Receipt (pavti)

267/6341 पावती Original/Duplicate

Thursday,June 30 ,2022 नोंदणी क्रं. :39म

1:27 PM Regn.:39M

पावती क्रं.: 9587 दिनांक: 30/06/2022

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन4-6341-2022

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: गोविंद अर्बन क्रेडीट को-ऑप. सोसायटी तर्फे उपाध्यक्ष श्री. विनायक पुंडलीकराव तुपकर .

,

DELIVERED

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 620.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:46 PM ह्या वेळेस मिळेल.

AK NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मूल्य: रु.0 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3006202203414 दिनांक: 30/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004225835202223E दिनांक: 30/06/2022

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH004225835202223E	BARCODE	Date 29/06/2022-16:41:15	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	GOVIND URBAN CREDIT CO OPERATIVE SOCIETY
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	MOUZA KHAMLA
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	
		SecondPartyName=GOVIND URBAN CREDIT CO OPERATIVE SOCIETY~	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022062921208	2753704622
Cheque/DD No.		Bank Date	RBI Date	29/06/2022-16:44:23	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नगर - ४
६३८९ / २०२२
९ / २६

Print Date 29-06-2022 04:44:34


नगन-४
६३४१ / २०२२
2 / २६

07-1223-0447

DEED OF CORRECTION / AMENDMENT

TO

DEED OF DECLARATION

THIS DEED OF CORRECTION/AMENDMENT is made and executed at NAGPUR on this 30th Day of **JUNE, 2022**, BETWEEN : **GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY**, A Society duly registered under the Maharashtra Co-Operative Societies Act 1960 (XDV) of 1960 (Act No. XXIV of 1961), bearing Registration No. 356/87-88 having its Registered Office at Block No. 101 & 102, "Maharaja Tower", Krida Chowk, Hanuman Nagar, Nagpur (Income Tax **PAN AABAG1814E**), and acting through it's Hon'ble Vice President **SHRI. VINAYAK S/o PUNDLIKRAO TUPKAR**, Aged about 62 Years, Occupation – Business, **Income Tax PAN AJCPT9940R & AADHAR UID 2427 6457 4788**, Resident of Plot No.11, Dwarka Nagar, New Subhedar Lay-out, Nagpur-440024, Tahsil and District – NAGPUR, hereinafter referred to as the GRANTOR, who is fully empowered and qualified to execute this DEED do hereby state.

नगन - ४
E389 / २०२२
3 / 22

WHEREAS the Grantor hereinabovenamed has dedicated the property comprising ALL THAT Piece and parcel of land containing by admeasurements 1132.50 Sq. Mtrs. (OR 12190.23 Sq. Ft.) (i.e. 537 Sq. Mtrs. + 595.50 Sq. Mtrs. = 1132.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 of Mouza - Khamla, situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 29-01-2020, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 763 on even date; AND

WHEREAS the aforesaid Deed of Declaration was executed and registered by the Grantor as per the previous sanctioned Building Plan approved and sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 394/BP/KHAMLA.TP/NMC/805 Dated 18-10-2019 and as per the then available F.S.I.; AND

WHEREAS subsequently the Grantor has obtained/acquired/purchased TDR/Premium area from Competent Authority and utilized the same in construction of the said proposed Multistoreyed Building and consequentially therefore the Grantor has prepared a Revised Building Plan, which is also duly approved and sanctioned by the Assistant Director of Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 38/BP/KHAMLA/TP/NMC/57 dated 19-04-2022. As per the said revised Building Plan, 2 (TWO) Floor, 8 (EIGHT) numbers of Apartments are increased in the said proposed Multistoried Building and therefore the Carpet Areas of the said Apartments were also added in the said proposed Multistoried Building/Scheme; AND

WHEREAS subsequently the Grantor accordingly constructed a Multistoreyed Building on the said Plot of land as per the aforesaid Revised Building Plan consisting of 6 (SIX) Shops, 4 (FOUR) Offices and 32 (THIRTY TWO) Apartments in the said Building; AND

WHEREAS now therefore it has become expedient to correct, modify and rectify the said Deed of Declaration Dated 29-01-2020 (hereinafter called the "Principal Deed") in the following manner.

NOW THEREFORE THIS DEED OF AMENDMENT/CORRECTION WITNESSES AS UNDER :-

(1) THAT, the Principal Deed shall be so read and construed as if :-

नगन-४
६३८९/२०२२
४/२६

(a) That from Para SECOND to end of Para FIFTH and above Common Areas and Facilities appearing on Page Nos. 8/40 to 10/40 of the Principal Deed were deleted and the same are amendment, modified, corrected and hereafter read as under :

SECOND : THAT the Grantor has started the construction of a Multistoreyed building on the parcel of land described above, to be known and styled as ""KHAMLA HEIGHTS"" according to the Plan attached hereto as EXHIBIT - A which is duly sanctioned and approved by the Assistant Director of Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 38/BP/KHAMLA/TP/NMC/57 dated 19-04-2022 and which is made a part hereof.

The Postal Address of the Building is as Follows :-

"KHAMLA HEIGHTS"
KH. NOS. 76, 77 and 80/1
Khamla Road, Nagpur,
NAGPUR 440 025 (M.S.)

THIRD : THAT the said Multistoreyed building to be known and styled as "**KHAMLA HEIGHTS**" consists of the Ground Floor and Seven Upper Floors. There are 6 (Six) Shops on the GROUND FLOOR. There are 4 (Four) Offices on the FIRST FLOOR. There are 4 (Four) Apartments each on the SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH & NINETH FLOOR. Thus there are in all 6 (SIX) Shops, 4(FOUR) Offices and 32 (THIRTY TWO) Apartments in the said Building. All these Shops & Offices shall be utilised for Commercial Purposes Only. All these Apartments shall be 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 Shops/Office/Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Shops/Office/Apartments 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 beneficial 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 464.100 Sq. Mtrs. (Including Staircase). The total Carpet area of all the Floors (Excluding Balconies) is 3465.057 Sq. Mtrs. and an open land of 668.40 Sq. Mtrs. which constitutes the General Common Areas and Facilities.



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

(1) FAMILY UNITS (SHOPS/OFFICE/APARTMENTS) ON GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH FLOOR :

There are 6 (Six) Shops on the GROUND FLOOR. There are 4 (Four) Offices on the FIRST FLOOR. There are 4 (Four) Apartments each on the SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH and NINETH FLOOR. Thus there are in all 6 (SIX) Shops, 4 (FOUR) Offices and 32 (THIRTY TWO) Apartments in the said Building. The Units (Shops) on Ground Floor are numbered as S-1, S-2, S-3, S-4, S-5 & S-6. The Units (Offices) on First Floor are numbered as O-1, O-2, O-3 & O-4. The Family Units (Apartments) on Second Floor are numbered as 201, 202, 203 & 204. The Family Units (Apartments) on Third Floor are numbered as 301, 302, 303 & 304. The Family Units (Apartments) on Fourth Floor are numbered as 401, 402, 403 & 404. The Family Units (Apartments) on Fifth Floor are numbered as 501, 502, 503 & 504. The Family Units (Apartments) on Sixth Floor are numbered as 601, 602, 603 & 604. The Family Units (Apartments) on Seventh Floor are numbered as 701, 702, 703 & 704. The Family Units (Apartments) on Eighth Floor are numbered as 801, 802, 803 & 804. The Family Units (Apartments) on Nineth Floor are numbered as 901, 902, 903 & 904. The Family Units (Apartments) are described hereinbelow. The measures of a family unit include all the outside walls and 4½ (Four & Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment.

THAT, the details of Apartments it Floors, Carpet Area, Balcony Area and Undivided share in Land are specifically described and shown in the following charts.

Sr. No.	Shops/Office/ Apartment No.	Carpet Area as per Rera Sq. Mtrs.	Built-up Area (Sq.Mtrs)	Balcony Area (Open + Enclosed) (Sq.Mtrs)	Land Share %
GROUND FLOOR SHOPS					
1	S – 1	30.389	33.450	0.00	0.927
2	S – 2	31.291	33.717	0.00	0.955
3	S – 3	31.634	35.450	0.00	0.965
4	S – 4	27.113	30.059	0.00	0.827
5	S – 5	31.291	33.717	0.00	0.955
6	S – 6	30.389	33.450	0.00	0.927
FIRST FLOOR APARTMENT					
7	O – 1	114.234	91.681	30.226	3.486
8	O – 2	104.301	84.769	26.237	3.183

नगन-४
६३४९/२०२२
६/२६

9	O – 3	104.301	84.769	26.237	3.183
10	O – 4	114.234	91.681	30.226	3.486
SECOND FLOOR APARTMENT					
11	201	86.646	84.182	22.378	2.644
12	202	90.781	92.737	23.727	2.770
13	203	90.781	92.737	22.877	2.770
14	204	86.777	84.182	22.724	2.648
THIRD FLOOR APARTMENT					
15	301	86.646	84.182	22.649	2.644
16	302	90.781	92.737	22.877	2.770
17	303	90.781	92.737	23.802	2.770
18	304	86.777	84.182	22.688	2.648
FOURTH FLOOR APARTMENT					
19	401	86.646	84.182	22.378	2.644
20	402	90.781	92.737	23.727	2.770
21	403	90.781	92.737	22.877	2.770
22	404	86.777	84.182	22.724	2.648
FIFTH FLOOR APARTMENT					
23	501	86.646	84.182	22.649	2.644
24	502	90.781	92.737	22.877	2.770
25	503	90.781	92.737	23.802	2.770
26	504	86.777	84.182	22.688	2.648
SIXTH FLOOR APARTMENT					
27	601	86.646	84.182	22.378	2.644
28	602	90.781	92.737	23.727	2.770
29	603	90.781	92.737	22.877	2.770
30	604	86.777	84.182	22.724	2.648
SEVENTH FLOOR APARTMENT					
31	701	86.646	84.182	22.649	2.644
32	702	90.781	92.737	22.877	2.770
33	703	90.781	92.737	23.802	2.770
34	704	86.777	84.182	22.688	2.648
EIGHTH FLOOR APARTMENT					
35	801	86.646	84.182	22.378	2.644
36	802	90.781	92.737	23.727	2.770
37	803	90.781	92.737	22.877	2.770
38	804	86.777	84.182	22.724	2.648
NINETH FLOOR APARTMENT					
39	901	86.646	84.182	22.649	2.644
40	902	90.781	92.737	22.877	2.770
41	903	90.781	92.737	23.802	2.770
42	904	86.777	84.182	22.688	2.648

नगन-४
६३४९/२०२२
6/२६

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

(2) THAT as amended, rectified and modified as aforesaid the Principal Deed shall remain in full force and effect as hereto before.

IN WITNESS WHEREOF the GRANTOR hereinabovenamed have hereto set its hand and signed this DEED OF CORRECTION at NAGPUR in presence of the attesting witnesses signing as such on the day, date and year first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY (VINAYAK PUNDLIKRAO TUPKAR) Hon'ble Vice President GRANTOR

WITNESSES :

(1) 



(2) ADV. TUSHAR S. BHATT



आखीव पत्रिका 2040 C.T.S. 000136

संकलन क्रमांक	क्षेत्र	भूधारणा पद्धती	शासनाकडे भरण्याच्या महसूलाच्या अगर भाड्याच्या रकमेचा तपशील व ती पुनरीक्षणास केव्हा पात्र आहे.
२०४०	५३७.०	क	[illegible]

सुविधाधिकार 1932.50 [illegible] के क्र. १०४५५ [illegible]

धारक सन १९७१-- हक्काचे मूळ (उपलब्ध झाल्याप्रमाणे) रघुविर प्रसाद गणपतराव पांडे

वाटणी हक्काने

पट्टेदार-- के क्र. ८९१३

इतर भार--

इतर शेरे--

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
१३/०४/१०	वाटणी नोंद श्री. रघुवीर गणपत राव पांडे हे दि. २०/०५/[illegible] रोजी मृत्यु पावले श्री. [illegible] प्रसाद पांडे हे दि. २०/०२/२००[illegible] रोजी मृत्यु पावले व अमलेश रघुवीर प्रसाद पांडे हे दि. २०/०३/२००[illegible] रोजी मृत्यु पावले [illegible] [illegible] नोंद		१) श्री. मनोहर प्रसाद पांडे २) श्री. [illegible] प्रसाद पांडे ३) श्रीमती. ज्योती नाटायण पांडे ४) श्रीमती [illegible] अमलेश पांडे ५) श्री. [illegible] अमलेश पांडे ६) श्री. वैभव अमलेश पांडे ७) श्रीमती. प्रतिमा [illegible] ८) श्रीमती [illegible] ९) श्रीमती. [illegible] १०) श्री. [illegible] नाटायण पांडे के क्र. १०५२५	के क्र. ८९१३ [illegible]

सत्यप्रतिलिपी

नगन-४
६६३ / २०२०
९४ / ४०

नगन-४
६३४१ / २०२२
९ / २६

कार्यालय :- नगर भूमापन अधिकारी क्र. ३ नागपूर

मौजा :- रवामणा म.फा.नं. :-

न.भू.क्र. :- २०४० पु.भि.प.क्र. :-

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	सालांकन
३०५।१५	मा. जनानंदी आयुक्त [illegible] यांच्या कडील [illegible] २०१५ पुणे [illegible] क्षेत्र ११३२.५० [illegible]			के. क्र. १२३०८
८/१/२०१५	खरेदीने: [illegible]		गोविंद जर्वन [illegible] नागपूर तर्फे [illegible] गोविंदराव [illegible]	के. क्रमांक १२८८१

१६६० ९५६३९६०

[illegible] नयकल नागल पावती क्र. [illegible] २२/१/२९ [illegible] स्वकम रु. ६५ [illegible] स्वकम रुपये [illegible] प्राप्त झाले.

सत्यप्रतिलिपी

शिरस्तेदार
भूमापन अधिकारी क्र. ३,
नागपूर

न. भू. अ. क्र. ३
नागपूर

नगन-४
६६३/२०२०
९०/४०

नगन-४
६३४९/२०२२
९०/२६





NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing 'C', Third floor chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Lines, Nagpur-440 001,
Ph.No. 0712-2567816,Fax No. 0712 - 2561584, Website - www.nmcnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - 38/BP/Khamla/TP/NMC/57..... Date- 19/4/2022

To,

M/s. Govind Urban Credit Co-Op. Society Ltd.
Through its President Shri. Abhijit Govindrao Wanjari,
101, 102, Maharaja Tower, 1st Floor,
Krida Chowk, Hanuman, Nagar, Nagpur.

Sir,

With reference to your Application / **Plan No. 57/Khamla/TP/NMC/Proposed Plan Dt. 05.04.2021** 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 **Plot No.-, Kh.No.76, 77 & 80/1, CTS No. 2040, Sheet No. 242/33, NMC House No. 3646, Ward No. 75, Village / Mouza – Khamla** situated at **Khamla Road, 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 procced 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 to N.M.C. in appendix 'J' along 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 streets listed in 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 licenced 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.

नगन - ४
६३८९/२०२२
११/२६

14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow **15 Nos.** shady trees in vacant land of plot.
17. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters. per person per day as per NMC Circular No. NMC/TP/ADMN/ 2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35). During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped persons** provision of facilities for Handicapped Person shall be provided as specified in a Appendix "T", As per notification TPS. 1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public. (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. 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.
27. Applicant should pay additional charges for High Rise building in future (If applicable).
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. 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.
30. 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.
34. Applicant should strickly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur Vide L. No. **FES/087/CFO, Dt. 03.11.2021.**
32. Airport Authority of India generated assessment for height clearance as per NOC No. भाविप/एनपी/एनओसी/2021/JUNE/40 **Dt. 29.06.2021, NOC ID No. NAGP/WEST/B/062221/ 552422.**

Enclosure: - One copy / set of sanctioned plan.

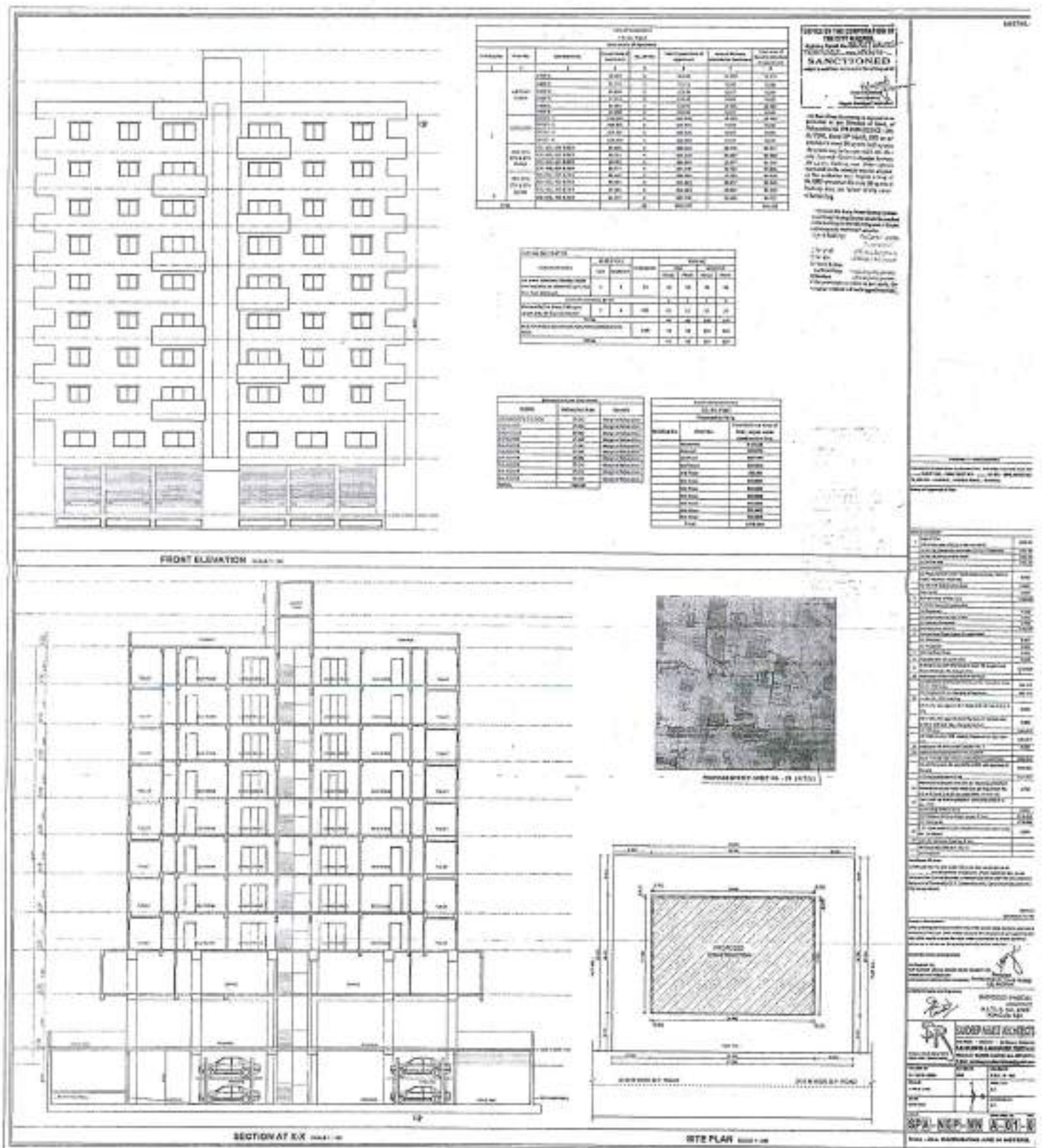
13/4/2022

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

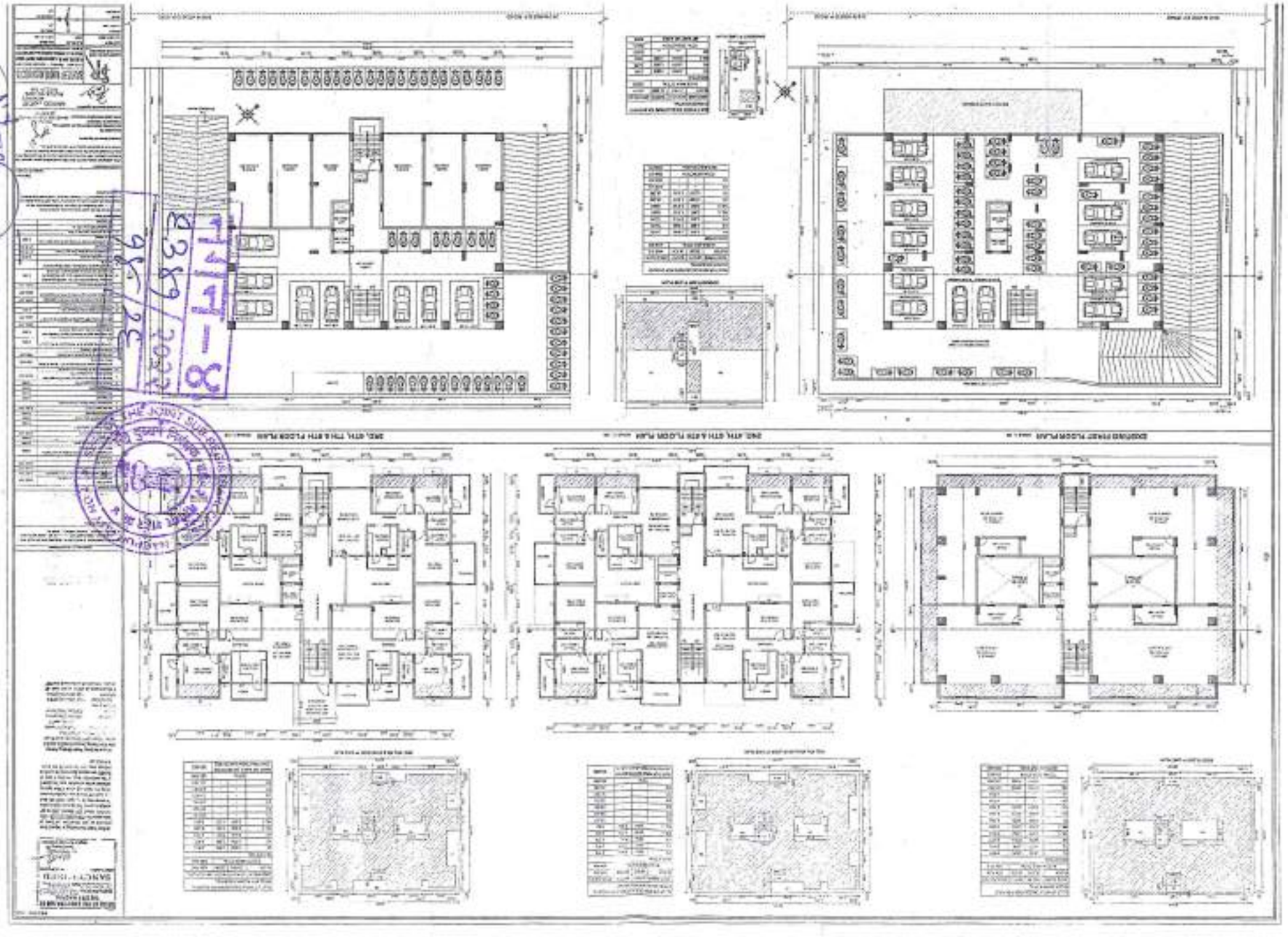
Copy forwarded to ,

1 Ward Office **Laxminagar Zone No. 1,** Nagpur Municipal Corporation, Nagpur alongwith one copy of sanctioned plan.
2 The Assessor Nagpur Municipal Corporation, Nagpur.

नागपूर - ४
E389 / २०२२
92 / 2E



नगन - ४
६३४९ / २०२२
९३ / २६



गोविंद अर्बन क्रेडिट को-ऑप. सोसायटी लिमिटेड, नागपूर

कार्यक्षेत्र : नागपूर विभाग

मुख्य शाखा : ब्लॉक नं. १०१-१०२, महाराजा टॉवर, क्रिडा चौक, हनुमान नगर, नागपुर - ०९

दूरध्वनी क्र. : २७४२१२६, २७४२८४२

संदर्भ क्र. : 283/2022-23

दिनांक : 28.06.2022

ठरावाची सत्यप्रत

मासिक सभा दिनांक 11/06/2022

विषय क्रमांक 08:- संस्थेच्या "खामला हाईटस"सदनिकेच्या DOD वर स्वाक्षऱ्या करण्याचे अधिकार देण्याबाबत

ठराव क्रमांक 08:- मा. अध्यक्ष यांनी सभेला अवगत केले की,संस्थेच्या "खामला हाईटस"निवासी गाळे योजनेच्या मालमतेच्या प्रत्येक कागदपत्रांवर सहया करण्याचे अधिकार हे अध्यक्ष यांना देण्यात आलेले आहे.परंतु यापैकी "खामला हाईटस" येथील सदनिकेच्या घोषणा पत्रावर (DOD)संस्थचे उपाध्यक्ष मा.श्री.विनायक पु.तुपकर यांना सहयांचे अधिकार देण्याबाबत विचार विनिमय करुन चर्चेअंती सर्वानुमते संस्थचे उपाध्यक्ष मा.श्री.विनायक पु.तुपकर यांना सहयांचे अधिकार देण्यात यावे.यावर सर्वानुमते मंजुरी प्रदान करण्यात आली

ठराव सर्वानुमते मंजूर

Govind Urban Co-operative Credit Co-operative Society Limited, Nagpur

नगन-४
६३४१/२०२२
१५/२६


नगन-४
६३४१
२०२२
१६
२६

763267
29-06-2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 4
दस्त क्रमांक : 763/2020
नोदंणी :
Regn:63m

गावाचे नाव : खामला

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: मौजा - खामला,प.ह.न. 44 तहसील व जिल्हा नागपूर येथील खसरा नं. 76,77 व 80/1,सिटी सर्व्हे नं. 2040,शिट नं. 242/33 क्षेत्रफळ 1132.50 चौ.मी. त्यावरती बांधण्यात येणा-या खामला हाईट्स बाबतचे घोषणापत्र.((C.T.S. Number : 2040 ;))
(5) क्षेत्रफळ	1132.50 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:-गोविंद अर्बन क्रेडीट को-आप. सोसायटी तर्फे अध्यक्ष श्री. अभिजीत गोविंदराव वंजारी . वय:-45 पत्ता:-., ., ., ., प्लॉट नं. 138, दत्तात्रय नगर, नागपूर , अयोध्या नागर, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440024 पॅन नं:-AABAG1814E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	29/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	763/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

नगन-४
६३४१/२०२२
96/२६



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY LIMITED

08/02/1988

Permanent Account Number

AABAG1814E

18082011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINAYAK PUNDLIKRAO TUPKAR

PUNDLIKRAO TUKARAMJI TUPKAR

21/10/1959

Permanent Account Number

AJCPT9940R



Signature

भारत सरकार
Government of India



विनायक पुंडलिकराव तुपकर
Vinayak Pundlikrao Tupkar
जन्म तारीख/ DOB: 21/10/1959
पुरुष / MALE

2427 6457 4788

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O पुंडलिकराव तुपकर, प्लॉट नं 11, द्वारका नगर , न्यू सुभेदार लेआउट, नियर शनि मंदिर, बीडीपेठ रोड, अयोध्या नगर, नागपूर,
महाराष्ट्र - 440024

Address:
S/O Pundlikrao Tupkar, Plot No 11, Dwarka Nagar , New Subhedar Layout, Near Shani Mandir, Bidipeth Road, Ayodhya Nagar, Nagpur,
Maharashtra - 440024

2427 6457 4788

www

नगन - ४
६३४१/२०२२
१९/२६





ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : BHATT TUSHAR SURENDRAKUMAR

Residence : NAGPUR , Dist. NAGPUR

Roll No. : MAH/4294/2015

Enrolled On : 22-08-2015

Date Of Birth : 07-04-1971

150042 80000055237

CHAIRMAN

THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENSE

MH31 20100081469 DOI 10-06-2010

Valid Till 09-06-2010 (NT)

AUTHORISATION TO DRIVE FOLLOWING OF VEHICLES THROUGHOUT INDIA

COV DOI

MCWG 10-06-2010

DOB 17-10-1959

Name RAVI DAWANKAR

S/D/W/C TILAKCHAND

Add P.NO 39 RAMESHYAM NAGAR JAITALA

NAGPUR

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

VINAYAK PUNDLIKRAO TUPKAR

PUNDLIKRAO TUKARAMJI TUPKAR

21/10/1959

Permanent Account Number

AJCPT9940R

Signature



भारत सरकार

Government of India



विनायक पुंडलिकराव तुपकर

Vinayak Pundlikrao Tupkar

जन्म तारीख/ DOB: 21/10/1959

पुरुष / MALE

2427 6457 4788

माझे आधार, माझी ओळख

नगन - ४

६३४१ / २०२२

२९ / २६



नगन-४
६३४१ / २०२२
22 / २६

CHALLAN

MTR Form Number-6

GRN	MH004225835202223E	BARCODE		Date	29/06/2022-16:41:15	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	GOVIND URBAN CREDIT CO OPERATIVE SOCIETY
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	MOUZA KHAMLA
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	
		SecondPartyName=GOVIND URBAN CREDIT CO OPERATIVE SOCIETY~	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

DEFACED

₹ 200.00

DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022062921208	2753704622
Cheque/DD No.		Bank Date	RBI Date	29/06/2022-16:44:23	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 30/06/2022	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-267-6341	0002153093202223	30/06/2022-13:26:57	IGR386	100.00

Print Date 30-06-2022 02:41:37

नगन-४
६३८९ / २०२२
२३ / २६

GRN : MH004225835202223E Amount : 200.00 Bank : IDBI BANK Date : 29/06/2022-16:41:15

2	(iS)-267-6341	0002153093202223	30/06/2022-13:26:57	IGR386	100.00
			Total Defacement Amount		200.00



Print Date 30-06-2022 02:41:37

267/6341
गुरुवार,30 जून 2022 1:27 म.नं.

दस्त गोषवारा भाग-1

नगन4 24/2E
दस्त क्रमांक: 6341/2022

दस्त क्रमांक: नगन4 /6341/2022

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

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 6341 वर दि.30-06-2022

रोजी 1:25 म.नं. वा. हजर केला.

पावती:9587 पावती दिनांक: 30/06/2022

सादरकरणाराचे नाव: गोविंद अर्बन क्रेडीट को-आप. सोसायटी तर्फे उपाध्यक्ष श्री. विनायक पुंडलीकराव तुपकर . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकुण:	620.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: "दुरुस्ती विधानपत्र

शिक्का क्र. 1 30 / 06 / 2022 01 : 25 : 19 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 06 / 2022 01 : 26 : 49 PM ची वेळ: (फी)

दस्त गोषवारा भाग-2

नगन4 2022
दस्त क्रमांक:6341/2022

30/06/2022 1 34:56 PM

दस्त क्रमांक :नगन4/6341/2022
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गोविंद अर्बन क्रेडीट को-आप. सोसायटी तर्फे उपाध्यक्ष धी. विनायक पुंडलीकराव तुपकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 11, द्वारका नगर, न्यु सुभेदार लेआऊट, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AABAG1814E	लिहून देणार वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती-पत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 06 / 2022 01 : 28 : 58 PM

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 क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:रवि तिलकचंद बावनकर . . वय:35 पत्ता:लक्ष्मी नगर, नागपूर पिन कोड:440022	स्वाक्षरी		
2	नाव:तुषार सुरेंद्रकुमार भट्ट . . वय:51 पत्ता:नरेंद्र नगर, नागपूर पिन कोड:440015	स्वाक्षरी		

9 नंबराचे चुकाचे
E389 नंबरी नोंदला

शिक्का क्र.4 ची वेळ:30 / 06 / 2022 01 : 30 : 04 PM

शिक्का क्र.5 ची वेळ:30 / 06 / 2022 01 : 34 : 13 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. 30 जून २०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOVIND URBAN CREDIT CO OPERATIVE SOCIETY	eChallan	69103332022062921208	MH004225835202223E	100.00	SD	0002153093202223	30/06/2022
2		DHC		3006202203414	520	RF	3006202203414D	30/06/2022
3	GOVIND URBAN CREDIT CO OPERATIVE SOCIETY	eChallan		MH004225835202223E	100	RF	0002153093202223	30/06/2022

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

प्रमाणित करण्यात येते कि, या दस्तामध्ये एकुण 26 पाने आहेत

6341 /2022

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

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com