(13)

259/6503 पावती Original/Duplicate
Monday,October 18 ,2021 नोंदणी क्रं. :39M
4:20 PM Regn.:39M

पावती क्रं.: 9555 दिनांक: 18/10/2021

गावाचे नाव: नागपूर

दस्तऐवजाचा अनुक्रमांक: नगन6-6503-2021

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: मेसर्स जेरी प्रॉपर्टीस तर्फे भागीदार श्री अनिल तारासिंह बलवानी तर्फे कमुखी जनाब रामदीप भीमराव वासनिक .

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1160.00 |
| पृष्ठांची संख्या: 58 | |
| एकूण: | रु. 1260.00 |

DELIVERED

आपणास मूळ दस्त ,बँकेचे लिट,सूची-२ सह दु 4:40 PM ह्या वेळेस मिळेल.

NGP6

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

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810202108444 दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007538625202122E दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

| GRN | MH007538625202122E | BARCODE | | Date | 14/10/2021-16:26:50 | 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 | NGP1_HQR SUB REGISTRAR NAGPUR 1 | Full Name | MS JARRY PROFITS |
| Location | NAGPUR | | |
| Year | 2021-2022 One Time | Flat/Block No. | 111 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 500.00 | Road/Street | KRISHNA LEELA -2 |
| 0030063301 Registration Fee | 100.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 3 |
| | | Remarks (If Any) | |
| | | SecondPartyName=MS JARRY PROFITS= | |
| Total | 600.00 | Amount In Words | Six Hundred Rupees Only |

| Payment Details | BANK OF MAHARASHTRA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 03300042021101462033 | 212874217181 |
| Cheque/DD No. | | Bank Date | RBI Date | 14/10/2021-16:27:56 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | MAHARASHTRA | |
| Name of Branch | | 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.

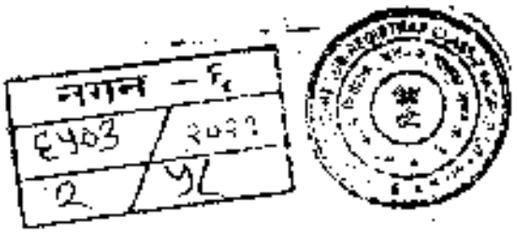
Mobile No. : 9373107039

सदर चलन फक्त दुय्यम निबंधक कार्यालयात दस्तऐवजाची नोंदणी करावयाचा दस्तऐवजासाठी लागू आहे. नोंदणी न करावयाचा दस्तऐवजासाठी सदर चलन वापरू नये.

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१ / ५८



Print Date 14-10-2021 04:28:25


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# DEED OF DECLARATION

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

**THIS DEED OF DECLARATION** made and executed at Nagpur on This 18th Day of October, 2021, BY–

**M/S. JARRY PROFITS, (PAN – AAHFJ4500H)**
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 bearing plot No. 01 having total area of 1791.013 Sq. m., out of khasra No. 180/6-A, city survey No. 391, Sheet No. 623/116A, of Mouza – Nara, corresponding to municipal corporation house No. 3302/AB/3, Zone:9, ward No. 57, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur, bounded as under –

| | | |
|---|---|---|
| TO THE EAST | : | PLOT No. 02 |
| TO THE WEST | : | OTHER LAYOUT |
| TO THE NORTH | : | ROAD |
| TO THE SOUTH | : | ROAD |

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**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 Improvement Trustfor construction, vide building plan/permit No. B.E(NORTH)/Case No. BUL-G-089/Tracking Case No. 2021070563/38dated 06/09/2021 in the name of erstwhile owners which is attached hereto as Exhibit 'A' forming part and parcel of this deed. 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 **"KRISHNA LEELAA – 2"**Condominium.

The Postal Address of the said building is as under –

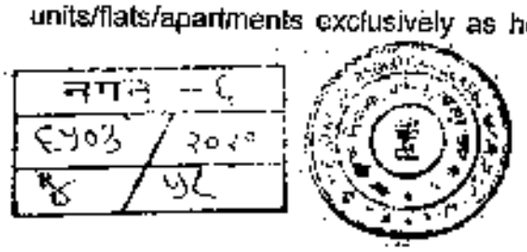
**"KRISHNA LEELAA – 2"**

Plot No. 01, Khasra No. 180/6-A,

Near Noorie Colony,Nara, Nagpur – 440 014.

**THIRD:** The said building/complex will consist of First, Second, Third, Fourth, Fifth, Sixth and Seventh Floors having residential flats/apartments, white the Ground Floor is meant for common parking and other structures. 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 Improvement Trust, 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 owner/s, 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 adequate use and enjoyment as per 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/apartmentsso constituting all heritable and transferable rights therein shall be referred as 'Family Unit'

**FIFTH: A.** The First Floor of the said building comprises of 08 Flats/Apartments as follows:

Flat/Apartment No. 101
Flat/Apartment No. 102
Flat/Apartment No. 103
Flat/Apartment No. 104
Flat/Apartment No. 105
Flat/Apartment No. 106
Flat/Apartment No. 107
Flat/Apartment No. 108

**B.** The SecondFloor of the said building comprises of 08 Flats/Apartments as follows:

Flat/Apartment No. 201
Flat/Apartment No. 202
Flat/Apartment No. 203
Flat/Apartment No. 204
Flat/Apartment No. 205
Flat/Apartment No. 206
Flat/Apartment No. 207
Flat/Apartment No. 208

**C.** The ThirdFloor of the said building comprises of 08 Flats/Apartments as follows:

Flat/Apartment No. 301
Flat/Apartment No. 302
Flat/Apartment No. 303
Flat/Apartment No. 304
Flat/Apartment No. 305
Flat/Apartment No. 306
Flat/Apartment No. 307
Flat/Apartment No. 308



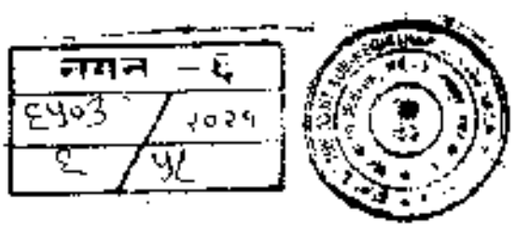

**D.** The FourthFloor of the said building comprises of 08 Flats/Apartments as follows:

Flat/Apartment No. 401
Flat/Apartment No. 402
Flat/Apartment No. 403
Flat/Apartment No. 404
Flat/Apartment No. 405
Flat/Apartment No. 406
Flat/Apartment No. 407
Flat/Apartment No. 408

E. The Fifth Floor of the said building comprises of 08 Flats/Apartments as follows:
Flat/Apartment No. 501
Flat/Apartment No. 502
Flat/Apartment No. 503
Flat/Apartment No. 504
Flat/Apartment No. 505
Flat/Apartment No. 506
Flat/Apartment No. 507
Flat/Apartment No. 508

F. The Sixth Floor of the said building comprises of 08 Flats/Apartments as follows:
Flat/Apartment No. 601
Flat/Apartment No. 602
Flat/Apartment No. 603
Flat/Apartment No. 604
Flat/Apartment No. 605
Flat/Apartment No. 606
Flat/Apartment No. 607
Flat/Apartment No. 608

G. The Seventh Floor of the said building comprises of 08 Flats/Apartments as follows:
Flat/Apartment No. 701
Flat/Apartment No. 702
Flat/Apartment No. 703
Flat/Apartment No. 704
Flat/Apartment No. 705



Flat/Apartment No. 706
Flat/Apartment No. 707
Flat/Apartment No. 708

Total56 apartments/flatsand all are for residential use. The numbering positions of all the above referred 56 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 apartment/s 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 purposeand other common amenities 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 "KRISHNA LEELAA – 2" Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentages as follows –

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| FLAT NOS. | TYPE | CARPET AREA | B/UP AREA | BALCONY AREA | | TOTAL COMMON AREAS | | B/UP AT GROUND FLOOR | SUP. B/UP AREA | LAND SHARE |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | OPEN | COVERED | REGULAR STAIRCASE | PARKING AREA, MIDLANDING, SHARE IN TERRACE, SLAB OVER PARKING | | | |
| | | (Sq.m.) | (Sq.m.) | (Sq.m.) | (Sq.m.) | (Sq.m.) | (Sq.m.) | (Sq.m.) | (Sq.m.) | % |
| **FIRST FLOOR** | | | | | | | | | | |
| 101 | 3BHK | 76.922 | 82.690 | 3.336 | 0.000 | 13.596 | 29.565 | 1.467 | 130.653 | 2.192 |
| 102 | 2BHK | 52.394 | 57.249 | 3.270 | 0.000 | 9.413 | 21.668 | 1.016 | 92.615 | 1.493 |
| 103 | 2BHK | 52.396 | 57.402 | 3.270 | 0.000 | 9.438 | 27.283 | 1.019 | 98.411 | 1.493 |
| 104 | 2BHK | 57.011 | 62.251 | 3.268 | 0.000 | 10.235 | 18.577 | 1.105 | 95.435 | 1.624 |
| 105 | 2BHK | 54.285 | 59.549 | 3.226 | 0.000 | 9.791 | 22.255 | 1.057 | 95.877 | 1.547 |
| 106 | 3BHK | 76.776 | 82.471 | 3.240 | 0.000 | 13.560 | 29.214 | 1.463 | 129.948 | 2.188 |
| 107 | 3BHK | 76.776 | 82.555 | 7.022 | 0.000 | 13.574 | 20.218 | 1.465 | 124.833 | 2.188 |
| 108 | 2BHK | 54.805 | 59.247 | 7.461 | 3.835 | 9.741 | 16.000 | 1.051 | 97.336 | 1.562 |
| **SECOND FLOOR** | | | | | | | | | | |
| 201 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 202 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 203 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 204 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 205 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 206 | 3BHK | 76.776 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 207 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 208 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |
| **THIRD FLOOR** | | | | | | | | | | |
| 301 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 302 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 303 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 304 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 305 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 306 | 3BHK | 76.776 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 307 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 308 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |
| **FOURTH FLOOR** | | | | | | | | | | |
| 401 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 402 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 403 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 404 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 405 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 406 | 3BHK | 76.776 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 407 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 408 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |
| **FIFTH FLOOR** | | | | | | | | | | |
| 501 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 502 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 503 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 504 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 505 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 506 | 3BHK | 76.776 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 507 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 508 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |

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|---|---|---|---|---|---|---|---|---|---|---|
| **SIXTH FLOOR** | | | | | | | | | | |
| 601 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 602 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 603 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 604 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 605 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 606 | 3BHK | 76.776 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 607 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 608 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |
| **SEVENTH FLOOR** | | | | | | | | | | |
| 701 | 3BHK | 76.922 | 82.690 | 8.609 | 0.000 | 13.596 | 14.460 | 1.467 | 120.821 | 2.192 |
| 702 | 2BHK | 52.394 | 57.249 | 8.366 | 0.000 | 9.413 | 10.011 | 1.016 | 86.054 | 1.493 |
| 703 | 2BHK | 52.396 | 57.402 | 10.819 | 0.000 | 9.438 | 10.038 | 1.019 | 88.715 | 1.493 |
| 704 | 2BHK | 57.011 | 62.251 | 9.100 | 0.000 | 10.235 | 10.886 | 1.105 | 93.576 | 1.624 |
| 705 | 2BHK | 54.285 | 59.549 | 8.300 | 0.000 | 9.791 | 10.413 | 1.057 | 89.109 | 1.547 |
| 706 | 3BHK | 76.778 | 82.471 | 8.251 | 0.000 | 13.560 | 14.421 | 1.463 | 120.166 | 2.188 |
| 707 | 3BHK | 76.776 | 82.555 | 9.553 | 0.000 | 13.574 | 14.436 | 1.465 | 121.582 | 2.188 |
| 708 | 2BHK | 54.805 | 59.247 | 10.202 | 3.835 | 9.741 | 10.360 | 1.051 | 94.437 | 1.562 |

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 but includes partition walls.

**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/flatowners, 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 and any such allotment made by the GRANTOR shall be binding and applicable to all the apartment owners.

(ii) The facilities, amenities, if any, provided at ground floor shall be commonly usable by all flat/apartment owners.

(iii) 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.

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

(v) Sump/s and Overhead water storage tank/s with pump arrangement and water

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sources, well, including corporation supply shall be common for all apartment/flat owners.

(vi) 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.

(vii) 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.

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

(ix) The terrace (above top-most floor) shall be common terrace for all apartment/flat owner/s. The adjoining/connected open terraces with any apartment shall be under exclusive entitlement of the respective owners of that particular apartment only, however, use of that terrace shall be as permissible as per sanctioned building plan. 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.

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

(xi) The use of terraces, facilities, amenities of the said building/complex by the flat/apartment owners shall be as per sanctioned building plan, building rules and regulations.

**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 **KRISHNA LEELAA – 2APARTMENT 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 **"KRISHNA LEELAA – 2"** 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'.

**TWELFTH:** That the parcel of land and building consisting of various self-containedapartment/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(6) of the said Act, upon the value of the **KRISHNA LEELAA – 2** 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 propionate 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 relief's 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.

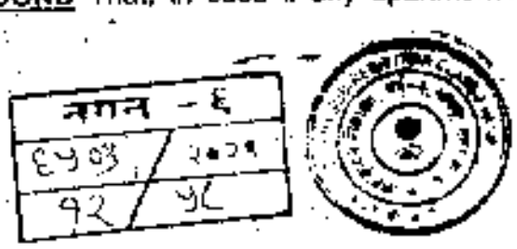
**EIGHTEENTH** That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartment/flat in the condominium shall constitute a charge on the apartment/flat prior to all charges except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

Adv. Sunny Shaitre

1. _____

**M/S. JARRY PROFITS**

Through its partner/s –

I. _____

**SHRI ANIL S/O. TARACHAND WADHWANI**

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. 9326444422, 9325557700.

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EXHIBIT- A

# Nagpur Improvement Trust

PBX No. : 2531431
2531432

## APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

[redacted]
2021070881

| | |
|---|---|
| Name of the Person | RAJKUMAR GOPICHAND RUGHWANI ; RAKESH MADHAVDAS LALWANI ; MUJAHID IKBAL WALD MOHAMMAD ISMILE |
| Address of Applicant | SINDHU NAGAR SOCIETY, JARIPATKA, NAGPUR |
| Permit No. : | B.E (NORTH)/ Case No. BUL-G-089/ Tracking No. 2021070563/ 98 Date : 6/1/2021 |
| Site of Proposed Work, Plot No. : | 01 |
| Mouza & Khasra : | Nara-180/6 |
| Layout Name : | Malik Makbhuja Nara-180/6 |

Sir, With reference to your application number BUL-G-089 dated 05-JUL-2021 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, here under so as not to contrivence 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 Chairman 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 NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust 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 Improvement Trust 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 NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

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

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9 Any person who contravences any of the provisions of these regulations, any requirements or obligation imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts 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 Chairman's order for rectifying them shall be complied with.

12 All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or 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 Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

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 Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to 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 Improvement Trust land and road sides without permission in writing from Chairman 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 hinderance 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 Improvement Trust land without Trusts 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 Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 25 Nos of shady trees under the provisions of Maharashtra (Urban Area) Reservations 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/Nagpur Improvement Trust.

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 Neccessary arrangement for rain water harvesting shall be done

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

**Enclosure : ~~One Copy~~ / One Set of Sanctioned Plan**

jpx1070563

Date of Generation : 01/09/2021

-Sd-
[ S.S.KASHYAP ]
Building Engineer (N)
Nagpur Improvement Trust
Nagpur, Dated

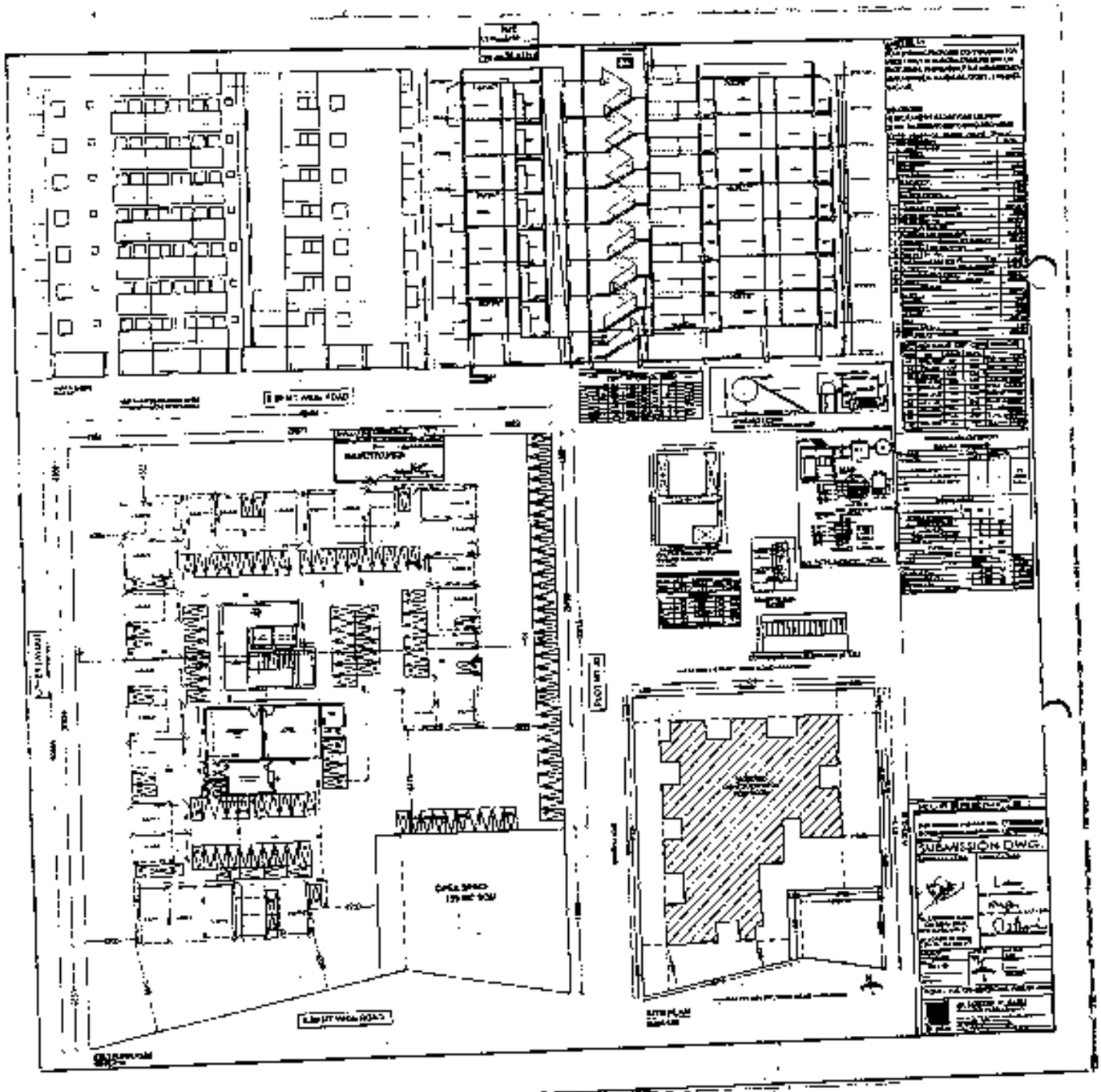
**Copy to : -**

1 The Divisional Officer, North Division Vaishali Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

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( S.S.KASHYAP )
Building Engineer (N)
Nagpur Improvement Trust
Nagpur

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# EXHIBIT-B

## BYE LAWS OF KRISHNA LEELAA – 2CONDOMINIMUM

## CHAPTER-I

**1. SHORT TITLE AND APPLICATION**

(a) Bye-Laws may be called as the Bye Laws of **KRISHNA LEELAA** – 2Condominium/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 compiled with.

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

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

(b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of maintenance, welfare of the members of the members of the **"KRISHNA LEELAA – 2"**, Condominium/Association.

(c) "Board" means a board of managers/members consisting of fine 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 bearing plot No. 01 having total area of 1791.013 Sq. m., out of khasra No. 180/6-A, city survey No. 391, Sheet No. 623/116A, of Mouza – Nara, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur, known and styled as **"KRISHNA LEELAA – 2"** and includes the land forming part thereof subject to declaration deed.

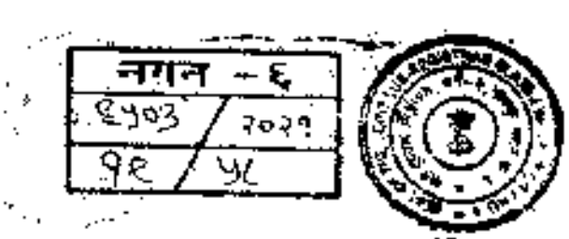
(e) "Declaration" means the declaration which the owners & the builder of the building has executed and registered as provided in section Two of the said Act.

(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.

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

(i) "Unit" means a family apartment/flat in a building known and styled as **"KRISHNA LEELAA – 2"**.



3. **MEMBERS OF ASSOCIATION**

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

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

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

4. **JOINT APARTMENT OWNERS**

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

5. **HOLDING OF ONE SHARE COMPULSORY**

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

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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 **KRISHNA LEELAA – 2 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.

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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.

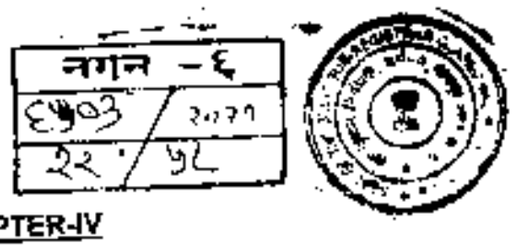
15. **ADJOURNED MEETING**

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 **KRISHNA LEELAA – 2**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 **KRISHNA LEELAA – 2APARTMENTS 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.

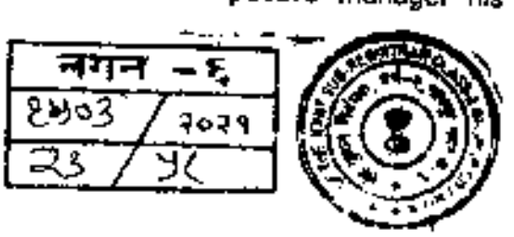
(h) To hear and deal with complaints.

**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.

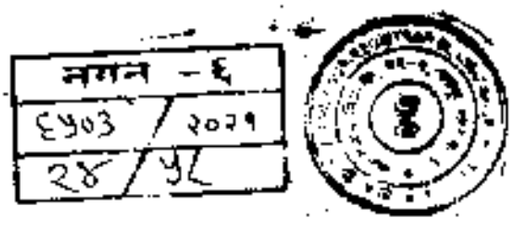
25. **REGULAR MEETING**

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**

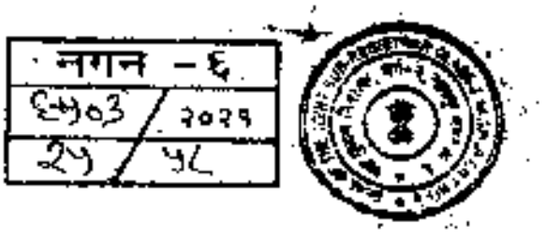
The Officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

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.

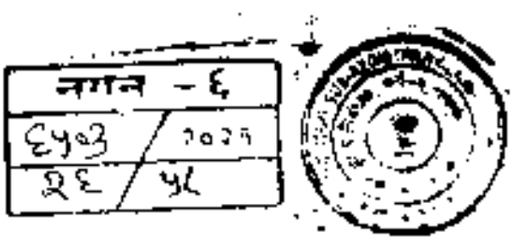
(b) The Secretary shall be responsible for the Association funds and securities and shall also be responsible for keeping full or all of receipts and disbursements in book belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable assets in the name and to 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 KRISHNA LEELAA – 2 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 internal installations of the unit such as water, lights, fans, powers sewage, sanitary installations, doors, windows, lamps, and other accessories belonging to the unit area shall be at the expenses of the 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.

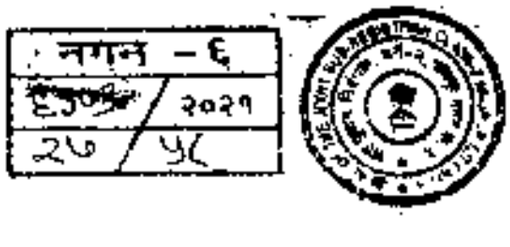
40. **RIGHTS OF ENTRY**

(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 **KRISHNA LEELAA – 2 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 an 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.

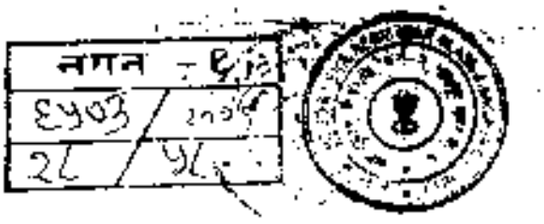
(d) By raising loans, if necessary subject to such terms and conditions as the Association with the approval of the competent authority may determines on this behalf.

**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 mortgages 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

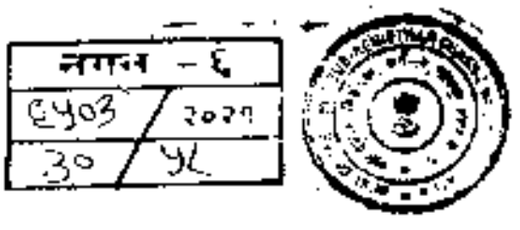
51. **COMPLIANCE**

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

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 partner/s –





i. _____

**SHRI ANIL S/O. TARACHAND WADHWANI**





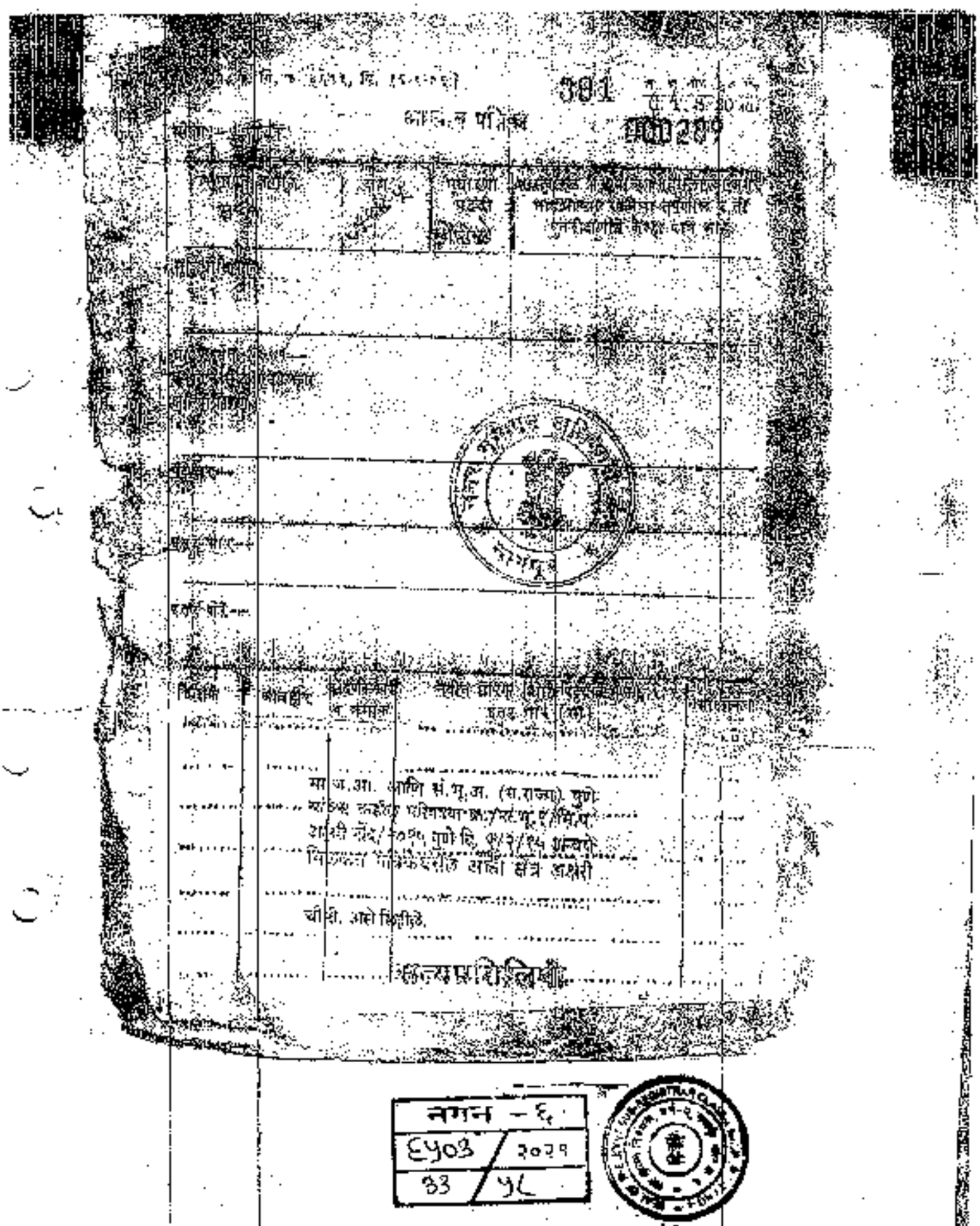
ii. _____

**SHRI RAJESH S/o. MULCHAND BATWANI**

**(THE GRANTOR)**

| नगन – ६ब |
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| ६५७३ / २०२१ |
| 39 / ५८ |





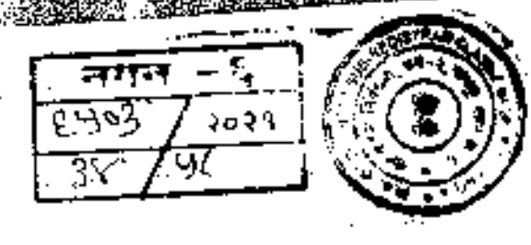
मा.ज.अ. आणि स.पो.अ. (ग्रा.राज्य), पुणे.
यांचेस सप्रेम परिणयपत्र सा./पत्र पो.नि./पो.ह.
यांची नोंद/२०२१ पुणे वि. क्र.२/१५ अन्वये
विरुध्द फिर्यादी यांचे क्षेत्र अक्षरी

चौकशी आहे किंवा.

फौजदारी दिवाणी



# सत्यप्रतिलिपी



# Nagpur Municipal Corporation

(Regularization of Unauthorised Construction/Plot Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003. NMC as a Planning Authority as per G.R. TPS-2419-1419/SrNo 154/UD-9-2019 Dt.27.08.2019.

Permit No. : NMC/ADTP/RL/56 Dated : 03/07/2020

Case No. : 2008BB15533 Layout No. : 1900\2007103012

| | | |
|---|---|---|
| Name of Applicant / Plot Holder | RAJESH CHETURAM LALWANI , RAJKUMAR GOPICHAND RUGHWANI | |
| Address | SINDHU NAGAR SOCIETY,JARIPATKA, NAGPUR | |
| Application No. & Date | Application No.0 dt.-Jan-1900 00:00:00 | |
| Mouza & Khasra | Nara-196/5 | Details of Development Charges/Penal Amount paid-In Cash/Cheque/D.D. INITIAL DEPOSIT-11-JUN-2002 => Rs. 1000000 11-MAR-2020 => Rs 308453.0012-FEB-2015 => Rs 2228021.00 |
| Name of Layout | Malik Makbhuja | |
| Plot Number | 1 | |
| Plot Area — As per Sale/Deed | 2,633.8400 (Sq.m) | |
| Plot Area — Regularized Area | 1,791.0130 (Sq.m) | |
| Built up Area Regularised | .0000 (Sq.m) | |
| User for which the plot is regularised. | Residential | |
| Plot Area surrendered to NMC | 842.8270 (Sq.m) | |
| Area of Construction to be demolished | .0000(Sq.m) | |

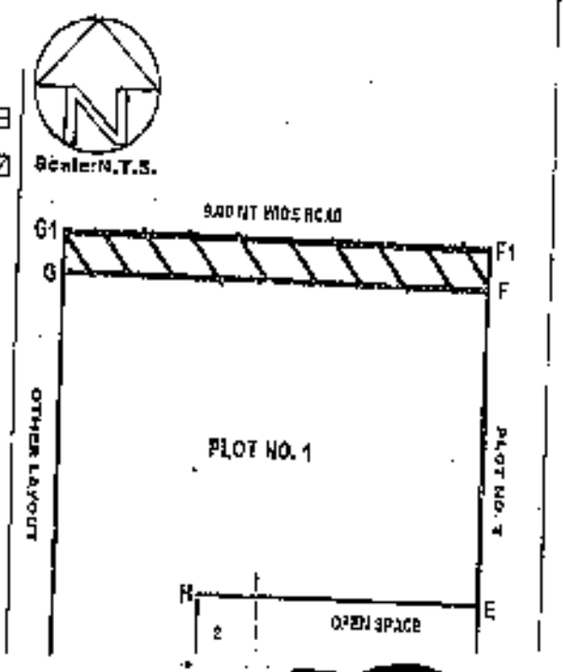
## Schematic Plan

Reference :-

1) Plot Boundary Shown This

2) Area Surrendered to N.M.C. For Road Widening

| OPEN SPACE DIMENSION AS BELOW | AREA UNDER ROAD WIDNING AS BELOW | DIMENSIONS OF PLOT AS BELOW |
|---|---|---|
| I-C = 11.50 MT. | G-G1 = 7.50 MT. | A-B = ..... MT. |
| C-D= ..... MT. | F-F1 = 7.50 MT. | B-H = 12.00 MT. |
| D-E = 14.00 MT. | D-D1 = 9.00 MT. | H-E = 18.05 MT. |
| E-I = 13.75 MT. | A-A1 = 9.00 MT. | E-F = 33.715 MT. |
| I-C = 11.50 MT. | | F-G = 40.484 MT. |
| C-B = ..... MT. | | G-A = 50.884 MT. |
| B-H = 12.00 MT. | | |
| H-I = 2.10 MT. | | |




नगर – ६
६५०३ / २०१९
३५ / ५८

अर्जदाराने दिनांक ११.२००१ पुर्वी पाडण्यात आलेले व हस्तांतरीत करण्यात आलेले भुखंडाचा पुरावा व सादर केलेले हमीपत्र याचे आधारे

हे नियमितीकरण खालील अटी व शर्तींवर करण्यात येत आहे.

१) महाराष्ट्र नुडेशरी विकास (नियमाधीन करणे, श्रेणीसढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) अन्वये ज्या भूखंड अकृषिक वापराचे रुपांतर केले असल्याचे मानण्यात येते म्हणून भूखंड धारकाने अकृषिक आकारणीची शुल्काचा भरणा तहसिलदार यांचे कडे करावा. सदर या अधिनियमाचे कलम ३ (२) अनुसार नियमाधीन करण्यामुळे, जमिनीच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधिन करण्यापुर्वी त्यांच्या धारकांकडे नसलेला असा मालकी हक्क किंवा दावा प्रदान केला जात नसल्याचे नगर भुमापन कार्यालयाने आखिव पत्रिकेचे नोंद घेण्यापुर्वी रेकर्डचा सुस्त भूखंडधारकाची नियमितीकरणा पुर्वी पासून मालकी हक्काची तपासणी करुन आखिव पत्रिकेत नोंद व्यावी.

अकृषक कराचा भरणा करुन शासनाचे सक्षम प्राधिकरणाकडून अशी नोंद "आखिव पत्रिकेत" आल्यानंतर त्याची साक्षांकीत प्रत जोडून तहसिल प्रमाण पत्र/ नाव्याची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर महानगर पालिका नवे स्विकारल्या जातील.

२) हे नियमितीकरण सु.एल.सी./ सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / व इतर ठिकाणचे दावे असल्यास पश्चिमात त्याच्या निकालाचे अधिन करण्यात येत आहे, त्यावर या नियमितीकरणाचा प्रभाव राहणार नाही तसेच अर्जदाराने दिलेल्या माहितीमधे काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

३) पूर्व परवानगी शिवाय भुखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करु नये. तसेच इमारत परवाना (परिशिष्ट ड ) घेवून बांधकामास सुरवात करावी व परिशिष्ट 'क' / 'ब' / 'ड' प्रमाणे सुचना देवून बांधकाम पूर्ण झालेनंतर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.

४) नकाशात पिवळया रंगाने दाखविलेले बांधकाम काढण्याची प्रक्रीया तसेच रस्त्याकरिता लागणा-या जागेचा ताबा नागपूर महानगर पालिके ला हस्तांतरीत करण्यासाठी अर्जदार बाध्यरसंमती देत आहे.

५) विकास नकाशयातील आरक्षणे /रस्ते इत्यादीकरिता नागपूर महानगर पालिकेने घेतलेल्या जमिनीकरीता सक्षम प्राधिकरणाने विकास हक्क/मुकलन भरपाई/पर्यायी भूखंड देण्याची जबाबदारी महानगर पालिकेची नाही. (कलम ३ (२)

६) अभिन्यासामधील उपलब्ध होण्याच्या प्रशस्त शुल्काव्यतिरिक्त विना पुरकटया व्यतिरिक्त पायाभूत सुविधा पुरविण्यात येतील. असे शुल्क विकास नकाशयातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्यादी करता नागपूर महानगर पालिका खर्च करेल (कलम ६ (२) ) सदर भूखंडाचे क्षेत्रफळ / उपलब्धता / पोचमार्ग इत्यादी करिता नागपूर महानगर पालिका जबाबदार राहणार नाही.

७) सदर भूखंडक हा आपण दिलेल्या दस्तावेजा च्या आधारे नियमित केलेला असून भविष्यात या भूखंडकाच्या कायदेशीर मालकी हक्कासंदर्भात, तसेच असल्या दावत कोणत्याही व्यक्तीने/संस्थेने/न्यायस्थ पक्षाने फौजदारी/दिवानी अथवा कोणत्याही प्रकारचा वाद, दावा, हक्क, अधिकार इत्यादी उपस्थित केल्यास अथवा न्यायालयात फौजदारी/दिवानी प्रकरण दाखल केल्यास अर्जदार सर्वस्वी जबाबदार राहील व नागपूर महानगर पालिकेवर कोणत्याही प्रकारची जबाबदारी, खर्च, नुकसान, भरपाई, बंधन इत्यादी राहणार नाही.

Encl:

सहाय्यक संचालक
नगर रचना

200809115533

नगन - ६
६५०३ / २०२१
३६ / ५८

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18/10/2021
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

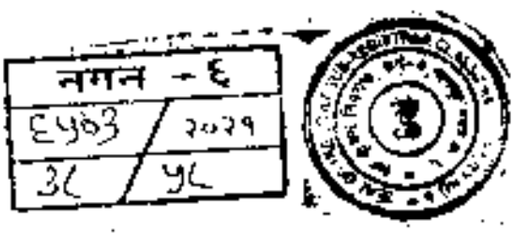
## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 3
दस्त क्रमांक : 3926/2021
नोंदणी :
Regn:63m

### गावाचे नाव : नारा

| | |
|---|---|
| (1)विलेखाचा प्रकार | विकीपत्र |
| (2)मोबदला | 20000000 |
| (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 18270000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजा-नारा,खसरा नंबर 180/6-ए,मधील प्लॉट नं 01 आराजी 1791.013 चौ. मी. सिटी सर्वे नं. 391,शिट नं. 623/116ए,नागपूर आयटम नं 43.525/623/116,पेज नं. 988,दर रु. 10,200/- प्रति चौ मी प्रमाणे मनपा व नागपूर सुधार प्रण्यास च्या हद्दीतील व इतर माहिती वरील दस्तावेज प्रमाणे( C.T.S. Number : 391 ; Plot Number : 01 ; ) ) |
| (5) क्षेत्रफळ | 1791.013 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:-ऊँ. राजकुमार गोपीचंद रुधवानी . . वय:-68 पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 88300/4193, रोड नं: घर नं 24, सिंधू सोसायटी, जरीपटका नागपूर , महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-AAXPR0542F<br>2): नाव:-राकेश माधवदास लालवानी . . वय:-54 पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 7756901613, रोड नं: ब्लॉक नं 317, जरीपटका. नागपूर , महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-AADPL6609F<br>3): नाव:-मुजाहिद इक्बाल मोहम्मद इस्माईल वल्द मोहम्मद इस्माईल तर्फे मु. नासीर इक्बाल मोहम्मद इस्माईल , वय:-61 पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ... रोड नं: 69, इम्परीयल तुलसी नगर, पुणे 8668553634, महाराष्ट्र, पुणे. पिन कोड:-411040 पॅन नं:-AAYPJ1585Q |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व कैफेत दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेसर्स जेरी प्रोफिटस तर्फे भागीदार श्री अनिल तारचंद वाधवानी . . वय:-46; पत्ता:-प्लॉट नं: .. माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: उदय लॉन शेजे. जरीपटका नागपूर 8788883474, महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-AAEPW1346P<br>2): नाव:-मेसर्स जेरी प्रोफिटस तर्फे भागीदार श्री राजेश मुलचंद बटलानी . वय:-44; पत्ता:-प्लॉट नं: . माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 28, जरीपटका नागपूर 9021319181, महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-ABRPB2521R |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 12/07/2021 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 12/07/2021 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3926/2021 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1200000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it; |

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नमन - ६
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३८ / ५८

CHALLAN

MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH001222767202122E | BARCODE | Date 14/05/2021-13:13:19 | Form ID |
| 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 NGP1_HQR SUB REGISTRAR NAGPUR 1 | | Full Name | MS JARRY PROFITS |
| Location NAGPUR | | | |
| Year 2021-2022 One Time | | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 500.00 | Road/Street | |
| 0030063301 Registration Fee | 100.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 3 |
| | | Remarks (If Any) | |
| | | SecondPartyName=MS JARRY PROFITS~ | |
| Total | 600.00 | Amount In Words | Six Hundred Rupees Only |
| Payment Details | BANK OF MAHARASHTRA | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN / Ref. No. | 02300420210514111044 / 21134850006 |
| Cheque/DD No. | | Bank Date / RBI Date | 14/05/2021-13:16:38 / Not Verified with RBI |
| Name of Bank | | Bank-Branch | BANK OF MAHARASHTRA |
| Name of Branch | | 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. : 9373107039

टाईट चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांकरीता सदर चलन लागू नाही.

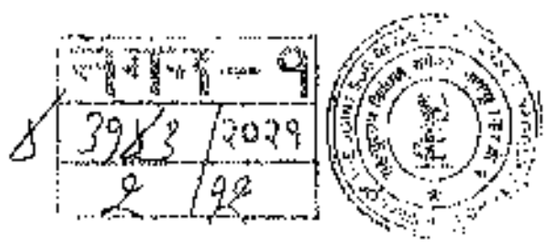
Special Power of Attorney

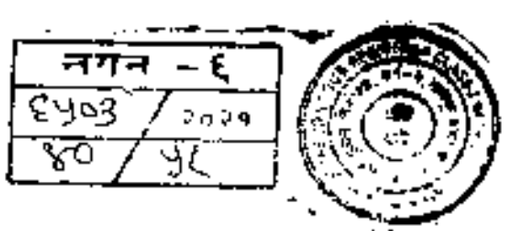
नोंदणी — ९
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Print Date 14-05-2021 01:16:38


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नगन - ६
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४० / ५८

# SPECIAL POWER OF ATTORNEY FOR ADMISSION

(for registration of deeds, document/s only)

BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

M/S. JARRY PROFITS, (PAN – AAHFJ4500H)
A partnership firm, having office at –
Near Ashoka Bar, Jaripatka, Nagpur – 440 014.
Acting through and represented by partner/s –

i. SHRI ANIL S/O. TARACHAND WADHWANI
Aged about 46 years, Occupation – Business,
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014.

ii. SHRI RAJESH S/o. MULCHAND BATWANI
Aged about 44 years, Occupation – Business
R/o. 28, Jaripatka, Nagpur – 440 014.

Hereinafter referred to and called the 'EXECUTANT'
Does hereby this SPECIAL POWER OF ATTORNEY
Constitute, nominate, appoint, authorize and empower

SHRI RATNADEEP S/O. BHIMRAO WASNIK
(AADHAAR No. 9789 1960 4866)
Aged about 38 years, Occupation – Service,
R/o. Plot No. 32, Chhatrapati Nagar,
Kumbhare Colony, Kamptee, Nagpur – 441 002.

| नगर – ६ | |
|---|---|
| ६५०३ | २०२१ |
| ४१ | ५८ |

as his true and lawful ATTORNEY, only for the purpose of presentation of deeds/documents, admission of execution as well as completion of registration process of deeds/documents, etc. on this 14th day of May 2021.

*Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

WHEREAS; for the purpose of registration of deeds and documents executed by the EXECUTANT, the EXECUTANT is required to attend the concerned Sub-Registrar Office for registration, however, due to his preoccupation and engagements, it is felt very

difficult for him to attend the concerned Sub-Registrar Office for completion of registration process of deeds and documents, therefore, it has executed this Special Power of attorney in favour of the said ATTORNEY for the purpose of registration of deed/s and does hereby appoint, nominate, constitute, authorize and empower the aforesaid ATTORNEY to do or cause to be done all or any of the following deeds and acts for the EXECUTANT and on his behalf. That is to say.

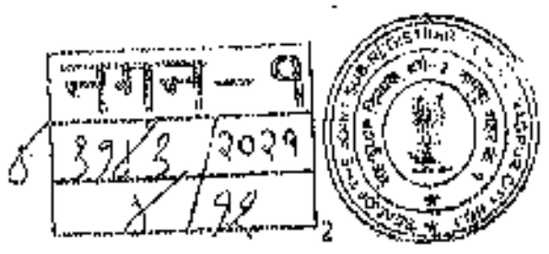
1) To appear and attend the office of concerned Sub Registrar and to lodge or present the deeds and documents including agreements for sale, sale deeds, declaration deeds, confirmation deeds, consent deeds, lease deeds, agreements, correction deeds, cancellation deeds, apartments deeds, indenture of assignment deeds, deed of subrogation of mortgage rights and all other deeds or documents executed by the EXECUTANT under his signature in any capacity for registration and to admit the execution thereof.

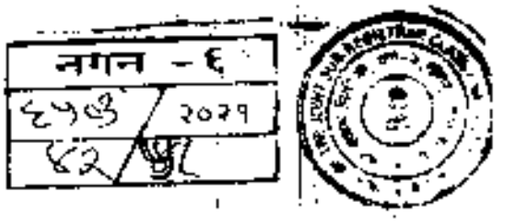
2) To present such deed/s, documents executed by the EXECUTANT before the concerned registration authorities as may be required and admit execution thereof and further shall do such acts, performance as may be required for completion of registration process in all respects and to pay such charges or fee as may be required by signing before registration authorities, giving thumb impression, photograph etc. as may be required.

3) To sign or execute such documents, receipts, forms etc., as may be required for admission of execution & completion of registration process and to pay such charges or fee as may be required.

4) To receive or collect the deeds & documents from the office of the Sub-Registrar and sign the receipts or acknowledgement etc. for the same and do such other acts & deeds as may be required for completion of registration process which the EXECUTANT could have done if present personally.

This Power of attorney is issued by the EXECUTANT for presentation of deed/s and admission of execution of all deed/s executed by it on its behalf. This power of attorney is only for the purpose of completion of registration process of the deeds and documents executed by the EXECUTANT. The EXECUTANT makes it clear that the ATTORNEY shall be entitled to act and perform as per this special Power of attorney.





IN WITNESS WHEREOF THIS SPECIAL GENERAL POWER OF ATTORNEY signed, sealed and delivered by the within named **EXECUTANT** at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES –

1.

2.

M/S. JARRY PROFITS,

Through its partners –

i.

SHRI ANIL S/O. TARACHAND WADHWANI

ii.

SHRI RAJESH S/o. MULCHAND BATWANI

(THE EXECUTANT)

नागपुर – ६
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४३ / ५८

Accepted This Special General Power Of ATTORNEY

SHRI RATNADEEP S/O. BHIMRAO WASNIK

(THE ATTORNEY)

Drafted as per the instructions & documents of parties.

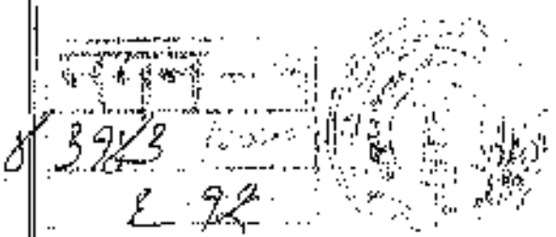
OM HARIRAMANI, JAYESH HARIRAMANI

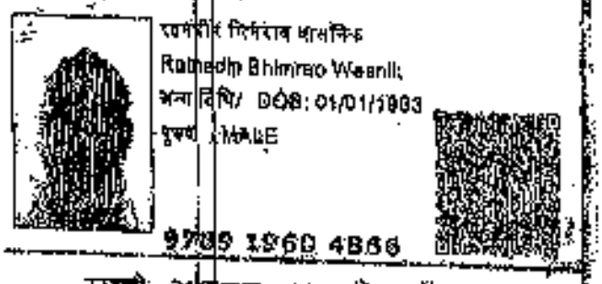
ADVOCATES

"HARIRAMANI ASSOCIATES"
12A, Third Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
M. 9326444422, 9325557700,
M 9373107039, 9730073060.
E-mail: adv.om_hariramani@rediffmail.com

नागपुर – ६
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५ / ९२


नगम - ६
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४४ / ५८


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E 22



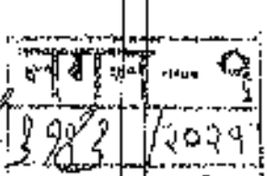
Rathodh Bhimrao Wasnik
DOB: 01/01/1993
MALE
9789 1960 4866
आधार, सामान्य व्यक्ती अधिकार



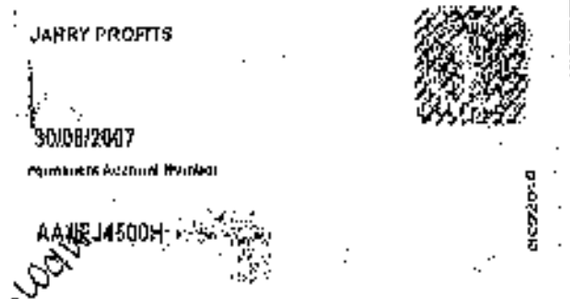
ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY
Name : DAHAT ANMOL VISHWAS
Residence : NAGPUR Dist NAGPUR
Roll No : MAH/6051/2020
Enrolled On : 31-12-2020
Date Of Birth : 23-09-1994
CHAIRMAN



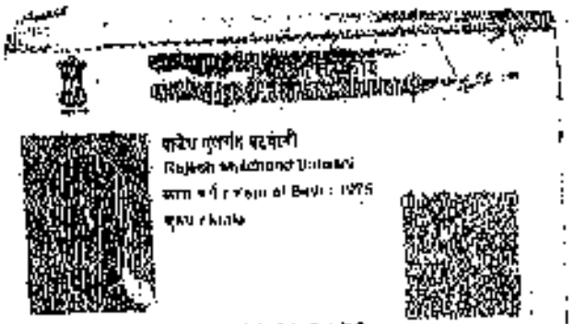
ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY
SHARMA SUNNY PRADEEP
NAGPUR Dist NAGPUR



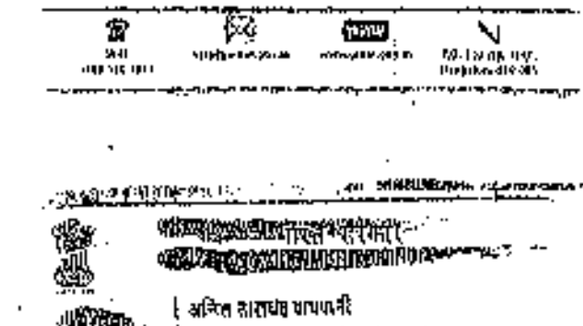


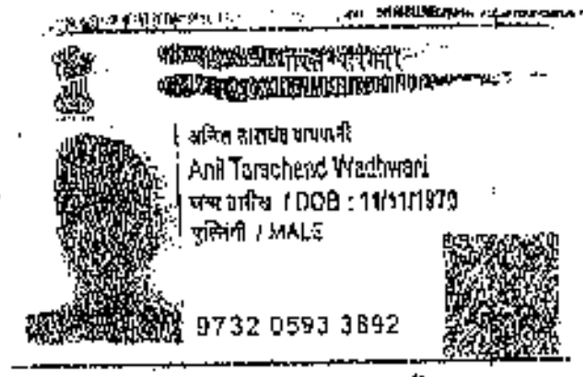


INCOME TAX DEPARTMENT
GOVT OF INDIA
JARRY PROFITS
30/08/2007
Permanent Account Number
AAUPJ4500H

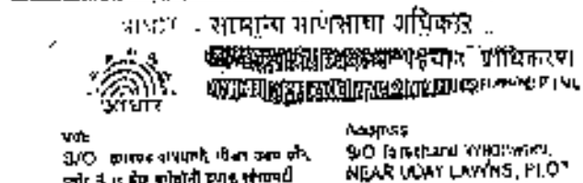


Rajesh Shashikant Dahatonde
DOB: 19/05/1975
MALE
3446 2854 6152
आधार – सामान्य नागरिकाचा अधिकार

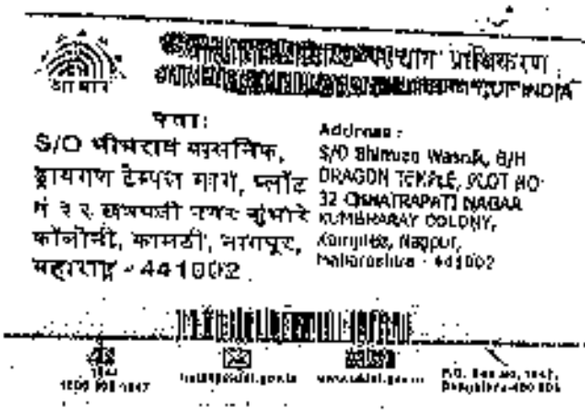




Anil Tarachand Wadhwani
DOB : 11/11/1979
MALE
9732 0593 3892
आधार – सामान्य नागरिकाचा अधिकार



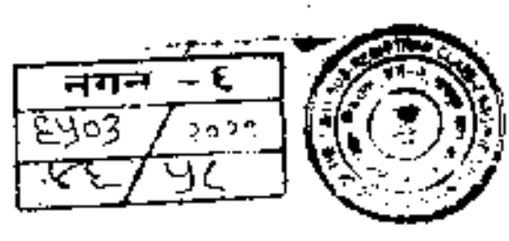




पत्ता:
S/O भीमराव भवसत्विक,
ड्रॅगन टेम्पल मागे, प्लॉट
नं ३२ छत्रपती नगर कुंभारे
कॉलोनी, कामठी, नागपूर,
महाराष्ट्र - 441002

Address :
S/O Bhimrao Wasnik, B/H
DRAGON TEMPLE, PLOT NO
32 CHHATRAPATI NAGAR
KUMBHARAY COLONY,
Kamptee, Nagpur,
Maharashtra - 441002





# CHALLAN

MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH001222767201226 | BARCODE | Date 14/05/2021-13:10:19 | Form ID |
| Department Inspector General Of Registration | | | |
| Type of Payment Stamp Duty / Registration Fee | | Payer Details | |
| | | TAX ID / TAN (If Any) | |
| Office Name NGP1_HQH SUB REGISTRAR NAGPUR 1 | | PAN No.(If Applicable) | |
| Location NAGPUR | | Full Name | MS JARRY PROFITS |
| Year 2021-2022 One Time | | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046101 Stamp Duty | 500.00 | Road/Street | |
| 0030063301 Registration Fee | 100.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 3 |
| | | Remarks (If Any) | |
| | | SecondPartyName=MS JARRY PROFITS~ | |
| | 600.00 | Amount In Words | Six Hundred Rupees Only |
| Payment Details | BANK OF MAHARASHTRA | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN / Ref. No. | 02300042021051411344 / 213485086086 |
| Cheque/DD No. | | Bank Date / RBI Date | 14/05/2021-13:16:38 / Not Verified with RBI |
| Name of Bank | | Bank-Branch | BANK OF MAHARASHTRA |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll |

Department User/Valet ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9373107039

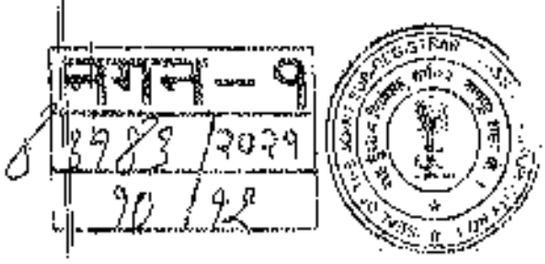
सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वैध आहे. नोंदणी न केलेल्या दस्तासाठी सदर चलन वैध नाही.

नगन - ६
६५०३ / २०२१
४० / ५८

DEFACED ₹600.00 CANCELLED

Challan Defaced Details :

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (SI)-264-3143 | 00006983702022122 | 14/05/2021-16:17:16 | IGR383 | 100.00 |
| 2 | (SI)-264-3193 | 00005983702022122 | 14/05/2021-16:17:18 | IGR383 | 500.00 |
| | | | Total Defacement Amount | | 600.00 |


नगन - ९
३२४३ / २०२१
१० / १२


नगन - ६
६५७३ / २०२१
४८ / १८

14/2021

Summary 1 (Desigoshwara bhag 1)

2043/3143

शुक्रवार, 14 मे 2021 4:12 म.नं.

दस्त गोषवारा भाग-1

नगन1 9912

दस्त क्रमांक: 3143/2021

दस्त क्रमांक: नगन1 /3143/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगर1 यांचे कार्यालयात

अ. क्रं. 3143 वर दि.14-05-2021

रोजी 4:12 म.नं. वा. हजर केला.

पावती:6821

पावती दिनांक: 14/05/2021

सादरकरणाराचे नाव: मेसर्स जेरी प्रोफिटस तर्फे भागीदार श्री अनिल तारासंद चावलानी , .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकुण: 340.00

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्रं. १

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्रं. १

दस्ताचा प्रकार: लीज्ड पॉवर ऑफ ॲटर्नी

दस्तावर मुद्रांक: 0 लेखा शी प्रतिज्ञालेख देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

बोट क्रं. 1 14 / 05 / 2021 04 : 12 : 45 PM ची वेळ: (सादरीकरण)

बोट क्रं. 2 14 / 05 / 2021 04 : 13 : 33 PM ची वेळ: (फी)

नगन - ६

६५०३ / २०२१

६६ / ५८

14/05/21

Summary-2

दस्त गोषवारा भाग-2

नगन 1
दस्त क्रमांक :3143/2021

14/05/2021 4:20:00 PM

दस्त क्रमांक : नगन1/3143/2021

दस्ताचा प्रकार :-खेरीज पॉवर ऑफ ॲटर्नी

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | बोटाचा ठसा |
|---|---|---|---|---|
| 1 | नाव:मार्स जेरी प्रीफिटस तर्फे भागीदार श्री राजेश मुलचंद बरवानी<br>वय:-<br>पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 11, उदय ओम चौक, जरीपटका, नागपूर , महाराष्ट्र, नागपूर.<br>पॅन नंबर:AAEFM7348P | मुलमुखत्यार देणार<br>वय :-46<br>स्वाक्षरी:- | | |
| 2 | नाव:मार्स जेरी प्रीफिटस तर्फे भागीदार श्री राजेश मुलचंद बरवानी<br>पत्ता प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 26, जरीपटका नागपूर , महाराष्ट्र, नागपूर.<br>पॅन नंबर:ABRPB2521R | मुलमुखत्यार देणार<br>वय :-44<br>स्वाक्षरी:- | | |
| 3 | नाव:राहीम सिराज शाकनिक .<br>पत्ता प्लॉट नं: , माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं 32, सुरभाती नगर कुभारे कॉलोनी, काम्पटी, नागपूर, महाराष्ट्र, नागपूर.<br>पॅन नंबर: | पॉवर ऑफ ॲटर्नी धारक<br>वय :-32<br>स्वाक्षरी:- | | |

शेरा:दस्तऐवज करुन देणार नमूद मिळकतीत खेरीज पॉवर ऑफ ॲटर्नी धारक दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:14 / 05 / 2021 04 : 15 : 13 PM

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

ओळख :

खालील इसम ओ.निवेदित करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात व सदरची ओळख पटलेली आहे

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | बोटाचा ठसा |
|---|---|---|---|
| 1 | नाव:श्री अनमोल किशोर डहाट<br>वय:26<br>पत्ता:470 ए राज दुर्योधनी वेलेस्ली पुलाजवळ रामेश्वरी रोड नागपूर<br>पिन कोड:440022 | स्वाक्षरी | |
| 2 | नाव:श्री शशी प्रदीप शर्मा . .<br>वय:37<br>पत्ता:नोंदणीकृत्त नागपूर<br>पिन कोड:440001 | स्वाक्षरी | |

नगन - ६
६५०३ / २०२१
५० / ५८

शिक्का क्र.4 ची वेळ:14 / 05 / 2021 04 : 16 : 07 PM

शिक्का क्र.5 ची वेळ:14 / 05 / 2021 04 : 16 : 24 PM ओळखी पुस्तक 4 मध्ये

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

संजयराव पुकाराव
३२४३ संगणक ऑपरेटर
सायंकाळी ५ वाजेपर्यंत वेळ दि.
या दस्ताचा एकूण २ पानी

Payment Details

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used As | Bank/Treasury/Pay Order | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | MS JARSY PROFITS | eChallan | 02300042021051411344 | MH001222767202122E | 500.00 | SD | 0000598370202122 | 14/05/2021 |
| 2 | | DHC | 1405202102949 | 1405202102949 | 240 | RF | 1405202102949D | 14/05/2021 |
| 3 | MS JARSY PROFITS | eChallan | | MH001222767202122E | 100 | RF | 0000598370202122 | 14/05/2021 |

(SD:Stamp Duty) (RF:Registration Fee) (DHC:Document Handling Charges)

3143/20

# घोषणापत्र

मी Rahulraj R. Wankar या द्वारे घोषित करतो की, दुय्यम निबंधक. – 6 यांचे कार्यालयात Deed of Declaration या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Amit Wadhwani व इतर तर्फे यांनी दिनांक. 14/05/2024 रोजी मला दिलेल्या कुलमुख्त्यारपत्राच्या Dated 31/03/2024 आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जबाब दिला आहे. माझा माहिती प्रमाणे सदर कुलमुख्त्यारपत्र लिहून देणार यांनी कुलमुख्त्यारपत्र रद्द केलेले नाही किंवा कुलमुख्त्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुख्त्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्त्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

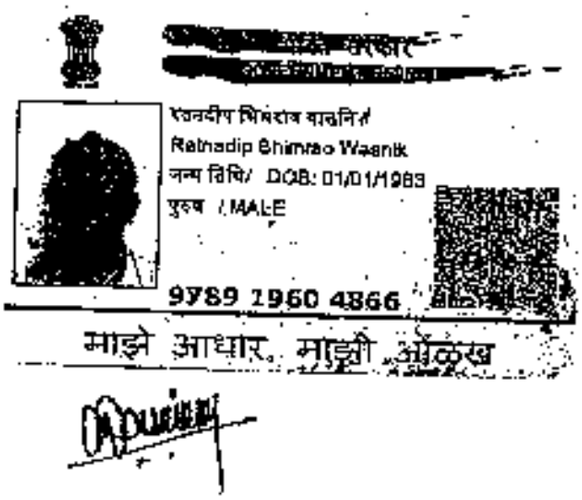
दिनांक : 18/12/24

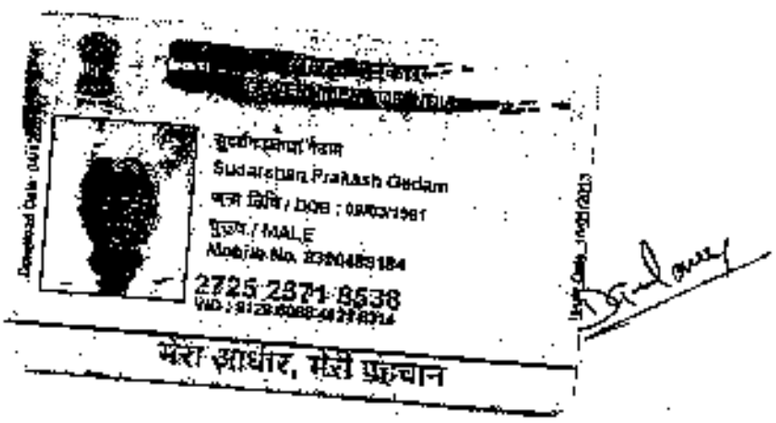
कुलमुख्त्यारपत्र धारकाचे नांव

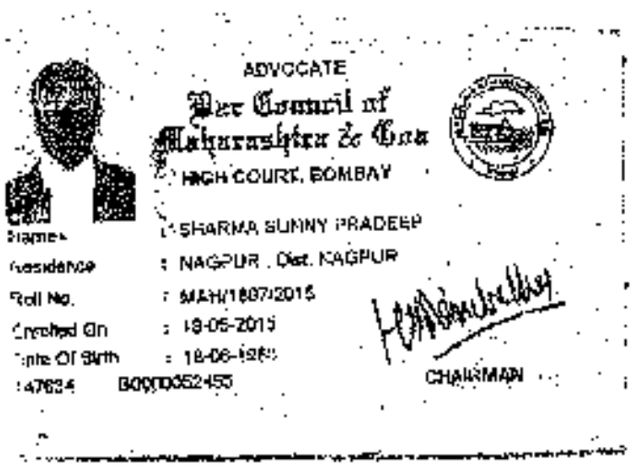
व सही

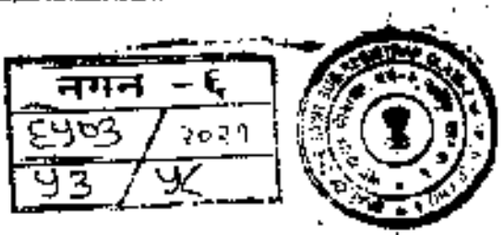
| नगन – ६ | |
|---|---|
| ६५७३ | २०२१ |
| ५१ | ५८ |

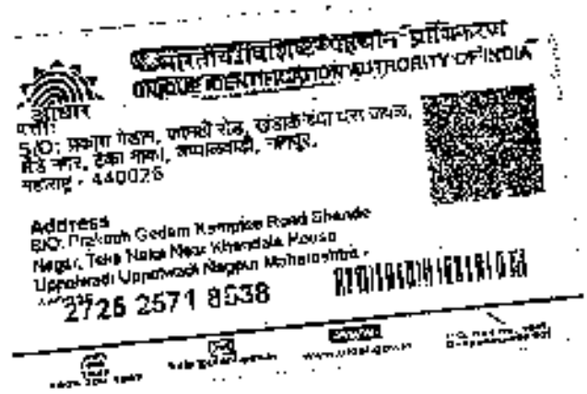

• नगन – ६
६५०३ / २०२१
५२ / ५८

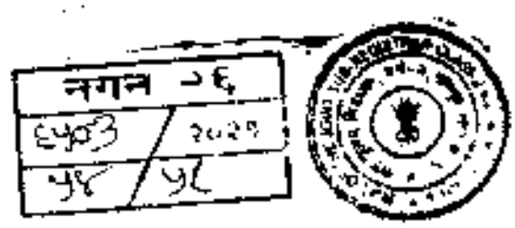

Ratnadip Bhimrao Wasnik
जन्म तिथि/ DOB: 01/01/1983
पुरुष / MALE
9789 1960 4866
माझे आधार, माझी ओळख

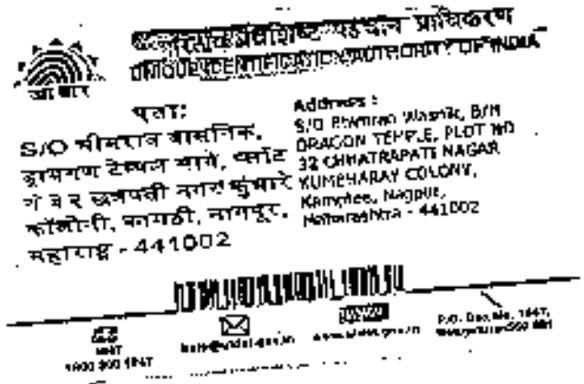

Sudarshan Prakash Gedam
जन्म तिथि / DOB : 08/03/1981
पुरुष / MALE
2725 2371 8638
मेरा आधार, मेरी पहचान


ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY
Name : SHARMA SUNNY PRADEEP
Residence : NAGPUR , Dist. NAGPUR
Roll No. : MAH/1807/2015
Enrolled On : 18-06-2015
Date Of Birth : 18-06-1985
CHAIRMAN


नगन - ६
६५७३ / २०२१
५३ / ५८


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
पता:
S/O: प्रकाश गेडाम, कामठी रोड, खंडाके ले आउट,
हैड पार, टेका नाका, खापरखेडी, नागपुर.
महाराष्ट्र - 440026
Address
S/O: Prakash Gedam Kamptee Road Shende
Nagar, Teka Naka Near Khandala Layout
Uppalwadi Uppalwadi Nagpur Maharashtra ,
2725 2571 8538


नगन २६
६४७३ / २०२१
५४ / ५८


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
पता:
S/O श्रीमंतराव वासनिक,
ड्रागनगण टेम्पल शाजे, प्लॉट
नं ३२ छत्रपती नगर कुंभारे
कॉलोनी, कामठी, नागपुर.
महाराष्ट्र - 441002
Address :
S/O Shrimant Wasnik, B/M
DRAGON TEMPLE, PLOT NO
32 CHHATRAPATI NAGAR
KUMBHARAY COLONY,
Kamptee, Nagpur,
Maharashtra - 441002

# CHALLAN

MTR Form Number-6

| GRN | MH007538625202122E | BARCODE | | Date | 14/10/2021-16:26:50 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | |
|---|---|
| Department | Inspector General Of Registration |
| | Stamp Duty |
| Type of Payment | Registration Fee |
| Office Name | NGP1_HQR SUB REGISTRAR NAGPUR 1 |
| Location | NAGPUR |
| Year | 2021-2022 One Time |

| Account Head Details | Amount in Rs. |
|---|---|
| 0030046401 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 600.00 |

DEFACED ₹600.00 DEFACED

| Payer Details | |
|---|---|
| TAX ID / TAN (If Any) | |
| PAN No.(If Applicable) | |
| Full Name | MS JARRY PROFITS |
| Flat/Block No. | 01 |
| Premises/Building | |
| Road/Street | KRISHNA LEELA -2 |
| Area/Locality | NAGPUR |
| Town/City/District | |
| PIN | 4 4 0 0 1 5 |
| Remarks (If Any) | SecondPartyName=MS JARRY PROFITS~ |
| Amount in Words | Six Hundred Rupees Only |

| Payment Details | BANK OF MAHARASHTRA |
|---|---|
| Cheque-DD Details | |
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

| FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 02300042021101452323 | 212674217181 |
| Bank Date | RBI Date | 14/10/2021-16:27:56 | 15/10/2021 |
| Bank-Branch | | BANK OF MAHARASHTRA | |
| Scroll No. , Date | | 1116 , 15/10/2021 | |

Department ID :

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

Mobile No. 9373107039

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

Signature Not Verified

Digitally signed by IGS VIRTUAL TREASURY MUMBAI 03
Date: 2021.10.18 16:23:37 IST
Reason: Secure DoRemark: Location: India

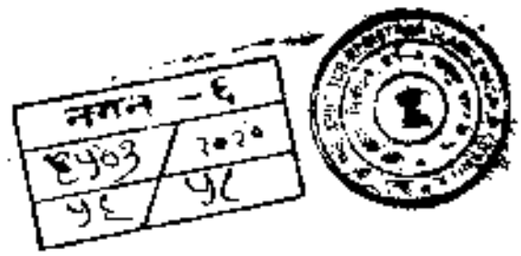
नागपूर - ६
६५०३ / २०२१
५५ / ५८

Challan Defacement Details

| Sr. No. | | Defacement No. | Defacement Date | User Id | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (IS)-269-5503 | 00036058222202122 | 18/10/2021-16:20:42 | IGR368 | 100.00 |
| 2 | (IS)-269-8503 | 00036058222202122 | 18/10/2021-16:20:42 | IGR368 | 500.00 |
| | | | Total Defacement Amount | | 600.00 |



Print Date 18-10-2021 04:23:37


नमन - ६
४५०३ / २०२०
५६ / ५८

269/6503
सोमवार,18 ऑक्टोबर 2021 4:20 म.नं.

दस्त गोषवारा भाग-1

| | |
|---|---|
| नगन6 | ५७ \| ५८ |
| दस्त क्रमांक: 6503/2021 | |

दस्त क्रमांक: नगन6 /6503/2021

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन6 यांचे कार्यालयात

अ. क्र. 6503 वर दि.18-10-2021

रोजी 4:19 म.नं. वा. हजर केला.

पावती:9555 पावती दिनांक: 18/10/2021

सादरकरणाराचे नाव: मेसर्स जेरी ऑफीटस तर्फे भागीदार श्री अमित तारापंद बाधवानी तर्फे कबुली जबाब रतनदीप भीमराव पासनिक .

| | |
|---|---|
| सोदंजी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1160.00 |
| पृष्ठांची संख्या: 58 | |
| | एकुण: 1260.00 |

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
NGP6
नागपूर शहर क्र. ६.

सह दुय्यम निबंधक, वर्ग-२
NGP6
नागपूर शहर क्र. ६.

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: सवलतीचा

शिक्का क्र. 1 18 / 10 / 2021 04 : 19 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 10 / 2021 04 : 20 : 40 PM ची वेळ: (फी)

18/10/2021 4:23:10 PM

दस्त गोषवारा भाग-2

नगपव6 | ५८ | ५८
दस्त क्रमांक:6503/2021

दस्त क्रमांक :नवन6/6503/2021
दस्ताचा प्रकार :-घोषणापत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:मेसर्स जेरी प्रॉपीटेस तर्फे भागीदार श्री मनिष तारासंद वाधवानी तर्फे कबुली प्रभाव रतनदीप भीमराव वासनिक . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 11 , उत्तर नॉन चौक अरीपटका नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AAEPW1348P | सिंहून देणार वय :-52 स्वाक्षरी:- | | |
| 2 | नाव:मेसर्स जेरी प्रॉपीटेस तर्फे भागीदार श्री राजेश सुखदेव वटवानी तर्फे कबुली प्रभाव रतनदीप भीमराव वासनिक . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 28, अरीपटका नागपूर, , . पॅन नंबर:ABRPB2521R | सिंहून देणार वय :-50 स्वाक्षरी:- | | |

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिस्टा क.3 ची वेळ:18 / 10 / 2021 04 : 21 : 56 PM

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

ओळख:-
आमीन खालील सही निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे

| अनु क. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|
| 1 | नाव:श्री सत्री प्रदीप शर्मा . . वय:32 पत्ता:मेकीलाबाद नागपूर पिन कोड:440004 | | |
| 2 | नाव:सुदर्शन प्रभाश गेडाम . . वय:30 पत्ता:काम्पटी रोड, खंडाळे च्या घरा जवळ, कृष्णनगर, नागपूर पिन कोड:440026 | | |

9 नोव्हेंबर पुकाशे ५
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| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
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| 2 | MS JARRY PROFITS | eChallan | | MH007538625202122E | 100 | RF | 0003605622202122 | 18/10/2021 |
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