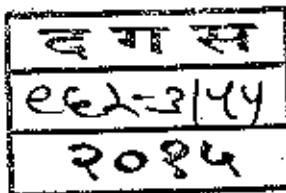


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DEED OF DECLARATION

**AS PER THE PROVISIONS OF MAHARASHTRA
APARTMENT OWNERSHIP ACT, 1970**

THIS DEED OF DECLARATION made and executed at Yavatmal,
on this 10th Day of AUGUST 2015, By,

1. DR. SANJAY S/o VIJAYKUMAR BANG

Aged 42 years, Occupation Doctor,

R/o Bang Hospital, Tah Digras, District Yavatmal 445203.

2. SHRI NIKHIL S/o PANDURANG MAHINDRE

Aged 28 years, Occupation Business,

R/o Near Datta Temple, Tah Digras, District Yavatmal 445203.

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3. SMT SAVITA UTTAMRAO DESHMUKH

Aged 65 years, Occupation Housewife,
R/o Chicholi, Tah Digras, District Yavatmal 445203.

4. SHRI SHARAD S/o SHYAM SONI

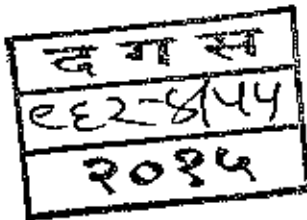
Aged 35 years, Occupation Business,
R/o Vardhaman Nagar, Nagpur 440008.

Hereinafter collectively referred to and called the "**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 their heirs, legal representatives, successors, executors, administrators, partners, assigns etc., are fully empowered and qualified to execute this Deed, does here by state as under :

FIRST: The **GRANTOR** are the absolute owner of the following land within the limits of Nagar Parishad of Digras, Dist. Yavatmal, described as follows.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF Plot No. 1 as per Sale deed and Plot No 413 as per sanctioned map in Khasra No. 107/2 (Old Survey No 134/2), Sheet No 10 C, Mouza Digras, total admeasuring area 1122.97 Sq. Mtr. (12083 Sq. Ft.) within the limits of Nagar Parishad Digras, Tah. Digras, Dist. Yavatmal. The said property is bounded as under:



EAST	:	Khasra No. 109/2
WEST	:	Digras Arni Road,
NORTH	:	Old Darvha Road,
SOUTH	:	Plot No 2.

Hereinafter called and referred to as "**THE SAID PROPERTY**"

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THAT, the GRANTOR has purchased the said property from Dr. Vivekanand alias Vivek Vishnupant Bhaskarwar (Patil) pursuant to which sale deed is executed in favour GRANTOR which is duly registered in the office of Sub-Registrar, Digras as document No. 321/13 on 20/03/2015.

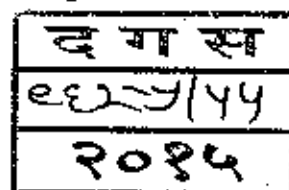
SECOND: THE GRANTOR for the purpose of development of the said plot to construct a Commercial Shopping Complex by constructing multi-storied building/s consisting of various self-contained Shops/Offices/Units/Rooms/Tenements etc. therein or otherwise. The Layout of Khasra No. 107/2 (Old Survey No 134/2) is converted to Non Agricultural purpose in Case No NAP/34/45/2003-04 vide order dated 31/05/2004 by Hon'ble Collector, Yavatmal and sanctioned by Hon'ble Assistant Director of Town Planning, Yavatmal in Case No. Mouza Digras/Khasra No. 107/2/SSY/599 vide order dated 07/06/2004. A Building/s plan/Permit is also got sanctioned from Nagar Parishad Digras for construction of multistoried Building/s in name and style as **"VIRAJ SHOPPING MALL"** as per the Building/s plan/Permit annexed herewith as Exhibit 'A' forming part and parcel of this deed, which is approved by the Nagar Parishad Digras/Municipal Council Digras (Planning Authority Chief Officer) vide Letter No. PWD/NPD/68/2015 dated 28/04/2015 and Commencement Certificate No. PWD/NPD/68/2015 dated 28/04/2015, duly sanctioned by Municipal Council Digras in the name of grantor. However, the GRANTOR reserves rights to get it revised, if required.

The Postal Address of the Building is as under:

"VIRAJ SHOPPING MALL"

Plot No. 1, Near Lathiwala Petrol Pump, Civil Lines, Tah Digras, Dist.

Yavatmal - 445203.

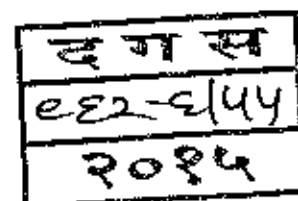


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THIRD: The said scheme/complex known as "**VIRAJ SHOPPING MALL**" consist of **Four** Floors which includes Lower Ground Floor, Upper Ground Floor, First Floor, Second Floor and Third Floor. All the floors are capable of individual utilization on account of having their exit to common areas and facilities of the Building/s and all the Shops/Offices/Units/Rooms/Tenaments are for Commercial use. There are total **135** Shops/Offices/Units/Rooms/Tenaments in "**VIRAJ SHOPPING MALL**". The Shops/Offices/Units/Rooms/Tenaments in the said proposed Building shall be sold to and owned by one or more owner/s, each will have particular and exclusive property rights thereto, each Shops/Offices/Units/Rooms/Tenaments constituting a heritable and transferable immovable property 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/s as may it be required for adequate use and enjoyment as per list in accordance with the Maharashtra Apartment Ownership Act, 1970. The **GRANTOR** further reserve right to allow any Shop/Office/Unit/Room/Tenament purchaser/s to use open space or open terrace exclusively as herein after contained or otherwise. The **GRANTOR** further reserve right to use and consume the additional FSI, if made available over said Plot or TDR is made available by constructing additional Shops/Offices/Units/Rooms/Tenaments, etc.; subject to sanction. Each Shop/Office/Unit/Room/Tenament so constituting a heritable and transferable right therein shall be referred as 'Unit' The **GRANTOR** shall also be entitled to retain one or more Shop/Office/Unit/Room/Tenament in the said Building/s/complex. The boundaries of individual Shop/Office/Unit/Room/Tenament and the opening in open space/corridor of individual Shop/Office/Unit/Room/Tenament shall be as shown in sanctioned plan subject to such changes and modification as may be deemed fit. The

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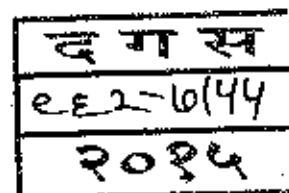


GRANTOR also reserves rights to club any two or more Shop/Office/Unit/Room/Tenament and/or divide any particular Shop/Office/Unit/Room/Tenament into two or more parts/portions and allot / sale each and every Shop/Office/Unit/Room/Tenament as mentioned in this deed or any divided portion of any unit to individual buyer/s. In case allotment/sale of divided part/portion in favour of different individuals, that particular part/portion shall constitute a separate unit. Each unit will have access to the common facilities of the Building/s and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. and all common facilities, subject to reservations, made as per this deed or to be made otherwise. The GRANTOR shall be at liberty to use or allot full or any portion of terrace to any person/s for any purpose including installation of tele-communication system, machinery, equipments etc. and receive all beneficial enjoyment of the same and no unit owner/s shall have any rights, claim or interest in the said open terrace or any beneficial enjoyment of the same. The GRANTOR and/or his agents, authorized person/s shall have full rights to approach the terrace and/or any specific part/portion of any floor for any purpose.

FOURTH: THAT the Plinth area (excluding Staircase), Total Built-up area of all the floors and open land which constitutes General Common Areas and Facilities subject to reservations by the GRANTOR.

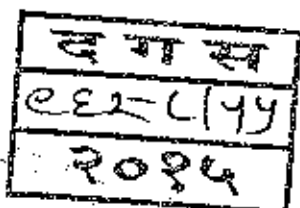
FIFTH: THAT this condominium shall be known as "**VIRAJ SHOPPING MALL**" and the units and common areas and facilities of the Building/s will be as per Exhibit-A attached herewith and detailed hereunder:

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LOWER GROUND FLOOR									
UNITS IN SQ.MTRS									
SR NO	SHOP NO.	BUILT-UP WITH ALL SIDE WALL	SHARE OF CIRCULATION AREA IN B UP	TOTAL BUILT UP	OTHER CIRCULATION AREA	BALCONY AREA	SUPER BUILT UP AREA	UNDIVIDED LAND SHARE %	
1	L.G. SHOP 1	18.451	5.784624785	24.23562479	3.65400387	0	27.88962876	11.34588412	
2	L.G. SHOP 1-A	11.007	3.450835457	14.45783546	2.179807153	0	16.63784261	6.768302264	
3	L.G. SHOP 2	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446	
4	L.G. SHOP 3	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446	
5	L.G. SHOP 4	11.003	3.449581406	14.45258141	2.179015	0	16.63159641	6.765842628	
6	L.G. SHOP 5	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446	
7	L.G. SHOP 6	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446	
8	L.G. SHOP 7	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446	
9	L.G. SHOP 8	12.668	3.971580228	16.63958023	2.508748706	0	19.14832893	7.789555947	
10	L.G. SHOP 9	19.008	5.959251418	24.96725142	3.764931289	0	28.73156271	11.68818837	
11	L.G. SHOP 10	11.005	3.47528456	14.56028456	2.19524137	0	16.75554359	6.816265158	
12	L.G. SHOP 11	12.33	3.865612899	16.1956129	2.441811774	0	18.63742467	7.581826739	
13	L.G. SHOP 12	12.055	3.782532006	15.84753201	2.388331634	0	18.2368344	7.41887288	
14	L.G. SHOP 13	12.077	3.786294159	15.86329416	2.391708093	0	18.25500225	7.42524787	
15	L.G. SHOP 14	13.71	4.298260572	18.00826057	2.715104576	0	20.72385715	8.430401021	
16	L.G. SHOP 15	11.324	3.550219016	14.87421902	2.242355282	0	17.1168043	6.963228385	
17	L.G. SHOP 16	10.754	3.371516717	14.12551672	2.129703472	0	16.25522019	6.612730312	
18	L.G. SHOP 17	13.259	4.156886296	17.4158663	2.625738319	0	20.04165562	8.15307107	
19	L.G. SHOP 18	14.996	4.70143804	19.69743804	2.969781781	0	22.65721982	9.221173867	
20	L.G. SHOP 19	14.072	4.411752208	18.48375221	2.786794427	0	21.27054663	8.65298043	
21	L.G. SHOP 20	12.865	4.033342251	16.89834225	2.547762244	0	19.44610449	7.910803	
		265.699	83.30003907		52.61856825			0	
	SALEABLE LAND	154.227	48.35213955	202.5791395	30.54284707		233.1219866	94.83555494	
				551.5781786				258.2162348	

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FIRST FLOOR PLAN **UNITS IN SQ MTR**

SER. NO.	SHOP NO.	BUILT-UP WITH ALL SIDE WALL	SHARE OF CIRCULATION AREA IN B.U.P	TOTAL BUILT UP	OTHER CIRCULATION AREA	BALCONY AREA	SUPER BUILT UP AREA	UNDIVIDED LAND SHARE %
1	OFFICE 101	18.451	5.796621785	24.25562479	3.654003977	0	27.80962876	11.34658412
2	OFFICE 102	11.007	3.450836457	14.45786546	2.17907153	0	16.6374461	6.768202254
3	OFFICE 103	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446
4	OFFICE 104	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446
5	OFFICE 105	11.003	3.449581406	14.45258141	2.17907153	0	16.63159641	6.765842622
6	OFFICE 106	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446
7	OFFICE 107	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446
8	OFFICE 108	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.767072446
9	OFFICE 109	12.668	3.971580228	16.63958023	2.508748706	0	19.14832893	7.789685947
10	OFFICE 110	12.904	4.04556875	16.94056875	2.55485736	0	19.50504999	7.994744448
11	OFFICE 111	13.085	3.475289456	14.56028946	2.195254137	0	16.75554959	6.816765158
12	OFFICE 112	12.53	3.895612889	16.1956129	2.443811774	0	18.63747467	7.581826739
13	OFFICE 113	12.065	3.782532006	15.84753201	2.38931634	0	18.23686364	7.41887588
14	OFFICE 114	12.077	3.786284159	15.86928416	2.391708093	0	18.25900225	7.426254787
15	OFFICE 115	13.71	4.298280572	18.00828057	2.7151004576	0	20.72330515	8.430401021
16	OFFICE 116	11.324	3.550219016	14.87421902	2.240585282	0	17.11580048	6.963228895
17	OFFICE 117	10.754	3.373516717	14.12551672	2.129703472	0	16.25322019	6.612720312
18	OFFICE 118	13.259	4.156866786	17.41586683	2.625788319	0	20.04165562	8.159077107
19	OFFICE 119	12.9	4.044315199	16.9443152	2.554695563	0	19.49808076	7.932324812
20	OFFICE 120	10.461	3.179687465	13.74068746	2.071678262	0	15.8123873	6.432562005
21	OFFICE 121	10.46	3.179348952	13.73934895	2.071480023	0	15.81082416	6.431947056
22	OFFICE 122	13.802	4.32710375	18.12810375	2.733240956	0	20.86282785	8.48687264
23	OFFICE 123	13.979	4.382595517	18.36159552	2.768378838	0	21.12867288	8.595813115
24	OFFICE 124	13.258	4.156532763	17.4155278	2.625591281	0	20.04014405	8.152462198
25	OFFICE 125	13.736	4.306411905	18.0424119	2.72025357	0	20.76266548	8.446388653
26	OFFICE 126	15.467	4.89102572	20.31610257	3.058057802	0	23.3701047	9.510795959
27	OFFICE 127	10.186	3.377765809	13.3137658	2.007315826	2.725	18.04708163	6.232716612
28	OFFICE 128	10.661	3.342360036	14.00336003	2.111285914	2.857	16.97164594	6.55548785
29	OFFICE 129	10.661	3.342360036	14.00336003	2.111285914	2.857	16.97164594	6.55548785
30	OFFICE 130	10.661	3.342360036	14.00336003	2.111285914	2.857	16.97164594	6.55548785
31	OFFICE 131	13.504	4.23876994	17.73767693	2.674303384	3.619	24.03098563	8.303727788
32	OFFICE 132	12.934	4.054974634	16.98987463	2.561426884	3.400	23.01401152	7.953271715
33	OFFICE 133	12.651	3.98625051	16.61725051	2.505382066	3.391	24.7777757	7.779212496
34	OFFICE 134	14.072	4.411732208	18.48373221	2.786794477	3.772	25.04248693	8.79388045
35	OFFICE 135	14.996	4.70143804	19.69743804	2.969781781	4.019	26.68621982	9.721111111
492.601			135.4378458	567.4388458	85.55272734	29.566	682.557573	265.6412598

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UPPER GROUND FLOOR

UNITS IN SQ.MTRS

SR. NO.	SHOP NO./OFFICE NO.	BUILT-UP WITH ALL SIDE WALL	SHARE OF CIRCULATION AREA IN B.U.P	TOTAL BUILT UP	OTHER OCCUPATION AREA	BALCONY AREA	SUPER BUILT-UP AREA	UNDIVIDED LAND SHARE %
1	U.G. SHOP 1	18.451	5.76432785	24.21532479	3.65403977	0	27.86936456	11.3458442
2	U.G. SHOP 2A	11.007	3.45033457	14.45733456	2.17907153	0	16.63740609	6.767072446
3	U.G. SHOP 2	11.006	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
4	U.G. SHOP 3	11.006	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
5	U.G. SHOP 4	11.003	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
6	U.G. SHOP 5	11.005	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
7	U.G. SHOP 6	11.005	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
8	U.G. SHOP 7	11.005	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
9	U.G. SHOP 8	12.668	3.971580728	16.63938072	2.508748705	0	19.14812943	7.78965947
10	U.G. SHOP 9	12.904	4.009560915	16.949260915	2.555457335	0	19.50471825	7.93478448
11	U.G. SHOP 10	11.005	3.450320412	14.45570843	2.17907153	0	16.63740609	6.767072446
12	U.G. SHOP 11	12.33	3.965621899	16.1956178	2.44181774	0	18.63740609	7.58182579
13	U.G. SHOP 12	12.085	3.782327006	15.847327006	2.38333364	0	18.23066644	7.41877388
14	U.G. SHOP 13	12.077	3.782327006	15.847327006	2.38333364	0	18.23066644	7.41877388
15	U.G. SHOP 14	13.71	4.28280672	18.00860672	2.71510476	0	20.72371153	8.439401021
16	U.G. SHOP 15	11.324	3.582150016	14.87421002	2.242595782	0	17.1168048	6.963228165
17	U.G. SHOP 16	10.734	3.371516717	14.12571672	2.12571672	0	16.25232019	6.61773012
18	U.G. SHOP 17	13.259	4.15886796	17.41586796	2.62738919	0	20.04325715	8.35807707
19	U.G. SHOP 18	12.9	4.04315159	16.9463152	2.54463083	0	19.4908078	7.93222812
20	U.G. SHOP 19	10.461	3.279657465	13.74065746	2.071678262	0	15.81233573	6.43282005
21	U.G. SHOP 20	10.46	3.279657465	13.74065746	2.071678262	0	15.81233573	6.43282005
22	U.G. SHOP 21	13.802	4.321718175	18.127918175	2.77334096	0	20.9014785	8.48877644
23	U.G. SHOP 22	13.979	4.38259517	18.36159517	2.78837808	0	21.15977234	8.598311515
24	U.G. SHOP 23	13.258	4.15886796	17.41586796	2.62738919	0	20.04325715	8.35807707
25	U.G. SHOP 24	13.735	4.306411905	18.0424119	2.72025157	0	20.76165548	8.446388673
26	U.G. SHOP 25	15.467	4.42810272	20.31610272	3.06107802	0	23.37716037	9.510755959
27	U.G. SHOP 26	10.136	3.17765803	13.3137658	2.007315626	2.726	16.0401616	6.32717612
28	U.G. SHOP 27	10.861	3.34368026	14.00336026	2.11128514	2.857	16.87164594	6.555543785
29	U.G. SHOP 28	20.681	3.34368026	24.00336026	2.11128514	2.857	26.8621982	8.65298943
30	U.G. SHOP 29	10.681	3.34368026	14.00336026	2.11128514	2.857	16.87164594	6.555543785
31	U.G. SHOP 30	13.504	4.23876934	17.73767934	2.67430854	3.619	21.40203563	8.302720708
32	U.G. SHOP 31	12.984	4.05874634	16.9874634	2.56742684	3.468	21.01940152	7.85321715
33	U.G. SHOP 32	12.651	3.86873051	16.51723051	2.305362055	3.391	21.51462057	7.779211496
34	U.G. SHOP 33	14.072	4.41173208	18.4837321	2.786794427	3.772	25.0453483	8.65298943
35	U.G. SHOP 34	14.936	4.70143001	19.69743001	2.98781781	4.059	26.6852482	9.22117887
		432.001	135.4378458	567.4388458	85.5527734	27.6217878	682.5575731	265.6412598

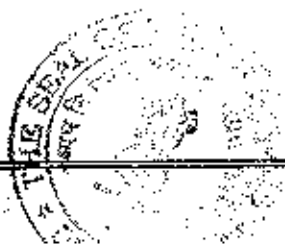
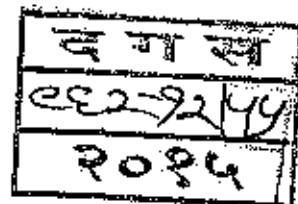
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THIRD FLOOR PLAN								
UNITS IN SQ.MTRS								
S.NO.	SHOP NO.	BUILT-UP WITH ALL SIDE WALL	SHARE OF CIRCULATION AREA IN B UP	TOTAL BUILT UP	OTHER CIRCULATION AREA	BALCONY AREA	SUPER BUILT UP AREA	UNDIVIDED LAND SHARE %
1	OFFICE 301	10.169	3.188111725	13.35711723	2.013851089	2.726	18.09096281	6.253008806
2	OFFICE 302	10.661	3.342360026	14.00336003	2.111285914	2.857	18.97164594	6.555543785
3	OFFICE 303	10.661	3.342360026	14.00336003	2.111285914	2.857	18.97164594	6.555543785
4	OFFICE 304	10.661	3.342360026	14.00336003	2.111285914	2.857	18.97164594	6.555543785
5	OFFICE 305	13.504	4.233676894	17.73767693	2.674308694	3.619	24.03098563	8.303729788
6	OFFICE 306	12.934	4.054974634	16.98897463	2.561426884	3.468	23.01840152	7.953231715
7	OFFICE 307	12.651	3.96625051	16.61725051	2.505382056	3.391	22.51363257	7.779212496
8	OFFICE 308	14.072	4.411752208	18.48375221	2.786794427	3.772	25.04254663	8.652990043
9	OFFICE 309	14.996	4.70143804	19.69743804	2.969781781	4.019	26.68621982	9.221173867
		110.309	34.58328413	144.8922841	21.84540267	29.566	196.303687	67.82998587

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SECOND FLOOR PLAN

UNITS IN SQ MTR

SR.NO.	SHOP NO.	BUILT-UP WITH ALL SIDE WALL	SHARE OF CIRCULATION AREA IN B UP	TOTAL BUILT UP	OTHER CIRCULATION AREA	BALCONY AREA	SUPER BUILT UP AREA	UNDIVIDED LAND SHARE %
1	OFFICE 201	18.651	5.784524785	24.23562479	3.654003977	0	27.88962876	11.34558412
2	OFFICE 202	11.007	3.450825457	14.4578546	2.179807159	0	16.63766161	6.785301264
3	OFFICE 203	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.787072446
4	OFFICE 204	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.787072446
5	OFFICE 205	11.003	3.449581406	14.45258141	2.179015	0	16.63159601	6.758842528
6	OFFICE 206	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.787072446
7	OFFICE 207	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.787072446
8	OFFICE 208	11.005	3.450208431	14.45520843	2.179411076	0	16.63461951	6.787072446
9	OFFICE 209	12.868	3.971580128	16.83958023	2.508748706	0	19.34832893	7.789655947
10	OFFICE 210	12.804	4.04556925	16.84956925	2.555465735	0	19.40503499	7.934784448
11	OFFICE 211	11.085	3.478289456	14.56328946	2.169241137	0	16.73254839	6.816765158
12	OFFICE 212	12.33	3.885612899	16.1556129	2.441811774	0	18.63742467	7.581825779
13	OFFICE 213	12.065	3.782532006	15.84753201	2.388331634	0	18.23586364	7.41887588
14	OFFICE 214	12.077	3.788284159	15.86628416	2.381708093	0	18.2580025	7.426254797
15	OFFICE 215	11.324	4.298280572	15.62628057	2.715104576	0	20.72385515	8.48001001
16	OFFICE 216	11.324	3.550219016	14.87421902	2.242585182	0	17.1168043	6.963224885
17	OFFICE 217	10.754	3.371516717	14.12551672	2.129703472	0	16.25522009	6.617730812
18	OFFICE 218	13.259	4.158866296	17.4158663	2.652789319	0	20.04165562	8.158077107
19	OFFICE 219	12.9	4.044315199	16.9443152	2.55468383	0	19.49800878	7.992324812
20	OFFICE 220	10.461	3.279657465	13.74065746	2.071487252	0	15.81235573	6.432567005
21	OFFICE 221	10.46	3.279343952	13.73934395	2.071487253	0	15.81082418	6.431947095
22	OFFICE 222	13.802	4.32710875	18.12910875	2.733324066	0	20.86243785	8.48687264
23	OFFICE 223	13.979	4.382595517	18.36159552	2.768376888	0	21.1297238	8.595811515
24	OFFICE 224	13.298	4.15652783	17.4155278	2.625591281	0	20.04014406	8.152467198
25	OFFICE 225	13.796	4.300411505	18.0941159	2.71025557	0	20.76268248	8.448808653
26	OFFICE 226	15.467	4.846102572	20.31610257	3.065057802	0	23.37810037	9.510795959
27	OFFICE 227	10.136	3.177658203	13.3137658	2.007315926	2.725	18.040708163	6.232716612
28	OFFICE 228	10.661	3.342360026	14.00336003	2.111285914	2.857	18.87164594	6.55545785
29	OFFICE 229	10.661	3.342360026	14.00336003	2.111285914	2.857	18.87164594	6.55545785
30	OFFICE 230	10.661	3.342360026	14.00336003	2.111285914	2.857	18.87164594	6.55545785
31	OFFICE 231	13.504	4.235676934	17.73767693	2.674980694	3.468	21.01860152	8.303237715
32	OFFICE 232	12.934	4.054974634	16.9897463	2.651426884	3.391	22.31637557	7.7792112496
33	OFFICE 233	12.651	3.96655051	16.61715051	2.503882056	3.772	23.04254063	8.652988043
34	OFFICE 234	14.072	4.411752208	18.48375221	2.786794417	4.019	25.66621982	9.221173867
35	OFFICE 235	14.996	4.701438014	19.69743804	2.969781781			
		432.001	135.4378458	567.4388458	85.55272734	29.566	682.557573	265.6412598

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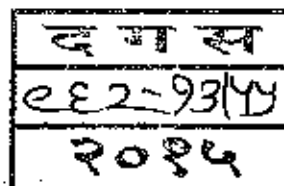
Total **135** units. The boundaries of units and the opening in open space/corridor of individual units shall be as shown in sanctioned plan. The measures of a Unit includes all the outside walls and ½ (ONE-HALF) of the Block Partition Walls. The Units on Ground Floor have an access to the Common area land and the, entrance of the Units on the Upper Floors have an access to the Corridor of the respective floors.

A. THE FOLLOWING FACILITIES ARE LOCATED THROUGHOUT THE BUILDING/ COMMONLY

- i) The Staircase/s provided to the said Building.
- ii) Water Supply from overhead tanks and underground Sump common for all unit owner/s.
- iii) Electric wiring throughout the Building/s in common area.
- iv) Plumbing work throughout the Building/s.
- v) Necessary lights and Public Water Connections.
- vi) Water sources, well etc., shall be common for this entire scheme.
- vii) The foundations and main walls, columns, girders, beams and roofs of the Building as described in the Plan which form part of the DEED as Exhibit-A hereof.
- viii) Meter space, outside, common for all.
- ix) Any other equipment, machinery, assets and in general all apparatus and installations for common use and beneficial enjoyment by all the owner/s shall be common.

THE FOLLOWING FACILITIES LOCATED IN A BUILDING IS RESTRICTED COMMON AREAS AND FACILITIES:

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- a. Top most Open terrace is reserved by GRANTOR with liberty to use or allot any portion of terrace to any person/s for any purpose including installation of tele-communication system, machinery, equipments etc. and no unit owner/s shall have any rights, claim or interest in the Top terrace or any beneficial enjoyment of the same. The GRANTOR further shall be entitled to make further construction work over the top terrace as may be permissible under the building rules. Similarly, the GRANTOR shall be at liberty to reserve any portion at ground floor for allotment to any person for any purpose to which no owner shall have any claim or objection. The GRANTOR and/or his agents, authorized person/s shall have full rights to approach the terrace and/or any specific part/portion of ground floor for any purpose.
- b. The GRANTOR, besides such reservation, shall be further free and entitled to make any reservation as to use of open space or terrace in any other way as may be deemed suitable at any time. The area of units, common services, undivided share, terrace, open space etc., is only approximate which may be somewhat more or less. The GRANTOR reserves rights to club/combine any one or more units or divide any unit in to several, accordingly the undivided share shall be worked out. The GRANTOR further reserves rights to install lift in the said building in future.

SIXTH:

- (A) THAT the right, title and interest of each Owner of a unit in the General Common Areas and Facilities listed and their proportionate share in the profits and common expenses in the said General Common Areas and Facilities for voting purposes in the meeting of the Association of Unit Owners of **"VIRAJ SHOPPING MALL"** is as per Exhibit A. That the measures of the unit includes the outside walls and one half of

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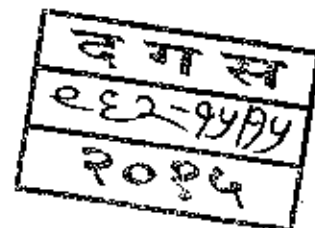
internal walls, internal dimensions of units, room, passages, space as well as proportionate undivided share and interest in the stair case, passages, Parking Space and all others common areas and facilities which comes to super built up area against each of the unit as described above. The carpet area is as internal dimensions shown in the plan attached as part and parcel of this deed. The sale of units in favour of prospective buyers will be as per carpet area as for as consideration amount is concern.

- (B) The Proportionate representation for voting purpose provided in (A) may be limited in accordance with the provisions of Bye-Laws attached hereto as EXHIBIT - B.
- (C) The Unit and the undivided interest in common areas and facilities appurtenant to the Units are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH:- That the Administration of "VIRAJ SHOPPING MALL" consisting aforesaid Building/s and land described here-above shall be in accordance with the provisions of this Deed and provisions of the Bye-Laws attached hereto as EXHIBIT - B.

EIGHTH: THAT a plan of "VIRAJ SHOPPING MALL" and ownership as hereby constituted is the subject to the provisions of the Maharashtra Apartment Ownership Act, 1970. So that the units of all the floors may be conveyed and registered as individual properties capable of individual use, on account of each having its own exist to a common area and facilities of the Building/s, each unit owners having exclusive particular right, title and interest over his respective unit and in addition the specified individual interest in the common areas and facilities and / or restricted common areas and facilities.

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NINETH: That for the purpose of stamp duty and registration fees to be imposed on this deed in the registrar of Deed of Declaration and the Deed of Apartment under section 13(5) of the said Act, upon the value of the **"VIRAJ SHOPPING MALL"** is distributed, however, the stamps duty shall be paid upon execution & registration of units individually as per law.

TENTH: THAT so long as the GRANTOR own one or more of the units, the GRANTOR shall be subject to the provisions of this deed and of the Exhibit-A and B attached hereto and GRANTOR covenant to take no action which will adversely affect the right of the Association of unit owners with respect to assurances against latent defects in the Building/s or other rights assigned to the Association of persons of the establishment of the **"VIRAJ SHOPPING MALL"**.

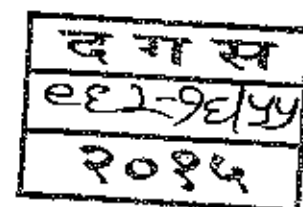
ELEVENTH: THAT the general and / or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELVETH: THAT the percentage of the undivided interest in the general and / or restricted common areas and facilities established herein shall not change except with the unanimous consent of all the unit owners expressed in amendment to this deed duly registered.

THIRTEENTH: THAT the undivided interest in general and / or restricted common area and facilities shall not be separated from the units to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyances or other instrument.

FOURTEENTH: THAT each unit owner shall comply with the provisions of this deed and the Bye-laws, decisions and resolutions of the Association of

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owners of its representative and failure to comply with any such provisions decision or resolutions, shall be grounds for an action to recover sums due, for damages, or injunctive relief.

FIFTEENTH: THAT the dedication of the property to the plan of units ownership herein shall not be revoked of the property removed from the plan of Unit Ownership, or any of the provisions herein amended unless all of the unit owners and the mortgages of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instruments.

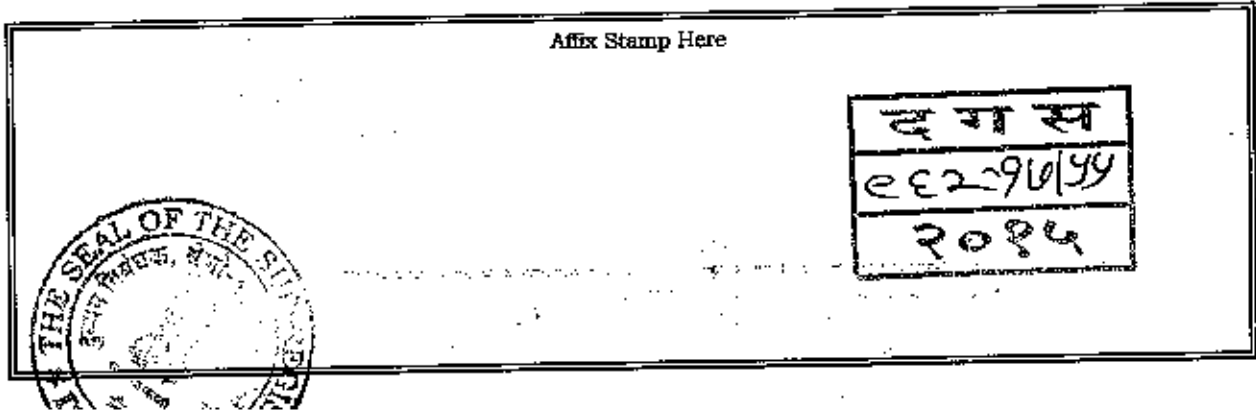
SIXTEENTH: THAT no unit owners of unit may exempt Himself / herself from liability for his / her contribution towards the common expenses by waiver of the use or enjoyment of any of the general and /or restricted common areas and facilities or by the abandonment of his/ her unit/s.

SEVENTEENTH: THAT all sums assessed by the Association but unpaid for the share of common expenses chargeable to any unit shall constitute a charge on such unit prior to all other charges except only

1. Charge, if any, on the unit for payment of Government or Municipal taxes or both,
2. All sums unpaid on a first mortgage of the units.

EIGHTEENTH: THAT all present or future owners, tenants, future tenants or any other person that might use the facilities of the Building/s in any manner are subject to the provisions of this Deed and that the mere acquisition or rental of any of the units of the Building/s or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and ratifies. The respective unit may be rented or given

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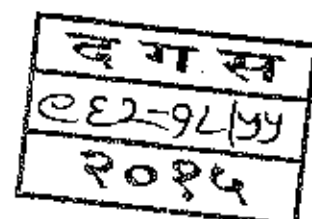
on leave and license or care-taker basis by the owners thereof for transient or hotel purposes or any commercial or if the occupants of the unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the Unit owners of the respective units shall have the absolute right to lease such unit or give it and leave and license or care taker basis provided that said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this declaration and further subject to the bye-laws in Exhibit-B attached hereto.

NINETEENTH: THAT if the property subject to the plan or unit ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTIETH : THAT where a unit is sold by a mortgagee in exercise of his powers of sale under the English Mortgagee or by Court in execution of a decree in a suit brought by a mortgagee against the owner of such unit, then neither the mortgagee nor the purchaser who derives title to the unit at such sale, or his successors or assigns shall be liable, for assessment by the association which became due to the acquisition of title by a such acquirer, it being understood, however, the above shall not be constructed to prevent the association of unit owners for filling and claiming charge for such assessment and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST: THAT in a voluntary conveyance of an unit the guarantee of the unit shall be jointly and severally liable with the GRANTOR for all unpaid assessment by the Association of Unit Owners, against the latter for

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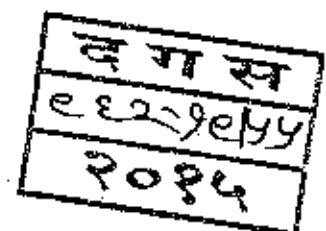
his share of the common expenses up to the time of the grant or conveyance without prejudice to grantees right to recover from the GRANTOR the amount paid by the Manager or board of the Manager of the association, as the case may be setting forth the amount of unpaid assessment against the GRANTOR due to the association and such grantee shall not be liable for nor shall the unit conveyed be subject to charge for any unpaid assessment made by the association of the Unit owner against the GRANTOR in excess of therein, set forth.

TWENTY SECOND: THAT the Manager of the Board or the Board or the Manager of the Association shall obtain and continue in effect blanked property insurance in form and amounts satisfactory to mortgages holding first mortgage covering units without prejudicial to the right of the owner the unit to obtain the individual unit insurance.

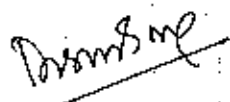
TWENTY THIRD: THAT insurance premium for any blanket insurance coverage shall be common expenses to be paid by monthly assessment levied by the association of the Unit owners and that such payment shall be held in separate account of the association and use solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF, THE GRANTOR named above has signed and executed this **DEED OF DECLARATION** at Yavatmal. The contents of aforesaid paragraphs are drafted as per our instructions, the same was read over and explained to us in vernacular, which we have understood and found to be true and correct to our personal knowledge and belief and signed this deed at Yavatmal without any force and with free consent as such after understanding the contents hereof, in the presence of

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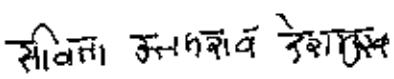
the following attesting witnesses signing as such on the day, month and year first above mentioned.

 SIGNATURE	 Thumb	
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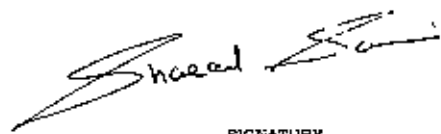
1. DR. SANJAY S/o VIJAYKUMAR BANG

 SIGNATURE	 Thumb	
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2. SHRI NIKHIL S/o PANDURANG MAHINDRE

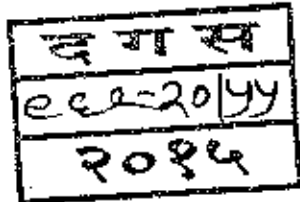
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3. SMT SAVITA UTTAMRAO DESHMUKH

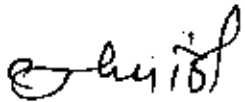
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4. SHRI SHARAD S/o SHYAM SONI

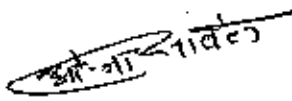
THE GRANTOR

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WITNESSES:

1.  
Laxman Shamsar Pande



2.  
Omprakash Nagdeo Sawant



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'EXHIBIT-B'

BYE LAWS OF "VIRAJ SHOPPING MALL"

CHAPTER-I

1. SHORT TITLE AND APPLICATION

(a) These Bye-Laws may be called as the Bye Laws of **"VIRAJ SHOPPING MALL"**.

(b) The provisions of this Bye Laws shall apply to **"VIRAJ SHOPPING MALL"**. All the present or future owners, tenants, future tenants or any other persons who might be using the facilities of the said condominium Building/s in any manner and are subject to the regulations set forth in this Bye Laws. That mere acquisition of any of the Unit on ownership, on rental, on leave license or on care taker basis in Building/s of the condominium/Association will signify that this Bye laws are accepted and the same will be compiled with.

2. DEFINITIONS:

(i) In these Bye laws unless the context requires otherwise:-

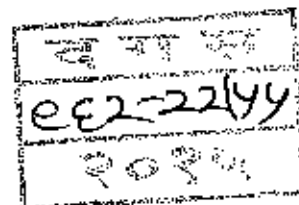
(a) **"Act"** means the Maharashtra Apartments Ownership Act, 1970.

(b) **"Association"** means the Association of all the Unit owners constituted by such owners for the purpose of maintenance, welfare of the members of the members of the **"VIRAJ SHOPPING MALL"**.

(c) **"Board"** means a board of managers/ members consisting of five persons all of whom shall be the owners of the Units in the said Building/s of the Association.

(d) **"Building"** means the Building on ALL THAT PIECE AND PARCEL OF Plot No. 1 as per Sale deed and Plot No 413 as per sanctioned map in Khasra No. 107/2 (Old Survey No 134/2), Sheet No 10 C, Mouza Digras,

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total admeasuring area 1122.97 Sq. Mtr. (12083 Sq. Ft.) within the limits of Nagar Parishad Digras, Tah. Digras, Dist. Yavatmal, known and styled as **"VIRAJ SHOPPING MALL"** and includes the land forming part thereof subject to declaration deed.

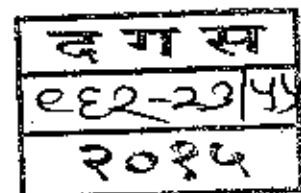
- (e) **"Declaration"** means the declaration which the owners & the builder of the Building/s has executed and registered as provided in section two of the said Act.
- (f) **"Majority of Owners"** mean owners holding 52% of vote in accordance with the percentage assigned in the Deed of Declaration.
- (g) **"OWNERS" or "UNIT OWNERS"** means those persons owning an Unit in the **"VIRAJ SHOPPING MALL"**.
- (h) **"Section"** means a section of the said Act.
- (i) **"Terrace"** means the top most open space includes terrace.
- (j) **"Unit"** means a unit in a Building/s known and styled as **"VIRAJ SHOPPING MALL"**.
- (ii) Words and Expressions used in these Bye-Laws but not defined therein shall have the meaning assigned to them in the Act.

3. TENAMENT/UNIT OWNERSHIP:- The Building/s located **"VIRAJ SHOPPING MALL"** entire ALL THAT PIECE AND PARCEL OF Plot No. 1 as per Sale deed and Plot No 413 as per sanctioned map in Khasra No. 107/2 (Old Survey No 134/2), Sheet No 10 C, Mouza Digras, total admeasuring area 1122.97 Sq. Mtr. (12083 Sq. Ft.) within the limits of Nagar Parishad Digras, Tah. Digras, Dist. Yavatmal, known and styled as **"VIRAJ SHOPPING MALL"** and includes the land forming part thereof subject to declaration deed is submitted to the provisions of the Act.

4. OBJECTS OF ASSOCIATION:

- (1) The objects of the Association shall be:
 - (a) To be and to be act as the Association of Unit Owners of the Building/s called **"VIRAJ SHOPPING MALL"** Tahsil Digras and District Yavatmal

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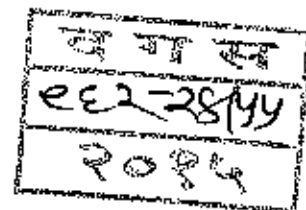
herein called "the said Building" who filed their respective Declarations submitting their units to the provisions of the Act.

- (b) To invest or deposit moneys;
 - (c) To provide for the maintenance, repair, replacement of the common areas and facilities by contribution from the unit owners, and if necessary, by raising loans for that purpose;
 - (d) To retain and rent or license if possible, suitable portion of the common areas to outsiders, and to distribute the common profits left after deducting the common expenses amongst the unit owners as common profits or accumulate the same for Building/s up a reserve fund.
 - (e) To provide for and do all and any of the matters provided in sub-section (2) of section 16;
 - (f) To advance, with the consent of the unit/tenement owners, any short-terms loans to any unit owners in case of any emergent necessity, and to provide for the repayment thereof in lump sum or in installments;
 - (g) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and procreative activities for the benefit of the unit owners.
 - (h) To frame, with the approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary for the benefit of the employees of the Association.
 - (i) To do all things necessary or not and otherwise provide for their welfare expedient for the attainment of the objects specified in these bye-laws.
- (2) The Association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

5. MEMBERS OF ASSOCIATION

- (a) All persons who have purchased units "VIRAJ SHOPPING MALL" the newly constructed Building/s and the same is duly submitted to the

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plan of Maharashtra Apartment Ownership Act, 1970 by executing and registered a Deed of Declaration either by the respective Unit owners jointly or by the sole owners. That all such Unit owners shall automatically become the members of the Association and shall pay the entrance fees and shall purchase at least one share of the face value of Rs. 100/- (Rupees One Hundred only). That each Unit owner will receive a copy of these Bye Laws on payment or otherwise as the association may decide.

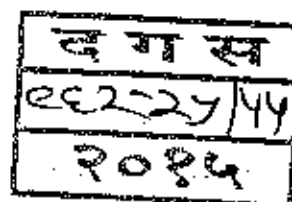
- (b) Upon any Unit owners selling his Unit or absolutely conveying the same by way of sale/gift/will or otherwise the purchaser/donee or beneficiary shall automatically become the member of the Association/Condominium and shall be admitted as a member on payment of entrance fees of to the Association/Condominium as may be prescribed. The shares held by the previous Unit owners shall be transferred in the name of such Purchaser/Donee/Beneficiary on payment of such fee to the Association as may be prescribed.
- (c) On death of a Unit owner his/her Unit shall be transferred to the person or persons to whom he bequeaths the same by his/her will. In case if he has made any specific bequest of his Unit. The name of the legatee or the name of the legal representative jointly shall entered in the Register maintained by the Association for the purpose of administration of the **"VIRAJ SHOPPING MALL"** as the Unit or joint Unit owner. Where a legatee is minor, the Unit owner shall be entitled to appoint a guardian of such minor.

6. JOINT TENAMENT/UNIT OWNERS:

Where an Unit has been purchased by two or more person jointly they shall be jointly entitled to the Unit and the shares of the Association shall be issued in their joint names but the persons whose name stands first



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in the share certificate shall alone have right to vote in the meetings of the Association.

7. HOLDING OF ONE SHARE COMPULSORY:

Every Unit owner must hold at least one share of the Association (Joint Unit owners shall hold the share jointly).

8. DISQUALIFICATION:

No Unit owner shall be entitled to vote on question of the election of member of the board or the President, Secretary, Treasurer or any office bearer or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect of his contribution towards the common expenses for more than 30 days on last of the year preceding the year in which the election of the board would take place.

CHAPTER-II

VOTING QUORUM AND PROXIS

9. VOTING :- The voting shall be on a percentage basis and the percentage of the vote to which the Unit owner is entitled is the percentage assigned to the unit as declared in the Deed of Declaration.

10. QUORUM: Except as otherwise provided in these Bye Laws the presence in persons of a majority of owners shall constitute the quorum.

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

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CHAPTER-III

ADMINISTRATION

12. POWERS AND DUTIES OF ASSOCIATION:-

The Association will have the responsibility of administrating the “**VIRAJ SHOPPING MALL**” owners Association approving the annual budget, establishing and collecting monthly assessment and arranging for the management of the Association in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes in person.

13. PLACE OF MEETING:

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

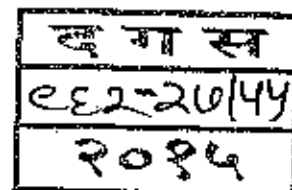
14. ANNUAL MEETING:

The First annual meeting of the Association shall be held in the presence of the existing members till then and thereafter the Annual Meetings of the Association shall be held on the First Sunday of March of each succeeding year. At all such meeting there shall be election by ballot of the Unit owners Board in accordance with the requirement of bye-laws the owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETINGS

It shall be the duty of the president to call a special meeting of the Unit owners as directed by a resolution of board or upon a petition or application signed by a majority of the owners and having presented to the secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorized by him in this

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behalf. The notices of any special meeting shall state the time and place of such meeting and the purpose thereof no other business shall be transacted at a special meeting except as such stated in the notice, without the consent of the majority of the owners present in personal in such meeting.

16. NOTICE OF MEETING

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

17. ADJOURNED MEETING

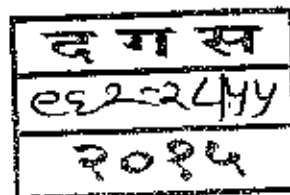
If any meeting of the owners cannot be organized because of a quorum has not attended, the owners who are present, any adjourned meeting at the time the original meeting was called. If at such adjourned meeting also, no quorum was present in person being not less than two shall form a quorum.

18. ORDER OF BUSINESS

The order of business at all meetings of the Association shall be as follows:

- (a) Roll Call
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of previous meeting.
- (d) Reports of Officer.
- (e) Report on Housing Commissioner or the Registrar or of the Officer duly authorized by them if present.

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- (f) Report of committees.
- (g) Election of Board.
- (h) Unfinished business, if any.
- (i) New business.

CHAPTER-IV

BOARD OF MANAGERS

19. MANAGEMENT OF ASSOCIATION:

The affairs of the Association shall be governed by a Board.

20. POWERS AND DUTIES OF BOARD:

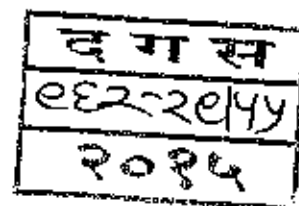
The Board shall have the powers and duties necessary for the administration of the Association, and do all such acts and things as are not by-laws directed to be exercised and done by the owners.

21. OTHER DUTIES:

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

- (a) Care up keep and surveillance of the Building/s known and styled as **"VIRAJ SHOPPING MALL"** of the Association and the common areas and facilities and the restricted common areas and facilities.
- (b) Collection of monthly assessment from the owners.
- (c) Designation, Employment, Remuneration and dismissal of the personal necessary for the maintenance and operation of the Building/s of **"VIRAJ SHOPPING MALL"/OWNERS ASSOCIATION.**
- (d) To prove for the manner in which the audit and accounts of the Association shall be carried out.

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- (e) To inspect the account kept by the secretary and the examine the registers and account books and to take steps for the recovery of all sums due to Association.
- (f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- (g) To see the cash book is written up promptly and is signed in first week of every month by one of the members of the Board authorized in this behalf.
- (h) To hear and deal with complaints.

22. MANAGER:

The Board may employ for the Association a manager at a compensation determined by the Board to perform such duties and services as the Board shall authorized including but not limited to the duties limited in bye laws No. 21.

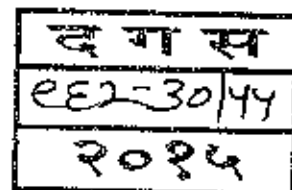
23. ELECTION AND TERM OF OFFICE:

At the first annual meeting of the Association the term of two managers shall be fixed for three years. The term of office of two managers shall be fixed at one year. At the expiration of the initial term of each respective manager his successors shall be elected to serve a term of three year. The managers shall hold office until their successors have been elected and hold their first meeting.

24. VACANCIES:

Vacancies in the Board caused by any reason that the removal of manager by a vote of the Association shall be filled by vote of majority of the remaining managers, even though they may constitute less than a quorum and each person so elected shall be manager until a successor

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is elected at next annual meeting of Association.

25. REMOVAL OF MANAGERS:

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

26. ORGANISATION MEETING:

The first meeting of the newly elected Board shall be held within fifteen days from the election at such place as shall be fixed by managers at the meeting at which such managers were elected and so 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.

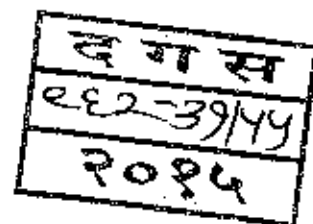
27. REGULAR MEETING:

Regular meeting of the Board may be held at such place as shall be determined from time to time by a majority of the managers but at least two such meeting shall be held during each year. Notice of regular meeting of the Board shall be given to each manager personally or by mail or by telegram at least 25 days prior to the day named for such meeting.

28. SPECIAL MEETING:

Special meeting of the Board may be called by the president on 25 days' notice to each manager given personally or by mail or telegram, which notice shall state time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like the notice on the written request of the

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at least 2/3rd strength of the managers.

29. WAIVER OF NOTICE:

Before of any meeting of the Board, any manager may in writing waive notice of such notice. Attendance by any manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the managers are present at any meeting of the Board no notice shall be required and any business may be transacted at such meeting.

30. QUORUM:

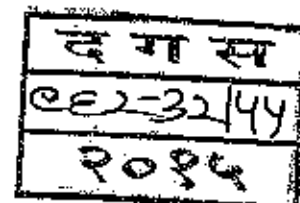
At all meeting of the Board 75% of the total strength of Managers shall constitute a quorum for transaction of business, and the acts of the managers present at a meeting at which a quorum is present shall be acts of the Board. If any meeting of the Board there be less than a quorum present, the majority of these present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted without further notice provided there is a quorum present.

31. FIDELITY BONDS:

The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premium of such bonds shall be paid by the Association.

CHAPTER-V
OFFICERS

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32. DESIGNATION:

The Principal Officers of the Association shall be a President, Vice President and Secretary all of whom shall be elected by and from the Board.

33. ELECTION OF OFFICERS:

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

34. REMOVAL OF OFFICER:

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

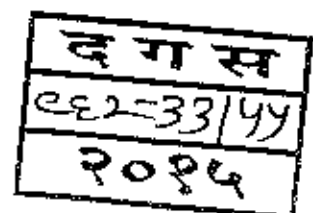
35. PRESIDENT:

The President shall be the chief executive officer of the Association. He shall preside at all meeting of the Board. He shall have all of the general powers and duties which are annually vested in the office of the President of an Association, including but not limited to the power to appoint committees from time to time as he may in his discretion decide to be appropriate to assist in the conduct of affairs of the Association.

36. VICE PRESIDENT:

The Vice President shall take all the place of the president and perform his duties when 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 interim basis. The Vice President shall also perform such other duties as shall from time

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to time be imposed upon by him by the Board.

37. SECRETARY:

(a) The Secretary shall keep the minutes of the Board and the minutes of all the meeting of the Association. He shall have charge of such books and papers as the board may direct, and he shall in general perform the entire duties incidental to the office of the Secretary.

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

38. TREASURER :

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of the moneys and other valuable effects in the name and to the credit of the Association in such depositaries as may from to time be designated by the Board.

CHAPTER-VI

OBLIGATIONS OF THE UNIT/TENAMENT OWNERS

39. ASSESSMENTS:

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the **"VIRAJ SHOPPING MALL"** / OWNERS ASSOCIATION, which may include an insurance premium for

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a policy to cover, repair and reconstruction work, in case of hurricane fire, earthquake or other hazard or calamity. The assessments shall be made appropriate according to the value of the unit owner as stipulated in the deed of Declaration. Such assessments shall include monthly payments general operating Reserve fund replacement.

40. MAINTENANCE AND REPAIRS:

- (a) Every owner perform promptly all maintenance and repair work within his own unit, which if committed would affect the **"VIRAJ SHOPPING MALL"** Building/s in entity or in part belonging to other owner, being expressly responsible for the damages liabilities that his failure to do so may endanger.
- (b) All repairs of internal installations of the unit such as water, lights, fans, powers sewage, sanitary installations, doors, windows, lamps, and other accessories belonging to the unit area shall be at the expenses of the Unit owner concerned.
- (c) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damage through its fault.

41. USE OF UNITS INTERNAL CHARGES:

- (a) All units shall be allowed for commercial purpose.
- (b) Any person shall not make any structural, modification or alterations in his unit or installation located therein without previously notifying the Association in writing to the President of the Board if no manager is employed. The Association shall have the obligations to answers within 30 days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration, installation.



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42. USE OF COMMON AREA AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES:

An owner shall not place or cause to be placed in the lobbies, stairways and other area of the Building/s and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

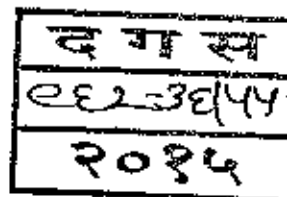
43. RIGHTS OF ENTRY:

- (a) An owner shall grant the right of entry to the manager or any other person authorized by the Board of the Association in case of any emergency originating in or threatening his unit whether the owner is present at the time or not.
- (b) An owner shall permit owners or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repair to the mechanical or electrical services provided that request for entry should be made in advance and that such entry is at a time convenient to the owner. In case of any emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT:

- (a) No resident of "VIRAJ SHOPPING MALL"/OWNERS ASSOCIATION shall post any advertisement or posters of any kind in or on the Building/s except is authorized by the Association.
- (b) Resident shall exercise extreme care about making noises or the use of amplifiers that may disturb other residents keeping domestic animals shall abide by the municipal sanitary bye laws and regulations.
- (c) It is prohibited to hang garments, rags etc. from the windows, balconies or from any of the facades of the Building/s of "VIRAJ

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SHOPPING MALL"/Association.

- (d) It is prohibited to dust rugs etc. from the windows or to clean rugs etc. by beating an exterior part of the said Building/s of **"VIRAJ SHOPPING MALL"/Association.**
- (e) It is prohibited to throw the garbage or dirt water outside the disposal installations provided for such purpose in service areas. If such installation is not provided all garbage trash shall be collected in a vessel and be thrown in the municipal dust-bin.
- (f) No owner resident or lessee shall ring for electrical or telephone installation, television antenna, machine or air conditioning units etc. on the exterior of the Building/s of association or protrude through the walls of the roof of that Building/s except as authorized by the Association.

CHAPTER-VII

FUNDS AND THEIR UTILISATION

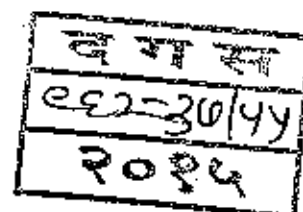
45. FUNDS:

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

- (a) by shares
- (b) by contributions and donations from the Unit owners.
- (c) from common profits which shall form the nucleus of the Reserve Fund.
- (d) By raising loans, if necessary subject to such terms and conditions as the Association with the approval of the competent authority may determine on this behalf.

46. AFFILIATION:

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The affiliation should be by any federation of Unit owners in the locality in which the Building/s of the **"VIRAJ SHOPPING MALL"**/Owners Association is situated. The Association may and pay the sum from time to time payable to such federation under the rules thereof.

47. INVESTMENTS:

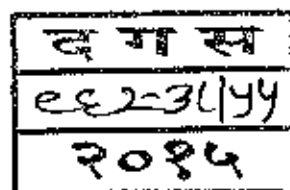
The Association may invest or deposit its funds in one or more of the following:-

- (a) In the Central Co-operative Bank or State Co-operative Bank or
- (b) In any co-operative Bank other than these referred to in clause (a) of these bye-laws.

48. ACCOUNTS:

- (a) A banking account shall be opened by the Association into which all moneys received on behalf of the Association be paid provided that if the Secretary think to retain some amount he may retain in his personal custody an amount not exceeding Rs. 500/- for petty expenses. All payments above Rs. 2000/- shall be made by cheque signed by the Secretary and one member of the Board.
- (b) Each unit owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipt of profits from common areas and contributions towards common expenses, and this share of assessment and other dues if any in respect of his Unit.
- (c) The Association shall on or before 25th March in each year published an audited annual financial statement in respect of the common areas and facilities containing:
- (d) The profits and loss account.

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- (e) The receipts and expenditure of the previous financial years and
- (f) A summary of the property and the assets and liabilities of the common areas and facilities of the Association giving such particulars as well disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.
- (d) The audited financial statement shall be open to the inspection of the members of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 25th April every year.
- (g) Every financial year statement shall be accompanied by a complete list of Unit owners. There shall also accompany the financial statement a similar list of loans. The financial statement shall state up to what date profit and expenses of common areas are included.

49. PUBLICATION OF REPORTS AND ACCOUNTS:

A copy of the last financial statement and of the auditor if any shall be kept in a conspicuous place in the Association.

50. APPOINT OF AUDITOR:

The Association shall appoint at its general meeting an auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual returns and verify the same with the accounts relating thereto and either sign as found by him to be correct duly vouched and in accordance with law or specially reported the Association in what respect he finds it incorrect untouched or act in accordance with law.

51. POWER OF AUDITOR:

The auditor shall be entitled to call for and examine any prepared and or

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documents belonging to the association relating to the common areas and facilities including limited common areas and shall make a special reports to the Association upon any matter connected with the account which appears to him to require notice.

CHAPTER-VIII

MORTGAGES

52. NOTICE OF ASSOCIATION:

An owner who mortgages his unit shall notify the association through the manager if any or the president of the Board in the event there is no manger is named and address of his mortgages and the Association shall maintain such information's in a book entitled "Mortgages of Units".

53. NOTICE OF UNPAID ASSESSMENT

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

CHAPTER-IX

COMPLIANCE

54. COMPLIANCE:

These bye laws are set forth to comply with the requirements of the MAHARASHTRA APARTMEEENT 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.

55. SEAL OF THE ASSOCIATION:

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The association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of resolution of the Board and every deed or instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Board and the Secretary or any other person authorized by the Association in that behalf.

CHAPTER-X

AMENDMENT TO THE PLAN OF UNIT/TENAMENT **OWNERSHIP**

56. AMENDMENT TO THE BYE LAWS:

These bye laws may be amended by the association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by the owners representing at least 75% of the total value of all units in the Building/s of the **"VIRAJ SHOPPING MALL"** /owners Association as shown in the declaration.

Drafted as per the instructions & documents given by the parties:

PRAVIN S. KUBDE & PRAVIN.R.GAUTAM

ADVOCATES

A-2, Plot No1, Galaxy Apartment,

Civil Lines, Nagpur 01

Mo: 9890208218, 9923164420

Pravin

Dr Sanjay
SIGNATURE

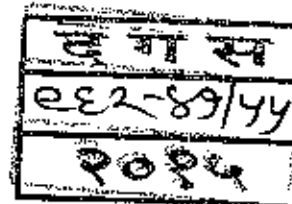
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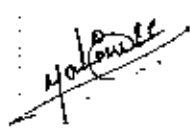


1. DR. SANJAY S/o VIJAYKUMAR BANG



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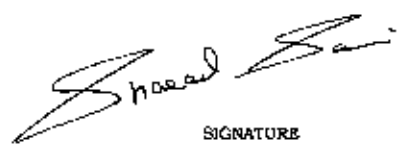


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2. SHRI NIKHIL S/o PANDURANG MAHINDRE

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3. SMT SAVITA UTTAMRAO DESHMUKH

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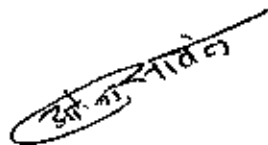
4. SHRI SHARAD S/o SHYAM SONI

THE GRANTOR

WITNESSES:

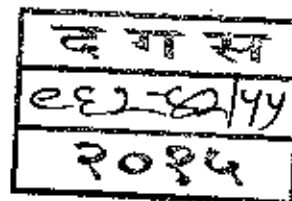
1. 
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Y.P.P. -

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C.T.S.20m

- आखीव पत्रिका -

मौजा - दिवस (शहर) ता. दिवस जि. यवतमाल

शिट नंबर	मुमापन क्रमांक	क्षेत्रफल चौ. मी.	धारणाधिकार	शासनाने दिलेल्या आकसरीणीचा किंवा माझ्याचा तपशिल आणि त्याची फेर तपासणीची नियत वेळ
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सि.मो. ३८/ (न. ११सी/३८/८५/०३-०८)

येकमाळ शिंदे दि. ३१ मे २००८

हक्काचा मुळ धारक :-

कुमल विष्णुपंत

विवेकानंद विष्णुपंत पाटील माळगार

पट्टेदार :-

भा. बाधेशु सुषि बाधेशु येकमाळ येथे ठाणे

ठाणे दि. ११/१२/०८

दि. ११/१२/०८

इतर भार :-

ता. नि. मू. अ.

इतर शिरे :-

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		२३	सौ. विवेक विष्णुपंत नळगार	दिप्रस
		२४	सौ. विवेक विष्णुपंत नळगार	दिप्रस
२८/३/१०	दिवस दि. २८/३/१०	२५	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०
१८/११/०८	वाटस लिजापंत	२६	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०
१८/११/०८	दि. १०/११/०८	२७	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०
१८/११/०८	दि. १०/११/०८	२८	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०
१८/११/०८	दि. १०/११/०८	२९	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०
१८/११/०८	दि. १०/११/०८	३०	सौ. विवेक विष्णुपंत नळगार	दि. ३/३/१०

सविधाने त्यांचे नाव ठीकी ठीकी

दिप्रस



नविनधारक
गुणवत्ता

सविधाने त्यांचे नाव ठीकी ठीकी

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डा. सत्य वितयभुमार कां

२०१३११४

① निष्कट पापुरंग महिदे

② अमिनी सकिता उरुमराव देशमुख

③ श्रीवाह शम सोनी

पु. २५५
न मं०

सोलाव

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उरुमराव

सितार. २८१५

दिल्ली १८/८/१५

अजयराव

१८/८/१५

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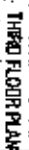
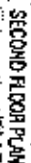
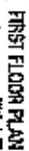
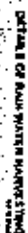
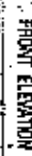
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सितार
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सिलीपी लिपीक



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ADDITIONAL INFORMATION

Field Number	Date	Locality	Collector
1000	1950	...	...
1001	1950	...	...
1002	1950	...	...
1003	1950	...	...
1004	1950	...	...
1005	1950	...	...
1006	1950	...	...
1007	1950	...	...
1008	1950	...	...
1009	1950	...	...
1010	1950	...	...

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100% Satisfaction Guarantee

1. The following table shows the number of people who attended the concert in each of the five years from 1995 to 1999.

Figure 1

[illegible][illegible]

1. *Scaphiophylax* sp. n.

1. <u>NAME</u> 2. <u>ADDRESS</u> 3. <u>CITY</u> 4. <u>STATE</u> 5. <u>ZIP</u> 6. <u>PHONE</u> 7. <u>TELETYPE</u> 8. <u>FAX</u> 9. <u>E-MAIL</u> 10. <u>WEBSITE</u> 11. <u>DATE</u> 12. <u>SIGNATURE</u> 13. <u>PRINTED NAME</u> 14. <u>DATE</u> 15. <u>SIGNATURE</u> 16. <u>PRINTED NAME</u> 17. <u>DATE</u> 18. <u>SIGNATURE</u> 19. <u>PRINTED NAME</u> 20. <u>DATE</u> 21. <u>SIGNATURE</u> 22. <u>PRINTED NAME</u> 23. <u>DATE</u> 24. <u>SIGNATURE</u> 25. <u>PRINTED NAME</u> 26. <u>DATE</u> 27. <u>SIGNATURE</u> 28. <u>PRINTED NAME</u> 29. <u>DATE</u> 30. <u>SIGNATURE</u> 31. <u>PRINTED NAME</u> 32. <u>DATE</u> 33. <u>SIGNATURE</u> 34. <u>PRINTED NAME</u> 35. <u>DATE</u> 36. <u>SIGNATURE</u> 37. <u>PRINTED NAME</u> 38. <u>DATE</u> 39. <u>SIGNATURE</u> 40. <u>PRINTED NAME</u> 41. <u>DATE</u> 42. <u>SIGNATURE</u> 43. <u>PRINTED NAME</u> 44. <u>DATE</u> 45. <u>SIGNATURE</u> 46. <u>PRINTED NAME</u> 47. <u>DATE</u> 48. <u>SIGNATURE</u> 49. <u>PRINTED NAME</u> 50. <u>DATE</u> 51. <u>SIGNATURE</u> 52. <u>PRINTED NAME</u> 53. <u>DATE</u> 54. <u>SIGNATURE</u> 55. <u>PRINTED NAME</u> 56. <u>DATE</u> 57. <u>SIGNATURE</u> 58. <u>PRINTED NAME</u> 59. <u>DATE</u> 60. <u>SIGNATURE</u> 61. <u>PRINTED NAME</u> 62. <u>DATE</u> 63. <u>SIGNATURE</u> 64. <u>PRINTED NAME</u> 65. <u>DATE</u> 66. <u>SIGNATURE</u> 67. <u>PRINTED NAME</u> 68. <u>DATE</u> 69. <u>SIGNATURE</u> 70. <u>PRINTED NAME</u> 71. <u>DATE</u> 72. <u>SIGNATURE</u> 73. <u>PRINTED NAME</u> 74. <u>DATE</u> 75. <u>SIGNATURE</u> 76. <u>PRINTED NAME</u> 77. <u>DATE</u> 78. <u>SIGNATURE</u> 79. <u>PRINTED NAME</u> 80. <u>DATE</u> 81. <u>SIGNATURE</u> 82. <u>PRINTED NAME</u> 83. <u>DATE</u> 84. <u>SIGNATURE</u> 85. <u>PRINTED NAME</u> 86. <u>DATE</u> 87. <u>SIGNATURE</u> 88. <u>PRINTED NAME</u> 89. <u>DATE</u> 90. <u>SIGNATURE</u> 91. <u>PRINTED NAME</u> 92. <u>DATE</u> 93. <u>SIGNATURE</u> 94. <u>PRINTED NAME</u> 95. <u>DATE</u> 96. <u>SIGNATURE</u> 97. <u>PRINTED NAME</u> 98. <u>DATE</u> 99. <u>SIGNATURE</u> 100. <u>PRINTED NAME</u> 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नगर परिषद कार्यालय दिग्रस जि. यवतमाळ

क्रमांक/बांधकाम विभाग/नपदि / ६८ / २०१५

दिनांक : २८ एप्रिल, २०१५

प्रारंभ प्रमाणपत्र

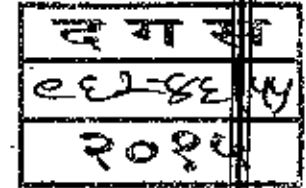
महाराष्ट्र प्रादेशीक नगर व रचना अधिनियम १९६६

(सन १९६६ चा महाराष्ट्र अधिनियम क्रमरंक ३७ च्या कलम ४५ अन्वये)

डॉ. संजय विजयकुमार बंग + इतर ०३ सर्व रा. दिग्रस जि. यवतमाळ यांना
शिट क्र. /शे.स.नं. १० सी सर्व्हे न. १०७/२ जुना १३४/२ प्लॉट क्र. ४१३ मध्ये नकाशात
लाल रंगाने दुरुस्ती दर्शविल्या प्रमाणे खालील शर्तीस अधीन राहून **दुकान समूह**
बांधकाम परवानगी देण्यात येत आहे. त्यांचे तंतोतंत पालन करावे.

अटी :-

- १) बांधकाम परवानगी प्रमाणपत्र दिल्याच्या तारखे पासून ०१ वर्ष वैध राहील.
- २) प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी आंतर विभाजन बाबत सक्षम प्राधिकरणाची परवानगी घेण्यात यावी.
- ३) घरातील सांडपाणी वाहून नेण्याची व्यवस्था नगर पालीकेचे नाली पोवेतो करून द्यावी लागेल व ज्या ठिकाणी न.प. ची नाली नसेल त्या ठिकाणी आपण शोष खड्डा करून स्वतःचे घरातील सांडपाण्याचा निचरा करावा.
- ४) विट बांधकाम मध्ये FLY-ASH विटांचा वापर करावा.
- ५) बांधकाम पूर्ण झाल्यानंतर तसे नगर परिषदेकडे लेखी कळवावे लागेल.
- ६) आपल्या परिसरात कमीत कमी दोन झाडे लावावे लागेल.
- ७) नकाशात रंगाने दुरुस्ती केल्याप्रमाणे बांधकाम करावे.
- ८) बांधकाम करताना आजुबाजुचे लोकांना काही त्रास होणार नाही याची जबाबदारी आपल्यावर राहील.
- ९) प्रत्यक्ष बांधकाम करताना जलपुनर्रचना योजनेचा अवलंब करावा.
- १०) जागा मालकी हक्क संबंधाने पुरविलेली माहिती चुकीची आढळल्यास ही परवानगी केव्हाही रद्द करण्यात येईल.
- ११) न.प. कार्यालयाने मंजूर केलेल्या नकाशा प्रमाणेच नियोजित बांधकाम करणे बंधनकारक राहील.
- १२) नियोजित बांधकाम सुरु असताना किंवा झाल्यानंतर कोणत्याही प्रकारचा वाद उपस्थित झाल्यास त्याची सर्वस्वी जबाबदारी प्लॉटधारकाच राहील.



सहायिकारी, तथा नियोजन प्राधिकारी,
नगर परिषद दिग्रस जि. यवतमाळ



प्रतिलिपी :-

- १) कराधिकारी नगर परिषद दिग्रस जि. यवतमाळ कडे पुढील कार्यवाहीस रवाना
पावती क्रमांक १७६२८ दिनांक २८/०४/१५ अन्वये रुपये ३९०४३९/-
विकास शुल्क न.प. फंडास जमा.



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H.U.F.

भारत सरकार
Government of India

निखेत पांडुरंग महिंदे
Nikhe Pandurang Mahindra
जन्म सदिश 1009:2306/1983
पुरुष / Male

8920 3617 1461

आधार - सामान्य माणसाचा अधिकार

भारतीय सर्वोपयोगिता आयोग प्राधिकरण
Unique Identification Authority of India

पत्ता S/O. पांडुरंग महिंदे, दत्त
महिला अपघ्न, दत्त चौक, विजय,
अपरभाजा, दिगंबर, महाराष्ट्र, 445203

Address S/O. Pandurang Mahindra,
Datta Mahade, Datta Chowk, Vijay,
Aparbhaja, Digambar, Maharashtra, 445203

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भारत निर्वाचन आयोग
Election Commission of India
IDENTITY CARD
FPG1792350

महाराष्ट्र
सविताबाई च. उतामराव देशमुख
Elector's Name : Savitabai Uttamrao Deshmukh
पतिचे नांव : उतामराव देशमुख
Husband's Name : Uttamrao Deshmukh
लिंग : स्त्री Sex : F
1/1/2006 रोजी वय : 58
Age as on 1/1/2006

पत्ता : 166-1, चिंचोली खु. (पूर्ण गांव), चिंचोली खु. (पूर्ण गांव)
व)
गाव : चिंचोली खु.
तालुका : दिग्रस
जिल्हा : यवतमाळ- 445203
Address : 166-1, Chincholi Khu. (Purn Gaon), Chincholi Khu. (Purn Gaon)
Village : Chincholi Khu.
Taluka : Digras
District : Yavatmal- 445203
165-विद्यार्थी नोंदणी अधिकारी
Electoral Registration Officer
For 165-Digras Assembly Constituency
स्थान : दिग्रस
Place : Digras
दिनांक/Date : 14/05/2007
This card may be used as an Identity Card under different Government Schemes 130/960



भारत सरकार
GOVERNMENT OF INDIA

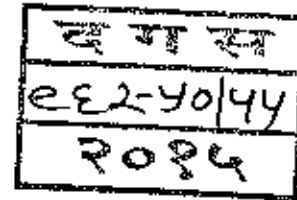


ओमप्रकाश नागोराव सावंत
Omprakash Nagorao Sawant
जन्म तिथि/ DOB: 29/06/1976
पुरुष / MALE



2041 1960 5415

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: नागोराव सावंत,
माहुली ता.मानोरा, माहुली,
वाशिम,
महाराष्ट्र - 444404

Address:

S/O: Nagorao Sawant, MAHULI
TA. MANORA, Mahuli, Washim,
Maharashtra - 444404

2041 1960 5415

Aadhaar-Aam Admi ka Adhikar





सामान्य अधिकार
GOVERNMENT OF INDIA



सामान्य अधिकार
Laxshman Shamrao Pande
जन्म वर्ष: Year of Birth: 1972
पुल्ल: Male



8427 0695 9301

आधार — सामान्य नागरिकांचा अधिकार

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२०१५



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सामान्य अधिकार
सामान्य अधिकार
सामान्य अधिकार

Address: S.G. Shamrao P. Pande
M. Sawanga Bu. Po. Deura
Ta. Digras Digras, Varadima
Maharashtra 445203



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1290 130 1547



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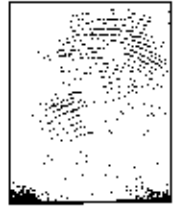


P.O. Box No. 141
Gurgaon, Haryana



दस्त क्रमांक :दंगस/962/2015

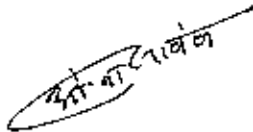
दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉ. संजय विजयकुमार बंग - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिग्रस, यवतमाळ, महाराष्ट्र, यवतमाल. पॅन नंबर:AAIHS9620J	लिहून देणार वय :-42 स्वाक्षरी:- <i>MmSmp</i>		
2	नाव:श्री निखील पांडुरंग महिद्रे (माटील) - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिग्रस, यवतमाळ, महाराष्ट्र, यवतमाल. पॅन नंबर:BHZPM2069J	लिहून देणार वय :-28 स्वाक्षरी:- <i>Mahidre</i>		
3	नाव:श्रीमती सविता उत्तमराव देशमुख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचोली, यवतमाळ, महाराष्ट्र, यवतमाल. पॅन नंबर:AUWPD4876F	लिहून देणार वय :-67 स्वाक्षरी:- <i>सविता उत्तमराव देशमुख</i>		
4	नाव:श्री शरद शाम सोनी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वर्धमान नगर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:BEFPS1704H	लिहून देणार वय :-35 स्वाक्षरी:- <i>Sharad Soni</i>		

वरील दस्तऐवज करून देणार तथाकथीत डिक्लरेशन चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:10 / 08 / 2015 01 : 56 : 11 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस ओळखतात. व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1.	नाव:ओमप्रकाश नागोराव सावंत रा. माहुली - - वय:39 पत्ता:- पिन कोड:445203	स्वाक्षरी 	 
2	नाव:लक्ष्मण शामराव पांडे रा. दिग्रस वय:43 पत्ता:- पिन कोड:445203	स्वाक्षरी 	 

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पुस्तकें ९ कृपाक ००२/१५
वर नांदल दिक्क १०/१/२०१५
द्विपक्ष
दुयम निबधक
दिक्क

प्रमाणित करण्यत येते की
वा दस्तावेजे ५५ पाने आहेत
द्विपक्ष
दुयम निबधक
दिक्क