



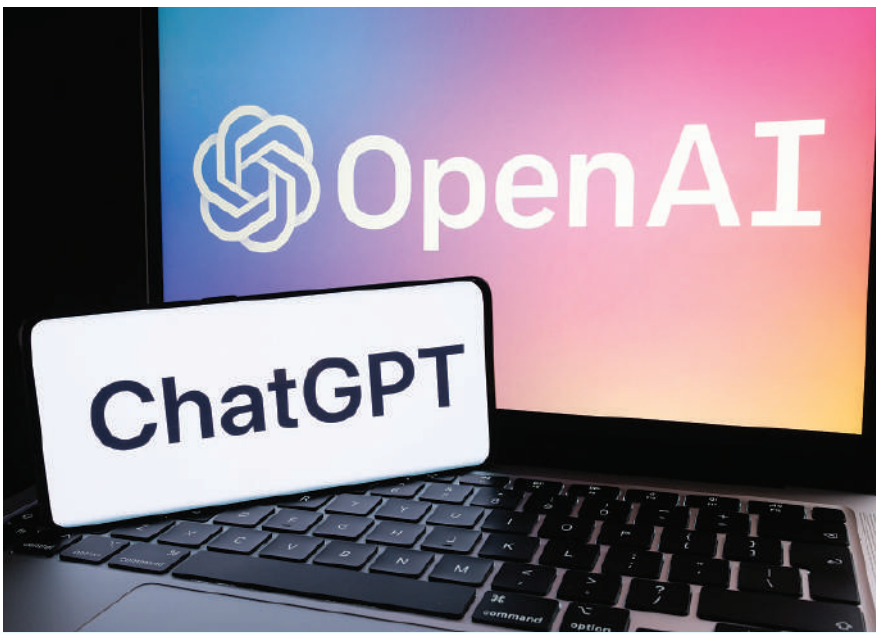
NEWSLETTER ANULOM

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ChatGPT is a chatbot developed by OpenAI and launched on November 30, 2022. Based on a large language model, it enables users to refine and steer a conversation towards a desired length, format, style, level of detail, and language.

What is ChatGPT used for?

ChatGPT is primarily used for natural language understanding and generation, making it valuable for tasks like content creation, chatbot development, language translation, and more. It can be used for a variety of tasks, and largely depends on how each user chooses to use it.

Is GPT chat free?

Yes, Chat GPT is free to use. As per some estimations, OpenAI spends approximately \$3 million per month to continue its use for the people. However, OpenAI has also introduced its premium version which will be chargeable in the coming future.

What does GPT stand for?

Generative Pre-trained Transformer

GPT stands for Generative Pre-trained Transformer, which is an advanced form of artificial intelligence. It has the ability to understand, analyze, and generate human-like text. This technology uses deep learning to process large amounts of data and learn patterns from it.

Who owns ChatGPT?

Chat GPT is owned by OpenAI LP, an artificial intelligence research lab consisting of the for-profit OpenAI LP and its parent company, the non-profit OpenAI Inc.



Editorial...

Dear Readers,

Welcome back to yet another issue of Anulom Newsletter. This time we have brought to you one more interesting topic of Chat GPT. Hope you will find this topic informative and useful in your personal and business life. Please let us have your feedback on this Newsletter and avail the various services offered by Anulom Technologies Pvt. Ltd.

– Editor

**WISH YOU ALL
HAPPY
&
PROSPEROUS
FINANCIAL YEAR
2024-2025**



Who created ChatGPT?

ChatGPT was created by OpenAI, an AI research company. It started as a nonprofit company in 2015 but became for-profit in 2019. Its CEO is Sam Altman, who also co-founded the company.

Is ChatGPT safe to use?

While there are ChatGPT privacy concerns and examples of ChatGPT malware scams, the game-changing chatbot has many built-in guardrails and is seen as generally safe to use.

What is ChatGPT in India?

Chat GPT is an implementation of GPT-3 (Generative Pretrained Transformer 3), a cutting-edge language processing technology. It creates text that will be no different from the one produced by human beings.

How much does ChatGPT cost?

OpenAI APIs and ChatGPT Plus subscriptions are billed separately. The API has its own pricing, which can be found at <https://openai.com/pricing>. The ChatGPT Plus subscription covers usage on chat.openai.com only and costs \$20/month.

Is ChatGPT safe to use in India? What Are the Key Risks of Using ChatGPT?

ChatGPT has a lot of potential, but it comes with several significant risks, including: AI-powered cybercrime. Bad actors are bypassing ChatGPT's limitations by using bash scripts and other methods to generate phishing emails and malicious code.

How to install GPT chat?

Download and install ChatGPT on Android

1. Open Safari or Chrome browser on your Android device and go to chat.openai.com.
2. Tap the three dots icon and choose "Add to Home Screen".
3. Add a name for the app icon and then click "Add".

Is ChatGPT an app?

The ChatGPT Android app attempts to login with Chrome or Brave if they are installed on the device, and shows an error if these browsers are not available.

Who is CEO of ChatGPT?

Chat GPT maker OpenAI said Sam Altman will return as its CEO with a restructured board. The change comes just days after OpenAI's board dismissed Altman and he was hired by Microsoft. Microsoft, OpenAI's largest shareholder, said it welcomed the decision.

What are the benefits of ChatGPT?

- Improves Accessibility to Education. ChatGPT improves the accessibility to education by removing barriers for people with disabilities and



- non-English speakers. ...
- Helps with Homework. ...
- Provides Assistance to Educators. ...
- Personalizes Learning. ...
- Helps with Exam Preparation.

What is the biggest disadvantage of ChatGPT?

One of the most serious disadvantages of ChatGPT is its tendency to produce inaccurate or incomprehensible texts in the midst of generating plausible and compelling responses. This is a widely pervasive issue with language models and ChatGPT is also not immune to this hallucination defect.

What is the future of ChatGPT?

The future of ChatGPT looks bright, as there is tremendous potential for creating even more advanced language models. As the technology continues to evolve, we can expect to see ChatGPT become even more sophisticated and capable. One of the key areas of development for ChatGPT is in the realm of context awareness.

Is ChatGPT the future of education?

When it comes to ChatGPT and other AI technologies in higher ed, it's best to work with it than to fight against. If it is implemented thoughtfully and intentionally, ChatGPT can help students push their



कोर्टाची पायरी चढण्यापूर्वी...

‘ट्रान्स्फर ऑफ प्रॉपर्टी अॅक्ट’ हा फक्त पहिल्या प्रकाराला लागू आहे. अस्तित्वात असलेल्या कायद्यांनुसार दुसऱ्या प्रकारचे हस्तांतरण घडून येत असल्याने हा कायदा दुसऱ्या प्रकाराला लागू करण्याचा प्रश्नच निर्माण होत नाही.

कायदेशीरदृष्ट्या योग्य हस्तांतरण कोणते?

हस्तांतरण विविध मार्गांनी होत असते. खरेदी-विक्री व्यवहार (Sale Deed), गहाण खत (Mortgage), भाडेपट्टी (Lease Deed), भेट वा देणगी (Gift), अदला-बदली (Exchange) वगैरे.

हस्तांतरण कायदेशीरदृष्ट्या योग्य ठरण्यासाठी पुढील घटक आवश्यक असतात :

- १) मालमत्ता कायदेशीरदृष्ट्या हस्तांतरण योग्य असली पाहिजे. समजा एखादी मालमत्ता माझ्या नावे होण्याची शक्यता आहे. अशी मालमत्ता प्रत्यक्ष माझ्या नावे होईपर्यंत मी ती विकू शकत नाही किंवा कोणाला भेटही देऊ शकत नाही. तसेच एखाद्याच्या मालकीच्या जागेवरून जा-ये करण्याचा हक्क (Infringement Right), मी दुसऱ्याला हस्तांतरीत करू शकत नाही. चोरीचा माल (उदाहरणार्थ, रस्त्यावरून जाणाऱ्या महिलेच्या गळ्यातील ओढून आणलेले मंगळसूत्र), हस्तांतरण योग्य नाही.
- २) मालमत्ता दुसऱ्याला देण्याची पात्रता असणे : जी मालमत्ता मी दुसऱ्याला देऊ इच्छितो ती मालमत्ता माझ्या मालकीची असणे आवश्यक आहे. तसेच, मी सज्जान (वय वर्षी १८ पूर्ण असणे) असणे आणि
- ३) मानसिकदृष्ट्या सक्षम असणे.

मालमत्ता हस्तांतरणासाठी अशी तीन प्रकारची पात्रता आवश्यक आहे. मालमत्ता माझी नसेल, तर निदान ज्याची आहे, त्याने तसा अधिका मला दिला असला पाहिजे. (Power of Attorney).

(क्रमशः)

- डॉ. अविनाश चाफेकर

मोबाइल : ९८५०९३५९११



स्फुरणिका...

सुधारायची संधी दर चोवीस तासांनी...

एका महागड्या हॉटेलमध्ये आम्हा मित्रमंडळींची पार्टी होती. खर्च मित्रांपैकी एकजण करणार असल्यामुळे (म्हणजे मला खर्चाचा भाग उचलायचा नसल्यामुळे), पदार्थ महागडे असले तरी ते मागवताना हात आखडत नव्हता. एक मन सांगत होते की, मला खर्च करावा लागला असता तर हा पदार्थ मी मागवला असता का? आणि दुसरे मन वसुलीच्या मागे होते. पार्टी मस्त झाली. खाणे-पिणे अर्थातच जरुरीपेक्षा जास्त झाले होती. पार्टी संपल्यानंतर उगाच थोडे guilty वाटत होते. मित्राला खर्च करायला एवढ्या मोठ्या प्रमाणावर गरज नव्हती असे वाटायला लागले.

दुसऱ्या दिवशी मनात असा विचार यायला लागला की, पुन्हा असं कुणाला उगाचच खर्च करायला लावायचा नाही. या पुढची पायरी म्हणजे आणखी असा विचार मनात येऊ लागला की आपण, विशेषतः खाण्या-पिण्याच्या बाबतीत शरीरावर जेव्हा अन्याय करतो, त्यावेळी आपल्याला निसर्ग त्यामध्ये सुधारणा करण्याची दर चोवीस तासांची संधी देतो. ही मोठीच संधी आहे असे म्हटले पाहिजे. रोज ज्या-ज्या गोष्टी आपण करतो किंवा त्या कराव्या लागतात त्यामध्ये सुधारणा करण्याची संधी इतक्या लवकर येते ही निसर्गाने आपल्याला दिलेली देणगीच नाही का?

आणखी एक उदाहरण घेऊ या की ज्यामध्ये आपल्याला 'what can not be cured has to be endured' हे तत्त्व पाळावे लागते. आपली नोकरी किंवा व्यवसाय एकदा पत्करला की तो आवडो किंवा न आवडो, त्यामध्ये आपण कुठलाही बदल चोवीस तासात करू शकत नाही. (काही लोक काढतात ती गोष्ट निराळी). आपली परिस्थिती, आपली राहण्याची जागा, आपले मित्र, आपले नातेवाईक या गोष्टींबरोबर जुळवून घ्यावेच लागते. पण आपल्या सवयी, आवडी-निवडी, व्यसने, छंद या सर्वांमध्ये बदल करण्याची संधी निसर्ग आपल्याला देतो किंवा ते करण्याची इच्छा असेल तर आपल्या प्रबळ इच्छाशक्तीने आपण ते साध्य करू शकतो.

- डॉ. अरविंद नवरे

डायरेक्टर, अनुलोम टेक्नोलॉजीज प्रा. लि.

मोबाइल : ९५५२३८४९३१

What is the Ready Reckoner Rate?

Ready reckoner rate is the minimum value per sq.m at which a property transaction takes place. These rates are set up by the State government and vary based on the age of the structure, location, and civic amenities, among others. No real estate transfer can take place in a particular neighbourhood below this standard rate.

The ready reckoner rate is announced annually on March 31 by the State revenue department. The aim is to set a minimum value for transactions across different localities to ensure fairness in property dealings. As per the recent announcement, the ready reckoner rates are set to remain unchanged for 2024-25.

The ready reckoner rate is determined by the following factors:

- Location of the property
- Type of property (commercial, residential, agricultural, plot)
- Facilities available in the area
- Registrar value of properties
- Age of the property



FEEDBACK FROM OUR SATISFIED CUSTOMERS...

Good service. Have not compared price with others. Looks good. Sakuntala from their team was very responsive.

— PRANAY JHA

They were quite helpful while the full procedure of NOI. Specially Miss Pornima Bhalerao. She helped me in all the queries, whenever I had any doubts regarding documents, no matter how many times I asked, she upfront helped with everything.

— NILESH SAWANT

Anulom ensures a smooth and hassle-free documentation process. Thank to Tejashree Kurpe for expediting the request and providing frequent status updates. Highly recommended!! Kudos to Anulom team special thanks to Tejashree Kurpe ??

— AKSHAY TAHILANI

How to calculate the property value with ready reckoner rate?

For the calculation of the value of a property, two factors are determined:

- Ready reckoner or circle rate of the location considering the type of property, its utility, and age
- Built-up area or the usable area of the property.

The formula for calculating the property value is:

Value of a property = Ready Reckoner Rate in per sq.m. x built-up area in sq.m.

Eg., If a new property owner has bought an apartment of 500 sq m and the ready reckoner rate is Rs 50,000, the value of the property is :

Property value: Rs (50,000 x 500) = Rs 2,50,00,000

The stamp duty and registration charges will then be calculated on this property valuation. The new owner will have to pay these levied charges to the government for registering the property in the official domain in his name.

I am based outside India. I have done registration 2 times with Anulom. Very good service. They have provided exceptional service by sending their representative to my residence. I wish them good luck for a bright future.

— RAVI MADDIPATLA

I done my NOI form Anulom Team, and Miss Sarikha Devkar and Miss Yogita was too helpful. And they did all process. Thanks Team Anulom.

— BHUPENDRA JAMBHULKAR

It just wonderful to get the service, I have been using since last more than 7+ year, and they always have been helpful and approachable. The service is smooth and quick without much hassle. Team is fantastic. A very special thanks to PRIYA who has help me to setup the device and completed the process from UK. She has very good technical knowledge and have lots of patience too :-), I wish her and team all the best for future. I highly recommend Anulom service.

— MOHAMMAD TAWFIQUE

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The editor does not necessarily agree with the opinions published in the Articles in this magazine.

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