एक सौ रुपये Rs. 100

₹. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR DISTRICT

महाराष्ट्र MAHARASHTRA © 2018 ©

UC 802084

28 DEC 2018

Stamp Head Clerk / Sr. Clerk

DEED OF DECLARATION

IN

FORM 'A'

IN THE CITY OF NAGPUR, Tehsil and District - NAGPUR WE, (1) MRS. GEETA W/o SHARAD ANANDIKAR, Aged 63 Years, Occupation - Agriculturist and Housewife, Income Tax PAN – ABHPA6956R & Aadhar Unique Identity No. 475516490778; AND (2) SHRI. SACHIN S/o SHARAD ANANDIKAR, Aged About 41 Years, Occupation – Service, Income Tax PAN ABHPA6983C & Aadhar Unique Identity No. 840748084193 Both Residents of Flat No. A-1, Plot No. 57, Kanchan-Geet Flats, Shivaji Nagar Nagpur-440010, Tahsil and District – NAGPUR both acting through their duly Constituted Attorney M/S. MAHARSHREE BUILDERS, a Partnership Firm, (INCOME TAX PAN No. AABFM3141L) having its Office at Shivpad Apartments, 262, West High Court Road, Bajaj Nagar, Nagpur and acting through its Partner SHRI. AVINASH S/o MANOHARRAO TARPE, Aged 52 Years, Occupation – Business, Income Tax PAN AAPPT8444A, Resident of Shankar Nagar, Nagpur-440010, Tahsil and District - NAGPUR, hereinafter referred to as the GRANTOR, who are fully empowered and qualified to execute this DEED do hereby state

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FIRST : THAT the GRANTOR owns the following land situated at Khare Town Dharampeth, Nagpur Within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tehsil and District - NAGPUR, which is fully described as follows :-

THAT, ALL THAT piece and parcel of land bearing Kh. No. 28 of Mouza – Sendra, Mouza No. 364, Thak No. 193, H.S.K. 30, Revenue Circle – PARDI, situated at Dharampeth, Nagpur in Tehsil and District – NAGPUR. Originally belonged to Shri. Balaji Vinayakrao Buty, who later on transferred the same by way of Sale to Shri. Shrawanan Narayan Swami Naidu, by 2 seperate Sale Deeds Dated 17-05-1909 and 21-22/07/1913.

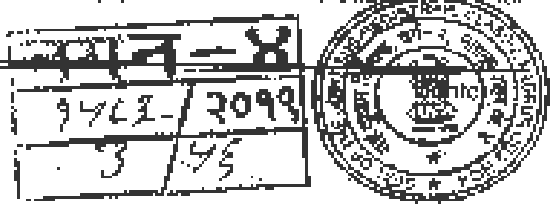
THAT, the aforesaid Shri. Shrawanam Narayan Swami Naidu thereon in his turn transfer the said property by way of Sale to Shri. Waman Shivdaspant Barlingey and Mrs. Savitribai Barlingey, by a duly registered Sale Deed Dated 07-08-1915.

THAT, thereon some in the year 1932 the aforesaid Shri. Waman Shivdaspant Barlingey relinquished his rights in respect of the said property in favour of his Father Shri. Shivdaspant Krishna Barlingey. The said Shri. Shivdaspant Krishna Barlingey thereon sub-divided the said piece of land into two parts and he retained the SOUTHERN PORTION of the said property for himself. The NORTHERN PORTION of the said property was given to Mrs. Savitribai Barlingey. The said Shri. Shivdaspant Krishna Barlingey thereon created Trust of the said Southern Portion of Kh. No. 28 and his remaining properties in favour of Shri. Waman Shivdaspant Barlingey.

THAT, the said Mrs. Savitribai Shivdaspant Barlingey alongwith her husband Shri. Shivdaspant Krishna Barlingey and her two sons namely Shri. Waman Shivdaspant Barlingey and Shri. Surendra Shivdaspant Barlingey thereon jointly transferred 0.95 Acres of land comprising New Kh. No. 28/4 out of the aforesaid Northern Portion by way of Sale to Shri. Dhundiraj Vishwanath Paranjape, by a Sale Deed Dated 03-04-1940, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 6 on Pages 251 to 253 at Sr. No. 602 on 04-06-1940.

THAT, the said Shri. Dhundiraj Vishwanath Paranjape thereon constructed a Double Storeyed Residential House on the said Plot of land some time in the Year 1942.

THAT, the aforesaid Shri. Raobahadur D.V. Paranjape executed his LAST WILL AND TESTAMENT on 19-01-1947. He thereon also executed a Codicil to the said Will Dated 19-01-1947 and thereby he bequeathed the WESTERN PORTION of the said Kh. No. 28/4 (Now numbered as 28/5) bearing Sub-Divided Plot No. B to his son Shri. Prabhakar and appointed Shri. Sharad Kumar alias Mohan D. Paranjape as Sole beneficiary, testator & executor with the provision that his wife Mrs. Saraswatbai Paranjape shall have life interest in respect of the remaining half portion i.e. Eastern Portion and marked as Plot No. A. In the said CODICIL he further declared that upon the demise of his wife namely Mrs. Saraswatbai Paranjape the said whole sub-divided Plot



No 'A' with all building, structures, fixtures, trees and well on it, shall devolve upon his youngest son Shri Sharadkumar alias Mohan Raobhadur Paranjape to the exclusion of remaining legal heirs.

THAT, the aforesaid Smt. Saraswatibai Paranjape left for heavenly abode on 30-09-1986 and consequent upon her death the said Shri. Sharadkumar alias Mohan Raobhadur Paranjape has became an absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also reflected in his name in all relevant records. The total extent of the aforesaid property is at present 2576.90 Sq. Mtrs (-) Less 331.97 Sq. Mtrs. thus equal to 2295 Sq. mtrs approximately and it bears House No. 328/70 and Plot No. 887 and City Survey No. 68 which included 3572 Sq. Ft (OR 331.97 Sq. Mtrs.) Plot bearing No. 328-A given to the said Shri. Sharadkumar alias Mohan Raobhadur Paranjape sub-divided Vide Nagpur Improvement Trust Memo No CCS/5804 Dated 01-02-1974.

THAT, the aforesaid property is also converted for Non-Agricultural Use Vide Order Dated 27-08-1998 passed by the Additional Tahsildar, Nagpur in Revenue Case No. 82/NAP-56/1996-97 of MOUZA – LENDHRA on which Non Agricultural Tax from August 1996 to August 1998 has been paid by the said Shri. Sharadkumar alias Mohan Raobhadur Paranjape.

THAT, the aforesaid Shri. Sharadkumar alias Mohan Raobhadur Paranjape thereon transferred ALL THAT Piece and parcel of land containing by admeasurement 4000 Sq. ft (OR 371.60 Sq. Mtrs.) comprising the EXTREME WESTERN PORTION (i.e. REAR SIDE) of Plot No. 887 Togethervith the existing old Residential structure standing thereon covering a Built up area of 1300 Sq. Ft. (i.e 120.77 Sq. Mtrs.) as a portion of House No. 328/0+9, City Survey No. 68 and Sheet No. 17/A/2, Situated at Khare Town Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Geeta Sharad Anandkar, the Granter No. 1 named hereinabove, by a Sale Deed Dated 13-11-1997, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1 Volume No. 791 on pages 32 to 38 at Sr. No. 3293 on even date.

THAT, in the like manner the aforesaid Shri. Sharadkumar alias Mohan Raobhadur Paranjape thereon transferred ALL THAT Piece and parcel of land containing by admeasurement 4000 Sq. ft. (OR 371.60 Sq. Mtrs.) comprising the WESTERN PORTION of Plot No. 887 Togethervith the existing old Residential structure standing thereonicovering a Built up area of 1300 Sq. Ft. (i.e 120.77 Sq. Mtrs.) as a portion of House No. 328/0+9 City Survey No. 68 and Sheet No. 17/A/2, Situated at Khare Town Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Sachin Sharad Anandkar, the Granter No. 2 named hereinabove, by a Sale Deed Dated 02-07-1998, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No.

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501 on pages 59 to 65 at Sr. No. 2104 on even date. As a result therefore the Granters have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein.

THAT, the Grantors have entered into an Agreement of Development with M/s Maheshwari Builders, a Partnership Firm, having its Registered Office at 282, Dalal Nagar, Nagpur and acting through its Authorised Partner SHRI. AVINASH MANOHARRAO TARPE, to develop the aforesaid property and the said Agreement of Development is duly registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1237 on 22-02-2018.

The aforesaid property is bounded as under :

ON THE EAST	-	**HOUSE OF SHRI. PARANJAPE**
ON THE WEST	-	**HOUSE OF ADV. PANDE AND SHRI. SAWARKAR**
ON THE NORTH	-	**6.00 MTRS. WIDE ROAD**
ON THE SOUTH	-	**4.5 MTRS. WIDE ROAD AND PROPERTY OF SHRI. BARLINGEY**

THAT, the Grantors have submitted the said entire land aforesaid above containing by admeasurement 742.20 Sq. Mtrs. (i.e 2000 Sq. Ft.) comprising Western Portion of Plot No. 687 to the provisions of The Maharashtra Apartment Ownership Act, 1970.

SECOND : THAT the Grantors have started the construction of a Multistoreyed building on the said Piece and parcel of land described above and to be known and styled as "DATTATRAYA APARTMENTS" according to the Plan attached hereto as EXHIBIT - A which is duly sanctioned by the Assistant Director Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No. 196/BP/Lendhra/TP/N.M.C./1068 Dated 13.07.2018 and which is made a part hereof. The aforesaid property bears Corporation House Nos. 325/B & 328/C City Survey No. 68, Sheet No. 17-A/2 of Mouza – Lendhra.

The Postal Address of the Building is as Follows :-

"DATTATRAYYA APARTMENTS"
KHARE TOWN,
DHARAMPETH,
NAGPUR-440010 (M.S.)

THIRD : THAT the said Multistoreyed building to be known and styled as "DATTATRAYA APARTMENTS" consists of the Ground Floor and Four Upper Floors

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The entire Ground Floor Premises is meant for Covered Parking area for the Apartment Owners. There are 2 (Two) Apartments each on the FIRST, SECOND, THIRD and FOURTH, FLOOR. Thus there are in all 8 (EIGHT) independent and self contained separate Apartments in the said Building. All these Apartments are to be strictly used and utilised for Residential Purposes Only. The Upper Floors are capable of individual utilization on account of having their common exit to common/restricted area and facilities of the Building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as Family Unit) and also an Undivided interest in the general Common/Restricted Areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and peaceful enjoyment and hereinafter referred to as General Common/Restricted Areas and Facilities all of the above in accordance with the Maharastra Apartment Ownership Act, 1970.

FOURTH : THAT the said Multistoried Building has a total Plinth Area of 749.07 Sq. Mtrs. (Including Staircase). The total Built-up area of all the Floors (Excluding Balconies) is 742.05 Sq. Mtrs. and an open land of 499.00 Sq. Mtrs which constitutes the General Common Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "DATTATRAYA APARTMENTS" and the family Units and the Common / Restricted Areas and Facilities of the Building are as follows :-

(1) FAMILY UNITS ON GROUND, FIRST, SECOND, THIRD AND FOURTH, FLOOR :

The entire Ground Floor Premises is meant for Covered Parking area for the Apartment Owners. There are 2 (Two) Apartments each on the FIRST, SECOND, THIRD and FOURTH, FLOOR. Thus there are in all 8 (EIGHT) independent and self contained separate Apartments in the said Building. The Family Units (Apartments) on First Floor are numbered as 101 & 102. The Family Units (Apartments) on Second Floor are numbered as 201 & 202. The Family Units (Apartments) on Third Floor are numbered as 301 & 302 and the Family Units (Apartments) on Fourth Floor are numbered as 401 & 402. The Family Units (Apartments) are described hereinbelow. The measures of a family unit include all the outside walls and 4½ (Four & Half) of the Brick Partition Walls. Each Family Unit is a rectangular shaped Apartment.

THAT, the details of Apartments, it Floors, Built-up areas, Super Built-up areas and Undivided share in Land are specifically described and shown in the following chart.

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SR. NO.	APARTMENT NO.	FLOOR	CARPET AREA IN SQ.MTRS.	OPEN BALCONY SQ.MTRS.	ENCLOSED BALCONY SQ. MTRS.	TERRACE/PORCH AREA SQ. MTRS.	UNDIVIDED SHARE IN LAND
1	"G"	FIRST	89.052	3.700	9.604	27.985	12.57
2	102	FIRST	86.587	—	9.962	21.553	12.39
5	201	SECOND	89.727	3.700	9.606	27.912	12.57
6	202	SECOND	87.092	3.720	9.562	9.326	12.38
9	301	THIRD	89.595	3.700	9.608	9.712	12.57
10	302	THIRD	87.[illegible]92	3.720	9.562	9.326	12.38
13	401	FOURTH	89.727	3.700	9.608	11.912	12.57
14	402	FOURTH	87.092	3.720	9.562	9.326	12.39

(2) **COMMON AREAS AND FACILITIES :**

a) Covered Parking and uncovered Parking facility is provided on the said land.

b) Common passage leading to the Stair Ways.

c) Compound wall on all Four sides. 2 (Two) Grill Gates are provided to the said Building for Ingress and egress of Apartment Owners.

d) The following facilities located throughout the building.

i) 1 (ONE) Staircase is/are provided to the said Building.

ii) A Sump with Electric Motor and Pump.

iii) A Boring or Open Well fitted with one sub-mersible Pump.

iv) Plumbing net work, throughout the building.

v) Electric wiring network throughout the building.

vi) Necessary light and public water connections.

vii) 1 (ONE) Overhead Water Tanks with Compartment.

viii) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.

ix) 1 (ONE) Lift with Pack-up Arrangement having 6 persons capacity.

x) AND in general all apparatus and installations existing for common use.

SIXTH : (A) THAT the right, title and interest of each Owner of a Family Unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub paragraph (2) of Para FIFTH and their proportionate shares in the profits and common expenses in the said General Common/Restricted areas and facilities for voting purposes

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in the meeting of the Association of Apartment Owners of 'DATTATRAYA APARTMENTS'

(B) THAT the proportionate representations for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.

(C) Apartment(s) and the percentage of undivided interest in the Common / Restricted areas and facilities appertaining to the Apartments are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH : THAT the administration of the 'DATTATRAYA APARTMENTS' consisting as aforesaid of the Building and parcel of the land described in paragraphs FIRST and FIFTH of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made part of this Deed and are attached hereto as the Exhibit-B.

EIGHTH : THAT as appears above a Plan of Apartment Ownership is hereby constituted under and subject to the provisions of the Maharastra Apartment Ownership Act, 1970 so that the Family Units on Ground/First and Upper Floors are conveyed or may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common/restricted areas and facilities of the building, each family unit owner having an exclusive and particular title and interest over his respective family unit and in addition, the specified undivided interest in the Common/Restricted areas and facilities.

NINTH : THAT for the purposes of Stamp Duty and Registration Fees to be imposed on the Registration of this DEED in the Registers of Declaration and Deeds of Apartment Under Section 13(5), the value of 'DATTATRAYA APARTMENTS' is distributed as follows :-

(A) Parcel of land described in paragraph FIRST hereof is valued at Rs. 4,48,64,000/- (Rupees Four Crore Forty Eight Lakh Sixty Five Thousand) Only.

(B) The cost of the aforesaid Multistoreyed building shall be evaluated after completion of the said Building.

TENTH : THAT so long as the Grantors own one or more of the Family Units the Grantors shall be subject to the provision of this Deed and of the Exhibit -A and B attached hereto, and the Grantors covenant to take no action which will adversely affect the rights of the Association of Apartment owners with respect to assurance against

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latent defects in the building or other rights assigned to the Association by reason of the establishment of "DATTATRAYA APARTMENTS".

ELEVENTH : THAT the General common/restricted Areas and Facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH : THAT the percentage of the Undivided interest in the General common / restricted Areas and Facilities established herein shall not be changed except with the unanimous consent of all the Apartment owners expressed in amendment to this Deed duly registered.

THIRTEENTH : THAT the Undivided interest in the general Common/restricted Areas and Facilities shall not be separated from the Family Unit 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 conveyance or other instrument.

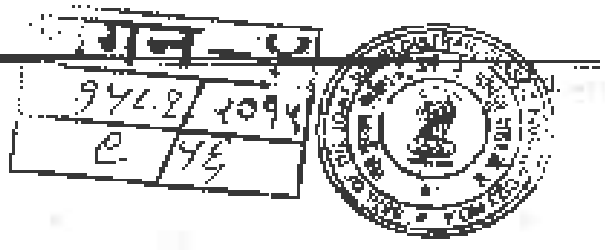
FOURTEENTH : THAT each Apartment Owner shall comply with the provisions of this Deed the Bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions decisions or resolutions, shall be grounds for an action to recover sums due for damages or for injunctive relief

FIFTEENTH : THAT the dedication of the property in the Plan of Apartment Ownership herein shall not be revoked or the property removed from the plan of Apartment Ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagee 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 document/ instrument.

SIXTEENTH : THAT no Apartment Owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common/Restricted Areas and Facilities or by the abandonment of his family unit.

SEVENTEENTH : THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charges, if any on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

EIGHTEENTH : THAT all present or future owners, tenants, future tenants, or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of



the building or the mere act of occupancy of any of the said units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and satisfied. The respective family unit shall not be rented or given on leave and license or caretaker basis by the Apartment Owners thereof for transient or hotel purposes, which shall be defined as (1) Rental consideration or compensations for any period less than Thirty days, (2) Any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations. The Apartment Owners of the respective family units shall have the absolute right to leases such unit or give it and leave and license or care-taker basis provided that the said leases or leave and license or care-taker basis is this Declaration and further subject to the bye-laws in EXHIBIT - D attached hereto.

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

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

TWENTY FIRST : THAT in a voluntary conveyance of a family unit the Grantee of the Unit shall be jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses upto the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantors the amounts paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager or Board of Manages of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed by subject to a charge for, any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount thereon, set forth.

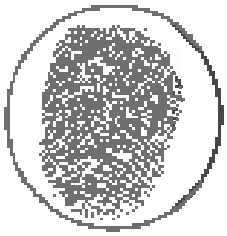
TWENTY SECOND : THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and an amount satisfactory to mortgages holding first mortgages covering family units but without prejudice to the right of the owners of a family unit to obtain individual family unit insurance.

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

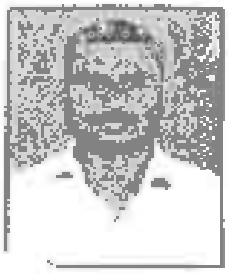
IN WITNESS WHEREOF the GRANTORS herein above named have to set their respective hands and signed this DEED OF DECLARATION of NAGPUR on this 1st Day of MARCH, 2019 in the presence of attesting witnesses signing as such.

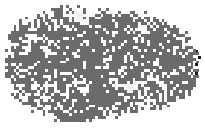
Signature by A.M. Tarpe

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			(AVINASH MANOHARRAO TARPE) Authorised Partner of M/s. Maharshee Builders As a duly Constituted Attorney for the Grantors named herein above **GRANTORS**

WITNESSES :-

(1)

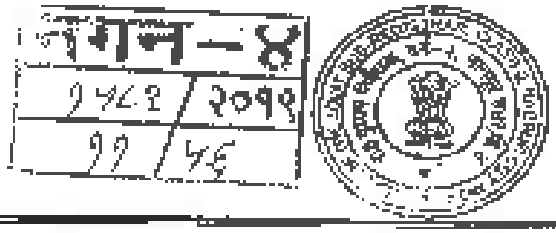


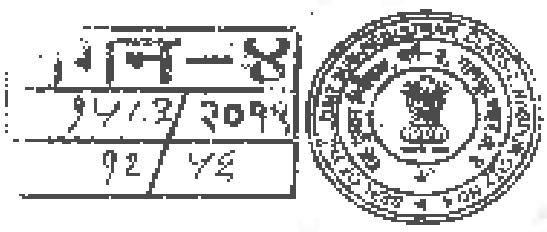


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NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing B & C, Third Floor, Chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Line, Nagpur-440001,
Fax No. 0712-2561384, Website – www.nmc.nagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. – 1868/Bp/Lendra/TP/NMC/1046 Date- 13/12/2018

To,

Smt. Geeta Sharad Anandikar
Shri. Sachin Sharad Anandikar
Through POA Shri. Sharad Anandikar,
262, Bajaj Nagar, Nagpur.

Sir,

With reference to your Application /Plan No. -- **1868/Lendra/TP/NMC/Proposed Plan, Dt. 28.03.2018** 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 , **NMC House No.328/B, CTS No. 68, Ward No. 70,** of village /Mouza – **Lendra,** situated at Road/ Street – **Khare Town, Dharampeth, 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. No Construction /Renovation activities would be carried out between 8.00 pm. To 8.00 am as per directions issued by Hon'ble High court of Judicature at Bombay, Nagpur Bench in PIL no. 106 of 2015 on 18/02/2016.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'
6. 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.
7. 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 in N.M.C. in appendix 'I' with three copies of completion plan.
8. The building shall be used for the purpose shown in the approved plans.
9. Shopping shall not be allowed on the plots which are located on no shopping frontage street as per Development Control Regulations.
10. 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 should 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.
11. All water supply work shall be got done through licensed plumber approved by N.M.C.
12. All sanitary requirement and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. 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.
14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be

16. The applicant shall plant and grow 10 Nos. shady trees in vacant land of plot.

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

18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped persons** provision of facilities for Handicapped Person shall be provided as specified in a Appendix "F", 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. (If applicable) .

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. (For special building)

27. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.

28. Applicant should pay additional charges for High Rise building in future (If applicable) .

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

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

31. Applicant should erect the Display Board on site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile / Telephone Numbers. And, the copy of sanctioned plan should be made available at site.

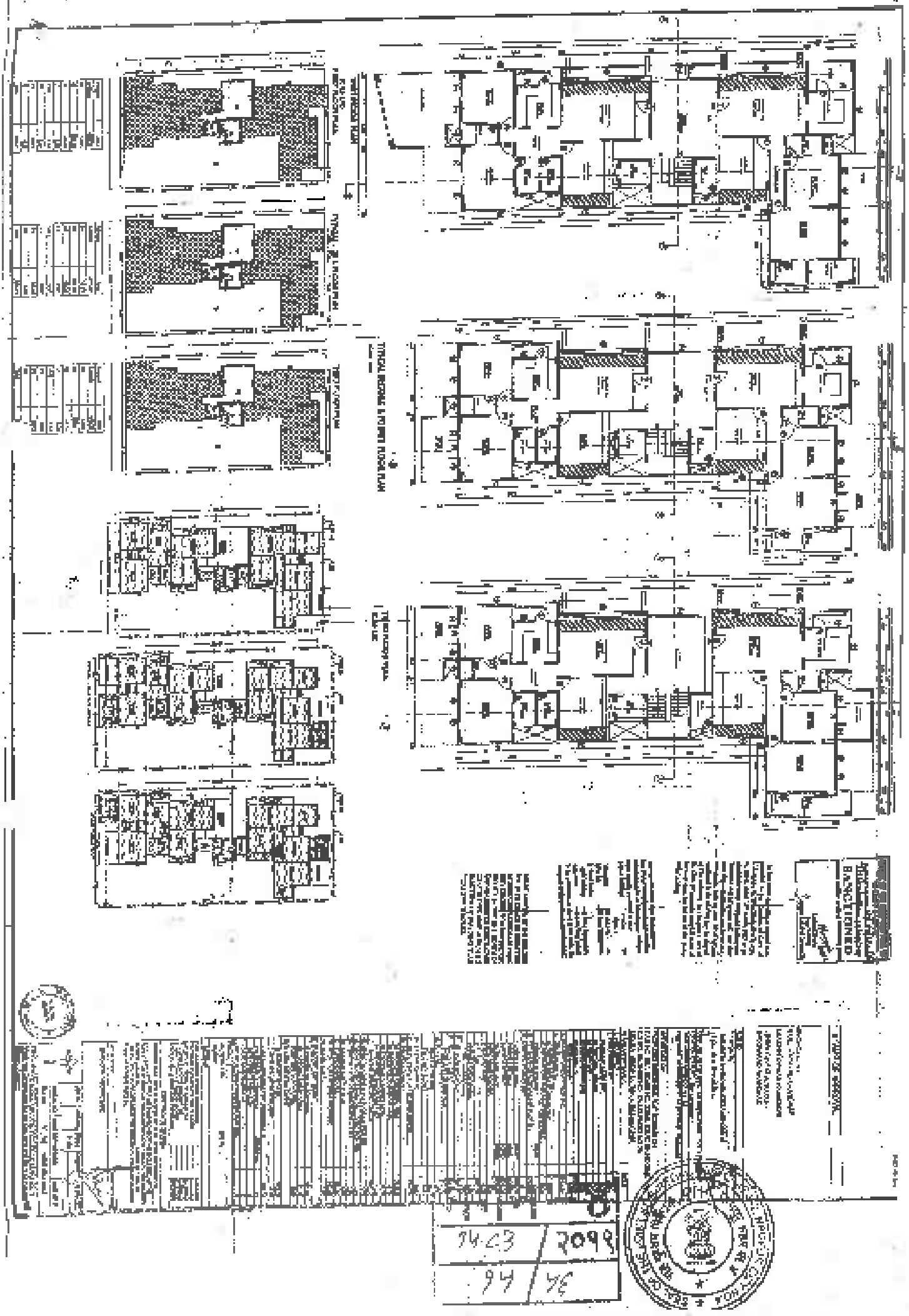
32. Precautionary measures shall be taken by an applicant to display a notice board on work site regarding Construction and demolition (C & D) Waste. It is also mandatory to an applicant to submit the compliance of the conditions of the said Construction and Demolition (C & D) Waste rules and its guidelines as per directions issued by the office of The Central Pollution Control Board, provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.

Enclosure:- One copy / set of sanctioned plan.

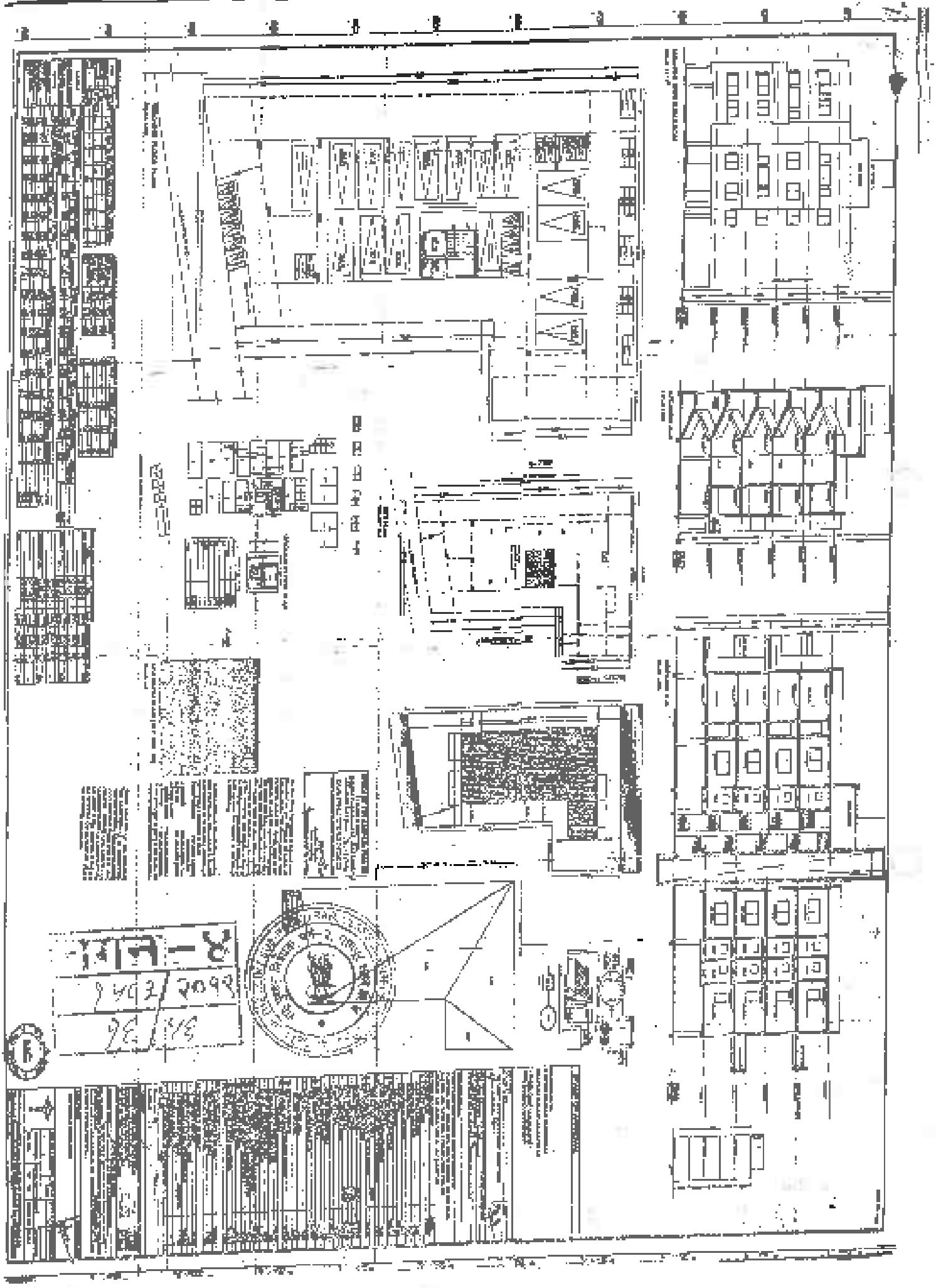
Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to :-

1. Ward Office **Dharampeth** Zone No.- 02 Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.



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"EXHIBIT – B"

BYE-LAWS OF THE "DATTATRAYA APARTMENTS CONDOMINIUM"

CHAPTER – I

1. **SHORT TITLE AND APPLICATION :**

(i) These Bye laws may be called the Bye-laws of 'DATTATRAYA APARTMENTS CONDOMINIUM".

(ii) The provisions of these Bye-laws apply to the 'DATTATRAYA APARTMENTS CONDOMINIUM'.

All present or future owners, tenants, future tenants or their employees or any other person that might use the facilities of the building in any manner, are subject to the regulations set-forth in these bye-laws. The mere acquisition or rental or taking of licence of any of the family units (hereinafter referred to as 'UNITS') of the building, or mere act of occupancy of any of the said units will signify that these Bye-laws are accepted, ratified and will be complied with.

2. **DEFINATIONS :**

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

(a) "ACT" means The Maharashtra Apartment Ownership Act, 1970.

(b) "ASSOCIATION" means the Association of all the Apartment owners constituted by such owners for the purpose of the "DATTATRAYA APARTMENTS CONDOMINIUM"

(c) "Board" means a Board of Managers consisting of FIVE persons all of whom shall be owners of Apartment in the "DATTATRAYA APARTMENTS CONDOMINIUM".

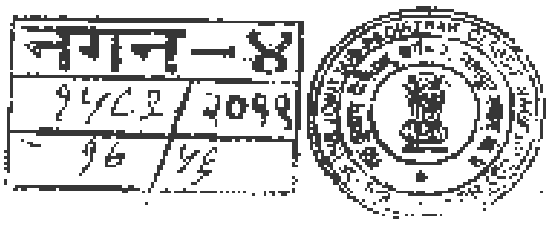
(d) "BUILDING" means the Building located at ALL THAT piece and parcel of land containing by admeasurement 743.20 Sq. Mtrs. (i.e. 8000 Sq. Ft.) comprising Western Portion of Plot No. 887 containing by total admeasurement 2288 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 28/5 of MOUZA – LENDHRA, bearing Corporation House Nos. 328/B & 328/C City Survey No. 88, Sheet No. 17-A/7 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR

(e) 'DECLARATION' means the Declaration which the sole owner of the Building or all the Owners of the building have executed and registered as provided in Section 2

(f) "MAJORITY OF OWNERS" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.

(g) "OWNERS" OR "APARTMENT OWNERS" means the person owning an Apartment in the "DATTATRAYA APARTMENTS CONDOMINIUM"

(h) "SECTION" means a Section of the Act.



(i) "UNIT" means a Family Unit in the "DATTATRAYA APARTMENTS CONDOMINIUM".

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

(2) WORDS AND EXPRESSIONS USED in these Bye-laws but not defined therein shall have the meaning respectively assigned to them in the Act.

(3) **APARTMENT OWNERSHIP :**

ALL THAT piece and parcel of land containing by admeasurement 743.20 Sq Mtrs. (i.e 8000 Sq. Ft.) comprising Western Portion of Plot No. 887 containing by total admeasurement 2295 Sq. Mtrs being a portion of the entire land bearing Kh. No. 28/5 of MOUZA – LENDHRA, bearing Corporation House Nos 328/B & 328/C, City Survey No. 68, Sheet No. 17-A/2 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tehsil and District NAGPUR.

(4) **OBJECTS OF ASSOCIATION :**

The objects of the Association shall be :-

(a) To be and to act as the Association of Apartment Owners of the building called "DATTATRAYA APARTMENTS CONDOMINIUM" situate at ALL THAT piece and parcel of land containing by admeasurement 743.20 Sq. Mtrs. (i.e 8000 Sq. Ft.) comprising Western Portion of Plot No. 887 containing by total admeasurement 2295 Sq. Mtrs being a portion of the entire land bearing Kh. No. 28/5 of MOUZA – LENDHRA, bearing Corporation House Nos. 328/B & 328/C, City Survey No. 68, Sheet No. 17-A/2 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tehsil and District - NAGPUR, (hereinafter called "the said building") who have filed their Respective Declarations submitting their Apartments to the provisions of the Act.

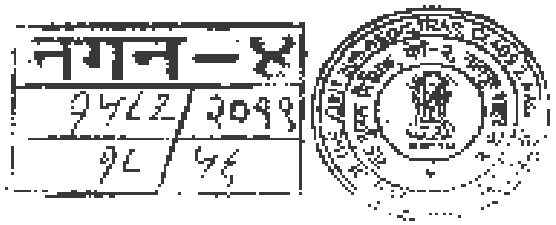
(b) To invest or deposit moneys.

(c) To provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the Apartment Owners and, if Necessary, by raising loans for that purpose.

(d) To retain and rent or license, if possible, suitable portions of the common areas to outsiders for commercial purpose and to distribute the common profits left, after deducting the common expenses amongst the Apartment owners as common profits or accumulate the same for building 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 Apartment Owners, any short term loans to any Apartment Owners in case of any emergent necessity and to provide for the repayment thereof in lump sum or instalments.



(g) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recreative activities for the benefits of the Apartment Owners.

(h) To frame rules 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 benefits of the employees of the Association.

(i) To do all things necessary orders 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 :**

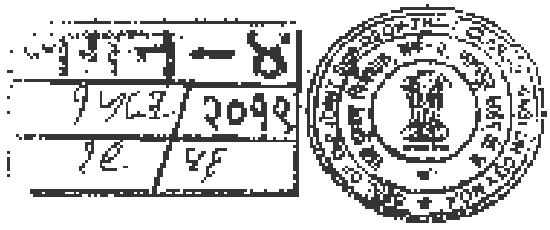
(1) All persons who have purchased Apartment in the "DATTATRAYA APARTMENTS CONDOMINIUM" and executed respective Declaration under Section 5 submitted their Apartments to the provisions of the Act shall automatically be the members of the Association and shall pay the sum of one rupee as entrance fee and may purchase at least one share of the face value of Rs. 100/- (Rupees One Hundred) Only. Each Apartment owner shall receive a copy of the Bye-laws on payment of Rs. 50/- (Rupees Fifty) Only.

(2) Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of Gift under his WILL or otherwise, the Purchaser or donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of one rupee. The shares held by an Apartment owner shall be transferred to the name of such Purchaser or donee on payment of one rupee to the Association.

(3) On the death of an Apartment Owner, his/her Apartment shall be transferred to the person or persons to whom he/she bequeathed the same by his/her WILL or to the legal representatives of his/her estate, in case he/she has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of Apartment Owners maintained by the Secretary for the purpose of administration of the "DATTATRAYA APARTMENTS CONDOMINIUM" as Apartment Owner or jointly Apartment owners where any legatee is minor, the Apartment owner shall be entitled to appoint as guardian for such minor.

6. **JOINT APARTMENT OWNERS :**

Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the Apartment and the shares of the Association shall be issued



in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7. **HOLDING OF ONE SHARE COMPULSORY :**

Every Apartment Owner must hold at least one share of the Association (Joint Apartment Owners holding shares jointly).

8. **DISQUALIFICATION :**

No apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President, Secretary, Treasurer or any other Office bearer or be entitled to stand for election to such Office if he is in arrears of any sum due from him in respect of his contribution for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to the Board would take place.

CHAPTER – II
VOTING, QUORUM AND PROXIES

9. **VOTING:**

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

10. **QUORUM:**

Except as otherwise provided in these Bye-laws the presence in person of a majority of Owners shall constitute a quorum.

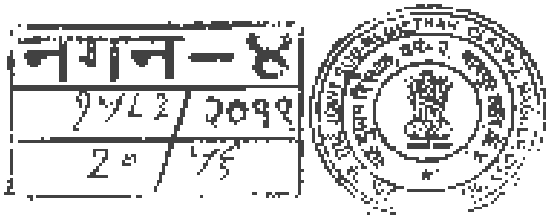
11. **VOTES TO BE CAST IN PERSON :**

Votes shall be cast in person.

CHAPTER – III
ADMINISTRATION

12. **POWER AND DUTIES OF ASSOCIATION:**

The Association will have the responsibility of administering the "DATTATRAYA APARTMENTS CONDOMINIUM", approving the Annual Budget, Establishing and collecting monthly assessments and arranging for the Management of the Condominium



in an efficient manner except as the Condominium 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 designated by the Association

14. **ANNUAL MEETINGS:**

The First Annual Meeting of the Association shall be held on 31st DECEMBER, 2004 and thereafter, the annual meeting of the Association shall be held latest by the last week of DECEMBER of each succeeding year. At such meetings there shall be elected ballot of the Apartment Owners, a Board in accordance with the requirements of Bye laws No. 22. The owners may also transact such other business of the Association as may properly come before them.

15. **SPECIAL MEETINGS:**

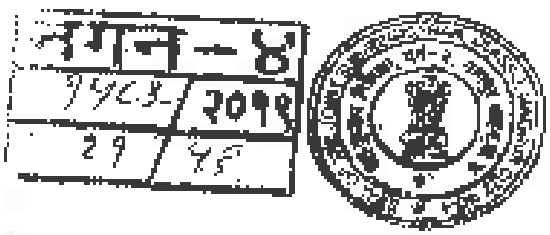
It shall be the duty of the President to call a Special Meeting of the Apartment owners as directed by a Resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner or as the case may be the Registrar or any Officer duly authorized by him in this behalf. The Notice 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 stated in the notice without the consent of four-fifths of the owners present in person.

16. **NOTICE OF MEETINGS:**

It shall be the duty of the Secretary to mail or send the Notice of each Annual or Special Meeting, stating the purpose thereof, as well as the time and place where it is to be held, to each Apartment owners at least 3 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this By-laws shall be considered notice served. Notices of all meeting shall be mailed or sent to the Housing Commissioner or as the case may be.

17. **ADJOURNED MEETINGS:**

If any meeting of Owners cannot be organised because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than Forty -Eight hours from the time the original meeting was called. If as such adjourned



meeting also no quorum is present, the owners 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 Owners of Units shall be as follows:

(a) Roll Call.
(b) Proof of notice of meeting or waiver of notice.
(c) Reading of minutes of preceding meeting
(d) Reports of Officers
(e) Reports of the Housing Commissioner or the Registrar or of the Officer duly authorised 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

19. **MANAGEMENT OF ASSOCIATION:**

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

20. **POWER AND DUTIES OF Board:**

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

21. **OTHER DUTIES:**

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

(a) Care, upkeep and surveillance of the "DATTATRAYA APARTMENTS CONDOMINIUM" 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 personnel necessary for the maintenance and operation of the above "DATTATRAYA APARTMENTS CONDOMINIUM" and the common areas and facilities and the restricted common areas and facilities.

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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 authorise including but not limited to the duties listed in Bye-law 20.

23. **ELECTION AND TERM OF OFFICE:**

At the first annual meeting of the Association, the term of Office of two Managers shall be fixed for Three Years. The Term of Office of Two Managers shall be fixed at Two Years and the Term of Office of One Manager shall be fixed at One Year. At the expiration of the initial term of Office of each respective Manager, his successor shall be elected to serve a term of three years. The Managers shall hold office until their successors have been elected and hold the first meeting.

24. **VACANCIES:**

Vacancies in the Board caused by any reason other than removal of a Manager by a vote of the Association shall be filled by vote of majority of the remaining Managers even through they may constitute less than a quorum and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

25. **REMOVAL OF MANAGERS:**

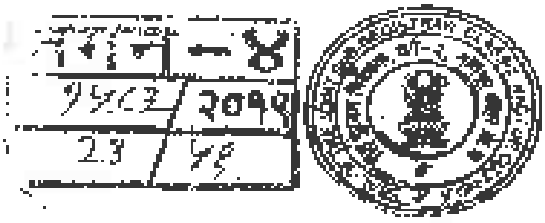
At any regular and/or special meeting duly called any one or more of the Managers may be removed with or without cause by a majority of the Apartment owners and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall 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 ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the newly elected Managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. **REGULAR MEETINGS:**

Regular meetings of the Board may be held at such time and place as shall be determined from time to time, by a majority of Managers but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to



each Managers personally or by mail or telegraph, at least three days prior to the day named for such meeting.

28. **SPECIAL MEETINGS:**

Special meetings of the Board may be called by the President on three days notice to each Manager given personally or by mail, or telegraph which notice shall state the time, place (as hereinabove provided) as purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

29. **WAIVER OF NOTICE:**

Before or at any meeting of the Board any Manager, may in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be 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 meetings of the Board, one-third of the total strength of the Managers shall constitute a quorum for the transaction of Business and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board, there be less than a quorum, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting any business which might have been transacted at the meeting as originally called may be 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 responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

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REGISTRATION:

CHAPTER – V

OFFICERS

The Principal Officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary. In the case of an Association of one

hundred owners or less, the Office or Treasurer and Secretary may be filled by the same person).

33. **ELECTION OF OFFICERS:**

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

34. **REMOVAL OF OFFICERS:**

Upon an affirmative vote of a majority of the members of the Board any officer may be removed either with or without cause and his successor elected at any regular meeting of the Board or 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 the meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association including but not limited to, the power to appoint committees from among the Owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. **VICE PRESIDENT:**

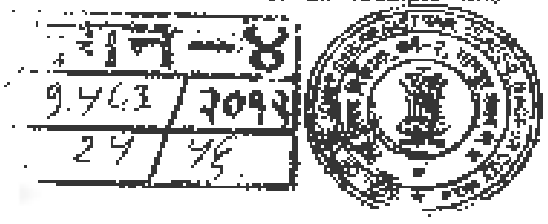
The Vice-President shall take the place of the president and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act the Board shall appoint some other member of the Board so to act on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board.

37. **SECRETARY:**

The Secretary shall keep the minutes of all the meetings of the Board and the minutes of all meetings of the Association, he shall have charge of such books and papers as the Board may direct and he shall, in general, perform all the duties incidents to the Office of Secretary.

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 all the moneys and other valuable effects in the name and to the credit of the Association in such depositaries as may from time to time be assignated by the Board.

CHAPTER – VI
OBLIGATIONS OF THE APARTMENT OWNERS

38. **ASSESSMENTS:**

All Owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "DATTATRAYA APARTMENTS CONDOMINIUM" which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earth quake or other hazard or calamity. The Assessments shall be made pro-rata according to the proportionate share in land held, as stipulated in Declaration. Such assessment shall include monthly payment to a general operating reserve and reserve fund for replacement.

40. **MAINTENANCE AND REPAIRS:**

(1) Every owner must perform promptly, all maintenance and repairs work within his own unit which if omitted would affect the "DATTATRAYA APARTMENTS CONDOMINIUM" in entirety or in a part belonging to other Owners, being expressly responsible for the damages and liabilities that his failure to do so may engender.

(2) All the repairs of internal/external installations of the unit such as water, light power, sewage, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the Apartment Owner concerned.

(3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facility damaged through his fa...t

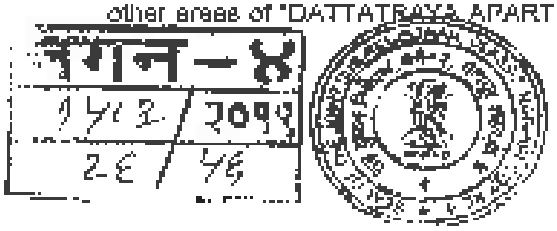
41. **USE OF FAMILY UNITS – INTERNAL CHANGES:**

(1) All Apartments shall be strictly utilised for RESIDENTIAL PURPOSES only.

(2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing through the president of the Board, if no Manager is employed. The Association shall have the obligations to answer within THIRTY days and failure to do so within the stipulated time shall mean that there is NO OBJECTION to the proposed modification, alteration or installation.

42. **USE OF COMMON AREAS AND FACILITIES:**

An owner shall not place or cause to be placed in the lobbies, stairways and other areas of "DATTATRAYA APARTMENTS CONDOMINIUM 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 then for normal transit through them.

43. RIGHT OF ENTRY:

(1) An Owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of any emergency originating in/or threatening his unit, whether the owner is present at the time or not.

(2) An Owner shall permit other owners, or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for electrical services provided that request for entry are made in advance and that such entry is at a time convenient to the other. In case of an emergency such right of entry shall be immediate.

44. RULES OF CONDUCT:

(1) No resident of "DATTATRAYA APARTMENTS CONDOMINIUM" shall post any advertisement or posters of any kind in or on the building except as authorised by the Association.

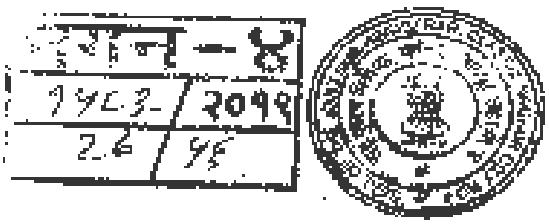
(2) Resident shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary Bye-laws or regulations.

(3) It is prohibited to hang garments, rugs etc. from the windows, balconies or from any of the facades of the "DATTATRAYA APARTMENTS CONDOMINIUM"

(4) It is prohibited to dust rugs etc. from the windows or to clean rugs etc. by beating on the exterior part of the said Condominium.

(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided all garbage or trash shall be collected in vessel and thrown in the Municipal Dust Bin.

(6) No owner, resident or lessee shall install wiring for electrical or telephone installations, television antennae machine or air conditioning units etc. on the exterior of the "DATTATHAYA APARTMENTS CONDOMINIUM" or that protrude through the walls or the roof of that Condominium, except as authorised by the Association.



CHAPTER – VII
FUNDS AND THEIR INVESTMENTS

46. **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 Apartment 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 in this behalf.

46. **INVESTMENT:**

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

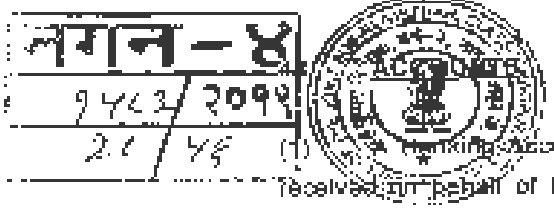
a) In Central Co-operative Banks or in the State Co operative Bank, OR

b) In any of the securities specified in Section 20 of the Indian Trust Act, 1882; OR

c) In any Co-operative Bank or Society, other than those referred to in Clause (a) of this purpose by the Association.

47. **AFFILIATION:**

Should there be any federation of Apartment owners in the locality in which the "DATTATRAYA APARTMENTS CONDOMINIUM", is situate the Association may, after consulting the Competent Authority become a member thereof and pay the sums from time to time payable to such Federation under the rules thereof.



(1) A Banking Account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody, an amount not exceeding Rs. 200/- (Rupees Two Hundred) only for petty expenses. All payment above Rs. 200/- (Rupees Two Hundred) Only shall be made by cheques signed by the Secretary and one member of the Board.

(2) Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for him shares, receipts or profits from common areas and contributions towards common expenses, and his share of assessments and other dues, if any, in respect of his apartment.

(3) The Association shall on or before 31st May each year publish an audited financial statement in respect of the common areas and facilities containing:

(a) The Profit and loss Account

(b) The receipts and expenditure of the previous financial year, AND

(3) A summary of the property and assets and liabilities of the common areas and facilities of the Association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets have been arrived at.

(4) The audited financial statement shall be opened to the inspection of any member of the Association and a copy thereof shall be submitted to the Competent Authority not later than 30th AUGUST every year.

(5) Every financial statement shall be accompanied a complete list of the Apartment owners. There shall also accompany the financial statement a similar list of lessees. The financial statement shall state upto what date profits and expenses of common areas are included.

49. PUBLICATION OF ACCOUNTS AND REPORTS:

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

50. APPOINTMENT OF AUDITOR(S):

The Association shall appoint at its general meeting an Auditor who shall audit the account of the Association, to be prepared by the Board as hereinabove provided and shall examine the annual returns and verify the same, with the accounts relating thereto and shall either sign the same as found by him to correct duly vouched and in accordance with law, or specially report to the Association in what respect he finds it unvouched, incorrect or not in accordance with law.

51. POWER OF AUDITOR:

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilites and common expenses and shall make a special report to the Association upto any matter connected with the accounts which appears to him to require notice.

CHAPTER – VIII
MORTGAGES

52. NOTICE TO 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 Manager, the name and address of his Mortgagee, and the Association shall maintain such information in a book entitled 'MORTGAGES OF UNITS'.

53. **NOTICE OF UNPAID ASSESSMENTS:**

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

CHAPTER – IX
COMPLIANCE

54. **COMPLIANCE:**

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

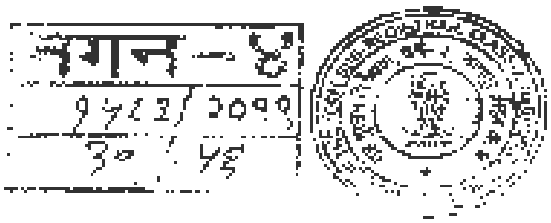
55. **SEAL OF THE ASSOCIATION:**

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

CHAPTER – X
AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. **AMENDMENT OF BYE LAWS:**

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



मालमत्ता पत्रक

तालुका/पं.स. -- न.भू.क्र.-२ जिल्हा -- नागपूर

मौजा -- सोनेगाव

शासनाचा कायम/तात्पुरता/ताबा/अतिक्रमण/इनाम/वर्ग २ जमीन/सक्षम अधिकाऱ्याच्या परवानगीची माहिती देणे :

भोगवटादार :

इतर हक्क :

शेरा :

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (१) भोगवटादार (२) बँका चार (३)	रोजकीर्द
०४/१२/१९८८	बँक बोजा दि.१२/८/४८ रु.७८४/८०-८८		(श्री शरदकुमार पांडीराम गजभिये) फे.प्र. ६९२८	फो. ०५/१२/१९८८
०४/१२/१९८१	फरस्तलामाई हक्क दि १०.०६.८८ ला मैच्यन झाल्यामुळे नाव कमी झ.क्र.३७१/८८८९			फो. १४/०१/१९९१
०९/०१/१९९८	खरेदीने स.लाल कनाक ३२९३ दि.२३/११/९७ नुसार रु.१४००,०००/- मध्ये प्लॉट नं. ८८७ येथील जागी पश्चिमेकडील भाग (तिअरगाईट) क्षेत्र ४०००चौ. फुट(२०२.६चौ.मि अंदाजे मुळे (नं)		सौ.निता व. श्रीवर्धनकर	फो. १३/०१/१९९८
०९/०१/१९९८	खरेदी ने.व.लाल कनाक २७०४ दि.०८/०७/९८ नुसार रु.१५,००,०००/- गांधी प्लॉट नं. ८८७ येथे पश्चिमेकडील भाग क्षेत्र ४०००चौ.फुट (३७२.६चौ.मि.अंदाजे मुळे (नं)		सौ.अंचित अल्ल मारुत अलदीवार	फो. २७/०१/१९९८
०४/२७/२००३	खरेदी ने.व.क्र. ३२१३ दि. २२.०८.९७८ शासकीय मूल्यांकन रु.३३३.२७चौ.मी. ने खरेदी केलेले नाही.		श्री. मधुकर विठोबाराव डोबळे	फो. २७/०५/२००३

सत्यप्रतिलिपी

नमुना - ४

१५८१/२०१९

३१/७६

मालमत्ता पत्रक

तालुका – सोनेगाव भूमापन क्र. -- न.भू.अ.का.-३ जिल्हा – नागपूर

भूमापन क्र.	हद्द चौ.	मालकीपत्रक	शासकीय जिल्हा तालुका स्थानिक किंवा महसूल तसेच इतर हक्क
९८			

	क्षेत्रफळ	एकत्रित मालक किंवा सहधारक किंवा इतर हक्क	
१९/१२/२०१२	४७/६ पैकी १ ह.क्र ५८८६/२१ हि २६/८/२१ अन्वये दा.क्र ३४८/ १ फेरफार तक्ता मंजूर क्षेत्र ०.०७.०६ चौरस (१९६० चौफूट) ५०% हक्क जागा श्री पंढरकर विठोबाराव सदाशिव यांचे हक्काचे लिहून देतेसे खरीज इतरांचे जागेपैकी गोंद	खरीज पक्षकार १) शिरीष पंढरकर आकरनर	
०७/२८/२०१४	मृत्युपत्रान्वये - नागपूर महानगर पालिका नागपूर यांचे कडील मृत्यु नोंदणी क्र-१२६७ दिनांक १०/९/२०१२ अन्वये श्री. शरद कुमार पंढरीनाथ वरांगणे हे दिनांक ५/९/२०१२ रोजी मयत झाले असून त्यांनी मृत्युपूर्वी दि १३/८/०९ रोजी करून ठेवलेल्या अनोंदणीकृत मृत्युपत्रान्वये आपल्या स्थावरांतील मिळकत सोडून लेखी मजकूर ५ मु क्र ९८ चे मिळकतीपैकी आपला हिस्सा १. श्री विश्वनाथ एक परांजपे २.श्री सुरेश एक परांजपे ३.सुनंदिनी एक वरांगणे यांचे हक्कांत लिहून दिलेले मृत्युपत्रान्वये तसेच प्रतिज्ञापत्र क्र.३८५५/१४ दिनांक १५/५/१४ २. प्रतिज्ञापत्र क्र ४४७० व ४१७१ दिनांक १४/५/१४ अन्वये पत्यागपत्र नाव कमी व मृत्युपत्रान्वये नावाची नोंद.	नृत्युपत्रान्वये १. श्री विश्वनाथ एक परांजपे २.श्री सुरेश एक परांजपे ३. सुनंदिनी शरद वरांगणे	

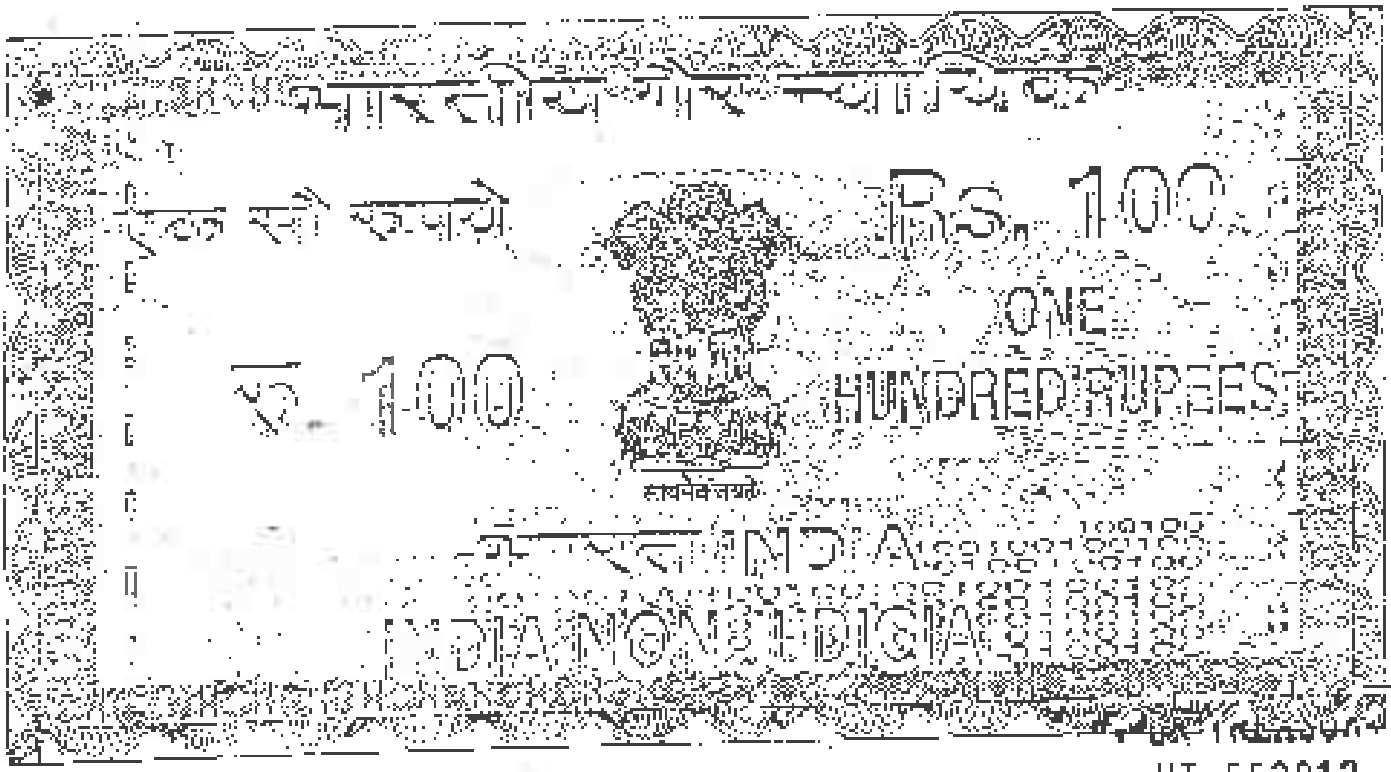
न.भू.अ.का.-३
नागपूर

तलाठी कार्यालय - सही तलाठी -

१ रुपये
वर प्रमाणित नकलेस आकत पावती क्र. 4289900
दिनांक 24/11/17 प्रमाणे रक्कम रु. 125
प्रमाणित करणारे कर्मचारी
पाठवा द्यावे

प्रतिलिपिकार
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नायब भूमापन अधिकारी क्र. ३
नागपूर

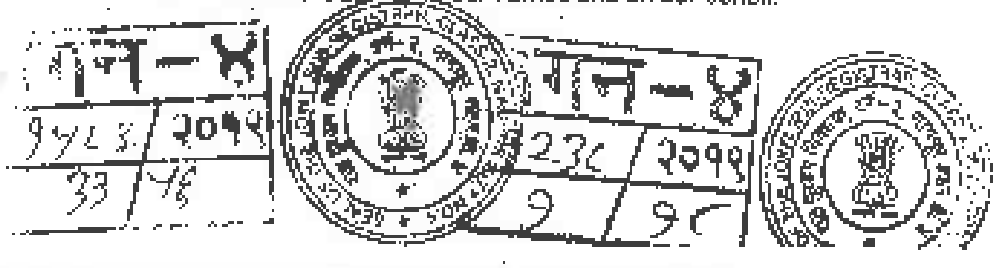
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महाराष्ट्र MAHARASHTRA © 2018 ©

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) MRS. GEETA W/o SHARAD ANANDIKAR, Aged 69 Years Occupation – Agriculturist and Housewife, Income Tax PAN – ABHPA6956B & Aadhar Unique Identity No. 478516490778; AND (2) SHRI. SACHIN S/o SHARAD ANANDIKAR, Aged about 47 Years, Occupation – Service, Income Tax PAN ABHPA8883G & Aadhar Unique Identity No. 840748054199, Both Residents of Flat No. B-1, Plot No. 57, Kanchan-Geet Flats, Shivaji Nagar, Nagpur-440010, Taluka and District – NAGPUR. do hereby jointly and severally nominate, constitute and appoint M/s. MAHARSHREE BUILDERS a Partnership Firm, having its Office at Shripati Apartments 262, West High Court Road, Baja Nagar, Nagpur (Income Tax PAN AABFM3441L) and acting through its Partner SHRI. AVINASH S/o MANOHARRAO TARPE, Aged 52 Years, Occupation – Business, (Income Tax PAN AAFPT8444A), Resident of Shankar Nagar, Nagpur-440010 Tahsil and District – NAGPUR, as our true and lawful attorney in our names and on our behalf.



WHEREAS we jointly own and possess the property comprising ALL THAT piece and parcel of land containing by admeasurement 743.20 Sq. Mtrs. (i.e 8000 Sq. Ft.) comprising Western Portion of Plot No. 887 containing by total admeasurement 2285 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 28/5 of MOUZA – LENDHRA, bearing Corporation House Nos. 328/B & 328/C, City Survey No. 68, Sheet No. 17-A/2 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 79 in Tahsil and District - NAGPUR; AND

WHEREAS we have now jointly decided to develop our aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 22-02-2011 we have jointly entrusted the entire work of Development of the said property to M/s. Mahashree Builders, the Attorney Holder abovenamed upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub Registrar, Nagpur No 4 in Book No. 1 at Sr. No. 1237 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to go and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development/sale in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly nominate, constitute and appoint our aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To perform all the legal acts, deeds and things pertaining to the property comprising Western Portion of Plot No. 887, situated at Khare Town Dharampeth, Nagpur, in Tahsil and District – NAGPUR

(2) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

(3) To enter into an Agreement(s) to Sell the said property (Excluding the Apartment chosen to be retained by the Executants) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

Contd.

(4) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(5) To sign Plan(s)/Revised Plan(s) of the Building proposed to be constructed on the said plot of land and/or proposed to be constructed on the said Plot of land and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur

(6) To deposit necessary sums in the Office of Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.

(7) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.

(8) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) To sign and execute various Sale Deeds (Excluding the Apartment chosen to be retained by Executants), each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(10) To sign and execute a Deed of Declaration under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective Individual Apartment Owners and to get the same duly registered in accordance with the law in force, if required.

(11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(12) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

(13) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.



Cont'd

(14) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Civil/Criminal/Revenue Courts etc. and to do the needful.

(15) To sign and execute Correction Deed(s) and/or Amendment/Rectification Deed / Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.

(16) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(18) For avoidance of doubt this General Power of Attorney is enforceable only for the portion bearing Corporation House No. 328/B and 328/C, City Survey No. 85, Sheet No. 17-A/2 of Mouza – Lendhra, Situated at Khare Town, Dharampeth, Nagpur and will not be binding for any other transaction that does not related to this property.

(19) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

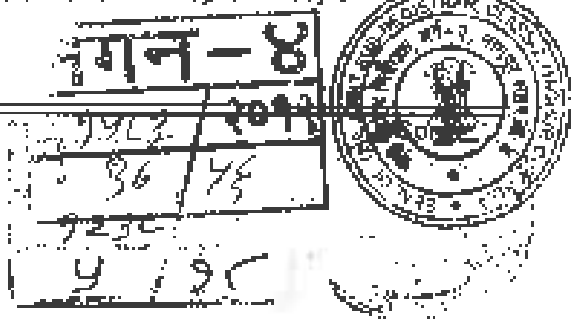
(20) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(21) To represent us before the Government/Semi Government Departments/Offices Nagpur Improvement Trust, City Survey, Water Works Department of N.M.C./M.S.E.D.C.L. Offices etc. for obtaining various documents/papers, connections etc. and to do the needful.

(22) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(23) To delegate all the above powers on our behalf to any competent Authority person of the Attorney's choice if circumstances necessitate without our further consent. To delegate powers for admission of the documents to any person/agent for execution of Sale Deed(s), Agreements to Sell, Correction Deeds etc.

(24) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do



said perform all such acts, deeds and things, which are not specifically mentioned here All such acts, deeds and things lawfully done by the said Attorney shall be binding on us.

(25) That the Power of Attorney Holder hereby assures the Owners of the property (i.e. Executants hereinabove named) that it and its Partners shall always indemnify them against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s).

(26) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects as we ourselves would do if personally present.

(27) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects Till such time this Power of Attorney shall remain IRREVOCABLE

(28) That, full Stamp Duty of Rs 21,39,000/- and full Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 24-02-2017 Regd. at Sr. No. 1237 on even date in the Office of Joint Sub-Registrar, Nagpur City No. 4 and thus this Instrument is exempted from payment of Stamp Duty.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney

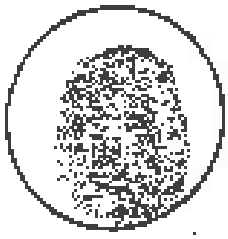
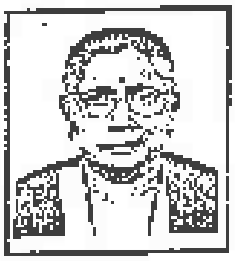
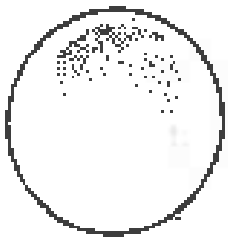
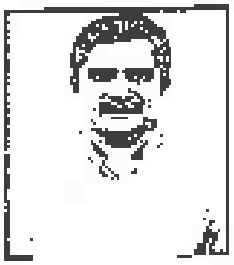
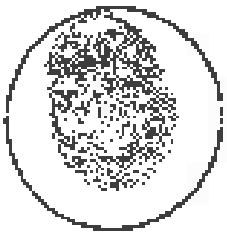
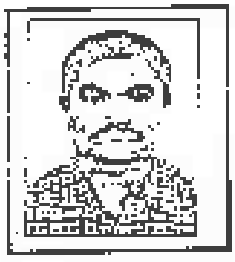
SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT piece and parcel of land containing by admeasurement 741.20 Sq. Mtrs. (i.e 8000 Sq. Ft.) comprising Western Portion of Plot No. 887 containing by total admeasurement 2295 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 28/5 of MOUZA – LENDHRA, bearing Corporation House Nos. 326/D & 325/C, City Survey No. 63, Sheet No. 17-A/2 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 72 in Taluka and District - NAGPUR, and bounded as under :

ON THE EAST	-	HOUSE OF SHRI. PARANJAPE
ON THE WEST	-	HOUSE OF ADV. PANDE AND SHRI. SAWARKAR
ON THE NORTH	-	6.00 MTRS. WIDE ROAD
ON THE SOUTH	-	4.5 MTRS. WIDE ROAD AND PROPERTY OF SHRI. BARLINGEY

Contd

IN WITNESS WHEREOF WE, the EXECUTANTS hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 22nd Day of FEBRUARY, 2019 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1] (MRS. GEETA SHARAD ANANDIKAR)
02			2] (SACHIN SHARAD ANANDIKAR)
03			FOR M/S. MAHARSHREE BUILDERS (AVINASH MANOHARRAO TARPE) Partner

EXECUTANTS

ATTORNEY



WITNESSES

(1)

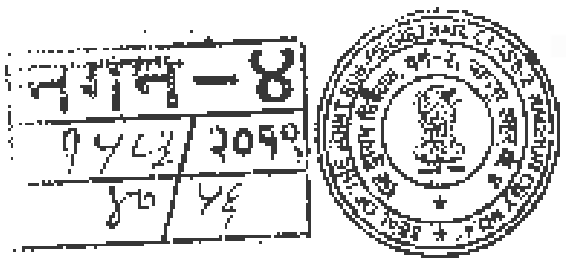
(2)







नि-४
९५३ / २०१९
३८ / ५८
९२८ / ६ / ९८



मालमत्ता पत्रक

जिल्हा – नागपूर

भूमापन क्र. – न.भू.क्र.कार्या.-१

तालुका/पं.स. – नागपूर

गाव/पेठ – लेन्ड्रा

मालमत्तेचे वर्णन

तहसील विभाग व ग्रामीण क्षेत्राचा नकाशा

जमीन धारण करणारे

क्षेत्र

चौ.मी.

आकारणी तपशील व सन

रु.पै.

२६२८.५०

क

सर्वेक्षण क्रमांक

मूल्यांकन

[श्री.अशोककुमार चौहीराम पराशरे]
फे.क्र. ६९३७

दिनांक	व्यवहार	पृष्ठ क्रमांक	नवीन धारक (ब) पहेला (अ) मिळकत धारण(ब)	शेरा
२५/१२/१९८८	सील डोक दि.१९/०१/८७ प्र.क्र.६८४/८७-८८			सही- १५/१/१९८८
०७/२८/१९८९	सरसंक्रमणाची रक्कम दि.३०.०१.८८ ला भरणा झालेपासूके चलन भरणे प्र.क्र.३४७/८८९			सही - १७/१/१९८९
०१/०८/१९९८	खरेदीने खा.धारक क्रमांक २९९३ दि.२३/१२/९८ मूल्यांक रु.१५०००,०००/- प्लॉट नं. ८८७ वैनगंगा परिसर(फेज-२)ले आउट (रिअरसाईड) क्षेत्र ४०००चौ.फूट(३७१.६१चौ.मि खरेदीपूर्वे (नवी)		[श्री.अशोककुमार चौहीराम पराशरे] फे.क्र. ६९३७ सौ.प्रेमा ज. हमद आलमेकर	
०७/०१/१९९८	खरेदीचे खा.धारक क्रमांक २८०४ दि.०२/०७/९८ मूल्यांक रु.१६,००,०००/- प्लॉट प्लॉट नं. ८८७ वैनगंगा परिसर(फेज-२)ले आउट क्षेत्र ४०००चौ.फूट (३७१.६१चौ.मि.)खरेदीपूर्वे (नवे		सौ.सविता चरद रमण आलमेकर	सही- १६/७/१९९८
०३/१०/२००३	खरेदीने दस्त.क्र. ३२१६ दि. ३१.७.९३८८ अन्वये पहिलेचे जमीन ३३३.२७चौ.मि. सह खरेदी केलेले लॉट.		श्री. मधुकर विनायक सावरबांधे	दस्त क्र. ४३०१४

नगन – ४
अदलाबदलीविक्री १४८३/२०५१
८१
१२३८/
९/९८

मालमत्ता पत्रक

तालुका/मौजे – सोलापूर तलाठी सजा क्र. – न.भू.अ.का.-३ जिल्हा – नागपूर

गाव नमुना नं.	सर्व्हे नं./पो.नं.	पोटखराब/आकार	मालमत्ता धारकाचे नाव/भोगवटादाराचे नाव व कब्जेदाराचे नाव (असल्यास)
६८			

दिनांक	व्यवहार	नामांकन धारक (पा) फेरफार (अ) विक्री पत्र (ब)	शेरा/संदर्भ
२१/१२/२०१२	कब्जेपत्र न.भू.क्र.५८३७/१२ दि २७/८/१२ अन्वये एक इ.२८/ ८ मौजे तरोडा बु. मो.क्र. १७७.७६ चौरसी (१९८० चौ.मी.) ५०% इक्का जागा श्री मधुकर किसनाजी साखरकर यांचे हक्कात लिहून दिलेले कब्जेपत्र अन्वये नावाची नोंद	फेरफार अन्वये श्री विजय मधुकर साखरकर	
२७/२८/२०१४	मृत्युपत्रान्वये - नगरभू मापन अधिकारी नागपूर यांचे कार्यालय फुटु नंदणी क्र.१२६७ दिनांक १०/९/२०१२ अन्वये श्री. शरद कुंजर मोडेकाक यांनी दि दिनांक ५/९/२०१२ रोजी मयत झाले असून त्यांनी मृत्युपूर्वी दि १३/८/०९ रोजी करून ठेवलेल्या व नोंदणीकृत मृत्युपत्रान्वये त्यांच्या मालकीचे मिळकत पॅलेस सॅन्ड्रा बेसीन न भु क्र ५८ चे मिळकतीच्या आपला हिस्सा: १. श्री विश्वनाथ एस चरांबे २.श्री मारुत एस चरांबे ३.मृणालीनी एस चरांबे यांचे हक्कात लिहून दिलेले फुटुपत्रान्वये तसेच प्रतिज्ञापत्र क्र.२५५/१४ दिनांक १५/५/१४ २. प्रतिज्ञापत्र क्र ४१७१ व ४१७२ दिनांक १५/५/१४ अन्वये प्रमाणपत्र घेवुन सोमे व मृत्युपत्रान्वये नावाची नोंद.	मृत्युपत्रान्वये १.श्री विश्वनाथ एके विश्वास शरद चरांबे २.श्री मारुत एके राजुल शरद चरांबे ३. मृणालीनी शरद चरांबे	

न.भू.अ.का.-३
नागपूर

सहायक कलक्टर - ग्रामसेवक -

सत्यप्रतिलिपी
24/11/19
डिप्टी तहसीलदार
नगर भूमापन अधिकारी क्र. ३
नागपूर

पर प्रमाणित नकलचा चालन पावती क्र. 0339900
दिनांक 24/11/19 न्यायालय शुल्क रु. 125/-

नगर भूमापन अधिकारी क्र. ३
नागपूर

चालन – ४
9413/3099
82/95

9236/095
90

PERMANENT ACCOUNT NUMBER

AABFM2441L

NAME

MAHARSHEE BUILDERS

COMMISSIONER OF INCOME-TAX, MUMBAI

PERMANENT ACCOUNT NUMBER

AAFPT8444A

NAME

AVINASH MANOHAR TARPE

FATHER'S NAME

MANOHAR MADHAVRAO TARPE

SIGNATURE

COMMISSIONER OF INCOME-TAX, MUMBAI

आधार

भारत सरकार

नोंदणी क्रमांक/Enrollment No.: 1218/17517/01686

To:

Avinash Manohar Tarpe

Plot No 17

Chandan Nagar

Sambhaji Nagar

Sharda Nagar SO

Nagpur

Maharashtra - 440034

UG 032460184 IN

आपला आधार क्रमांक / Your Aadhaar No.:

2942 7634 5506

आधार – सामान्य माणसाचा अधिकार

Avinash Manoharrao Tarpe

जन्म वर्ष / Year of Birth : 1965

पुरुष / Male

2942 7634 5506

आधार – सामान्य माणसाचा अधिकार

Shamal Ramchandra Kumbhar

जन्म वर्ष / Year of Birth : 1947

पुरुष / Male

3783 1153 0058

आधार – सामान्य माणसाचा अधिकार

Sneha Sushil Ambekar

जन्म तारीख / DOB : 07/08/1993

स्त्री / Female

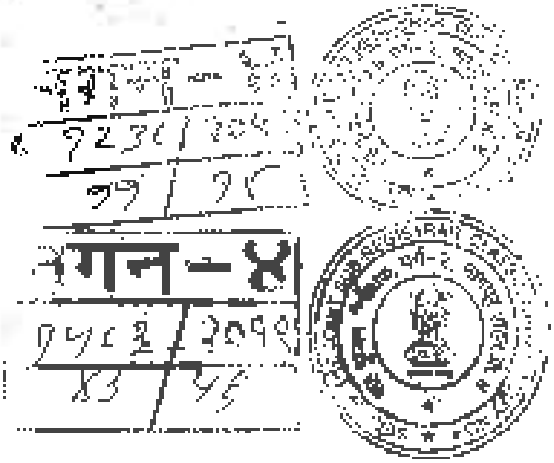
4785 1643 9778

आधार – सामान्य माणसाचा अधिकार

Sachin Shamrao Ambekar

जन्म तारीख / DOB : 15/06/1975

पुरुष / Male



[redacted]

पत्ता
67 कानचनगंगा अपार्टमेंट फ्लैट नं. 1, शिवाजी नगर गार्डन जवळ, शिवाजी नगर, शंकर नगर, नागपूर, शंकर नगर, महाराष्ट्र, 440010

Address:
67 Kanchangaga Apartment Flat No.B 1, Near Shivaji Nagar Garden, Shivaji Nagar, Shankar Nagar, Nagpur, Shankar Nagar, Maharashtra, 440010

6407 4806 4199

[redacted]

Address: W/O Sanjay Badhekar, 67 Kanchangaga APT, NEAR Shivaji Nagar Garden, Shivaji Nagar, Shankar Nagar, Shankar Nagar, Nagpur, Maharashtra, 440010

4745 1649 0770

[redacted]

Address: S/O: Sanjay Badhekar, plot no. 67, Kanchangaga, near Shivaji Nagar garden, Shivaji Nagar, Shankar Nagar, Nagpur, Shankar Nagar, Maharashtra, 440010

नगर – ४
१५८३ / २०४९
१४ / ४६

[redacted]

संजय मधुकरराव बढेकर
Sanjay Madhukarrao Badhekar
जन्म तारीख/ DOB: 23/05/1972
पुरुष / MALE

6687 3509 1661

माझे आधार, माझी ओळख

[redacted] प्राधिकरण
[redacted]

पत्ता:
S/O: मधुकरराव बढेकर, प्लॉट नं. 262, कल्पना रोड, बजाज नगर, शंकर नगर, नागपूर, महाराष्ट्र - 440010

Address:
S/O: Madhukarrao Badhekar, PLOT NO. 262, ROAD, BAJAJ NAGAR, Shankar Nagar, Nagpur, Maharashtra - 440010

6687 3509 1661

MERA AADHAAR, MERI PEHACHAN

नगर – ४
१२३८ / २०४९
१२ / ३८

27/02/2019

सूची क्र.2

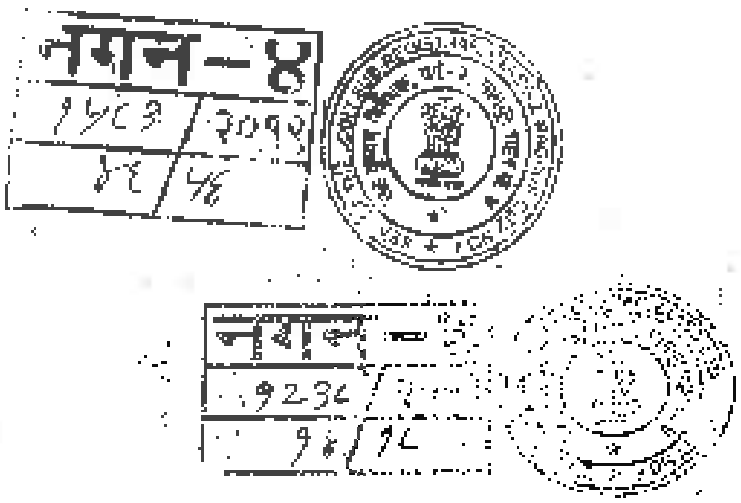
दुय्यम निबंधक : सह दु.नि.नागपूर 4
दस्त क्रमांक : 1237/2019
नोदंणी :
Regn:63m

गावाचे नाव : लेंढरा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	42700000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	42652000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन :, इतर माहिती: इतर माहिती: मौजा - भेंडा,तहसील व जिल्हा नागपूर येथील खसरा नं. 28/5,सिटी सर्व्हे नं. 88,शिट नं. 17 ए/2 वरील प्लॉट नं. 887 क्षेत्रफळ 2296 चौ.मी. त्यापैकी पश्चिमेकडील भाग ज्याचे क्षेत्रफळ 743.20 चौ.मी.((C.T.S. Number : 88 ;))
(5) क्षेत्रफळ	1) 743.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. [illegible] शरद [illegible] - - वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. बी-1, प्लॉट नं. 57, शिवाजी नगर, नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-ABHPA[illegible] 2): नाव:-श्री. सचिन शरद [illegible] - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. बी-1, प्लॉट नं. 57, शिवाजी नगर, नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-ABHPA8983[illegible]
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. महर्षी बिल्डर्स तर्फे भागीदार श्री. [illegible] - - वय:-52; पत्ता:-, -, -, -, [illegible] नगर, नागपूर , [illegible] नगर, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440010 पॅन नं:-AABFM2441L
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1237/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2135000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



iSprite v1.7.0

PERMANENT ACCOUNT NUMBER
AABFM3441L

NAME
NAVJARENEG BUILDERS

DATE OF INCORPORATION/REGISTRATION
11-12-1990

COMMISSIONER OF INCOME-TAX, MUMBAI

PERMANENT ACCOUNT NUMBER
AAFPT8444A



NAME
AVINASH MANOHAR TARPE

FATHER'S NAME
MANOHAR ASARDTRAO TARPE

DATE OF BIRTH
11-11-1985

SIGNATURE

COMMISSIONER OF INCOME-TAX, MUMBAI



संजय मधुकरराव बोकरे
Sanjay Madhukarrao
Bodhekar
जन्म तारीख/ DOB:23/05/1972
पुरुष / MALE

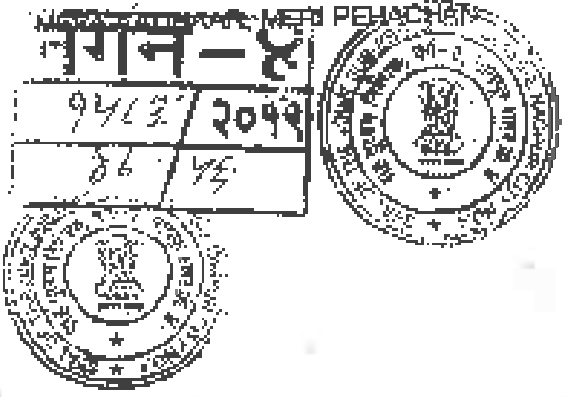
6687 3509 1881

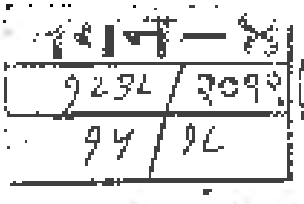
पत्ता:
S/O: मधुकरराव बोकरे,
प्लॉट न. 262, डब्ल्यू, डब्ल्यू.
सी. रोड, अजाब नगर, बोकरे
नगर, नागपूर, . . .
महाराष्ट्र - 440010

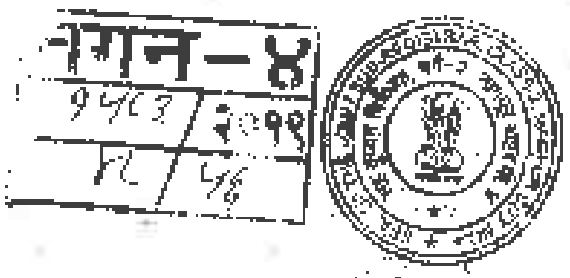
Address:
S/O Madhukarrao Bodhekar
PLOT NO. 262, W-W ROAD,
AJAB NAGAR, Bodhekar Nagar,
Nagpur,
Maharashtra - 440010

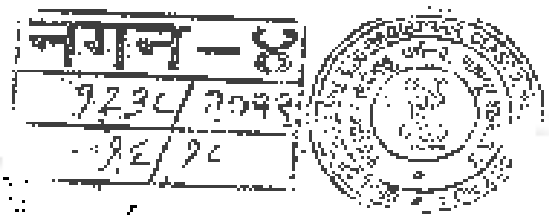
6687 3509 1881

माझे आधार, माझी ओळख






नगन – ४


नगन – ३

Document-2(दस्त क्रमांक भाग - २)

J67/1238
एकवार 22 फेब्रुवारी 2019 5:39 म.नं.

दस्त गोषवारा भाग-1

दिनांक 06/02/19
दस्त क्रमांक: 1238/2019

दस्त क्रमांक: नागन4 /1238/2019

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

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नागपूर यांचे कार्यालयात

अ. क्रं. 1238 वर दि.22-02-2019

रोजी 6:44 म.नं. वा. हजर केला.

पावती:1539 पावती दिनांक: 22/02/2019

सादरकरणाऱ्याचे नाव: श्री. दिपा शरद आर्वीकर . .

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

Sau. Ga. S. Amrutkar
दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक नागपूर शहर क्र- ४

दस्ताचा प्रकार: खरेदी पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (49-ब) जेव्हा लागू होते तेव्हा कलमात एवढ्यापेक्षा अधिक गोषवाऱ्यात किंवा सरसाहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 22 / 02 / 2019 05 : 44 : 07 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 02 / 2019 05 : 44 : 17 PM ची वेळ: (फी)

SUB REGISTRAR CLASS-2 NAGPUR CITY

नागन-४
९७८३/२०१९
४८/४८

Summary-2(दस्त गोषवारा भाग - २)

22/02/2019 5:45:09 PM

बस गोषवारा क्रम-2

नगरन ९८ -२८
दस्त क्रमांक:1238/2019

दस्त क्रमांक :नगरन/1238/2019
मोबदला प्रकार :-इतरत्र पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. गिरीश शरद आनंदीकर . . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: .., ब्लॉक नं: . , रोड नं: प्लॉट नं. बी-1, प्लॉट नं. 57 शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर पॅन नंबर:ABHPA6856D	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		
2	नाव:श्री. सचिन शरद आनंदीकर . . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: . , रोड नं: प्लॉट नं. बी-1, प्लॉट नं. 57, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABHPA6993G	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:-		
3	नाव:मे. मदर्स मिल्कफूड तर्फे भागीदार श्री. अविनाश मनोहरराव दरणे . . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: शंकर नगर, नागपूर , महाराष्ट्र, नागपूर पॅन नंबर:AABFM2441L	पॉवर ऑफ अॅटर्नी होल्डर वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथा:कबुली जबाबाचा वा दस्त ऐवज करुन दिल्याचे कबूल करतात
सोबत ९.३ सी वेळ:22 / 02 / 2019 05 : 45 : 29 PM

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

शेरा:-
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात. व त्यांनी ओळख पटविली.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय मधुकरराव बडेकर . . वय:44 पत्ता:हिंगणा रोड, नागपूर पिन कोड:440016		
2	नाव:सदर नियोक्ता आनंदीकर . . वय:40 पत्ता:शिवाजी नगर, नागपूर पिन कोड:440		

स्वाक्षरी

नगर-४
9703/2019
20/02

शिक्षा क्र.4 ची वेळ:22 / 02 / 2019 05 : 46 : 05 PM

शिक्षा क्र.5 ची वेळ:22 / 02 / 2019 05 : 46 : 17 PM नोंदणी पुस्तक 4 मध्ये

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

नोंदणीचे शुल्कापोटी
९२३/- नंबरी नोंदला.

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

1238 /2019

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2. Get print immediately after registration

प्रमाणित करण्यात येते कि, या दस्तऐवजात
एकूण ..... पाने आहेत

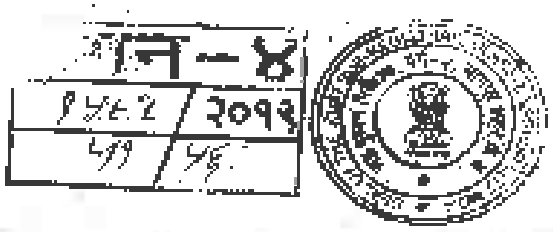
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.

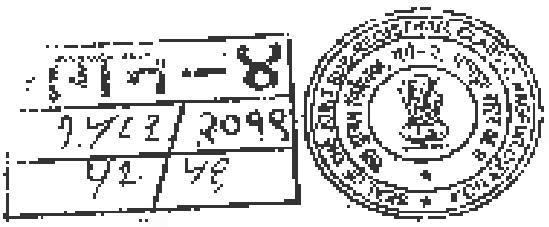
घोषणापत्र

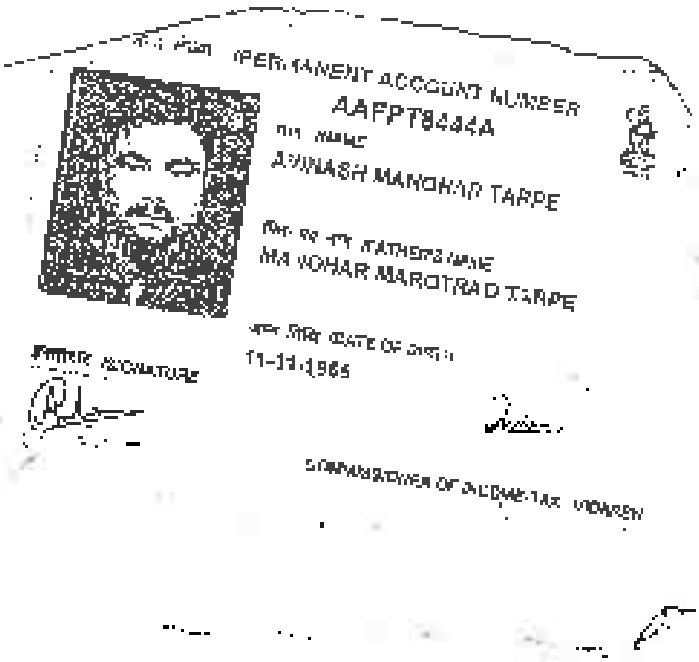
मी [illegible] याद्वारे घोषित करतो की, दुय्यम निबंधक---
---- यांचे कार्यालयात घोषणापत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.मी [illegible] यांनी दि. 22/2/19 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कृत्यात चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 22/2/19

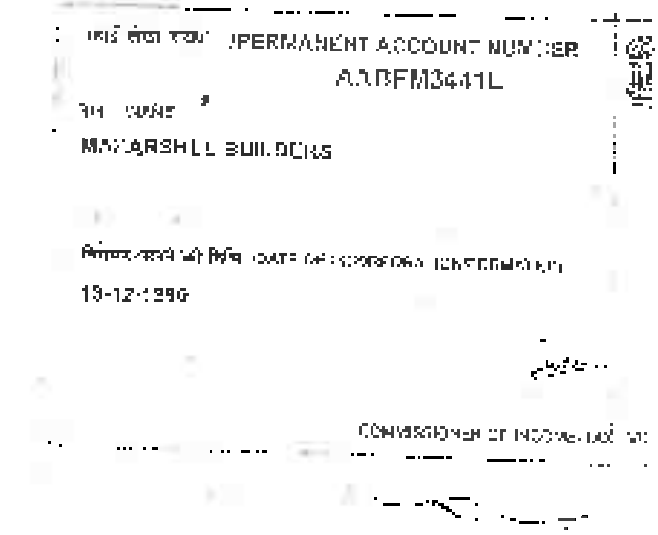
कुलमुखत्यारपत्रधारकाचे नाव
व सही



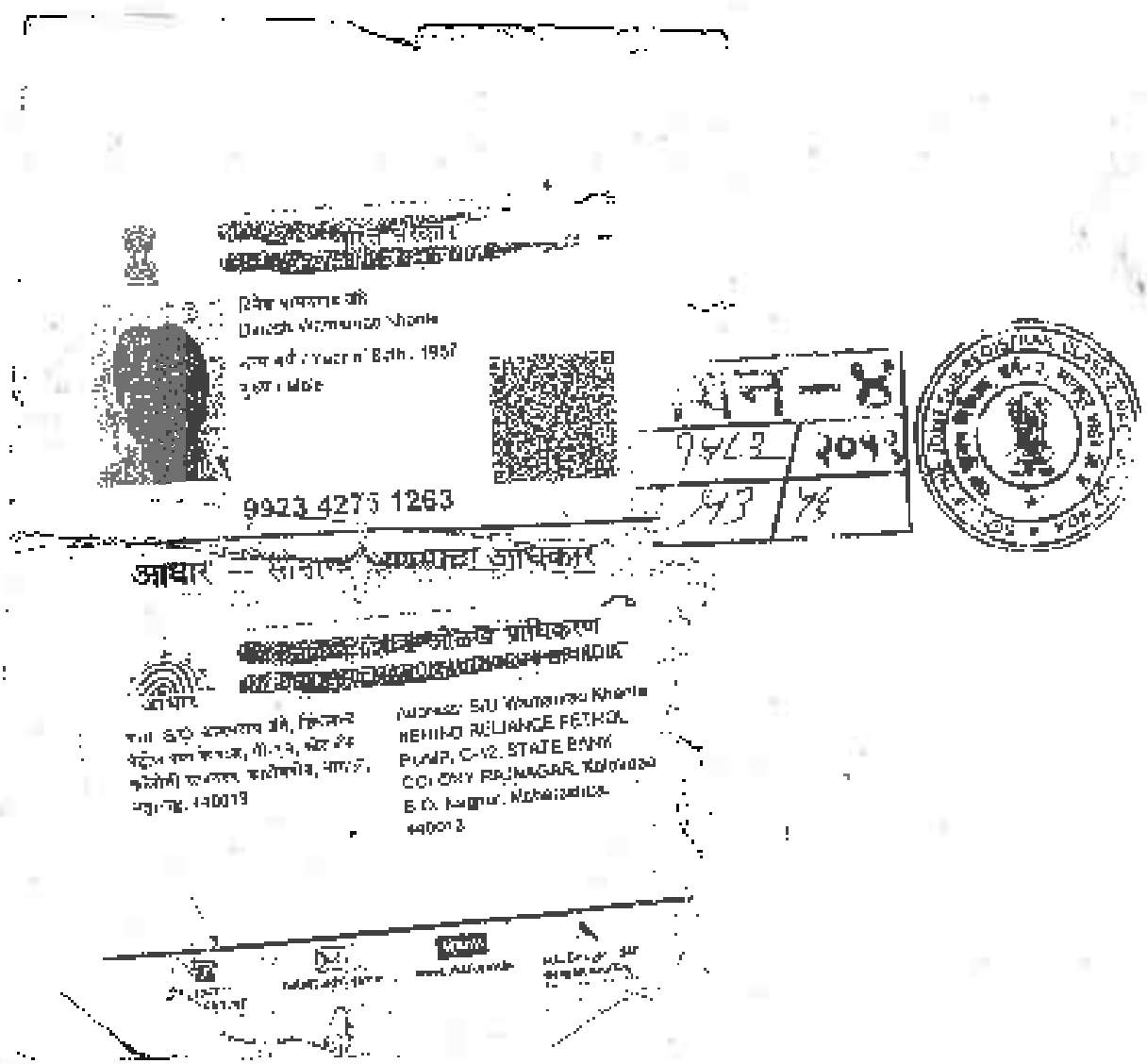




PERMANENT ACCOUNT NUMBER
AAFPT8434A
NAME
AVINASH MANOHAR TARPE
FATHER'S NAME
MANOHAR MAROTRAO TARPE
DATE OF BIRTH
11-11-1965
SIGNATURE
COMMISSIONER OF INCOME-TAX, VIDARBH



PERMANENT ACCOUNT NUMBER
AABFM3441L
NAME
MAHARSHI BUILDERS
DATE OF INCORPORATION/FORMATION
19-12-1990
COMMISSIONER OF INCOME-TAX, VIDARBH



आधार — सामान्य व्यक्ति का अधिकार
भारत सरकार
Government of India
Dinesh Vishwanath Khanke
जन्म की तारीख / Date of Birth: 8th, 1957
पुरुष / Male
9923 4275 1263
आधार — सामान्य व्यक्ति का अधिकार
भारतीय विशिष्ट पहचान प्राधिकरण
S/O Vishwanath Khanke
KENKO RELIANCE PETROL PUMP, C-12, STATE BANK COLONY PRAJNAGAR, Kalmeshwar, Nagpur, Maharashtra, 440012
440019



संजय मधुकरराव बडेकर
Sanjay Madhukarrao
Badhekar
जन्म तारीख/ DOB: 23/05/1972
पुरुष / MALE

6687 3509 1661

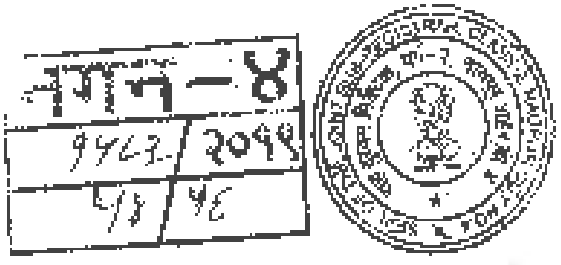
माझे आधार, माझी ओळख

पत्ता:
S/O: संजय मधुकरराव बडेकर,
प्लॉट नं. 262, श्रध्दा रत्न
बी. टेक, वसंत नगर, अमरावती
नगर, नागपूर,
महाराष्ट्र - 440010

Address:
S/O: Sanjay Madhukarrao Badhekar,
PLOT NO. 262, SHRADHA RATNA
B.TECH, VASANT NAGAR, Amravati
Nagpur,
Maharashtra - 440010

6687 3509 1661

MERA AADHAAR, MERI PEHACHAN



Summary-2(दस्त योजना भाग - २)

367/1583
सोमवार,11 मार्च 2019 11:01 म.पू.

दस्त योजना भाग-1

नगर4 ५५५ ५५९.
दस्त क्रमांक: 1583/2019

दस्त क्रमांक: नगर4 /1583/2019

बाणार मुल्य: रु. 01/- सोबतचा: रु. 00/-

परतीचे पुस्तक शुल्क: रु.100/-

दु. नि. सह दु. नि. नगर4 यांचे कार्यालयात

अ. क्र. 1583 दि.11-03-2019

दोन्ही 11:01 म.पू. वा. हजर केला.

पावती:1969 पावती दिनांक: 11/03/2019

सादरकरणाऱ्याचे नाव: सौ. निता शरद आनंदीलाल व श्री. सचिन शरद आनंदीकर तर्फे आमुखत्यार मे. महर्षी बिल्डर्स तर्फे भागीदार श्री. सविनाश मनोहरराव टारपे .

नोंदणी फी	रु. 100.00
बस्त हाताळणी फी	रु. 1120.00
पृष्ठांची संख्या: 56	
एकूण:	1220.00

बस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
बाणार क्रमांक क्र. ४
दस्ताचा प्रकार: सोबतपत्र

सह दुय्यम निबंधक वर्ग-२
बाणार क्रमांक क्र. ४

मुद्रांक शुल्क: प्रतिज्ञापत्र

शिक्का क्र. 1 11 / 03 / 2019 11 : 01 : 32 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 03 / 2019 11 : 02 : 04 AM ची वेळ: (फी)

Summary-2(दस्त गोषवारा भाग - २)

11/03/2019 10:58:38 AM

दस्त गोषवारा भाग-2

दस्त क्रमांक:1583/2019

दस्त क्रमांक :नगन4/1583/2019

दस्तऐवज प्रकार :-सोपस्कार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. चिंतन शरद आर्यनिक तर्फे प्रो. सचिन पारेख आनंदीलाल तर्फे मुखत्यार के. नहाटी चिल्ड्रन्स तर्फे एजंसीचा प्रो. अविनाश कमोद्दीन अग्रवाल . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: शंकर नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AABFM3441L	लिहून देणार वय :-53 स्वाक्षरी:-		

नमूद दस्तऐवज करुन देणार तुम्हीच का? सोपस्कार या बाबत खात्री करुन देण्याचे आदेश करावा.
सिद्धहस्त:3 की वेळ:11 / 03 / 2019 11 : 02 : 39 AM

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

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनय नामदेव लव्हाळे वय:50 पत्ता:प्लॉट नं: ओम कॉलनी नं:६ नागपूर पिन कोड:440013	स्वाक्षरी	
2	नाव:संतोष गंगुबाईराव वडेकार वय:44 पत्ता:प्लॉट नंबर:हिरणा पेठ नागपूर पिन कोड:440015	स्वाक्षरी	

सिद्धहस्त:4 वेळ:11 / 03 / 2019 11 : 03 : 21 AM

शिक्का क्र.5 ची वेळ:11/03/2019 11 : 03 : 48 AM सोबतची पुस्तके 1 संच्चे

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

१ नंबरचे कुलाचे
9423 नंबरी नोंदला

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

1583 /2019

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पृष्ठ ...५६... करुन आहेत

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