

35. PRESIDENT

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

36. VICE PRESIDENT

The vice-president shall take all 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 an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board.

37. SECRETARY

The secretary shall keep the minutes of the Board and he minutes of the meeting of the Association. He shall have charge of such book and papers as the Board may direct, and he shall in general perform all the duties incidental to the office of secretary and also.

38. TREASURER

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate account of all receipts and disbursements in book belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

CHAPTER VI- OBLIGATION OF THE APARTMENT OWNERS.

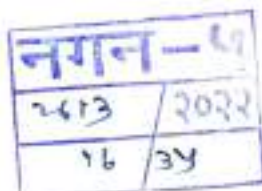
39. ASSESSMENTS

All owners are obliged to pay monthly assessment imposed by the association to meet all expenses relating to the **Shri Govind Heights-III OWNERS ASSOCIATION** which may include an insurance premium for a policy to cover repair and reconstruction work, case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro rata according to the value of the units owned as stipulated in the Declaration. Such assessment shall include monthly payments to a General operating Reserve Fund and Replacement.

40. MAINTENANCE AND REPAIRS

a) Every owner must perform promptly, all maintenance and repair work with his own unit, which if omitted would affect the **Shri Govind Heights-III** in part belonging to other owner being expressly responsible for the damages liabilities that his failure to do so may endanger.

b) All the repairs of internal installation of the unit such as water light, gas, power, sewage, sanitary installations, doors, windows lamps and all other successor belonging to the unit area shall be at the expense of the apartment owner concerned.



c) An owner shall reimburse that Association for any expenditure incurred in repairing replacing any common area and facility damaged through his fault.

41. USE OF UNITS

The Apartments shall be utilized residential purpose only. Any person shall not take any structural modifications or alternations located therein without previously notifying the Association writing through the president of the Board if no manager is employed. The association in writing through the president of the Board if no manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is objection to the proposed modification alteration, installations.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES.

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

43. RIGHT OF ENTRY

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

b) An owner shall permit other owners or their representatives, when so required to enter his unit for the purpose of performing installation alterations of repairs to the mechanical or electrical services provided that request for entry is at a time convenient to the owner. increase of any emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT

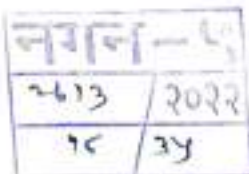
a) No resident of the **Shri Govind Heights-III** shall post any advertisement or posters of any kind in or on the building except as authorized by the Association.

b) Residents shall exercise extreme care about making noise or the use of musical instruments, radios, television and amplifiers that may disturb other. Residents keeping domestic animals shall abide by the municipal sanitary byelaws or regulations.

c) it is prohibited to hang garments, rage etc. from the windows, balconies, or from any of the face side of the **Shri Govind Heights-III** OWNERSHIP ASSOCIATION

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

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



f) No owner, resident or lessee shall install wiring for electrical or telephone installation, television, antennas, machine or air conditioning units etc. On the exterior the **Shri Govind Heights-III** or that protrude through the walls of the roof of that Association except as authorized by the Association.

CHAPTER VII- FUNDS AND THEIR INVESTMENTS

45. 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 enclose of the reserve fund.
- d) by raising loan, if necessary, subject to such terms and conditions as the Association with the approval of the competent authority may determine in this behalf.

46. INVESTMENT

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

- a) In the central Co-operative Bank or in the state Co-operative Bank or
- b) in any of the securities specified in sec. 20 of the Indian Trust Act.1882 or
- c) In any Co-operative bank other than those referred in clause (a) of this byelaws or in any banking Co. approved for this purpose by the Association.

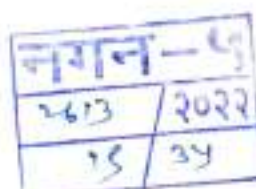
47. AFFILIATION

Affiliation should by any Federation of apartment owners in the locality in which the **Shri Govind Heights-III** is situated the Association may after consulting the competent authority, become the member of thereof and pay the sums from time to time payable to such Federation under the rules thereof.

48. ACCOUNTS

1) A banking account shall be opened by the association in to which all money received on behalf of the Association be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs 2000/- for petty expenses. All payments above Rs. 1000/- shall be made by cheque signed by the Secretary and one member of the Board.

2) Each apartment owner shall have a pass book in which the secretary shall enter amounts paid to or received for his share in receipts or profits from common areas and contribution towards common expenses, and this state of assessment and other dues if any, in respect of his apartment.



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

a) The profit and loss account

b) The receipts and expenditures of the previous financial years,

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

4) The audited financial statement shall be open to the inspection of any member of the Association and a copy thereof shall be submitted to the competent authority not later than 15 August of every year.

5) Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loanes, the financial statement shall state up to what date profits and expenses of common areas are included.

49. 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 office of the Association.

50. APPOINTMENT 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 here in before provided and shall examine the annual return, and verify the same with the accounts relating there to and shall either sign the same as found by him to be correct, duly vouched and in accordance with law or specially reported to the Association in what respect he finds it in correct unvouched or not in accordance with law.

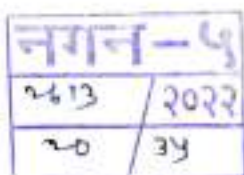
51. POWER OF AUDITOR

The Auditor shall be entitled to call and examine any papers and or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the account which appears to him to require notice.

CHAPTER VIII- MORTGAGES

52. NOTICE TO ASSOCIATION

An owner who mortgages his unit, shall notify the Association through the Manager if any or the president of the Board in the event there is no manager, he name and address of his mortgagees and the Association shall maintain such informations in a book entitled 'Mortgagees of Units.'



53. NOTICE OF UNPAID ASSESSMENT

The Association shall at the Request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER IX

54. COMPLIANCE

These byelaws are set forth to comply with the requirements of the maharashtra Apartment Ownership Act 1970. in case 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.

55. 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 Boards and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two member of the Board and the Secretary or any other person authorized by the association in that behalf.

CHAPTER X- AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENT OF BYE LAWS

The 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 **Shri Govind Heights-III** as shown in the declaration.

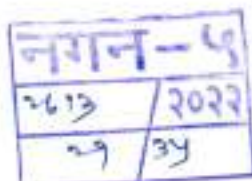
WITNESSES:-

1. *[Signature]*
[Signature]

2. *[Signature]*
Rajesh Domaji Barde

SIGNED AND DELIVERED BY

[Signature]
Shri Prakash G. Murekar
The Grantor



2

नगन-५	
२६१३	२०२२
२२	३५

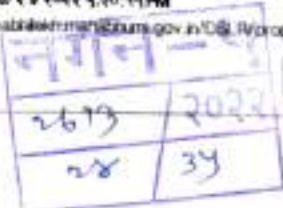


31/03/2020	गहाणबोझ- धारक प्रकाश रामदास राजल यांनी आपल्या हक्कातील मिळकत ख.क्र. ५५/१ मु.क्र. १४ क्षेत्र २२३.०० चौ.मी. मिळकतीवर नोटीस ऑफ इटिफिकेशन क्र. ४००९ दिनांक २३/१०/१९ अन्वये करीत रु. ३६,२०,०००/- रक ऑफ महाराष्ट्र यांचे कडून घेतल्याने गहाणबोझ नोंद	M बी.कॉफ महाराष्ट्र ऑफ शाखा नोंद गण	किरादार प्रमाणे सही- २५/१०/२० न.मु.अ.अ. नागपूर
२९/०५/२०२०	खरेदीने- र.द.क्र.२३९ दिनांक १५/४/२० अन्वये रु. ३५,००,०००/- मध्ये अर्धे इन्फा चौथा अपार्ट मधील चौथा माळा गाळा क्र. ४०५ क्षेत्र ६५.४९८ चौ.मी.अ.वि.हि. २४८८८८ सह मिळकत श्री. ओमप्रकाश गोपाळराव काळडे व इतर १ तर्फे आ.मु.अ.अ. इन्फा तर्फे मुक्ता १.उपाध्याय यांचे कडून खरेदी केल्याने नावाची नोंद	M श्री. अविनाश विजयजीत मेसाम	किरादार प्रमाणे सही- २५/१०/२० न.मु.अ.अ. नागपूर
१०/०५/२०२०	खरेदीने- र.द.क्र.४०३ दिनांक. १५/२/२०१९ अन्वये रु. ४,३५,०००/- मध्ये कार्तिक एन.कॉन्स-१ अपार्ट मधील दुसरा माळा गाळा क्र. ६-१ क्षेत्र ४४.२५ चौ.मी.अ.वि.हि. १९.८४ सह मिळकत श्री. बाबाराव मोतीसय जोखंडे तर्फे आ.मु.अ.अ. कार्तिक विल्डर्स तर्फे श्री. सुधीर रामभाऊ पीन्डेवार यांचे कडून खरेदी केल्याने नावाची नोंद	M श्री. मजानन मोतीरामजी विल्डरे	किरादार प्रमाणे सही- १०/०५/२० न.मु.अ.अ. नागपूर
२५/०५/२०२०	खरेदीने- र.द.क्र.१२४ दिनांक. २२/३/२०१६ अन्वये रु. ३८,००,०००/- मध्ये फॉरच्यून प्यारा हाईज मधील तिसरा माळा गाळा क्र. ३०१ क्षेत्र ३६.३०९ चौ.मी.अ.वि.हि. १.४९४८८८८ सह मिळकत डीसाईन टेकनॉलॉजीस श्री. एल्वीस ओमप्रकाश बोरीकर यांचे कडून खरेदी केल्याने नावाची नोंद.	M श्री. अदित्य मधुसूदन तारणेकर श्री. अर्पण अदित्य तारणेकर	किरादार प्रमाणे सही- २५/१०/२० न.मु.अ.अ. नागपूर
१५/१०/२०२०	गहाणबोझ- धारक श्री. रविन्द्र सदशिवराव पचारे यांनी आपल्या हक्कातील मिळकत मुली अपार्ट वरील दुसरा माळा गाळा क्र. २०१ क्षेत्र १५.२५५ चौ.मी.अ.वि.हि. १.६४ टाक्रे सह मिळकतीवर नोटीस ऑफ इटिफिकेशन क्र. २०४८ दिनांक १५/१०/१९ अन्वये करीत रु. १२,००,०००/- स्टेट बँक ऑफ इंडिया यांचेकडून घेतल्याने गहाण बोझ नोंद.	M स्टेट बँक ऑफ इंडिया गहाणबोझ	किरादार प्रमाणे सही- १५/१०/२० न.मु.अ.अ. नागपूर
२३/११/२०२०	खरेदीने- र.द.क्र.४२२२ दिनांक ८/१०/२० अन्वये रु. १४,२०,०००/- मध्ये ख.क्र. ५५/१ मु.क्र. १४ क्षेत्र २२२.९६ चौ.मी. मिळकत श्री. अरुण दयकरजी बावनकुळे व इतर-१ यांचेकडून खरेदी केल्याने नावाची नोंद.	M श्री. प्रकाश गोविंद मुरकर	किरादार प्रमाणे सही- २३/११/२० न.मु.अ.अ. नागपूर
२९/१२/२०२०	खरेदीने- र.द.क्र.५४३६ दिनांक २०/१०/२० अन्वये रु. ३५,००,०००/- मध्ये पियुषा रेसिडेन्सी ४ मॉडेल तिसरा माळा गाळा क्र. ३०१ क्षेत्र ५६.६८८ चौ.मी. अ.वि.हि. १.४४८८८८ सह मिळकत मे घरकुल विल्डरॉन तर्फे शिल्पदेव दोडके व इतर-१ यांचेकडून खरेदी केल्याने नावाची नोंद.	M श्री. दर्शन विनोद सोमकुमार श्री. विनोद शालीकलम सोमकुमार	किरादार प्रमाणे सही- २५/१०/२० न.मु.अ.अ. नागपूर
२५/०६/२०२१	खरेदीने र.द.क्र.५१२६ दिनांक २५/१२/२० अन्वये रु. ४३,००,०००/- मध्ये ख.क्र. ५५/१ मु.क्र. ३१ क्षेत्र १८५.५४५ चौ.मी. मिळकत गिरीशचंद्र लक्ष्मण पिंप्रीकर यांचे कडून खरेदी केल्याने नावाची नोंद.	M श्री. चंद्रकाश नारायण वेवले श्री. संजीता चंद्रकाश वेवले	किरादार प्रमाणे सही- २५/०६/२१ न.मु.अ.अ. नागपूर
२५/०६/२०२१	खरेदीने र.द.क्र.४४५५ दि. २५/१/२१ अन्वये रु. ४९,९०,०००/- मध्ये वसंत शिष्या पटेल अपार्ट मधील दुसरा माळा गाळा क्र. २०१ क्षेत्र ८५.२९३ चौ.मी.अ.वि.हि. २३.३२६ टाक्रे मिळकत मे पी.आर.स्टॅन्डर प्रा.ली.तर्फे प्रवीण वसंतराव मोरे व इतर १ यांचे कडून खरेदी केल्याने नावाची नोंद.	M श्री. अशिल शंकरराव संगमवार श्री. नागुरी अशिल संगमवार	किरादार प्रमाणे सही- २५/०६/२१ न.मु.अ.अ. नागपूर
१४/०६/२०२२	अदेशाने नोंद - सहसिलदार, अप्पर ताहसिलदार वर कृषी कर अकारणी क.५ नागपूर यांचे कडील अदेश क्र. रा.मा.क्र.२००८/एन.ए.पी.३४/२०२०-२१ दि. : १५/०८/२०२१ अन्वये ख.क्र.५५/१ मु.क्र. ६० क्षेत्र २२२.९६०० चौ.मी. सह मिळकतीवर अक्रुषक परवानगी मिळाल्याने क सर्वात कमीत ५ तसेच र.द.क्र.२००८ दिनांक २३/०३/२००९ अन्वये गुरुदत्त गृह निर्माण सहकारी संस्था यांच्या पासून खरेदीने नोंद	M अरुण जनार्दन निगम	किरादार प्रमाणे सही- १४/०६/२१ न.मु.अ.अ. नागपूर

हि मिळकत पत्रिका दिनांक १५/१२/२०२२ ५:०५:१४ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका क्र.५४३६ दिनांक १५/१२/२०२२ ५:२०:१५ PM

वेबसाइट पडताळणीसाठी <http://www.maharashtra.gov.in/Digitally%20signed%20document> क्र.१९९८१००००१९४६२३ हा क्रमांक वापरावा.





2021-22

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2021 पासून 31/03/2022 पावेतो वापरली जाईल, त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 01/2021-22/0297025

मोहल्याचे नांव : 3469/A/16, NARENDRA
440001

घर क्रमांक : 3469/A/16

इलेक्ट्रिक क्रमांक : 15006411 (Zone:3 Ward:15)

घर मालकाचे नाव : SHRI PRAKASH GOVIND MUREKAR

वहिलाटदास्तचे नाव

तारीख पासून : 01-04-2021 सा 31-03-2022 पावेतो.

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

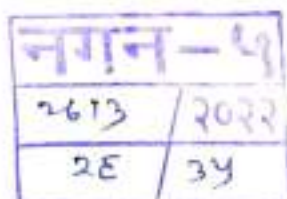
कराचे नांव / Details of Tax	इकाय / Arrears	घात / Current
सामान्य कर (General Tax)	0.00	2,134.00
पाणी कर (Water Tax)	0.00	1,455.00
मलजल कर (Sewerage Tax)	0.00	1,164.00
प्रकाश कर व (Light Tax/Free Tax)	0.00	97.00
अग्नी सेवा कर (Fire Service Tax)	0.00	97.00
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	97.00
पाणी लाभ कर (Water Bene. Tax)	0.00	97.00
रथ कर (Street Tax)	0.00	97.00
विशेष तपाई कर (Special Conservancy Tax)	0.00	0.00
नगरपालिका शिक्षण उपकर (Municipal Education Tax)	0.00	97.00
सेवा शुल्क (Service Charge)	0.00	0.00
नोटिस फी (Notice Fee)		0.00
वॉरंट फी (Warrant Fee)		0.00
मिश्रकोळ (Misc.)	118.00	0.00
शाला शिक्षण कर (Educn. Cess)	0.00	582.00
राजगार हनी कर (E.G.S. Cess)	0.00	0.00
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00
सुट (Rebate)		0.00
एकूण (Grand Total)	118.00	5,917.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Six Thousand Thirty Five Only

Received Cash: 6035

दिनांक : 31/01/2022

Generated By: Sheeldhan



This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Signature



Nagpur Improvement Trust

PBX No. : 2531431
2531432

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate

u/s 45 of M.R.T.P. Act

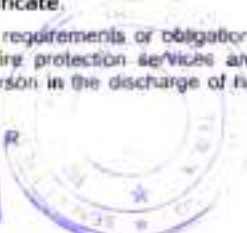
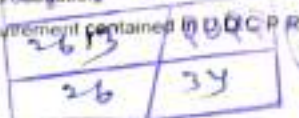


2021070968

Name of the Person	✓ PRAKASH GOVIND MUREKAR	
Address of Applicant	PLOT NO 2 BHAGWAN NAGAR NAGPUR	
Permit No. :	B.E (WESTY) Case No. BUL-G-36978/ Tracking No. 2021070968/ 505	Date : 18/4/2022
Site of Proposed Work, Plot No. :	16	
Mouza & Khasra :	Somalwada-55/1	
Layout Name :	Gurudatt G.N.S.S.(572/565) Somalwada-55/1	

Sir, With reference to your application number BUL-G-36978 dated 08-JUL-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission. The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan subject to the following conditions:-

1. The sanction once accorded through this 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, NIT 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, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. 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 NIT 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.
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" of U.D.C.P.R. to 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 Appendix "H" of U.D.C.P.R.. 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 "G" of U.D.C.P.R.. 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 plans, issue an occupancy certificate.
9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations 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 U.D.C.P.R.



11. Rain water shall entirely be excluded from the connecting sewer & disposal arrangement. If rain water is allowed to flow into the sewer, water to road side storm drain shall be made. If any deviation are detected in this respect the Developer shall be liable for rectifying them shall be complied with.

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

13. W.C., Bathroom and washing places shall not be used unless proper connections are made. Chapter 12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'C' 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. The Developer shall install Display Board on conspicuous place as per the clause no 2.8.3 of U.D.C.P.R.

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 therewith.

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 3 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. Necessary 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. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956.

24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.

25. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/UDCPR Rule & MRTP Act 1966 as and when embedded.

26. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of The Chairman, NIT in this regard shall be final.

27. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

28. The building construction shall be completed under the supervision of Licensed Civil Engineer/Architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability.

30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

Enclosure : One Copy / One Set of Sanctioned Plan



2021070908

Date of Generation : 11/04/2022

Copy to :-

1. The Divisional Officer, West Division Ambazari Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

Arvind V. Pathak

(Arvind V. Pathak)

Building Engineer (W)

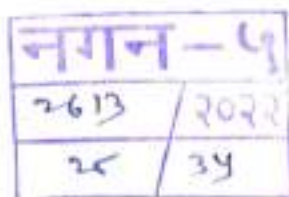
Nagpur Improvement Trust, Nagpur

-Sd-

(Arvind V. Pathak)

Building Engineer (W)

Nagpur Improvement Trust, Nagpur



भारतीय विदेशीय पहचान प्राधिकरण
INDIAN IMMIGRATION AUTHORITY OF INDIA

पता:
S/O: गोविंद मुरेकर, प्लॉट
नं. 2, भगवान नगर रोड,
पोस्ट ऑफीस जवळ, भगवान
नगर, पारवली नगर, नागपूर,
महाराष्ट्र - 440027

Address
S/O: Govind Murekar, PLOT
NO. 2, BHAGWAN NAGAR
ROAD, NEAR POST OFFICE,
BHAGWAN NAGAR, Parvati
Nagar, Nagpur,
Maharashtra - 440027



भारत सरकार

GOVERNMENT OF INDIA



इकाश गोविंद मुरेकर
Prakash Govind Murekar
जन्म तारीख/ DOB: 29/10/1969
पुल्लिंग / MALE ✓

9328 7165 5199



आधार - सामान्य माणसाचा अधिकार

Prakash

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

ABGPM3878F



नाव / NAME
PRAKASH GOVIND MUREKAR

पिता का नाम / FATHER'S NAME
GOVIND LAKASHAMAN MUREKAR

जन्म तिथि / DATE OF BIRTH
29-10-1969

हस्ताक्षर / SIGNATURE

Prakash

COMMISSIONER OF INCOME-TAX, V

भारतीय विदेशीय पहचान प्राधिकरण
INDIAN IMMIGRATION AUTHORITY OF INDIA

पता:
S/O Marotrao Wagdire, Plot No.
11, Near Sehat Gym, Shanti
Niketan Society, Pratap Nagar,
Nagpur, Nagpur, Maharashtra,
440022



भारत सरकार

GOVERNMENT OF INDIA



कमलेश मारोतराव वागदरे ✓
Kamlesh Marotrao Wagdire
जन्म तारीख / DOB : 31/10/1977
पुल्लिंग / MALE

2802 9282 8213



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH DOMAJI BARDE
DOMAJI TUKARAM BARDE

15/07/1970

Permanent Account Number

BDTPB4710P

Signature



Barde

नामान - ५५
२६१३ २०२२
२८ ३५



नगन-५	
२६/३	२०२२
३०	३५





CHALLAN
MTR Form Number-5



GRN	MH001292746202223E	BARCODE			Date	30/04/2022-17:26:33		Form ID	25.3	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name NGP5_JT NAGPUR NO 5 SUB REGISTRAR					Full Name		SHRI PRAKASH GOVINDRAO MUREKAR			
Location NAGPUR					Flat/Block No.		Plot No. 16 Kh No. 55/1, ward No. 15, Sheet No.			
Year 2022-2023 One Time					Premises/Building		682/22, City Survey No 510			
Account Head Details				Amount In Rs.	Road/Street		Muza Somalwada			
0030046401 Stamp Duty				500.00	Area/Locality		222.96 Sq. Mtr			
0030063301 Registration Fee				100.00	Town/City/District					
					PIN		4 4 0 0 2 5			
					Remarks (If Any)					
					SecondPartyName=SHRI PRAKASH GOVINDRAO MUREKAR					
					Amount In		Six Hundred Rupees Only			
					Words					
Total				600.00						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank C/N	Ref. No.	00040572022043025092		IKCBQWNGJ2	
Cheque/DD No.					Bank Date	RBI Date	30/04/2022-05:28:45		Not Verified with RBI	
Name of Bank					Bank Branch		STATE BANK OF INDIA			
Name of Branch					Scrub No. / Date		121 / 02-05-2022			

Department ID: _____ Mobile No: 8983331775
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Note: चालन वीट्या दुर्यस निवाक काय-र्यात सोदणी करवयानस दस्तऐवजी एम्. अम्. सोदणी न करवयानस दस्तऐवजी अशे चालन नाय
मार्ग

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-268-2713	0000719820202223	02/05/2022-17:26:16	IGR387	100.00
2	(IS)-268-2713	0000719820202223	02/05/2022-17:26:16	IGR387	500.00
Total Defacement Amount					600.00

Print Date 02-05-2022 05:53:57

नयान-५	
२६१३	२०२२
३२	३५





D H C

Document Handling Charges

Receipt of Document Handling Charges

PRN 3004202202286

Receipt Date 02/05/2022

Received from SHRI PRAKASH GOVINDRAO MUREKAR, Mobile number 8983331775, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 2713 dated 02/05/2022 at the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name SBIN

Payment Date 30/04/2022

Bank CIN 10004152022043002120

REF No. IGANMEUWS6

Deface No 3004202202286D

Deface Date 02/05/2022

This is computer generated receipt, hence no signature is required

नगन-५
2613 2022
33 34



2713
02/05/2022 5:28 म.न.
नगरपालिका नम्बर 5 (2713/2022
नगरपालिका नम्बर: 01/-
नगरपालिका नम्बर: 500/-

सकल गोपनीयता भाग-1

नगरपालिका 38/34
नगरपालिका: 2713/2022

नगरपालिका: 00/-

नगरपालिका नम्बर 5 (2713/2022)
नगरपालिका नम्बर 5 (2713/2022)
नगरपालिका नम्बर 5 (2713/2022)

नगरपालिका: 4339

नगरपालिका: 02/05/2022

नगरपालिका नम्बर 5 (2713/2022)

नगरपालिका

₹. 100.00

नगरपालिका

₹. 700.00

नगरपालिका

₹. 800.00

नगरपालिका नम्बर 5 (2713/2022)

नगरपालिका नम्बर 5 (2713/2022)
नगरपालिका नम्बर 5 (2713/2022)
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नगरपालिका नम्बर 5 (2713/2022)

नगरपालिका नम्बर 5 (2713/2022)

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नगरपालिका नम्बर 5 (2713/2022)



02/05/2022 5:28:05 PM

दस्तावेज क्रमांक: 2713/2022

दस्तावेज प्रकार: पोलीसपत्र

पत्रकाराचे नाव व पत्ता

नाम: श्री प्रकाश गोविंद मुरेकर -

पत्ता: प्लॉट नं. - , बाळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - , 2 भवन नगर, नागपुर, महाराष्ट्र, नागपुर,

पिन कोड: ABGPM3878F

पत्रकाराचा प्रकार

निवृत्त वेपार

वय: 54

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा दस्त



दस्तावेज करून देणारा तपासणीत पोलीसपत्र ना दस्त देवज करून दिव्याचे करून करवात.

02/05/2022 05:25:33 PM

सह दुय्यम निबंधक वर्ग- 2
नागपुर शहर क्र. 4

दस्तावेज असे निवृत्त करवात की ते दस्तावेज करून देणा-यांनी स्वकीश: ओळखतात, व त्यांची ओळख पटवितात

पत्रकाराचे नाव व पत्ता

नाम: कमलेश गोविंदराव बाबरे -

वय: 45

पत्ता: शांतीनिकेतन मोक्यापाटी प्रताप नगर नागपुर

पिन कोड: 440022

छायाचित्र



अंगठ्याचा दस्त



नाम: श्री राजेश होमाजी बग्ने -

वय: 52

पत्ता: हनुमान नगर, नागपुर

पिन कोड: 440009

स्वाक्षरी



02/05/2022 05:26:25 PM

सह दुय्यम निबंधक वर्ग- 2
नागपुर शहर क्र. 4

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SHRI PRAKASH GOVINDRAO MUREKAR	eChallan	00040572022043025092	MH001292746202223E	500.00	SD	0000719820202223	02/05/2022
	DHC		3004202202286	700	RF	3004202202286D	02/05/2022
SHRI PRAKASH GOVINDRAO MUREKAR	eChallan		MH001292746202223E	100	RF	0000719820202223	02/05/2022

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

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Scanned Document for correctness through thumbnail (4 pages) or a QR code after scanning.
For feedback: feedback@santa@gmail.com



नं. 2613 नं. 2613 नं. 2613
सह दुय्यम निबंधक वर्ग- 2
नागपुर शहर क्र. 4
दि. 02/05/2022

2713/2022