14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.

15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.

16. The applicant shall plant and grow 22 Nos. shady trees in vacant land of plot.

17. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters per person per day as per NMC Circular No. NMC/TP/ADMN/2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35). During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.

18. As per Regulation No. 36 Model building bye-laws to provide facilities for physically Handicapped persons provision of facilities for Handicapped Person shall be provided as specified in a Appendix "T", As per notification TPS. 1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public.

19. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.

20. The water connection and sewage disposal is not guaranteed by N.M.C.

21. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.

22. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

नगान - 2
6934/2016
906/940

23. If any mistake / errors found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fulfill the regulations shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.

24. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.

25. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic etc., failing which, action will be taken by N.M.C.

26. Breach of any of the condition may lead to revocation of this permit.

27. Seismic analysis of the building for earthquake be submitted with structural design and drawing duly checked from VNIT for NMC record before one month of commencement of construction or after three month from the sanction of building plan whichever is earlier.

28. Additional charges for High Rise building in future (If applicable)

29. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation

30. As per circular dt. 03/01/2014 applicant should take the occupancy certificate.

31. Applicant should strictly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur. Vide L. No. FBS/1464/CPO, Dt. 27/09/2016.

32. Sanction is given only for proposed built up area considering the western part of land admeasuring 833.164 m^2 area.

Enclosure: - One copy / set of sanctioned plan

बांधकाम-2
2000/2016
C2/925

JOINT SUB-REGISTRAR CLASS-2 NAGPUR NO.2

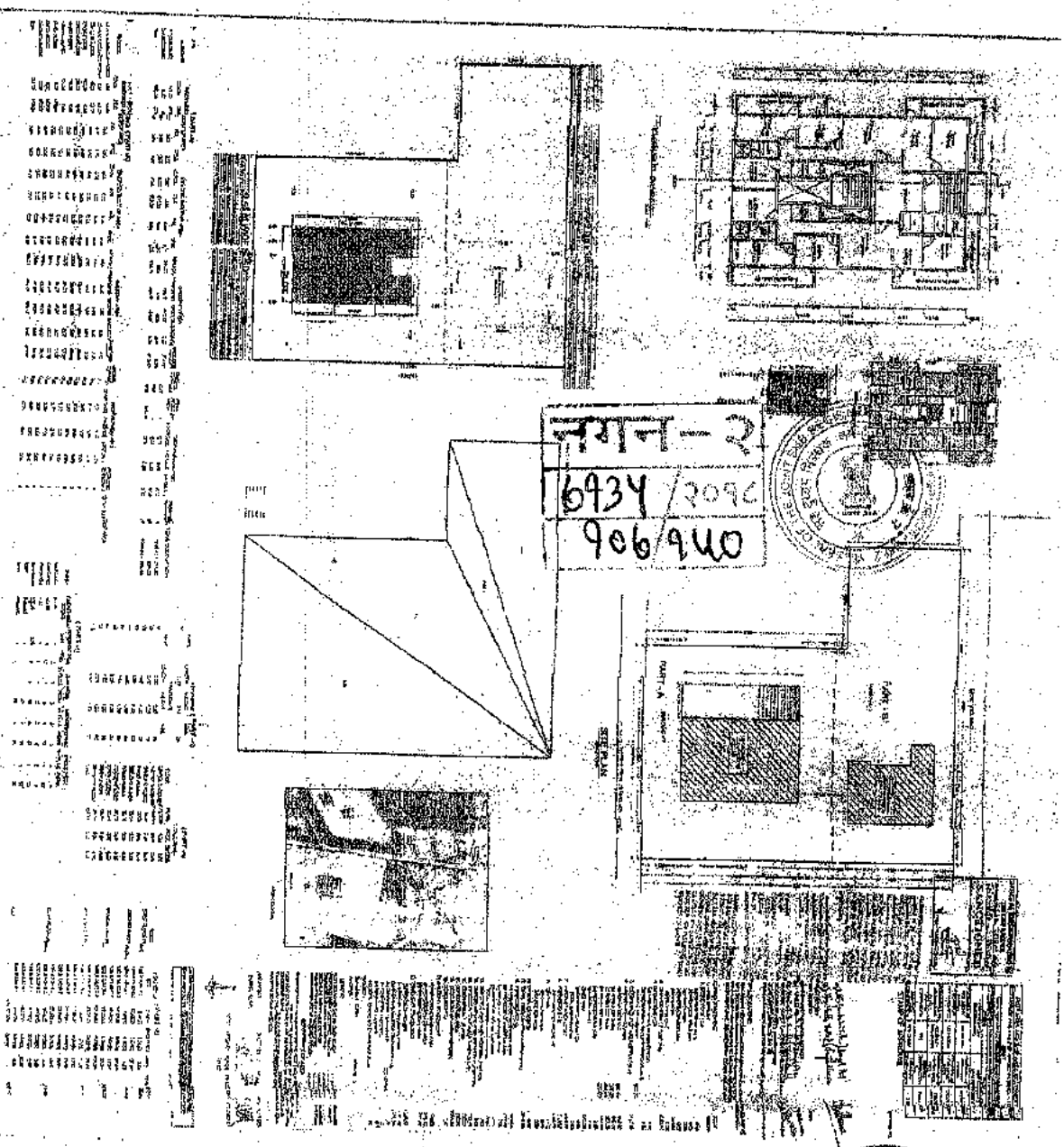
Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to :-

1. Ward Office Dhantoli Zone No. 02 Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.
3. Assistant Commissioner (Bill Deptt.) NMC, Nagpur.

2929/263
9730

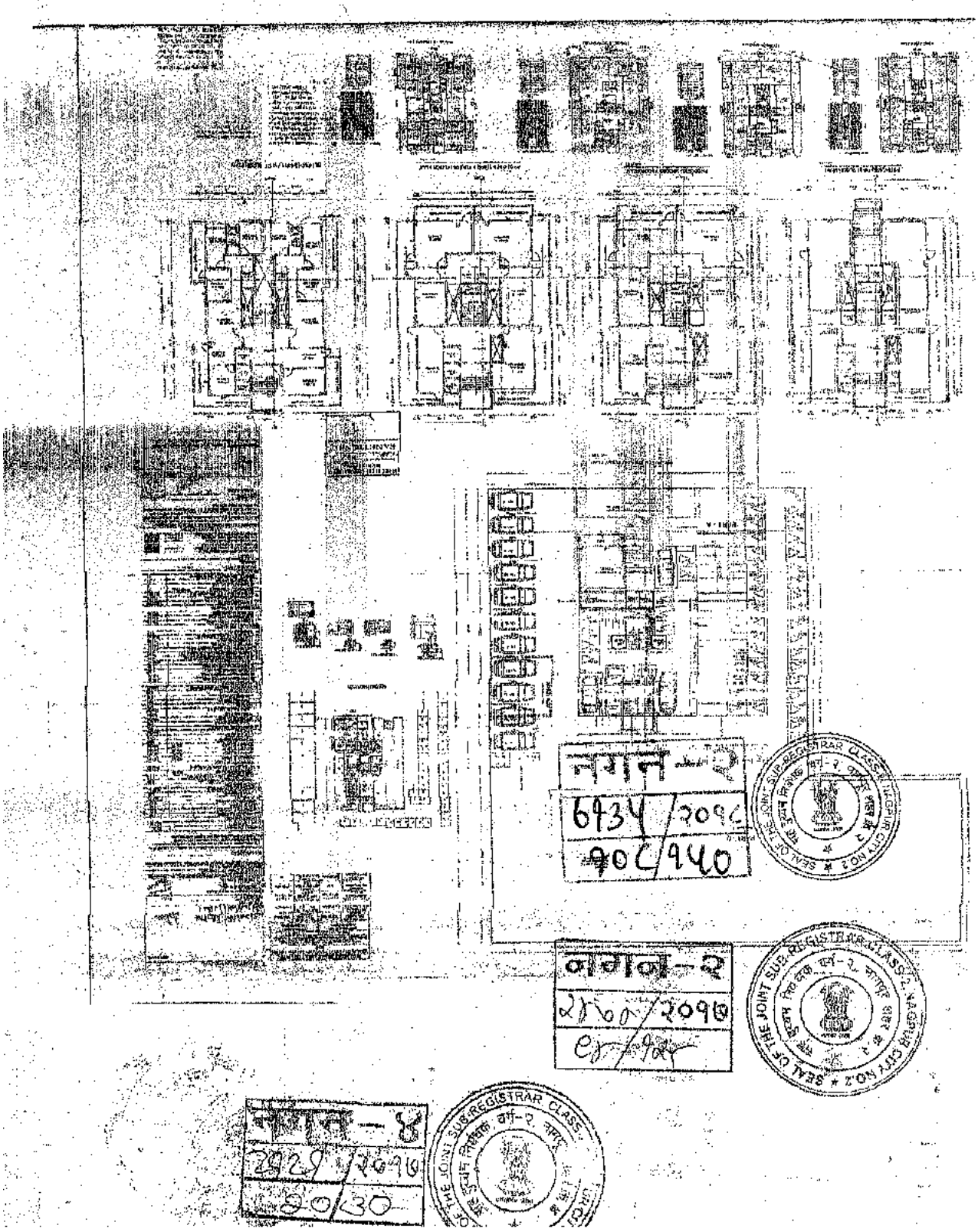
SUB-REGISTRAR CLASS-2 NAGPUR NO.2

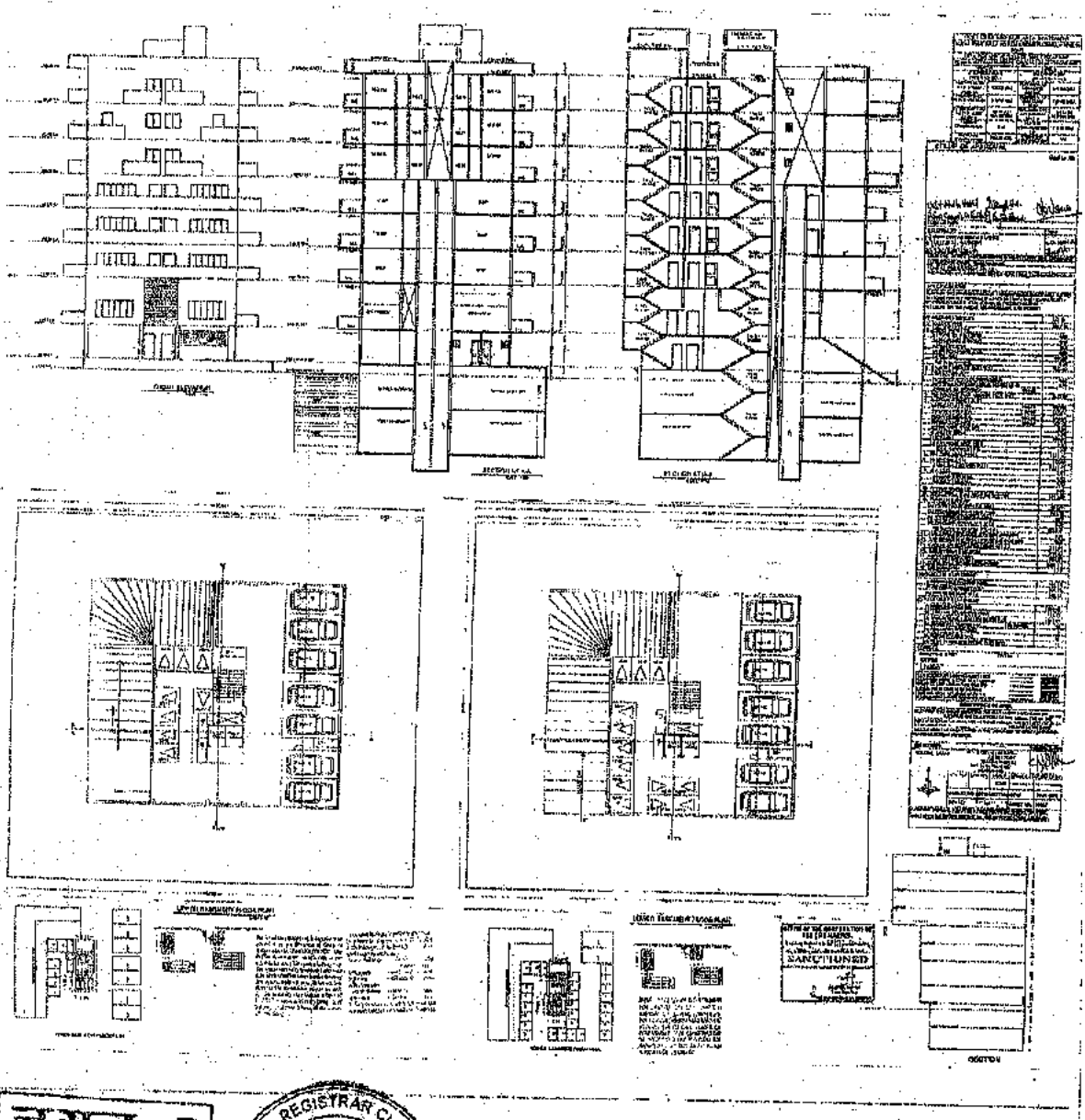


नगन-२
6934/2096
906/940

नगन-२
2861/2096
95/926

नगन-४
2929/2096
90/30


नगर-2
6434/2016
90C/940
नगर-2
2800/2016
नगर-8
2929/2016
80/30



नगन-२
१४६० /२०१७
१५/१२६

नगन-२
६९३५/२०१८
१०९/१५०

नगन-८
२९२९/२०१७
२९/३०

5047264

23/04/2017

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : नागपूर १

दस्त क्रमांक : 5047/2011

नोंदणी :

Regn:63m

गावाचे नाव : धंतोली

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार से नमुद करावे)	रु. 53560
(4) भूमापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजा धंतोली प्लॉट क्र. २६/९
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:- त्यांची स्वाक्षरी व कार्यलयीन शिक्क्या विषयी श्री प्रविण सुरेशराव तांबडे यांनी दु. नी. यांची खात्री पटवून दिली आहे. - - , महाराष्ट्र सरकार तर्फे मा. जिल्हाधिकारी नागपूर , यांना भारतीय नोंदणी कायदा १९०८ चे कलम ८८ अन्वये प्रत्यक्षात हजर राहण्याची माफी आहे. - - .
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:- गौरी किरण देवकुळे - - , मेघा ऊर्फ मेधावीनी अशोक वकिल - - , दिपक भालचंद्र सुंभ - - ,
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/07/2011
(10)दस्त नोंदणी केल्याचा दिनांक	22/07/2011
(11)अनुक्रमांक,खंड व पृष्ठ	5047/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	600

नागन-२
२४००/२०१७
९८५/१२५

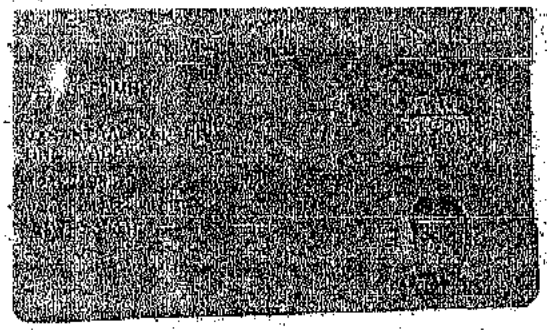
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.2

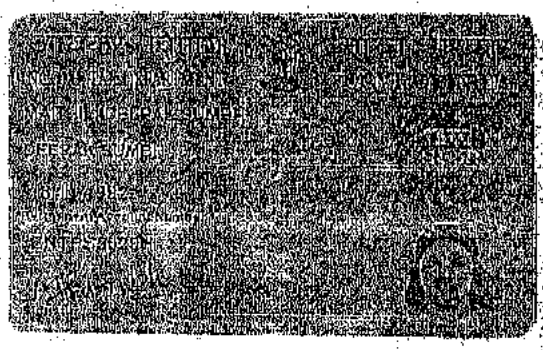
नागन-२
६१३५/२०१८
९१०/१५०

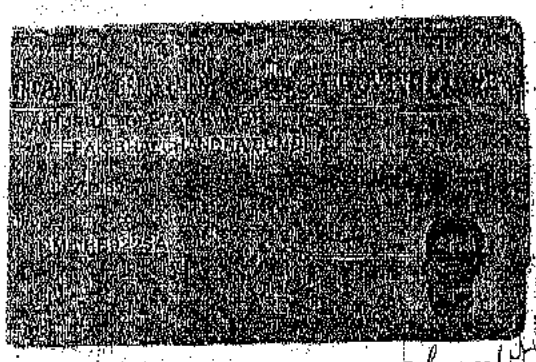
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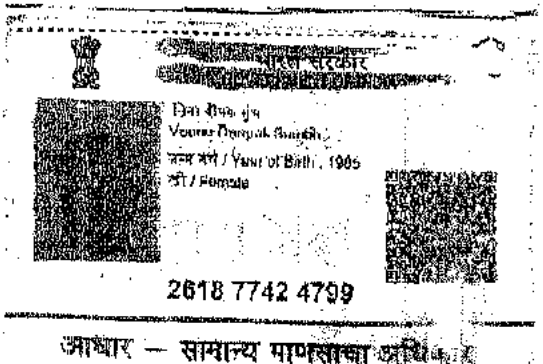
नागन-४
२९२९/२०१७
२२/३०

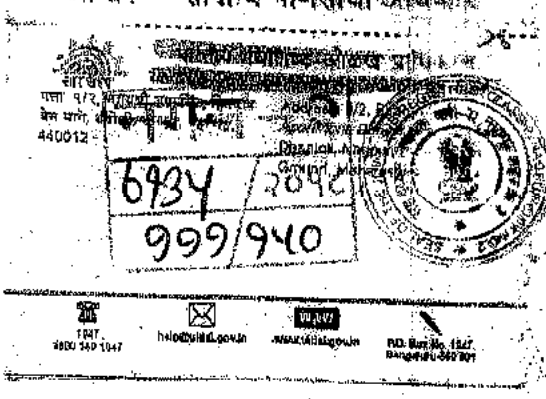
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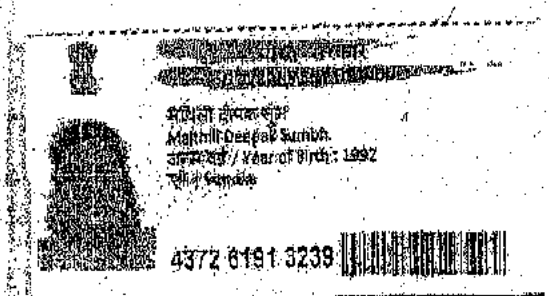


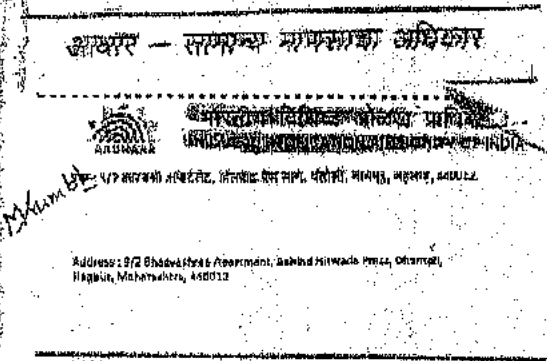


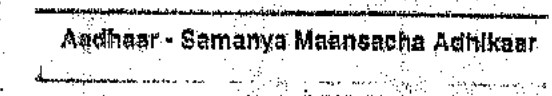


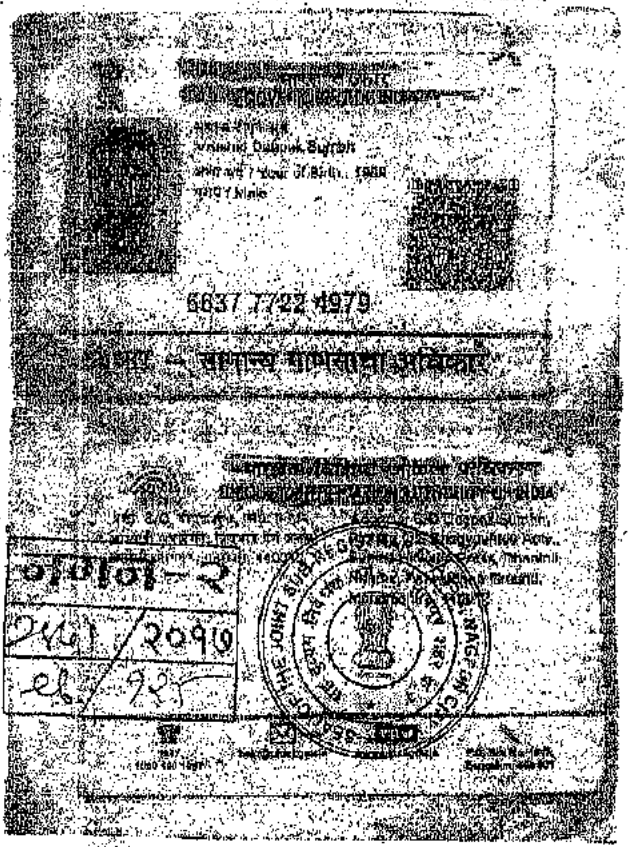


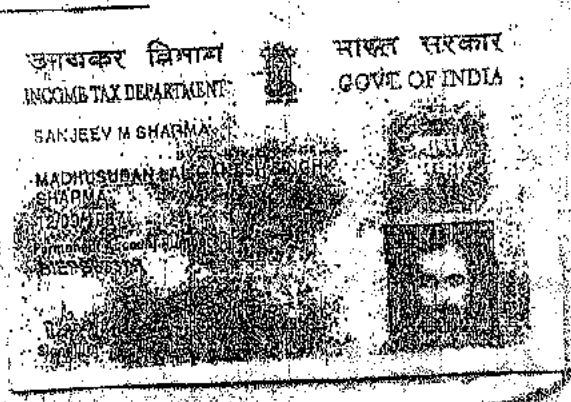


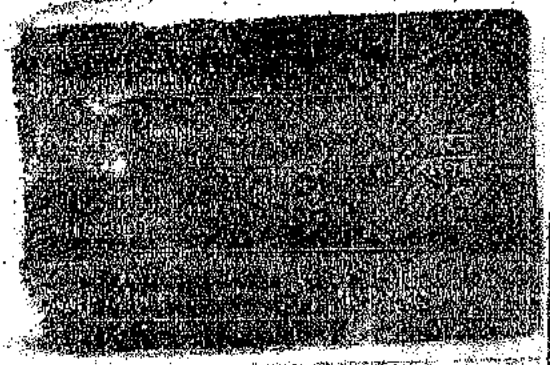




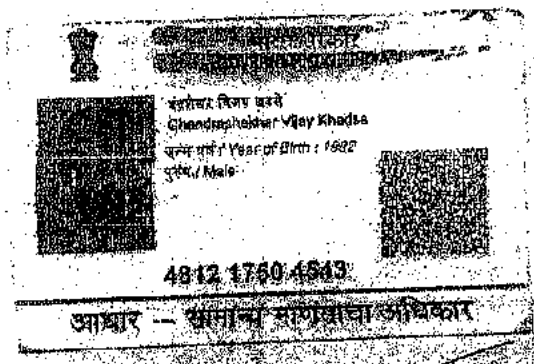


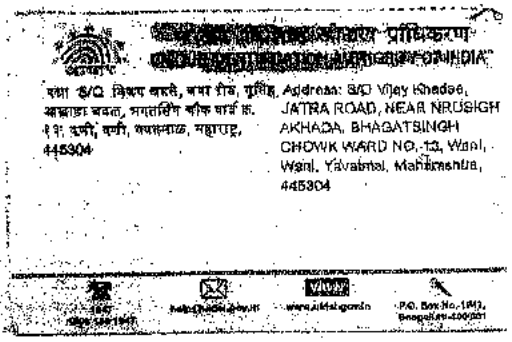


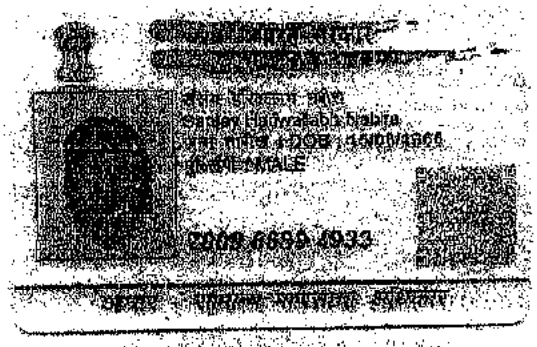


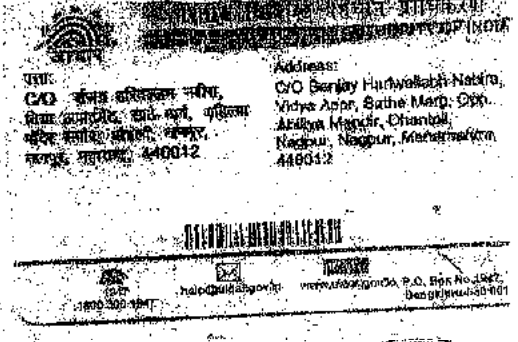


नगन – २
६९३५/२०१८
९९२/१५०



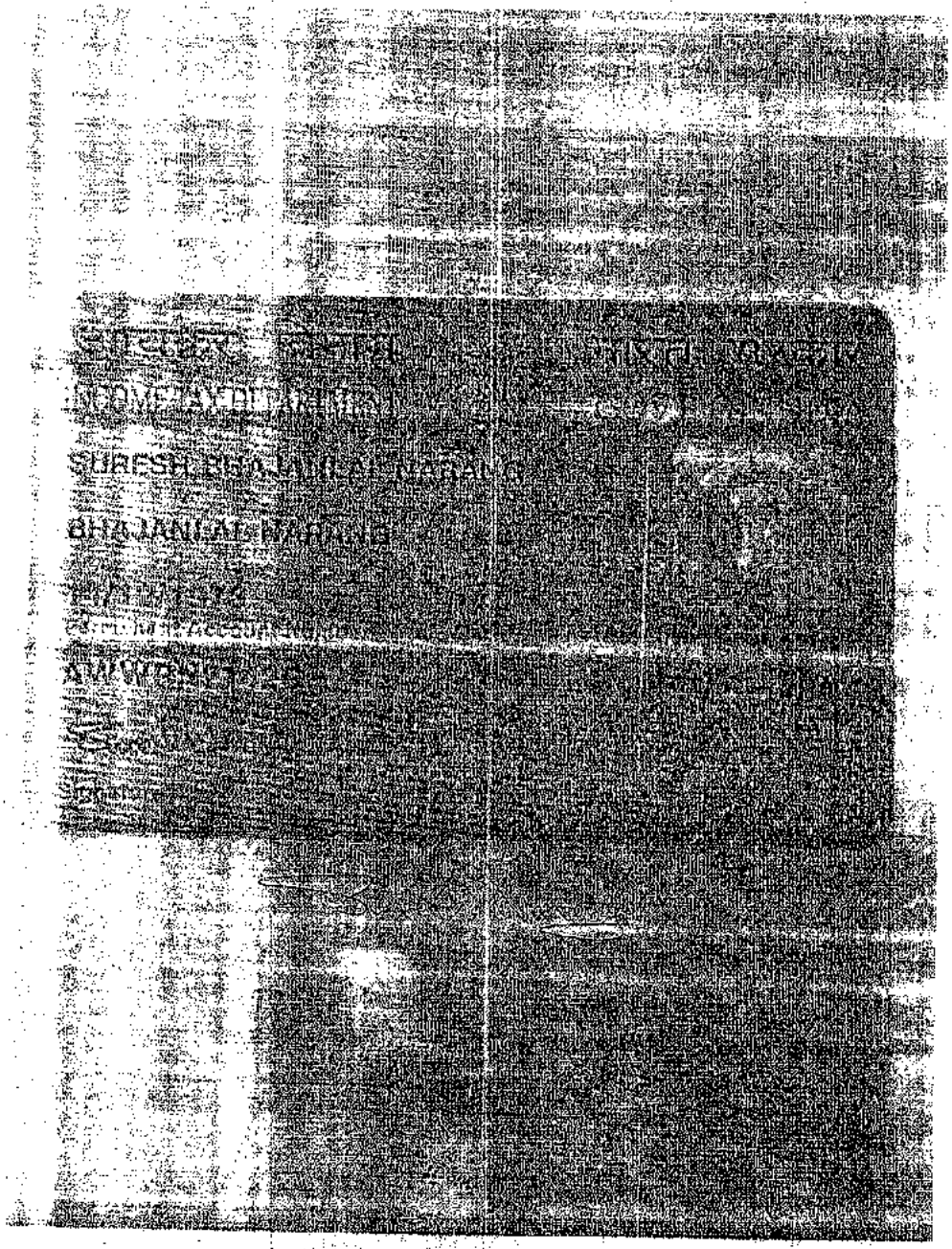






नगन – २
२८००/२०१७
८७९२

नगन – ४
२९२९/२०१७
०४८१०



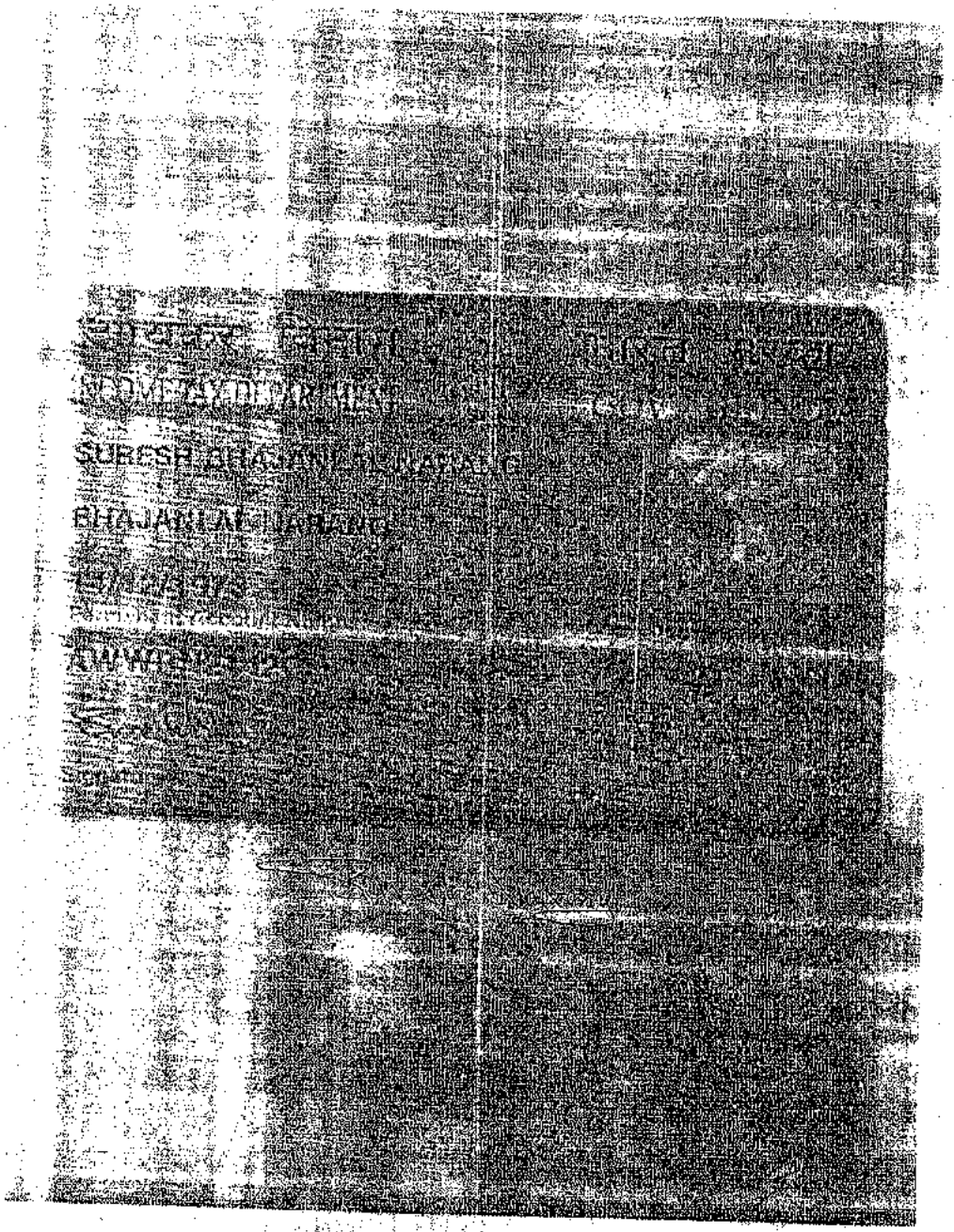
जगन-२
२४८१/२०१७
९८/१२८

JOINT SUB-REGISTRAR CLASS-II NAGPUR

जगन-२
६९३५/२०१८
१९३/१५०

जगन-४
८९२१/२०१७
२५/30

SEAL OF THE SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.3



नगन-२
२४६१/२०१७
९९/१२८

नगन-२
६१३५/२०१७
१११३/१५०

नगन-४
२१२१/२०१७
२५/३०

सौ. जे. आर. कामळे
मुद्रांक विक्रेता
खामला रोड, नागपूर.
ला.नं. ११/१९९६

रसीद पावती

दि. 24 APR 2017

रसवी पावती देण्यात येते की, श्री/श्रीमती तिना दिपक कुंभ यांनी खालील माहितीप्रमाणे रुपये ५८० /- फक्त जनरल स्टॅम्प खरेदी केलेले आहे. करिता रसीद पावती देत आहे.

अनु. क्रमांक	दिनांक	स्टॅम्पची किंमत	क्रमांक
६२४५	24 APR 2017	५८०	

वरील मुद्रांक कागद मी कोषागार, कार्यालय नागपूरमध्ये खरेदी केलेले असून ते खरे आहेत. करिता प्रमाणपत्र देण्यात आले.

Smt. J. R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. मुद्रांक विक्रेता
Code NO. 4601049

नागपूर
दिनांक 24 APR 2017

नागन-२
6934/२०१८
९९५/९५०

नागन-२
२९२९/१७
९६/३०

नागन-२
२४५१/२०१७
९०९/९२५

Summary1 (GoshwaraBhag-1)

सोमवार,24 एप्रिल 2017 1:04 म.नं.

दस्त गोषवारा भाग-1

नगन4
दस्त क्रमांक: 2121/2017

2480

दस्त क्रमांक: नगन4 /2121/2017

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात
अ. क्रं. 2121 वर दि.24-04-2017
रोजी 1:02 म.नं. वा. हजर केला.

पावती:3010 पावती दिनांक: 24/04/2017

सादरकरणाराचे नाव: श्री. संजीव मधुसुदनलाल शर्मा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	700.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
नागपुर शहर क्र. ४ NGP4

सह दुय्यम निबंधक, वर्ग-२
नागपुर शहर क्र. ४ NGP4

दस्ताचा प्रकार: कुलमुखत्यारपत्र
मुद्रांक शुल्क: (25-अ) जेथे मालमत्तेच्या बाबतीत असेल तर
शिक्का क्रं. 1 24 / 04 / 2017 01 : 02 : 40 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 24 / 04 / 2017 01 : 03 : 06 PM ची वेळ: (फी)

नगन-२
6934/2017
998/950

THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY

नगन-२
2800/2017
902/925

24/04/2017 1 06:44 PM

दस्त गोषवारा भाग-2

नगन4
दस्त क्रमांक:2121/2017

दस्त क्रमांक :नगन4/2121/2017
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. सुरेश भजनलाल नारंग , . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: घर क्रमांक 1133, जागनाथ बुधवारी, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:AWWPN2124G	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
2	नाव:श्री. संजीव मधुसुदनलाल शर्मा , . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 36, ललिता अपा. शीला नगर, काटोल रोड, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:BIEPS6337R	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		
3	नाव:श्रीमती विणा दिपक शुंभ , . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हितवाद प्रेस जवळ, वर्धा रोड, धंतोली, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:APVPS3531E	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
4	नाव:श्री. वृषाल दिपक शुंभ , . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हितवाद प्रेस जवळ, वर्धा रोड, धंतोली, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:DMQPS9225A	कुलमुखत्यार देणार वय :-27 स्वाक्षरी:-		
	नाव:[illegible] पत्ता:[illegible] नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हितवाद प्रेस जवळ, वर्धा रोड, धंतोली, नागपूर पॅन नंबर:	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:-		

6934/2017
996/950

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारधारक यांनी दस्त ऐवज करून दिल्याची कबुली दिली असून त्यांची ओळख पटते.
शिक्का क्र.3 ची वेळ:24 / 04 / 2017 01 : 05 : 33 PM

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सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री संजय हरिवल्लभ नबीरा . . वय:51 पत्ता:त्रिश्या अपार्टमेंट, धंतोली नागपूर पिन कोड:440012		
2	नाव:श्री भद्रशेखर विजय खडसे वय:25 पत्ता:13, वणी यवतमाळ पिन कोड:445304		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:24 / 04 / 2017 01 : 05 : 33 PM

शिक्का क्र.5 ची वेळ:24 / 04 / 2017 01 : 05 : 44 PM नोंदणी पुस्तक 4 मध्ये

NGP4

सह दुय्यम निबंधक, वर्ग २
नागपुर शहर क्र. ४

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2929. नोंदणी बुकाचे
नोंदणी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपुर शहर क्र. ४.
दि. २८ मार्च ... सन २०१७

THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.4

सादरीकरण करण्यात येते कि, या दस्तासोबत
एकूण ..30.. पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपुर शहर क्र.

नगन-२
6934/२०१८
९९८/९५०

नगन-२
२२००/२०१७
९०८/९२१

EXHIBIT B
(See Clause 18)
BY-LAWS OF "**PANCHVATI** CONDOMINIUM
CHAPTER I

1. Short title Application.-
(1) These by-laws may be called the By-laws of the **"PANCHVATI"** Condominium.
(2) The provision of these by-laws apply to the **"PANCHVATI"** Condominium

All present or 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 by-laws.

The mere acquisition on rental or taking on license of any of the family units(hereinafter referred to as "units") of the building/Colony or mere act of occupancy of any of the said units will signify that these by-laws are accepted, ratified, and will be complied with.

2. Definitions.-

(1) In these by-laws, unless the context requires other wise.....

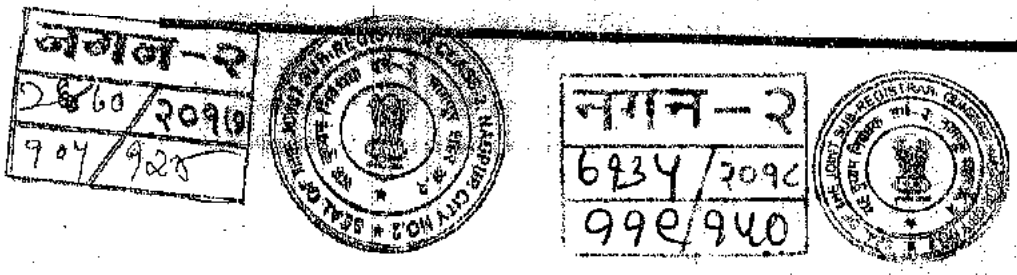
(a)"Act" means the Maharashtra Apartment Ownership Act, 1970;

(b) "Association" means the Association of all the Apartment Owners constituted by such owners for the purpose of the **"PANCHVATI"** Condominium .

(c) "Board" means a Board of Managers consisting of persons, all of whom shall be owners of Apartment in the **"PANCHVATI"** Condominium];

(d) "Building" means the building known and styled as **"PANCHVATI"** and located at ALL THAT piece and parcel of land admeasuring 978.224 Sq. Mtrs., (OR 10530 Sq. Fts.), as per City Survey (as per Nazul Records 833.164 Sq. Mtrs. OR 8969 Sq. Fts.) being the Western portion of the entire land bearing Nazul Leasehold Plot No.26/1, containing by admeasurement 1622.924 Sq. Mtrs. (OR 17469 Sq. Ft.), of Mouza – LENDHRA (as per Nazul Records Mouza – Dhantoli) and being the Western Portion of the entire land bearing City Survey No.1185/1, containing by admeasurement 1767.9 Sq. Mtrs. OR 19030 Sq. Fts. of Mouza-Lendhra, bearing Corporation House No.9, 9/2, 9/B, City Survey No.1185/1, Sheet No.58-A situated at Dhantoli, Nagpur with in the limits of Nagpur Improvement Trust and Nagpur Improvement Trust Nagpur

; and includes the land forming part thereof;



(e) " Declaration" means the Declaration which the sole owner of the building /Apartment/ office block/s showroom 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 per cent of the votes in accordance with the percentages assigned in the Declaration;

(g) "owners" or "Apartment owners" means the person owning an Apartment / in the "**PANCHVATI**" Condominium;

(h) "Section" means a section of the Ac;

(i) "Apartment" means a Apartment, office block/s, showroom/s, shop/s in the "**PANCHVATI**" Condominium;

(j) "Registrar" means the Registrar of Co-operative Societies.

(k) "Unit" means an Apartment which define in (i) above.

(2) Words and expression used in these by-laws but not defined therein shall have the meaning respectively assigned to them in the Act.]

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3. Apartment Ownership .-

The building located ALL THAT piece and parcel of land admeasuring 978.224 Sq. Mtrs., (OR 10530 Sq. Fts.), as per City Survey (as per Nazul Records 833.164 Sq. Mtrs. OR 8969 Sq. Fts.) being the Western portion of the entire land bearing Nazul Leasehold Plot No.26/1, containing by admeasurement 1622.924 Sq. Mtrs. (OR 17469 Sq. Ft.), of Mouza – LENDHRA (as per Nazul Records Mouza – Dhantoli) and being the Western Portion of the entire land bearing City Survey No.1185/1, containing by admeasurement 1767.9 Sq. Mtrs. OR 19030 Sq. Fts. of Mouza-Lendhra, bearing Corporation House No.9, 9/2, 9/B, City Survey No.1185/1, Sheet No.58-A situated at Dhantoli, Nagpur Known as "**PANCHVATI**" Condominium is submitted to the provision of the Act.

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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 ALL THAT piece and parcel of land admeasuring 978.224 Sq. Mtrs., (OR 10530 Sq. Fts.), as per City Survey (as per Nazul Records 833.164 Sq. Mtrs. OR 8969 Sq. Fts.) being