

NINETEENTH :

THAT if the property, subject to the plan of Apartment Ownership totally or substantially damaged or destroyed, the repairs reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTIETH :

THAT when a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by the mortgagee against the owner of such family unit then neither the mortgagee nor the purchaser who derives title to the family unit at such sale or his successors or assigns shall be liable for assessments by the Association which become due prior in the acquisition of title to such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing same as provided, by law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST :

THAT in voluntary conveyance of a Apartment/family unit the Grantee of the Unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of Apartment Owners against the letter for his share of the common expenses upto the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager or Board of Manages 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 his/her/their family unit conveyed by subject to courage for any unpaid assessments made by the Association of Apartment Owners against the Grantor in excess of the amount thereon, set forth

TWENTY SECOND :

THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering Apartment but without prejudice to the right of the owners of a family unit to obtain individual Apartments insurance.

For Vastuvishwa Developers
Proprietor

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TWENTY THIRD :

THAT the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment owners, and that such payment shall be held in 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 herein above named have here to set hand and signed this **DEED OF DECLARATION** at WARDHA on this th Day of December, 2021 in the presence of attesting witness.

<u>Sl. No.</u>	<u>Finger Print (Left Thumb)</u>	<u>Passport size Photograph</u>	<u>Signature & Full Name</u>
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1.



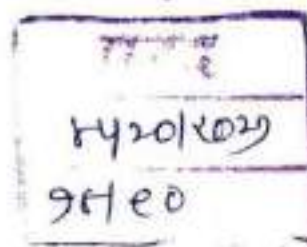
GRANTOR
For VASTU VISHWA
APARTMENTS-SAMTA NAGAR
By Vastuvishwa Developers
through its Partners
For Vastuvishwa Developers
(Saju A.J. Verghese)

WITNESSES :

1. Signature :- P.V.K.
Name :- Prakash Vasantrao Kahurke
Address :-



2. Signature :- S. Jagnade
Name :- Shubhangi S. Jagnade
Address :-



BYE LAWS OF "VASTUVISHWA APARTMENTS- SAMTA NAGAR"

CHAPTER - I

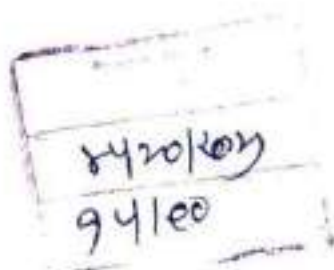
1. SHORT TITLE AND APPLICATION :

- (i) These Bye-laws may be called the Bye-laws of "VASTUVISHWA APARTMENTS-SAMTA NAGAR".
- (ii) The provisions of these Bye-laws apply to the "VASTUVISHWA APARTMENTS- SAMTA NAGAR"

All present or future owners, 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. The mere acquisition or rental or taking or licence of any of the family 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.

2. DEFINATIONS:

- (1) 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 Family Units owners constituted by such owners for the purpose of the "VASTUVISHWA APARTMENTS- SAMTA NAGAR".
 - (c) "Board" means a Board of Managers consisting of FIVE persons all of whom shall be owners of Apartment in the building "VASTUVISHWA APARTMENTS- SAMTA NAGAR".
 - (d) "BUILDING" means the Building located at ALL THOSE Piece and Parcel of land bearing Plot No.11, area admeasuring 445.01 Sq. Mtrs. bearing Khasra No. 205(New), 142/2(Old) of Mouza Sawangi (Meghe), Tahsil and District Wardha, within the limits of Gram Panchayat Sawangi(Meghe), Tah. & Dist. Wardha



53. NOTICE OF UNPAID ASSESSMENTS :

The Association shall at the request of a Mortgagees of a Unit report any assessment due from the Owner of such unit.

CHAPTER-IX
COMPLIANCE

54. COMPLIANCE :

These Bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these Bye-laws conflict with the provisions of the said Act, It is hereby agreed and accepted that the provisions of the act will apply.

55. SEAL OF THE ASSOCIATION :

The Association shall have a common seal which shall be in the custody of Secretary and shall be used only under the minority 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 of any other person authorised by the Association in that behalf.

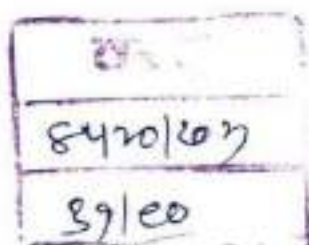
CHAPTER-X

AMENDMEM'S TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENT OF BYE LAWS :

These Bye-laws may be amended by the Association in a duly constituted Meeting for such purpose and no amendment shall take effect unless approved by the owners representing at least 75 percent of the total value of all units in the "VASTUVISHWA APARTMENTS- SAMTA NAGAR" as shown in the declaration.

For Vastuvishwa Developers
Proprietor



Sl.
No.

Finger Print
(Left Thumb)

Passport size
Photograph

Signature & Full Name

1.



GRANTOR

For VASTU VISHWA
APARTMENTS-SAMTA NAGAR

By
Vastuvishwa Developers
through its Proprietor

For Vastuvishwa Developers

Proprietor

(Saju A.J.Verghese)

WITNESSES :

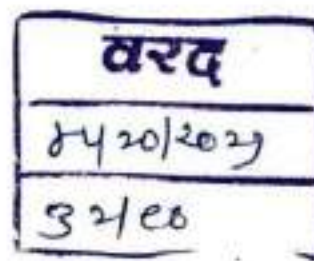
1. Signature :- P.V.K

Name :- Prakash Vasantao Kahurke



2. Signature :- S. Jagnade

Name :- Shubhangi S. Jagnade



CHALLAN
MTR Form Number-6



SRN	MHC09631360202122E	BARCODE			Date	03/12/2021-14:33:26		Form ID	
Department Inspector General Of Registration					Payer Details				
Registration Fee					TAX ID / TAN (If Any)				
Type of Payment Ordinary Collections IGR					PAN No.(If Applicable)				
Office Name WRD_WARDHA SUB REGISTRAR					Full Name		Vastuvishwak Dev Through Prop Saju Anapara		
Location WARDHA							Joseph Vergese		
Year 2021-2022 One Time					Flat/Block No.		D		
Account Head Details				Amount In Rs.		Premises/Building			
0030063301 Amount of Tax				100.00		Road/Street		Sawangi Meghe	
						Area/Locality		Wardha	
						Town/City/District			
						PIN		4 4 2 0 0 1	
						Remarks (If Any)			
						SecondPartyName=			
Total				100.00		Words		One Hundred Rupees Only	
Payment Details UCO BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03203522021120318963		1233714320467
Cheque/DD No.					Bank Date	RBI Date	03/12/2021-12:12:00		04/12/2021
Name of Bank					Bank Branch		UCO BANK		
Name of Branch					Scroll No. , Date		4634 , 04/12/2021		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुरुस्त निवाक कार्यालयत लोदणी करवावयाच्या दस्तावादी लागू आहे. लोदणी व करवावयाच्या दस्तावादी सदर चालन लागू नाही.

Validity unknown

Digitally signed by
VIRTUAL TREASURER
MUMBAI 03
Date: 2021.12.06
14:59:42
Reason: Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
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Total Defacement Amount				100.00

CHALLAN
MTR Form Number-6



GRN MH009631081202122E		BARCODE		Date 03/12/2021-14:30:19		Form ID	
Department Inspector General Of Registration				Payer Details			
Non-Judicial Stamp Vendor				TAX ID / TAN (If Any)			
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha				PAN No.(If Applicable)			
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		Vastuvishwa Dev Through Prop Saju Anapara	
Location WARDHA						Joseph Vergese	
Year 2021-2022 One Time				Flat/Block No.		0	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Sale of NonJudicial Stamp			500.00		Road/Street		
					Sawangi Meghe		
					Area/Locality		
					Wardha		
					Town/City/District		
					PIN		
					4 4 2 0 0 1		
				Remarks (If Any)			
Total				500.00		Amount In	
						Five Hundred Rupees Only	
				Words			
Payment Details				FOR USE IN RECEIVING BANK			
UCO BANK							
Cheque-DD Details				Bank CIN		Ref. No.	
				03203522021120318952		1233714290020	
Cheque/DD No				Bank Date		RBI Date	
				03/12/2021-12:12:00		04/12/2021	
Name of Bank				Bank Branch		UCO BANK	
Name of Branch				Scroll No. , Date		4634 . 04/12/2021	

Department ID: Mobile No. : 9370945578
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन 'रेझन ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

Validity unknown

Digitally signed by
 VIRTUAL TREASURER
 MUMBAI 03
 Date: 2021.12.06
 14:59:53
 Reason: Secure
 Document
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1.	(IS)-285-401	0004601073202122	06/12/2021-13:15:13	IGR404
Total Defacement Amount				500.00

285/4520

सोमवार, 06 डिसेंबर 2021 1:15 म.त.

दस्त गोपवारा भाग-1

वरद

दस्त क्रमांक: 4520/2021

4520

दस्त क्रमांक: वरद /4520/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. ति. सह. दु. ति. वरद यांचे कार्यालयात

अ. क्र. 4520 वर दि. 06-12-2021

रोजी 1:13 म.त. वा. हजर केला.

पावती: 8410

पावती दिनांक: 06/12/2021

सादरकरणाचे नाव: वास्तुविश्व डेव्हलपर्स तर्फे प्रोपा साजु
अनापरा जोसेफ बर्गिस

नोंदणी फी

रु. 100.00

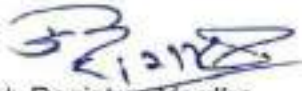
दस्त हाताळणी फी

रु. 1800.00

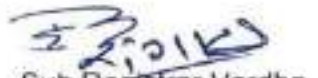
पृष्ठांची संख्या: 90

एकुण: 1900.00

दस्त हजर करणाऱ्याची सही:


Sub Registrar Vardha




Sub Registrar Vardha

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिनालेख

शिक्षा क्र. 1 06 / 12 / 2021 01 : 13 : 50 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 12 / 2021 01 : 15 : 13 PM ची वेळ: (फी)

06/12/2021 1:17:48 PM

दस्तावेज क्रमांक: 4520/2021

दस्तावेज क्रमांक : पराब/4520/2021

सम्प्रदाया प्रबन्धन - श्रीधरनाथजी

eoleo

अनु क्र. पञ्चकाराचें नांव अ गला

पक्षकानाम्ना प्रकाश

प्रायःचिब

अंगकथाचा दुसा

1. नाब.बाम्बुबिच डेब्ललपर्म तर्के घोषा साजु अनापरा जोसेफ बर्गिस विद्वत देणार
पत्ता: परत नं: 0, साळा नं: 0, इसारतीचे नाब: 0, स्वीक नं: 0, रोड
नं: देल्हे स्टेशन जवळ समता नगर बर्धा ला जि बर्धा, महाराष्ट्र, बर्धा, स्वाक्षरी:-
पैन नंबर:



बगीच दस्तऐवज करून देणार नव्याकधीत पोषणापत्र या दस्त ऐवज करून दिल्याने खुलु करताना.
लिका न:3 सी वेळ:06 / 12 / 2021 01 : 16 : 32 PM

आवृत्ति :-

खानीत इगम अमे निवेदीत करतात की ते दस्तऐवज करम देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पञ्चकाराचे माच व पत्ता

ह्याचाचिन्

अंगठ्याचा दुसा

- 1 नाकःप्रकाश वसन्तनाथ कडवणे
वयः49
पत्नी:बर्धा ता नि बर्धा
पिन कोड:442001

PVK
स्वाक्षरी



2. साव:शुभांगी मुनिल जयनाडे
वय:41
पला:न्यू आर्ट ऑफ कॉमर्स कॉलेज यशवंत कॉलनी जवळ बंधां ता जि बंधां
पिन कोड:442001

S. Jagmado
स्वाक्षरी



शिका क्र.4 बी वेळ:06 / 12 / 2021 01 : 17 : 35 PM

मिडिया क.5 नी बेल:06 / 12 / 2021 01 : 17 : 45 PM जोदणी पुस्तक 1 मध्ये

सह दुय्यम निवधक, वम-२

Payment Details

9
8420

सह-कुपन निम्नलिखित वर्ग-२, वधा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		eChallan		MH009631360202122E	100	RF	0004601076202122	06/12/2021
3		DHC		0312202106977	1800	RF	0312202106977D	06/12/2021

[SD: Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4520 / 2021

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अप्रमाणित करण्योंत येले की, या

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning

2. Get paid immediately after registration.

वेस्टमैन एकाण .E.R.. पाने आहत

For feedback, please write to us at feedback.isarta@gmail.com

सह-द्वयम् निबंधक वर्ग-२, वर्धा

