NAGPUR, as my Constituted Attorney to do and perform the following acts and things that is to say :-

To present the Deeds and Documents executed by me before the Competent Registering Authority and to admit the contents of the said Documents to the extent of my execution only.

AND I, the Executant named hereinabove further state that the acts and things done by my said Constituted attorney in admission of the said documents shall be binding on me as if I have done the same. I undertake to ratify the acts and things done or Deeds or Documents admitted by him.

IN WITNESS WHEREOF I, **SHRI. PRAVIN S/o SHAMDEORAO RAUT**, have signed and executed this Deed of Power of Attorney at NAGPUR on this 4th Day of MAY, 2016.

{Drafted By:- Adv. Ritesh C. Mahendra}

For M/S. SHAMDEO DEVELOPERS & BUILDERS PROMOTERS Authorised Partners & myself.





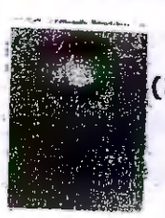
(PRAVIN SHAMDEORAO RAUT)
EXECUTANT

WITNESSES:

(1) _____



(2)







(SWAPNIL SURESH KADU)
CONSTITUTED ATTORNEY

नगन - ४ / ६४ / २०२३ / ३८/६०

नगन - ४ / २५४ / २०१६ / ६ / ९२

नगन - ४ / ६९१ / २०१६ / ३२/५८

4/5/2016



भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/10009/04717

To,
स्वप्नील सुरेश कडू
Swapnil Suresh Kadu
S/O Suresh Kadu
BEHIND PANDURANG MANGAL KARYALAYA PLOT
NO.6,RASHTRASANTH NAGAR,GODHNI ROAD,ZINGABAI
TAKLI
Mankapur S.O
Mankapur Nagpur
Maharashtra 440030
9225235834

22/10/2011

Ref: 164 / 15E / 325626 / 327180 / P

UE472627113IN

आपला आधार क्रमांक / Your Aadhaar No. :

6462 9093 6802

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

स्वप्नील सुरेश कडू
Swapnil Suresh Kadu
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

6462 9093 6802

आधार – सामान्य माणसाचा अधिकार



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH31 20050341635 DOI : 07-02-2005
Valid Till : 06-02-2025 (NT) AED 05-12-2014

FORM 7 RULE 18 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	07-02-2005
LMV	18-09-2014

DOB : 31-07-1986 BG :

Name :RAHUL KHARAPKAR
S/D/W of:RAMESHRAO
Add :P.NO 19, NEAR II ND BUS STOP GOPAL NAGAR, NEAR PRASHANT TUTION CLASSES NAGPUR.

PIN : 4 0022
Signature & ID of Issuing Authority: MH31 2014201

Signature/Thumb Impression of Holder

E108
26

नगन – ४
६४ / २०२३
३९ / 60

नगन – ४
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८ / 92

नगन – ४
६१११ / २०१८
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नगन-४
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६०४ / २०२८
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CHALLAN

MTR Form Number-6

DEFACED FOR RS:400.00

Deface Number: 00004695792016171

AMOUNT 400.00

04/05/2016

USER IGR336(NGP4)

GRN	MH000Z50[illegible] BARCODE	2504 Date 04/05/2016-15:25:03	Form ID 48(f)
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Sale of Non Judicial Stamps IGR Rest of Maha	PAN No. (If Appliacable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	PRAVIN SHAYMDEO RAUT
Location	NAGPUR		
Year	2016-2017 One Time	Flat/Block No.	NAGPUR
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	400.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=SWAPNIL SURESH KADU
		Amount In Words	Four Hundred Rupees Only
Total	400.00		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No.	00040572016050476407 / IKB1566101
Cheque/DD No		Date	04/05/2016-15:26:25
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

नगन - ४
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८ / १९०

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

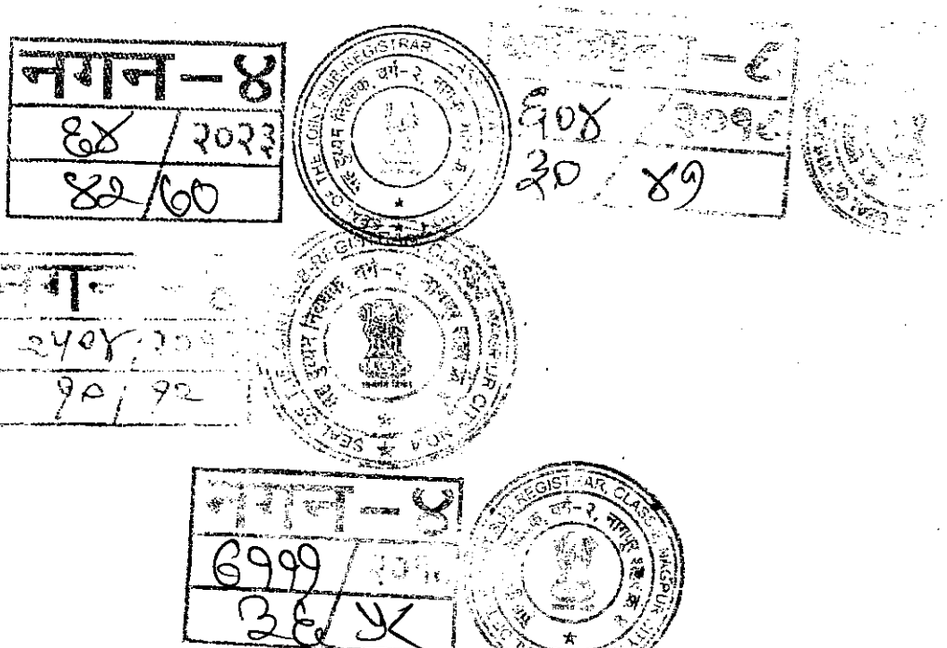
नगन - ४
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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO-4

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नगन - ४
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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO-4


नगन-४
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THE JOINT SUB-REGISTRAR
९०४ / २०१९
३० / ४७
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[redacted]
बुधवार,04 मे 2016 5:08 म.नं.

दस्त गोषवारा भाग-1

नगन4
दस्त क्रमांक: 2504/2016
99-92

दस्त क्रमांक: नगन4 /2504/2016

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

भरलेले मुद्रांक शुल्क: रु.500/-

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

अ. क्रं. 2504 वर दि.04-05-2016 .

वेळी 5:07 म.नं. वा. हजर केला.

पावती:3367 पावती दिनांक: 04/05/2016

सादरकरणाराचे नाव: श्री प्रवीण शामदेव राऊत हे स्वत: करीता व मे. शामदेव डेव्हलपर्स व बिल्डर्स प्रमोटर्स तर्फे भागीदार म्हणून . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्टांची संख्या: 12	
एकुण:	340.00

दस्त हजर करणाऱ्याची सही:

निबंधक, वर्ग-२
शहर क्र. ४

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

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्का क्रं. 1 04 / 05 / 2016 05 : 07 : 32 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 05 / 2016 05 : 07 : 58 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.4 सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४

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नगन-४
४४ / २०२३
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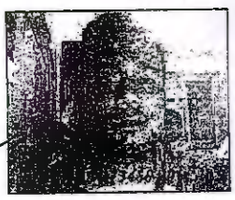
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दस्त गोषवारा भाग-2

नगन4
दस्त क्रमांक:2504/2016

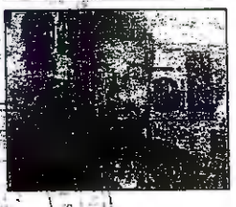
दस्त क्रमांक :नगन4/2504/2016
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री प्रवीण शामदेव राऊत हे स्वत: करीता व मे. शामदेव डेव्हलपर्स व बिल्डर्स प्रमोटर्स तर्फे भागीदार म्हणून . . पत्ता:प्लॉट नं: .. माळा नं: , इमारतीचे नाव: .. ब्लॉक नं: .. रोड न: बंधू नगर, झिंगाबाई टाकळी नागपूर , महाराष्ट्र, नागपुर पॅन नंबर:	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
2	नाव:श्री स्वप्नील सुरेश कडू पत्ता:प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: राष्ट्र संत नगर, झिंगाबाई टाकली नागपूर , महाराष्ट्र, नागपुर पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र वा दस्त ऐवज करुन दिल्याचे कबुल करतात.
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सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

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

अनु क	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री राहुल रमेशराव खरपकर . . वय:30 पत्ता:गोपाल नगर नागपूर पिन कोड:440022	 स्वाक्षरी	
2	नाव:श्री केतन रवींद्र टेंभरे . . वय:32 पत्ता:सुमन नगरी गोधनी नागपूर पिन कोड:441111	 स्वाक्षरी	

नगन-४ / ६४ / २०२३ / ४४/६०

नंबराचे बुकाचे
नंबरी नोंदला

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शिक्का क्र.5 ची वेळ:04 / 05 / 2016 05 : 09 : 46 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४
दि. ४ माहे ५ सन २०१६

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

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH000750076201617E	0000469579201617

प्रमाणित करण्यात येते कि, या दस्तऐवजात ..92.. पाने आहेत.

सह दुय्यम निबंधक
नागपूर शहर क्र. ४

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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नगन-४ / ६९१ / २०१६ / २८/५८

"EXHIBIT- B"

BYE LAWS OF "SWAMI SAMARTH PALACE CONDOMINIUM"

CHAPTER – I

1. **SHORT TITLE AND APPLICATION :**

(i) These Bye-laws may be called the Bye-laws of "SWAMI SAMARTH PALACE CONDOMINIUM".

(ii) The provisions of these Bye-laws apply to the "SWAMI SAMARTH PALACE CONDOMINIUM".

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

2. **DEFINATIONS :**

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

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

(b) "ASSOCIATION" means the Association of all the Apartment owners constituted by such owners for the purpose of the "SWAMI SAMARTH PALACE CONDOMINIUM".

(c) "BOARD" means a Board of Managers consisting of FIVE persons all of whom shall be owners of Apartment in the "SWAMI SAMARTH PALACE CONDOMINIUM".

(d) "BUILDING" means the Building located at ALL THAT Piece and Parcel of land bearing Plot No. D containing by admeasurement 1115.873 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 34/8 of Mouza – ZINGABAI TAKLI, P.S.K. 11/A, bearing Corporation House No. 528/D, City Survey No. 47 and Sheet Nos. 46 and 47 of Mouza – ZINGABAI TAKLI, situate at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

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

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

(g) "OWNERS" OR "APARTMENT OWNERS" means the person owning an Apartment in the "SWAMI SAMARTH PALACE CONDOMINIUM" .

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

(i) "UNIT" means a Family Unit in the "SWAMI SAMARTH PALACE CONDOMINIUM"

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

Contd.

नागन – ४ ६४ / २०२३ ४५ / 60

नागन – ४ ६९९ / २०१८ ३८ / ५८

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

3. **APARTMENT OWNERSHIP :**

The Building located on ALL THAT Piece and Parcel of land bearing Plot No. D containing by admeasurement 1115.873 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 34/8 of Mouza – ZINGABAI TAKLI, P.S.K. 11/A, bearing Corporation House No. 528/D, City Survey No. 47 and Sheet Nos. 46 and 47 of Mouza – ZINGABAI TAKLI, situate at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

4. **OBJECTS OF ASSOCIATION :**

The objects of the Association shall be –

(a) To be and to act as the Association of Apartment Owners of the building called "SWAMI SAMARTH PALACE CONDOMINIUM", situate at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR (hereinafter called "the said building") who have filed their Respective Declarations submitting their Apartments to the provisions of the Act.

(b) To invest or deposit moneys.

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

(d) To retain and rent or licence if possible, suitable portions of the common areas to outsiders for commercial purpose and to distribute the common profits left after deducting the common expenses amongst the Apartment owners as common profits or accumulate the same for building up a Reserve Fund.

(e) To provide for and do all and any of the matters provided in Sub-Section (2) of Section 16.

(f) To advance, with the consent of the Apartment Owners, any short term loans to any Apartment Owners in case of any emergent necessity and to provide for the repayment thereof in lump-sum or in instellments.

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

(h) To frame rules with the approval of the General Meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefits of the employees of the Association.

(i) To do all things necessary or/and otherwise provide for their welfare expedient for the attainment of the objects specified in these Bye-laws.

Contd. . .

(2) The Association shall not act beyond the scope of its objects without duly amending the provisions of these Bye-laws for the purpose.

5. MEMBERS OF ASSOCIATION :

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

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

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

6. JOINT APARTMENT OWNERS :

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

7. HOLDING OF ONE SHARE COMPULSORY :

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

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नगन-४ ४४/२०२३ ४६/६०

नगन-४ ६९२१/२०१८ ६१/५५

8. DISQUALIFICATION :

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

CHAPTER - II
VOTING, QUORUM AND PROXIES

9. VOTING :

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

10. QUORUM :

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

11. VOTES TO BE CAST IN PERSON :

Votes shall be cast in person .

CHAPTER - III
ADMINISTRATION

12. POWER AND DUTIES OF ASSOCIATION :

The Association will have the responsibility of administering the "SWAMI SAMARTH PALACE CONDOMINIUM", approving the Annual Budget, Establishing and collecting monthly assessments and arranging for the Management of the Condominium in an efficient manner except as the Condominium in an efficient manner except as otherwise provided, resolutions of the Association shall require approval by a majority of owners casting votes in person.

13. PLACE OF MEETING :

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

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नगन – ४ ४८ / २०२३ ४८/60

14. ANNUAL MEETINGS :

The First Annual Meeting of the Association shall be held on 31st December 2020 and thereafter the annual meeting of the Association shall be held latest by the last week of DECEMBER of each succeeding year. At such meetings there shall be elected by ballot of the Apartment Owners, a Board in accordance with the requirements of Bye-laws No. 22. The owners may also transact such other business of the Association as may proporly come before them.

15. SPECIAL MEETINGS :

It shall be the duty of the President to call a Special Meeting of the Apartment owners as directed by a Resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorised by him in this behalf. The Notice of any Special Meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of Four Fifths of the owners present in person.

16. NOTICE OF MEETINGS :

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

17. ADJOURNED MEETINGS :

If any meeting of Owners cannot be organised because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than Forty-Eight hours from the time the original meeting was called. If as such adjourned meeting also no quorum is present, the owners present in person being not less than two shall form a quorum.

18. ORDER OF BUSINESS :

The Order of business at all meetings of the Owners of Units shall be as follows

(a) Roll Cail.

(b) Proof of notice or meeting or waiver of notice.

(c) Reading of minutes of preceding meeting.

