emergency, such right of entry shall be immediate.

44. Rules of Conduct :- (1) No resident of ROYAL RESIDENCY condominium shall display any advertisement or posters of any kind in or 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 be abide by the Cantonment Sanitary Bye-Laws or regulations.

(3) It is prohibited to throw hand garments, rugs etc. from the windows, balconies or from any of the facades of "ROYAL RESIDENCY condominium."

(4) It is prohibited to throw dust, rags, etc. from the window or to clean rugs etc. by beating them on the exterior part of the said condominium.

(5) It is prohibited to throw garbage's through outside the disposal installations provided for such purposes in the service areas. If such installations are not provided, all garbage or trash shall be collected in a vessel and thrown in the Municipality dustbins.

(6) No Owner, resident or Lessee shall install wiring for electrical or telephone installations, television antennas machines or air-conditioning units etc. on the exterior of "ROYAL RESIDENCY condominium" or that protrude the walls or roof of that Condominium except, as authorized by the Association.

CHAPTER - VII FUNDS AND THEIR INVESTMENT

45. Funds :-

Funds may be raised by the Association in all or any of the following ways:

- a) By shares:
- b) By contributions and donations from the Apartment Owners:

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c) From common profit 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 the approval of the Competent Authority, may determine in its behalf.

46. INVESTMENT :-

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

- In the District, Central, Co-op. Bank or in the State Co-op. Bank.
- In any of the securities specified in Sec. 20 of the Indian Trust Act 1982.
- In any Co-op. Bank 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 be any Federation of Apartment in the locality, in which ROYAL RESIDENCY Condominium 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.

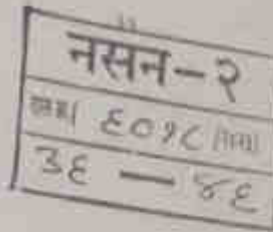
48. ACCOUNTS :-

1) A Banking Account 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 his personal custody an amount not exceeding Rs. 100/- for petty expenses.) All payment above Rs. 20/- shall be made by cheque, duly signed by the Secretary and one Member of the Board.

2) 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 the common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.

3) The Association shall on or before 31st July in each year publish an audited Financial Statement in respect of the common areas and facilities containing

- The profit and loss account



b) The receipts and expenditures 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 statement shall be open to the inspection of any Member of the Association during Office House 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 in a similar list of loans. The Financial Statement shall state up to what date, profits and expenses of the areas are included.

49. PUBLICATION OF ACCOUNTS & REPORTS :-

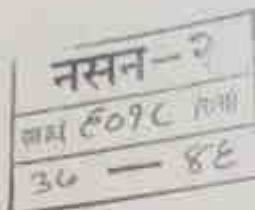
A copy of the last Financial Statement and of the report of the Auditor, if any shall be kept in a conspicuous place in the office of the Association.

50. APPOINTMENT OF AUDITOR :-

The Association shall appoint at its General Meeting, an Auditor who shall be prepared by the board as hearing above provided and shall examine the Annual Return and verify the same with the accounts relating thereto and shall either sign the same as founded by him, to be correct, duly vouched and in accordance with law.

51. POWER OF AUDITOR :-

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the Common Areas and Facilities (included limited/restricted areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the Accounts which appeared to him requires notice.



CHAPTER VIII MORTGAGES

52. Notice of 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 mortgages and the Association shall maintain such information in a book entitled "Mortgages of Units."

Any unit holder of said apartment himself and herself shall be responsible for the loans along with interest thereon, taken by the purchaser for the purchase of unit from and out of the said apartment from any financial institution the purchaser shall indemnify the grantor of such loans charges created by the purchaser for the purchase of said unit.

53. NOTICE OF UNPAID ASSESSMENTS :-

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

CHAPTER IX COMPLIANCE

54. These by-laws are set forth to be complied with the requirements of the Maharashtra 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.

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 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 duly authorized by the Association, in that be half.

CHAPTER X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. Amendment 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 value of all units in the ROYAL RESIDENCY Condominium as shown in the Declaration.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(4))

This registration is granted under section 5 of the Act to the following project under project registration number: **MS1900018861**

Project: **Royal Residency** Plot Bearing / QTS / Survey / Final Plot No.: **Survey No. 156/E of SANSARI, Nashik.**
Nashik, 422401

1. Mr. Ms. Paras Rajesh-Rohra son/daughter of Mr. Ms. Rajesh Rohra Tehse: **Ulhasnagar, District: Thane, Pin-421001**, 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 Websites) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sixth clause (C) of clause (f) of sub-section (2) of section 4 read with Rule 5.
- OR
- That entire of the amounts to be realised hereunder 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 **12/12/2018** and ending with **01/06/2023** 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. Vasantrao Prernanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 19:30:07

Dated: 09/09/2021
Place: Mumbai

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



छावनी परिषद कार्यालय
कन्वेंट रोड
देवलाली छावनी - 422401
महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय
फोन : 0223-2495100, फैक्स : 0223-2495100, ई-मेल : canolal-cantonment@nic.in

नसल-२
संख्या ६०७८/प्र.प्र.
६० - ६६



संख्या: 3260/बी.एल.सी.नं.-४/२६२६
सेवा में

दिनांक: ०३/११/२०२२

श्री पारस राजेश रोहत,
सर्पो सी. के. चंदनखोडे, कैम्पस बंगलो,
हरजीत साहकित स्टोर के पीछे,
देवलाली कैम्प।

विषय: पूर्ति प्रमाणपत्र / COMPLETION CERTIFICATE.
प्रिय महोदय,

संदर्भ: आपका प्रमाणपत्र दिनांक 13.10.2022।

02. संसारी, देवलाली छावनी के रेवेन्यू सर्वे संख्या 156/8 पर 2500.00 वर्ग मी. माप वाली आवासीय भवन के निर्माण हेतु भवन नम्बर 1237.18 वर्ग मी. के कुल निर्मित क्षेत्र सहित, छावनी परिषद के संकल्प संख्या 48 दिनांक 31.08.2018 द्वारा स्वीकृत किया गया है। मुख्य कार्यकारी अधिकारी ने टाइप - ए पर पार्किंग + तलमंजिला, स्टिस्ट + पहली मंजिल, स्टिस्ट पहली मंजिल + दूसरी मंजिल, स्टिस्ट दूसरी मंजिल और टाइप - बी पर तलमंजिला और पहली मंजिल पर कुल निर्मित क्षेत्र 1237.18 वर्ग मी. वाले भवन हेतु दिनांक 03/11/2022 को पूर्ति प्रमाणपत्र जारी करने हेतु स्वीकृति दी है। संसारी, देवलाली छावनी के रेवेन्यू सर्वे संख्या 156/8 पर उक्त भवन हेतु पूर्ति प्रमाणपत्र प्राप्त करें।

2. The building plan for construction of residential building on Revenue Survey Number 156/8 of Sansari, Cantonment, measuring 2500.00 Sq.Mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 48 dated 31.08.2018 with total built up area of 1237.18 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 03.11.2022 for Type - A building on Parking + Ground, Stilt + First Floor, Stilt First Floor + Second Floor & Stilt Second Floor and Type - B building on Ground + First Floor with total built up area 1237.18 Sq.Mtrs. Please find enclosed the Completion Certificate for the said revised Building on Rev. Survey No. 156/8 of Sansari, Deolali Cantonment.

03. इस पत्र की प्राप्ति के 15 दिनों के अन्दर छावनी अधिनियम 2006 की धारा 116 के तहत आदर्यक कराधान हेतु आपको संपत्ति का करनिर्धारण करने की आवश्यकता है। विपक्ष होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

3. You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonment Act 2006 within 15 days from receipt of this letter. Failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

CEO has approved.

भवदीय / Yours faithfully.



प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(यू.वी. गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए
उचित कार्रवाई हेतु।

(U.V. GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

CONFIDENT



छावणी परिषद कार्यालय
कान्नाउट रोड
देवशाली छावणी - 422401
महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय

Office of the Cantonment Board
Cannaught Road,
Deolali Cantonment - 422401
Nashik, Maharashtra
Govt. of India, Ministry of Defence
वेब : 0253-2481208, ईमेल : 0253-2482208, ई-वेब : cantonment-board.in



संख्या: 3260/बी.एन.डी.ई.डी. 31/08/2018

दिनांक: 03/11/2022

पुर्ति प्रमाणपत्र

संश्लेषी, देवशाली छावणी के क्षेत्र में सर्वे संख्या 156/8 पर आवासीय भवन के निर्माण हेतु भवन नक्शा, छावणी परिषद के संकल्प संख्या 48 दिनांक 31.08.2018 द्वारा स्वीकृत किया गया है और छावणी परिषद कार्यालय पर संख्या 3260/बी.एन.डी.ई.डी. 8/4740 दिनांक 18.09.2018 द्वारा आवेदन की जाती किया गया है। टाईप - ए पर पार्किंग + तलमंजिला, स्टिल्ट + पहली मंजिल, स्टिल्ट पहली मंजिल + दूसरी मंजिल, स्टिल्ट दूसरी मंजिल और टाईप - बी पर तलमंजिला और पहली मंजिल पर अधिकतम क्षेत्र पर कुल निर्मित क्षेत्र 1237.18 वर्ग मी. वाले भवन का निर्माण स्वीकृत भवन नक्शे के अनुसार किया गया है।

The building plan for construction of residential building on Revenue Survey Number 156/8 of Sanjari, Deolali Cantonment has been sanctioned by the Cantonment Board vide CBR No. 48 dated 31.08.2018 and released to the applicant vide Cantonment Board Office letter No. 3260/BLD/S-8/4740 dated 18.09.2018. The residential Type - A building on Parking + Ground, Still + First Floor, Still First Floor + Second Floor & Still Second Floor and Type - B building on Ground + First Floor with total built up area 1237.18 Sq.mtrs. are completed as per sanctioned building plan.



प्रतिनिधि

(यु. व्ही. गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवशाली छावणी परिषद के लिए

(U. V. GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

श्री पारस राजेश रोहरा, आपके आवेदन पर दिनांक 03.10.2022 के माध्यम से।
सर्कि सी के चंदनखोटे, केमल बंगला,
हरजीत साइकिल स्टोर के पीछे,
देवशाली कंप।

नसन-२

ख.सं. (६०१८/२०२२)

४९ — ४६



भारत सरकार
GOVERNMENT OF INDIA

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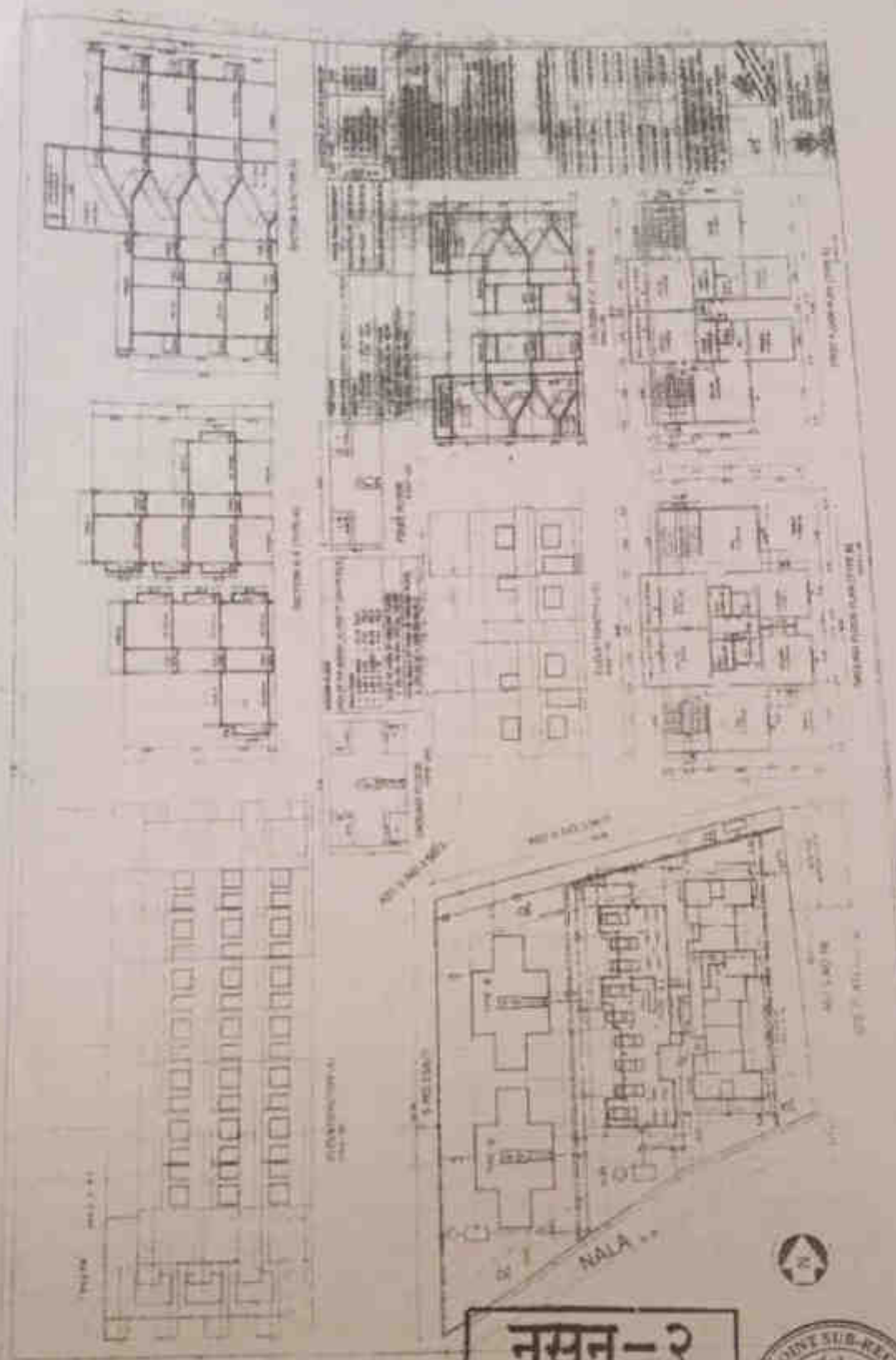
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Self Attested
By Me

आयकर विभाग
INCOME TAX DEPARTMENT
PARAS RAJESH ROHRA
RAJESH ROHRA

भारत सरकार
GOVT. OF INDIA

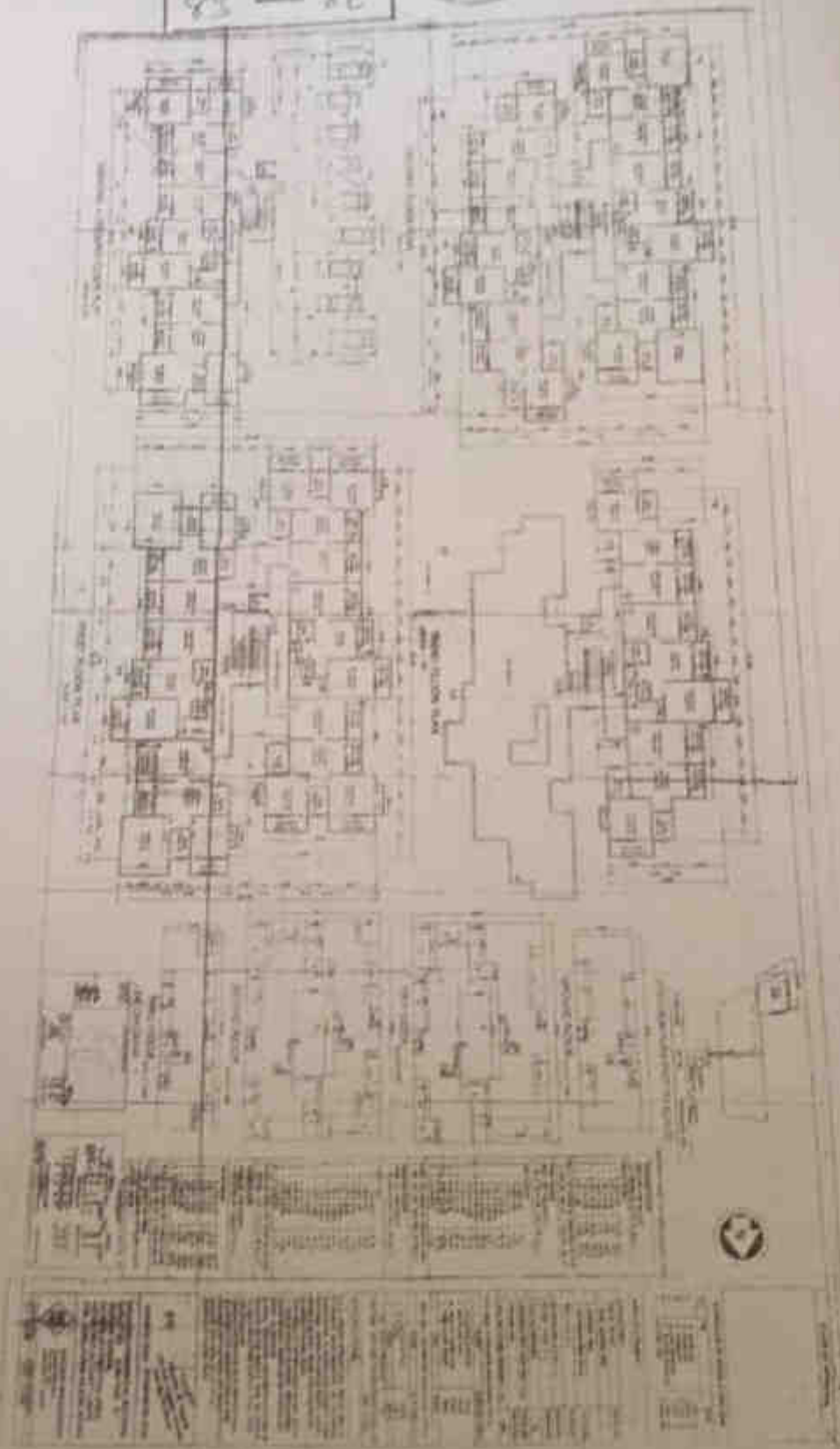
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नसन-२
 क्रमांक ६०१८/१९९१
 ४२ - ४६



नसन-२
 एम. ६०७८ १०००
 ४३ — ४८



नसन-२

क्र. ६०९८/१९९०

६४ - ६६



घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार सा. नोंदणी न्यायनिराक्षक व.स.पुणे यांचे दिनांक ३०/११/२०१२ रोजीचे परिपत्रक वाचून आंघ घेतिले करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीच्या अथवा दुसऱ्या दिवशी होत नाही याचा आम्ही अभिप्रेत आंघ घेतलेला आहे. दस्तावेजातील लिहून देणार/कुलमुखत्यारधारक हे जरी असुन आम्ही स्वतः खात्री करुन या दस्तावेजात दोन प्रत्यक्ष ओळखणारे/ओळख देणारे इतर स्वाक्षरीवादी घेऊन आले आहे/ओळख देणारे इतर स्वाक्षरीवादी घेऊन आले आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निषादित करताना नोंदणी प्रक्रियेनुसार आनच्या जबाबदारीने मी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तावेजातील मिळकतीचे मालक/वास्तव हक्कदार/कच्चेदार/ हितसंबंधीत व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत/उक्त मुखत्यारपत्र अदयापारी आहे व आजपावेतो कायदेशीररित्या रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत जामन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, जामन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या आधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदारांसमक्ष निषादित केलेला आहे.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरावापत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात/न्यायकीय कार्यालयात कोणत्याही प्रकारचे हस्तांतरणास मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी अधिनियम १९६१ चे नियम ४४ नुसार याधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे/उच्च न्यायालयांनी दिलेल्या निर्णयानुसार दस्तऐवजातील मिळकतीचे मालक/ कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजांची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांस पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/ बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निषादक व साक्षिदार हे जबाबदार राहणार आहोत. सदर दस्तावेजात मी/आम्ही माझी/आमची ओळख दर्शविण्याकामी जोडलेला पुरावा हा कायदेशीर असा असुन तो बनावट स्वरूपाचा असा नाही. याकामी कोणत्याही प्रकारचा वाद उपस्थित झाल्यास त्याचीदेखील सर्वस्वी जबाबदारी ही माझी/आमचीच राहणार आहे. याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्गाच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हांस पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा एक भाग म्हणून जोडत आहोत.

(Signature)

लिहून देणार

लिहून देणार

100000148

02/06/2023 12:37 म.म.

सह. निबंधक कार्यालय

पत्रांक 6018/2023

आगत संख्या: पत्रांक 16018/2023

आगत मुद्रांक नं. 01/-

आगत मुद्रांक नं. 01/-

आगत मुद्रांक नं. 100/-

डु. वि. सं. वि. नाशिक जिल्हा कार्यालय

म. नं. 6018 का दि. 02-06-2023

दि. 12:19 म.म. का. कार्यालय

पत्रांक 2314

पत्रांक दि. 02/06/2023

सुपरवायझर जिल्हा कार्यालय रोहतास

संश्लेषी वी

₹ 100.00

सह. सुपरवायझर वी

₹ 1000.00

पत्रांक संख्या: 00

कुल: 1100.00

सह. सुपरवायझर कार्यालय रोहतास

Joint Sub Magistrate Nashik 2

सह. मुख्य निबंधक वर्ग-२

आगत कार्यालय नाशिक-२.

मुद्रांक मुद्रांक, प्रिन्सिपल

दिनांक: 1 02/06/2023 12:19:27 PM को. वेब (सर्वर/कार्यालय)

दिनांक: 2 02/06/2023 12:20:13 PM को. वेब (वी)

Joint Sub Magistrate Nashik 2

सह. मुख्य निबंधक वर्ग-२
नाशिक-२.

02/06/2023 12:37:18 PM

एन सीआरएन नं-2

परीक्षा

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एन सीआरएन नं-2



एन सीआरएन नं-2

Joint Sub Registrar Nashik 2

सह. मुख्य निबंधक वर्ग-2

नाशिक-2

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