

270/249

पावती

Original/Duplicate

Monday, January 08, 2024

नोंदणी क्र.: 39म

1:49 PM

Regn.: 39M

पावती क्र.: 314 दिनांक: 08/01/2024

साबाचे नाव: बेजतरोडी

वस्तुगोबजाचा अनुक्रमांक: नगन7-249-2024

वस्तुगोबजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: मेसर्स ईचेस रियलिटीस तर्फे भागीदार अमित विजयराव मारावार

नोंदणी फी

रु. 100.00

वस्तु हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 1140.00

आपणास मूळ वस्तु, शंबनेल प्रिंट, सूची-२ अंदाजे

2:09 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 1040/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0124085209771 दिनांक: 08/01/2024

वॅकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH013537431202324E दिनांक: 08/01/2024

वॅकचे नाव व पत्ता:

सह दुय्यम निबंधक, रु. २,
नागपूर ग्रामिण क्र. ७

Ramy



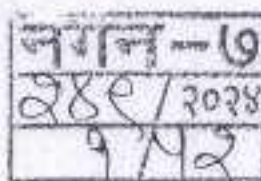
CHALLAN
MTR Form Number-6



GRN	MH019537431202324E	BARCODE			Date	05/01/2024-17:40:21	Form ID	25.1
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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		M/s INCHES REALITIES		
Location NAGPUR				Flat/Block No.		Kh. No.22/1/A		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount in Rs.		Road/Street			
0030045401 Stamp Duty			100.00		Mouza Belkerodi			
0030063301 Registration Fee			100.00		Area/Locality			
					Tah. Nagpur Gramin, Dist. Nagpur			
					Town/City/District			
					PIN			
					4 4 0 0 3 7			
					Remarks (If Any)			
					SecondPartyName=M/s INCHES REALITIES-CA=0-Marketval=0			
					Amount in			
					Two Hundred Rupees Only			
Total			200.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024010518964		2847013394
Cheque/DD No.				Bank Date	RBI Date	05/01/2024-17:41:35		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI 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.
संदर्भ चालान केवल दस्तावेज निकास कार्यालयों में ही कार्यवाही के लिए मान्य है। निकास न करवाया गया दस्तावेज का यह चालान मान्य नहीं है।

Mobile No. : 9823389255



ममल-७
२४९/२०२४
२/५२



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**DEED OF DECLARATION
IN
FROM 'A'**

IN THE CITY OF NAGPUR, Tahsil and District Nagpur We, M/s INCHES REALITIES, (PAN : AAFF19167F), A Partnership Firm represented through its Partners (1) SHRI AMIT S/o VIJAYRAO MARAWAR, Aged 40 years, Occupation Business, P.A.N - AMSPM3938R, Aadhar No. 347412049825, Mob No. 9823389955, R/o Plot No. 208, Shri Nagar, Ring Road, Empress Mill Society, Nagpur 440015, (2) SHRI SUHAS S/o ASHOKRAO DOMDE, Aged 42 years, Occupation Business, PAN : AKFPD7607R, Aadhar No. 732266010792, Mobile No. 9373290870, email : mahalaxmirealities@gmail.com, R/o Plot No. 50, Bante Layout, Wardha Road, Nagpur - 440025, hereinafter referred to as the GRANTOR, who are fully empowered and qualified to execute this DEED do hereby state:

FIRST:

That the Grantor are the absolute owners of All That Piece and Parcel of surplus land admeasuring about 2700 Sq.Mtr, Kh No. 22/1/A, bearing P.H. No. 38, Land Revenue Rs.1.00/-, Occupancy Class 1 situated at Mouza Beltarodi, Tah Nagpur Gramin, Dist Nagpur having purchased the same from its previous owners Shri Babulal s/o Roshanlal Patni and Shri Rohan s/o Niranjan Thakar which is duly registered in the Office of Sub Registrar No.7, Nagpur at Sr.No.5928 dated 12/06/2023 and the said land is bounded as under :

TO THE EAST	-	Road
TO THE WEST	-	Kh. No. 21
TO THE NORTH	-	Shiv Pandan/Road
TO THE SOUTH	-	Retainable land of Kh. No. 22/1

That the Grantor has submitted the said property (Plottable area of 2649.872 Sq Mtr) out of the total land admeasuring about 2700 Sq.Mtr. to the provisions of the Maharashtra Apartment Ownership Act, 1970.

SECOND:

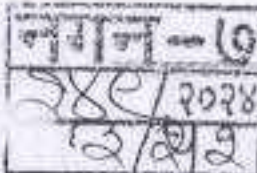
THAT the Grantor has himself started the construction of a Multistoried Building on the parcel of land described above, to be known and styled as "SONESTAA" according to the Plan attached hereto as EXHIBIT-A which is approved and duly sanctioned by Nagar Panchayat, Besa-Pipla vide its Building Permit No. N.P.B.P./B.P./1795/2023 dated 01/01/2024.

THAT the Postal Address of the Building is as follows:

"SONESTAA"

Kh. No. 22/1/A, P.H. No.38

MOUZA - Beltarodi, NAGPUR Gramin, Dist. Nagpur.



THIRD:

THAT the said Multistoried building to be known and styled as "SONESTAA" consists of Eight Floors. There are Seven Flats on the First Floor, Seven Flats on the Second Floor, Seven Flats on the Third Floor, Seven Flats on the Fourth Floor, Seven Flats on the Fifth Floor, Seven Flats on the Sixth Floor, Seven Flats on the Seventh Floor and Seven Flats on the Eighth Floor. Thus there are total 56 Flats in the said Scheme. The upper Floors are capable of individual utilization on account of having their common exit to common areas and facilities of the building and the Apartments will be sold to one or more Owners, each Owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "Family Unit") and also an Undivided interest in the General Common Areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common Areas and facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

FORTH:

THAT the said Multistoried building shall be known and styled as "SONESTAA" and the total Built-up area of all the building as specified follows:

Total Plot Area	2649.872 Sq. mtrs.
Total residential Built up area on all Floors	
After considering paid FSI and Premium area	5682.060 Sq. mtrs.

FIFTH:

THAT this Condominium shall be known as "SONESTAA CONDOMINIUM" and the Family Units and Common Areas and facilities of the Building are as follows:

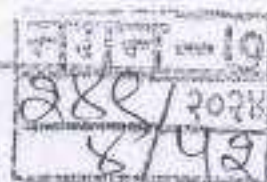
FAMILY UNITS ON FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR

1. GROUND FLOOR	: There is Covered Parking
2. FIRST FLOOR	: There are 7 Apartments
3. SECOND FLOOR	: There are 7 Apartments
4. THIRD FLOOR	: There are 7 Apartments
5. FOURTH FLOOR	: There are 7 Apartments
6. FIFTH FLOOR	: There are 7 Apartments
7. SIXTH FLOOR	: There are 7 Apartments
8. SEVENTH FLOOR	: There are 7 Apartments
9. EIGHTH FLOOR	: There are 7 Apartments

THE BUILDING BOUNDED AS UNDER:

TO THE EAST	-	12 Mtr Road
TO THE WEST	-	Open space of this Plot
TO THE NORTH	-	12 Mtr Road
TO THE SOUTH	-	12 Mtr road

Each Family Unit is described herein below. The measurement of family unit includes all the outside walls and 1 1/2 of the block partition and the proportionate built up area which comes to super built up area Dimension of the each Family units are as follows.



AREA STATEMENT

FLOOR NAME	FLAT NO.	CARPET AREA	BUILT UP AREA	BALCONY AREA	STAIR CASE LOBBY, PASSAGE AND COMMON AREA	PARKING AREA	SUPER BUILT UP AREA IN SQ. MTR.	ADDITIONAL TERRACE	LAND SHARE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
GROUND FLOOR : PARKING									
FIRST FLOOR									
2 BHK	101	60.022	65.248	12.874	15.16789	9.290	102.580	3.876	1.03627 %
3 BHK	102	71.687	77.597	12.009	15.16789	9.290	114.064	30.919	1.23239 %
3 BHK	103	79.924	85.727	11.668	15.16789	9.290	121.853	23.953	1.36151 %
2 BHK	104	60.879	67.560	12.032	15.16789	9.290	104.050	33.121	1.07300 %
3 BHK	105	79.924	85.727	11.668	15.16789	9.290	121.853	25.623	1.36151 %
3 BHK	106	71.687	77.597	12.009	15.16789	9.290	114.064	34.617	1.23239 %
2 BHK	107	60.022	65.248	12.874	15.16789	9.290	102.580	13.87	1.03627 %
SECOND FLOOR									
2 BHK	201	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
3 BHK	202	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
3 BHK	203	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
2 BHK	204	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300 %
3 BHK	205	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
3 BHK	206	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
2 BHK	207	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
THIRD FLOOR									
2 BHK	301	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
3 BHK	302	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
3 BHK	303	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
2 BHK	304	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300 %
2 BHK	305	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
3 BHK	306	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
2 BHK	307	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
FOURTH FLOOR									
2 BHK	401	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
3 BHK	402	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
3 BHK	403	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
2 BHK	404	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300 %
3 BHK	405	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
3 BHK	406	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
2 BHK	407	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
FIFTH FLOOR									
2 BHK	501	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %
3 BHK	502	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
3 BHK	503	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
2 BHK	504	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300 %
3 BHK	505	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151 %
3 BHK	506	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239 %
2 BHK	507	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627 %

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SIXTH FLOOR

2 BHK	601	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%
3 BHK	602	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
3 BHK	603	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
2 BHK	604	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300%
3 BHK	605	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
3 BHK	606	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
2 BHK	607	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%

SEVENTH FLOOR

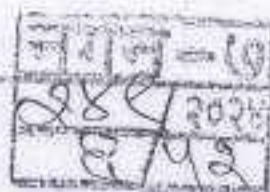
2 BHK	701	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%
3 BHK	702	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
3 BHK	703	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
2 BHK	704	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300%
3 BHK	705	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
3 BHK	706	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
2 BHK	707	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%

EIGHTH FLOOR

2 BHK	801	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%
3 BHK	802	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
3 BHK	803	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
2 BHK	804	60.879	67.560	12.032	15.16789	9.290	104.050	-	1.07300%
3 BHK	805	79.924	85.727	11.668	15.16789	9.290	121.853	-	1.36151%
3 BHK	806	71.687	77.597	12.009	15.16789	9.290	114.064	-	1.23239%
2 BHK	807	60.022	65.248	12.874	15.16789	9.290	102.580	-	1.03627%

COMMON AREAS AND FACILITIES:

- a. The Parcel of land described in Paragraph FIRST of this Deed.
- b. Common passage leading to the Stair Way.
- c. Compound wall on all four sides
- d. The following facilities are located throughout the building as shown below:
 - i. Two Sump (Partition) with electric Motor and Pump.
 - ii. A Bore Well with Electric Motor and Pump.
 - iii. One Gram Panchayat water connection
 - iv. Plumbing network throughout the Building.
 - v. Electric wiring network throughout the Building.
 - vi. Necessary light and public water connections.
 - vii. Four overhead Water Tanks
 - viii. 2 Staircase and 2 Elevators.
- e. The foundations and main Walls, columns, girders, beams and roofs of the Building as described in the Plan which forms part of this DEED as EXHIBIT-A hereof.
- f. And in general all apparatus and installations existing for common use.



SIXTH:

- (A) THAT the right, title and interest of each Owner of a family unit in the General Common areas and facilities listed under letters (a) to (e) sub-Paragraph 2 of Para FIFTH and their proportionate share in the profits and common expenses in the said General Common Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of "SONESTAA" shall be as follows:
- (B) THAT the proportionate representation for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.
- (C) APARTMENTS and the percentage of Undivided interest in the Common areas and Facilities appertaining to the Apartment are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH:

THAT the administration of "SONESTAA" consisting as aforesaid of the Building and parcel of land described in Paragraph FIRST, FIFTH of this deed of shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made a part of this Deed and are attached hereto as EXHIBIT-B.

EIGHTH:

THAT as appears above a Plan of apartment Ownership is hereby constituted under and subject to the provisions of The Maharashtra Apartment Ownership Act, 1970 so that the Family Units on all Floors are conveyed or may be conveyed and registered as individual properties capable of independent use on account of each having it's own exit to a common area and facility of the building, each family unit owner having an exclusive and particular, title and interest over his respective family unit and in addition, the specified undivided interest in the Common Areas and facilities.

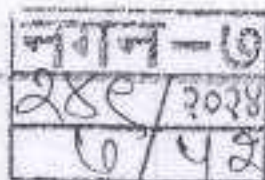
NINTH:

THAT for the purposes of the Stamp Duty and Registration Fees to be imposed on the registration of this Deed in the Registered of Declaration and Deed of Apartment Under Section 13(5), the value of "SONESTAA" is described as follows:

- (A) The Parcel of land described in Paragraph FIRST hereof is valued at Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only).
- (B) The value of "SONESTAA" shall be evaluated after completion of the scheme.

TENTH:

THAT so long as the grantor owns one or more of the Family Units, the Grantor shall be subject to the provision of this Deed and the Exhibit -A and B attached hereto, and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment owners with respect to assurances against latent defects in the building or other rights assigned to the association by reason of the establishment of "SONESTAA".



ELEVENTH:

THAT the General common Areas and Facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH:

THAT the Percentage of the Undivided interest in the General common Areas and Facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this Deed duly registered.

THIRTEENTH:

THAT the Undivided interest in the General Common Areas and Facilities shall not be separated from the family Unit to which it appertains, and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH:

THAT each apartment Owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions, shall be ground for an action to recover sums due for damages or for injunctive relief.

FIFTEENTH:

THAT the dedication of the property to the Plan of Apartment Ownership herein, shall not be revoked or the property removed from the plan of apartment Ownership or any of the provisions herein amended unless all of the apartment owners and the mortgages of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the Plan by duly registered document/instrument.

SIXTEENTH:

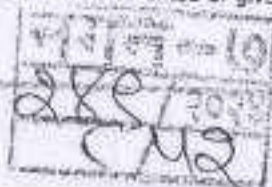
THAT no apartment Owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common Areas and facilities or by the abandonment of his family unit.

SEVENTEENTH:

THAT the sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any on the family unit for payment of Government or Municipal Tax or both (2) all sum unpaid on a first mortgage of the apartment.

EIGHTEENTH:

THAT all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and satisfied. The respective family unit shall not be rented or given on leave and license or caretaker basis by the



Apartment Owners thereof for transient or hotel purposes, which shall be defined as (1) Rental compensation or compensation for any period less than Thirty days, (2) Any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the apartment Owners of the respective family units shall have the absolute right to leases such unit or give it on leave and license or caretaker basis provided that said lessees or leave and license or care-taker basis in this declaration and further subject to the bye-law in EXHIBIT-B attached hereto.

NINETEENTH:

THAT if the property, subject to the plan of the Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership act, 1970.

TWENTIETH:

THAT where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage or by a court in execution of decree in a suit brought by the mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, of his successors or assigns shall be liable for assessments by the Association which become due prior to the acquisition of title by such acquire, it being understood however, that the above shall not be construed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST:

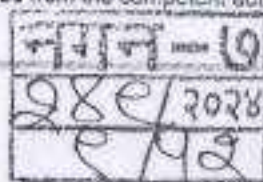
THAT in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the association of apartment owners against the latter for his share of the common expenses up to the time of the grant of conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore. However, any such grantee shall be entitled to a statements from the manager or Board of Managers of the association, as the case may be, setting forth the amounts of the unpaid assessments against the grantor due to the association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the association of apartment owners against the grantor in excess of the amounts thereon, set forth.

TWENTY SECOND:

THAT the manger or Board Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgage covering family units but without prejudice to the right of the owners of the family units but without prejudice to the right of the owners of a family unit to obtain individual family unit insurance.

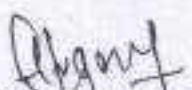
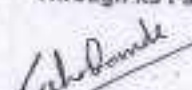
TWENTY THIRD:

THAT insurance premium for any blanket insurance coverage shall be common expenses to be paid by monthly assessment levied by the Association of apartment owners, and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due. That the Grantor reserves its right to load additional TDR over the said plot and get the aforesaid map revised from the competent authority which will result into additional residential floors/units.



IN WITNESS WHEREOF the GRANTOR named above has hereto set his hand and signed this DEED OF DECLARATION at NAGPUR on this 8th day of January, 2024 in presence of the attesting witnesses.

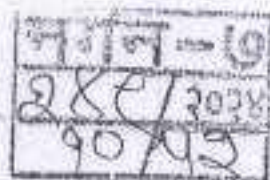
Drafted by: Adv. Ram Joshi

Sr. No.	Left Thumb Impression	PHOTO	Full Name and Signature
01			M/S. INCHES REALITIES Through its Partner  SHRI AMIT VIJAYRAO MARAWAR GRANTOR
02			M/S. INCHES REALITIES Through its Partner  SHRI SURAS ASHOKRAO DOMDE GRANTOR

WITNESSES :

(1) 
PARASHRAM J. DOMDE

(2) 
Yash S. Uttarwar.





कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर, जि. नागपूर

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४४ व ४५ आणि महाराष्ट्र नगर परिषद, नगर पंचायती व औद्योगिक विकास विधान अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम परवाना

जा.क्र. ना.प.ब.पि. भा.प.प. १५११-२०२३

दिनांक: ०१/०१/२०२४

निवासी बांधकाम परवाना मंजूरी

✓ फती,

श्री. इवेस रिजलिटीव्ह रफे भागीदार
श्री. अमित विजयराव मारावार,
श्री. मुहाम्मद असोकराव डोमडे,
रा. फ्लॉट नं. २०८, श्रीनगर, एम्प्रेस मिल सोसायटी,
नागपूर-४४००१५

विषय :- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४४ व ४५ आणि महाराष्ट्र नगर परिषद, नगर पंचायती व औद्योगिक नगरी अधिनियम, १९६५ चे कलम १८९ अन्वये प्रस्तावित निवासी बांधकामास मंजूरी प्रदान करणेबाबत.

मौजा - बेलतरोडी, प. ह. क्र. ३८, खसरा क्र. २१/१/ए, आराजी २६४९.८७२ चौ. मी. जागा.

संदर्भ:- १) आपले दि. ०१/०१/२०२३ चा अर्ज जा. क्र. ४५१.

२) या कार्यालयाचे भागणी पत्र जा. क्र. १७३५, दिनांक- २६/१२/२०२३.

३) मुख्य अभियंतामन अधिकारी, नागपूर महानगर पालिका, यांची तात्पुरती अभिप्रायना ना. हाकत दिनांक ०६/१२/२०२३.

आपण खालील भूखंडांमध्ये महाराष्ट्र नगर परिषद, नगर पंचायती आणि औद्योगिक नगरी अधिनियम १९६५ च्या कलम १८९ अन्वये व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व ४५ अन्वये विकास कार्य करण्यास्तव मौजा - बेलतरोडी, प. ह. क्र. ३८, खसरा क्र. २१/१/ए, आराजी २६४९.८७२ चौ. मी. जागेवर समुह गृहबांधणी बांधकामास परवाना मिळण्यासाठी संदर्भ १ चे अर्जा अन्वये केलेल्या आवेदनाला अनुसरून व नगर पंचायत पावती क्र. ४७५३, दि. २७/१२/२०२३ नुसार रु. ८६,२२,३२० - (छयान्शी लक्ष बावीस हजार तीनशे तेवीस रुपये फक्त) चे केलेल्या भराणास अनुसरून खालील दिलेल्या शर्ती व अटीस पात्र राहून सोसायटी बांधकाम नकाशात दर्शविलेल्या नुसार पात्र राहून आपणास हे प्रमाणपत्र महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४५ नुसार बांधकाम परवाना देण्यात येत आहे.

बांधकाम तपशील :-

भूखंडाचे निव्वळ क्षेत्रफळ

बांधकाम क्षेत्रफळ



२६४९.८७२ चौ. मी.



प्रस्तावित नवः मजला	४२१.५३२ चौ. मी.
प्रस्तावित पार्किंग मजला	६९६.३१९ चौ. मी.
प्रस्तावित दुकान मजला	६९६.३१९ चौ. मी.
प्रस्तावित विद्या मजला	६९६.३१९ चौ. मी.
प्रस्तावित चौका मजला	६९६.३१९ चौ. मी.
प्रस्तावित वाघवा मजला	६९६.३१९ चौ. मी.
प्रस्तावित सतावा मजला	६९६.३१९ चौ. मी.
प्रस्तावित सतावा मजला	६९६.३१९ चौ. मी.
प्रस्तावित आठवा मजला	६९६.३१९ चौ. मी.
प्रस्तावित एकूण बांधकाम क्षेत्रफल....	५६८२.०६० चौ. मी.

सदर बांधकाम खातील प्रमाणे प्रस्तावित केलेले आहे.

मूळ बांधकाम अनुसंधे क्षेत्र	२९१४.८५९ चौ. मी.
उपेक्षित घटई क्षेत्र	६९६.४२९ चौ. मी.
Availability बांधकाम क्षेत्र	२२१८.४३० चौ. मी.
एकूण बांधकाम क्षेत्र	५६८२.०६० चौ. मी.

नकाशे अन्वये (टेबल क्र. ६-डी मधील अनु. ५ : ६, २, ३, बि. नुसार एच/५ नुसार) - संपूर्ण नकाशा मध्ये दर्शविल्या प्रमाणे

प्रस्तावित पार्किंग क्षेत्र - १२ कार, ५९ दुचाकी

वास्तुविशारद याचे नाव - ARC. C. D. Giripanje (COA नोंदणी क्रमांक - CA/2001/27832)

अटी व शर्ती :-

१. आरण या कार्यालयीन दाखल केलेल्या हमीपत्रानुसार आपणास मंजूर नकाशा प्रमाणे बांधकाम करणे सदर परवानगी मिळाल्यापासून १ वर्षाच्या आत करणे अनिवार्य राहिल.
२. इमारत बांधणी करीता इमारतीचे बांधकाम मंजूर नकाशात दर्शविल्यानुसार असावे.
३. भूखंडामध्ये मंजूर नकाशानुसार प्रस्तावित केलेले समास अंतर चारही बाजूला सोडूनच जोत्याचे बांधकाम करावे, जोत्याची उंची जमीन पातळी पासूनवर मंजूर नकाशाप्रमाणे राखणे आवश्यक राहिल.
४. जोता लेव्हलचे बांधकाम पूर्ण झाल्यानंतर बांधकामावर देखरेख करणारे इंजी/आर्क, यांचा तपशील अहवाल APPENDIX 'F' चे नमुनात सादर करणे आवश्यक राहिल. तसेच नगर पंचायत कार्यालय तर्फे जोता पूर्णत्वाचा दाखला घेणे आवश्यक राहिल.
५. बांधकाम परवानगी करीता सादर केलेले मालकी हक्क व इतर कागदपत्रांच्या आधारावर सदर परवानगी देण्यात आली आहे. त्यात काही दोष असल्यास अथवा सदरची कागदपत्रे खोटी व दिशाभूल करणारी असल्यास सदरची परवानगी रद्द समजण्यात येईल, तसेच याबाबत परवानगी प्रारंभानंतर बजाबदार धरून भा.द.वि. संहितेच्या तरतुदीनुसार पौजदारी कारवाईस पात्र घाण्यात येईल.
६. बांधकाम परवानगी मजुरी तराखेपासून १(एक) वर्षाकरीता प्राप्त राहिल. मुदतीचे आत बांधकाम सुरु करणे शक्य नसल्यास मुदतीच्या आत १ महिन्यापूर्वी अर्ब करून मुदतवाढ प्राप्त करून घेता येईल, परंतु अशी मुदतवाढ फक्त दोनच वेळाच मिळू शकेल.
७. बांधकाम साहित्य रमते, सार्वजनिक उपयोगाच्या व रहदारीच्या जागेवर ठेवता येणार नाही, तसे केल्यास पूर्व सूचना न देता हटविण्यात येईल किंवा गरजावरील बांधकाम साहित्य जप्त करण्यात येईल व जप्त केलेले साहित्य परत मिळणार नाही.



८. मंजूर नकाशाप्रमाणे बांधकाम करणे बंधनकारक आहे. बांधकाम पात्रतादीचे विषयीत बांधकाम केल्यास केलेले बांधकाम महाराष्ट्र प्रादेशिक नगर अधिनियम १९६६ चे कलम ५२, ५३, ५४ अन्वये केलेले बांधकाम अवैध समजून पाहून टाकण्यात येईल व फौजदारी गुन्हा दाखल करणे, तसेच महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक वसाहती अधिनियम १९६५ नुसार न्यायतक का आचरण करणाऱ्या कारवाई करण्यात येईल.
९. आपले प्रस्तावित इमारतीचे सांठ्याणी वर प्रक्रीया करून स्वखर्चाने नगर पंचायतचे सर्व अधिकार राखून सोडण्याची जबाबदारी आपली राहिल.
१०. आपल्या प्रस्तावित इमारत बांधकामातून तयार होणाऱ्या बांधकाम डेबॅरिस चे शास्त्रीय पद्धतीने विल्हेवाट लावण्याची जबाबदारी अर्जदार यांची राहिल.
११. इमारतीत तयार होणाऱ्या घनकचऱ्याचे शास्त्रीय पद्धतीने विल्हेवाट लावण्याची जबाबदारी अर्जदार यांची राहिल.
१२. पावसाचे पाणी संवय करण्याकरीता आवश्यक उपाययोजना (रेनवाटर हार्वेस्टिंग) करणे बंधनकारक आहे.
१३. बांधकाम करतेवेळी शेंबाऱ्याचे अथवा न.प.मालमतेचे नुकसान होणार नाही याची दक्षता घेणे बंधनकारक राहिल अन्यथा स्वखर्चाने भरपाई करावी लागेल.
१४. बांधकाम करते वेळी कमीत कमी ११२ वूत लावणे आपणखर बंधनकारक आहे.
१५. बांधकाम हाती घेण्यापुर्वी अधिकृत अभियंता Structural Design तयार करवून घ्यावे व त्याची एक प्रत न.प. कार्यालयात सादर करावी.
१६. नगर पंचायतचे पुर्व मंजुरी शिवाय प्रस्तावित बांधकाम मध्ये फेरफार करता येणार नाही. फेरफार करायच्याचे असल्यास सुधारित नकाशा मंजूर करून घेणे बंधनकारक आहे.
१७. इमारतीचे डिझाइन भारतीय मानक ब्युरो ने धूकूप रोधक बांधकामाचे संदर्भात विहित केलेल्या तरतुदीनुसार असावे. भविष्यात कोणतीही दुर्घटना/ नैसर्गिक आपत्ती आल्यास होणाऱ्या नुकसानीस चिकासक यवना जबाबदार राहिल.
१८. बांधकाम पूर्ण झाल्यानंतर, बांधकामावर देखरेख करणारे इंजी/आर्क. यांचा तपशील अहवालासह पूर्णत्व प्रमाणपत्र APPENDIX 'G' चे नमुन्यात नगर परिषदेला सादर करून, नगर पंचायतकडून APPENDIX 'H' नुसार " भौगवट प्रमाणपत्र " प्राप्त करून घेणे आवश्यक राहिल त्याशिवाय नळ कनेक्शन आणि विद्युत कनेक्शन करीता " नाहरकत प्रमाणपत्र " दिल्या जाणार नाही.
१९. बांधकाम सुरु असताना नगर पंचायतला सूचित केल्यानंतर नगर पंचायतचे जबाबदार अधिकारी / कर्मचारी जेव्हा जेव्हा बांधकामास भेट देतील तेव्हा तेव्हा बरील प्रमाणे होत असलेल्या बांधकामाची नोंदवही ठेवून तशी नोंद घ्यावी आणि त्यांनी दिलेल्या सूचनेनुसार पुढील बांधकाम करणे बंधनकारक राहिल.
२०. बांधकाम वेळेस कोणताही अपघात, वित्तहानी, प्राणहानी झाल्यास सर्वस्वी जबाबदारी विकासक/आपत्ती राहिल न.प. जबाबदार राहणार नाही.
२१. शासनाचे आदेशानुसार बांधकाम करतांना पलाय एश विटांचा वापर करण्यात यावा.
२२. नगरविकास विभाग शासन निर्णय क्र.टी.पी.बी.-४३१२/यु.आर.आर.२५९/नवी-११ दिनांक १० जानेवारी २०१२ अन्वये इमारत व बांधकाम व्यवसायातील कामगार यांचे सदभाष्य कामगार विभागाने निर्गमित केलेले नियम/परिपत्रक/प्रचलित आदेश याची पूर्तता करण्याची सर्वस्वी जबाबदारी संस्थेची आहे. त्यात अनिवार्यता दिसल्यास होणाऱ्या कार्यवाहीस संस्था स्वःता जबाबदार राहिल.
२३. महाराष्ट्र शासनाचे उद्योग, ऊर्जा व कामगार विभागाचे शासन निर्णय क्र. अघाऊ - २००७/प्र.क्र.५९०/ऊर्जा - ७, दि.११/०९/२००७ नुसार सौर ऊर्जेवरील गरम पाण्याचे स्वतंत्र संच स्वखर्चाने लावून घेण्याचे नगर परिषद क्षेत्रातील नागरिकांना बंधनकारक केले आहे. त्यानुसार अंमलबजावणी करण्यात यावी.

नगर-७
२४९/२०२४
१३/५२



२ पर्यायित वेसा-

- २२ मंजूर नकाशात ठेगान्यास बांधकाम प्रयोजनासाठी दर्शविलेला आलेल्या प्रयोजनासाठी ईमान्तीबा बांधकाम अन्व प्रयोजनासाठी मंजूर प्रयोजनाची गिन्यास बांधकाम वेलनास मंजूर बांधकाम पटारातून नकाशा पटारातून नगर पंचायती औद्योगिक नगरी अधिनियम, १९६५ चे कलम ५३, ५३, ५४ नुसार कार्यवाहीस पात्र समजण्यात येईल.
- २५ मुख्य अधिपत्य अधिकारी, नागपूर महानगर पालिका, यांचे तात्पुरती अधिपत्य ना- हरकत दिनांक ०६/१२/२०२३ चे अधिनियम.
- २६ अर्जदार व Structural अभियंता यांचे दिनांक २१/१२/२०२३ चे प्रमाणपत्रास अधिन गृहण.
- २७ अर्जदार यांनी या कार्यालयासोबत दिनांक २२/०८/२०२३ रोजी केलेल्या विकास कार्यानामातील सर्व अटी व शर्ती अर्जदार यांना बंधनकारक राहिल.
- २८ ना. विल्लाधिकारी तथा सक्षम प्राधिकारी ना. ज. क. धा. यांचे पत्र दिनांक ११/०५/२०२३ चे अधिन गृहण.

वरील अटीचे पालन न केल्याचे दिसून आल्यास, केलेले बांधकाम अवैध समजण्यात येईल व आपणाम विलेती इमारत बांधकाम परवानगी रद्द करण्यात येईल. सर्व अटीचे पालन करण्याचे अटीवर/शर्तीवर आपणाम इमारत बांधकाम परवानगी मंजूर करण्यात येत आहे.

येणेप्रमाणे पंध्याना दिला असे.

सहपत्र

मंजूर बांधकाम नकाशा प्रत एक.

Shantilal Dandekar
प्रशासक

नगर पंचायत, बेसा-पिपळा

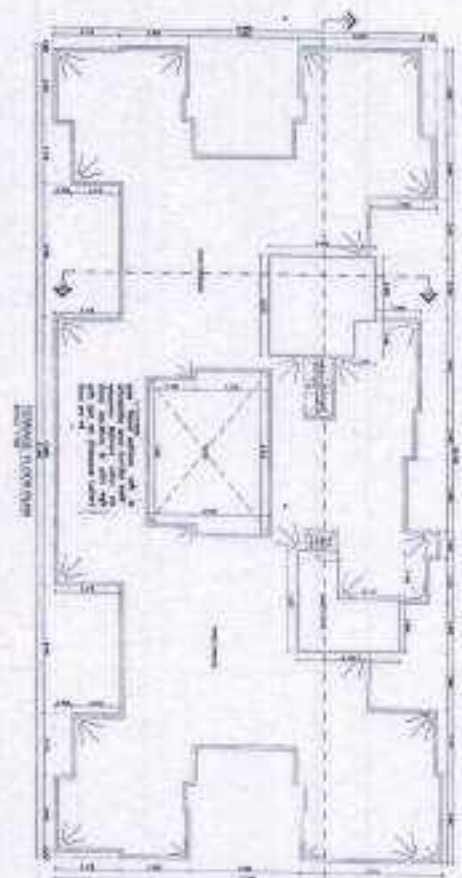
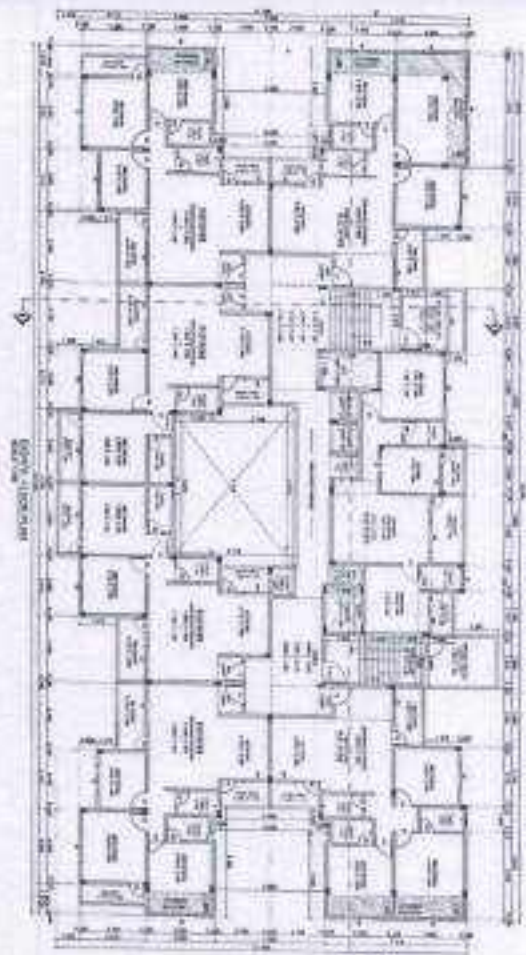
१. मुख्य कर निर्धारण अधिकारी, कर विभाग, नगर पंचायत बेसा-पिपळा नविन बांधकाम पूर्ण होताच व बांधकामास भोगवटा प्रमाणपत्र मिळाल्यानंतर बांधकामाची प्रत्यक्ष तपासणी करून नोंद घ्यावी व नियमानुसार कर आकारणी करण्यात यावी. तसे करून संबंधितांना कर मागणी पत्रक देण्यात यावे.
२. नगर अधिपत्या, बांधकाम विभाग यांनी वेळोवेळी बांधकामाची प्रत्यक्ष तपासणी करून नोंद घ्यावी व तसेच बांधकामात कोणत्याही प्रकारची अनियमितता आढळल्यास तत्काळ प्रशासक व नगर रचना विभागास कळवावे.



— स्वा —
प्रशासक,

नगर पंचायत, बेसा-पिपळा





APPROXIMATE AREA - 10

NO.	AREA	PERCENT	TOTAL
1	1.00	10.00	1.00
2	1.00	10.00	1.00
3	1.00	10.00	1.00
4	1.00	10.00	1.00
5	1.00	10.00	1.00
6	1.00	10.00	1.00
7	1.00	10.00	1.00
8	1.00	10.00	1.00
9	1.00	10.00	1.00
10	1.00	10.00	1.00
TOTAL	10.00	100.00	10.00

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7	1.00	10.00	1.00
8	1.00	10.00	1.00
9	1.00	10.00	1.00
10	1.00	10.00	1.00
TOTAL	10.00	100.00	10.00

CORRECTIONAL INSTITUTION

NO.	AREA	PERCENT	TOTAL
1	1.00	10.00	1.00
2	1.00	10.00	1.00
3	1.00	10.00	1.00
4	1.00	10.00	1.00
5	1.00	10.00	1.00
6	1.00	10.00	1.00
7	1.00	10.00	1.00
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TOTAL	10.00	100.00	10.00



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TOTAL	10.00	100.00	10.00



APPROXIMATE AREA - 10

PERCENT

TOTAL

APPROXIMATE AREA - 10

PERCENT

TOTAL

APPROXIMATE AREA - 10

PERCENT

TOTAL

APPROXIMATE AREA - 10

PERCENT

TOTAL

APPROXIMATE AREA - 10

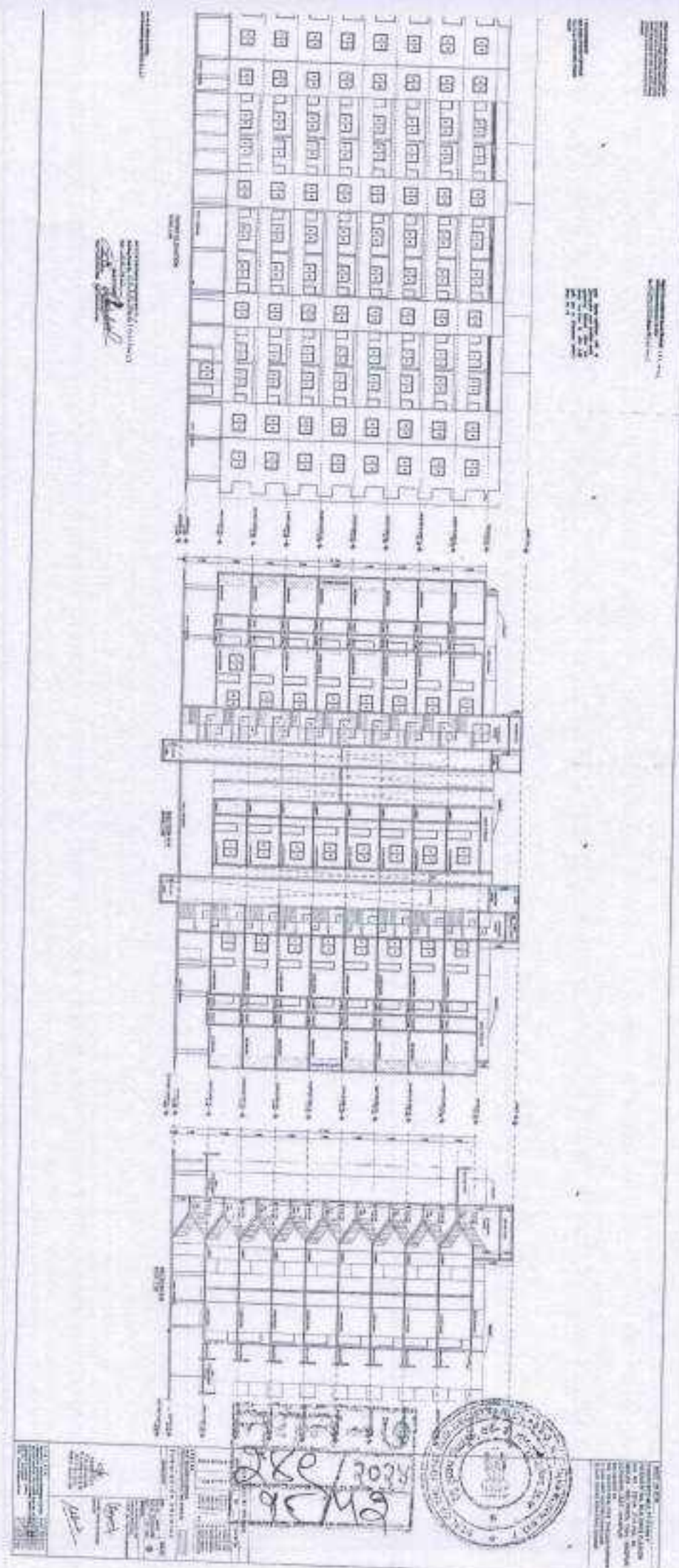
PERCENT

TOTAL

APPROXIMATE AREA - 10

PERCENT

TOTAL



2KE/3024
95M2



2KE/3024
95M2

"EXHIBIT - B"
BYE-LAWS OF THE "SONESTAA"
CHAPTER - 1

1. SHORT TITLE AND APPLICATION :

- i. These Bye-laws may be called the Bye-laws of "SONESTAA"
- ii. The provisions of these Bye-laws apply to the "SONESTAA"

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 of license 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. DEFINITIONS:

- 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 "SONESTAA"
 - c. "BOARD" means a Board of Managers consisting of FIVE persons all of whom shall be owners of Apartment in the "SONESTAA"
 - d. "BUILDING" means the Building located at All That Piece and Parcel of plottable land admeasuring about 2649.872 Sq.Mtr bearing Kh.No.22/1/A out of Kh. No. 22/1/A admeasuring about 0.27 H.R, Land revenue Rs. 1.00, Occupancy Class 1 situated at Mouza Beltarodi, Tah Nagpur Gramin, Dist Nagpur.
 - e. "DECLARATION" means the Declaration which the sole owner of the Building or all the Owners of the building have executed and registered as provided in Section 2.
 - f. "MAJORITY OF OWNERS" mean 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 "SONESTAA"
 - h. "SECTION" means a Section of the Act.
 - i. "UNIT" means a family Unit in the "SONESTAA"
 - j. "REGISTRAR"
 - k. WORDS AND EXPRESSIONS USED in these bye-laws but not defined there in shall have the meaning respectively assigned to them in the Act.

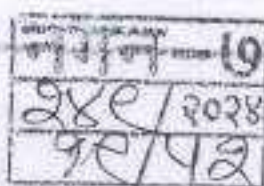
3. APARTMENT OWNERSHIP:

The Building located on All That Piece and Parcel of plottable land admeasuring about 2649.872 Sq.Mtr out Kh.No.22/1/A admeasuring about 0.27 H.R, Land revenue Rs. 1.00, Occupancy Class 1 situated at Mouza Beltarodi, Tah Nagpur Gramin, Dist Nagpur.

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 "SONESTAA" being constructed on All That Piece and Parcel of plottable land



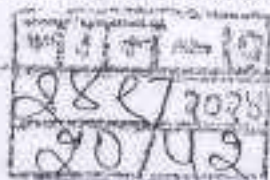
admeasuring about 2649.872 Sq.Mtr out Kh.No.22/1/A admeasuring about 0.27 H.R. Land revenue Rs. 1.00, Occupancy Class 1 situated at Mouza Beltarodi, Tah Nagpur Gramin, Dist Nagpur (hereinafter called "the said building") who have filed their Respective Declarations submitting their apartments to the 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 license 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 installments.
- g. To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and procreative 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.

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

4. MEMBERS OF ASSOCIATION:

- a. All persons who have purchased Apartments in the "SONESTAA" and executed respective Declaration Owner Section 5, submitted their Apartment to the provisions of the act shall automatically be the members of the Association and 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 Bye-laws on payment of Rs. 50/- (Rupees Fifty) only.
- b. 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 payment of one rupee to the Association.
- c. 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 "SONESTAA" 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.

5. 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.

6. HOLDING OF ONE SHARE COMPULSORY:

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

7. 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 Officer bearer or be entitled to stand for election to such Officer if he is in arrears of any sum due from him in respect of his contribution for 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

8. 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 upto or units in the Declaration.

9. QUORUM:

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

10. VOTES TO BE CAST IN PERSON:

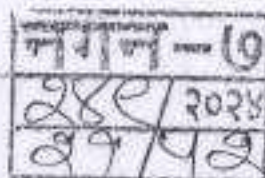
Votes shall be cast in person.

CHAPTER-III
ADMINISTRATION

11. POWER AND DUTIES OF ASSOCIATION:

The Association will have the responsibility of administering "SONESTAA", 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.

12. 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.

13. ANNUAL MEETINGS:

The first Annual Meeting of the Association shall be held on 31st March 2024 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 shall their 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 properly come before them.

14. SPECIAL MEETING:

It shall be the duty of the President to call a Special Meeting of the Apartment owners its, 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 authorized 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.

15. NOTICE OF MEETINGS:

It shall be the duty of the Secretary to mail or sent 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. Notice of all meeting shall be mailed or sent to the Housing Commissioner or as the case may be.

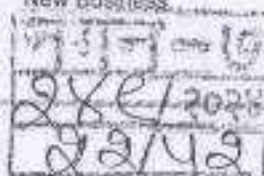
16. ADJOURNED MEETINGS:

If any meeting of Owners cannot be organized 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 from a quorum.

17. ORDER OF BUSINESS:

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

- a. Roll call.
- b. Proof of notice or meeting or waiver of notice.
- c. Reading of minutes of preceding meeting.
- d. Reports of Officers.
- e. Reports of the Housing Commissioner or the Registrar or of the Officer duly authorized by them, if present.
- f. Report of Committees.
- g. Election of committees.
- h. Unfinished business, if any.
- i. New Business.



CHAPTER-IV
BOARD OF MANAGERS

18. MANAGEMENT OF ASSOCIATION

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

19. 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.

20. 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 "SONESTAA" 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 personnel necessary for the maintenance and operative of the above "SONESTAA" and the common areas and facilities and the restricted common areas and facilities.

21. 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 authorize including, but not limited to the duties listed in Bye-law 20.

22. 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 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 shall hold office until their successors have been elected and hold their first meeting.

23. VACANCIES:

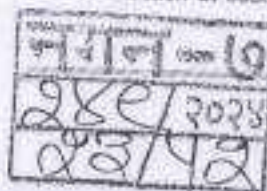
Vacancies in the Board caused by any reason other than removal of a Manager by a vote of the Association shall be filled by vote of majority of the remaining Managers even though they may constitute less than quorum and each person so elected shall be a Manager until a successor is elected at the next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

24. REMOVAL OF MANAGERS:

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

25. ORGANIZATION 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.

26. 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 of regular meetings of the Board shall be given to each Managers personally or by mail, or telegraph, at least three days prior to the day named for such meeting.

27. 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 hereinabove 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.

28. 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.

29. 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 may 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.

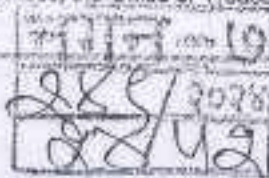
30. FIDELITY BONDS:

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

31. DESIGNATION:

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



32. 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 officers at the pleasure of the BOARD.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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 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 depositories as may from time to time designate by the BOARD.

CHAPTER - VI
OBLIGATIONS OF THE APARTMENT OWNERS

38. ASSESSMENTS:

All Owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "SONESTAA" which may include an insurance premium for a cover repair and reconstruction work in case of hurricane, fire, earth quake or other hazard or calamity. The Assessments shall be made pro-rata 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.



39. MAINTENANCE AND REPAIRS:

The Principal Officers of the Association shall be a President, a Vice-President, a Secretary and 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 of Treasurer and Secretary may be filled by the same person).

- a. Every owner must perform promptly, all maintenance and repairs work within his own unit, which if omitted would affect the "SONESTAA" in entirety or in a part belonging to other Owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- b. 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.
- c. An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facility damaged through his fault.

40. USE OF FAMILY UNIT-INTERNAL CHANGES:

- a. All the Apartment shall be strictly utilized for RESIDENTIAL PURPOSE Only.
- b. 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 do so within the stipulated time, shall mean that there is NO OBJECTION to the proposed modifications, alternation or installation.

41. USE OF COMMON AREAS AND FACILITIES:

An owner shall not place or cause to be placed in the lobbies, stairways and other areas of "SONESTAA" and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind; such areas shall be used for any other purpose than for normal transit through them.

42. 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 any emergency originating in/of 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 require 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 such entry is at a time convenient to other. In case of an emergency such right of entry shall be immediate.



43. RULES OF CONDUCT:

- a. No resident of "SONESTAA" shall post any advertisement or posters of any kind in or on the building except as authorized by the Association.
- b. Resident shall exercise extreme care about making noises or the use of musical instruments, audios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary Bye-laws or regulations.
- c. It is prohibited to dust rugs, etc. from the windows, balconies or from any of the facades of the "SONESTAA"
- d. 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.
- e. 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.
- f. 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 "SONESTAA" or that protrude through the walls or the roof of that Condominium, except as authorized by the Association.

CHAPTER - VII**FUNDS AND THEIR INVESTMENTS****44. FUNDS:**

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

By Shares.

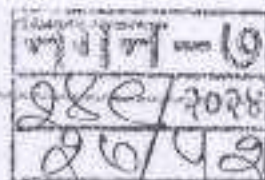
- a. By contributions and donations from the Apartment Owners.
- b. From common profits which shall form the nucleus of the Reserve —
- c. By raising loans if necessary subject to such terms and conditions as the Association with the approval of the Competent Authority may determine in this behalf.

45. 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.

46. AFFILIATION:

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



47. ACCOUNTS:

- a. A Bank Account shall be opened by the Association in which all money received on behalf of the Association shall be deposited, 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.
- b. 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.
- c. The Association shall on or before 31st May each year publish an audited financial statement in respect of the common areas and facilities containing,

- i. The Profit and loss Account.

- ii. The receipts and expenditure of the previous financial year; AND

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 have been arrived at.

48. 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.

49. APPOINTMENT OF AUDITOR:

The Association shall appoint at its general meeting as auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine annual return, 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 reported the Association in what respect it finds incorrect, UR-vouched or not in accordance with law.

50. POWER OF AUDITOR:

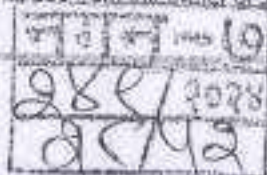
The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the association upon any matter connected with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

51. NOTICE TO ASSOCIATION:

An owner who mortgages his unit, shall notify the association through the manager if any, of the president of the board in the event there is no manager, the name and address of his mortgages and the association shall maintain such information in a book entitled "Mortgages of units."

52. NOTICE OF UNPAID ASSESSMENTS:

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

COMPLIANCE

53. COMPLIANCE:

These bye-laws are set forth to comply with the requirements of the Maharashtra apartment ownership Act, 1970. In case, any of these by-laws conflict with the provisions of the said act it is hereby agreed and accepted that the provisions of the Act will apply.

54. SEAL OF THE ASSOCIATION:

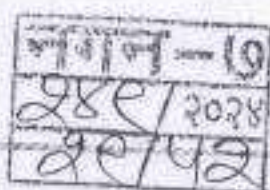
The association shall have a common seal which shall be in the custody of the secretary, and shall be used only under the authority of a resolution of the board and every deed or instrument to which the seal is affixed shall be attested for or on behalf of the association by two members of the board and the secretary or any other person authorized by the association in that behalf.

CHAPTER X

Amendments to plan of Apartment Ownership

55. AMENDMENTS OF BYE LAWS

These by-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 per cent of the total value of all units in the "SONESTAA" as shown in the Declaration.



पत्रिका क्र. ७
२४९/२०२४
३०/५२



1

गोप नमुना कार्ड (विस्तारीत) [महापञ्च जमीन नमूना अधिकार अभिलेख कार्ड नोटबद्ध (अर्थात् कार्ड के मुद्रित/लिखित क्षेत्रों) दिनांक १९७१ कार्ड पर निर्धारित]										
कार्ड :- केन्द्रीय (५२१/७७)			जामुना :- नालपुर (जमीन)					विस्तार :- नालपुर		
मुद्रण का प्रकार व तारीख :- २२/५/७७										
			मिटर/इंच/मीटर/फुट/सेमी/मी					जमीन/पट्टा/पट्टा/पट्टा/पट्टा		नोट
वर्ग	इंच	मीटर	वर्ग फुट	वर्ग मीटर	वर्ग फुट	वर्ग मीटर	वर्ग फुट	वर्ग मीटर	वर्ग फुट	वर्ग मीटर
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					१.००० मी.मी.	१.००० मी.मी.				१.००० मी.मी.
२०२२-२३	मार्च २०२३	२२/५/७७								२.०००

नोट :- २०२३ की नई योजना के तहत नया जमीनी कार्ड

गोप नमूना - ७
२२/५/७७
२२/५/७७





Nagar Panchayat Besa-Pipla

Tah. Nagpur, Dist. Nagpur

Email- npbesapipla@gmail.com

Permit No:- 747

Date:- 28/08/2023

To,

M/S. Inches Realities through Amit Vijay Marwar and Suhag Ashokrao Domade
R/o. Kotwal Nagar, Nagpur
Nagpur- 440022

Subject :- Sanction of Group housing layout plan for land bearing Khasra No. 22/1/A of Mouja. Beltarodi,
Tah. Nagpur (Rural), Dist. Nagpur under section 45 of MRTP Act 1966.

Reference :- Your Application no. 262, dated 03/07/2023

Kindly find enclosed here with a copy of Development agreement executed between Administrator Nagar Panchayat Besa-Pipla and you along with copy of final approved Layout Plan of above mentioned land approved by Administrator Nagar Panchayat Besa-Pipla under section 45 of MRTP Act 1966 for Residential (Land Subdivision) use. You are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CIDI/HDPPE water-pipe lines, Sewage Treatment Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. compound wall to open space, development of internal pathways in open space, Tree plantation in open space, installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by Nagar Panchayat Besa-Pipla, RCC canalization wall and solid waste management system as per Clause No 13.5 of UDOPR and Grey Water Disposal as per clause no. 13.4 of UDOPR-2020 etc., approved by Nagar Panchayat Besa-Pipla. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl:- As above.



[Signature]
Administrator,
Nagar Panchayat Besa-Pipla

Copy submitted to -> The Hon'ble Collector, Nagpur for information.

Copy to:-

1. Accountant Nagar panchayat Besa-Pipla with Original Agreement.
2. City Engineer Nagar Panchayat Besa-Pipla for further action.



[Signature]
Administrator,
Nagar Panchayat Besa-Pipla



श्री. आशिष वानखेडे, तहसिलदार, नागपूर (ग्रामीण) यांचे कार्यालय, नागपूर

स.ना.क्र.१५२/एन.ए.पी.-३४/२०२२-२०२३
मौजा - बेलतरोडी, प. ह. नं.- ३८ब
दिनांक- १६ मे, २०२३

बाबत : या जमिनीवरील नागपूर यांचे अधिकार प्रमाण आदेश क्र.प्रस्तुत/कावि-१४६९/२२, दि.१९/०९/२०२२.

महाराष्ट्र जमीन महसूल संहिता, १९६६, च्या कलम - ४२-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने यांधकाम/विकासा परवानगी दिली आहे, अशा जमिनीच्या भोगवटद्वारास धावपाचा सनदेचा नमुना.

जमाखर्ची, जिल्हा- नागपूर, तालुका-नागपूर (ग्रामीण), मौजा - बेलतरोडी, प. ह. नं.- ३८ब च्या शेेत सर्व्हे क्रमांक २२/४/अ, आराखी ०.२७ हे. आर. (२७०० चौ. मी.) या जमिनीच्या भोगवटद्वारास महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये, "सहनिवासी" अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास प्रशासक, नगर पंचायत, बेलतरोडी, नागपूर यांचे अंतिम मंजूरी अहवाल क्र.न.प.बे.पि/न.र.वि/अभि.तापु.मंजु./१२९, दिनांक- १३/०४/२०२३, अन्वये विकास/बांधकाम परवानगी प्रस्तुत केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. तापुसले मंजूर अभियांत्रिकी क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA OF LAND		AREA STATEMENT	
1.	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)		
	B) AS PER "R" PRAT	2700.00	SQ.M
2.	DEDUCTIONS FOR	2700.00	SQ.M
	A) PROPOSED D.P./D.P. ROAD WIDENING AREA (-)		
	BALANCE AREA OF PLOT	000.00	SQ.M
3.	A) AREA (1b- 2a)		
	AMENITY SPACE	2700.00	SQ.M (100%)
4.	A) REQUIRED (5% @ 0000.00)		
	B) PROPOSED	N.A.	SQ.M
5.	RECREATIONAL OPEN SPECE	N.A.	SQ.M
	A) REQUIRED (10.00 %)		
	B) PROPOSED (Providing 10% open space subject to a minimum of 200.00 sq.mt. as per clause no. 3.4.1(a))	270.00	SQ.M (10.00%)
		270.732	SQ.M (10.00%)
6.	PLOTABLE AREA (3-(5b+7+15))		
7.	INTERNAL ROAD AREA	2379.140	SQ.M
8.	AREA UNDER GROUP HOUSING PLOT AREA ((sr.no.7+sr.no.16)) [For Basic F.S.I. = 1.10]	N.A.	SQ.M
		2649.872	SQ.M
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH [sr. no. 3 X 1.10]	2970.000	SQ.M
	ADDITION OF AREA FOR F. S. I.		
	a) In-situ area against D.P. road [2.00 X sr. no. 2a]	000.000	SQ.M
	b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X sr. no. 4(b)] [Afer Hnading over & mutation I n the name of NMRDA]	-----	SQ.M
	c) Premium FSI area [subject to maximum of 0.3 of sr.no.8]	-----	SQ.M
	d) TDR area	-----	SQ.M
	e) Additional FSI area under chapter no. VII	-----	SQ.M
11.	TOTAL AREA AVAILABLE (9 + 10)	-----	SQ.M

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२४९/२०२३
४५/५२





112/11

12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (as per Regulation no. 6.1, 6.2, 6.3, 6.4 as applicable) X 1.6 or 1.8)	-----	SQ.M.	
13.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 15.b)			
a)	Existing Built-up Area	-----	SQ.M.	
b)	Proposed Built-up Area	-----	SQ.M.	
c)	Excess Balcony Area counted in F.S.I.	-----	SQ.M.	
d)	Excess Double Height terrace area counted in F.S.I.	-----	SQ.M.	
14.	F.S.I. CONSUMED (13/8) (should not be more than serial no. 12 above)	-----	SQ.M.	
15.	AREA UNDER E.S. & S.T.P.	50.128	SQ.M.	(1.85%)

ज्याअर्ची, उक्त जमिनीच्या भोगवटदाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देणूक रक्कम देणूक करणेची व वर नमूद "सहनिवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ/आराजी ०.१७ हे. आर. (२७०० चौ. मी.) "सहनिवासी" प्रयोजनार्थ अकृषक रक्कम आकारणी करावयाचे क्षेत्र म्हणजेच २३७९.१४० चौ. मी. (AREA UNDER PLOT २३७९.१४० + AMENITY SPACE PROPOSED ००.० = २३७९.१४०) चौ. मीटरला १० पैसे प्रति चौ. मीटर वाजमाने अकृषक महसूल कर रुपये २६५/-, ग्रामपंचायत कर अकृषक कर एवढा रुपये २६५/-, जिल्हा परिषद सेत सारा ७ पट अकृषक कराच्या रुपये १.८५५/- परावर्तित कर अकृषक सल्याचे ५ पट म्हणजेच रुपये १.३२५/- असे एकूण रुपये ३,७१०/- आकारणी निर्धारित होते.

त्याअर्ची आता, उक्त संहितेच्या तरतुदीच्या अधीन तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीनुसार अशी खालील शर्तीना अर्चीन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकार्यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या "सहनिवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये नागपूर महानगर प्रदेश विकास प्राधिकरण, वंदी विलेच्या अटी व शर्तीच्या अधीन राहून ही सनद देण्यात येते आहे.

१. आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखात विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जुलै, २०२३ (वर्ग) रोजी देण्यात येणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये २६५/- (रुपये दोनशे पहासष्ट फक्त) या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.

२. उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसुली योग्य असलेली सर्व कर, दर आणि उपकर भरील.

३. खालीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्वे मंजूरी शिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्वे मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटदारावर बंधनकारक राहील.

४. सदर जमिनी या नागरी जमीन कप्ताल धारणा व कोर्ट ऑफ वार्डस मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.

५. उक्त जमिनीच्या भोगवटदाराने पूर्वागम्य शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये, करण्यात आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शासकीय बाधा न आणता त्यास वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोटकलम (२) च्या अधिनतेने, त्यास योग्य वाटेल एवढा बंड भरल्यानंतर उक्त जमीन भोगवटदार यांच्या वहीवटीत असल्याचे चालू ठेवता येईल.





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त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकार्यानी/जिल्हाधिकाऱ्याने प्राधिकृत केलेल्या अधिकार्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांचे घरी येवारी केली आहे, आणि त्यांच्या घराची मोहोर लावली आहे आणि अर्जदाराने सुद्धा दिनांक १६ मे, २०१३ रोजी त्याची स्वाक्षरी रोबे केलेली आहे.

(भोगवट्यादाराची स्वाक्षरी)

श्री. बाबुलाल रोजनलाल पाटनी

श्री. रोहन निरंजन ठाकर

(साक्षीदारांची स्वाक्षरी)

अ)

श्री/श्रीमती सुहास दाम्दे

ब)

श्री/श्रीमती अमिद मरावोर

(साक्षीदारांची स्वाक्षरी)

अ)

श्री/श्रीमती सुहास दाम्दे

ब)

श्री/श्रीमती अमिद मरावोर



ASHISH
SUKHORORA
O WANKHEDE
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ASHISH SUKHORORA
WANKHEDE
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o=O WANKHEDE, email=ASHISH@O WANKHEDE

तहसिलदार,
नागपूर (ग्रामीण)

प्रतिलिपि:

१. मा. जिल्हाधिकारी, नागपूर (अकृषक शाखा) यांना माहितीस सविनय सादर.
२. प्रशासन, नगर पंचायत, बेसा/पिंपळा यांना माहितीस सविनय सादर.
३. ग्राम अधिकारी सा. कं. ३८८, मोना-बेलतरोडी यांना सदर आदेशाची नोंद गाव नमुनार मध्ये नोंद घेण्यास व आवश्यक कार्यवाहीस अग्रप्रेषित.
४. सह. जिल्हा निबंधक श्रेणी - २, कं. ७ व १० नागपूर (ग्रामीण) यांना माहितीकरीता अग्रप्रेषित.
५. उप अधिक्षक भूमी अभिलेख, नागपूर (ग्रा.) यांना माहितीस व उचित कार्यवाहीस अग्रप्रेषित.
६. अर्जदार श्री. बाबुलाल रोजनलाल पाटनी, श्री. रोहन निरंजन ठाकर, रा. बेलतरोडी, तह. जि. नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम ३,७१०/- घालानचे स्वरुपात शासन जमा करण्याकरीता रवाना.

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O WANKHEDE
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तहसिलदार,
नागपूर (ग्रामीण)

नगन-७
२४६/२०२४
३७/५२



नमन-७९
२४९/२०२४
३८/५२



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सूची क्र.2

द्वयम निबंधक : सह दु.नि.नागपूर 7

दस्त क्रमांक : 5928/2023

नोदणी :

Regn:63m

गावाचे नाव : बेलतरोडी

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	35000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	36055800
(4) भू.मापन,फोटोहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूरइतर वर्णन : इतर माहिती: इतर माहिती: मौजा बेलतरोडी तहसिल नागपूर ग्रामीण,जिल्हा नागपूर हद्दीतील पटवारी हलका नं.38,खसरा नं.22/1 ज्याची आराजी 1.02 हेक्टर आर,जमा रु.5.95/-,भोगवटदार वर्ग 1 पैकी खसरा नं.22/1/ए ज्याची आराजी 0.2700 हेक्टर आर,(2700 चौरस मिटर),जमा रु.1/-,भोगवटदार वर्ग 1 असून आयटम नं.11.3.1 आणि दर रु.12,140/- प्रति चौरस मिटर आहे. (Survey Number : 22/1/अ ;)
(5) क्षेत्रफळ	0.2700 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आबुलाल रोशनलाल पाटणी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. अरुण कमल जैन वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. धंतोली, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:-AAOPP2757M 2): नाव:-रोहन निरजन ठाकरे च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. अरुण कमल जैन वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. शांती निवास, जे.एम. ठाकरे मार्ग, इतवारी, भाजी मंडी, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440002 पॅन नं:-AAUPT0673J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मैसर्स ईवेस रिवलिटीस तर्फे भागीदार अमित विजयराव मारावर वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. प्लॉट नं.208, श्रीनगर, रिंग रोड, एम्प्रेस मिल सोसायटी, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440015 पॅन नं:-AAFFI9167F 2): नाव:-मैसर्स ईवेस रिवलिटीस तर्फे भागीदार सुहास अशोकराव डोमडे वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. प्लॉट नं.50, बाते ले-आऊट, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440025 पॅन नं:-AAFFI9167F
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023
(10)दस्त नोदणी केल्याचा दिनांक	12/06/2023
(11)अनुक्रमिक,खंड व पृष्ठ	5928/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2163400
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)बोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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28/1/24



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४०/५२



भारत सरकार
GOVERNMENT OF INDIA

यश शिरीकांड उलोवर
Yash Shirikand Ulovar
जन्म तिथि / DOB: 03/09/1997
पुरुष / MALE

5666 8112 4140

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

यश शिरीकांड उलोवर, एच.डी.डी. रोड, नगर
या.श.उ. नगर, नगर, नगर, नगर
पिन: 445002

Address: H.D.D. Road, Nager
Yash Shirikand Ulovar, Nager
Nager, Nager, Nager
Maharashtra: 445002

5666 8112 4140

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

भारत सरकार
GOVERNMENT OF INDIA

सुहास अशोक डोंडे
Suhas Ashokrao Donda
जन्म तिथि / DOB: 18/12/1979
पुरुष / MALE

7322 6601 0792

आधार - नाम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सुहास अशोक डोंडे, एच.डी.डी. रोड
1923/वी.1/50, नगर रोड, नगर
सेक्टर 2, नगर, नगर, नगर
पिन: 440025

Address: H.D.D. Ashokrao Donda, House
No 1923/V1/50, Wardha Road,
Airport Coober Point Hotel,
Sector 2, Nager, Nager,
Maharashtra, 440025

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

भारत सरकार
GOVERNMENT OF INDIA

अमि विजयराव मारवार
Amit Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

Mobile No: 9823389955

3474 1204 9825

माझा आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

अमि विजयराव मारवार, एच.डी.डी. रोड, नगर
प्लॉट नं. 208, एम्प्रेस हिल सोसायटी, शिवाजी नगर, रिंग रोड, विठ्ठलनगर, नगर, महाराष्ट्र - 440015

Address: Plot No 208, Empress Hill Society, Shree
Nager, Ring Road, Vitthalnagar,
Nager,
Maharashtra - 440015

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आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA

अमि विजयराव मारवार
AMIT VIJAYRAO MARWAR
VILAYRAO BHASHABRAO MARWAR
जन्म तिथि / DOB: 05/07/1982

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA

अमि विजयराव मारवार
AMIT VIJAYRAO MARWAR
जन्म तिथि / DOB: 05/07/1982

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YKB 104637

सदस्य का नाम: प्रभाकर सुभाष जयराव
सदस्य का पता: नगर, नगर, नगर, नगर
पिन: 440025

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288/2028
89/नगर



नमन-७
२४९/२०२४
४२/५३



भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

नाम: यश श्रिधर उत्तारवार
Yash Shridhar Uttarwar
जन्म तिथि / DOB: 08/10/1987
पुरुष / MALE

5666 8112 4140

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

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जन्म तिथि / DOB: 08/10/1987
पुरुष / MALE

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मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

नाम: सुभाष अशोक डोमडे
Suhash Ashokrao Domde
जन्म तिथि / DOB: 18/12/1979
पुरुष / MALE

7322 6601 0792

आधार - आम नादमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

नाम: सुभाष अशोक डोमडे
Suhash Ashokrao Domde
जन्म तिथि / DOB: 18/12/1979
पुरुष / MALE

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आधार - आम नादमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

नाम: अमि विजयराव मारवार्
Ami Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

3474 1204 9825

माझा आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

नाम: अमि विजयराव मारवार्
Ami Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

3474 1204 9825

माझा आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

नाम: अमि विजयराव मारवार्
Ami Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

3474 1204 9825

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA

आधार कार्ड
Aadhaar Card

नाम: अमि विजयराव मारवार्
Ami Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

3474 1204 9825

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

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जन्म तिथि / DOB: 18/12/1979
पुरुष / MALE

7322 6601 0792

नाम: अमि विजयराव मारवार्
Ami Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

3474 1204 9825





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भारत सरकार
GOVT OF INDIA

यश श्रोकत उत्तार
Yash Shroant Uttarwar
जन्म तिथि / DOB: 08/09/1997
पुरुष / MALE

5666 8112 4140

मेरा आधार, मेरी पहचान

भारत सरकार
GOVT OF INDIA

यश श्रोकत उत्तार, हनुमान
मंदिर जवा, महारवा नगर ऑन स्पेसि
येंसल, वाडगा, यावत,
महाराष्ट्र, 445001

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भारत सरकार
GOVT OF INDIA

सुहास अशोकदास डोमडे
Suhas Ashokrao Domde
जन्म तिथि / DOB: 18/12/1979
पुरुष / MALE

7322 6601 0792

आधार - आम आदमी का अधिकार

भारत सरकार
GOVT OF INDIA

सुहास अशोकदास डोमडे, सुवा न
1923/बी/1/50, वार्ड रोड, पेंडुरेस्ट
सेन्टर पॉइंट होटल, धरि सेक्टर,
खाम्ना नगर, खाम्ना, नागपुर,
महाराष्ट्र, 440025

Address:
S/O: Ashokrao Domde, House
No 1923/BI/50, Wardha Road,
Airport Center Point Hotel,
Bante Layout, Ujwal Nagar,
Khamsa, Nagpur, Maharashtra,
440025

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Baramulla-880 201

भारत सरकार
GOVT OF INDIA

अमित विजयराव मारवार
Amit Vijayrao Marwar
जन्म तिथि / DOB: 05/07/1982
पुरुष / MALE

Mobile No: 9823389955

3474 1204 9825

VID: 9199 0474 5159 7638

माझे आधार, माझी ओळख

भारत सरकार
GOVT OF INDIA

अमित विजयराव मारवार, थ्री
नगर, रिंग रोड, विष्णुनंद नगर,
नागपुर,
महाराष्ट्र - 440015

Address:
Plot No 308, Empress Hill Society, Thre
Nagar, Ring Road, Vishnunanand Nagar,
Nagpur,
Maharashtra - 440015

3474 1204 9825

VID: 9199 0474 5159 7638

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Baramulla-880 201

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

AMIT VIJAYRAO MARWAR
VIJAYRAO DHASKARRAO MARWAR
05/07/1982

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SUHAS AN ONSHAK DOMDE
ASHOK CHITAMANSO ONSHAK
18/12/1979

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YKB/0994327

प्रधान कुमार जावरे
PRASHANT KUMAR JAWARE

जन्म तिथि / DOB: 06/07/1982

मरान-10
28/12/2023
84/42



नमन-७
२४६/२०२४
४६/५३



1

Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
9823099095

Sr. No.	Remarks	Defecement No.	Defecement Date	Userid	Defecement Amount
1	05J-270-249	0007176887202324	08/01/2024-13:49:08	JGR389	100.00
2	05J-270-249	0007176887202324	08/01/2024-13:49:08	JGR389	100.00
Total Defecement Amount					200.00

पंजीकृत - ७
२४९/२०२४
८६/५२



Print Date 08-01-2024 01:51:14

नाम- ७
२४९/३०२४
४९/५३





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124085209771

Receipt Date 08/01/2024

Received from purchaser, Mobile number 9422111235, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered on Document No. 249 dated 08/01/2024 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name IBKL

Payment Date 08/01/2024

Bank CIN 10004152024010809270

REF No. 2879419848

Deface No 0124085209771D

Deface Date 08/01/2024

This is computer generated receipt, hence no signature is required.



10/11/2028
2KE/2028
40/42



27/01/249

संभवित: 08 जानेवारी 2024 1:49 प.न.

दस्त बांधणीचा नाव-1

संगण 7 ५१/५२

दस्त क्रमांक: 249/2024

दस्त क्रमांक: संगण 7 /249/2024

बांधणी शुल्क: रु. 01/-

संभवित: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 100/-

ड. वि. मरा. दु. नि. संगण 7 बांधणी कार्यालय

ब. क्र. 249 ब. दि. 08-01-2024

संगण 1:47 प.न. बा. दस्त केला.

पावली 314

पावली दिनांक: 08/01/2024

सादरकरणाचे नाव: मेसर्स ईशेल रिजिस्ट्रीस तर्फे भारीशार अमित
विजयराव माराबार

नोदणी फी

रु. 100.00

दस्त दाखलगी फी

रु. 1040.00

पृष्ठांकी संख्या: 52

एकूण: 1140.00


दस्त दस्त करणाऱ्याची पट्टी.


सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रांति ब. ७


सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रांति ब. ७

दस्तावा प्रकाश: बांधणीचापय

मुद्रांक शुल्क: प्रतिजानेव

मिह्रा क. 1 08 / 01 / 2024 01 : 47 : 02 PM ची वेळ: (सादरीकरण)

मिह्रा क. 2 08 / 01 / 2024 01 : 49 : 03 PM ची वेळ: (फि)





08/01/2024 1:51:25 PM

उपलब्धता दिनांक: 24/01/2024

इसका प्रकार: पोषणपत्र

उपलब्धता दिनांक: 24/01/2024

उपलब्धता दिनांक: 24/01/2024

24/01/24

उपलब्धता दिनांक: 24/01/2024

अनु. क्र. पत्रकारिता का नाम व पता

पत्रकारिता का प्रकार

छायाचित्र

उपलब्धता दिनांक

1. नाम: अमरेंद्र ईश्वर रिपब्लिकन तर्फे भारतीय जनता पार्टी विजयवाड
मारावा
पता: प्लॉट नं. 208, बी.एम. रोड, इमारतीचे नाव: , ब्लॉक नं. , रोड नं. स्वातंत्र्य,
प्लॉट नं. 208, बी.एम. रोड, अमरेंद्र मिन मोसावटी, नागपुर,
महाराष्ट्र, भारत.
पिन कोड: AAF9187F

विजय देवदार
वय: 40

2. नाम: अमरेंद्र ईश्वर रिपब्लिकन तर्फे भारतीय जनता पार्टी विजयवाड
डोमडे
पता: प्लॉट नं. 50, बी.एम. रोड, इमारतीचे नाव: , ब्लॉक नं. , रोड नं. स्वातंत्र्य,
प्लॉट नं. 50, बी.एम. रोड, अमरेंद्र मिन मोसावटी, नागपुर,
महाराष्ट्र, भारत.
पिन कोड: AAF9187F

विजय देवदार
वय: 42

उपलब्धता दिनांक: 24/01/2024 01:51:25 PM
शिक्षा क्र. 3 वी डेट: 08/01/2024 01:50:36 PM

राह दुरुम निवेदन, वर्ग-2,
नागपुर प्रमाणिक नं. 0

अवकाश:

उपलब्धता दिनांक: 24/01/2024 01:51:25 PM
शिक्षा क्र. 4 वी डेट: 08/01/2024 01:51:17 PM

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विजय देवदार अमरेंद्र ईश्वर रिपब्लिकन तर्फे भारतीय जनता पार्टी विजयवाड मारावा	08/01/2024 01:51:17 PM	अमरेंद्र विजयवाड मारावा M 1171414676057706495
2	विजय देवदार अमरेंद्र ईश्वर रिपब्लिकन तर्फे भारतीय जनता पार्टी विजयवाड डोमडे	08/01/2024 01:50:58 PM	विजय अमरेंद्रवाड डोमडे M 1171414607048761344

शिक्षा क्र. 4 वी डेट: 08/01/2024 01:51:17 PM

राह दुरुम निवेदन, वर्ग-2,
नागपुर प्रमाणिक नं. 0

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	M/s INCHES REALITIES	eChallan	69103332024010518964	MH013537431202324E	100.00	SD	0007176887202324	08/01/2024
2		DHC		0124085209771	1040	RF	0124085209771D	08/01/2024
3	M/s INCHES REALITIES	eChallan		MH013537431202324E	100	RF	0007176887202324	08/01/2024

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

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a size) printout after scanning.
2. Get print immediately after registration.

नंदराव बुकाचे
नंदरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तऐवजात खरेदी कराने आहे.

24/01/2024

राह दुरुम निवेदन, वर्ग-2,
नागपुर प्रमाणिक नं. 0