(d) Reports of Officers.

(e) Reports of the Housing Commissioner or the Registrar or of the Officer duly authorised 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

19. MANAGEMENT OF ASSOCIATION :

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

20. POWER AND DUTIES OF BOARD :

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

21. OTHER DUTIES :

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

(a) Care, upkeep and surveillance of the "SWAMI SAMARTH PALACE CONDOMINIUM" 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 porsonnel necessary for the maintenance and operative of the above "SWAMI SAMARTH PALACE CONDOMINIUM" and the common areas and facilities and the restricted common areas and facilities.

22. 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 authorise including, but not limited to the duties listed in Bye-law 20.

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23. ELECTION AND TERM OF OFFICE :

At the first annual meeting of the Association the term of Office of two Managers shall be fixed for Three Years. The Term of Office of Two Managers shall be

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fixed at Two Years and the Term of Office of One Manager shall be fixed at One Year. At the expiration of the initial term of Office of each respective Manager, his successor shall be elected to serve a term of three years. The Managers shall hold office until their successors have been elected and hold their first meeting.

24. VACANCIES :

Vacancies in the Board caused by any reason other than removal of a 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 a Manager until a successor is elected at the next annual meeting of the Association.

25. REMOVAL OF MANAGERS :

At any regular and/or special meeting duly called any one or more of the Managers may be removed with or without cause by a majority of the Apartment owners and a successor may then and there is be 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.

26. ORGANISATION MEETING :

The First meeting of the newly elected board shall be held within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no 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.

27. REGULAR MEETINGS :

Regular meeting of the Board may be held at such time and place as shall be determined from time to time, by a majority of Managers, but at least two such meetings shall be held during each year. Notice or regular meetings of the Board shall be given to each Managers personally or by main, or telegraph, at least three days prior to the day named for such meeting.

28. SPECIAL MEETINGS :

Special meetings of the BOARD may be called by the President on three days notice to each Manager, given personally or by mail, or telegraph, which notice shall state the time, place (as hereinabeve provided) as purpose of the meeting. Special meeting of the BOARD shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

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SEAL OF THE SUB-REGISTRAR CLASS-2 NAGPUR

29. WAIVER OF NOTICE :

Before or at any meeting of the BOARD any Manager, may in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the BOARD shall be 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.

30. QUORUM :

At all meetings of the BOARD one-third of the total strength of the Managers shall constitute a quorum for the transaction of Business and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the BOARD. If at any meeting of the BOARD, there be less than a quorum. The majority of those present any adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice provided there is a quorum present.

31. FIDELITY BONDS :

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

CHAPTER - V
OFFICERS

32. DESIGNATION :

The Principal Officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the BOARD. The BOARD may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary (In the case of an Association of one hundred owners or less, the Office or Treasurer and Secretary may be filled by the same person).

33. ELECTION OF OFFICERS :

The Officers of the Association shall be elected annually by the BOARD at the organisation meeting of each new BOARD and shall hold offices at the pleasure of the BOARD.

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34. REMOVAL OF OFFICERS :

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

35. PRESIDENT :

The President shall be the Chief Executive Officer of the Association. He shall preside at all the meetings of the Association and of the BOARD. 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 among the Owners, from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. VICE-PRESIDENT :

The Vice-President shall take the place of the president and perform his duties whenever 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 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 all the meetings of the BOARD and the minutes of all meetings 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 Secretary.

38. TREASURER :

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

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

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39. ASSESSMENTS :

All Owners are obliged pay monthly assessments imposed by the Association to meet all expenses relating to the "SWAMI SAMARTH PALACE CONDOMINIUM" which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earth quake or other hazard or calamity. The Assessments shall be made pro-rate according to the proportionate share in land held, as stipulated in Declaration. Such assessment shall include monthly payment to a general operating reserve and reserve fund for replacement.

40. MAINTENANCE AND REPAIRS :

(1) Every owner must perform promptly, all maintenance and repairs work within his own unit, which if omitted would affect the "SWAMI SAMARTH PALACE CONDOMINIUM" in entirety or in a part belonging to other Owners, being expressly responsible for the damages and liabilities that his failure to do so any endanger.

(2) All the repairs of internal/external installations of the units such as water, light, power, sewage, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the Apartment Owner concerned.

(3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facility damaged through his fault.

41. USE OF FAMILY UNITS - INTERNAL CHANGES :

(1) All Apartments shall be strictly utilised for RESIDENTIAL Purposes Only.

(2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the president of the Board, if no Manager is employed. The Association shall have the obligations to answer within THIRTY days and failure to so within the stipulated time, shall mean that there is NO OBJECTION to the proposed modifications, alteration or installation.

42. USE OF COMMON AREAS AND FACILITIES :

An owner shall not place or cause to be placed in the lobbies, stairways and other areas of "SWAMI SAMARTH PALACE CONDOMINIUM" and facilities of a similar nature beth 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.

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43. RIGHT OF ENTRY :

(1) An Owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of any emergency originating in/of threatening his unit, whether the owner is present at the time or not.

(2) An Owner shall permit other owners, or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests or electrical services, provided that requests for entry are made in advance and that much entry in at a time convenient to the other. In case of an emergency such right of entry shall be immediate.

44. RULES OF CONDUCT :

(1) No resident of "SWAMI SAMARTH PALACE CONDOMINIUM" shall post any advertisement or posters of any kind in or on the building except as authorised by the Association.

(2) Resident shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary Bye-laws or regulations.

(3) It is prohibited to hang garments, rugs etc. from the windows, balconies or from any of the facades of the "SWAMI SAMARTH PALACE CONDOMINIUM".

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

(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided all garbage or trash shall be collected in vessel and thrown in the Municipal Dust Bin.

(6) No owner, resident or lessee shall install wiring for electrical or telephone installations, television antennae machine or air conditioning units etc. on the exterior of the "SWAMI SAMARTH PALACE CONDOMINIUM" or that protrude through the walls or the roof of that Condominium, except as authorised 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.

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(b) By contributions and donations from the Apartment Owners.

(c) From common profits which shall form 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 Compotent Authority may determine in this behalf.

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

(a) In Central Co-operative Banks or in the State Co-operative Bank; OR

(b) In any of the securities specified in Section 20 of the Indian Trust Act, 1882; OR

(c) In any Co-operative Bank or society, other than those referred to in Clause (a) of this purpose by the Association.

47. AFFILIATION :

Should there be any federation of Apartment owners in the locality in which the "SWAMI SAMARTH PALACE CONDOMINIUM", is situate, the Association may, after consulting the Compotent Authority become a member thereof and pay the sums from time to time payable to such Federation under the rules thereof.

46. ACCOUNTS :

(1) A Banking Account shall be opened by the Association into which all moneys received on behalf of the Association shall be peid, provided that the Secretary may retain in his personal custody, an amount not exceeding Rs. 200/- (Rupees Two Hundred) only for petty expenses. All payment above Rs. 200/- (Rupees Two Hundred) Only shall be made by cheques 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 him share in receipts of profits from common areas and contributions towards common expenses, and his share of assessments and other dues, if any, in respects of his apartment.

(3) The Association shall on or before 31st May each year publish an audited financial statement in respect of the common areas and facilities containing:-

(a) The Profit and Loss Account.

(b) The receipts and expenditure of the previous financial year; AND

(c) A summary of the property and assets and liabilities of the common area 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 have been arrived at.

(4) Every financial statoment shall be accompanied a complete list of the

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Apartment Owners. There shall also accompany the financial statement a similar list of loanees. The financial statement shall state upto what date profits and expenses of common areas are included.

49. PUBLICATION OF ACCOUNTS AND REPORTS :

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the Office of the Association.

50. APPOINTMENT OF AUDITOR(S) :

The Association shall appeint at its general meeting an Auditor who shall audit the account of the Association, to be prepared by the Board as hereinabove provided and shall examine the annual returns and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct duly vouched and in accordance with law, or specially repert to the Association in what respect he finds it unvouched, incorrect or not in accordance with law.

51. POWER OF AUDITOR :

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities and common expenses and shall make a special report to the Association upto any matter connected with the accounts which appears to him to require notice.

CHAPTER - VII
MORTGAGES

52. NOTICE TO ASSOCIATION :

An Owner who mortgage his unit shall notify the Association through the Manager, if any or the President of the Board in the event there is no Manager, the name and address of his Mortgagee and the Association shall maintain such information in a book entitled "MORTGAGES OF UNITS".

53. NOTICE OF UNPAID ASSESSMENTS :

The Association shall at the request of a Mortgagees of a Unit report any unpaid assessment due from the Owner of such unit.

CHAPTER - IX
COMPLIANCE

54. COMPLIANCE :

These Bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these Bye-laws confiict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

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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 a resolution of the Board and every deed of instrument to which the seal is affixed shall be attestod for or on behalf of the Association by two members of the Board and the Secretary or any other person authorised by the Association in that bohalf.

CHAPTER – X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENTS OF 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 owners representing at least 75 percent of the total value of all units in the "SWAMI SAMARTH PALACE CONDOMINIUM" as shown in the DECLARATION.

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVFS7206B

नाम / Name
SHAMDEO DEVELOPERS & BUILDERS PROMOTERS

निगमन/गठन की तारीख
Date of Incorporation / Formation
01/12/1999

02042018



भारत सरकार
Government of India



दिनेश बंडुजी जुमडे
Dinesh Banduji Jumde
जन्म तारीख / DOB : 04/10/1982
पुरुष / Male

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आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

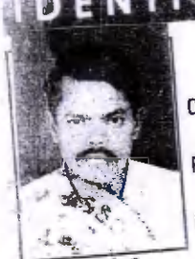


स्वप्नील सुरेश कडू
Swapnil Suresh Kadu
जन्म तारीख/DOB: 02/06/1990
पुरुष/ MALE

6462 9093 6802

मेरा आधार, मेरी पहचान

IDENTITY CARD



Narendra Y. Loche, (Advocate)
OFF: Dist. Court,
RESI: L-254, Rajgruhanagar Nagpur
PH. Mobile No. 9921028436

President
D.B.A.

Secretary
D.B.A.

DBA NAGPUR
DISTRICT BAR ASSOCIATION NAGPUR

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६४ / २०२३
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नगन-४
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५३/५८

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता:
S/O सुरेश कडू, पांडुरंग मंगल कार्यालय मागे, प्लॉट नं.६, राष्ट्रसंत नगर,गोधनी रोड,झिंगाबाई टाकली, मानकापूर स.ओ., नागपूर,
महाराष्ट्र - 440030

Address :
S/O Suresh Kadu, BEHIND PANDURANG MANGAL KARYALAYA, PLOT NO.6,RASHTRASANTH NAGAR,GODHNI ROAD,ZINGABAI TAKLI, Mankapur S.O, Nagpur,
Maharashtra - 440030

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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

आधार

पत्ता S/O: बंडुजी जुमडे, हनुमान मंदिर, बैलवाडा, कोरडी तपस, नागपूर, नागपूर ग्रामीण, महाराष्ट्र, 441111

Address: S/O: Banduji Jumde, hanuman mandir, Bailwada, Koradi Tps, Nagpur, Nagpur (rural), Maharashtra, 441111

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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर

नागन-४
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CHALLAN

MTR Form Number-6

GRN	MH008733371201819E	BARCODE		Date	28/11/2018-14:00:52	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	AAVFS7206B
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	MS SHAMDEO DEVELOPERS BUILDERS PROMOTERS
Location	NAGPUR		
Year	2018-2019 One Time	**Flat/Block No.**	PLOT NO. D (1115.873 Sq. Mtrs.)
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	ZINGABAI TAKLI
0030063301 Registration Fee	100.00	**Area/Locality**	ZINGABAI TAKLI, NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 0
		Remarks (If Any)	SecondPartyName=NIL~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172018112800502	154477626
Cheque/DD No.		Bank Date	RBI Date	28/11/2018-14:01:48	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
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. : 0000000000

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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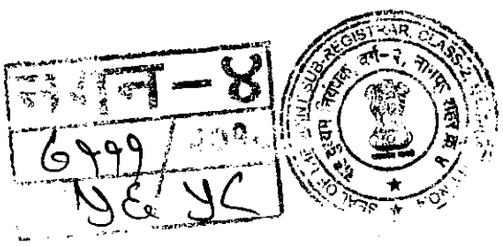
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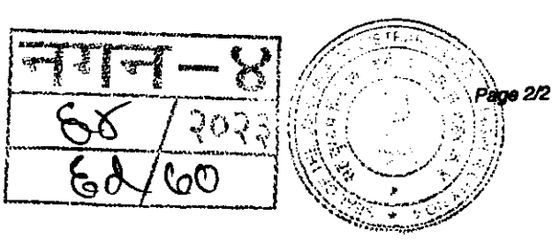
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दस्त गोषवारा भाग-1

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दस्त क्रमांक: 7111/2018

दस्त क्रमांक: नगन4 /7111/2018

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात
अ. क्रं. 7111 वर दि.28-11-2018
रोजी 4:51 म.नं. वा. हजर केला.

पावती:8924 पावती दिनांक: 28/11/2018

सादरकरणाराचे नाव: मे. शामदेव डेव्हलपर्स ऍंड बिल्डर्स प्रोमोटर्स तर्फे भागीदार श्री. प्रविण उर्फ सचिन शामदेवराव राऊत तर्फे कबुली जबाब देणार स्वप्नील सुरेश कडू -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1160.00
पृष्टांची संख्या: 58	
एकुण:	1260.00

दस्त हजर करणाऱ्याची सही:

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

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

NGP4

दस्ताचा प्रकार: घोषणापत्र

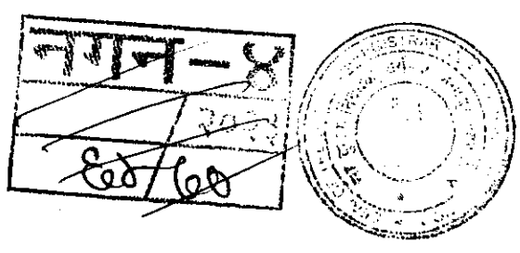
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शिक्का क्रं. 2 28 / 11 / 2018 04 : 52 : 39 PM ची वेळ: (फी)

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

नगन-४
६४ / २०२३
६२ / 60



दस्त गोषवारा भाग-2

नगन4 ५८९८
दस्त क्रमांक:7111/2018

28/11/2018 5 19:55 PM

दस्त क्रमांक :नगन4/7111/2018

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. शामदेव डेव्हलपर्स ॲंड बिल्डर्स प्रोमोटर्स तर्फे भागीदार श्री. प्रविण उर्फ सचिन शामदेवराव राऊत तर्फे कबुली जबाब देणार स्वप्नील सुरेश कडू - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न. 6, राष्ट्रसंत नगर, झिंगाबाई टाकळी, नागपूर., महाराष्ट्र, नागपुर. पॅन नंबर:AAVFS7206B	लिहून देणार वय :-28 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 11 / 2018 04 : 53 : 33 PM

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

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिनेश बंडुजी जुमडे . . वय:36 पत्ता:बैलवाडा, नागपूर पिन कोड:441111		
2	नाव:नरेंद्र यशवंत कोचे वय:42 पत्ता:पंचशील नगर, नागपूर. पिन कोड:440017		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:28 / 11 / 2018 04 : 54 : 32 PM

शिक्का क्र.5 ची वेळ:28 / 11 / 2018 04 : 54 : 54 PM नोंदणी पुस्तक 1 मध्ये

9 नंबराचे चुकाचे
6999 नंबरी नोंदला

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

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. २८ माहे ११ सन २०१८

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008733371201819E	0004782601201819

प्रमाणित करण्यात येते कि, या दस्तऐवजात /2018
एकुण ..... पाने आहेत

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2. Get print immediately after registration.

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

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

पावती-४
६४ / २०२३
६४/६०

267/7111

Wednesday,November 28 ,2018

5:17 PM

पावती

Office Copy

नोंदणी क्रं. :39म

Regn.: 39M

पावती क्रं.: 8924 दिनांक: 28/11/2018

गावाचे नाव: टाकळी (झिंगाबाई)

दस्तऐवजाचा अनुक्रमांक: नगन4-7111-2018

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: मे. शामदेव डेव्हलपर्स ऍंड बिल्डर्स प्रोमोटर्स तर्फे भागीदार श्री. प्रविण उर्फ सचिन शामदेवराव राऊत तर्फे कबुली जबाब देणार स्वप्नील सुरेश कडू -

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

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे 5:12 PM ह्या वेळेस मिळेल.

NGP4

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

बाजार मुल्य: रु.1/-

मोबदला रु.:0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

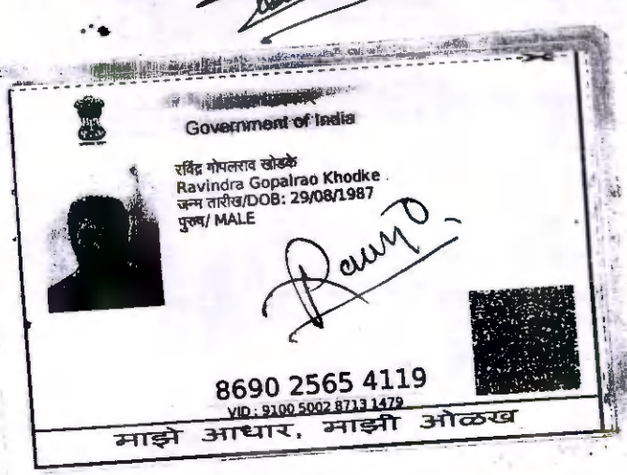
1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008733371201819E दिनांक: 28/11/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1160/-

नागपूर-४
दस्त / 2023
७५ / ८०









नमुना – ४

६८ / २०२३

६६ / 60

[redacted] प्राधिकरण
[redacted] of India

Address: Ward No 3 House No 82 At Temasana
Near Hanuman mandir, Tah Kamptee,
Temsana, Nagpur, Maharashtra, 441202

3201 1860 1029

1947 help@uidai.gov.in www.uidai.gov.in

आधार [redacted] प्राधिकरण
Unique Identification Authority of India

पत्ता:
प्लॉट न 49, एफ-302, साई सागर अपार्टमेंट, रामकृष्ण नगर, उमरेड रोड, दिघोरी, हनुमान नगर, नागपूर, महाराष्ट्र - 440009

Address:
Plot no 49, F-302, Sai Sagar apartment, Ramkrishna Nagar, Umred Road, Dighori, Hanuman Nagar, Nagpur, Maharashtra - 440009

QR Code with Photograph

8690 2565 4119
VID : 9100 5002 8713 1479

help@uidai.gov.in www.uidai.gov.in

[redacted] पहचान प्राधिकरण
[redacted] OF INDIA

आधार

पत्ता:
C/O शामदेवरावजी राउत, प्लॉट न 8, झिंगाबाई टाकली रोड, एम एस .ई. बी टावर जवळ, बंधू नगर, मानकापूर, नागपूर,
महाराष्ट्र - 440030

Address :
C/O Shamdeoraoji Raut, Plot No 8, Zingabai Takli Road, Near M S .E.B Tower, Bandhu Nagar, Mankapur, Nagpur, Maharashtra - 440030

8280 5404 5024
VID : 9154 7002 [redacted] 3601

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

नगन-13
६४ / २०१३
६७/७०

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 NAGPUR-2

CHALLAN
MTR Form Number-6

GRN	MH013156100202223E	BARCODE		Date	03/01/2023-11:53:10	Form ID	25.4

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAVFS7206B
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	SHAMDEO DEVELOPERS BUILDERS PROMOTERS
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	City Survey No. 47 Plot No. D

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

Premises/Building	
Road/Street	Mouza ZINGABAI TAKLI
Area/Locality	Nagpur
Town/City/District	
PIN	4 4 0 0 3 0
Remarks (If Any)	SecondPartyName=SHAMDEO DEVELOPERS BUILDERS PROMOTERS~
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023010386548	IK0CAVGVK0
Cheque/DD No.		Bank Date	RBI Date	03/01/2023-11:24:53	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
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. : 8380078995
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-267-64	0006521601202223	03/01/2023-14:43:24	IGR386	100.00

नगन - ४
६४ / २०२३
६४/60

STAMP OF THE JOINT SUB-REGISTRAR CLASS

Print Date 03-01-2023 02:45:35

GRN : MH013156100202223E **Amount :** 600.00 **Bank :** STATE BANK OF INDIA **Date :** 03/01/2023-11:53:10

2	(iS)-267-64	0006521601202223	03/01/2023-14:43:24	IGR386	500.00
			Total Defacement Amount		**600.00**

नगन-४ २०२३

Print Date 03-01-2023 02:45:35

267/64
मंगळवार,03 जानेवारी 2023 2:43 म.नं.

दस्त गोषवारा भाग-1

नगन4 ६e1६०
दस्त क्रमांक: 64/2023

दस्त क्रमांक: नगन4 /64/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

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

अ. क्रं. 64 वर दि.03-01-2023

रोजी 2:42 म.नं. वा. हजर केला.

पावती:102 पावती दिनांक: 03/01/2023

मादरकरणाराचे नाव: मे **शामदेव डेव्हलपर्स आणि बिल्डर्स प्रमोटर्स तर्फे भागीदार प्रविण उर्फ सचिन शामदेवराव राऊत . .**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	
एकुण:	1500.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: रद्दलेख

मुद्रांक शुल्क: दस्त रद्द करण्यातल्या प्रकारामधील असेल तर

शिक्का क्रं. 1 03 / 01 / 2023 02 : 42 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 01 / 2023 02 : 43 : 04 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
सत्यमेव जयते

03/01/2023 2 44:35 PM

दस्त गोषवारा भाग-2

नगन4 ७०/६०

दस्त क्रमांक:64/2023

दस्त क्रमांक :नगन4/64/2023

दस्ताचा प्रकार :-रद्दलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे शामदेव डेव्हलपर्स आणि बिल्डर्स प्रमोटर्स तर्फे भागीदार प्रविण उर्फ सचिन शामदेवराव राऊत . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 8, बंधु नगर, एम.एस.ई.बी. टावर जवळ, झिंगाबाई टाकळी रोड, मानकापूर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAVFS7206B	लिहून देणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत रद्दलेख चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 01 / 2023 02 : 43 : 52 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार मे शामदेव डेव्हलपर्स आणि बिल्डर्स प्रमोटर्स तर्फे भागीदार प्रविण उर्फ सचिन शामदेवराव राऊत . .	03/01/2023 02:44:14 PM	प्रवीण शामदेवरावजी राउत M XXXX XXXX 5024	

शिक्का क्र.4 ची वेळ:03 / 01 / 2023 02 : 44 : 15 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

६६ नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण ६० पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४
दि. ३ पाने ९ सन २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	SHAMDEO DEVELOPERS BUILDERS PROMOTERS	eChallan	00040572023010386548	MH013156100202223E	500.00	SD	0006521601202223	03/01/2023
2		DHC		0301202305263	1400	RF	0301202305263D	03/01/2023
3	SHAMDEO DEVELOPERS BUILDERS PROMOTERS	eChallan		MH013156100202223E	100	RF	0006521601202223	03/01/2023

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

64 /2023

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2. Get print immediately after registration.

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