269-4146 पावती Original/Duplicate

Thursday,December 03 ,2020 नोंदणी क्र. :39म

5:48 PM Regn.:39M

पावती क्र.: 5729 दिनांक: 03/12/2020

गावाचे नाव: वारा

दस्तऐवजाचा अनुक्रमांक: नगन6-4146-2020

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: मेसर्स जेरी प्रॉपर्टीज तर्फे भागीदार श्री अनिल वाराचंद बाबवानी . .

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 880.00
पृष्ठांची संख्या: 44	
एकूण:	₹. 980.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:03 PM ह्या वेळेस मिळेल.

NGP6

सह.दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६,

बाजार मुल्य: ₹.1 /-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 03122020011090 दिनांक: 03/12/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: ₹.680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 03122020099697 दिनांक: 03/12/2020
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007308009202021E दिनांक: 03/12/2020
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH003398808202021E	BARCODE		Date	23/11/2020-15:08:36	Form ID	25.1

Department: Inspector General Of Registration

Payer Details

Stamp Duty

Type of Payment: Registration Fee

TAX ID / TAN (If Any):

PAN No.(If Applicable):

Office Name: NGP2_1 NAGPUR SUB REGISTRAR

Full Name: MS JARRY PROFITS

Location: NAGPUR

Year: 2020-2021 One Time

Flat/Block No.: 157-158-159

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063901 Registration Fee	100.00
Total	600.00

Premises/Building:

Road/Street: ANUPAMA KRISHNA LEELA

Area/Locality: NARA

Town/City/District:

PIN: 4 4 0 0 2 6

Remarks (If Any):

SecondPartyName=MS JARRY PROFITS~

Amount In Six Hundred Rupees Only

Words:

Payment Details: BANK OF MAHARASHTRA

FOR USE IN RECEIVING BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Bank CIN	Ref. No.	02300847020112312185	2032020033020
Bank Date	RBI Date	23/11/2020-15:12:11	Not Verified with RBI
Bank-branch		BANK OF MAHARASHTRA	
Scroll No., Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9373107038

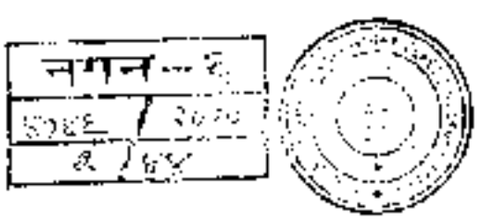
सदर, वरील केवळ दुय्यम निबंधक कार्यालयात दोहोंची ओळखीचा दस्तासाठी लागू आहे. दस्तची ही ओळखपत्राचा दस्तासाठी वापर करता येणार नाही.

नगन - ६

२९३६ / २०२०

२ / ४४

Print Date 23-11-2020 03:14:11



DEED OF DECLARATION

AS PER THE PROVISIONS OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

THIS DEED OF DECLARATION made and executed at Nagpur on This 27th Day of November, 2020, BY –

M/S. JARRY PROFITS, (PAN – AAHFJ4508H)
A partnership firm, through its partner/s –

i. **SHRI ANIL S/O. TARACHAND WADHWANI**
Aged about 52 years, Occupation – Business,
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014.

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**
Aged about 50 years, Occupation – Business,
R/o. 28, Jaripatka Nagpur – 440 014.

(Hereinafter referred to and called the **"GRANTOR"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof always mean and include the said **"GRANTOR"** as well as it's/their heirs, legal representatives, successors, executors, agents, assigns etc.), who is fully empowered and qualified to execute this Declaration Deed, **DOES HEREBY STATE AS UNDER –**

FIRST : The GRANTOR is sole and absolute owner of the following land in the City of Nagpur described as follows.

:- DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land comprising of amalgamated Plot No. 157-158-159 admeasuring 579.724 Sq. m. in the layout of Shivgiri Co. Op. Housing Society, out of Khasra No. 185/2, 186/2, 188/2, 190/2 & 192/2, bearing City survey No. 486, sheet No. 626/111, of Mouza Nara, corresponding to municipal corporation house No. 3314/157, 3314/158 and 3314/159, Index No. 057117534, 057117535 and 057117533 respectively, Zone: 6, ward No. 57, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District :- Nagpur, bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	PLOT No. 160
TO THE NORTH	:	H.T. LINE & NALLAH

नगन – ६
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TO THE SOUTH : ROAD

Accordingly it has been mutated/recorded in the name of GRANTOR as sole and absolute owner thereof in all re evant records.

SECOND: The GRANTOR wants to develop the said land personally into an estate by constructing a multi-storied building consisting of various self-contained units/flats/apartments etc on the said plots, a building plan is also got sanctioned from Nagpur Municipal Corporation for construction, vide building plan/permit No. ADTP(Ashi Nagar Zone) AB-N-NA-157-158-159/Tracking Case No. 2020090765/64 dated 20/10/2020 which is attached hereto as Exhibit 'A' forming part and parcel of this deed. The said plots have been also amalgamated/clubbed as per amalgamator letter No. Amalgamation/49 dated 31/08/2020. However, the GRANTOR reserves rights to get it revised, if required. The details of proposed flats, apartments are given hereinafter. The proposed Multi-storied building is to be known and styled as **"ANUPAMA KRISHNA LEELA"** Condominium

The Postal Address of the said building is as under –

"ANUPAMA KRISHNA LEELA"

Plot No 157-158-159, Shivgiri Society, Nara, Nagpur – 440 014.

THIRD: The said building/complex will consist of first, second, third and fourth Floors while the Ground Floor is meant for common parking. All the floors are capable of individual utilization on account of having their own exit to common area and facilities of the Building.

FOURTH: The GRANTOR has started the construction work of proposed building after sanction of plan duly sanctioned and approved by the Nagpur Municipal Corporation, Nagpur as aforesaid reserving rights to revise/re-revise the building plan or design as the circumstances may require. The units/flats/apartments in the said proposed building shall be sold to and owned by one or more owners, each will have particular and exclusive property rights thereto, each apartment/flat constituting a heritable and transferable immovable property rights within the meaning of any law for the time being in force in the State of Maharashtra and also individual interest in the general and/or restricted common areas and facilities of the said building as may it be required for acequate use and enjoyment as per

नागपूर – ६

list in accordance with the Maharashtra Apartment Ownership Act, 1970. The GRANTOR further reserve right to allow any units/flats/apartments purchaser or any other person/s to use open space or open terrace of any units/flats/apartments exclusively as herein after contained or otherwise. Each units/flats/apartments so constituting all heritable and transferable rights therein shall be referred as 'Family Unit'

FIFTH: A. The First Floor of the building known as **ANUPAMA KRISHNA LEELA** comprises of 04 Flats/Apartments as follows:
Flat/Apartment No. 101
Flat/Apartment No. 102
Flat/Apartment No. 103
Flat/Apartment No. 104

B. The Second Floor of the building known as **ANUPAMA KRISHNA LEELA** comprises of 04 Flats/Apartments as follows.
Flat/Apartment No. 201
Flat/Apartment No. 202
Flat/Apartment No. 203
Flat/Apartment No. 204

C. The Third Floor of the building known as **ANUPAMA KRISHNA LEELA** comprises of 04 Flats/Apartments as follows:
Flat/Apartment No. 301
Flat/Apartment No. 302
Flat/Apartment No. 303
Flat/Apartment No. 304

D. The Fourth Floor of the building known as **ANUPAMA KRISHNA LEELA** comprises of 04 Flats/Apartments as follows.
Flat/Apartment No. 401
Flat/Apartment No. 402
Flat/Apartment No. 403
Flat/Apartment No. 404

Total 16 apartments/flats and all are for residential use. The numbering positions of all the above referred 16 flats/apartments are as shown in the sanctioned building plan. The boundaries of individual apartment/flat and

the opening of front doors in open space/corridor of individual apartment/flat shall be as shown in sanctioned plan subject to such changes and modification as may be deemed fit. The GRANTOR reserves rights to club any two or more apartment/flat as one single unit or divide any of the apartments into two or more parts/portions each constituting as separate unit as may be required and in case of any sub divided part/portion of any apartment shall be identified as part/portion A, B of that main apartment. The ground floor portion is meant for common parking purpose for residential flats/apartments.

SIXTH: Each apartment/flat will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. and all common facilities, subject to reservations, made as per this deed or which may be made by the GRANTOR at any time.

SEVENTH: That, the sale of apartment/flat in favour of prospective buyer/s and consideration amount payable shall be as per carpet area as shown in the sanctioned building plan, however, the other additional areas are mentioned only for the purpose of calculation of balcony area, share in common areas, services, other areas etc.

EIGHTH : That the right, title and interest of each owner of the apartment/flat in the general common area and facilities and their proportionate share in the profits and common expenses in the general common area and facilities, built up area as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment Owners of the "**ANUPAMA KRISHNA LEELA**" Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentages as follows –

FLAT NOS	TOTAL CARPET AREA	TOTAL BUP AREA	BALCONY AREA		TERRACE	COMMON AREA		SEAU OVER PARKING	SUP BUP AREA	UNDIVIDED LAND SHARE
			OPEN	ENCLOSED		LIFT STAIRCASE, PASSAGE	PARKING AREA			
	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	%
FIRST FLOOR										
101	46.621	49.936	3.092	4.653	0.000	7.475	0.894	0.000	34.049	6.25
102	50.092	53.929	2.400	3.430	0.000	9.072	9.808	3.043	80.490	6.71
103	47.053	50.394	2.744	3.560	0.000	7.543	8.978	5.119	62.327	6.31
104	42.780	45.276	4.936	11.452	0.000	6.777	8.664	5.430	61.935	5.73
GROUND FLOOR										
201	46.621	49.936	3.092	4.653	9.600	7.475	6.894	0.000	83.640	6.25
202	50.092	53.929	2.400	3.430	5.670	9.072	9.808	0.000	66.107	6.71
203	47.053	50.394	2.744	3.560	7.930	7.543	8.978	0.000	81.917	6.31
204	42.780	45.276	4.936	11.452	0.000	6.777	8.664	0.000	75.505	5.73

THIRD FLOOR										
301	46.521	49.935	3.092	4.650	6.200	7.475	8.094	0.000	82.249	6.25
302	50.092	53.929	2.400	3.450	7.800	8.072	8.808	0.000	84.297	6.71
303	47.093	50.384	2.744	3.960	7.700	7.543	9.075	0.000	80.947	6.31
304	42.700	45.276	4.525	11.452	0.000	6.777	8.064	0.000	76.505	5.73
FOURTH FLOOR										
401	46.521	49.935	3.092	4.650	6.200	7.475	8.094	0.000	83.848	6.25
402	50.092	53.929	2.400	3.450	8.470	8.072	9.606	0.000	86.307	6.71
403	47.093	50.384	2.744	3.960	7.800	7.543	8.478	0.000	82.017	6.31
404	42.700	45.276	4.525	11.452	0.000	6.777	8.064	0.000	76.505	5.73

That the measures of the apartment/flat includes the outside walls and one half of internal walls, internal dimensions of all rooms, drawing, dining, kitchen, w.c., bathroom, passages, space as well as proportionate undivided share and interest in the stair case, passages, parking and all others common areas and facilities which comes to super built up area against each of the apartment/flat as described above. The carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment/flat.

NINETH: COMMON AREAS & FACILITIES AND RESTRICTED AREAS

(i) The Ground floor, excluding the meter room, generator room, other structure etc., if any, is meant for common covered parking for all residential apartment/flat owners from first to fourth floors, however, the GRANTOR shall be free and at liberty to make suitable arrangement of parking space by allotting specific parking area to each of the said apartment/flat.

(ii) The said land/plot shall be common property of all the apartment/flat owners each having appropriate undivided share and interest therein as referred above.

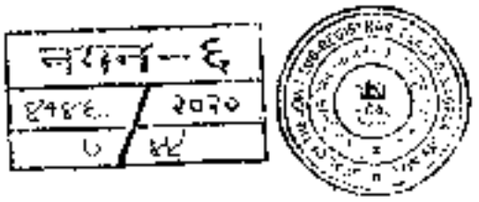
(iii) The staircase/s, lift, passages etc. for approaching apartment/flat shall be common for all apartments.

(iv) Sump/s and Overhead water storage tank/s with pump arrangement and water sources, well, including corporation supply shall be common for all apartment/flat owners.

(v) Electric wiring arrangement throughout the building/s and necessary electric points equipments in common areas shall be commonly held by all the apartment/flat owners.

(vi) Borewell, Tanks, motor pump, main walls, columns, beams, roofs of the building as shown in the building plan shall be common for all apartment/flat owner/s.

(vii) The foundation and main walls, columns, girders, beams and top roof of the building as described in the plan with bounds the part of this deed as exhibit 'A' attached hereto shall be common for all apartment/flat owner/s.



(viii) The terrace (above fourth floor) shall be common terrace for all apartment/flat owner/s. The adjoining/connected open terraces with any apartment shall be exclusively usable open terrace by the respective owners of that particular apartment only. The area of units, apartments, blocks, flats, common services, undivided share, terrace, open space etc., is only approximate which may be somewhat more or less

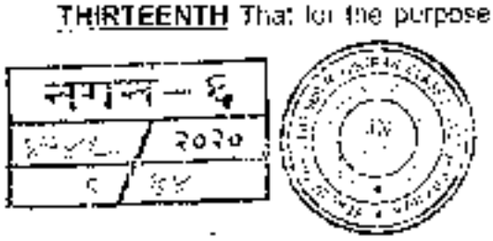
(ix) Any other equipments, machinery, assets for common use and beneficial enjoyment by all the apartment/flat owner/s commonly shall be common

TENTH: Each of the apartment/flat owners shall have right, title and interest in the general common areas and facilities of the building listed in above paras, subject to reservations made here in before or to be made otherwise by the GRANTOR. That each apartment/flat owner has right of vote in meeting of the **ANUPAMA KRISHNA LEELA** APARTMENT OWNERS ASSOCIATION and the value of the vote of each apartment/flat owner shall be taken to the one for the purpose of representation in the general as well as in all the meeting of the association. The representation in the all meetings shall be in accordance with the provisions of the bye laws of the association attached herewith as EXHIBIT-'B'.

ELEVENTH: That the administration of the "**ANUPAMA KRISHNA LEELA**" Owners Association' consisting of the building described in the para 8 above and the parcel of the land described in para 1 above shall be in accordance with the provisions of this deed and the bye-laws attached herewith as EXHIBIT-'B'

TWELVETH: That the parcel of land and building consisting of various self-contained apartment/flat as declared and submitted to the plan of Maharashtra Apartment Ownership Act, 1970 and the plan of apartment/flat ownership is hereby constituted under and subject to the provision of the said Act, so that the apartment/flat on all the floors may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to the common area and the facilities of the building and each apartment/flat owners will have exclusive and particular rights, title and interest over his/her apartment/flat in addition to the specified undivided interest in the common area and facilities.

THIRTEENTH That for the purpose of stamp duty and registration fees to be imposed



on this deed in the registrar of Deed of Declaration and the Deed of Apartment under section 13(5) of the said Act. upon the value of the **ANUPAMA KRISHNA LEELA CONDIMINIUM** is distributed, however, the stamps duty shall be paid upon execution & registration of apartment/flat individually as per law.

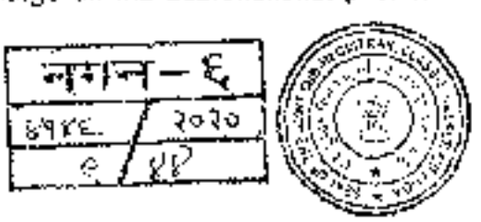
FOURTEENTH That the area of apartment/flat as well as area of common areas, undivided share in land is approximate only. The GRANTOR reserves rights to revise the presently sanctioned plan and consume the full F.S.I as presently available or which may be made available under any scheme and in case of increase in F.S.I., the area of undivided share in land shall stand reduced accordingly. The common facilities shall be at the separate proportionate cost of all the flat owners.

FIFTEENTH That each apartment/flat owner shall comply with the provisions of this deed and the provision of the bye laws decision, resolution of the association of the apartment owners or their representatives and failure to comply with any such provision, decision, or resolution shall be a ground for action to recover the sums as damages and/or reliefs of injunction.

SIXTEENTH That dedication of the property to the plan of Maharashtra Apartment Ownership Act, 1970 herein shall not be revoked from the plan of the Apartments Ownership or from any of the provisions herein be amended unless all the apartments owners have unanimously agreed and resolved to such revocation or amendment or removal of the property from the plan of the Apartment Ownership by duly registered Deed or Instrument. However, unless and until the apartment/flat are sold out and sale deeds executed, the GRANTOR shall be entitled to make any corrections/amendment in this deed.

SEVENTEENTH That the apartment/flat owner shall not exempt himself/herself from the liabilities of his/her share of expenses towards the common maintenance of the building by waiver of use or enjoyment of any general common areas and facilities or by the amendment to his/her apartment/flat.

EIGHTEENTH That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartment/flat in the concominium shall constitute a charge on the apartment/flat prior to all



charges except (i) Charge of any payment of Govt. dues or Corporation Taxes or both (ii) the charge of all unpaid sums on mortgage of apartments.

NINETEENTH That, all the present or future owners, tenants, or future tenants or any other persons who might be using the facilities of the building in any manner are subject to the provision of this deed and mere acquisition or rental value of any apartments the building or mere act of occupancy of any of the said apartments shall signify that the provisions of this deed are bye laws are accepted and ratified.

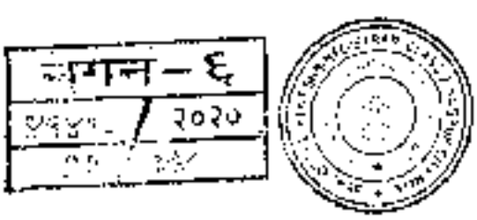
TWENTEETH That, the apartment/flat owner shall have absolute rights to lease out their respective apartment/flat on lease, leave license, or on care taker basis provided he should incorporate a covenant in the said deed to the effect that the lease or licensee or care taker agreement is subject to the provisions of this deed and bye laws at EXHIBIT-B attached hereto

TWENTY FIRST That, if the property which is dedicated and or submitted to the plan of the Maharashtra Apartment Ownership Act, 1970 by way of this Deed of declaration is totally or substantially destroyed or damaged, then in such event reconstruction or disposition of the property shall be in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970

TWENTY SECOND That, in case if any apartment/flat is sold by the mortgagee in exercise of his powers of sale under the mortgage deed or by a court in execution of degree in the suit against the said apartment/flat owner, then the Mortgagee or Purchaser who derived the title to such apartment/flat at such shall be liable for the sum assessed by the association which are found due against such apartment/flat owner and the Mortgagee or the Purchaser shall not prevent the Association from claiming the same.

TWENTY THIRD That, the Association of Apartment owners shall be at liberty to obtain the property insurance of the entire building but without prejudice to the rights of the owner to obtained the individual apartment/flat insurance.

TWENTY FOURTH That, the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of the apartments owners and that such payment shall be kept in a separate account of the Association and solely for the payment



of blanket insurance premium which becomes due.

IN WITNESS WHEREOF the **GRANTOR** does hereby set his hand and signed this **DEED OF DECLARATION** on the day, month and year first above written in the presence of the following attesting witnesses

WITNESSES:

M/S. JARRY PROFITS

Through its partner/s –

1. _____



i. _____

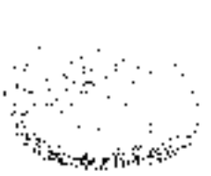


SHRI ANIL S/O. TARACHAND WADHWANI



2. _____





ii. _____

SHRI RAJESH S/o. MULCHAND BATWANI

(THE GRANTOR)



Drafted as per the instructions & documents of parties.

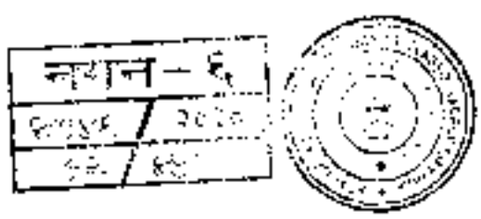
OM HARIRAMANI, JAYESH HARIRAMANI

ADVOCATES

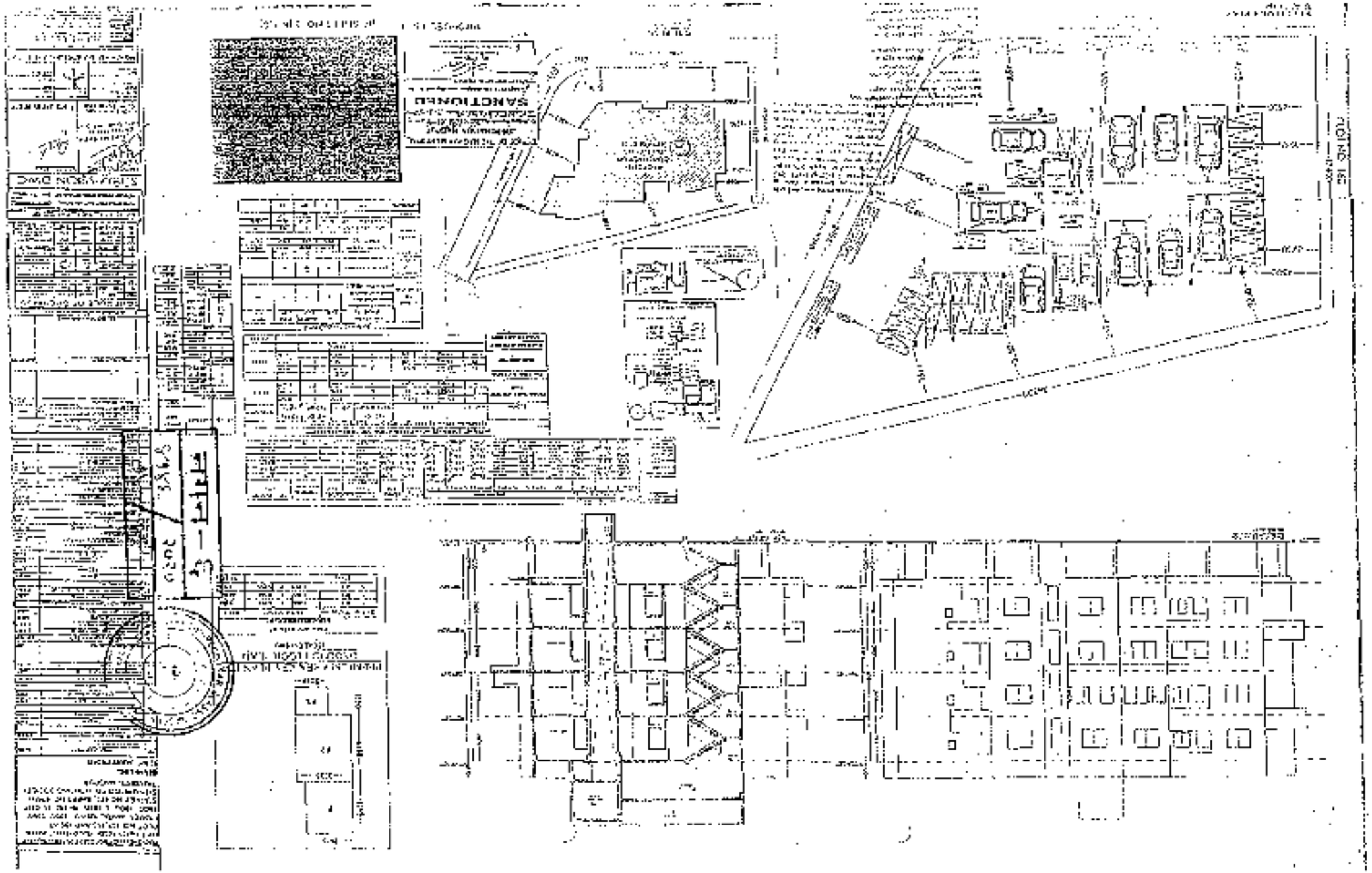
"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
Ph. 9326441422, 9325557700,
Mo. 9373107039, 9730073060,
E-mail: adv.om_hariramani@rediffmail.com

लगन – ६
४१४६ / २०२०
२२ / ६८




नथान – ६

नगन - ६
४१८ / ३०३९
१२ / ४४



Nagpur Municipal Corporation

PBX No 2567035
Fax No 2561664

APPENDIX "D"

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	RAJESH MULCHAND BATWANI ; M/S. JARRY PROFIT THROUGH SHRI. ANIL TARACHAND WADHWANI ; M/S. JARRY PROFIT THROUGH ANIL TARACHAND WADHWANI
Address of Applicant	11, UDAY LAWN, JARIPATKA, NAGPUR
Permit No. :	ADTP (Addl Nagar Zone) ABM-NA-157-158-159/ Tracking Id- 2020080976/564 ; Date :20.10.2020
Site of Proposed Work, Plot No. :	157,158,159
Mouza & Khasra :	Nara-185/2,186/2,188/2,190/2
Layout Name :	Shivgiri Co-Op Housing Society Nara-185/2,186/2,188/2,190/2

Sir/Madam, With reference to your application number AB-M-NA-157-158-159 dated 07-SEP-2020 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act,1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP.The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue.The application for renewal shall be made before expiry of one year if the work is not already commenced.Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh.If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Commissioner, NMC may condone the delay for submission of application for renewal by charging necessary fees.But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate.However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMC. If any construction is carried out in contravention of the sanctioned plan the Nagpur Municipal Corporation may require it to be demolished or altered in such a manner as it may deem fit.

6.Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Municipal Corporation in prescribed form "F"

7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NMC.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NMC.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Commissioner, NMC in prescribed formot "K". The owner through his licenced Surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Commissioner, NMC in the form in appendix "J".This certificate shall be accompanied by 3 sets of plans of completed development.The Commissioner, NMC after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

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9 Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of those regulations including the maintenance of fire protection services and appliances and its in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10 W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city

11 Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Commissioner's order for rectifying them shall be complied with

12 All drainage work shall be got done through licensed plumber approved by Nagpur Municipal Corporation

13 W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Commissioner, NMC

14 During the course of construction of building, a display board on site duly mention the Building Permit No. & date along with the name of Structural Engineer, Civil Engineer, Architect & Contractor with their Contact Numbers. And the sanctioned plan shall always be available at site for inspection by officials of Nagpur Municipal Corporation.

15 Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein

16 This permission shall not be construed as affecting in any way the right of Government or the Nagpur Municipal Corporation or any other authority or any private person or firm in the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17 The permit holder is not allowed to collect earth/materials from or through Nagpur Municipal Corporation land and road sides without permission in writing from Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a nuisance to the road user. The excavated material/debris deposited shall be removed within three days of use of land, If any material is stacked or dumped on Nagpur Municipal Corporation land without Corporation prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Municipal Corporation at the risk and cost of the permit holder and Nagpur Municipal Corporation shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Municipal Corporation

18 Subject to the condition that the party will plant and grow in vacant land 14 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Preservation of Tree Act 1975.

19 This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation

20 Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road

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

22. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Government of Maharashtra Urban Development Department, Mantralaya Mumbai vide Circular No. TPS 432004/2133/CR-232/04/UD/11 dated 10/03/2005. The Authority impose a levy of not exceeding Rs. 1500/- per annum for every 100 sqm 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 bye laws

23. Keeping Safe Horizontal & Vertical distances from H.T. / L.T. Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

24 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 for an applicant to submit the compliances 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

25 As per Regulation No. 36 of Model Building Bye-Laws to provide facilities for physically handicapped person as specified in a Appendix 'F' As per Government notification no. TPS 1104 2515-CR-10-UD-S-2005 This Bye-Laws were applicable to e. buildings and facilities used by the public if applicable).

26 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/109 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-S-2005 dated 05/04/2005 published on date 28/04/2005 in appendix-S (Regulation No. 35).

27 No Construction / Renovation activities shall 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 Date 18/02/2016.

28. 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 NMC in append x 'J' along with three copies of completion plan.

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

30 Applicant should take the approval from NMC for the connection of Sewer Line,Storm Water Drain and Water Pipe Line.

31. If any mistake / error encountered in calculations shown on plan which contravanes 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 NMC in this regard shall be final

32 Subject to submission of NOC from Health Department, NMC, Nagpur.

33 Applicant should strictly follow the condition mentioned in the NOC/Recommendation letter given by Chief Fire Officer and Emergency Services,Nagpur Municipal Corporation Nagpur vide L No _____ _____ Dated ____/____/_____.

Enclosure : One Copy / One Set of Sanctioned Plan

202003075

Date of Generation : 19/10/2020

DEPUTY ENGINEER
Town Planning Section
Nagpur Municipal Corporation
Nagpur, Dated

Copy to : -

1. Ward Office Asstt Nagar Zone, Nagpur Municipal Corporation, Nagpur, with a copy of sanction (enclosed herewith) for record

2. The Assessor Nagpur Municipal Corporation, Nagpur

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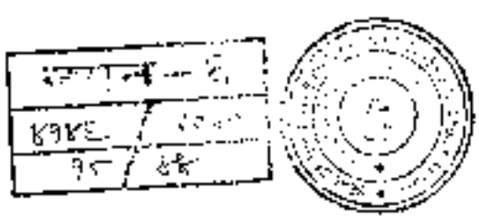


EXHIBIT-B

BYE LAWS OF ANUPAMA KRISHNA LEELA CONDOMINIMUM

CHAPTER-I

1. SHORT TITLE AND APPLICATION

(a) Bye-Laws may be called as the Bye Laws of **ANUPAMA KRISHNA LEELA** Condominium/Association.

(b) The provisions of this Bye Laws shall apply to all the present or future owners tenants, future tenants or any other persons who might be using the facilities of the said condominium building in any manner and are subject to the regulations set forth in this Bye Laws.

(C) That mere acquisition of any of the Apartment on ownership, on rental, on leave license or on care taker basis in building of the condominium/Association will signify that this Bye laws are accepted and the same will be complied with

2. DEFINITIONS :- In these Bye laws unless the context requires otherwise:-

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

(b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of maintenance, welfare of the members of the members of the **"ANUPAMA KRISHNA LEELA"**, Condominium/Association.

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

(d) "Building" means the building standing on or to be constructed on ALL THAT piece and parcel of land comprising of amalgamated Plot No. 157-158-159 admeasuring 579.724 Sq. m. in the layout of Shivgiri Co. Op. Housing Society, out of Khasra No. 185/2, 186/2, 188/2, 190/2 & 192/2, bearing City survey No. 486, sheet No. 626/111, of Mouza – Nare, corresponding to municipal corporation house No. 3314/157, 3314/158 and 3314/159, index No. 057117534, 057117535 and 057117536 respectively, Zone: 9, ward No. 57, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, known and styled as **"ANUPAMA KRISHNA LEELA"** and includes the land forming part thereof subject to declaration deed.

(e) "Declaration" means the declaration which the owners & the builder of the building has executed and registered as provided in section Two of the said Act.

(f) "Majority of Owners" mean owners holding 51% of vote in accordance with the percentage assigned in the Deed of Declaration

(g) "Section" means a section of the said Act.

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(h) "Terrace" means the terrace above the fourth floor.

(i) "Unit" means a family apartment/flat in a building known and styled as "**ANUPAMA KRISHNA LEELA**".

3. **MEMBERS OF ASSOCIATION**

(a) All persons who have purchased apartments in the newly constructed building and the same is duly submitted to the plan of Maharashtra Apartment Ownership Act, 1970 by executing and registered a Deed of Declaration either by the respective Apartment owners jointly or by the sole owners. That all such Apartment owners shall automatically become the members of the Association and shall pay the entrance fees and shall purchase at least one share. That each Apartment owner will receive a copy of these Bye Laws on payment or otherwise as the association may decide.

(b) Upon any Apartment owners selling his Apartment or absolutely conveying the same by way of sale/gift/will or otherwise the purchaser/donee or beneficiary shall automatically become the member of the Association/Condominium and shall be admitted as a member on payment of entrance fees of to the Association/Condominium as may be prescribed. The shares held by the previous Apartment owners shall be transferred in the name of such Purchaser/Donee/Beneficiary on payment of such fee to the Association as may be prescribed.

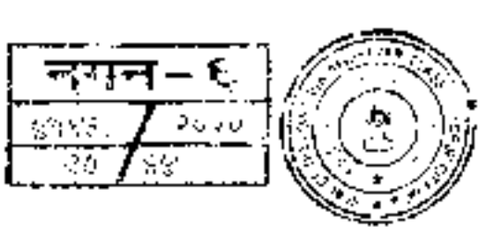
(c) On death of an Apartment owner his/her Apartment shall be transferred to the person or persons to whom he becueath the same by his/her will. In case if he has made any specific bequest of his Apartment The name of the legatee or the name of the legal representative jointly shall entered in the Register maintained by the Association for the purpose of administration of the Association as the Apartment or joint Apartment owner. Where a legatee is minor, the Apartment owner shall be entitled to appoint a guardian of such minor.

4. **JOINT APARTMENT OWNERS**

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

5. **HOLDING OF ONE SHARE COMPULSORY**

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



6. **DISQUALIFICATION**

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

CHAPTER-II
VOTING QUORUM AND PROXIS

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

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

9. **VOTES TO BE CAST IN PERSON :-** Votes shall be cast in person.

CHAPTER-III
ADMINISTRATION

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

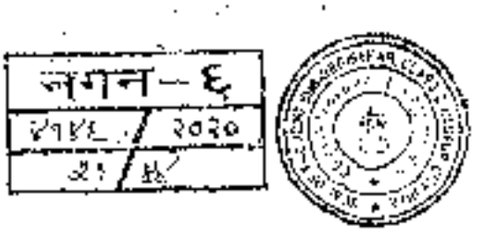
The Association will have the responsibility of administrating the **ANUPAMA KRISHNA LEELA APARTMENTS** Owners Association approving the annual budget, establishing and collecting monthly assessment and arranging for the management of the Association in an efficient manner. Except as otherwise provided,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

11. **PLACE OF MEETING**

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

12. **ANNUAL MEETING**

The First annual meeting of the Association shall be held in the presence of the existing members till then and thereafter the Annual Meetings of the Association shall be held on the First Sunday of March of each succeeding year. At all such



meeting there shall be election by ballot of the Apartment owners board in accordance with the requirement of bye-laws. The owners may also transact such other business of the Association as may properly come before them.

13. **SPECIAL MEETINGS**

It shall be the duty of the president to call a special meeting of the Apartment owners as directed by a resolution of board or upon a petition or application signed by a majority of the owners and having presented to the secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorized by him in this behalf. The notices of any special meeting shall state the time and place of such meeting and the purpose thereof no other business shall be transacted at a special meeting except as such stated in the notice, without the consent of the majority of the owners present in personal in such meeting.

14. **NOTICE OF MEETING**

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

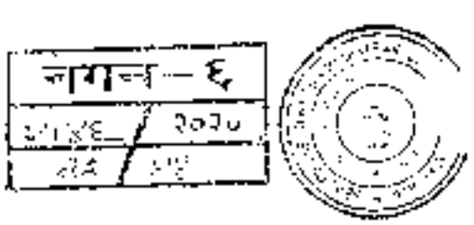
15. **ADJOURNED MEETING**

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

16. **ORDER OF BUSINESS**

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

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



(h) Unfinished business, if any.

(i) New business.

CHAPTER-IV

BOARD OF MANAGERS

17. **MANAGEMENT OF ASSOCIATION**

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

18. **POWERS AND DUTIES OF BOARD**

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

19. **OTHER DUTIES**

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

(a) Care up keep and surveillance of the building known and styled as **ANUPAMA KRISHNA LEELA** of the Association and the common areas and facilities and the restricted common areas and facilities

(b) Collection of monthly assessment from the owners.

(c) Designation Employment, Remuneration and dismissal of the personal necessary for the maintenance and operation of the building of **ANUPAMA KRISHNA LEELA APARTMENTS OWNERS ASSOCIATION**. The common areas and facilities and the restricted common areas and facilities.

(d) To prove for the manner in which the audit and accounts of the Association shall be carried out.

(e) To inspect the account kept by the secretary and the examine the registers and account books and to take steps for the recovery of all sums due to Association.

(f) To sanction working expenses, count cash balance and deal with other miscellaneous business.

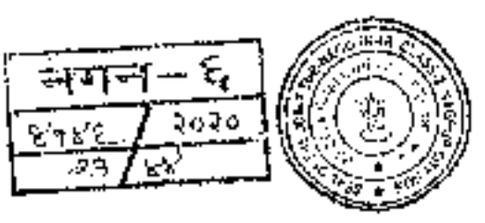
(g) To see the cash book is written up promptly and is signed in first week of every month by one of the members of the Board authorized in this behalf.

(h) To hear and deal with complaints.

20. **MANAGER**

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

21. **ELECTION AND TERM OF OFFICE**



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

22. **VACANCIES**

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

23. **REMOVAL OF MANAGERS**

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

24. **ORGANIZATION MEETING**

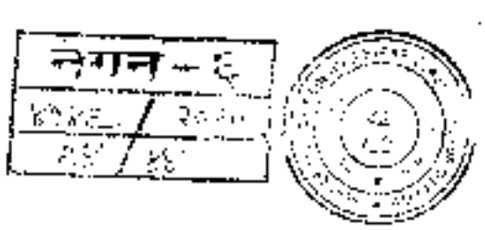
The first meeting of the newly elected Board shall be held within fifteen days from the election at such place as shall be fixed by managers at the meeting at which such managers were elected and so notice shall be necessary to the newly elected managers in order legally to constitute such meeting provided a majority of the whole Board shall be present.

25. **REGULAR MEETING**

Regular meeting of the Board may be held at such place as shall be determined from time to time by a majority of the managers but at least two such meeting shall be held during each year. Notice of regular meeting of the Board shall be given to each managers personally or by mail or by telegram at least 15 days prior to the day named for such meeting.

26. **SPECIAL MEETING**

Special meeting of the Board may be called by the president on 15 days notice to each manager given personally or by mail or telegram, which notice shall state time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like the



notice on the written request of the at least 2/3rd strength of the managers.

27. **WAIVER OF NOTICE**

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

28. **QUORUM**

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

29. **FIDELITY BONDS**

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

CHAPTER-V
OFFICERS

30. **DESIGNATION**

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

31. **ELECTION OF OFFICERS**

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

32. **REMOVAL OF OFFICER**

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

33. **PRESIDENT**

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

34. **VICE PRESIDENT**

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

35. **SECRETARY**

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

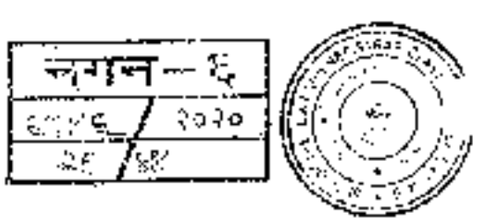
(b) The Secretary shall be responsible for the Association funds and securities and shall also be responsible for keeping full or all of receipts and disbursements in book belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable assets in the name and to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

CHAPTER-VI

OBLIGATIONS OF THE APARTMENT OWNERS

36. **ASSESSMENTS**

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the ANUPAMA KRISHNA LEELA APARTMENTS OWNERS AASSOCIATION, which may include an insurance premium for a policy to cover, repair and reconstruction work in case of hurricane fire, earthquake or other hazard or calamity The assessments shall be made appropriate according to the value of the unit owner as stipulated in the deed of Declaration. Such assessments shall include monthly payments general



operating Reserve fund replacement.

37. **MAINTENANCE AND REPAIRS**

(a) Every owner perform promptly all maintenance and repair work within his own unit, which if committed would affect the building indirectly or in part belonging to other owner, being expressly responsible for the damages liabilities that his failure to do so may endanger

(b) All repairs of interna, installations of the unit such as water, lights, fans, powers sewage, sanitary installations, doors, windows, lamps, and other accessories belonging to the unit area shall be at the expenses of the Apartment owner concerned.

(c) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damage through its fault.

38. **USE OF FAMILY UNITS INTERNAL CHARGES**

(a) All units shall be allowed for residential purpose

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

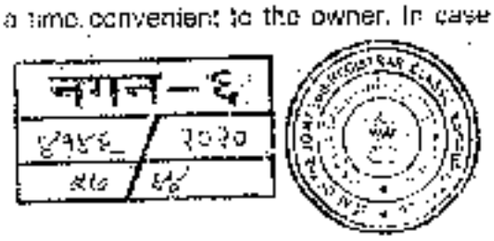
39. **USE OF COMMON AREA AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES**

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

40. **RIGHTS OF ENTRY**

(a) An owner shall grant the right of entry to the manager or any other person authorized by the Board of the Association in case of any emergency originating in or threatening his unit whether the owner is present at the time or not.

(b) An owner shall permit owners or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repair to the mechanical or electrical services provided that request for entry should be made in advance and that such entry is at a time convenient to the owner. In case of



any emergency, such right of entry shall be immediate.

41. **RULES OF CONDUCT**

(a) No resident of **ANUPAMA KRISHNA LEELA APARTMENTS OWNERS ASSOCIATION** shall post any advertisement or posters of any kind in or on the building except is authorized by the Association.

(b) Resident shall exercise extreme care about making noises or the use of amplifiers that may disturb other residents keeping domestic animals shall abide by the municipal sanitary bye laws and regulations

(c) It is prohibited to hang garments, rags etc. from the windows, balconies or from any of the facades of the building of Association.

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

(e) It is prohibited to throw the garbage or dirt water outside the disposal installations provided for such purpose in service areas. If such installation is not provided all garbage trash shall be collected in a vessel and be thrown in the municipal dust-bin

(f) No owner resident or lessee shall ring for electrical or telephone installation, television antenna, machine or air conditioning units etc. on the exterior of the building of association or protrude through the walls of the roof of that building except as authorized by the Association.

CHAPTER-VII

FUNDS AND THEIR UTILISATION

42. **FUNDS**

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

(a) by shares

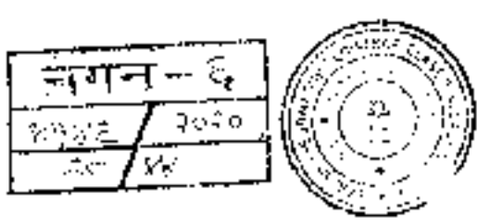
(b) by contributions and donations from the Apartment owners.

(c) from common profits which shall from 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 determines on this behalf

43. **AFFILIATION**

The affiliation should be by any federation of Apartment owners in the locality in which the building of the Apartment Owners Association is situated. The Association may and pay the sum from time to time payable to such federation



under the rules thereof.

44. INVESTMENTS

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

(a) In the Central Co-operative Bank or State Co-operative Bank or

(b) In any co-operative Bank other than these referred to in clause (a) of this bye-laws.

45. ACCOUNTS

(a) A banking account shall be opened by the Association into which all moneys received on behalf of the Association be paid provided that if the Secretary think to retain some amount he may retain in his personal custody an amount not exceeding Rs.500/- for petty expenses. All payments above Rs.1000/- shall be made by cheque signed by the Secretary and one member of the Board.

(b) Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipt of profits from common areas and contributions towards common expenses, and this share of assessment and other dues if any in respect of his Apartment.

(c) The Association shall on or before 15th March in each year published an audited annual financial statement in respect of the common areas and facilities containing.

(d) The profits and loans account

(e) The receipts and expenditure of the previous financial years and

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

(g) The audited financial statement shall be open to the inspection of the members of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 15th April every year.

(h) Every financial year statement shall be accompanied by a complete list of Apartment owners. There shall also accompany the financial statement a similar list of loans. The financial statement shall state upto what date profit and expenses of common areas are included.

46. PUBLICATION OF REPORTS AND ACCOUNTS

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

conspicuous place in the Association

47. **APPOINT OF AUDITOR**

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

48. **POWER OF AUDITOR**

The auditor shall be entitled to call for and examine any prepared and or documents belonging to the association relating to the common areas and facilities including limited common areas and shall make a special reports to the Association upon any matter connected with the account which appears to him to require notice.

CHAPTER-VIII
MORTGAGES

49. **NOTICE OF ASSOCIATION**

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

50. **NOTICE OF UNPAID ASSESSMENT**

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

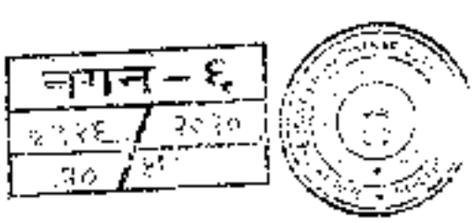
CHAPTER-IX

51. **COMPLIANCE**

These bye laws are set forth to comply with the requirements of the MAHARASHTRA ABATEMENT OWNERS–IP ACT,1970. In case any of these byelaws conflict with the provisions of the said act it is hereby agreed and accepted that the provisions of the Act will apply.

52 **SEAL OF THE ASSOCIATION**

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



any other person authorized by the Association in that behalf.

CHAPTER-X

AMENDMENT TO THE PLAN OF APARTMENT OWNERSHIP

53. AMENDMENT TO THE BYE LAWS

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

M/S. JARRY PROFITS

Through its partners –



i. _____

SHRI ANIL S/O. TARACHAND WADHWANI

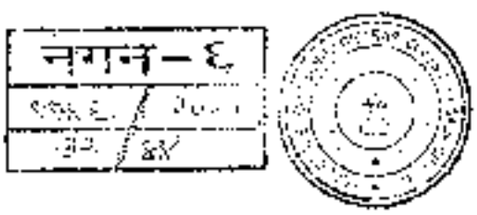


ii. _____

SHRI RAJESH S/o. MULCHAND BATWANI

(THE GRANTOR)




नगन–६

Z-05 2245

नगरपुर नगर पंचायत/पालिका

कर व कर आकारणी विभाग नगरपुर

(दि पीरियड 01/04/2020 फ्रम्म 31/03/2021 पार्ती लायबली कर्राइल. ब्याजु वसूलाव्याज की छोटी गणनाओं)

रसीद क्रमांक : 0/2020-21/00-2507 पहचान चांग : 3314157, INDORA BLOCK 4

कर क्रमांक : 3314157

इंडेक्स क्रमांक : 0571753/4 (Zone/ Ward:57)

कर भुगतानकर्ता चांग : M/S JARRY PROJECTS(INDIA) PVT. LTD. S/O RAJKUMAR AGARWAL AND SHRI RAJESH S/O MOTI CHAND BATWANI

पहिचानदाता चांग

वित्तीय वर्ष : 01-04-2014 से 31-03-2021

(*payment is made by cheque th receipt is valid subject to realization of cheque)

करांचे तपशील/ Details of Tax	थकबाकी/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	14,035.00	2,049.00	
पाणी कर (Water Tax)	1,920.00	1,800.00	
गटार कर(Sewerage Tax)	8092.00	1,445.00	
प्रकाश कर (Light Tax)	432.00	120.00	
अग्नी सेवा कर (Fire Service Tax)	240.00	120.00	
सांडपाणी फी कर (Sewerage Benefit Tax)	600.00	120.00	
पाणी फी कर (Water Benefit Tax)	600.00	120.00	
कर कर(Surcharge Tax)	600.00	120.00	
विशेष संवर्धन कर (Special Conservancy Tax)	240.00	120.00	
प्राथमिक शिक्षण उपकर(Municipal Education Tax)	600.00	120.00	
सेवा शुल्क (Service Charges)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)		0.00	
शिक्षण कर (Educn. Cess)	0.00	0.00	
रोजगार हमी कर (E.G.S. Cess)	4,230.00	723.00	
मोठ्या निवासी मालमत्तांवरील कर (Tax on Larger Residential Properties)	0.00	0.00	
सूट (Rebate)		60.00	
एकूण(Grand Total)	33,600.00	7,290.00	40,890.00

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Forty Nine Thousands Six Hundred Ninety Only

Received Cash: 40690

दिनांक : 03/07/2020

General Secretary

This is a computer generated receipt, signature is not required.
Please visit website http://

Signature of the Official

नगन – ६

५१५८	२०२०
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Z-09 2213

2020-21

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(ते दिनांक 01/04/2020 पासून 31/03/2021 पर्यंतचे जानेवारी अखेरचे मासिकास तो तोही मासअखेरी)

स्वयंचल क्रमांक	07/0520-21/0049539	मोहल्ला नांव :	5514/158, SHODHA BLOCK-I
घर क्रमांक :	1514/158		
इंडेक्स क्रमांक :	0571:0525 (Zone-9 Ward-52)		
धर धारकाचे नांव :	M/S JURRY PROFIT THROUGH SHRI ANIL S/O SHRACHAND WADEWANI AND SHRI RAJESH S/O MULCHAND BATWANI		
भोगवटादाराचे नांव			

करनिर्धारण कालावधी 01-04-2014 ते 31-03-2021 पर्यंत

(If payment is made by cheque/dy's realization is valid subject to realization of cheque)

करचे नांव/ Details of Tax	रक्कम/ Arrears	चालू/ Currents	शेरा/ Remarks
सामान्य कर (General Tax)	4378.00	871.00	
पाणी कर (Water Tax)	1053.00	541.00	
जलनिस्सारण कर(Sewerage Fund)	1254.00	58.00	
दिवाबत्ती कर (Light Tax/Cess Tax)	775.00	48.00	
आरोग्य सेवा कर(Health Services Tax)	1000.00	48.00	
जलनिस्सारण फी कर (Sewerage Benefit Tax)	240.00	48.00	
पाणी लाभ फी कर (Water Benefit Tax)	240.00	48.00	
रस्ता कर (Street Tax)	240.00	48.00	
वृक्ष संवर्धन फी कर (Special Conservancy Tax)	240.00	48.00	
प्राथमिक शिक्षण फी(Municipal Education Cess)	240.00	48.00	
सेवा शुल्क (Service Charges)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वसूली फी(Warrant Fee)		0.00	
विशेषकर (Misc.)	0.00	0.00	
शाळा शिक्षण (Educn. Cess)	1326.00	242.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी मालमत्तेवर आकारणी कर (Tax on Larger Residential Properties)	0.00	0.00	
सूट (Rebate)		17.00	
एकूण(Grand Total)	16,927.00	2,545.00	17,473.00

रुपये सतरा हजार चार शे त्र्याहत्तर फक्त (In words total Rs) Rupees Seventeen Thousands Four Hundred Seventy Three Only

Received Cash: 17473

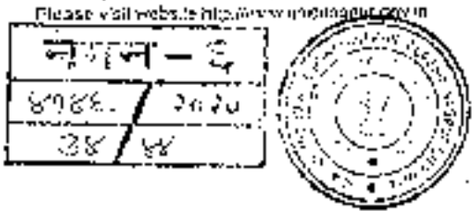
दिनांक : 01/02/2020

अधिकाऱ्याची पूर्ण सही

Generated By: Jadhav

Full Signature of the Official

This is a computer generated receipt. Signature is not required.
Please visit website http://www.mahagov.gov.in



Z-09 22-24

2021-22

नागपूर महानगरपालिका

कर व. कर आकारणी विभाग नागपूर

(दि शैक्षिक 01/04/2020 पासून 31/03/2021 यांसाठी लागणारी पावती स्वयंपूर्ण व परिपत्रक सोबत ठेवणे आवश्यक)

रजिस्टर नमुना : 070020-22/0003531 मिळकत क्रमांक : 33140159, INDORA BLOCK 4

मा. क्रमांक : 33140159

इमारत क्रमांक : 057119521 -(Zone-3 Ward-57)

मा. मालकाचे नाव : M/S TARA PROJECT THRO-JUGDISH KANJI SONTARACHAND KANKHWANI AND SHRI RAJESH S/O MULCHAND BATWANI

महिलाकरदाचे नाव

तारीख पासून : 04/04-2014 पर्यंत 31-03-2021 पर्यंत

(if payment is made by cheque this receipt is valid subject to realization of cheque)

बाबी नाव/ Details of Tax	थकबाकी/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	7,764.00	1,414.00	
पाणी कर (Water Tax)	5,302.00	964.00	
मलनिस्सारण कर (Sewerage Fund) (Light Tax/Type Tax)	4,318.00	774.00	
दिवाबत्ती कर ₹	231.00	64.00	
पाणी सेवा कर (Fire Service Tax)	320.00	64.00	
मलनिस्सारण निधी कर (Sewerage Body Tax)	320.00	64.00	
पाणी पुरवठा निधी (Water Body Tax)	320.00	64.00	
गाळा कर (Sheet Tax)	320.00	64.00	
विशेष संवर्धन निधी (Special Conservancy Tax)	320.00	0.00	
नगरपालिका शिक्षण कर (Municipal Education Tax)	320.00	64.00	
सेवा शुल्क (Service Charges)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
विविध (Misc.)	2,500.00	0.00	
शैक्षणिक कर (Edu. Cess)	2,129.00	386.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी मालमत्तेवर कर (Tax on Larger Residential Property)	0.00	0.00	
सूट (Rebate)		28.00	
एकूण(Grand Total)	22,044.00	3,891.00	26,328.00

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Twenty Six Thousands Three Hundred Twenty Eight Only

Received Cash: 26328

दिनांक : 03/07/2020

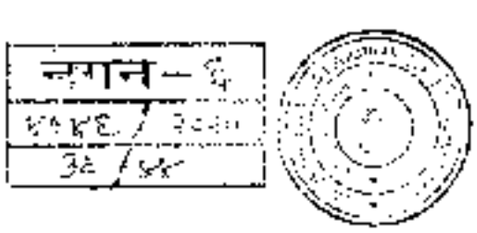
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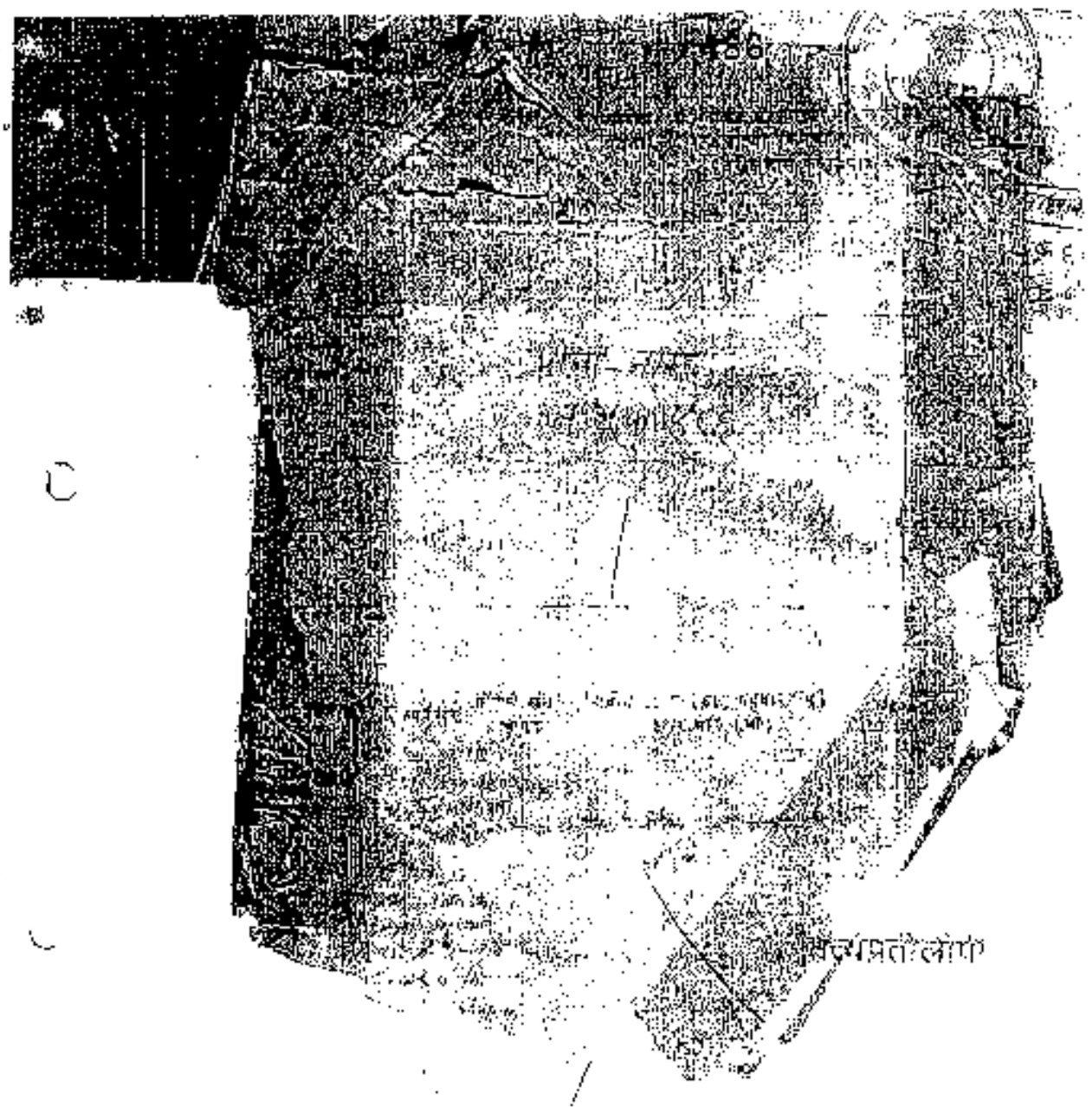
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सही/अधिकारी यांची सही

Full Signature of the Officer

नोंदणी — ६८
२०२०
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न्यास – 4



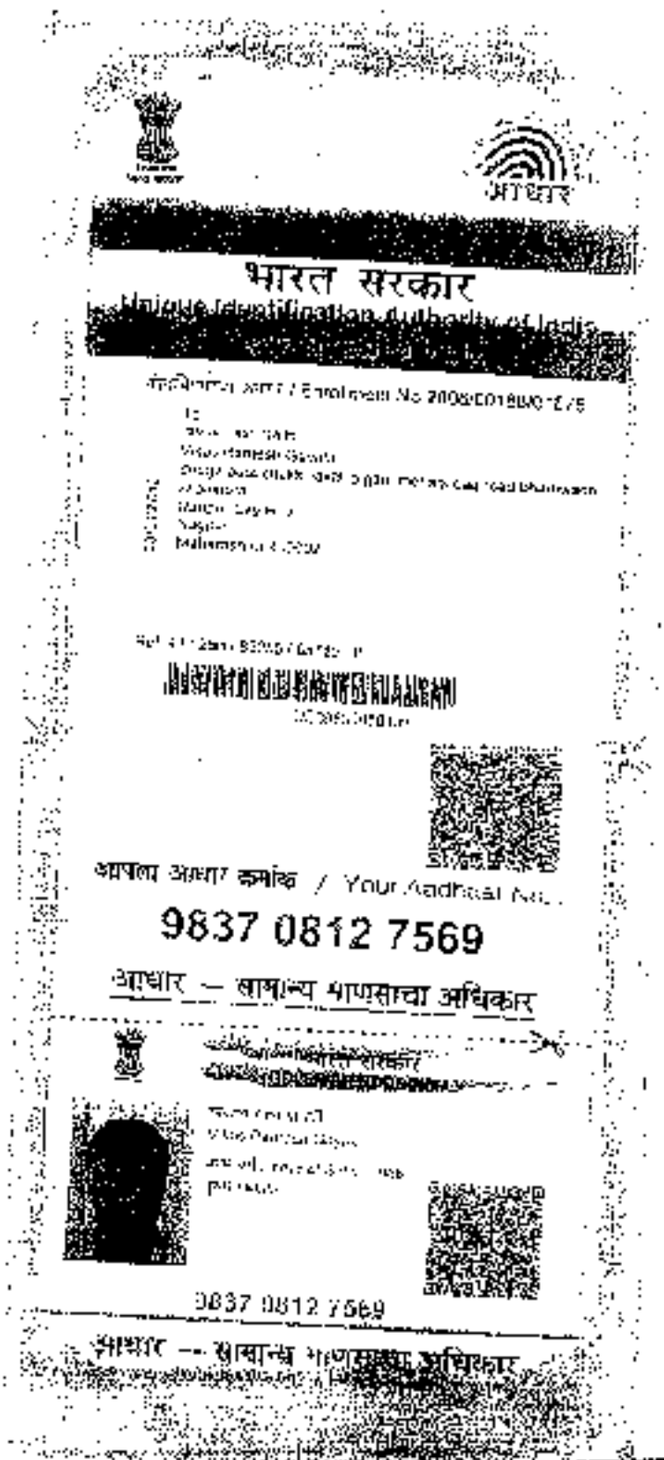
प्रमाणित प्रति लोगो

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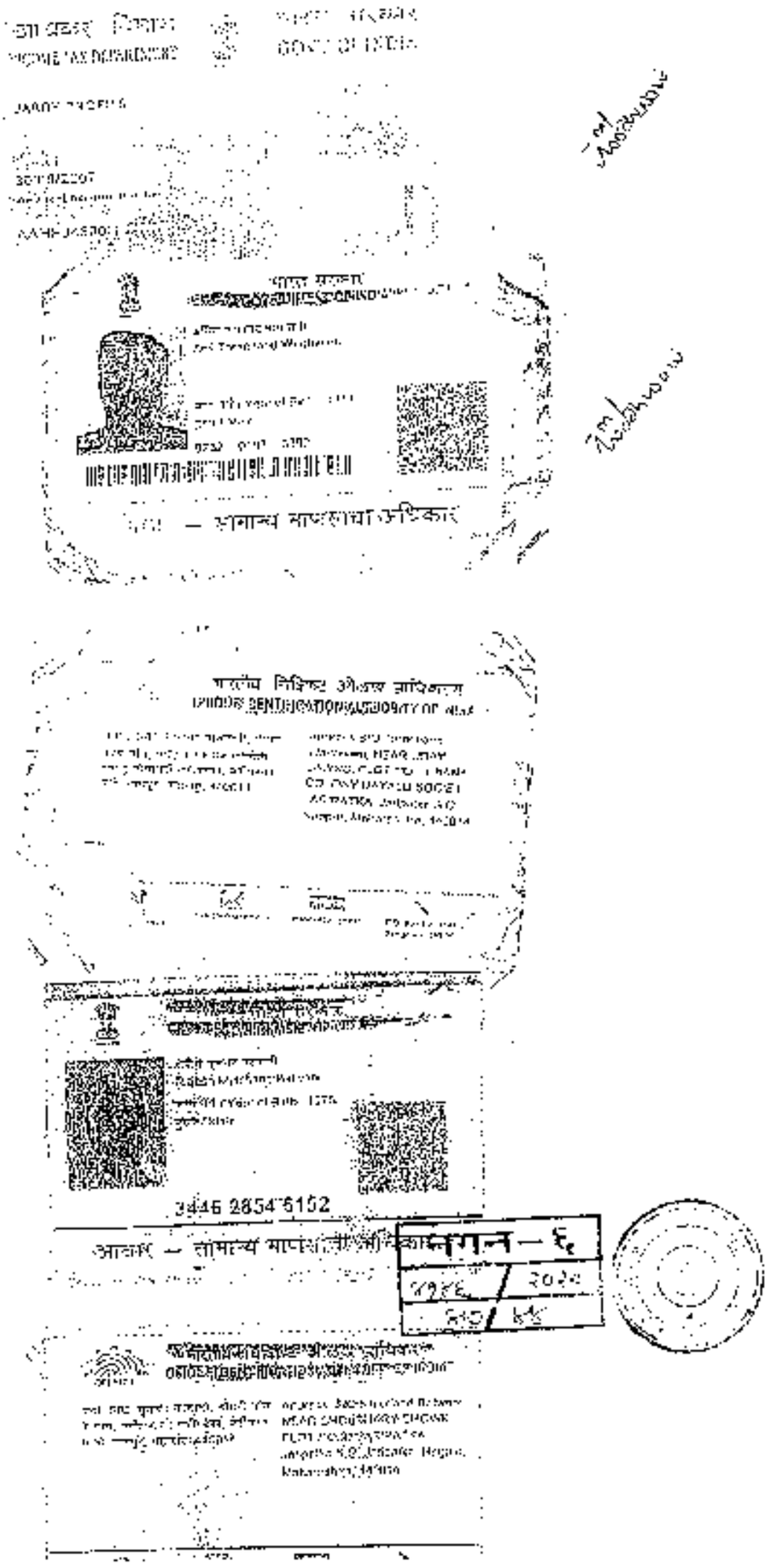
दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	पर्यवेक्षापारक (या) घटदेदार (घ) इतर भार (भा)	मालकीन
२८/१० दि. ३०३०	विलेख नुसार - बाजारू किं. रु. १०/- मुद्रांक शु. रु. २५/- फी रु. २१०८/२०२० असाये यथा अ. १८५/३, १८६/३, १८८/३, १८९/३, १८९/४, १९८/३, १९८/४ मौ. मोरे (जिल्हाधिकारी) आदेश दस्तऐवज	अ ब क	पी. ए. ७२६८
२८/१० दि. ३०२०	दस्तऐवजाचे स्वरूप: २८.१५ दि. ०३/०६/१९९९ अन्वये जिल्हाधिकारी यांचे मौ. मोरे ता. पनवेल यथा अ. १८५/३, १८६/३, १८८/३, १८९/३, १९०/३, १९८/३, १९८/४ क्षेत्र ३१३.९० चौ. मी. दस्तऐवजाचे नोंद कारणास्तव	अनुदेश रामोतिवाड (वाटप)	पी. ए. ७२६८
[illegible]	[illegible]	[illegible]	[illegible]
२८/१०/१९ ३०२०	[illegible] - उप जिल्हाधिकारी, पनवेल यांचेकडील आदेश क्र. [illegible] दि. ०३/०६/१९९९ अन्वये [illegible] यथा अ. १८५/३, १८६/३, १८८/३, १८९/३, १९०/३, १९८/३, १९८/४ क्षेत्र ३१३.९० चौ. मी. [illegible]	पी. ए. ७२५७

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आधार
भारत सरकार
9837 0812 7569
आधार – सामान्य माणसाचा अधिकार


परिशिष्ट – ६
२०२०



9446 2854 6152

आधार — सामान्य माणसाचा अधिकार

दिनांक — ६/
१९६६ / २०२०
३५० / ६५

CHALLAN

MTR Form Number-6

GRN	MH002U8008J20201E	BARCODE		Date	23/12/2020 15:11:05	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	NGP2_JT SR NAGPUR SUB REGISTRAR	Full Name	MS JARRY PROFITS
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	157-158-159
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	600.00	Road/Street	AAGAMA KRISHNA JEELA
0030063301 Registration Fee	30.00	Area/Locality	NARA
		Town/City/District	
		PIN	4 4 0 0 1 2 6
		Remarks (If Any)	
		SecondPartyName=MS JARRY PROFITS~	
		Amount In Words	Six Hundred Rupees Only
	630.00		

DEFACED ₹600.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00300340020112312186120202093020	
Cheque/DD No.		Bank Date	RBI Date	23/12/2020 15:12:11	24/12/2020
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. Date		1124 24/12/2020	

Department ID: Mobile No.: 9970107030

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

Signature Not Verified

Digitally signed by IG MAHARASHTRA

Challan Defaced Date: 23-12-2020 15:11:11

Reason: Defaced

Sr. No.	Head of Account	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(S)-259-4148	0003047232320021	23/12/2020 17:48:36	IGR388	100.00
2	(S) 259 4148	0003047232320121	23/12/2020 17:48:24	IGR388	500.00
			Total Defacement Amount :		600.00

Print Date 11-12-2020 05:34:15

Summary1 (GoshwaraBhag-1)

269/4146
शुक्रवार,03 डिसेंबर 2020 5:48 म.नं

दस्त नंबरवारा भाग-1

नमुना ४१ (अ)

दस्त क्रमांक: 4146/2020

दस्त क्रमांक: नमुना/4146/2020

बाजार मुल्य: रु. 0/- मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. सहवेली यांचे कार्यालयात

अ. क्र. 4146 वर दि.03-12-2020

रोजी 5:40 म.नं. वा. हजर केला.

पावती:5729 पावती दिनांक: 03/12/2020

सादरकरणाराचे नाव: पेलार्डे अँड कंपनी एन्टरप्राईज तर्फे भागीदार श्री अनिल तारासंद वाधवानी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 980.00
पृष्ठांची संख्या: 44	
एकुण:	980.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर-क्र. ६

दस्तऐवज प्रकार: संपणपत्र

मुद्रांक शुल्क: परिशालेख

शिक्का क्र. 1 03 / 12 / 2020 05 : 40 : 23 PM ची वेळ. (सादरीकरण)

शोधक क्र. 2 03 / 12 / 2020 05 : 43 : 49 PM ची वेळ (फी)

03/12/2020 5:50:56 PM

दस्त क्रमांक :6146/2020

दस्तऐवज प्रकार :-लीजखत

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स जॅरी प्रॉपर्टीज तर्फे भागीदार पी. प्रवीण प्रभाकर बाघमारे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0 मौजे व इतर माहिती: जरीपटका नागपूर 9326444622 महाराष्ट्र, INDIA पॅन नं:AAEFM1348F	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:मेसर्स जॅरी प्रॉपर्टीज तर्फे भागीदार श्री. प्रवीण पुरुषोत्तम बाघमारे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 28, जरीपटका नागपूर 8830014165, महाराष्ट्र, नागपूर. पॅन नं:ABRPB2551R	लिहून देणार वय :-50 स्वाक्षरी:-		

सोबत दस्तऐवज सक्षम नियंत्रक नागपूर - नागपूरात्र - या दस्त क्रमांक सादर केल्याचे प्रयोजन दस्तात.
सिद्धता क्र 3 ची वेळ 03 / 12 / 2020 05 : 45 : 06 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.

ओळख :-
खालील इसम असे निवेदीत करतात की ते वरील दस्त करुन देणारे यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	ओळख देणाऱ्याचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. रवींद्र नीलकंठ बाजपेयी . . . वय:28 पत्ता:प्लॉट नं:32, माळा नं:32, इमारतीचे नाव:कुबेर अपार्टमेंट, जरीपटका, नागपूर पिन कोड:440002		
2	नाव:श्री. विनायक बाबुराव बाबरी . . . वय:32 पत्ता:प्लॉट नं:4/9 आरती नगर जरीपटका, नागपूर पिन कोड:440002		

१) सौ.राधे बुकावे
२) सौ.सरोज सोंदला

सिद्धता क्र.4 ची वेळ:03 / 12 / 2020 05 : 45 : 50 PM

सिद्धता क्र.5 ची वेळ:03 / 12 / 2020 05 : 46 : 26 PM ओळखी पुरावा 1 आधार

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६

तारीख ... माहे ... सन २०२०

Payment Details

sr	Purchaser	Type	Verification/Vendor	GRN/Challan	Amount	Used At	Deface Number	Deface Date
1	M/S JARRY PROPITS	eChallan	MH003042020121207186	MH003042020121207186E	500.00	SD	0303547233202021	03/12/2020
2		DHC		0312202011080	200	RF	0312202011080D	03/12/2020
3		DHC		0312202008697	680	RF	0312202008697D	03/12/2020
4	M/S JARRY PROPITS	eChallan		MH003042020121207186E	100	RF	0303547233202021	03/12/2020

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

6146/2020

Note: Sr. No. 1 is Registered

1. Verify Scanned Document for Correctness through Available Original Document and Report Discrepancies to Issuing Authority.
2. Digitally signed document, No signature required.

For verification of the document urgently please contact on helpdesk.marathi@gmail.com

प्रमाणित करण्यात येते की, या दस्तात
एकुण ..४.. पाने आहेत

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६