265/4634
Thursday,September 29, 2022
12:54 PM

पावती

Original/Duplicate
मेसर्स : 3M
Regn.:3M

पावती क्र.: 10596 दिनांक: 29/09/2022

पावतीचे नाव: वैतला

दस्तऐवजाचा अनुक्रमांक: नसन2-4634-2022

दस्तऐवजाचा प्रकार: प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मे. बुलाख कंस्ट्रक्शन तर्फे भागीदार दिलीप बाळकृष्ण कदू - -

पावती फी	₹ 100.00
दस्त हाताळणी फी	₹ 900.00
पृष्ठांची संख्या: 45	
एकूण:	₹ 1000.00

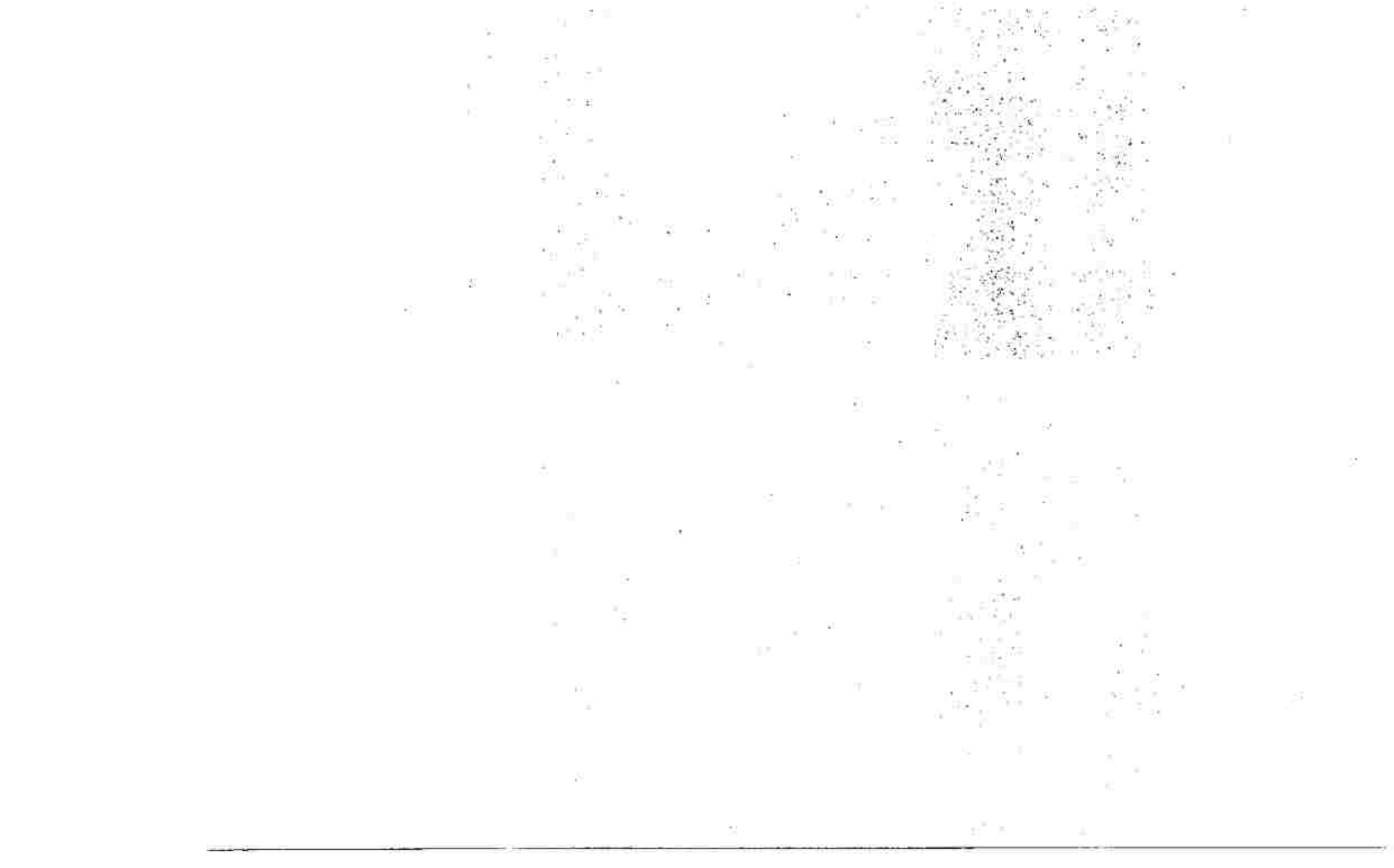
आपणास मूळ दस्त, पुस्तक नं.४ वरील दस्त क्रमांक [illegible]
1:08 PM ह्या वेळेस मिळेल.

NGP2
सह दुय्यम निबंधक वर्ग- २,
नागपूर शहर क्र. २.

बाजार मूल्य: ₹ 0/-
मोबदला ₹ 1/-
भरलेले मुद्रांक शुल्क : ₹ 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹ 900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 28092022000071 दिनांक: 29/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹ 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008441229202223E दिनांक: 29/09/2022
बँकेचे नाव व पत्ता:

DELIVERED



CHALLAN
MTR Form Number-6

GRN	MH008441202022235E	BARCODE		Date	28/09/2022 14:49:07	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP2_IT NAGPUR SUB REGISTRAR	Full Name	KUSHAL CONSTRUCTION
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO. 114,115 AND 132,133
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	MOUZA - JATALA
0030063101 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 0 0 3 5
		Remarks (If Any)	
		SecondPartyName=KUSHAL CONSTRUCTION	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03300942022092850106	2227187295431
Cheque/DD No.		Bank Date	RBI Date	28/09/2022 14:50:09	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. Date		Not Verified with Scroll	

Department ID : Mobile No. : 9209090000

NOTE :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

हे चलन फक्त दस्त नोंदणी करणेसाठी वापरावे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरता येणार नाही.

नागपूर-२
४५३३/२०२२
९/४५

Print Date 28-09-2022 02:50:16

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2609202203871	Date	26/09/2022
Received from KUSHAL CONSTRUCTION Mobile number 0000000000 an amount of Rs 800/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Nagpur 2 of the District Nagpur			
Payment Details			
Bank Name	MAHB	Date	26/09/2022
Bank CIN	10004152022092806063	REF No	0060780035
This is computer generated receipt, hence no signature is required			

नगन-२
२५३४/२०२२
२/४५

DEED OF DECLARATION

AS PER PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSWHIP ACT-1970.

IN RESPECT OF **"ANANDI APARTMENT"** constructed on standing on **Plot No. 114,115, 132 & 133 as per amalgamation Four Plots total area 891.840 Sq. Mtrs.** Situated at Rajendra Nagar Layout, Hingna Road of **MOUZA-JAITALA** within the limits of Corporation of the City of Nagpur Tahsil and District Nagpur.

THIS DEED OF DECLARATION is made and executed at Nagpur on this 23rd **day of SEPTEMBER 2022 by**

M/S. KUSHAL CONSTRUCTIONS, (PAN AAEFK 3604N) a Partnership firm having its office at Plot No.114, Samaj Bhushan Society, Near Gajanan Nagar, Wardha Road, Nagpur acting through it's PARTNER SHRI DILIP S/O. BALKRISHNA KADU, (Aadhar No. 9086 7061 4725), Mobile No. 9422 444839, Aged about 65 Years, Occupation- Business, R/o. Plot No. 114, Samaj Bhushan Society, Near Gajanan Nagar, Wardha Road, Nagpur-440015. (Hereinafter referred to and called as **GRANTOR**) which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said GRANTOR as well as its respective partners, legal heirs, legal heirs, legal representative, successors, executors assigns etc.) who is fully empowered her and qualified execute this **DECLARATION DEED** do hereby state as under

FIRST : THAT the above name GRANTOR is the sole and absolute owner and in possession of following property within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur, Tahsil & District Nagpur which is described as follows:

:: **DESCRIPTION OF THE PROEPRTY** ::

ALL THAT piece & parcel of the land bearing **Plot No. 114, 115, 132 & 133** containing by admeasuring as per Amalgamation 4 Plots dimension Length- North South 120 Feet & Breadth- East West 80 Feet. Equal to 4 **Plots area 9600 Sq. Feet (891.840 Sq. Mtrs.)** Situated in the sanctioned Layout known as Rajendra Nagar, Hingna Road, Nagpur being a part or portion of the entire land bearing Khasra No. 26 and 27 **of Mouza- JAITALA,** bearing City Survey No. 79, Sheet No. 16(187/B) and 600/17. The said plots which bears a Nagpur Municipal Corporation House No. 502/114, 502/115, 502/132 and 502/133, Ward No. 74 within the limits of Corporation of the City of Nagpur Tahsil and district Nagpur. The said property is bounded as follows.

ON THE EAST	:	Plot No. 116 & 131
ON THE WEST	:	Plot No. 113 & 134
ON THE NORTH	:	9.00 Mtrs. wide Road
ON THE SOUTH	:	9.00 Mtrs. wide Road.

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८/८५

Title History of Plot No. 114 : Originally the said khasra property was converted for Non Agriculture Residential Use vide an order Passed by the Sub Divisional Officer Nagpur in Rev. Case No. 29/A-2/1964-65.

AND WHEREAS Originally belonged to Shri Ravindra Yeshwant Bansod had sold the Plot No. 116 in Block H, plot area 2400 Sq. Feet had sold by way of sale to Shri Bhalchandra S/o. Kanhuji Dange by a Sale Deed dated 17/07/1969 which is duly registered in the office of the Sub Registrar Nagpur in Book No. 1, at Serial No. 3959.

AND WHEREAS the said Shri Bhalchandra S/o. Kanhuji Dange lateron transferred the aforesaid plot No. 116 old and New Plot No. 114 by way of sale to Shri Pramod S/o. Wamanrao Pandhare by way of registered SALE DEED dated 24/11/1988 which is duly registered in the office of the Joint Sub Registrar 2 Nagpur in Additional Book No. 1, Volume No. 828 on Page No. 112 to 116 at Serial No. 9709(P) and Registered No. 9113(P).

AND WHEREAS the Layout of the said khasra land is sanctioned by the Nagpur Municipal Corporation Nagpur on 05/01/1988. The said layout is further Revised by the Nagpur Municipal Corporation Vide its Sanction No. 255/EPR/75 dated 11/10/1985 vide order passed on 11/01/1988. At the time of granting the sanction the said layout is revised. Due to such Revision of the said layout of the said Plot No. 116 is now renumbered as Plot No. 114 and accordingly a Deed of Correction to the said Sale Deed dated 17/07/1969 is executed on 21/07/2011 and thereby the said Plot No. 116 is corrected as Plot No. 114 and boundaries of The said plot of land are corrected accordingly. The said Deed of Correction dated 21/07/2011 which is duly registered in the office of the Sub Registrar Nagpur in Book No. 1, at Serial No. 5010.

AND WHEREAS the aforesaid Plot No. 114 is released by the Assistant Engineer Building Department of Nagpur Municipal Corporation Nagpur vide his letter No. 447/BOD dated 11/01/1988.

AND WHEREAS the said Shri Pramod Wamanrao Pandhare lateron transferred the said Plot No. 114, area 2400 Sq. Feet to M/s Kushal Construction, by a Sale Deed dated 21/07/2011 which is duly registered in the office of the Sub Registrar No. 1, Nagpur at Serial Registration No. 5011.

AND WHEREAS the aforesaid Plot No. 114 the name of the Grantor M/s. Kushal Construction is recorded in the City Survey records and corporation records as a sole and absolute owner thereof.

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४/४५

Title History of Plot No. 115 : Originally the said property belong to Smt. Arundhati Gulabrao Thakare through Shri Ravindra Yeshwant Bansod secretary of Janhit Griha Nirman Sanstha had sold the Plot No 115 , plot area 2400 Sq. Feet to Shri Anand Madhukar Khaddakkar by a Sale Deed dated 18/01/1996 at Serial No. 554 which is duly registered in the office of the Sub Registrar Nagpur-11 in Additional Book No. 1, Volume No. 1037 on Page No 54 to 67 and Registered No. 543 registered on 04/02/1995.

AND WHEREAS Originally the said property belonged to Smt. Arundhati Gulabrao Thakare, Shri Pravinchandra Dinkarrao Patil and others through their power of attorney holder Shri Ravindra Yeshwant Bansod secretary of Janhit Griha Nirman Sanstha had sold the plot No.93 , plot area 2400 Sq. Feet to Dr. Prashant Dinkarrao Naik by a Sale Deed dated 21/12/2005 at Serial No. 4556 which is duly registered in the office of the Sub Registrar No. 4, Nagpur and lateron transferred the said Dr. Prashant Dinkarrao Naik sold the said Plot No. 93 area 2400 Sq. Feet sold to M/s. Kushal Constructions by a Sale Deed dated 8/10/2010 which is duly registered in the office of the Sub Registrar No. 8, Nagpur at Serial Registration No. 5367.

AND WHEREAS the said M/s Kushal Construction as per sale Deed Plot No. 93, plot area 2400 Sq. Feet owner and Shri Anand Madhukarrao Khadakkar as per sale deed plot No. 115 plot area 2400 Sq. Feet owner and the above both owners of Plot mutually decided have exchange the plot and such registered documents of DEED OF EXCHANGE duly registered in the office of the Sub Registrar No. 8, Nagpur at Serial Registration No. 388 Registered on 20/01/2011 and also Correction deed duly registered in the office of the Sub Registrar No.1, Nagpur at Serial Registration No. 435 on 10/07/2012. And as Per Exchange Deed the Grantor M/s. Kushal Construction absolute owner of Plot No 115 plot area 2400 Sq. Feet and mutate the name of the Grantor in respect of Plot No. 115 is recorded in the City Survey records, corporation records as a sole and absolute owner thereof.

Title History of Plot No. 132 : Originally the said Plot No. 132 belonged to Shri Ganpatrao Vithobaji Khoride had sold the said plot No. 132 plot area 2400 Sq. Feet sold to Shri Kamlakar Annaji Masodkar by way of registered Sale Deed dated 7/4/1973 which is duly registered in the office of the Sub Registrar Nagpur. Lateron the said Shri Kamlakar Annaji Masodkar expired and his death the following legal heirs : 1) Smt. Aruna Kamlakar Masodkar (Wife) 2) Mrs. Nirupama Vishveshwar Naik (Married Daughter) 3) Shri Atul Kamlakar Masodkar (Son) and 4) Shri Apurva Kamlakar Masodkar (Son) That there are four legal heirs of the deceased Shri Kamlakar Annaji Masodkar.

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नागन-२
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४/४५

Lateron the said legal heirs 1) Smt. Aruna Kamlakar Masodkar 2) Mrs. Nirupama Vishveshwar Naik 3) Shri Atul Kamlakar Masodkar and 4) Shri Apurva Kamlakar Masodkar have already sold the Plot No. 132-B, i.e. Half portion of Eastern side of plot area 1200 Sq. Feet **Sau. Manjiri Shrikant Deshpande** has acquired/purchased the said 50% eastern portion of Plot No. 132 (i.e. Plot No. 132 B) plot area 1200 Sq. Feet by way of Registered SALE DEED dated 27/12/2001 which is duly registered in the office of the Sub Registrar No. 9, Nagpur at Serial No. 2313.

Lateron the said legal heirs 1) Smt. Aruna Kamlakar Masodkar 2) Mrs. Nirupama Vishveshwar Naik 3) Shri Atul Kamlakar Masodkar and 4) Shri Apurva Kamlakar Masodkar have already sold the Plot No. 132-A, i.e. Half portion of Western side of plot area 1200 Sq. Feet **Meghna Sudhir Legaonkar** has acquired/purchased the said 50% Western portion of Plot No. 132 (i.e. Plot No. 132 A) plot area 1200 Sq. Feet by way of Registered SALE DEED dated 27/12/2001 which is duly registered in the office of the Sub Registrar No. 9, Nagpur at Serial No. 2314.

That the plot No. 43 originally belonged to Anna Yeshwant Ghorpade a nd Premlal Mohanlal Hiranwar have sold to Shri Ramdas Mithuji Lonare by way of Registered Sale Deed dated 10/06/1963 which is duly registered in the office of the Sub Registrar Nagpur4 at Serial No.2142 and Registered on 30/08/1963 at Registered No.2874. Lateron the said Shri Ramdas Mithuji Lonare gifted the said plot No. 43 to Shri Pradeep Ramdas Lonare by way of Registered Gift Deed dated 04/04/2007 which is duly registered in t he office of the Sub Registrar No.5, Nagpur and Registered No. 1750. Lateron the said Shri Pradeep Ramdas Lonare had sold the said plot No 43 to M/s. Kushal Construction by way of registered Sale Deed dated 27/07/2009which is duly registered in the office of the Sub Registrar No. 8, Nagpur at Serial Registration No. 4158 and also mutate the name of the said M/s. Kushal Construction in respect of Plot No. 43 in the city survey records.

AND WHEREAS the said M/s. Kushal Construction as per sale Deed the owner of Plot No. 43 plot area 2400 Sq. Feet and Sau. Manjiri Shrikant Deshpande & Megha Sudhir Lehgaonkar as per sale deeds the owners of plot No. 132 plot area 2400 Sq. Feet. the above both owners of Plot owners have mutually decided exchange the plot and such registered documents of DEED OF EXCHANGE duly registered in the office of the Sub Registrar No. 8, Nagpur at Serial Registration No. 6129 on 16/11/2010. And as Per Exchange Deed the Grantor M/s. Kushal Construction in possession of Plot No. 132 plot area 2400 Sq. Feet and mutate the name of the Grantor in respect of Plot No. 132 is recorded in the City Survey records, corporation records as a sole and absolute owner thereof.

नगन-२
४६३८/२०२२
५/५५

Title History of Plot No. 133 : Originally the said Plot No. 133 belonged to Shri Ganpatrao Vithobaji Khonde Smt. Mainabai Chindhuji Patil and Ravindra Yeshwant Bansod made between the land owners have mutually decided the partition ded dated 23/11/1966 at Serial No. 5373 in pursuance of the Supplement to Partition deed dated 12/01/1968 made between the Ganpatrao Vithobaji Khonde Smt. Mainabai Chindhuji Patil and Ravindra Yeshwant Bansod. As per Partition deed portion B Plots in possession of Shri Ganpatrao Vithobaji Khonde.

AND WHEREAS the said Shri Ganpatrao Vithobaji Khonde expired on 25/11/1974 and also wife named Smt. Sonabai Wd/o. Ganpatrao Khonde expired on 05/04/1988 and after their death the Smt. Arundhati Gulabrao Thakre (i.e. married daughter) only one legal heir and legal representatives.

AND WHEREAS the said Smt. Arundhati Gulabrao Thakre through power of attorney holder Shri Rajendra Gulabrao Thakre with the consent of Shri Vishwas Bhaskarrao Dhankar ,and Atul Mancharrao Ingle have sold the said Plot No. 133 plot area 2400 Sq. Feet in favour of Grantor M/s. Kushal Construction by way of Registered SALE DEED which is duly registered in the office of the Sub Registrar No. 8, Nagpur at Serial Registration No. 3482 on 18/06/2007 and as per sale deed the owner of Plot No. 133 plot area 2400 Sq. Feet mutate the name in the city survey records as a sole and absolute owner thereof.

AND WHEREAS the name of the Grantor M/s. Kushal Construction is recorded in the in City Survey records, Corporation records and other relevant records as a sole and absolute owner of the said Plot No. 114,115,133 & 133 (Four Plots property) As a result therefore the Grantor have full right to develop the aforesaid property with heritable and transferable rights.

AND WHEREAS the Grantor M/s. Kushal Construction have obtained amalgamation of Four Plot No. 114,115, 132 & 133 from the Assistant Director of Town Planning of Nagpur Municipal Corporation Nagpur vide Letter dated 17/03/2022.

AND WHEREAS the Grantor M/s. Kushal Construction have obtained a No Objection Certificate for Height Clearance Certificate from Airports Authority of India vide letter dated 06/05/2022.

AND WHEREAS the Grantor has obtained a Sanctioned Building Plan from the Deputy Engineer of Town Planning Department Nagpur Municipal Corporation Nagpur vide Permit No. NMC/B/2022/APL/00563 dt. 06/07/2022 & Building Permit No. 18287.

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नागन-२
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६/४५

SECOND : THAT the Grantor **M/S KUSHAL CONSTRUCTION NAGPUR** develop the said amalgamation of four plot of land into a Residential Estate consisting of various self contained separate Residential Apartments on the said plot of land as described above in a building known as ANANDI APARTMENT according to the sanctioned Building Plan vide Permit No. vide Permit No. NMO/B/2022/APL/00583, dt. 06/07/2022 & Building Permit No. 118287 sanctioned by Assistant Director of Town Planning Department Nagpur Municipal Corporation Nagpur However the said Grantor reserve rights to get it revised or re-revised if required. The details of the proposed Flats/Apartment are given hereunder. The Proposed multistoried building is to be known as ANANDI APARTMENT.

The Postal Address of the Building is:
"ANANDI APARTMENT"
Plot No. 114, 115 , 132 & 133
Rajendra Nagar Hingna Road, Jaitala
Corporation Ward No. 74, Nagpur.

THIRD : THAT the said Building known and styled as ANANDI APARTMENT. That the proposed building consists of Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor only. All the floors are capable of individual utilization on account of having their own exit to common areas and facilities of the building. The Ground Floor is for common parking purpose.

FOURTH : THAT the Grantor M/s. Kushal Construction have started the construction work of proposed building after sanction of the plan duly sanctioned and approved by the Nagpur Municipal Corporation Nagpur as aforesaid, reserving rights to revise the building plan or design as the circumstances may require and the Grantor shall have full right to construct the top terrace of the building and the Apartment owner shall not interfere or disturb to the Grantor. The Flats / Apartment in the said proposed by the Grantor are to be sold to and owned by one or more owners each will have particular and exclusive property rights thereto, each constituting a heritable and transferable rights within the meaning of any law for the time being in force in the State of Maharashtra and also individual interest in the general and/or restricted common areas and facilities of the said building as may it be required for adequate use and enjoyment as per list in accordance with the Maharashtra Apartment Ownership Act-1970. Each Flat/Apartment so constituting and transferable rights therein shall be referred to as the "Family Unit".

FIFTH : THAT the Condominium shall be known as **ANANDI APARTMENT** standing on the said plot of land. That on Ground Floor parking facilities as per sanctioned Building Plan.

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नगर-२
१८३४/२०२२
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A) The First Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 101 on FIRST FLOOR
Flat/Apartment No. 102 on FIRST FLOOR
Flat/Apartment No. 103 on FIRST FLOOR
Flat/Apartment No. 104 on FIRST FLOOR

B) The Second Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 201 on SECOND FLOOR
Flat/Apartment No. 202 on SECOND FLOOR
Flat/Apartment No. 203 on SECOND FLOOR
Flat/Apartment No. 204 on SECOND FLOOR

C) The Third Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 301 on THIRD FLOOR
Flat/Apartment No. 302 on THIRD FLOOR
Flat/Apartment No. 303 on THIRD FLOOR
Flat/Apartment No. 304 on THIRD FLOOR

D) The Fourth Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 401 on FOURTH FLOOR
Flat/Apartment No. 402 on FOURTH FLOOR
Flat/Apartment No. 403 on FOURTH FLOOR
Flat/Apartment No. 404 on FOURTH FLOOR

E) The Fifth Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 501 on FIFTH FLOOR
Flat/Apartment No. 502 on FIFTH FLOOR
Flat/Apartment No. 503 on FIFTH FLOOR
Flat/Apartment No. 504 on FIFTH FLOOR

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नागन - २
४६३८/२०२२
९/४५

F) The Sixth Floor of the building comprises of 4 Flat/Apartment Numbered as follows:-

Flat/Apartment No. 601 on SIXTH FLOOR

Flat/Apartment No. 602 on SIXTH FLOOR

Flat/Apartment No. 603 on SIXTH FLOOR

Flat/Apartment No. 604 on SIXTH FLOOR

Total 24 (Twenty Four) Residential Flat/Apartment all flats for residential use only. The boundaries of individual flat/apartment and the opening of front doors in open space/corridor of individual flat/apartment shall be shown in sanctioned plan subject to such changes and modification as may be deemed fit. The said Grantor shall be free and at liberty to divide any particular unit into more portions or combined /clubbed any two or more units as a single apartment as it may be deemed fit.

SIXTH : All the Apartment shall be for residential use only. Each Apartment will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in plot of land pertaining to F.S.I. and all common facilities subject to reservations, made as per this deed or to be made otherwise.

SEVENTH : That each Flat/Apartment will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. subject to such reservations as made in this Deed or which may be made by the Grantor at any time.

EIGHTH : That the right, title and interest of each owner of the apartment in the general common areas and facilities and their proportionate share in the profits and common expenses in the general common areas and facilities, Carpet area, built up area as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment owners of the **ANANDI APARTMENT** Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentage as follow:

Cont...9

नगन-२
२६३८/२०२२
१०/०४

STATEMENT OF AREA MENTIONED IN THE PRINCIPAL DEED OF DECLARATION KNOWN AS ANANDI APARTMENT, STANDING ON PLOT NO. 114, 115, 132 & 133, FOUR PLOT AREA 9600 SQ. FEET (891.840 SQ. MTRS.) SITUATED AT RAJENDRA NAGAR, HINGNA ROAD, NAGPUR OF MOUZA- JAITALA, BEARING CITY SURVEY NO. 79, SHEET NO. 16(187/B) & 600/17, TAHSIL & DISTRICT NAGPUR.

Sr. No.	Flat Nos.	Carpet Area In Sq. Mtrs.	Built up Area In Sq. Mtrs.	Balcony Area In Sq. Mtrs.	Staircase, Lift Lobby Area In Sq. Mtrs.	Covered & uncovered Parking Share In Sq. Mtrs.	Land Share In %
FIRST FLOOR							
1.	101	80.02	86.199	22.209	13.052	23.467	4.167%
2.	102	80.02	86.199	22.209	13.052	23.467	4.167%
3.	103	80.02	86.199	22.209	13.052	23.467	4.167%
4.	104	80.02	86.199	22.209	13.052	23.467	4.167%
SECOND FLOOR							
5.	201	80.02	86.199	22.209	13.052	23.467	4.167%
6.	202	80.02	86.199	22.209	13.052	23.467	4.167%
7.	203	80.02	86.199	22.209	13.052	23.467	4.167%
8.	204	80.02	86.199	22.209	13.052	23.467	4.167%
THIRD FLOOR							
9.	301	80.02	86.199	22.209	13.052	23.467	4.167%
10.	302	80.02	86.199	22.209	13.052	23.467	4.167%
11.	303	80.02	86.199	22.209	13.052	23.467	4.167%
12.	304	80.02	86.199	22.209	13.052	23.467	4.167%
FOURTH FLOOR							
13.	401	80.02	86.199	22.209	13.052	23.467	4.167%
14.	402	80.02	86.199	22.209	13.052	23.467	4.167%
15.	403	80.02	86.199	22.209	13.052	23.467	4.167%
16.	404	80.02	86.199	22.209	13.052	23.467	4.167%
FIFTH FLOOR							
17.	501	80.02	86.199	22.209	13.052	23.467	4.167%
18.	502	80.02	86.199	22.209	13.052	23.467	4.167%
19.	503	80.02	86.199	22.209	13.052	23.467	4.167%
20.	504	80.02	86.199	22.209	13.052	23.467	4.167%
SIXTH FLOOR							
21.	601	80.02	86.199	22.209	13.052	23.467	4.165%
22.	602	80.02	86.199	22.209	13.052	23.467	4.165%
23.	603	80.02	86.199	22.209	13.052	23.467	4.165%
24.	604	80.02	86.199	22.209	13.052	23.467	4.165%
							100.00%

नगन-२
८८३८/२०२२
११/८५

That the measures of the Apartment includes the internal dimension of rooms, kitchen, toilet, bathroom etc., with outside walls and one half block partition and the proportionate undivided share and interest in the stair case, balcony area as well as common area, parking , passages and any specified or exclusive area if any, which comes to super built up area against each of the Apartment as described above. The Apartment are for residential use. The sale of apartment and consideration amount against sale of apartment shall be of carpet area only as shown in the sanctioned plan but mentioned of other additional area, built up /super built up area only for the purpose of calculation of share and interest in the common areas facilities amenities etc.

NINETH : COMMON AREAS,FACILITIES AND RESTRICTED AREA:

a) The piece and parcel of the land described above shall be common property of all the apartment owners each having appropriate undivided share therein as described in this Deed The ground floor portion is meant for common parking for all apartment owners, watchman, room and other common facilities however the said grantor shall be free and at liberty to allot any particularly parking space/portion to any particular apartment owner/s.

b) Compound wall with Grill gate/s common for all.

c) Staircase and Lift, if any, shall be for common use of all.

d) Sump and overhead water storage tank/s with pump arrangement etc. common for all.

e) Electric wiring arrangement throughout the building and necessary electric point in common areas common.

f) Well, Tank/s , water supply, motor pump, main walls, columns, solar water heater on terrace, beams roof of the building as shown in the building plan and water sources, common for all.

g) The Foundation and main walls, columns, girders, beams and roof of the building as described in the plan which forms the part of this deed as exhibit 'A' attached thereto shall be commonly property.

h) The adjoining or connected open terrace with any particular apartment is meant for use of it as exclusively usable open terrace by the owners of that particular apartment only with which it is adjoining /connected.

Cont...11 ...

नगर-2
४६८२/२०२२
92/84

i) And any other facility, equipment, assets etc. as may be acquired in future for common use and enjoyment shall be common.

j) The Top most terrace shall be common for all apartment owners.

k) That all the apartment owners from taking the possession shall pay the monthly maintenance charges to the Apartment Association Office.

l) That the building shall be named as ANANDI APARTMENT and this name shall not be changed at any time in future.

TENTH : THAT Each shall have right, title and interest of the each owner of an Apartment / Family unit in the general common areas and facilities of the building listed in above para, subject to reservation made herein before or otherwise by the Grantor. That each family unit owners have right of vote in meeting of the ANANDI APARTMENT OWNERS ASSOCIATION and the value of the vote of each s hall be taken to the one for the purpose of representation in the general as well as the meeting of the association. The representation in the all meetings shall be in accordance with the provisions of the bye laws of the association attached herewith as EXHIBIT-B.

ELEVENTH : THAT the administrators of ANANDI APARTMENT Owners Association consisting of the building described in the above and the parcel of the land described in para 1 above shall be in accordance with the provisions of this deed and the bye laws attached herewith as EXHIBIT-B.

TWELETH : THAT the parcel of the land and building consisting of various self contained residential apartment as described and submitted to the plan of the Maharashtra Apartment Ownership Act-1970 and the plan of the apartment ownership Act-1970 is hereby constituted under and subject to the provisions of the said Act. so that the apartment on all the floors may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to the common areas and the facilities of the building and each apartment owners will have exclusive and particular rights, title and interest over his/her apartment in addition to the specified undivided interest in the common areas and facilities.

THIRTEENTH : THAT For the purpose of stamp duty and registration fees to be imposed on this deed in the register Deed of Declaration and the Deed of Apartment under section 13(5) of the said Act upon the value of ANANDI APARTMENT CONDOMINIUM is distributed, however the stamp duty shall be paid upon execution and registration of flats/apartment individually as per law.

Cont...12 ...

नगन-२
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१२/०५

FOURTEENTH : THAT the area of apartments as well as area of common areas, open space, terrace, undivided share in land is approximately only. The Grantor shall have rights to revise the presently sanction plan and consume the full F.S.I. as presently available or which may be made available under any scheme and in case of increase F.S.I. the area of undivided share in land shall stand reduced accordingly.

FIFTEENTH : THAT each and every owners occupants shall comply with the provisions of this deed and the provisions of the bye-laws, decision, resolutions of the association of the apartment owners or their representative and failure to comply with any such provisions, decision or resolution shall be a ground for action to recover the sums as damages and/or reliefs of injunction.

SIXTEENTH : THAT dedication of the property to the plan of the Maharashtra Apartment Ownership Act-1970 herein shall not be revoked from the plan of the Apartment ownership or from any of the provisions herein be amended unless all the apartment owner have unanimously agreed and resolved to such revocation or amendment or removal of the property from the plan of the Apartment Ownership by duly registered Deed or instrument. However, unless and until are the apartment are sold out and sale deeds executed, the Grantor shall be entitled to make any corrections/amendment in this Deed.

SEVENTEENTH : That all apartment owner shall not exempt himself/herself from the liabilities of his/her share of expenses towards the common maintenance of the building by waiver of use or enjoyment of any general common areas and facilities or by the amendment to his/her apartment.

EIGHTEENTH : That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartments prior to all charges except (i) Charge of any payment of Govt. dues or Corporation Taxes or both (ii) the Charge of all unpaid sums on mortgage of apartments.

NINETEENTH : That all the present or future owners, tenants or future tenents or any other persons who might be using the facilities of the building in any manner are subject to the provision of this deed and mere acquisition or rental value of any apartments the building or mere act of occupancy of any of the said apartments shall signify that the provisions of this deed and bye laws are accepted and ratified.

Cont...13 ...

नगन-२
२५३२/२०२२
१२/२४

TWENTIETH : That the Flats/Apartments owner shall have absolute rights to lease out their respective apartments on lease, leave license, or on care taker basis provided he should incorporate a covenant in the said deed to the effect that the lease or licensee or care taker agreement is subject to the provisions of this deed and bye laws at EXHIBIT-B attached hereto.

TWENTY FIRST : That if the property which is dedicated and or submitted to the plan of the Maharashtra Apartment Ownership Act, 1970 by way of this Deed of declaration is totally or substantially destroyed or damaged, then in such event reconstruction or disposition of the property shall be in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970.

TWENTY SECOND : That in case if any Apartments is sold by the mortgage in exercise of his sale under the mortgage deed or by a court in execution of degree in the suit against the said Apartment owner, then the Mortgage or Purchaser who derived the title to such apartments at such shall be liable for the sum assessed by the association which are found due against such apartments owner and the Mortgage or the Purchaser shall not prevent the Association from claiming the same.

TWENTY THIRD : That the Association of Apartment owners shall be at liberty to obtain the property Insurance of the entire building of the apartments but without prejudice to the rights of the owner to obtained the individual apartments Insurance.

TWENTY FOURTH : That the Insurance premium for any blanket Insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of the apartments owners and that such payment shall be kept in a separate account of the Association and solely for the payment of blanket Insurance premium which becomes due.

IN WITHNESSES WHEREOF the Grantors do hereby set his hand and signed this **DEED OF DECLARATION** on the day, month and year first above written in the presence of the following attesting witnesses.

WITNESSES:

1.





2.



M/S. KUSHAL CONSTRUCTION
acting through its Partner

SHRI DILIP BALKRISHNA KADU
(GRANTOR)

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४६३४/२०२२
९५/४५



महाराष्ट्र शासन

मालमत्ता पत्रक

					जिल्हा : नागपूर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकार विवरण	दस्तऐवज किंवा आकार पत्रक किंवा मालमत्ता सर्वसाधारण आकारणी दर विवरण बेस
सी			३५८४.८०	=	

सूचीचे विवरण	या खाते विवरण पत्रिकेतील चालू मागणी/आकारणी रु. रुपये शून्य फक्त (मालमत्ता कर, पाणीपट्टी, मलनिस्सारण, अग्निशमन, वृक्षकर, शिक्षण उपकर, रोजगार हमी उपकर, इतर आकारणी) महानगरपालिका नागपूर
हस्तांतरण मुळ पावतीचा क्रमांक	
मंजूरदार	
इतर पान	
इतर तारीख	

नगन-२
४८३८/२०२२
१६/४५ पावती

दिनांक		जमा रुपये	मंजूर दस्तऐवज/ मंजूरदार यांचे नाव	मालमत्ता क्रमांक
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
१७/०९/२०१५	[illegible]		[illegible]	[illegible]
२२/०९/२०१५	[illegible]		[illegible]	[illegible]
२२/०९/२०१५	[illegible]		[illegible]	[illegible]


नगर-२
२०२२
१५/४५

9.00 MTR WIDE ROAD

12.192 | 12.192

PLOT NO. 113

PLOT NO. 114
223.96 sq.mts

PLOT NO. 115
223.96 sq.mts

18.288 | 18.288

PLOT NO. 114 | PLOT NO. 115

0.600

PLOT NO. 134

PLOT NO. 133
222.55 sq.mts

PLOT NO. 132
223.96 sq.mts

18.288 | 18.288

12.192 | 12.192

9.00 MTR WIDE ROAD

PLAN BEFORE AMALGAMATION

9.00 MTR WIDE ROAD

24.384

PLOT NO.
132+133+114+115
891.840 sq.mts

18.288 | 18.288

PLOT NO. 113

PLOT NO. 134

0.600 | 0.600

19.600

24.384

9.00 MTR WIDE ROAD

PLAN AFTER AMALGAMATION

PROPOSED AMALGAMATION PLAN OF PLOT NO.114, 115, 132 & 133, CTS NO. 29, SHEET NO. 16(107/B) & 800/17, HOUSE NO. 902/114, 902/115 , 902/132 & 902/133, WARD NO. 74 ,VIL NO. 26 & 27, MOUZA JATALA, SUVENDRA NAGAR, KHASNA ROAD, NAGPUR.

AREA CALCULATION

PLOT NO.	SIZE	AREA IN SQ.MTS	RATE	AMOUNT
113	12.192 X 18.288	222.96	NIL	NIL
114	12.192 X 18.288	222.96	NIL	NIL
132	12.192 X 18.288	222.96	NIL	NIL
133	12.192 X 18.288	222.96	NIL	NIL

INDEX

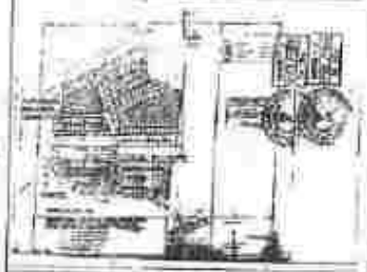
1) PLOT NO.114 SHOWN IN
2) PLOT NO.115 SHOWN IN
3) PLOT NO.132 SHOWN IN
4) PLOT NO.133 SHOWN IN
5) AMALGAMATED PLOT SHOWN IN

NOTE:

T.P. PLAN SHEET NO.22



LAYOUT PLAN



OWNER'S SIGN

ARCHITECT'S SIGN

SUNIL SAWARKAR
ARCHITECT

SCALE 1:100

NORTH

ARCHITECT
Sunil Sawarkar



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAGP/WEST/B/033122/663867

भा.वि.प्रा/एन.पी/एन.ओ.सी/2022/MAY/05

मालिक का नाम एवं पता	M/s Kushal Constructions through its Partner Shri. Dilip Balkrishna Kadu	दिनांक/DATE:	06-05-2022
OWNERS Name & Address	Plot No. 114, Samaj Bhushan Society, Near Gajanan Nagar, Wardha Road, Nagpur. 440015	वैधता/ Valid Up to:	05-05-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAGP/WEST/B/033122/663867
आवेदक का नाम / Applicant Name*	Rajesh Ramchandani
स्थल का पता / Site Address*	Amamgamated Plot No. 114, 115, 132 and 133, City Survey No. 79, Corp House No. 502/114, 502/115, 502/132, 502/133, Khasra No. 26 and 27, Rajendra Nagar, Mouza Jaitala, Nagpur.89,HINGNA ROAD JAITALA,Nagpur,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	21 06 57.72N 79 01 09.41E, 21 06 56.54N 79 01 09.60E, 21 06 57.83N 79 01 10.23E, 21 06 56.65N 79 01 10.41E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	328.44 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	361.10 M (Restricted) THREE SIX ONE DECIMAL ONE ZERO METER AMSL (Restricted)

हवाईअड्डा निदेशक, डॉ बाबा साहेब अंबेडकर अंतरराष्ट्रीय हवाईअड्डा नागपुर - 440005 दूरभाष संख्या : 91-712-2807501
Airport Director, Dr. Babasaheb Ambedkar International Airport, Nagpur - 440005 Telephone : 91-712-2807501

नगन-२ 8437/2022 20/84



Nagpur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

Building Permit No : 118287
Proposal Code : NMO-22-35985

Permit No : NMC/B/2022/APL/03563
Date : 06/07/2022

Building Name	RESIDENTIAL(Residential) Floors	GROUND FLOOR,TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR

To,

i)M/S. KUSHAL CONSTRUCTIONS THROUGH ITS PARTNER SHRI. DILIP BALKRISHNA KADU,

PLOT NO.114, 115, 132 & 133, C.T.S. NO. 79, SHEET NO. 16(187/6) & 600/17, HOUSE NO. 502/114, 502/115 , 502/132 & 502/133, WARD NO. 74 ,KH. NO. 26 & 27, MOUZA JAITALA, RAJENDRA NAGAR, HINGNA ROAD, NAGPUR.

ii) Sunil Sawalkar (Architect)

Sir/Madam,

With reference to your application No NMO202200498, dated 26-05-2022 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No 114, 115, 132 & 133, Revenue S.No. / Khasra no. / Gut no C.T.S. NO. 79, SHEET NO. 16(187/6) & 600/17, City Survey No 114, 115, 132 & 133, Mouje JAITALA situated at Road / Street HINGNA ROAD, Society RAJENDRA NAGAR . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the 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 has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 3 month from the commencement certificate.
8. All the provision mentioned in UDCPR as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the said authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

नगन-२
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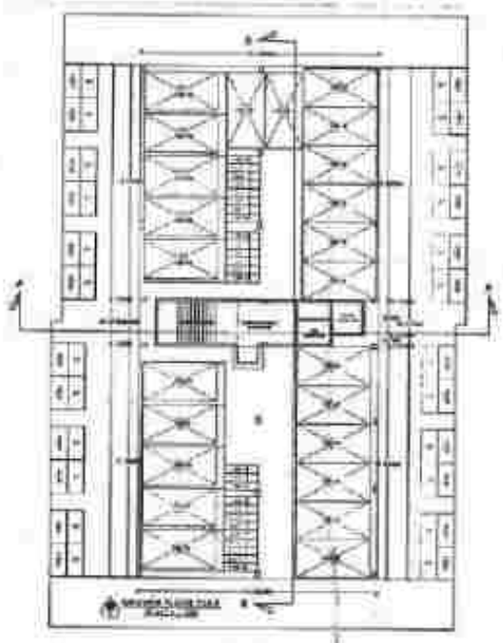
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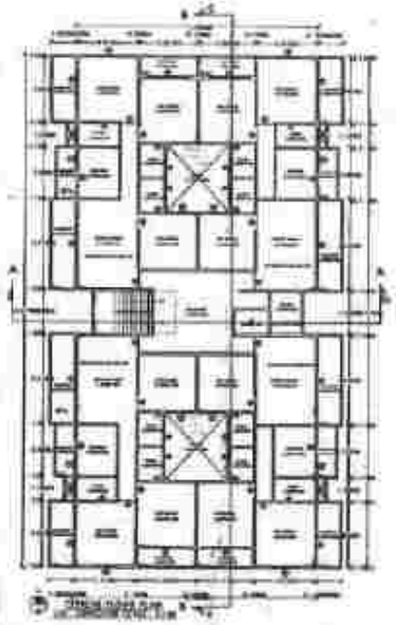
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Location: Nagpur Municipal Corporation

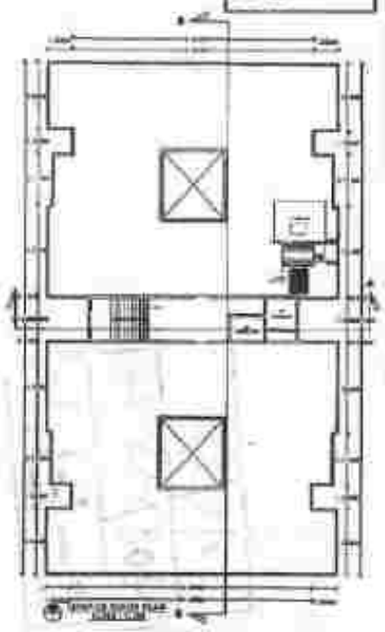
Assistant Director Town Planning,
Nagpur Municipal Corporation.

Scan QR code for verification of authenticity.



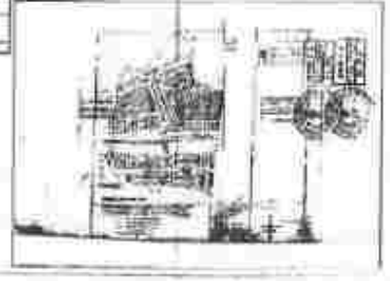


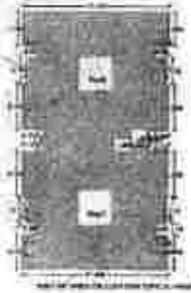


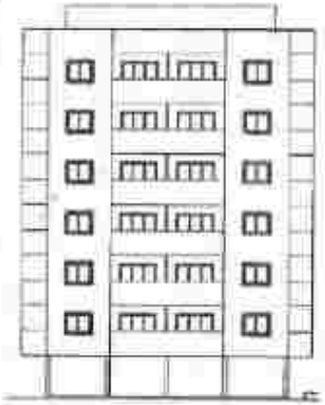


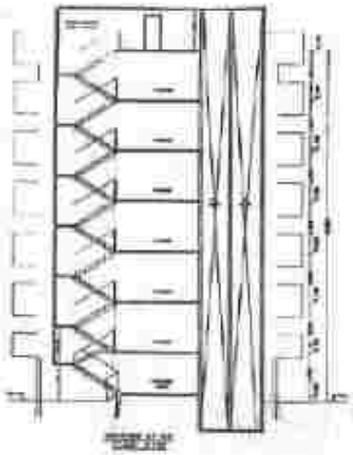


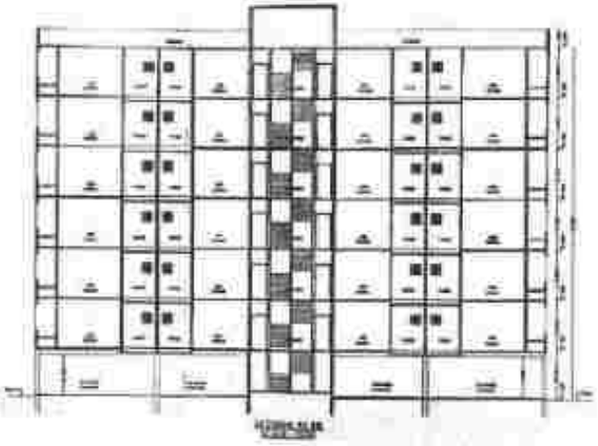


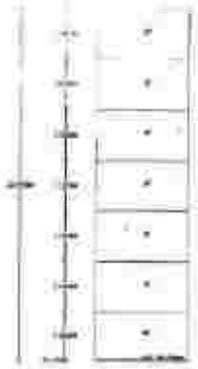






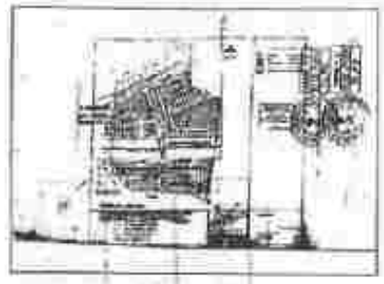




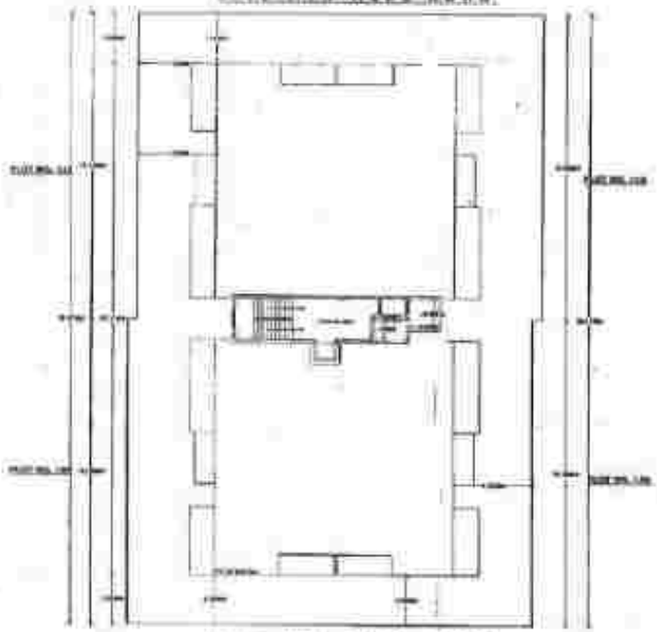








9.40 MTS WIDE ROAD



9.00 MTS WIDE ROAD

















EXHIBT - B

BYE-LAWS OF "ANANDI APARTMENT CONDOMINIUM"

CHAPTER - 1

1. SHORT TITLE AND APPLICATION

a) These bye-laws may be called the bye-laws of **"ANANDI APARTMENT CONDOMINIUM".**

b) The provisions of these bylaws apply to all the present or future owners tenant, future tenants or any other person who might be using the facilities of the said condominium building in any manner and are subject to the regulations set forth in this bye-laws.

c) That mere acquisition or any of the apartment on ownership on rental, on leave license or on care taker basis in building of the condominium/association will signify that this bye-laws are accepted and the same will be completed with.

2) DEFINITIONS:

In these bye-laws unless context required otherwise

a) "Act" means the Maharashtra Apartment Ownership Act-1970.

b) "ASSOCIATION" means the Association of the entire UNIT owners constituted by such owners for the purpose of **"ANANDI APARTMENT CONDOMINIUM".**

c) "BOARD" means a Board of Managers consisting of five persons. All of whom shall be owner of Apartment in the **"ANANDI APARTMENT CONDOMINIUM".**

d) "BUILDING" means the building located at **Plot No. 114, 115, 132 & 133** containing by admeasuring as per Amalgamation 4 Plots dimension Length- North South 120 Feet And Breadth- East West 80 Feet. Equal to 4 **Plots area 9600 Sq. Feet (891.840 Sq. Mtrs.)** Situated in the sanctioned Layout known as Rajendra Nagar, Hingna Road, Nagpur being a part or portion of the entire land bearing Khasra No. 26 and 27 **of Mouza- JAITALA,** bearing City Survey No. 79, Sheet No. 16(187/B) and 600/17. The said plots which bears a Nagpur Municipal Corporation House No. 502/114, 502/115, 502/132 and 502/133, Ward No. 74 within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur.

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e) "DECLARATION" means the Declaration within the owners of the building have executed and registered as provided in Section 2.

f) "MAJORITY OF OWNERS" means these owners holding 51, per cent of the votes in accordance with the percentage assigned in the Declaration.

g) "SECTION" means a section of the Act.

h) TERRACE means the top most terrace (presently outer roof of fourth floor).

i) "UNIT" means a family unit in the **"ANANDI APARTMENT CONDOMINIUM".**

3) MEMBER OF ASSOCIATION:

a) All persons who have purchased apartment in the newly constructed building and the same is duly submitted to the plan of the Maharashtra Apartment Ownership Act 1970 by executing & registered a Dead of Declaration either by the respective apartment owners jointly or by the sole owners. That all such apartment owners shall automatically becomes the members of the Association & shall pay the sum of Rs. 100/- as entrance fee & shall purchase at least one share of face value of Rs. 100/- each. That each apartment owner will one share of face value of Rs. 100/- each. That each apartment owner will receive a copy of these Bye-laws on payment of Rs. 100/-.

b) Upon any apartment owner selling his apartment or absolutely conveying the same by way of sale/gift/will or otherwise the purchase/done or beneficiary shall automatically become the member of the association/condominium & shall be admitted as a member on payment of entrance fees of Rs. 100/- to the association/condominium. The shares held by the previous apartment owners shall be transferred in the name of such purchaser/done/beneficiary on payment of Rs. 100/- to the Association.

c) On death of an Apartment owner his /her apartment shall be transferred to the person or persons to whom he bequeathed the same by his/her will. In case if the has made any specific bequest of his apartment. The name of the legatee of the name of the legal representatives jointly shall entered in the Register maintained by the Association for the purpose of administrators of the Association as the Apartment or joint apartment owner. Where a legatee is minor, the Apartment owner shall be entitled to appoint a guardian of such minor.

4) JOINT APARTMENT OWNERS:

Where an Apartment has been purchased by two or more persons jointly they shall be jointly entered to the Apartment and the shares of the Association shall be issued in their joint names but the persons whose name stands first in the share certificate shall alone have right to vote in the meetings of the association.

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5) HOLDING OF ONE SHARE COMPULSORY:

Every UNIT/APARTMENT owner must hold at least one share of the Association (Joint Apartment owners holding the share jointly).

6) DISQUALIFICATIONS:

No UNIT / APARTMENT owner shall be entitled to vote on the question of the election of member of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears if any sum due form him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the election the Board would take place.

CHAPTER - II
VOTING, QUORUM AND PROXIES

7) VOTING:

Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

8) QUORUM:

Except as otherwise provided in these byelaws, the presence in person of a majority of owners shall constitute a quorum.

9) VOTES TO BE CAST IN PERSON: Votes shall be case in person.

CHAPTER - III
ADMINISTRATION

10) POWER OF DUTIES OF ASSOCIATION:

The Association will have the responsibility of administering the **"ANANDI APARTMENT CONDOMINIUM"** approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in efficient manner Except as otherwise provided, resolutions of the Association shall required approval by a majority owners, casing votes in Persons.

11) PLACE OF MEETING:

Meeting of the Association shall be held at suitable place convenient to the owners as May form time to time be decided by the Association.

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12) ANNUAL MEETING:

The First annual meeting of the Association shall be held on thereafter the annual meeting of the Association shall be held on Fourth Sunday of each succeeding year. At such meeting there shall be elected by ballot of the apartment owners, a board of managers in accordance with requirements of the bye-laws No. 23. The owners may also transact any other business as may properly come before them.

13) SPECIAL MEETING:

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 of Manager upon a petition signed by a majority of the owners and having been presented to the secretary or at the request or Housing Commissioner or as the case may be, the Registrar or any officer duly authorized by him in this behalf. The notice of any special meeting shall state time and place of such meeting and the purpose thereof. No other business shall be transacted at special meeting except as stated in the notice without the consent of four fifth of the owner present in persons.

14) NOTICE OF MEETING:

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of notice in manner provided in this bye-laws shall be considered as notice served. Notices of all meetings shall be mailed or send to the Housing Commissioner, or as the case may be the Registrar.

15) ADJOURNED MEETING:

If any meeting of owners cannot be organized, because of lack of quorum. The owners, who are present, may adjourn the meeting to a time not less than forty-eight hours from the original meeting was called. If at such adjourned meeting there is lack of quorum the owners present in persons being not less than two shall form a quorum.

16) ORDER OF BUSINESS:

The order of business at all meeting of the owners of unit shall be as follows:-

A) Roll Call

B) Proof of notice Meeting OR Waiver of Notice

C) Reading Of Minutes Of Proceeding Meeting

D) Report of Officers

E) Report Of The Housing Commissioner, Or The registrar Or of The Officer Duly Authorized By Them

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F) Report of Committee

G) Election Of Board

H) Unfinished Business, If Any,

I) New Business

CHAPTER - IV
BOARD OF MANAGERS

17) MANAGEMENT OF ASSOCIATION:

A Board of Managers governs the affairs of the Association Shall.

18) POWER AND DUTIES OF BOARD:

The Board shall have the powers and duties necessary for the administration of the Association, and may, do all such acts, and things as are not bye-laws directed to be exercised and done by the owners.

19) OTHER DUTIES:

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

a) Care, upkeep and surveillance of **"ANANDI APARTMENT CONDOMINIUM"** and the common areas and facilities, and the restricted common areas and facilities.

b) Collection of monthly assessment forms the owners.

c) Designation, employment, remuneration and dismissal of the personnel necessary for maintenance and operation of **"ANANDI APARTMENT 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 Treasurer and examine the registers 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.

g) To see that 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 complaints.

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20) MANAGER:

The Board may employ for the Association a manager at the compensation determined by the Board to perform such duties and service as the board shall authorize including but not limited to the duties listed in bye-laws 21.

21) ELECTION AND TERM OF OFFICE:

At the first annual meeting of the Association the term of office of two managers shall be fixed for two years, and 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 successors shall elect to serve a term of three years. The manager shall hold office until their first meeting.

22) VACANCIES:

Vacancies in the Board cause by way of any reason other than removal of a manager by a vote of the majority of the remaining Managers even though they may constitute less than a quorum and each persons so elected shall be Manager until a successors is elected at the next annual meeting of the Association.

23) REMOVAL OF MANAGER:

In any regular or special meeting duly called any one or more of the manager may be removed with or without cause by a majority of the apartment owners and successors may and then there by a majority of the apartment owners and successors may and then there by elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owner shall be given an opportunity to be heard at the meeting.

24) ORGANISATION 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 constitute such meeting, Provided a majority of the whole Board shall be present.

25) REGULAR MEETING:

Regular meeting 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 last four such meetings shall be held during each year. Notice of regular meeting of the Board shall be given personally or by mail or telegraph at least ten day prior to the day named for such meetings.

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26) SPECIAL MEETING:

Special meeting of Board may be called by the President of three days notice to Manager given personally or by mail or telegraph which notice shall state the time Place (as herein above provided) and purposes of the Special Meeting of the Board shall be called by President or Secretary in like manner and on like the written request of at least three Managers.

27) WAIVER OF NOTICE:

Before or at any meeting of the 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 a waiver of notice by him of the time and place thereof if all the managers are present at any meeting of the Board not notice shall be required and any business may be transacted at such meetings.

28) QUORUM:

At all meeting of the Board one third of the total strength of the Manager 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 act of Board if at any meeting of Board there be less than a quorum present, the majority of these present may adjourn meeting from time to time. At any such adjourned meeting any business which might have been transacted at the meeting originally called may be transacted without further notice provided there is a quorum present.

29) FIDELITY BOND:

The Board may require that all officers and employees of the Association handing on responsible for association funds shall furnish adequate fidelity bonds, The premiums on such bonds shall be paid by the Association.

CHAPTER - V
OFFICERS

30) DESIGNATION:

The principal officers of the Association shall be president vice President a Secretary and a Treasurer, all of whom shall be elected by and form the Board. The board may appoint as Assistant Treasurer, and an Assistant Secretary and such other Officers as in their judgement may be necessary.

31) ELECTION OF OFFICERS:

The officers of Association shall be elected annually by the Board at the Organization meeting of each new Board and shall hold office at the pleasure of Board.

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32) REMOVAL OF OFFICERS:

Upon the affirmative note of the members of Boards any officers may be removed either with or without cause and his successors elected at any regular meeting of the board or at any special Board called for such purpose.

33) PRESIDENT:

The president shall be the chief Executive Officer of the Association. He/She shall preside at the meetings of the Association & of the Board He/she shall have all the general powers & duties which are usually vested in the office of the President of an Association including but not limited to the power to appoint committees from among the owners from time to time as he/she may in his/her discretion decide to appropriate to assist in the conduct of the affairs of the Association.

34) 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 board.

35) SECRETARY:

a) The secretary shall keep the minutes of all the meetings of the Board and minutes of all meeting of the Association, he/she shall have charge of such books and papers as the Board may direct, and he/she shall in general, perform all the duties incidental to the office of the Secretary and also.

b) The Secretary shall be responsible for the Association funds & securities & shall also be responsible for keeping full or all of receipts & disbursement in book belonging to the Association. He shall be responsible for the deposit of all money & other valuable assets in the name & to the credit of the Association as may from time to time be designated by the Board.

CHAPTER - VI

OBLIGATION OF THE APARTMENT OWNERS

36) ASSESSMENT:

All the owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to **"ANANDI APARTMENT CONDOMINIUM"** which may include an insurance premium for a policy to cover repair and reconstruction work in case of Hurricane, Fire, Earthquake for other Hazard or Calamity. The assessment shall be made PRO-RATA according to the value of the unit owned as stipulated in the Declaration such assessment shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for replacement.

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37) MAINTENANCE AND REPAIRS:

a) Every owner must perform promptly all maintenance and repair work within his own units, which if omitted would affect **"ANANDI APARTMENT CONDOMINIUM"** in entirely or in part belonging to other owners of the said building being expressly responsible for the damages and liabilities that his failure to do so may endanger.

b) All the repairs of internal installations of the unit such as Water, Light, Gas, Power, Sewage Telephone Air Conditioner, Sanitary Installations Doors Windows Lamps all other accessories belonging to the unit area shall be at the expenses of the apartment/unit owner concerned

c) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facilities damaged through his fault.

38) USE OF FAMILY UNIT INTERNAL CHANGES:

a) All the family units shall be utilized for residential purpose only

b) An owner shall not make any structural modification or alternations in his unit or installations located herein without previously notifying the Association in writing through the President of the Board if no manager is employed. The Association shall have the obligations to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the purposed modification alteration or installation

39) USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES:

An owner shall not place or cause to be placed in the lobbies vestibules, stairways, elevators, and other areas of **"ANANDI APARTMENT CONDOMINIUM"** and facility or a similar nature both common ad restricted any furniture, packages or objects of any kind such area shall be used for no other purpose than for normal transit through them.

40) RIGHT OF ENTRY:

a) An owner shall grant the right of entry to or to any other person authorized by the Board or the Association in case of any emergency in his unit whether the owner is present at the time or not.

b) 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 request for entry made in advance and that such entry is at a time convenient to the owner in case of an emergency such right of entry shall be immediate.

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41) **RULES OF CONDUCT:**

a) No resident of **"ANANDI APARTMENT CONDOMINIUM"** shall post any advertisement or postures of any kind in or on the building except as authorized by the Association.

b) Residents shall exercise extreme care about making noises or the use of musical instruments radios. Television and amplifiers that may disturb others Residents keeping domestic animals shall abide by the Municipal Sanitary bye-laws or regulations.

c) It is prohibited to hand garments, rugs, etc. balconies or from any or the facades of **"ANANDI APARTMENT CONDOMINIUM"**

d) It is prohibited to dust rugs from the windows or to clean

Rugs etc. by beating on the exterior part of the said Condominium.

e) It is prohibited to throw garbage's or trash outside the disposal, installations provide for such purpose in the service, areas. If such installation is not provided all garbage's or trash shall be collected in a vessel and thrown in the Municipal dustbin.

f) No owner, resident or lessee shall install wiring for electrical or telephone installation television antennae machines or air conditioners units etc. on the exterior of **"ANANDI APARTMENT CONDOMINIUM"**. That protruded through the walls of the roof of the condominium except as authorized by the Association.

CHAPTER -VII
FUNDS AND THEIR INVESTMENTS

42) **FUNDS:**

The Association in all or any of may raise Funds. The following ways, namely

a) By shares.

b) By contributions and donations from the apartment owners.

c) From common profits from the Reserve Fund.

d) By raising loans necessary subject to such terms and conditions

As the Association with the approval of the competent authority
May determine in this behalf.

43) **AFFILIATION:**

Should thereby any federation of Apartment units owners in the locality which **"ANANDI APARTMENT CONDOMINIUM"** is situated the Association may after consultation with competent authority become a member thereof and pay the sums from time payable to such federation under the rules thereof.

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44) INVESTMENTS:

The Association may invest or deposit funds in one or more the Following:

a) In the Central Co-operative Bank or in the State Co-operative Bank or,

b) In any of the securities specified in Section 20 of the Indian Trust Act 1882 Or

c) In any Co-operative Bank or Society, other than those referred to in clause.

d) Of this Bye-laws, or in any Banking purpose by the Association.

45) ACCOUNTS:

a) 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. 200/- (Rupees Two Hundred only) All payments above Rs. 100/- shall be made by Cheques signed by the Secretary and one member of the Board.

b) Each apartment/unit owner shall have a pass book in which the Secretary shall enter amounts paid to or received for the share in receipts of profits from common areas and contributions to common expenses, and his share of assessment and other dues of in respect of his/her apartment.

c) The Association shall on or before 31st July in each year publish an audited annual financial statement in respect or the common areas and facilities containing.

d) The profit and loss accounts.

e) The receipts and expenditure of the previous financial year, and

f) 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.

g) The audited financial statement shall be open to the inspection of the 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 thyan the April every year.

h) Every financial statement shall be accompanied by a complete list of the apartment/unit owners. There shall also accompany the financial statement a similar list of loans. The financial statement shall state upto what date profits and expenses of common areas are included.

46) PUBLICATION OF ACCOUNTS AND REPORTS:

A copy of the financial statement and of the report of the auditor any shall be kept in conspicuous place in the office of the Association.

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47) APPOINTMENT OF AUDITORS:

The Association shall appoint at its general meetings an auditor Who shall audit the accounts of the association to be prepared by the Board as herein before provided and shall examine the annual return arid verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct duly vouched and in accordance with the law, or specially report to the Association in what respect he finds it incorrect, un vouched or not in accordance with law.

48) 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 and common expenses and shall make special reports to the Association upon any matter connected with the accounts which appear to him to require notice

(CHAPTER -VIII)
MORTGAGEES

49) NOTICE OF ASSOCIATION:

An owner who mortgages his/her unit shall notify the Manager if any or the president of the Board who shall maintain the name, address of mortgages and any such information in a book entitled MORTGAGES OF UNITS.

50) NOTICE OF UNPAID ASSESSMENTS:

The Association shall at the request of mortgages of unit report any unpaid assessments due from the owner of such unit.

CHAPTER - IX
COMPLIANCE

51) COMPLIANCE:

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

52) 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 security of a resolution of the Board and every deed of instruments to which the seal is affixed shall be attested for or on behalf of the Association by the two members of the Board and the Secretary or any other person authorized the Association that behalf.

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CHAPTER - X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

53) AMENDMENT OF BYELAWS:

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 owners representing at least 75% of the total value of all units in the **"ANANDI APARTMENT CONDOMINIUM"** as shown in the Declaration.

WITNESSES:



1.



2.

M/S. KUSHAL CONSTRUCTION
acting through its Partner



SHRI DILIP BALKRISHNA KADU
(GRANTOR)

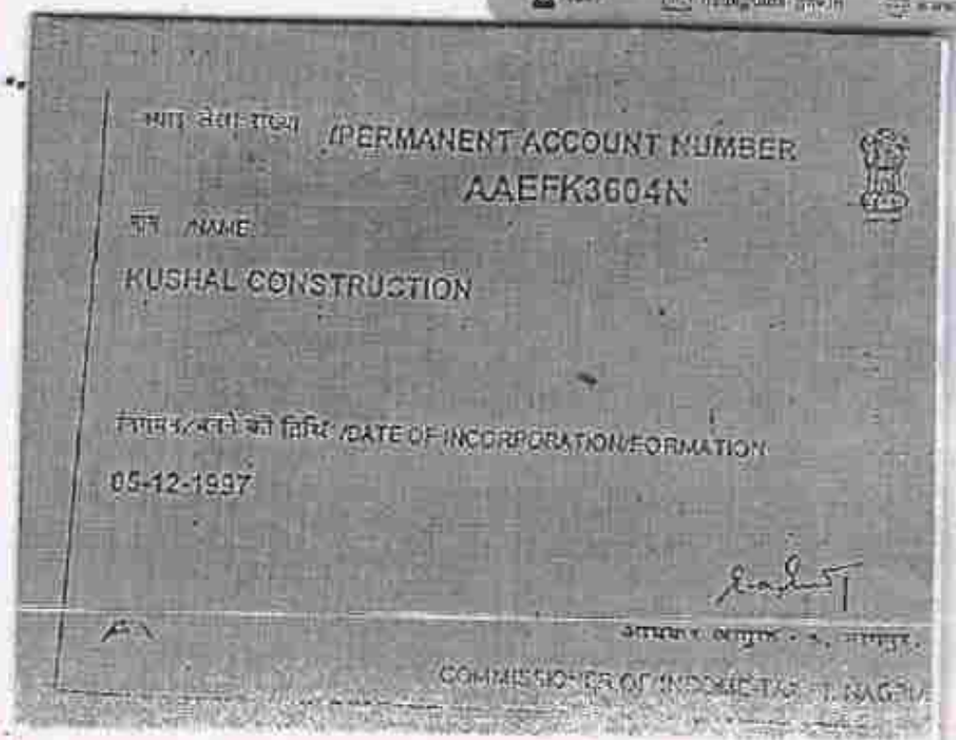
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 THANE CITY NO. 2

















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CHALLAN
MTR Form Number-6

GRN	MH008441228202223E	BARCODE	Date	29/09/2022 14:49:27	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP2_JT NAGPUR SUB REGISTRAR	Full Name	KUSHAL CONSTRUCTION
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO. 114, 115 AND 132,133
Account Head Details	Amount in Rs.	Premises/Building	
0030063401 Stamp Duty	500.00	Road/Street	MOUZA - JAITALA
0030063501 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	
		SecondPartyName=KUSHAL CONSTRUCTION~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042022092636105	2227187205S5
Cheque/DD No.		Bank Date	RBI Date	29/09/2022-14:50:06	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. / Date		Not Verified with Scroll	

Department ID: Mobile No.: 0000000000

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Defacement Detailed Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S) 265-4634	00041965520202223	29/09/2022 12:54:51	IGR384	100.00
2	(S) 265-4634	00041965652202223	29/09/2022 12:54:51	IGR384	500.00
			Total Defacement Amount		600.00

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Print Date 29-09-2022 01:06:31

266/4634
गुरुवार, 29 सप्टेंबर 2022 12:55 म.नं.

दस्त गोषवारा भाग-1

नागपुर2
दस्त क्रमांक: 4634/2022

दस्त क्रमांक: नागपुर2/4634/2022

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नागपुर2 याचे कार्यालयात

अ. क्र. 4634 वर दि.29-09-2022

रोजी 12:47 म.नं. वा. हजर केला.

सादरकर्त्याची सही:

बाजारी:10596 पावती दिनांक: 29/09/2022

सादरकर्त्याचे नाव: श्री. कुशल कंत्राटदार तर्फे भागीदार विलीप बालकृष्ण वधू - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 1000.00

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. २.

NGP2
सह दुय्यम निबंधक वर्ग-२

दस्ताचा प्रकार: परिशिष्ट ३

मुद्रांक शुल्क: परिशिष्ट ३

सिद्धता क्र. 1 29 / 09 / 2022 12 : 47 : 54 PM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 29 / 09 / 2022 12 : 48 : 36 PM ची वेळ: (फी)

29/09/2022 08:59 PM

दस्त नोंदवहीचा भाग-2

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दस्त क्रमांक 4634/2022

दस्त क्रमांक :सक्स2/4634/2022

दस्ताचा प्रकार :ओरीजनल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटांचा ठसा
1	नाव:वि. कुलभूषण सर्वे पार्टीतर्फे विकृत देवार्थ कार्यकृपात्र वय :-- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 114, गजानन भुवन इमारतीचे नाव(सी), न्यू मनीष नगर, मौजे हिंगणा बोरोली, वर्धा रोड, नागपूर., महाराष्ट्र, नागपूर. पॅन नंबर:AAEFK3694N	विकृत देणार फोटो नसलेली.			

सदरील दस्तऐवज करून देणार कार्यकारीत सोबतपत्रक या इसम ओळख पटविण्याचे काम करीत.
शिक्का क्र.3 ची वेळ:29 / 09 / 2022 01 : 01 : 11 PM

सह दुय्यम निबंधक वर्ग- २
नागपूर शहर क्रं. २.

ओळख :
सादरील दस्त हा दिलीप बुरडीकर यांनी ते स्वाक्षरी करून देत असल्याने ओळखला, ते स्वतंत्र व्यवसाय करतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटांचा ठसा
1	नाव:विजय मुरलीधर रेवाडे -- वय:52 पत्ता:नागपूर, नागपूर. पिन कोड:440032		
2	नाव:स्वप्नील दिलीप [illegible] वय:30 पत्ता:[illegible] पिन कोड:440000		

स्वाक्षरी

स्वाक्षरी

दस्तासोबत जोडलेले कागदपत्रे कुलमुखत्यारपत्रे, ओळखपत्रे, व्यक्ती इत्यादी, बनावट आढळून आल्यास त्याची जबाबदारी निष्पादकाची राहील.

शिक्का क्र.4 ची वेळ:29 / 09 / 2022 01 : 02 : 42 PM

NGP2

Payment Details

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Sr.	Payment Mode	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KUSHAL CONSTRUCTION	eChallan	023000420220926381O3	MH008441229202223E	500.00	SD	0004196553202223	29/09/2022
2		DHC		28092022068671	900	RF	28092022068710	29/09/2022
3	KUSHAL CONSTRUCTION	eChallan		MH008441229202223E	100	RF	0004196553202223	29/09/2022

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

नमराचे बुकाचे
नंबरी नॉंदला

4634 /2022

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नागपूर शहर क्रं. २,
दि. २९/९/२०२२

प्रमाणित करण्यात येते कि, या दस्तऐवजात
एकुण.....४५.....पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्रं.२