

267/10587

Wednesday, October 16, 2024

11:14 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 16395 दिनांक: 16/10/2024

भावाचे नाव: लेंडरा

दस्तऐवजाचा अनुक्रमांक: नगन4-10587-2024

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: चंद्रकांत विठ्ठलराव अगदळे व इतर 5 तर्फे आममुखत्यार पार्स अर्बन सर्विस प्रोवाइडर्स एंड
इंफ्रास्ट्रक्चर डेव्हलपमेंट प्राइवेट लिमिटेड तर्फे अधिकृत संचालक राहुल राजेंद्र देशमुख

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 1460.00

DELIVERED

NGP4

बाजार मूल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुर्यम निदेशक, वर्ग ४
नागपूर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024149515249 दिनांक: 16/10/2024

वैकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009767381202425P दिनांक: 16/10/2024

वैकेचे नाव व पत्ता:

सिमा



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024149515249	Date 14/10/2024
Received from SHYAM V JAGDALE AND THROUGH POA HOLDER PARS USP AND ID, Mobile number 0000000000, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 14/10/2024
Bank CIN 10004152024101414453	REF No. 823407446485
This is computer generated receipt, hence no signature is required.	

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२/८१



DEED OF DECLARATION

IN FORM 'A'

IN THE CITY OF NAGPUR, Tahsil and District - NAGPUR, WE,

- (1) **SHRI. SHYAM S/o LATE SHRI. VITTHALRAO JAGDALE**, Aged about 69 Years, Occupation - Retired, Resident of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - ABUPJ2541C}, {Aadhar Card No. 4014 7605 1873} & {Mobile No. 9604502445},
- (2) **SHRI. CHANDRAKANT S/o LATE SHRI. VITTHALRAO JAGDALE**, Aged about 67 Years, Occupation - Legal Practitioner, Resident of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - ABMPJ5307Q}, {Aadhar Card No. 5864 4104 7853} & {Mobile No. 9822577978},
- (3) **MRS. JYOTI W/o RAJU HIWALE** (Maiden name Ku. Jyoti D/o Late Shri. Vitthalrao Jagdale), Aged about 63 Years, Occupation - Housewife, Resident of Behind of Batukbhai Jewellers, Apartment No. 903/B, 'Laxmi Apartments', Khare Town, Dharampath, Nagpur - 440010, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - ACCPH4072M}, {Aadhar Card No. 5353 9186 7539} & {Mobile No. 9890964755},
- (4) **MRS. VARSHA W/o VILAS JADHAV** (Maiden name Ku. Varsha D/o Late Shri. Vitthalrao Jagdale), Aged about 58 Years, Occupation - Housewife, Resident of Plot No. 90 B, Shivam Kunj, Gorewada Tank Road, Borgaon, Katol Road, Nagpur - 440013, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - AIGPJ2133F}, Aadhar Card No. 8199 2067 6158} & {Mobile No. 9423686316},
- (5-a) **SMT. BHAVANA Wd/o LATE SHRI. ANANDRAO JAGDALE**, Aged about 65 Years, Occupation - Household, {Income Tax PAN - ACRPJ2481M}, {Aadhar Card No. 3295 5579 6783} & {Mobile No. 9673527749}, & (5-b) **SHRI. CHAITANYA S/o LATE SHRI. ANANDRAO JAGDALE**, Aged about 43 Years, Occupation - Service, {Income Tax PAN - ANOPJ1427F}, {Aadhar Card No.

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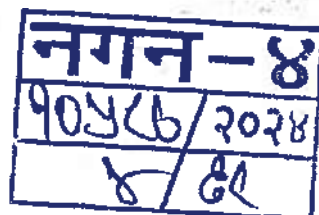


9491 0329 1461} & {Mobile No. +1(484)6397465}, Both Residents of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tahsil and District - NAGPUR (Maharashtra State), all acting through their duly Constituted Attorney PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED, {Income Tax PAN - AAHCP8906C}, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U74900MH2014PTC258759 having its Registered Office at Flat No. 2/102, Plot No. 115, 'Preeti Apartments', Laxmi Nagar, Nagpur-440010, Tahsil and District - NAGPUR (Maharashtra State), acting through its Authorized Director - SHRI. RAHUL S/o RAJENDRA DESHMUKH, Aged about 29 Years, Occupation - Business, Resident of Plot No. 115, 'Priti Apartments', Near Water Tank, Laxmi Nagar, Nagpur - 440022, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - CGHPD5457R}, {Aadhar Card No. 2774 1827 2621} & {Mobile No. 8698234444}, hereinafter all jointly referred to as the "GRANTORS", who are fully empowered and qualified to execute this DEED do hereby state.

FIRST : THAT the GRANTORS hereinabovenamed jointly own the following land comprising Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA - LENDRA, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR, which is fully described as follows :-

THAT, ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.61 Sq. Ft. (OR 1903.81 Sq. Mtrs.) of MOUZA - LENDRA, bearing City Survey No. 1108 and Sheet No. 53, situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR, Originally belonged to Aryan Bank Limited, being its separate property, having been acquired the same by it from the Governor of the Central Provinces and Berar, acting through the Deputy Commissioner, Nagpur on Leasehold Rights for a term ending on 31/03/1975 by an Indenture of Lease Dated 09/10/1954.

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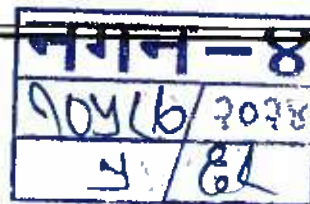


THAT, the said Aryan Bank Limited lateron transferred/sold the said Nazul Leasehold Plot No. 46 (FORTY SIX), containing by admeasurement 20492.61 Sq. Ft. (OR 1903.81 Sq. Mtrs.), bearing City Survey No. 1108 and Sheet No. 53, situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Ramdas S/o Laxman Paranjape by a Sale Deed Dated 16/01/1957, which is duly Registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 366 on Pages 32 to 35 at Sr. No. 84 on 23/01/1957.

THAT, the aforesaid Shri. Ramdas S/o Laxman Paranjape lateron in his turn transferred/sold the said Nazul Leasehold Plot No. 46 (FORTY SIX), containing by admeasurement 20492.61 Sq. Ft. (OR 1903.81 Sq. Mtrs.), bearing City Survey No. 1108 and Sheet No. 53, situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Krishnarao S/o Vinayakrao Deshpande, by a Sale Deed Dated 26/09/1958, which is duly Registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 283 on Pages 37 to 39 at Sr. No. 2892 on 27/09/1958.

THAT, the said Shri. Krishnarao S/o Vinayakrao Deshpande lateron constructed a Residential House on the said Nazul Leasehold Plot No. 46 (Forty Six) covering a total Built-up area of 320.00 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/305/3906 Dated 13/01/1961 in Case No. CS/3906, bearing Corporation House No. 53, City Survey No. 1108 and Sheet No. 53 of Mouza – Lendra.

THAT, the said Shri. Krishnarao S/o Vinayakrao Deshpande lateron in his turn transferred/sold the said Nazul Leasehold Plot No. 46 (Forty Six) Togetherwith the existing Residential House standing thereon, bearing Corporation House Nos. 53, City Survey No. 1108 and Sheet No. 53 of Mouza – Lendra, situated at Farmland Layout, Ramdaspath, Nagpur in Tahsil and District – Nagpur by way of sale to Mrs. Kusum W/o Vitthal Jagdale by a Sale Deed Dated 04/06/1963, which is duly Registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 52 on Pages 187 to 196 at Sr. No. 2770 on 26/08/1963 and the same is also accordingly mutated in her name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 4494/11.



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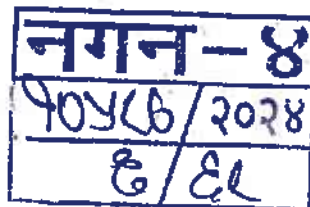
THAT, the said Mrs. Kusum W/o Vitthal Jagdale lateron constructed a Residential House on the said Nazul Leasehold Plot No. 46 (Forty Six) covering a total Built-up area of 320.00 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/6298/3906 Dated 05/07/1966 in Case No. CS/3906, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53 of Mouza – Lendra.

THAT, on expiration of the Original term of Lease the Collector, Nagpur on behalf of Governor of Maharashtra State lateron extended the same for a further term/period commencing from 31/03/1975 and ending on 31/03/2005 by executing a Renewed Indenture of Lease regarding the said property in favour of Mrs. Kusum W/o Vitthal Jagdale on 29/04/1988.

THAT, for construction of the House the said Mrs. Kusum W/o Vitthal Jagdale had sought Housing Loan from The Vidarbha Premier Co-operative Housing Society Limited, Nagpur and mortgaged the said entire property to it by way of security for the repayment of Loan. During the course of time said Mrs. Kusum W/o Vitthal Jagdale had paid the entire Loan amount togetherwith an interest accrued thereon to the said Mortgagee Society i.e. The Vidarbha Premier Co-operative Housing Society Limited, Nagpur and got her property freed and discharged from its Mortgage. A No Dues Certificate to that effect is also issued by the said Mortgagee Society in favour of Mrs. Kusum W/o Vitthal Jagdale on 18/10/2023. As a result therefore the said property is now free from encumbrances of all kinds whatsoever.

THAT, the said Smt. Kusum W/o Vitthal Jagdale left for heavenly abode on 02/10/1999 (her husband namely Shri. Vitthal Jagdale having predeceased her on 25/06/2023) and consequent upon her death/demise the aforesaid entire property devolved upon her three sons namely (i) Shri. Anand Vitthalrao Jagdale, (ii) Shri. Shyam Vitthalrao Jagdale and (iii) Shri. Chandrakant Vitthalrao Jagdale, the Grantor Nos. 1 and 2 abovenamed and two daughters namely (i) Mrs. Jyoti W/o Raju Hiwale (Maiden name Ku. Jyoti D/o Late Shri. Vitthalrao Jagdale) and (ii) Mrs. Varsha W/o Vilasrao Jadhav (Maiden name Ku. Varsha D/o Vitthalrao Jagdale), the Grantor Nos. 3 and 4 abovenamed jointly by way of intestate succession, being the only legal heirs of the deceased and the same is also accordingly mutated in their joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 5594 on dated 20/10/2011.

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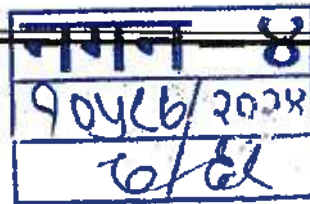


THAT, during the course of time one of the Co-owner namely Shri. Anand S/o Vitthalrao Jagdale also left for heavenly abode on 10/12/2011 and consequent upon his death/demise his share in the aforesaid property devolved upon his Widow Smt. Bhavana Anandrao Jagdale and only son Shri. Chaitanya Anandrao Jagdale, the Grantor Nos. (5-a) & (5-b) abovenamed jointly by way of intestate succession, being the only legal heirs of the deceased and the same is also accordingly mutated in their joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 9855 on dated 12/02/2020. As a result therefore the Grantors hereinabovenamed have now become the Joint/Co-Owners of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in the Property Card of City Survey as mentioned above.

THAT, on expiration of the Second term of Lease the Collector, Nagpur on behalf of Governor of Maharashtra State lateron extended the same for a further term/period commencing from 01/04/2005 and ending on 31/03/2035 by executing a Renewed Indenture of Lease regarding the said property in favour of Shri. Shyam Vitthalrao Jagdale and others, the Grantors hereinabovenamed on 08/07/2024, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 8470 on 10/07/2024.

THAT, the Grantors hereinabovenamed lateron applied to the Collector, Nazul Department Nagpur for conversion of the aforesaid Nazul Leasehold Plot No. 46 (Forty Six) from Leasehold Rights to Freehold Rights. Considering their request and on Receipt of necessary charges from Grantors, the Collector, Nagpur Office Tahsildar (Nazul) lateron vide its Order No. 18/MRC-81/2023-24, Dated 12/07/2024 converted and declared the said Plot No. 46 (Forty Six) as Freehold Plot. As a result therefore the said Plot No. 46 (Forty Six) is now freehold property. However the rules terms & condition for the same shall always mentioned kindly upon Grantors and Developer of the said property. However the entry of the same is yet to be taken in the property card of City Survey. As a result therefore the Grantors hereinabovenamed have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT, the Grantors hereinabovenamed lateron jointly decided to develop the aforesaid property comprising Nazul Freehold Plot No. 46 (Forty Six),



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situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, in Tahsil and District – NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments and Club House therein.

THAT, Provisional Fire Safety Approval Certificate regarding Fire and Emergency Service is also issued by the I/C Chief Fire Officer, Fire and Emergency Services Nagpur Municipal Corporation vide its Letter No. FES/441/CFO, Dated 22/08/2024 in favour of the Grantors abovenamed.

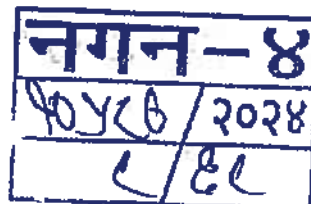
THAT, accordingly by an Agreement of Development Dated 06/09/2024, the Grantors have jointly entrusted the entire work of Development of the said Nazul Freehold Plot No. 46 (Forty Six), situated at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, in Tahsil and District – NAGPUR to PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED, the Attorney Holder abovenamed upon the several terms and conditions contained therein. The said Agreement is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 10292 on 09/10/2024 on payment of requisite Stamp Duty of Rs. 1,07,13,200/- and Registration Fees of Rs. 30,000/- payable thereon.

THAT, the aforesaid Agreement of Development Dated 06/09/2024 is adjudicated by the Collector of Stamps, Nagpur vide its Order No. 156/2024 Dated 07/10/2024 by paying the requisite Stamp Duty of Rs. 1,07,13,200/- payable thereon.

THAT, for completion of the said scheme the Grantors have also executed a General Power of Attorney in respect of the aforesaid property in favour of PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED, the Attorney Holder on 09/10/2024, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 10293 on even date.

THAT, in pursuance of the said Agreement the said PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as

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"CENTRAL PARK TOWER" and the same is also duly sanctioned and approved by the Assistant Director Town Planning of the Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 275023 (Permit No. NMO/B/2024/APL/03119), Proposal Code : NMO-24-53022, Dated 11/10/2024.

The aforesaid property is bounded as under :

ON THE EAST	-	BY PLOT NO. 45/ CITY SURVEY NO 1109.
ON THE WEST	-	BY PLOT NO. 47/ CITY SURVEY NO 1107.
ON THE NORTH	-	BY CONSERVANCY LANE.
ON THE SOUTH	-	BY 12.00 MTRS WIDE ROAD.

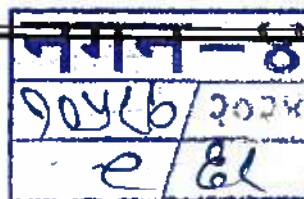
THAT, the Grantors have submitted the aforesaid property comprising ALL THAT Piece and Parcel of Nazul Freehold No. 46 (Forty Six) containing by admeasurement 1903.799 Sq. Mtrs. to the provisions of The Maharashtra Apartment Ownership Act, 1970.

SECOND : THAT the Grantors have now started the construction of a Multistoreyed building on the said Plot of land described above through PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED and to be known and styled as "CENTRAL PARK TOWER" according to the Plan attached hereto as EXHIBIT – A, which is duly sanctioned and approved by the Assistant Director Town Planning of the Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 275023 (Permit No. NMO/B/2024/APL/03119), Proposal Code : NMO-24-53022, Dated 11/10/2024 and which is made a part hereof. The Municipal Ward No. is 72. The aforesaid property bears Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53 of Mouza – Lendra.

The Postal Address of the Building is as Follows :-

"CENTRAL PARK TOWER"

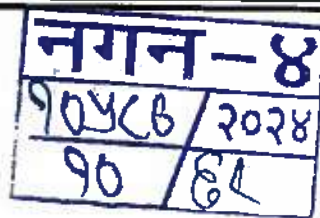
NAZUL FREE HOLD PLOT NO. 46 (FORTY SIX),
BACKSIDE OF LOKMAT BHAVAN, FARMLAND LAYOUT,
RAMDASPETH,
NAGPUR – 440010 (M.S.)



THIRD : THAT, the said Multistoreyed building to be known and styled as "CENTRAL PARK TOWER" consists of the Ground Floor, First to Twelfth Upper Floors and Fourteenth to Seventeenth Upper Floors. The entire Ground Floor is meant for covered Stilt Parking areas alongwith (i) Green Area, (ii) Jogging Track, (iii) Visitor Parking, (iv) Grand Entrance Lobby and (v) Security Cabin therein. There are 4 (FOUR) Apartments each on FIRST – SECOND – THIRD – FOURTH – FIFTH – SIXTH – SEVENTH – EIGHTH – NINTH & TENTH FLOORS. The entire Eleventh Floor is meant for Recreational Floor consisting of (1) Swimming Pool, Sky Deck, Seating Area (2) Gymnasium, (3) Banquet Hall with Kitchen, (4) Yoga/Zumba/aDance Room, (5) Club House, (6) Children Play area, (7) Private Lounge, (8) Library, (9) Changing Rooms and etc. therein and the said entire Floor Plan is identified as "RECREATIONAL FLOOR PLAN". There are 3 (THREE) Apartments each on TWELFTH – FOURTEENTH – FIFTEENTH - SIXTEENTH and SEVENTEENTH FLOORS. Thus there are in all One Recreational Floor consisting of (1) Swimming Pool, Sky Deck, Seating Area (2) Gymnasium, (3) Banquet Hall with Kitchen, (4) Yoga/Zumba/aDance Room, (5) Club House, (6) Children Play area, (7) Private Lounge, (8) Library, (9) Changing Rooms and etc., collectively known as "RECREATIONAL FLOOR PLAN" and 55 (FIFTY FIVE) independent and self contained separate Apartments in the said Multistoreyed Building. The facilities provided in the said Recreational Floor as mentioned above shall be used and utilized by the Apartment Owners in the said complex as decided by the Maintenance Committee of the said Scheme. Subsequently all these Apartments shall be strictly used and utilised for Residential Purposes Only. 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.

FOURTH : THAT the said Multistoried Building has total Built-up area of all the Floors is 9535.190 Sq. Mtrs. and an open land of 201.058 Sq. Mtrs. which constitutes the General Common Areas and Facilities.

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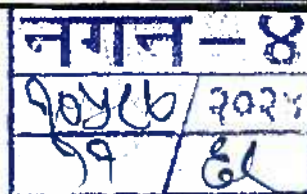


FIFTH : THAT this Condominium shall be known and styled as "CENTRAL PARK TOWER" and the family Units and the Common Areas and Facilities of the Building are as follows :-

FAMILY UNITS (APARTMENTS) & CLUB HOUSE ON FIRST - SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH - EIGHTH - NINTH - TENTH - ELEVENTH - TWELFTH - FOURTEENTH - FIFTEENTH - SIXTEENTH & SEVENTEENTH FLOOR :-

The entire Ground Floor is meant for covered Stilt Parking areas alongwith (i) Green Area, (ii) Jogging Track, (iii) Visitor Parking, (iv) Grand Entrance Lobby and (v) Security Cabin therein. There are 4 (FOUR) Apartment each on FIRST - SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH - EIGHTH - NINETH & TENTH FLOORS. The entire Eleventh Floor is meant for Recreational Floor consisting of (1) Swimming Pool, Sky Deck, Seating Area (2) Gymnasium, (3) Banquet Hall with Kitchen, (4) Yoga/Zumba/aDance Room, (5) Club House, (6) Children Play area, (7) Private Lounge, (8) Library, (9) Changing Rooms and etc., therein and the said entire Floor Plan is identified as "RECREATIONAL FLOOR PLAN". There are 3 (THREE) Apartments each on TWELFTH - FOURTEENTH - FIFTEENTH - SIXTEENTH and SEVENTEENTH FLOORS. Thus there are in all One Recreational Floor consisting of (1) Swimming Pool, Sky Deck, Seating Area (2) Gymnasium, (3) Banquet Hall with Kitchen, (4) Yoga/Zumba/aDance Room, (5) Club House, (6) Children Play area, (7) Private Lounge, (8) Library, (9) Changing Rooms and etc., collectively known as "RECREATIONAL FLOOR PLAN" and 55 (FIFTY FIVE) independent and self contained separate Apartments in the said Multistoreyed Building. The family Units (Apartments) on First Floor are numbered as 101, 102, 103 and 104. The family Units (Apartments) on Second Floor are numbered as 201, 202, 203 and 204. The family Units (Apartments) on Third Floor are numbered as 301, 302, 303 and 304. The family Units (Apartments) on Fourth Floor are numbered as 401, 402, 403 and 404. The family Units (Apartments) on Fifth Floor are numbered as 501, 502, 503 and 504. The family Units (Apartments) on Sixth Floor are numbered as 601, 602, 603 and 604. The family Units (Apartments) on Seventh Floor are numbered as 701, 702, 703 and 704. The family Units (Apartments) on Eighth Floor are numbered as 801, 802, 803 and 804. The family Units (Apartments) on Ninth Floor are numbered as 901, 902, 903 and 904. The family Units (Apartments) on Tenth Floor are numbered as 1001, 1002,

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1003 and 1004. The Recreational Floor Plan on Eleventh Floor is known and identified as "RECREATIONAL FLOOR". The family Units (Apartments) on Twelfth Floor are numbered as 1201, 1202 and 1203. The family Units (Apartments) on Fourteenth Floor are numbered as 1401, 1402, and 1403. The family Units (Apartments) on Fifteenth Floor are numbered as 1501, 1502 and 1503. The family Units (Apartments) on Sixteenth Floor are numbered as 1601, 1602 and 1603 and the family Units (Apartments) on Seventeenth Floor are numbered as 1701, 1702 and 1703. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and ½ (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment/Unit. The Family Units on Ground/First Floor have an access to the Common area land and the main door of the family units on the upper floors have an access to the Corridor of the respective floor.

(A) THAT the details of (1) Swimming Pool, Sky Deck, Seating Area (2) Gymnasium, (3) Banquet Hall with Kitchen, (4) Yoga/Zumba/aDance Room, (5) Club House, (6) Children Play area, (7) Private Lounge, (8) Library, (9) Changing Rooms all on the ELEVENTH FLOOR and collectively known as "RECREATIONAL FLOOR PLAN", its dimensions, Carpet areas and others amenities and facilities provided therein are specifically described and shown as under :-

(1) Swimming Pool, Sky Deck, Seating Area	-	148.910 Sq. Mtrs.
(2) Gymnasium	-	96.852 Sq. Mtrs.
(3) Banquet Hall with Kitchen	-	140.452 Sq. Mtrs.
(4) Yoga/Zumba/aDance Room	-	65.802 Sq. Mtrs.
(5) Club House	-	59.421 Sq. Mtrs.
(6) Children Play area	-	16.889 Sq. Mtrs.
(7) Private Lounge	-	17.745 Sq. Mtrs.
(8) Library	-	26.210 Sq. Mtrs.
and		
(9) Changing Rooms	-	8.468 Sq. Mtrs.

(B) THAT, the details of Apartments, it's Serial Numbers, Apartment Numbers, Floors, Carpet Areas, Open Balcony Areas, Built-up Areas, Super

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Built-up Areas and the Undivided share in Land are specifically described and shown in the following chart :

SR. NO.	APARTMENT NO.	FLOOR	CARPET AREA IN SQ. MTRS.	OPEN BALCONY AREA IN SQ. MTRS.	BUILT - UP IN SQ. MTRS.	SUPER BUILT-UP AREA IN SQ. MTRS.	UNDIVIDED SHARE IN LAND (%)
(1)	101	FIRST	144.74	20.35	174.720	269.980	1.832
(2)	102	FIRST	136.92	23.44	170.454	263.394	1.788
(3)	103	FIRST	138.18	25.30	174.720	269.980	1.832
(4)	104	FIRST	138.31	22.18	170.454	263.394	1.788
(5)	201	SECOND	144.74	20.35	174.720	269.980	1.832
(6)	202	SECOND	136.92	23.44	170.454	263.394	1.788
(7)	203	SECOND	138.18	25.30	174.720	269.980	1.832
(8)	204	SECOND	138.31	22.18	170.454	263.394	1.788
(9)	301	THIRD	144.74	20.35	174.720	269.980	1.832
(10)	302	THIRD	136.92	23.44	170.454	263.394	1.788
(11)	303	THIRD	138.18	25.30	174.720	269.980	1.832
(12)	304	THIRD	138.31	22.18	170.454	263.394	1.788
(13)	401	FOURTH	144.74	20.35	174.720	269.980	1.832
(14)	402	FOURTH	136.92	23.44	170.454	263.394	1.788
(15)	403	FOURTH	138.18	25.30	174.720	269.980	1.832
(16)	404	FOURTH	138.31	22.18	170.454	263.394	1.788
(17)	501	FIFTH	144.74	20.35	174.720	269.980	1.832
(18)	502	FIFTH	136.92	23.44	170.454	263.394	1.788
(19)	503	FIFTH	138.18	25.30	174.720	269.980	1.832
(20)	504	FIFTH	138.31	22.18	170.454	263.394	1.788
(21)	601	SIXTH	144.74	20.35	174.720	269.980	1.832
(22)	602	SIXTH	136.92	23.44	170.454	263.394	1.788
(23)	603	SIXTH	138.18	25.30	174.720	269.980	1.832
(34)	604	SIXTH	138.31	22.18	170.454	263.394	1.788
(25)	701	SEVENTH	144.74	20.35	174.720	269.980	1.832
(26)	702	SEVENTH	136.92	23.44	170.454	263.394	1.788
(27)	703	SEVENTH	138.18	25.30	174.720	269.980	1.832

नगन-४
१०५८६/२०२४
१३/८६



(28)	704	SEVENTH	138.31	22.18	170.454	263.394	1.788
(29)	801	EIGHTH	144.74	20.35	174.720	269.980	1.832
(30)	802	EIGHTH	136.92	23.44	170.454	263.394	1.788
(31)	803	EIGHTH	138.18	25.30	174.720	269.980	1.832
(32)	804	EIGHTH	138.31	22.18	170.454	263.394	1.788
(33)	901	NINTH	144.74	20.35	174.720	269.980	1.832
(34)	902	NINTH	136.92	23.44	170.454	263.394	1.788
(35)	903	NINTH	138.18	25.30	174.720	269.980	1.832
(36)	904	NINTH	138.31	22.18	170.454	263.394	1.788
(37)	1001	TENTH	144.74	20.35	174.720	269.980	1.832
(38)	1002	TENTH	136.92	23.44	170.454	263.394	1.788
(39)	1003	TENTH	138.18	25.30	174.720	269.980	1.832
(40)	1004	TENTH	138.31	22.18	170.454	263.394	1.788
(41)	THE ENTIRE ELEVENTH FLOOR IS MEANT FOR RECREATIONAL FLOOR.						
(42)	1201	TWELFTH	148.94	27.89	185.231	291.470	1.943
(43)	1202	TWELFTH	139.39	23.41	170.53	268.338	1.788
(44)	1203	TWELFTH	134.27	26.95	170.581	268.418	1.789
(45)	1401	FOURTEENTH	148.94	27.89	185.231	291.470	1.943
(46)	1402	FOURTEENTH	139.39	23.41	170.53	268.338	1.788
(47)	1403	FOURTEENTH	134.27	26.95	170.581	268.418	1.789
(48)	1501	FIFTEENTH	148.94	27.89	185.231	291.470	1.943
(49)	1502	FIFTEENTH	139.39	23.41	170.53	268.338	1.788
(50)	1503	FIFTEENTH	134.27	26.95	170.581	268.418	1.789
(51)	1601	SIXTEENTH	148.94	27.89	185.231	291.470	1.943
(52)	1602	SIXTEENTH	139.39	23.41	170.53	268.338	1.788
(53)	1603	SIXTEENTH	134.27	26.95	170.581	268.418	1.789
(54)	1701	SEVENTEENTH	148.94	27.89	185.231	291.470	1.943
(55)	1702	SEVENTEENTH	139.39	23.41	170.53	268.338	1.788
(56)	1703	SEVENTEENTH	134.27	26.95	170.581	268.418	1.789
						TOTAL	100%

Out of the aforesaid Family Units, Family Units (Apartments) bearing Nos. 101, 102, 103, 104 all on First Floor; 201, 202, 203, 204 all on Second Floor; 301, 302, 303, 304 all on Third Floor, 401, 402, 403 & 404 all on Fourth Floor and 501, 502, 503 & 504 all on the Fifth Floor thus total 20 (Twenty) Apartments are retained by the Grantors for their exclusive use and occupation alongwith the

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नगन-८
१०५६/२०२५
१४/८८



Undivided share and interest in the said Plot of land as mentioned above. However the distribution of the said Apartments in between them are given in the following chart;

Sr. No.	Apartment Nos.	Name of Grantor(s) to whom Apartment Retained/allotted
(1)	102, 301, 401, 503	SHRI. SHYAM VITTHALRAO JAGDALE.
(2)	103, 304, 402, 501	SHRI. CHANDRAKANT VITTHALRAO JAGDALE.
(3)	201, 202, 203, 204	MRS. JYOTI W/o RAJU HIWALE (Maiden name Ku. Jyoti D/o Late Shri. Vitthalrao Jagdale).
(4)	101, 302, 403, 504	MRS. VARSHA W/o VILAS JADHAV (Maiden name Ku. Varsha D/o Late Shri. Vitthalrao Jagdale).
(5)	104, 303, 404, 502	(5-a) SMT. BHAVANA ANANDRAO JAGDALE & (5-b) SHRI. CHAITANYA ANANDRAO JAGDALE JOINTLY.

(2) (A) COMMON AREAS AND FACILITIES :

- a) The parcel of land described in paragraph FIRST of this Deed.
- b) Covered/Stilt Parking Areas on 1775.568 Sq. Mtrs. is provided to the said Multistoried Building on Ground Floor and Uncovered Parking Facility is provided in the said Building on available open space on Ground Floor. The Mechanical Parking Facility is also provided to the said Building on Ground Floor.
- c) Common passage leading to the Stair Ways.
- d) Compound wall on all 4 (FOUR) Sides. 3 (THREE) Grill Gates are provided to the said Multistoried Building for ingress and egress of Apartment Owners.
- e) The following facilities located throughout the Multistoried Building.
 - i) 2 (TWO) Staircases out of which 1 (ONE) for Fire Escape staircase and 1 (ONE) for General use of Apartment Owners are provided to the said Multistoried Building.
 - ii) A Well with with Electric Motor and Pump.
 - iii) 1 (ONE) Bore Wells with Electric Motor and Pump.
 - iv) A Sump with Electric Motor and Pump.

नगन-४
१०५८६/२०२४
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- v) Plumbing net work, throughout the building.
- vi) Electric wiring network throughout the building.
- vii) Necessary lights and public water connections.
- viii) 3 (THREE) Overhead Water Tank(s) are provided to the said Building.
- ix) 3 (THREE) Lifts with backup Battery arrangement having the capacity of 16 Passengers are provided to the said Building. Out of which 1 (One) Lift for Fire Escape and another 2 (Two) Lifts for General Use of Apartment Owners in the said Building for their exclusive use.
- x) Water Harvesting System is provided to the said Building.
- xi) CCTV Cameras Security System is provided to the said entire Building.
- xii) Security Guard Cabin.
- xiii) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
- xiv) AND in general all apparatus and installations existing for common use.

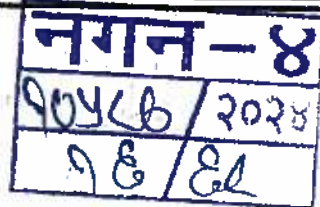
(B) RESTRICTED AREAS :-

The entire Top/Terrace admeasuring about 617.246 Sq. Mtrs., of the said Multistoreyed Building is allotted to the Owner of Apartment No. 1701 only for his exclusive use and occupation and the same shall always be treated as Restricted Area and the same area shall always be used and utilized by the Owner of Apartment No. 1701 only to the exclusion of the remaining Apartment Owners in the said Building.

SIXTH : (A) THAT the right, title and interest of each Owner of a Family Unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-paragraph (2) of Para FIFTH and their proportionate shares in the profits and common expenses in the said General Common/Restricted areas and facilities for voting purposes in the meeting of the Association of Apartment Owners of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

(B) THAT the proportionate representations for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.

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(C) Apartments and the percentage of undivided interest in the Common/Restricted areas and facilities appertaining to the Apartments are not encumbered in any manner whatsoever on the date of this Declaration.

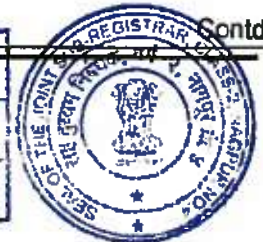
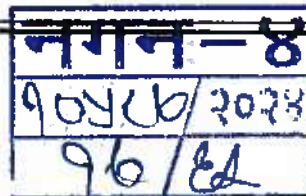
SEVENTH : THAT the administration of the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" consisting as aforesaid of the Building and parcel of the land described in paragraphs FIRST and FIFTH of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made part of this Deed and are attached hereto as the 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 Second and Upper Floors are conveyed or may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a Common areas and facilities of the building, such 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/Restricted areas and facilities.

NINTH : THAT for the purposes of Stamp Duty and Registration Fees to be imposed on the Registration of this DEED in the Registers of Declaration and Deeds of Apartment Under Section 13(5), the value of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" is distributed as follows :-

- (A) Parcel of land described in paragraph FIRST hereof is valued at Rs. 21,42,63,000/- (Rupees Twenty One Crore Forty Two Lakh Sixty Three Thousand Only).
- (B) The cost of the aforesaid Multistoreyed building in paragraphs Second and Third hereof shall be valued on completion of entire work (construction).

TENTH : THAT so long as the Grantors own one or more of the Family Units, the Grantors shall be subject to the provision of this Deed and of the



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Exhibit-A and B attached hereto and the Grantors covenant to take no action which will adversely affect the rights of the Association of Apartment owners with respect to assurance against latent defects in the building or other rights assigned to the Association by reason of the establishment of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

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

TWELTH : THAT the percentage of the Undivided interest in the General Common/Restricted 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/Restricted 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 grounds 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.

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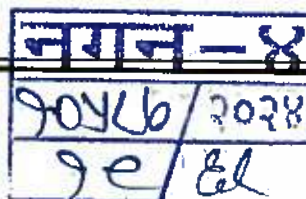


SIXTEENTH : THAT no Apartment Owner of a family unit may exempt herself/himself from liability for her/his contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common/Restricted Areas and Facilities or by the abandonment of her/his family unit.

SEVENTEENTH : THAT all 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) charges, if any on the family unit for payment of Government or Municipal Taxes or both and (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 the 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 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 compensations 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 and leave and license or care-taker basis provided that the said leases or leave and license or care-taker basis in this Declaration and further subject to the bye-laws in EXHIBIT-B attached hereto.

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



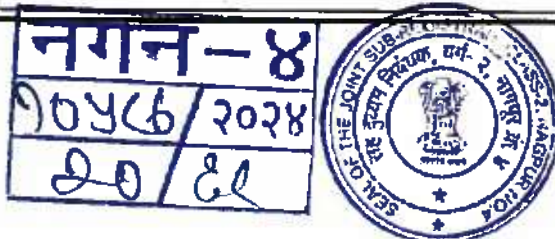
TWENTIETH : THAT where a family unit is sold by a mortgagee in exercise of her/his powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by the mortgagee against the owner of such family unit, then neither the mortgagee, nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the Association which become due prior to the acquisition of title to such acquirer, 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 Grantors for all unpaid assessments by the Association of Apartment Owners against the letter for her/his share of the common expenses upto the time of the grant or conveyance without prejudice to the Grantee's right to recover from the Grantors the amounts paid by the Grantee thereof. However, any such Grantee shall be entitled to a statement from the Manager or Board of Manages of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such grantee shall not be liable for, nor shall he family unit conveyed by subject to a charge for, any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount thereon, set forth.

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

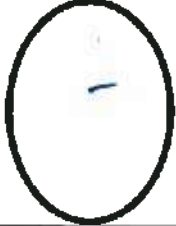
TWENTY THIRD : THAT the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment owners and that such payment shall be held in separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

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IN WITNESS WHEREOF the "GRANTORS" hereinabovenamed have hereto set their respective hands and signed this 'DEED OF DECLARATION' at NAGPUR on this 16th Day of OCTOBER, 2024 in presence of attesting witnesses signing as such.

(Drafted by Advocate Rahul R. Kharapkar as per instructions given by the Parties and documents produced before me).

SR. NO.	PASSPORT SIZE PHOTOGRAPH AND THUMB IMPRESSION (LEFT THUMB)	SIGNATURE & FULL NAME
1.	 	FOR "CENTRAL PARK TOWER" APARTMENT ASSOCIATIONS  (RAHUL R. DESHMUKH) Authorize Director of PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED and also as a duly Constituted Attorney for the Grantors abovenamed
2.	 	 WITNESS NO. 1 
3.	 	 WITNESS NO. 2 (Adv. Rahul R. Kharapkar)

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"EXHIBIT-B"BYE LAWS OF THE "CENTRAL PARK TOWER APARTMENTS
CONDOMINIUM"CHAPTER - I**(1) SHORT TITLE AND APPLICATION :-**

(i) These Bye-laws may be called the Bye-laws of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

(ii) The provisions of these Bye-laws apply to the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

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

(2) DEFINATIONS :-

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

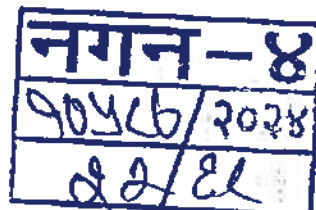
(a) "ACT" means The Maharashtra Apartment Ownership Act, 1970.

(b) "ASSOCIATION" means the Association of all the Apartment Owners constituted by such owners for the purpose of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

(c) "BOARD" means a Board of Managers consisting of FIVE persons all of whom shall be owner of Apartment in the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

(d) "BUILDING" means the Building located at Amalgamated Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA – LENDRA, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

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(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" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.

(g) "OWNERS" OR APARTMENT OWNERS" means the person owning an Apartment in the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

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

(i) "UNIT" means a Family Unit in the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

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

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

(3) **APARTMENT OWNERSHIP :-**

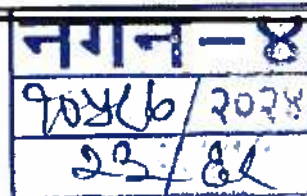
The Building located on Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA – LENDRA, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

(4) **OBJECTS OF ASSOCIATION :-**

(1) The objects of the Association shall be -

(a) To be and to act as the Association of Apartment Owners of the building called "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM", at Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA – LENDRA, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal

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Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR (hereinafter called "the said building") who have filed their Respective Declarations submitting their Apartment to the provisions of the Act.

(b) To invest or deposit moneys.

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

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

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

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

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

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

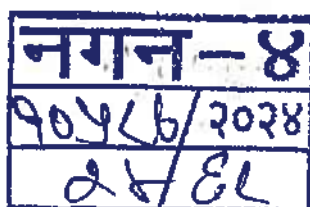
(i) To do all things necessary or/and otherwise provide for their welfare expedient for the attainment of the objects specified in these Bye-laws.

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

(5) MEMBERS OF ASSOCIATION :-

(1) All persons who have purchased Apartments in the "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" and executed respective Declaration Under Section 5, submitted their Apartment to the provisions of the Act shall automatically be the members of the Association and shall pay the sum of one rupee as entrance fee and may purchase at least one share of the face

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value of Rs. 100/- (Rupees One Hundred) Only Each Apartment Owner shall receive a copy of the Bye-laws on payment of Rs. 50/- (Rupees Fifty) Only.

(2) Upon any Apartment Owner selling his Apartment or absolutely conveying the same by way of Gift, under his WILL or otherwise, the Purchaser or donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of one rupees. 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.

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

(6) JOINT APARTMENT OWNERS :-

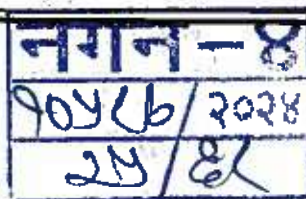
Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the Apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

(7) HOLDING OF ONE SHARE COMPULSORY :-

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

(8) DISQUALIFICATION :-

No Apartment Owner shall be entitled to vote on the questions of the election of members of the Board of the President, Secretary, Treasurer or any other Office bearer or be entitled to stand for election to such Office if he is in



Contd.

arrears of any sum due from him in respect of his contribution for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to the Board would take place.

CHAPTER - II
VOTING, QUORUM AND PROXIES

(9) VOTING :-

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

(10) QUORUM :-

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

(11) VOTES TO BE CAST IN PERSON :-

Votes shall be cast in person.

CHAPTER - III
ADMINISTRATION

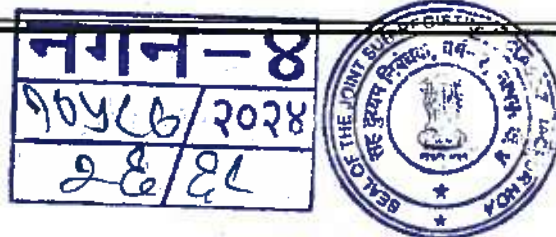
(12) POWER AND DUTIES OF ASSOCIATION :-

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

(13) PLACE OF MEETING :-

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

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(14) ANNUAL MEETINGS :-

The First Annual Meeting of the Association shall be held on 31st December, 2027 and thereafter the annual meeting of the Association shall be held latest by the last week of DECEMBER of each succeeding year. At such meetings there shall be elected by ballot of the Apartment Owners, a Board in accordance with the requirements of Bye-laws No. 22. The Owners may also transact such other business of the Association as may properly come before them.

(15) SPECIAL MEETINGS :-

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

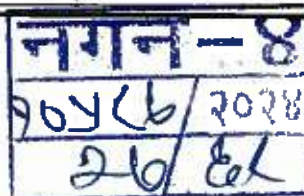
(16) NOTICE OF MEETINGS :-

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

(17) ADJOURNED MEETINGS :-

If any meeting of Owners cannot be organised because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than Forty-Eight hours from the time the original meeting was called. If as such

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adjourned meeting also no quorum is present, the owners present in person being not less than two shall form a quorum.

(18) ORDER OF BUSINESS :-

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

- (a) Roll 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 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.

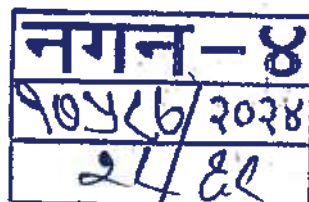
(20) POWER AND DUTIES OF BOARD :-

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 -

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(a) Care, unkeep and surveillance of the "CENTRAL PARK TOWER APARTMENTS 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 personnel necessary for the maintenance and operative of the above "CENTRAL PARK TOWER APARTMENTS 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.

(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 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.

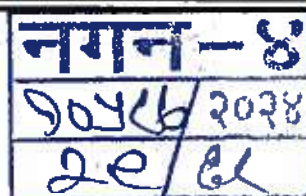
(24) VACANCIES :-

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

Contd.



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 mail, or telegraph, at least three days prior to the day named for such meeting.

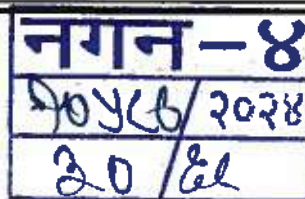
(28) SPECIAL MEETINGS :-

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 hereinabove provided) as purpose of the meeting. Special meeting of the BOARD shall be called by the President or Secretary in the like manner and on like notice on the written request of at least three Managers.

(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.

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(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 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.

(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 :-**

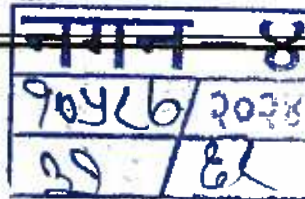
The Principal Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the BOARD. The BOARD may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary (In 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 OFFICER :-

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

(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



Contd.

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.

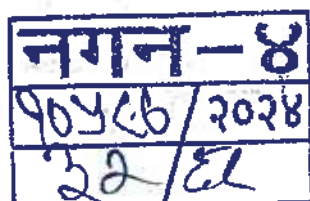
(37) SECRETARY :-

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.

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CHAPTER - VI**OBLIGATIONS OF THE APARTMENT OWNERS****(39) ASSESSMENTS :-**

All Owners are obliged pay monthly assessments imposed by the Association to meet all expenses relating to the "CENTRAL PARK TOWER APARTMENTS 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-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.

(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 "CENTRAL PARK TOWER APARTMENTS 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.

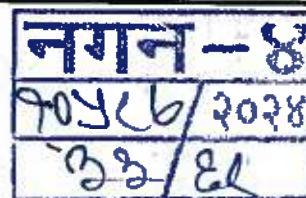
(3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facility damaged through his fault.

(41) USE OF FAMILY UNITS - INTERNAL CHANGES :-

(1) All the Apartments shall be strictly utilized/used 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

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days and failure to do 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 "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind, such areas shall be used for non other purpose than for normal transit through them.

(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.

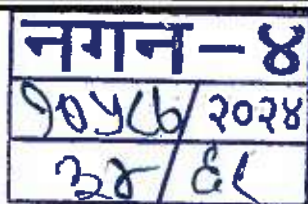
(44) RULES OF CONDUCT :-

(1) No resident of "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" shall post any advertisement or posters of any kind in or on the building except as authorized 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 "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM".

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(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 "CENTRAL PARK TOWER APARTMENTS 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.
- (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 Competent Authority may determine in this behalf.

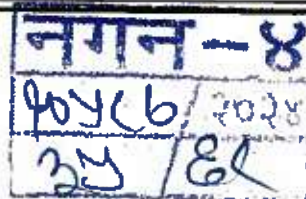
(46) The Association may invest or deposit its funds in one or more of the following

- (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 "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM", is

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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.

(48) ACCOUNTS :-

(1) A Banking Account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody, an amount not exceeding Rs. 1000/- (Rupees One Thousand) Only for petty expenses. All payment above Rs. 500/- (Rupees Five 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.

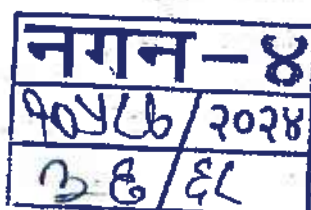
(4) The audited financial statement shall be open to the inspection of any member of the Association and a copy thereof, shall be submitted to the Competent Authority not later than 30th August every year.

(5) Every financial statement shall be accompanied a complete list of the 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.

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(50) APPOINTMENT OF AUDITOR(S) :-

The Association shall appoint 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 report 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 :-

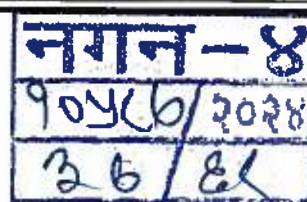
The Association shall at the request of a Mortgages of a Unit report any unpaid assessment due from the Owner of such unit.

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

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conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

(55) SEAL OF THE ASSOCIATION :-

The Association shall have a common seal which shall be in the custody of the Secretary and shall be used only under the authority of a resolution of the Board and every deed of 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 authorised by the Association in that behalf.

CHAPTER - X

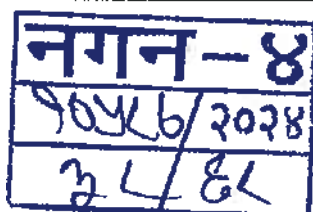
AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

(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 "CENTRAL PARK TOWER APARTMENTS CONDOMINIUM" as shown in the DECLARATION.

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महाराष्ट्र शासन

मालमत्ता पत्रक

PJMD: 54733812016

[महाराष्ट्र जमीन महसूल (गाव, नगर व अहमद भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



54733812016

गाव/पेट : लेन्झा		तालुका/न.भू.का. : न.भू.अ.३ नागपूर			जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आसनाला दिलेल्या आकाराची किंवा भाट्याचा तपशील आणि त्याच्या फेरितभासणीची नियत वेळ
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सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९७०	महाराष्ट्र सरकार
पट्टेदार :	L
	सी. कुसुम विठ्ठल जगदाळे फे क ४४९४/११ फे क ४४९४/११
इतर भार :	दि.विदर्भ ग्रामीयर को.ऑ.हा.सो.नागपूर
इतर नोटे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
20/10/2011	वारसाने श्रीमती कुसुम विठ्ठल जगदाळे हि दि.०२/१०/९९ रोजी मर्यात वारस प्रतिज्ञापत्र क्र.५१९६, दि.२९/०४/१० अन्वये प्रतिज्ञापत्रात नमूद असलेले वारसाचे नावाची नोंद व भूतकाचे नाव कमी.		H [श्री. आनंद विठ्ठलराव जगदाळे फे क ९८५५] श्री. श्याम विठ्ठलराव जगदाळे श्री. संद्रकांत विठ्ठलराव जगदाळे [सी. ज्योती राजू हिवाळे] सी. वर्णा विलासराव जाधव	क्र.५५९४ प्रमाणे सही- 20/10/2011 न.भू.अ.क.३, नागपूर
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक मुनि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प/अधारी नोंद/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.लेन्झा/फे.क्र.७५२६ दिनांक २३/०४/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रकेवरील क्षेत्र मेळता असलेले मिळकत पत्रकेवर नमूद अंकी क्षेत्र १९०३.७९९ चौ.मी अधारी एक हजार अठ अ एकोणसत्तर दशांश सत्तर चौ.मी दाखल केले.			क्र.७५२६ प्रमाणे सही- 22/06/2015 न.भू.अ.क.३, नागपूर
12/02/2020	वारसाने प्रतिज्ञापत्र क्र ३९१४० दि ३/१३/२०१९ अन्वये आनंद विठ्ठलराव जगदाळे हे दि १०/१२/२०१९ रोजी मर्यात झाल्याने त्यांचे वारसानेच्या नावाची नोंद		H श्रीमती. मावना आनंद जगदाळे वैतन्य आनंद जगदाळे	क्र.९८५५ प्रमाणे सही- 12/02/2020 न.भू.अ.क.३, नागपूर
14/03/2024	आदेशाने नोंद - नगर भूमापन अधिकारी, ३ नागपूर यांचे कडील आदेश क्र. : प.भू.३/नोजा लेन्झा /न.भू.क.११०८/कलम १५५/२०२४ दि. : २२/०३/२०२४ अन्वये या मिळकत पत्रिके वरील फे.क्र.५५९४ दिनांक २०/१०/२०११ रोजीचे धारक ज्योती राजू हिवाळे ऐवजी ज्योती राजू हिवाळे दुरुस्ती करण्यात केत आहे		H ज्योती राजू हिवाळे	क्र.१२४७१ प्रमाणे सही- 14/03/2024 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
13/04/2024	शिक्षण फेरफार बोझ/गहाणखत/ तारण/ कमी करणे नोंद - विदर्भ ग्रामीयर को.ऑ.प.हा.सोसा.लीमी यांचे कडील नोक्युज सर्व्हेरिफिकेट No-३८३८/३९-१९८ दिनांक १८/१०/२०२३ अन्वये कुसुम विठ्ठलराव जगदाळे व -१ यानी विदर्भ ग्रामीयर हा.सोसा. यांचे पासून रु., २००००/-धेतलेल्या कर्जाची परतफेड केल्याने गहाण बोझा नोंद कमी.			क्र.१२४०२ प्रमाणे सही- 13/04/2024 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

नगन-४
१०५८६/२०२४
३८/८८



हे मिळकत पत्रिका (दिनांक 12/04/2024 09:04:39 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही विसकायी आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 01/07/2024 12:07:16 AM

विषयता पडताळणी साठी <https://digitalsathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100003900380 हा क्रमांक वापरावा.



नगन-४
१०५६/२०२४
४०/६६





Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 275023
Proposal Code : NMO-24-53022

Permit No. : NMO/B/2024/APL/03119
Date : 11/10/2024

Building Name :	RESIDENTIAL(Residential) Floors :	BASEMENT FLOOR,GROUND FLOOR,1ST TO 6TH AD 8TH TO 9TH FLOOR,11TH FLOOR,12TH 14TH 15TH 16TH FLOOR,7TH AND 10TH FLOOR,13TH FLOOR,TERRACE FLOOR
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To,

i)Chandrakant Vitthalrao Jagdale, Bhavana Anandrao Jagdale, Chaitanya Anand Jagdale, Jyoti Raju Hiwale, Varsha Vilas Jadhav,

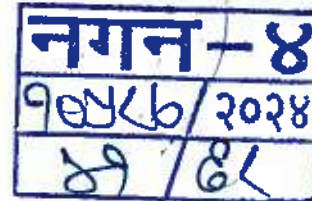
PLOT NO 46 MUNICIPAL CORPORATION HOUSE NO 47 WARD NO 41 IN CIVIL STATION EXPANSION SCHEME FARMLAND LAYOUT RAMDASPETH DIST NAGPUR

ii) Priyanka Khanorkar (Architect)

Sir/Madam,

With reference to your application No NMO202400875, dated 01-07-2024 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No 46, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 47, Final Plot No. 46, Sector No. , Mouje RAMDASPETH situated at Road / Street FARMLAND ROAD, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.





Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 275023
Proposal Code : NMO-24-53022

Permit No. : NMO/B/2024/APL/03119
Date : 11/10/2024

14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

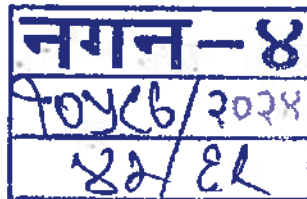
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Digitally signed by RUTURAJ JADHAV
Date: 2024.10.11 17:23:50 IST
Reason: Approved
Designation: Assistant Town Planning
Location: Nagpur Municipal Corporation
Project Code: NMO-24-53022
Application Number: NMO/B/2024/APL/03119
Proposal Number: 275023
Certificate Number: NMO/B/2024/APL/03119



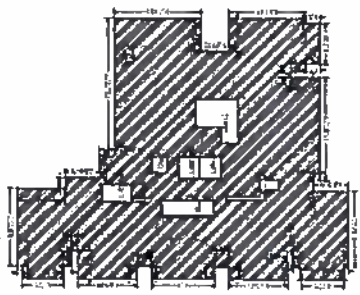
Assistant Director Town Planning,
Nagpur Municipal Corporation,

Scan QR code for verification of authenticity.

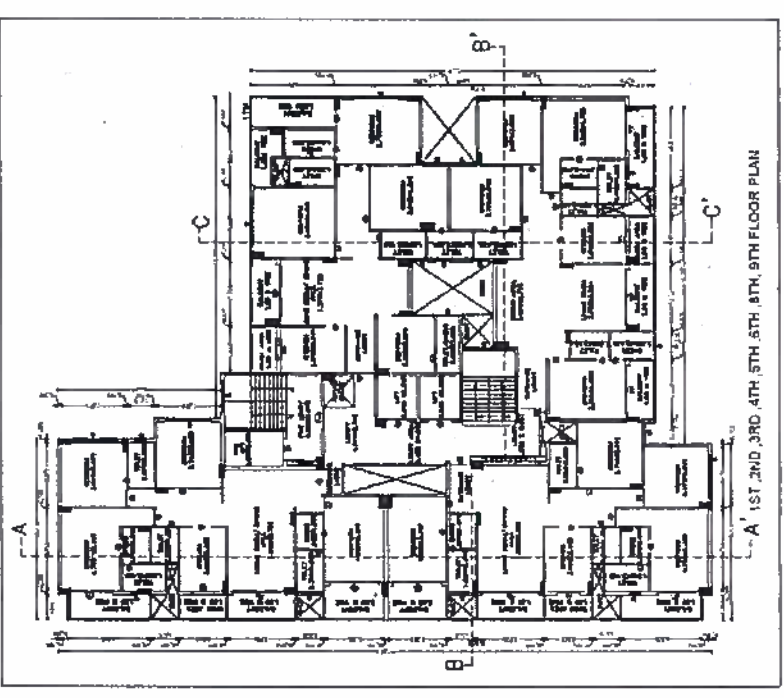


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Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Notes
101	Office	120	1440	12	
102	Office	120	1440	12	
103	Office	120	1440	12	
104	Office	120	1440	12	
105	Office	120	1440	12	
106	Office	120	1440	12	
107	Office	120	1440	12	
108	Office	120	1440	12	
109	Office	120	1440	12	
110	Office	120	1440	12	
111	Office	120	1440	12	
112	Office	120	1440	12	
113	Office	120	1440	12	
114	Office	120	1440	12	
115	Office	120	1440	12	
116	Office	120	1440	12	
117	Office	120	1440	12	
118	Office	120	1440	12	
119	Office	120	1440	12	
120	Office	120	1440	12	

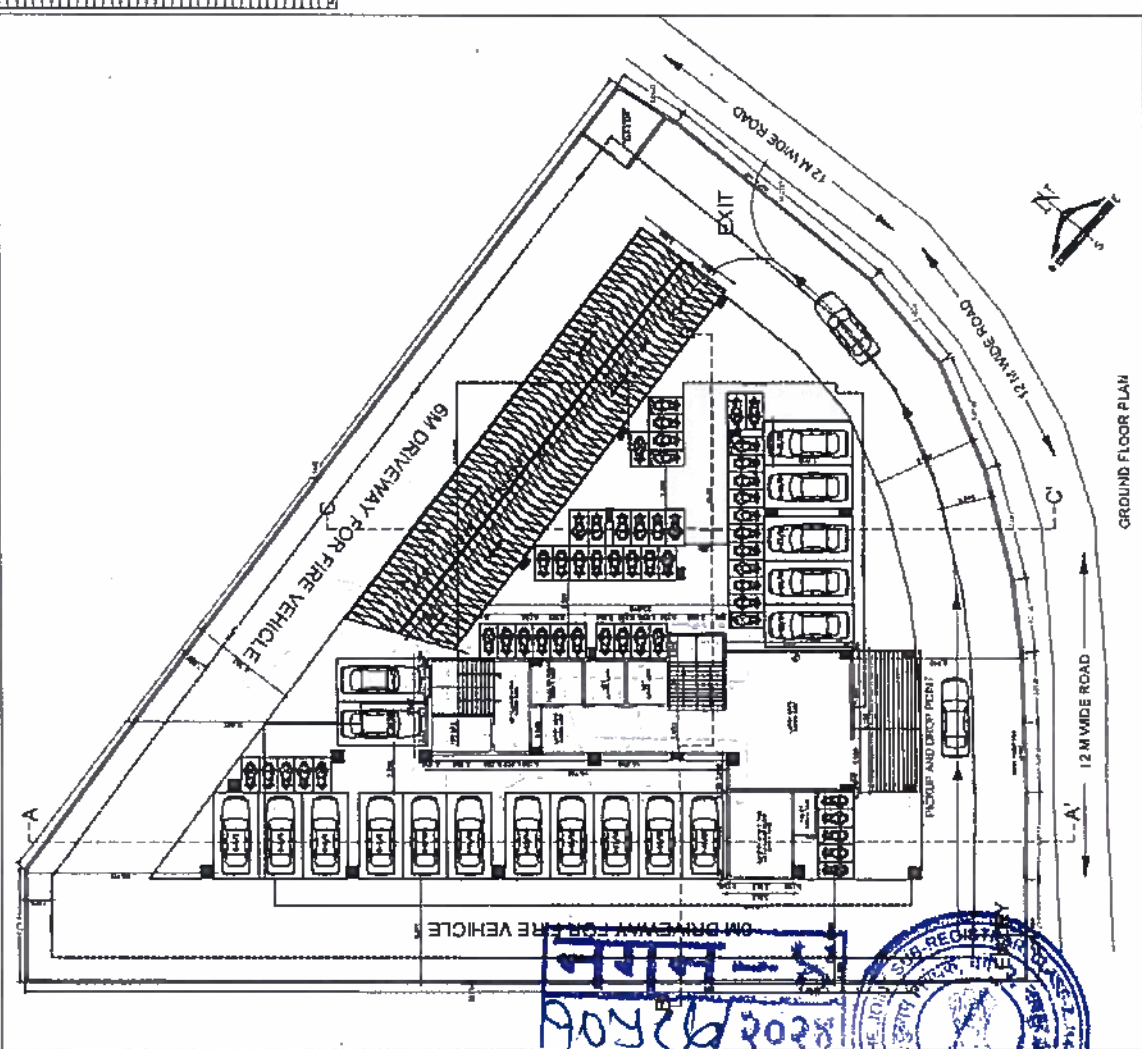


CARPET AREA FOR 1ST to 10TH FLOOR



1ST, 2ND, 3RD, 4TH, 5TH, 8TH, 9TH FLOOR PLAN

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Notes
101	Office	120	1440	12	
102	Office	120	1440	12	
103	Office	120	1440	12	
104	Office	120	1440	12	
105	Office	120	1440	12	
106	Office	120	1440	12	
107	Office	120	1440	12	
108	Office	120	1440	12	
109	Office	120	1440	12	
110	Office	120	1440	12	
111	Office	120	1440	12	
112	Office	120	1440	12	
113	Office	120	1440	12	
114	Office	120	1440	12	
115	Office	120	1440	12	
116	Office	120	1440	12	
117	Office	120	1440	12	
118	Office	120	1440	12	
119	Office	120	1440	12	
120	Office	120	1440	12	

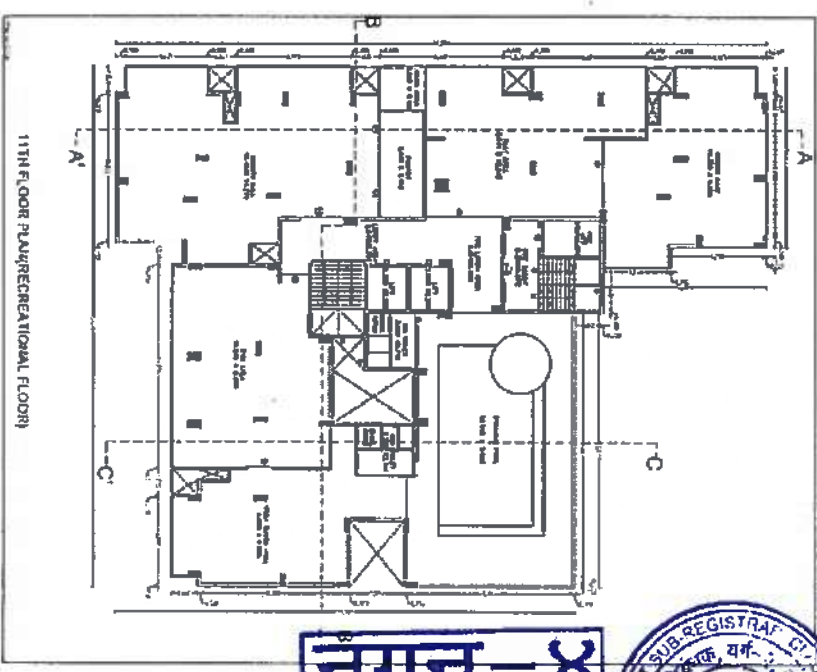


GROUND FLOOR PLAN

80262506
82 81



Year	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	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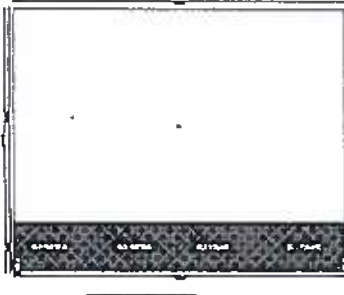


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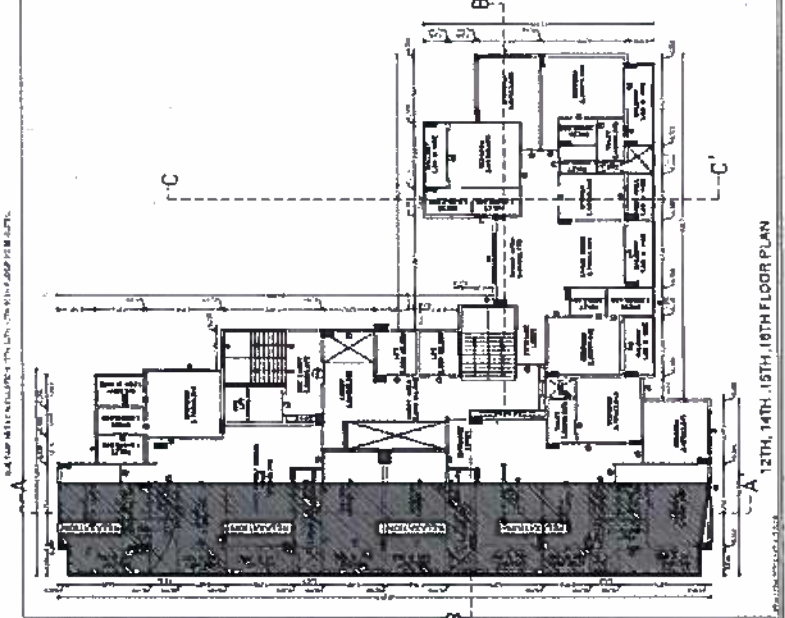
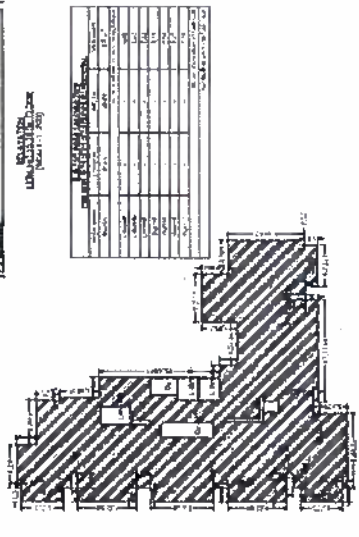
1. Name of the vessel: <u>USSA 100</u> 2. Date of departure: <u>10/10/1964</u> 3. Date of arrival: <u>10/10/1964</u> 4. Name of the captain: <u>John J. ...</u> 5. Name of the commanding officer: <u>John J. ...</u> 6. Name of the first officer: <u>John J. ...</u> 7. Name of the second officer: <u>John J. ...</u> 8. Name of the third officer: <u>John J. ...</u> 9. Name of the fourth officer: <u>John J. ...</u> 10. Name of the fifth officer: <u>John J. ...</u> 11. Name of the sixth officer: <u>John J. ...</u> 12. Name of the seventh officer: <u>John J. ...</u> 13. Name of the eighth officer: <u>John J. ...</u> 14. Name of the ninth officer: <u>John J. ...</u> 15. Name of the tenth officer: <u>John J. ...</u> 16. Name of the eleventh officer: <u>John J. ...</u> 17. Name of the twelfth officer: <u>John J. ...</u> 18. Name of the thirteenth officer: <u>John J. ...</u> 19. Name of the fourteenth officer: <u>John J. ...</u> 20. Name of the fifteenth officer: <u>John J. ...</u> 21. Name of the sixteenth officer: <u>John J. ...</u> 22. Name of the seventeenth officer: <u>John J. ...</u> 23. Name of the eighteenth officer: <u>John J. ...</u> 24. Name of the nineteenth officer: <u>John J. ...</u> 25. Name of the twentieth officer: <u>John J. ...</u> 26. Name of the twenty-first officer: <u>John J. ...</u> 27. Name of the twenty-second officer: <u>John J. ...</u> 28. Name of the twenty-third officer: <u>John J. ...</u> 29. Name of the twenty-fourth officer: <u>John J. ...</u> 30. Name of the twenty-fifth officer: <u>John J. ...</u> 31. Name of the twenty-sixth officer: <u>John J. ...</u> 32. Name of the twenty-seventh officer: <u>John J. ...</u> 33. Name of the twenty-eighth officer: <u>John J. ...</u> 34. Name of the twenty-ninth officer: <u>John J. ...</u> 35. Name of the thirtieth officer: <u>John J. ...</u> 36. Name of the thirty-first officer: <u>John J. ...</u> 37. Name of the thirty-second officer: <u>John J. ...</u> 38. Name of the thirty-third officer: <u>John J. ...</u> 39. Name of the thirty-fourth officer: <u>John J. ...</u> 40. Name of the thirty-fifth officer: <u>John J. ...</u> 41. Name of the thirty-sixth officer: <u>John J. ...</u> 42. Name of the thirty-seventh officer: <u>John J. ...</u> 43. Name of the thirty-eighth officer: <u>John J. ...</u> 44. Name of the thirty-ninth officer: <u>John J. ...</u> 45. Name of the fortieth officer: <u>John J. ...</u> 46. Name of the forty-first officer: <u>John J. ...</u> 47. Name of the forty-second officer: <u>John J. ...</u> 48. Name of the forty-third officer: <u>John J. ...</u> 49. Name of the forty-fourth officer: <u>John J. ...</u> 50. Name of the forty-fifth officer: <u>John J. ...</u> 51. Name of the forty-sixth officer: <u>John J. ...</u> 52. Name of the forty-seventh officer: <u>John J. ...</u> 53. Name of the forty-eighth officer: <u>John J. ...</u> 54. Name of the forty-ninth officer: <u>John J. ...</u> 55. Name of the fiftieth officer: <u>John J. ...</u> 56. Name of the fifty-first officer: <u>John J. ...</u> 57. Name of the fifty-second officer: <u>John J. ...</u> 58. Name of the fifty-third officer: <u>John J. ...</u> 59. Name of the fifty-fourth officer: <u>John J. ...</u> 60. Name of the fifty-fifth officer: <u>John J. ...</u> 61. Name of the fifty-sixth officer: <u>John J. ...</u> 62. Name of the fifty-seventh officer: <u>John J. ...</u> 63. Name of the fifty-eighth officer: <u>John J. ...</u> 64. Name of the fifty-ninth officer: <u>John J. ...</u> 65. Name of the sixtieth officer: <u>John J. ...</u> 66. Name of the sixty-first officer: <u>John J. ...</u> 67. Name of the sixty-second officer: <u>John J. ...</u> 68. Name of the sixty-third officer: <u>John J. ...</u> 69. Name of the sixty-fourth officer: <u>John J. ...</u> 70. Name of the sixty-fifth officer: <u>John J. ...</u> 71. Name of the sixty-sixth officer: <u>John J. ...</u> 72. Name of the sixty-seventh officer: <u>John J. ...</u> 73. Name of the sixty-eighth officer: <u>John J. ...</u> 74. Name of the sixty-ninth officer: <u>John J. ...</u> 75. Name of the seventieth officer: <u>John J. ...</u> 76. Name of the seventy-first officer: <u>John J. ...</u> 77. Name of the seventy-second officer: <u>John J. ...</u> 78. Name of the seventy-third officer: <u>John J. ...</u> 79. Name of the seventy-fourth officer: <u>John J. ...</u> 80. Name of the seventy-fifth officer: <u>John J. ...</u> 81. Name of the seventy-sixth officer: <u>John J. ...</u> 82. Name of the seventy-seventh officer: <u>John J. ...</u> 83. Name of the seventy-eighth officer: <u>John J. ...</u> 84. Name of the seventy-ninth officer: <u>John J. ...</u> 85. Name of the eightieth officer: <u>John J. ...</u> 86. Name of the eighty-first officer: <u>John J. ...</u> 87. Name of the eighty-second officer: <u>John J. ...</u> 88. Name of the eighty-third officer: <u>John J. ...</u> 89. Name of the eighty-fourth officer: <u>John J. ...</u> 90. Name of the eighty-fifth officer: <u>John J. ...</u> 91. Name of the eighty-sixth officer: <u>John J. ...</u> 92. Name of the eighty-seventh officer: <u>John J. ...</u> 93. Name of the eighty-eighth officer: <u>John J. ...</u> 94. Name of the eighty-ninth officer: <u>John J. ...</u> 95. Name of the ninetieth officer: <u>John J. ...</u> 96. Name of the ninety-first officer: <u>John J. ...</u> 97. Name of the ninety-second officer: <u>John J. ...</u> 98. Name of the ninety-third officer: <u>John J. ...</u> 99. Name of the ninety-fourth officer: <u>John J. ...</u> 100. Name of the ninety-fifth officer: <u>John J. ...</u> 101. Name of the ninety-sixth officer: <u>John J. ...</u> 102. Name of the ninety-seventh officer: <u>John J. ...</u> 103. Name of the ninety-eighth officer: <u>John J. ...</u> 104. Name of the ninety-ninth officer: <u>John J. ...</u> 105. Name of the hundredth officer: <u>John J. ...</u> 106. Name of the hundred-first officer: <u>John J. ...</u> 107. Name of the hundred-second officer: <u>John J. ...</u> 108. Name of the hundred-third officer: <u>John J. ...</u> 109. Name of the hundred-fourth officer: <u>John J. ...</u> 110. Name of the hundred-fifth officer: <u>John J. ...</u> 111. Name of the hundred-sixth officer: <u>John J. ...</u> 112. Name of the hundred-seventh officer: <u>John J. ...</u> 113. Name of the hundred-eighth officer: <u>John J. ...</u> 114. Name of the hundred-ninth officer: <u>John J. ...</u> 115. Name of the hundred-tenth officer: <u>John J. ...</u> 116. Name of the hundred-eleventh officer: <u>John J. ...</u> 117. Name of the hundred-twelfth officer: <u>John J. ...</u> 118. Name of the hundred-thirteenth officer: <u>John J. ...</u> 119. Name of the hundred-fourteenth officer: <u>John J. ...</u> 120. Name of the hundred-fifteenth officer: <u>John J. ...</u> 121. Name of the hundred-sixteenth officer: <u>John J. ...</u> 122. Name of the hundred-seventeenth officer: <u>John J. ...</u> 123. Name of the hundred-eighteenth officer: <u>John J. ...</u> 124. Name of the hundred-nineteenth officer: <u>John J. ...</u> 125. Name of the hundred-twentieth officer: <u>John J. ...</u> 126. Name of the hundred-twenty-first officer: <u>John J. ...</u> 127. Name of the hundred-twenty-second officer: <u>John J. ...</u> 128. Name of the hundred-twenty-third officer: <u>John J. ...</u> 129. Name of the hundred-twenty-fourth officer: <u>John J. ...</u> 130. Name of the hundred-twenty-fifth officer: <u>John J. ...</u> 131. Name of the hundred-twenty-sixth officer: <u>John J. ...</u> 132. Name of the hundred-twenty-seventh officer: <u>John J. ...</u> 133. Name of the hundred-twenty-eighth officer: <u>John J. ...</u> 134. Name of the hundred-twenty-ninth officer: <u>John J. ...</u> 135. Name of the hundred-thirtieth officer: <u>John J. ...</u> 136. Name of the hundred-thirty-first officer: <u>John J. ...</u> 137. Name of the hundred-thirty-second officer: <u>John J. ...</u> 138. Name of the hundred-thirty-third officer: <u>John J. ...</u> 139. Name of the hundred-thirty-fourth officer: <u>John J. ...</u> 140. Name of the hundred-thirty-fifth officer: <u>John J. ...</u> 141. Name of the hundred-thirty-sixth officer: <u>John J. ...</u> 142. Name of the hundred-thirty-seventh officer: <u>John J. ...</u> 143. Name of the hundred-thirty-eighth officer: <u>John J. ...</u> 144. Name of the hundred-thirty-ninth officer: <u>John J. ...</u> 145. Name of the hundred-fortieth officer: <u>John J. ...</u> 146. Name of the hundred-forty-first officer: <u>John J. ...</u> 147. Name of the hundred-forty-second officer: <u>John J. ...</u> 148. Name of the hundred-forty-third officer: <u>John J. ...</u> 149. Name of the hundred-forty-fourth officer: <u>John J. ...</u> 150. Name of the hundred-forty-fifth officer: <u>John J. ...</u> 151. Name of the hundred-forty-sixth officer: <u>John J. ...</u> 152. Name of the hundred-forty-seventh officer: <u>John J. ...</u> 153. Name of the hundred-forty-eighth officer: <u>John J. ...</u> 154. Name of the hundred-forty-ninth officer: <u>John J. ...</u> 155. Name of the hundred-fiftieth officer: <u>John J. ...</u> 	
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Signature valid

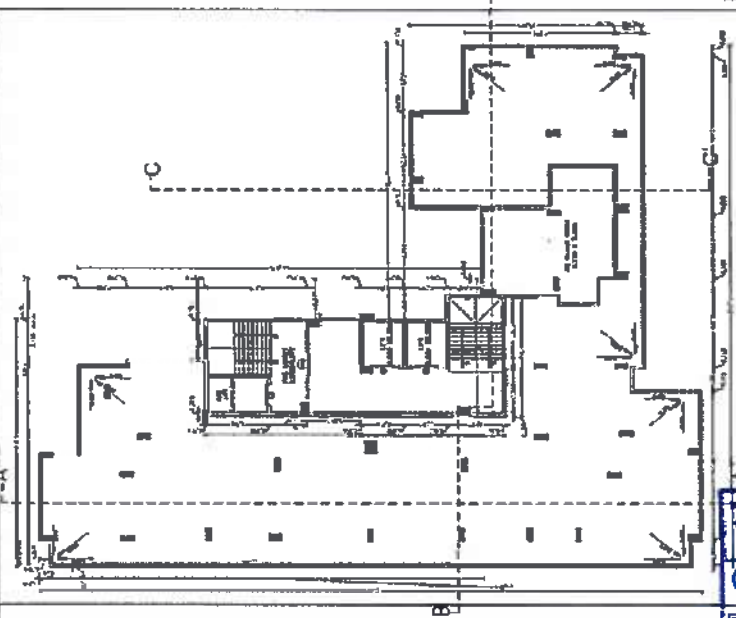
Sl. No.	Particulars	Area (sq. ft.)	Remarks
1	Carpet Area	10000	
2	Common Area	500	
3	Staircase	200	
4	Lift	100	
5	Service Area	100	
6	W.C.	50	
7	Other	50	
8	Total	11000	



Sl. No.	Particulars	Area (sq. ft.)	Remarks
1	Carpet Area	10000	
2	Common Area	500	
3	Staircase	200	
4	Lift	100	
5	Service Area	100	
6	W.C.	50	
7	Other	50	
8	Total	11000	



12TH, 14TH, 15TH, 16TH FLOOR PLAN

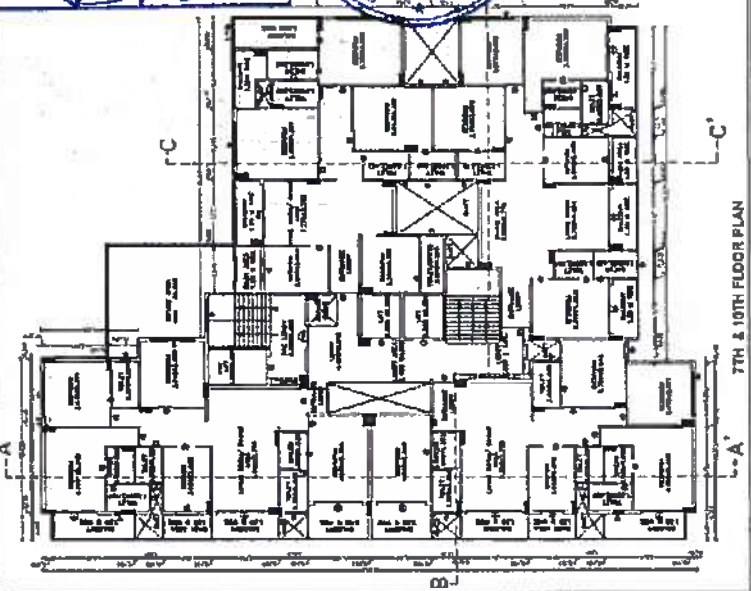


TERRACE FLOOR PLAN

Sl. No.	Particulars	Area (sq. ft.)	Remarks
1	Carpet Area	10000	
2	Common Area	500	
3	Staircase	200	
4	Lift	100	
5	Service Area	100	
6	W.C.	50	
7	Other	50	
8	Total	11000	

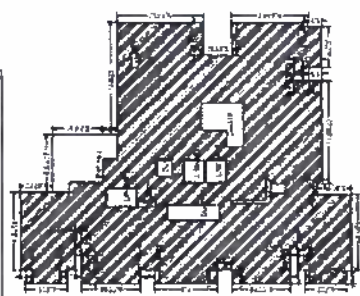
CARPET AREA FOR 12TH to 16TH FLOOR

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0056/2028
24/8



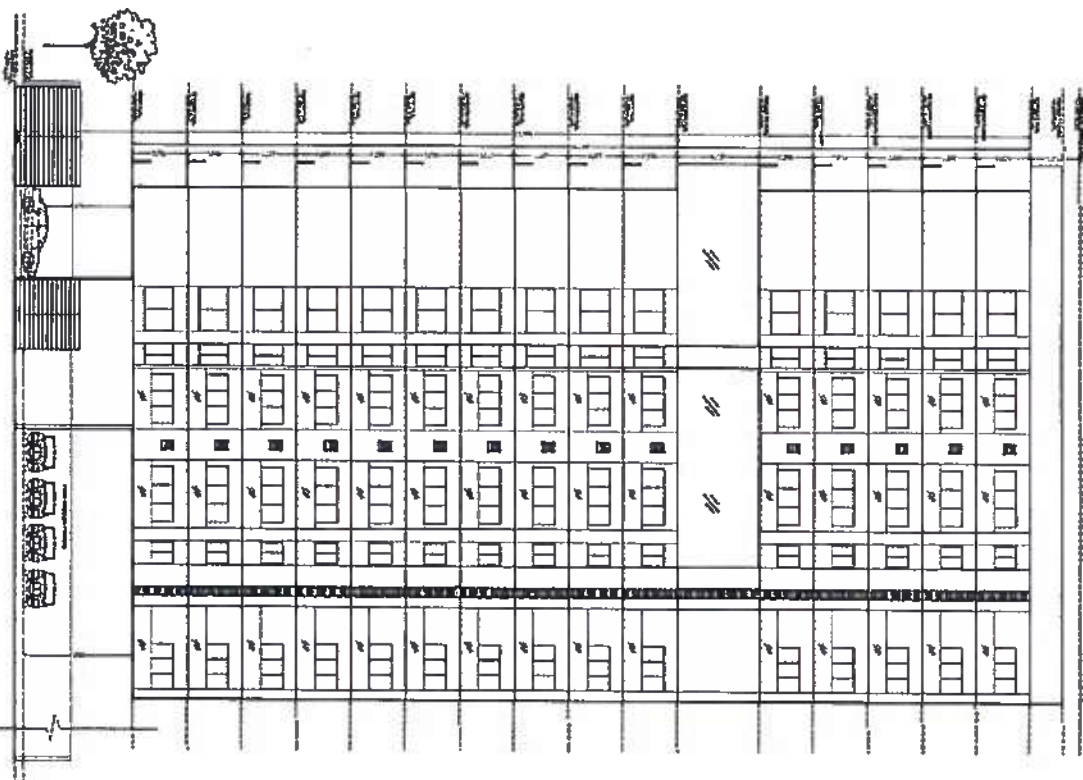
7TH & 10TH FLOOR PLAN

Sl. No.	Particulars	Area (sq. ft.)	Remarks
1	Carpet Area	10000	
2	Common Area	500	
3	Staircase	200	
4	Lift	100	
5	Service Area	100	
6	W.C.	50	
7	Other	50	
8	Total	11000	

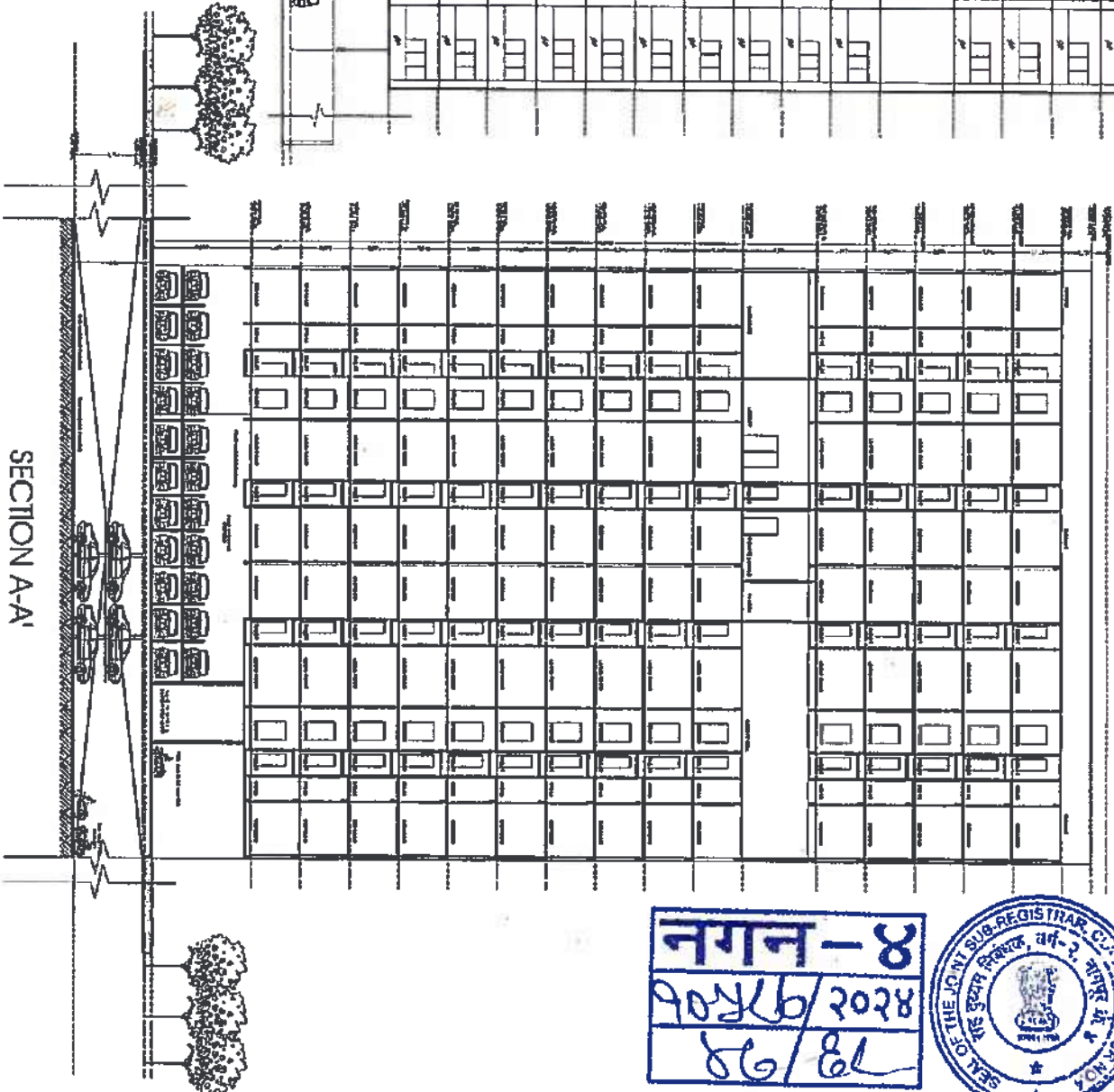


7TH & 10TH FLOOR PLAN

ELEVATION



SECTION A-A'



नगन-४
१०४५६/२०२४
४६/६६

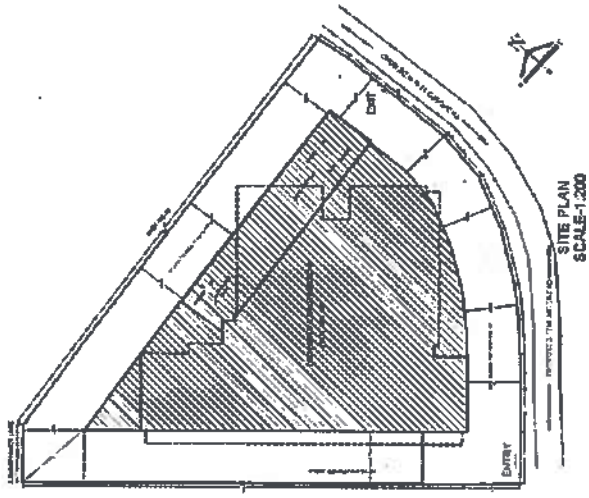


Signature valid

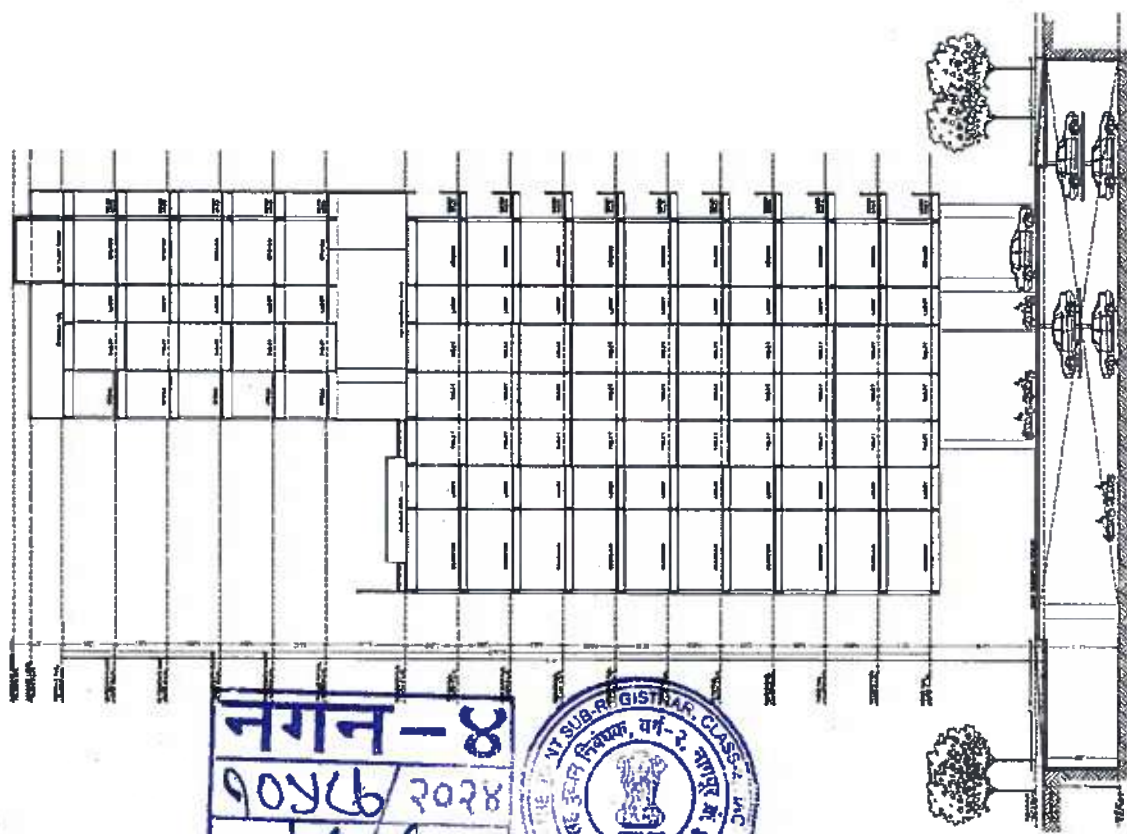
Name of the Applicant		Date of Application	
Address of the Applicant		Date of Registration	
Name of the Property		Area of the Property	
Location of the Property		Type of the Property	
Purpose of the Application		Remarks	

Signature valid

PROJECT INFORMATION	
Project Name	
Client Name	
Project Location	
Project Date	
Project Status	
APPROVALS	
Author	
Checker	
Approver	
Scale	1:1000



1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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नगन-४
१०५८६/२०२४
४८/६८



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED HELD ON MONDAY, 05TH DAY OF FEBURARY, 2024 AT 12:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY, AT FLAT NO. 2/102, PLOT NO.115, PREETI APARTMENT, LAXMI NAGAR, NAGPUR-440010

1. AUTHORISATION TO DIRECTOR

The matter was discussed & it was unanimously:

"RESOLVED THAT, Mr. Rahul Deshmukh (DIN: 08056719) is hereby authorized to enter into, execute, and deliver on behalf of the Company any and all types of agreements, contracts, and documents necessary or incidental to the business and operations of the Company, including but not limited to any contracts related to the infrastructure projects, joint ventures, partnerships, and other business arrangements, documents related to compliance with regulatory requirements, legal matters, and other obligations of the Company, engaging in negotiations, discussions, and correspondence pertaining to the contracts and agreements, undertakings, writings indemnities, documents in relation to cash management services, trade services and all renewals and/ or amendments thereto and also all acknowledgment/s or confirmation of debt and/or security, including all types of agreements in relation to business run by company as the conditions may require from time to time in connection with /for the smooth running of business in the name and on behalf of the Company."

"RESOLVED FURTHER THAT Mr. Rahul Deshmukh (DIN: 08056719), is be and hereby authorized to sign and submit all the forms in relation with the above resolution."

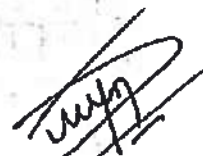
//CERTIFIED COPY//

**FOR "PARS URBAN SERVICE PROVIDERS AND INFRASTRUCTURE
DEVELOPMENT PRIVATE LIMITED"**



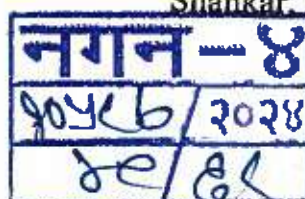
Rahul Deshmukh
(Director)
(DIN: 08056719)

(Add : Plot No.115, Preeti Apratment,
Near Water Tank
Laxmi Nagar, Nagpur-440022)



Praful Deshmukh
(Director)
(DIN: 03039307)

(Add- Flat No.501, 14 A, Shri Krishna Residency,
Khare Town, Dharmapeth, Dahake Lay Out ,
Shankar Nagar Nagpur- 440010)



267/10293

पावती

Original/Duplicate

Wednesday, October 09, 2024

नोंदणी क्र.: 39म

10:54 AM

Regn.: 39M

पावती क्र.: 15955 दिनांक: 09/10/2024

गावाचे नाव: सैहरा

दस्तावेजाचा अनुक्रमांक: मयन4-10283-2024

दस्तावेजाचा प्रकार: कुलसुखतारपत्र

सादर करणाऱ्याचे नाव: चंद्रकांत विठ्ठलराव जगदळे स्वतः/करिता व वर्णा विलास जाधव (मध्या मधीचे नाव कुमारी, वर्णा विठ्ठलराव जगदळे) वर्ये कमुलीजबाब देणार म्हणून

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1780.00

पृष्ठांशी संख्या: 88

एकूण:

रु. 1880.00

DELIVERED

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक, वर्ग-?

नागपूर क्र. ४

1) वेवकाचा प्रकार: DHC रजम: रु. 1780/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024087518889 दिनांक: 09/10/2024

वर्कचे नाव व पत्ता:

2) वेवकाचा प्रकार: eChellan रजम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008424348202425M दिनांक: 09/10/2024

वर्कचे नाव व पत्ता:

10/9/2024

नगन-४
१०५८६/२०२४
५०/६९





CHALLAN
MTR Form Number-8



GRN	MH009424348202425M	BARCODE	01 1009 4 24348 2024 25 M		Date	08/10/2024-11:43:37		Form ID	48(f)	
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 NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		SHYAM V JAGDALE AND OTHERS			
Location NAGPUR					Flat/Block No.		PLOT NO. 48			
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		MOUZA LENDRA		
0030046401 Stamp Duty				500.00		Area/Locality		NAGPUR CITY		
0030063301 Registration Fee				100.00		Town/City/District				
						PIN		4 4 0 0 1 0		
						Remarks (If Any)				
						SecondPartyName=PARS URBAN SERVICE PROVIDERS AND				
						INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED-				
						Amount In Six Hundred Rupees Only				
Total				600.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572024100681508 CPAEIBAC0	
Cheque/DD No.					Bank Date		RBI Date		08/10/2024-13:21:14 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

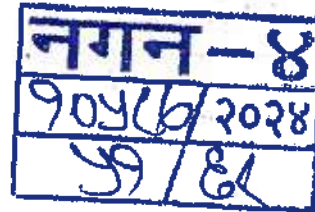
Department ID :

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

Mobile No. : 0000000000

सदर चलान केवल मुख्य निबंधक कार्यालयत गौदणी कारगवाच्या दस्तेसाठी लागू आहे. गौदणी न कारगवाच्या दस्तेसाठी सदर चलान लागू नाही.

Page 1/1



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024087518869	Date 08/10/2024
Received from CHANDRAKANT V JAGDALE AND OTHERS, Mobile number 0000000000, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 08/10/2024
Bank CIN 10004152024100617659	REF No. 428257710845
This is computer generated receipt, hence no signature is required.	

नगन-४
१०२६३/२०२४
२/६६



नगन-४
१०४८६/२०२४
५२/६६



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

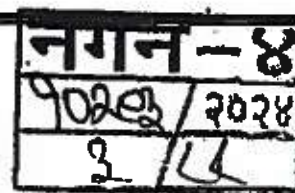
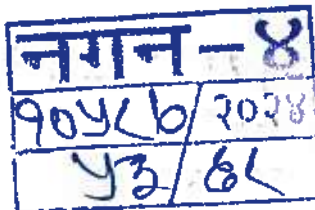
(1) **SHRI. SHYAM S/o LATE SHRI. VITTHALRAO JAGDALE**, Aged about 69 Years, Occupation – Retired, Resident of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tehsil and District – NAGPUR (Maharashtra State), {Income Tax PAN ABUPJ2541C}, {Aadhar Card No. 4014 7605 1873} & {Mobile No. 9604502445},

(2) **SHRI. CHANDRAKANT S/o LATE SHRI. VITTHALRAO JAGDALE**, Aged about 67 Years, Occupation - Legal practitioner, Resident of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tehsil and District – NAGPUR (Maharashtra State), {Income Tax PAN ABMPJ5307Q}, {Aadhar Card No. 5864 4104 7853} & {Mobile No. 9822677978},

(3) **MRS. JYOTI W/o RAJU HIWALE** (Maiden name Ku. Jyoti D/o Late Shri. Vitthalrao Jagdale), Aged about 63 Years, Occupation – Household, Resident of Backside of Batukbhal Jewellers, Apartment No. 903/B, 'Laxmi Apartments', Khare Town, Dharampath, Nagpur - 440010, Tehsil and District – NAGPUR (Maharashtra State), {Income Tax PAN ACCPH4072M}, {Aadhar Card No. 5353 9186 7639} & {Mobile No. 9890964755},

(4) **MRS. VARSHA W/o VILAS JADHAV** (Maiden name Ku. Varaha D/o Late Shri. Vitthalrao Jagdale), Aged about 58 Years, Occupation – Household, Resident of Plot No. 90 B, Shivam Kunj, Gorewada Tank Road, Borgaon, Katol Road, Nagpur - 440013, Tehsil and District – NAGPUR (Maharashtra State), {Income Tax PAN AIGPJ2133F}, Aadhar Card No. 8199 2067 6158} & {Mobile No. 9423686316},

(5-a) **SMT. BHAVANA Wd/o LATE SHRI. ANANDRAO JAGDALE**, Aged about 65 Years, Occupation - Household {Income Tax PAN ACRPJ2481M}, {Aadhar Card No. 3295 5579 6783} & {Mobile No. 9673527749}, & (5-b) **SHRI. CHAITANYA S/o LATE SHRI. ANANDRAO JAGDALE**, Aged about 43 Years, Occupation - Service {Income Tax PAN ANOPJ1427F}, {Aadhar Card No. 9491 0329 1461} & {Mobile No. +1(484)6397465}, Both Residents of Plot No. 46, Behind Lokmat Press, Farmland Layout, Ramdaspath, Nagpur - 440010, Tehsil and District – NAGPUR (Maharashtra State), do hereby jointly and severally nominate, constitute and appoint PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED,

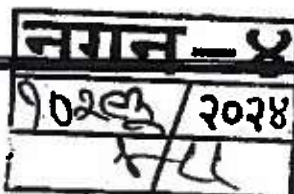


(Income Tax PAN - AAHCP8908C), A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U74900MH2014PTC258759 having its Registered Office at Flat No. 2/102, Plot No. 115, 'Preeti Apartments', Laxmi Nagar, Nagpur-440010, Tahsil and District - NAGPUR (Maharashtra State), acting through its Authorized Directors - (1) SHRI. RAHUL S/o RAJENDRA DESHMUKH, Aged about 29 Years, Occupation - Business, Resident of Plot No. 115, 'Preeti Apartments', Near Water Tank, Laxmi Nagar, Nagpur - 440022, Tahsil and District - NAGPUR (Maharashtra State), {Income Tax PAN - CGHPD5457R}, {Aadhar Card No. 2774 1827 2821} & {Mobile No. 8698234444}, (2) SHRI. PRAFUL S/o NARENDRA DESHMUKH, Aged about 41 Years, Occupation - Business, {Income Tax PAN - AHWPD6985A }, {Aadhar Card No. 2181 7203 8209} & {Mobile No. 9804078999}, Resident of Plot No. 14A, Apartment No. 501, "Shri Krishna Residency", Khare Town, Dharampeth, Nagpur, Pin Code - 440010, Tahsil and District : NAGPUR (Maharashtra State), as our True and Lawful Attorney in our joint names and on our behalf.

WHEREAS, we jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20482.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA - LENDRA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR; AND

WHEREAS, for various cogent reasons and good causes we have now jointly decided to develop the aforesaid property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein through M/s. PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED, the Attorney Holder hereto; AND

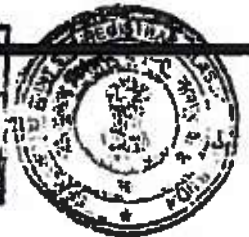
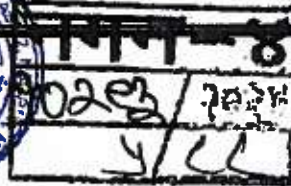
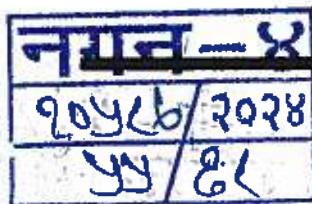
WHEREAS, accordingly by an Agreement of Development Dated 06/09/2024 we have jointly entrusted the entire work of Development of our aforesaid property to PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED upon the several terms and conditions contained therein and the same is duly registered in the



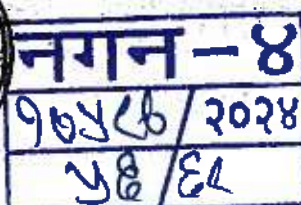
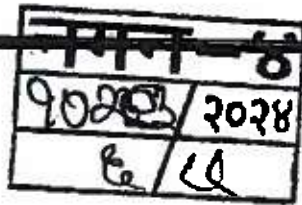
Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 10292 on 09/10/2024 date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

WHEREAS, we being pre-occupied in our respective assignments, it is neither possible, nor convenient for all of us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint someone as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it and its Proprietor to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

- (1) To perform all the legal acts, deeds and things pertaining to our aforesaid property bearing Nazul Freehold Plot No. 46 (Forty Six), situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR.
- (2) To represent us before the Competent Sub-Registrar, Nagpur regarding the said transaction of Development for Registration of various documents/papers regarding the said property and to do the needful.
- (3) To enter into an Agreement/s to Sell the said property with willing buyer(s) and to sign and execute such Agreement/s to Sell (Excluding 20 Apartments chosen to be retained by us and more specifically described in the Agreement of Development Dated 06/09/2024) and to get the same duly registered in accordance with the law in force, if considered necessary.
- (4) To receive the Earnest Money or Advance Sale Price from such buyer/s and to pass a valid receipt and discharge for the same. To receive the balance sale consideration from such buyer/s and to pass a valid receipt and discharge for the same.
- (5) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Nazul Freehold Plot No. 46 (Forty Six) and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.



- (6) To deposit necessary sums in the Office of the Government/Semi-Government Department/Offices, Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur /Water Works Department, Nagpur/ M.S.E.D.C.L./Electricity Department, Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur/Water Works Department/ M.S.E.D.C.L./Electricity Department, Nagpur and to pass a valid receipt and discharge for the same.
- (7) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.
- (8) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.
- (9) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds, (Excluding 20 Apartments chosen to be retained by us and more specifically described in the Agreement of Development Dated 06/09/2024), each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.
- (10) To sign and execute a Deed of Declaration under Section 2 of The Maharashtra Apartment Ownership Act, 1970 or to sign a Revised Deed of Declaration and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.
- (11) To apply to the Real Estate (Regulation & Redevelopment) Authority and get the aforesaid entire proposed Registered under RERA Act, 2016 with the Real Estate Regulatory Authority and to do the needful.
- (12) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (13) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.
- (14) To obtain/purchase the Transferable Development Rights (TDR) for Construction of Multistoried building on the said Plot of land and sign and execute all the required deeds and documents in that regard. If the Transferable Development Rights so purchased could not be utilized in the said construction,



then the Attorney shall have right to sell/transfer such Transferable Development Rights.

(15) To apply to the Nagpur Improvement Trust/Nagpur Municipal Corporation/M.S.E.D.C.L./Water Works & Fire Department and all other Government and/or Semi Government Departments and Offices, Nagpur, The Pioneer Co-operative Housing Society Limited, Nagpur for obtaining various No Objection Certificates/Documents/Papers required for completion of the said transaction of Development and to receive such Certificates/Papers/Documents.

(16) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(17) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Courts Civil/Criminal/Revenue etc. and to do the needful.

(18) To sign and execute Correction Deed(s)/Supplementary Agreement(s)/Amendment Deeds/Assignment Deeds etc. regarding the aforesaid property and to get the same duly registered in accordance with the law in force, if considered necessary.

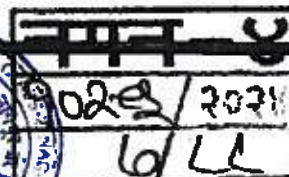
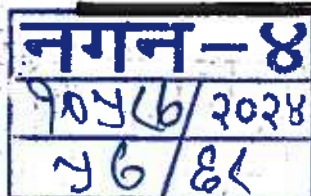
(19) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.

(20) To obtain refund of moneys so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(21) To mortgage the aforesaid property or any part thereof (Excluding 20 Apartments chosen to be retained by us and more specifically described in the Agreement of Development Dated 06/09/2024) to any Financial Institution by way of security for the repayment of loan. To obtain/borrow the Project Finance from the Financial Institution and to do the needful. To execute any Loan Agreement(s), Promissory Notes, Letter(s) of Declaration and Indemnity or such other documents as may be required by such Financial Institutions or Banks in respect of the said Loan(s).

(22) To do all things necessary to complete the aforesaid development works/transaction relating only to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(23) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.



(24) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(25) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(26) We do hereby declares that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain Irrevocable.

(27) In performing the acts, deeds and things as mentioned hereinabove if any additional work duty is required to be done our attorney hereby authorized to do and performed all such acts, deeds and things which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding upon us and our respective successors.

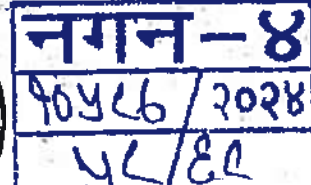
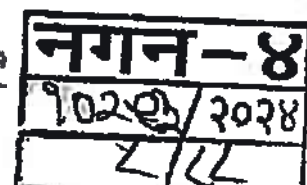
(28) That the Power of Attorney holder hereby assures the Owners of the property (i.e. Executants hereinabovenamed) that it shall always indemnify them against any dispute/litigation regarding the Agreement to sell with willing buyer(s).

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

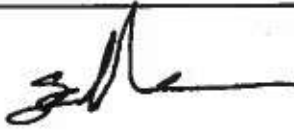
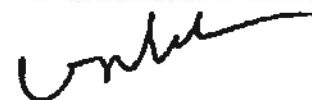
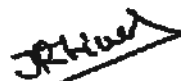
ALL THAT Piece and Parcel of land bearing Nazul Freehold Plot No. 46 (FORTY SIX) in Civil Station Expansion Scheme, containing by admeasurement 20492.5 Sq. Ft. (OR 1903.799 Sq. Mtrs.) of MOUZA - LENDRA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 53 & 53/U/1, City Survey No. 1108 and Sheet No. 53, situate at Backside of Lokmat Bhavan, Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY PLOT NO. 45/ CITY SURVEY NO 1109.
ON THE WEST	-	BY PLOT NO. 47/ CITY SURVEY NO 1107.
ON THE NORTH	-	BY CONSERVANCY LANE.
ON THE SOUTH	-	BY 12.00 MTRS WIDE ROAD.



IN WITNESS WHEREOF WE, (1) SHRI. SHYAM VITTHALRAO JAGDALE, (2) SHRI. CHANDRAKANT VITTHALRAO JAGDALE, (3) MRS. JYOTI RAJU HIWALE, (4) MRS. VARSHA VILAS JADHAV, (5-a) SMT. BHAVANA ANANDRAO JAGDALE & (5-b) SHRI. CHAITANYA ANANDRAO JAGDALE, the Executants hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 9 Day of Oct, 2024 in presence of the attesting witnesses signing as such.

(Drafted by Adv. Rahul Kharapkar as per the instructions of the parties).

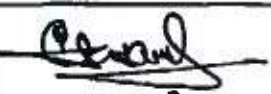
SR. NO.	PASSPORT SIZE PHOTOGRAPH AND THUMB IMPRESSION (LEFT THUMB)	SIGNATURE & FULL NAME
1.	 	 (SHYAM V. JAGDALE)
2.	 	 (CHANDRAKANT V. JAGDALE)
3.	 	 (MRS. JYOTI R. HIWALE)
4.	 	 (MRS. VARSHA V. JADHAV)
5.	 	 (SMT. BHAVANA A. JAGDALE)

नगन-४
१०५६/२०२४
५९/६८



नगन-४
१०२६/२०२४
९/१८



6.	 	 (CHAITANYA A. JAGDALE) "EXECUTANTS" SIGNAGURES
7.	 	FOR M/s. PARS URBAN SERVICE PROVIDERS & INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED  (RAHUL R. DESHMUKH)
8.	 	 (PRAFUL N. DESHMUKH) Directors "ATTORNEY"
9.	 	 प्रा. १/१०२८/११०२८ WITNESS NO. 1
10.	 	 WITNESS NO. 2 (प्रतिक ललिधर अलोणे)

नगन-४
१०२८/२०२४
१०/८८



नगन-४
१०४८६/२०२४
८०/८८



267/10293

बुधवार, 09 ऑक्टोबर 2024 10:56 म.पू.

दस्त गोश्वारा भाग-1

नगन-4

८६/८८

दस्त क्रमांक: 10293/2024

दस्त क्रमांक: नगन-4 /10293/2024

वाजार मुख्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. नगन-4 यांचे कार्यालयात

अ. क्र. 10293 वर दि.09-10-2024

रोजी 10:52 म.पू. वा. हजर केला.

पावती:15955

पावती दिनांक: 09/10/2024

सादरकरगाराचे नाव: बंद्दकनंत विठ्ठलराव जगदळे स्वतःकरिता व
वर्षा विलास बाळक (जगा आधीचे नाव कुमारी. वर्षा विठ्ठलराव
जगदळे) सर्क कमुजीजबाब देणार म्हणून

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1780.00

मृदांची संख्या: 88

एकूण: 1860.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,

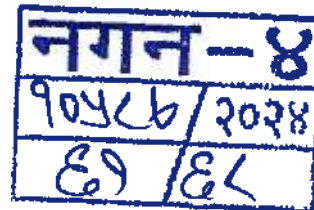
सह दुय्यम निबंधक, वर्ग-२,

नागपूर क्र. ४

नागपूर क्र. ४
दस्तावा प्रकार: पुनर्मुद्रांतरणमुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वायत्त असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड
(दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

मिळ्या क्र. 1 09 / 10 / 2024 10 : 52 : 30 AM ची वेळ: (सादरीकरण)

मिळ्या क्र. 2 09 / 10 / 2024 10 : 53 : 22 AM ची वेळ: (फी)



09/10/2024 10 57:19 AM

दस्तावेज नमूना नं:10293/2024

दस्तावेज नमूना नं:10293/2024

दस्तावेज प्रकार :-कुलमुखाचारपत्र

अनु क्र.	पञ्चकाराचे नाव व पत्ता	पञ्चकाराचा प्रकार	घायाचित्र	ठप्पा प्रमाणित
1	नाव:चंद्रकांत विठ्ठलराव जगदळे स्वतःकरिता व बर्पा विलास जाधव (मग्रा आधीचे नाव कुमारी. बर्पा विठ्ठलराव जगदळे) तर्फे कबुलीजवाब देणार म्हणून पत्ता:प्लॉट नं: 46, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: लोकमत प्रेम मागे, फार्मलैंड नेमडेट, रामदासपेठ, नामपूर., महाराष्ट्र, नामपूर. पैन नंबर:	कुलमुखाचार देणार वय :-67 स्वाक्षरी:-		
2	नाव:ज्योति राजु हिवाळे (मग्रा आधीचे नाव कु. ज्योति विठ्ठलराव जगदळे) पत्ता:प्लॉट नं: .., माळा नं: .. इमारतीचे नाव: लक्ष्मी अपार्टमेंट, ब्लॉक नं: 903, रोड नं: खरे टाउन, बटुकमाई ज्वेलर्स, धरमपेठ, नामपूर, महाराष्ट्र, नामपूर. पैन नंबर:	कुलमुखाचार देणार वय :-63 स्वाक्षरी:-		
3	नाव:श्याम विठ्ठलराव जगदळे तर्फे कबुली जवाब देणार कुमदीप श्याम जगदळे पत्ता:प्लॉट नं: 46, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: लोकमत प्रेम मागे, फार्मलैंड नेमडेट, रामदासपेठ, नामपूर., महाराष्ट्र, नामपूर. पैन नंबर:	कुलमुखाचार देणार वय :-43 स्वाक्षरी:-		
4	नाव:माधना अनंदाबाब जगदळे स्वतःकरिता व चैतन्य अनंदाबाब जगदळे तर्फे कबुली जवाब देणार म्हणून पत्ता:प्लॉट नं: 46, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: लोकमत प्रेम मागे, फार्मलैंड नेमडेट, रामदासपेठ, नामपूर., महाराष्ट्र, नामपूर. पैन नंबर:	कुलमुखाचार देणार वय :-85 स्वाक्षरी:-		
5	नाव:पार्स अर्वन सर्विस प्रोवाइडर्स ग्रंथ इंफ्रस्ट्रक्चर डेवेलपमेंट प्राइवेट लिमिटेड तर्फे मंचानक राहुल राजेंद्र देवमुख पत्ता:प्लॉट नं: 116, माळा नं: .. इमारतीचे नाव: प्रीति अपार्टमेंट, ब्लॉक नं: .. रोड नं: बॉटर टंक जवळ, लक्ष्मी नगर, नामपूर, महाराष्ट्र, नामपूर. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:-		
6	नाव:पार्स अर्वन सर्विस प्रोवाइडर्स ग्रंथ इंफ्रस्ट्रक्चर डेवेलपमेंट प्राइवेट लिमिटेड तर्फे आमबुखत्यार मंचानक प्रफुल नरेंद्र देवमुख तर्फे कबुली जवाब देणार मंदीप गेंदिनास धबनेल पत्ता:प्लॉट नं: 14ए, माळा नं: .. इमारतीचे नाव: श्रीकृष्णा रेसीडेंसी, ब्लॉक नं: 501, रोड नं: खरे टाउन, धरमपेठ, नामपूर, महाराष्ट्र, नामपूर. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तपाकपीट कुलमुखाचारपत्र चा दस्तऐवज करून दिल्याचे कबुल करणार.
शिफा क्र.3 थी वेळ:09 / 10 / 2024 10 : 55 : 58 AM

ओळख:-

आमीस इमज असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीग: ओळखतात, व त्यांची ओळख पटवितात

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

अनु क्र.	पञ्चकाराचे नाव व पत्ता	घायाचित्र	ठप्पा प्रमाणित
1	नाव:पंचम दिवाकर तांबूरकर वय:28 पत्ता:भाई क्रमांक 3, पॉन्ट बाल तालुका बाल नामपूर पिन कोड:441106		
2	नाव:प्रतीक सीताधर असोणे वय:33 पत्ता:घर क्रमांक 17B, हटवार किराणा मंडी, नागपूर पिन कोड:440032		



नगन-४
9046/2024
1 82/21



सह दुय्यम निबंधक, वर्ग-२,

पगपूर क्र. ४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHYAM V JAGDALE AND OTHERS	eChallan	00040672024100881506	MH009424348202425M	600.00	SD	0005223748202425	09/10/2024
2		DHC		1024087518669	1760	RF	1024087518669D	09/10/2024
3	SHYAM V JAGDALE AND OTHERS	eChallan		MH009424348202425M	100	RF	0006223748202425	09/10/2024

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

10293 /2024

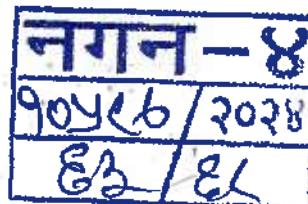
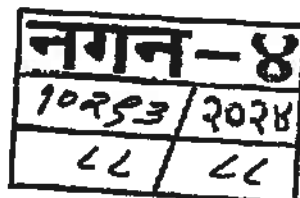
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१ नंबराचे बुकाचे
१०२९३ नंबरी नोंदला
प्रमाणित करण्यात येते कि
या दस्तावेजावर ८८ ताले आहेत.

सह दुय्यम निबंधक, वर्ग-२,
पगपूर क्र. ४
दि ०९ माहे १० ताल २०२४



घोषणापत्र

मी. पार्स अर्बन सर्विस प्रोवाइडर्स एंड इन्फ्रास्ट्रक्चर डेवलपमेंट प्राइवेट लिमिटेड तर्फे अधिकृत संचालक श्री. राहुल राजेंद्र देशमुख या द्वारे घोषित करतो की, दुय्यम निबंधक कार्यालय नागपूर क्रमांक 04 यांचे कार्यालयात घोषणापत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. चंद्रकांत विठठलराव जगदळे व इतर 5 यांनी दिनांक 09/10/2024 रोजी दस्त क्रमांक 10293 अन्वये मला दिलेल्या कुलमुख्यारपत्राच्या आधारे ती सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जवाब दिला आहे. सदर कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र पुर्णपणे वैद्य असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक:- 16/10/2024

श्री. राहुल राजेंद्र देशमुख

पार्स अर्बन सर्विस प्रोवाइडर्स

एंड इन्फ्रास्ट्रक्चर डेवलपमेंट प्राइवेट

लिमिटेड तर्फे अधिकृत संचालक

कुलमुख्यारपत्र धारकाचे नांव

व सही

नगन-४
१०५८६/२०२४
६४/६१





ADVOCATE

**Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY**



Name : KHARAPKAR RAHUL RAMESH
Residence : NAGPUR, Dist. NAGPUR
Roll No. : MAH/258/2022
Enrolled On : 17-01-2022

[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 17/08/2011



राहुल राजेंद्र देशमुख
Rahul Rajendra Deshmukh
जन्म तारीख / DOB: 18/05/1994
पुरुष / Male

[Handwritten signature]

2774 1827 2621

नॉन रिपब्लिक क्रमांक / Enrollment No.: 0656/07599/00267

To
Rahul Rajendra Deshmukh
राहुल राजेंद्र देशमुख
Plot No. 115 Pithi Apartment,
Near Water Tank,
Laxmi Nagar,
VTC: Nagpur,
District: Nagpur,
State: Maharashtra, PIN Code: 440022,
Mobile: 8609823444



भारत सरकार
GOVERNMENT OF INDIA



Aadhaar no. issued: 13/08/2013



पवन दिवाकर तंबुरकर
Pavan Divakar Tamburkar
जन्म तारीख / DOB: 01/07/1996
पुरुष / MALE

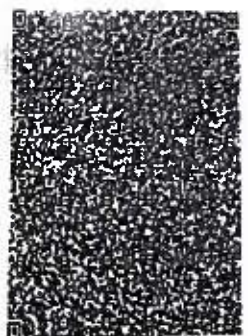
आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा राज्यत्वसंबंधचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे
स्कॅनिंग/ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).



जनसंख्या नोंदी विभाग, भारत सरकार
जनसंख्या नोंदी विभाग, भारत सरकार



पत्ता:
S/O: दिवाकर तंबुरकर, वॉर्ड नं. 3, रा. खात पोस्ट. खात
मु. नं. 3, खात, मु. नं. 3, खात, नागपूर,
महाराष्ट्र - 441106
Address:
S/O: Divakar Tamburkar, ward no. 3, at. khat
post. khat ta. mouda, Khat, PO: Khat, DIST:
Nagpur,
Maharashtra - 441106



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नगन-8
90546/2028
EY/EL



भारत सरकार
GOVT. OF INDIA



29/11/2014

आयकर विभाग
INCOME TAX DEPARTMENT



PARS URBAN SERVICE PROVIDERS &
INFRASTRUCTURE DEVELOPMENT
PRIVATE LIMITED

17/10/2014

Permanent Account Number

AAHCP8908C

नगन-४
9046/2028
६६/६६



67/10587

बुधवार, 16 ऑक्टोबर 2024 11:14 म.पू.

दस्त गोपवारा भाग-1

नगन4

E6/EC

दस्त क्रमांक: 10587/2024

दस्त क्रमांक: नगन4 /10587/2024

बाजार मूल्य: रु. 00/-

गोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 10587 वर दि.16-10-2024

गेजी 11:12 म.पू. वा. हजर केला.

पावती:16395

पावती दिनांक: 16/10/2024

मादरकरणाचे नाव: चंद्रकांत विठ्ठलराव जगदळे व इतर 5 तर्फे
आममुखत्यार पार्स अर्बन सर्विस प्रोवाइडर्स एंड इंफ्रास्ट्रक्चर डेव्हलपमेंट
प्राइवेट लिमिटेड तर्फे अधिकृत संचालक राहुल राजेंद्र देशमुख

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

दस्त हजर करणाऱ्याची सही:

एकुण: 1460.00

सहदुय्यम निबंधक, वर्ग-२,
नागपूर क्रं. ४सहदुय्यम निबंधक, वर्ग-२,
नागपूर क्रं. ४

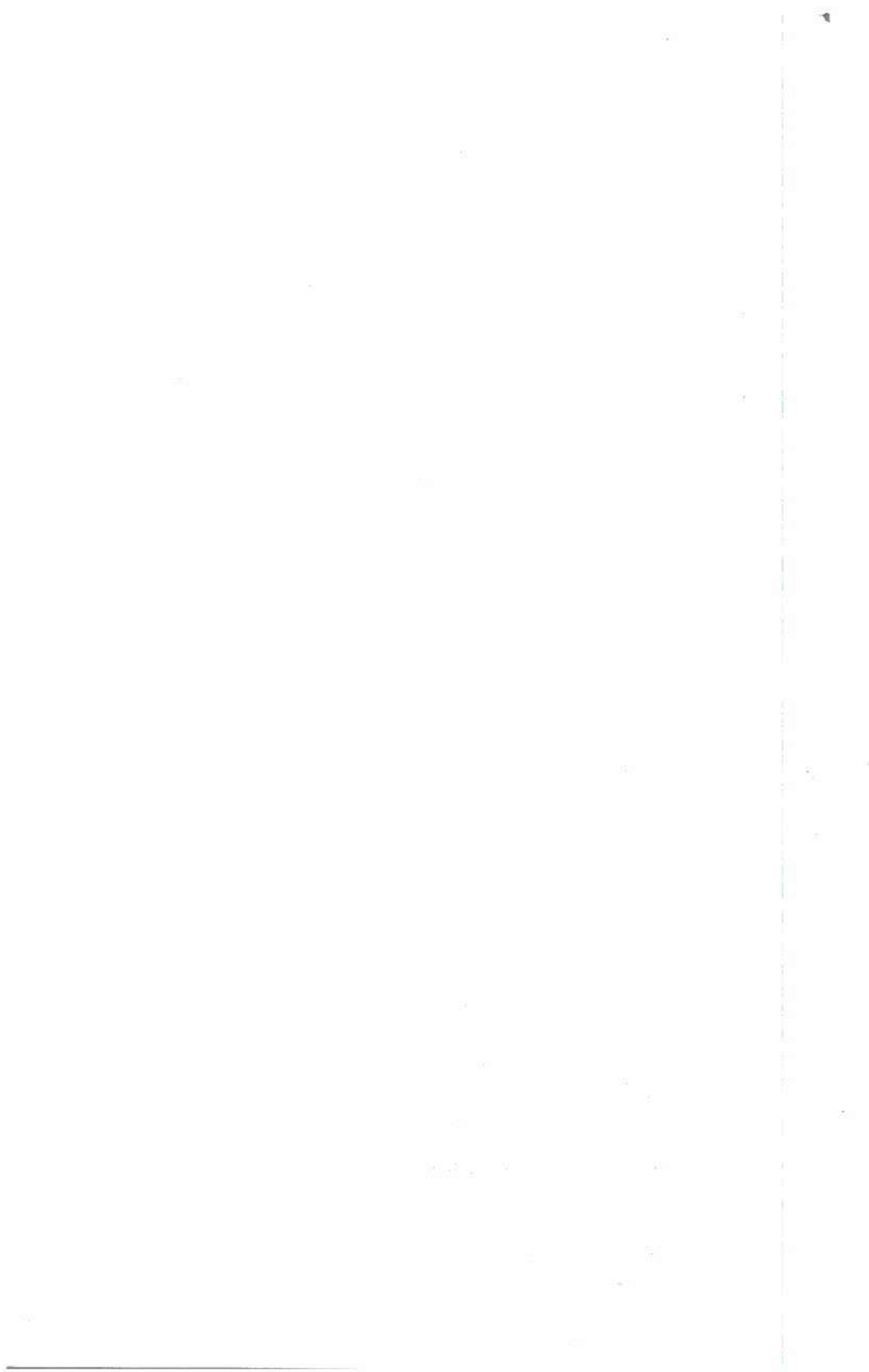
दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्का क्रं. 1 16 / 10 / 2024 11 : 12 : 34 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 10 / 2024 11 : 13 : 36 AM ची वेळ: (फी)







16/10/2024 11 15:40 AM

दस्त गोपवारा भाग-2

नगन4

EC/EC

दस्त क्रमांक:10587/2024

दस्त क्रमांक :नगन4/10587/2024

दस्ताचा प्रकार :-घोपणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाव:चंद्रकांत विठ्ठलराव जगदळे व इतर 5 तर्फे आममुखत्यार पार्स अर्वन सर्विस प्रोवाइडर्स ग्रुंड इन्फ्रास्ट्रक्चर डेवेलपमेंट प्राइवेट लिमिटेड तर्फे अधिकृत संचालक राहुल राजेंद्र देशमुख पत्ता:प्लॉट नं: 115 , माळा नं: ., इमारतीचे नाव: प्रीति अपार्टमेंट , ब्लॉक नं: ., रोड नं: पाण्याच्या टाकी जवळ, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:CGHPD5457R	लिहून देणार वय :-29 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत घोपणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 10 / 2024 11 : 14 : 37 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अधिवक्ता श्री. राहुल रमेशराव खरपकर
वय:37
पत्ता:भूखंड क्रमांक 10, ग्रशांत क्लामेम जवळ, दुसरा बस स्टॉप, गोपान नगर, नागपूर
पिन कोड:440022

- 2 नाव:पवन दिवाकर तांबूरकर
वय:28
पत्ता:वार्ड क्रमांक 3, पोस्ट खात तालुका खात नागपूर
पिन कोड:441106

छायाचित्र

ठप्पा प्रमाणित



स्वाक्षरी

9 नंवराचे बुकाचे
9046 नंबरी नोंदला
प्रमाणित करण्यात येते की,
या दस्ताला पूर्ण EC पाने आहेत.

शिक्का क्र.4 ची वेळ:16 / 10 / 2024 11 : 15 : 09 AM

सह दुय्यम निबंधक, वर्ग-२,

सह दुय्यम निबंधक, वर्ग-२,

नागपूर क्र. ४

नागपूर क्र. ४

दि १६ मार्च २०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHYAM V JAGDALE AND OTHER THORUGH POA PARS USP AND ID	eChallan	10000502024101408921	MH009767381202425P	500.00	SD	0005414286202425	16/10/2024
2		DHC		1024149515249	1360	RF	1024149515249D	16/10/2024
3	SHYAM V JAGDALE AND OTHER THORUGH POA PARS USP AND ID	eChallan		MH009767381202425P	100	RF	0005414286202425	16/10/2024



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



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