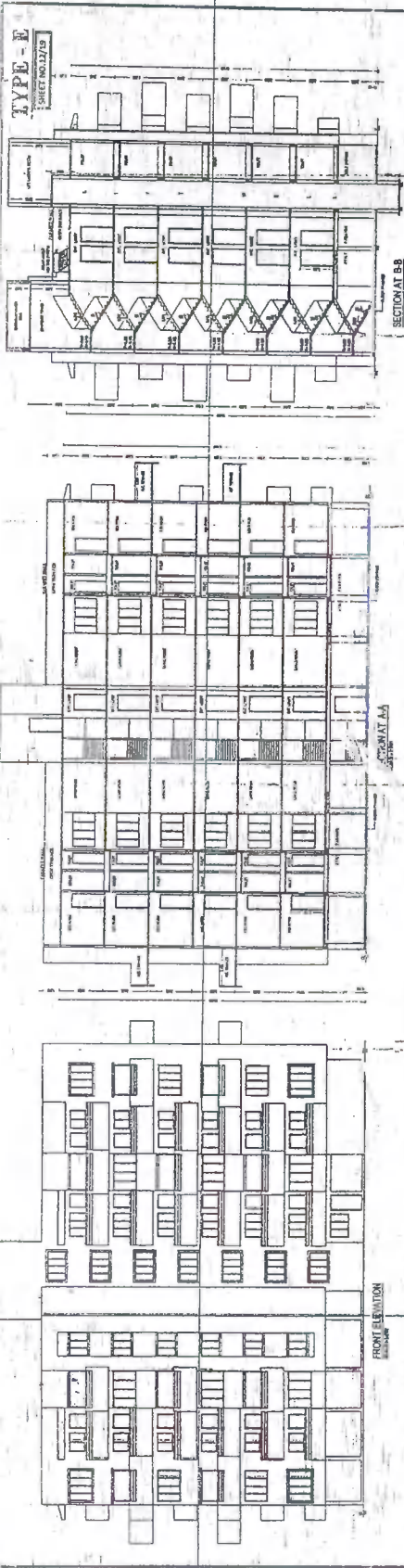




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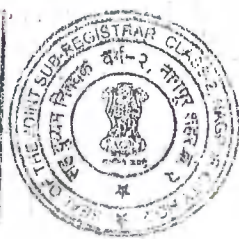
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NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

1st Floor, Narang Tower, Palm Road, Civil Line, Nagpur-440001, Ph. 0712-2567016
Fax No. 0712- 2561584, Website - www.nmc.nagpur.gov.in



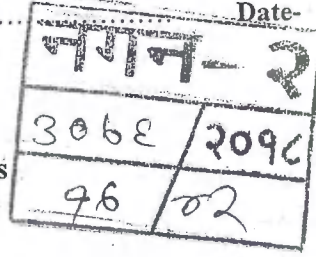
SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - 73/BP/NARI/TP/NMC/19

Date- 08/08/2017

To,

M/s Dwarka Developers,
Through Shri. Hemanand D. Motwani & Other's
Nari, Nagpur.



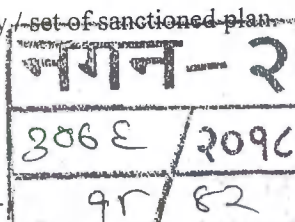
Sir,

With reference to your Application /Plan No.- 19/Nari/TP/NMC/Proposed Plan dated 16/04/2013 for the grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work / to erect building on Kh. No. 144/2, 145/2, 146/2, 147/1, 146/3, 148/12, 142/3, 5, 144/1, 147/2, City Survey No., Sheet No. 63 of village /Mouza - Nari situated at Road / Street - Nari, Nagpur, the commencement Certificate/Building permit is granted subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. Before lapse of this period, commencement certificate/building permit shall have to be renewed. The renewal may be granted for three years .
4. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'
5. The information of completion of work up to plinth level shall be given to N.M.C. in Appendix 'G' and after having certified the work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
6. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Otherwise, for unauthorized occupation, applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'J' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
9. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan, it could be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act - 1966 and the corporation of the city of Nagpur act 1948.
10. All water supply work shall be got done through licenced plumber approved by N.M.C.
11. All sanitary requirement and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Deptt., Mantralaya, Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 dt. 10/03/2005. The authority impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.mt. of built up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
13. 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.
14. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
15. The applicant shall plant and grow 50 Nos shady trees in vacant land of plot.

16. 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.
17. 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.
18. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
23. 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.
24. 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.
25. Breach of any of the condition may lead to revocation of this permit.
26. 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 .
27. Additional charges for High Rise building in future (If applicable)
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. As per circular dt. 03/01/2014 applicant should take the occupancy certificate .
30. 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. GA/1049/FB, dt. 03.08.2015 GA/1170/FB, dt. 19.08.2015, GA/1050/FB, dt 03.08.2015, GA/1051/FB, dt. 03.08.2015, GA/1052/FB, dt. 03.08.2015.
31. Applicant should Hand over the 20% land for affordable Housing scheme to MAHADA . As per Govt. Notification No. TPB-4312/CR-45/2012/(I) UD-11, dt. 08.11.2013, & Complete the process of & over the land for affordable Housing scheme to MAHADA & should inform this office
32. Applicant should follow strictly the all conditions which have given in Affidavit on dt. 13 July 2017 (2 Affidavit), dt. 06 July 2017 (3 Affidavit),
33. It's all the responsibility of owner to follow all the condition mentioned in permit.
34. Applicant should strictly follow all condition mentioned in Agreement dt. (05.07.2012
35. Site stands approved entirely at the risk and responsibility of the party.
36. The legal dispute, if any, regarding the ownership of the land, the same shall be settled in the court of law.

Enclosure: - One copy / set of sanctioned plan



Assistant Director
Town Planning Deptt.

Nagpur Municipal Corporation

Copy forwarded to :-

1. Ward Office Ashinagar Zone No. 09, Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.

EXHIBIT-B

BYE LAWS OF "PIONEER ETERNITY"

CONDOMINIUM

CHAPTER-I

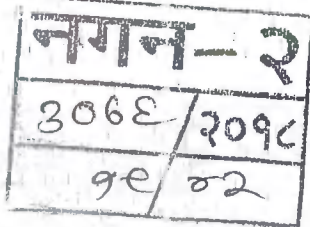
1. SHORT TITLE AND APPLICATION

- (a) Bye-Laws may be called as the Bye Laws of **PIONEER ETERNITY** Condominium/Association.
- (b) The provisions of this Bye Laws shall apply to all the present or future owners, tenants, future tenants or any other persons who might be using the facilities of the said condominium building in any manner and are subject to the regulations set forth in this Bye Laws.
- (C) The mere acquisition of any of the Apartment on ownership, on rental, on leave license or on care taker basis in building of the condominium/Association will signify that this Bye laws are accepted and the same will be compiled with.

2. DEFINITIONS –

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 Apartment owners constituted by such owners for the purpose of maintenance, welfare of the members of the members of the **PIONEER ETERNITY**, Condominium/Association.
- (c) "Board" means a board of managers/ members consisting of five persons all of whom shall be the owners of the Apartments in the said building of the Association.
- (d) "Building" means the building standing on ALL THAT piece and parcel of land consisting of Plot/site No. 128 admeasuring 1161.226 Sq. Mts. being 5.0790% undivided share and interest of the land under phase – 1, in the scheme known as "**SINDHU EMPIRE**", out of Survey/Khasra Nos. 144/2, 145/2, 146/2, 147/1, 146/9, 148/12, 142/3, 4, 5, 144/1, 146/3 and 147/2 having corresponding City Survey Property Card Nos. 339 out of Sheet No. 342/94, Mouza – Nari, bearing Municipal Corporation House No. 2758 and 2759, Ward No. 57, within the limits of Nagpur Municipal Corporation, Tahsil & Dist. Nagpur, known and styled as "**PIONEER ETERNITY**", and includes the land forming part thereof subject to declaration deed.
- (e) "Declaration" means the declaration which the owners & the builder of the building has executed and registered as provided in section Two of the said Act.



- (f) "Majority of Owners" means owners holding 51% of vote in accordance with the percentage assigned in the Deed of Declaration.
- (g) "Section" means a section of the said Act.
- (h) "Terrace" means the top most terrace (presently outer roof of sixth floor).
- (i) "Unit" means a family unit/Apartment in a building known and styled as "PIONEER ETERNITY".

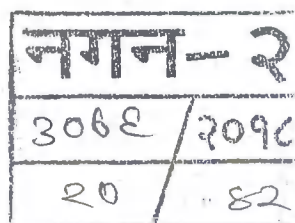
3. MEMBERS OF ASSOCIATION

- (a) All persons who have purchased apartments in the newly constructed building and the same is duly submitted to the plan of Maharashtra Apartment Ownership Act, 1970 by executing and registered a Deed of Declaration either by the respective Apartment owners jointly or by the sole owners. That all such Apartment owners shall automatically become the members of the Association and shall pay the entrance fees and shall purchase at least one share. That each Apartment owner will receive a copy of these Bye Laws on payment or otherwise as the association may decide.
- (b) Upon any Apartment owners selling his Apartment 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 Apartment 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 an Apartment owner his/her Apartment shall be transferred to the person or persons to whom he bequeath the same by his/her will. In case if he has made any specific bequest of his Apartment. 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 Association as the Apartment or joint Apartment owner. Where a legatee is minor, the Apartment owner shall be entitled to appoint a guardian of such minor.

4. JOINT APARTMENT OWNERS

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

5. HOLDING OF ONE SHARE COMPULSORY



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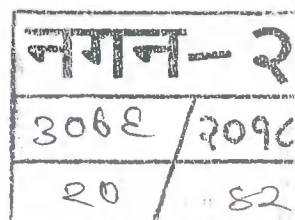
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5. HOLDING OF ONE SHARE COMPULSORY



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

6. **DISQUALIFICATION**

No Apartment 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

7. **VOTING :-** The voting shall be on a percentage basis and the percentage of the vote to which the Apartment owner is entitled is the percentage assigned to the family unit/Apartment as declared in the Deed of Declaration.
8. **QUORUM :-** Except as otherwise provided in these Bye Laws the presence in persons of a majority of owners shall constitute the quorum.
9. **VOTES TO BE CAST IN PERSON :-** Votes shall be cast in person.

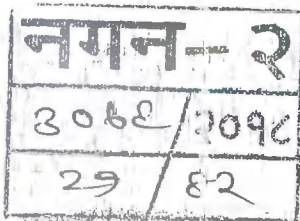
CHAPTER-III
ADMINISTRATION

10. **POWERS AND DUTIES OF ASSOCIATION :-**

The Association will have the responsibility of administrating the **PIONEER ETERNITY** 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.

11. **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.



12. **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 Apartment 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.

13. **SPECIAL MEETINGS**

It shall be the duty of the president to call a special meeting of the Apartment 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 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.

14. **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.

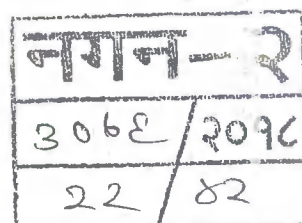
15. **ADJOURNED MEETING**

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.

16. **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.
- (f) Report of committees.
- (g) Election of Board.
- (h) Unfinished business, if any.
- (i) New business.

CHAPTER-IV

BOARD OF MANAGERS

17. **MANAGEMENT OF ASSOCIATION**

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

18. **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 bye-laws directed to be exercised and done by the owners.

19. **OTHER DUTIES**

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

- (a) Care up keep and surveillance of the building known and styled as **PIONEER ETERNITY** 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 of **PIONEER ETERNITY OWNERS ASSOCIATION**. The common areas and facilities and the restricted common areas and facilities.
- (d) To prove for the manner in which the audit and accounts of the Association shall be carried out.
- (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.

