

(g) To hear and deal with complaint.

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 authorize including but not limited to the duties listed in bylaws 21.

23) Election and term of office:

At the first annual meeting of the Association, the term of office of manger/managers shall be fixed for three years. 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 manager shall hold office until their successors have been elected and hold their first meeting. (If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years.)

24) Vacancies:

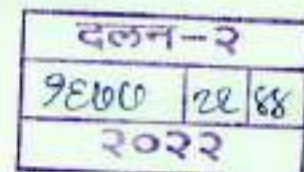
Vacancies in the Board caused by any reason other than the removal of a Manger by a vote of the Association shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Manager until a successor is elected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

25) Removal of Managers:

At any regular or special meeting duly called any one or more of the Managers may be removed with or without cause by a majority of the apartment owners and a successor may then and there 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) Managing Committee meeting:

The first meeting of a newly elected board shall be held within ten days of election at such place as shall be fixed by the Manager/ Managers at the meeting at which such Manager/ Managers were elected and no notice shall be necessary to the newly elected Manager/ Managers in order to legally constitute such meeting, provided a majority of the whole Board shall be present.



27) Regular meetings:

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

(28) Special Meetings:

Special meetings of the Board may be called by the President on three days notice to each Manger, given personally or by mail or telegraph, which notice shall state the time, place (as herein above provided) or Secretary in like manner and on like notice in the written request of at least three managers.

29) Waiver of notice: -

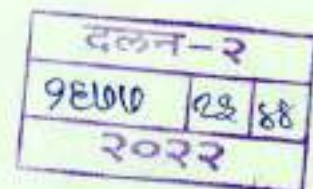
Before or at any meeting of the Board any Manager, may in writing, waives notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

30) Quorum:

All meetings of the Board, one third of the total strength of 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, thereby less than a quorum present, the majority of those present may adjourn the meeting from time to time. 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 or 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 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.

33) Election of officers: -

The officers of the Association shall be elected annually by the Board at the organization meeting of each a 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 at 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 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 meetings of the Board and the minutes of all meetings of the Association, he shall have charge of



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such books and papers as the Board may direct; and he shall, in general, perform the entire 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 book belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

CHAPTER VI

OBLIGATION OF THE APARTMENT OWNERS

39) Assessments:

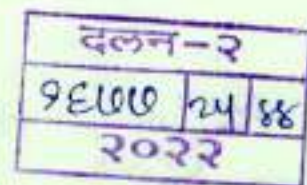
All owners are obliged to pay monthly assessments of Rs. 500/- or more imposed by the Association to meet all expenses relating to the "RAMKRISHNA APARTMENT" Condominium, which may include an Insurance premium for a policy to cover repair and reconstruction work in case of hurricane fire, earthquake or other hazard of calamity. If required insurance premium will be separately charged. The assessments shall be made pro-rata according to the value of the unit owned, as stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve Fund for Replacements.

40) Maintenance and repair:

(1) Every owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect the "RAMKRISHNA APARTMENT" Condominium in entirety or an in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

(2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit are and shall be at the expense of the apartment owner concerned.

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



41) Use of family units - internal changes:

(1) 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 obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

42) Use of common areas and facilities:

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "RAMKRISHNA APARTMENT" 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 no other purpose than for normal transit through them.

43) Right of entry:

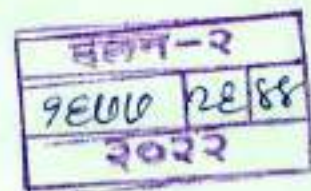
(1) An owner shall grant the right of entry to the Manager/Grantor or to any other person authorized by the Board or the Association or Grantor in case of any emergency originating in or threatening his unit whether owner is present at the time or not.

(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 structural, mechanical or electrical services provided, provided that written request for entry is made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate and without any request.

44) Rule of conduct:

(1) No resident of the "RAMKRISHNA APARTMENT" Condominium shall post any advertisement, or posters of any kind in or on the building, except as authorized by the landlords and if landlords sold all their rights in the property, then permission of association is required.

(2) Residents/Occupants/Owners of apartment/Unit shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, amplifiers or other instrument or thing that may disturb others and shall not cause any nuisance to others. Residents/Occupants/Owners of



apartment/Unit keeping domestic animals shall abide by the municipal sanitary bylaws or regulations.

(3) It is prohibited to hung garments, rugs, etc., from the windows, balconies, or from any of the facades of the "RAMKRISHNA APARTMENT" Condominium.

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

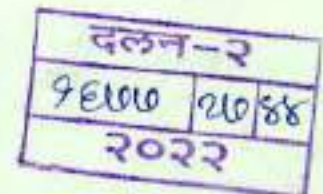
(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

(6) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennas, machines or air conditioning units, etc., on the exterior of the "RAMKRISHNA APARTMENT" Apartment Condominium or that protrude through the walls or the roof of that Condominium except as authorized by the Association.

(7) Apartment owner or anybody else (except the grantor or the person authorized by the grantor), shall not use the property or apartment or any part thereof for any commercial or industrial purpose.

(8) Apartment owner or anybody acting for & on behalf of apartment owner could not use to property or apartment or any part thereof for,

- (i) any illegal, immoral activity.
- (ii) Storing or keeping explosives or other such type of articles/goods
- (iii) Storing or keeping alcohol, drugs, prohibited items/articles etc.
- (iv) gambling or
- (v) any other purpose which is unlawful or illegal or immoral or incorrect or which is amounting to nuisance or causing damage to the property or apartment or the goodwill of grantor.



CHAPTER VII

FUNDS AND THEIR INVESTMENTS

45) Funds:

Funds may be raised by the Association in all or any of the following ways, viz.

- a) By shares;
- b) By contributions and donations from the apartments owners;
- c) From common profits which shall form the nucleus of the Reserve Funds;
- d) By raising loans, if necessary, subject to such terms and conditions as the Associations, with the approval of the competent Authority may deem fit.

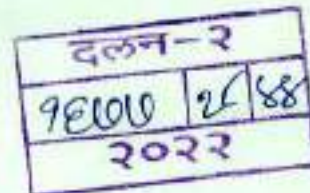
46) Investment:

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

- a) In the Central Cooperative Bank or in State Cooperative Bank or District Cooperative Bank or
- b) In any of the securities as specified in section 20 of the Indian Trusts Act, 1882, or
- c) In any Nationalized, Cooperative or Private Bank other than those referred to in clause (a).
- d) In any banking company approved for this purpose by the Association.

47) Affiliation:

Should there be any federation of apartment owners in the locality in which the "RAMKRISHNA APARTMENT" Condominium is situate, the Association may, after consulting the competent authority, become a member there of 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 in to 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. 500/- for petty expenses. All payment above Rs. 500/- shall be made by cheque 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 his share in respect of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any, in respect of his apartment.

[3] The Association shall on or before 31st July in each year publish and get audited annual 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 years;

and

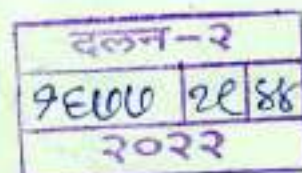
{c} A summary of the property and assets and liabilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

[4] The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 31st of March every year.

[5] Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loans. The financial statement shall state up to what date profits and expenses of common areas are included.

49) Publication of accounts and reports:

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



50) Appointment of Auditor:

The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual return and verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law or specifically report to the association in what respect he finds it incorrect, unvouched 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 (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER VIII

MORTGAGEES

52) Notice to Association:

An owner who mortgages 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 the mortgagee and the Association shall maintain such information in a book titled as "Mortgages of Units".

53) Notice of unpaid assessments:

The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER IX

COMPLIANCE

54) Compliance:

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



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55) Seal of the Association:

The Association shall have 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 authorized by the Association in that behalf.

CHAPTER X

AMENDMENTS TO PLAN OF
APARTMENT OWNERSHIP

56) Amendments of bye-law: -

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 60 per cent, of the total value of all units in the "RAMKRISHNA APARTMENT" Condominium as shown in the Declaration.

IN WITNESS WHEREOF the Grantor hereto set out his hand on this Deed of Declaration on this 21st day of March 2022, at DHULE.



[Handwritten signature]

Rajendra Vasundrao Khankari
Prop. Vimal Developers, Dhule.
Grantor



In presence of witnesses



1. Sign

[Handwritten signature]



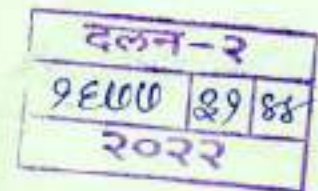
Name : Saurabh Rajendra Khankari
R/o : 4787/15, Bhide Bang, Deopur, Dhule.



2. Sign

[Handwritten signature]

Name : Dhondu Santosh Wadile
R/o : Anand Nagar, Bhoi Society,
Deopur, Dhule.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P49800033988**

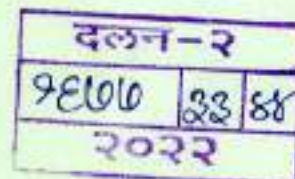
Project: **RAMKRISHNA APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 62 CTS NO 1278 SURVEY NO 41/1 at Walwadi (CT), Dhule, Dhule, 424002**

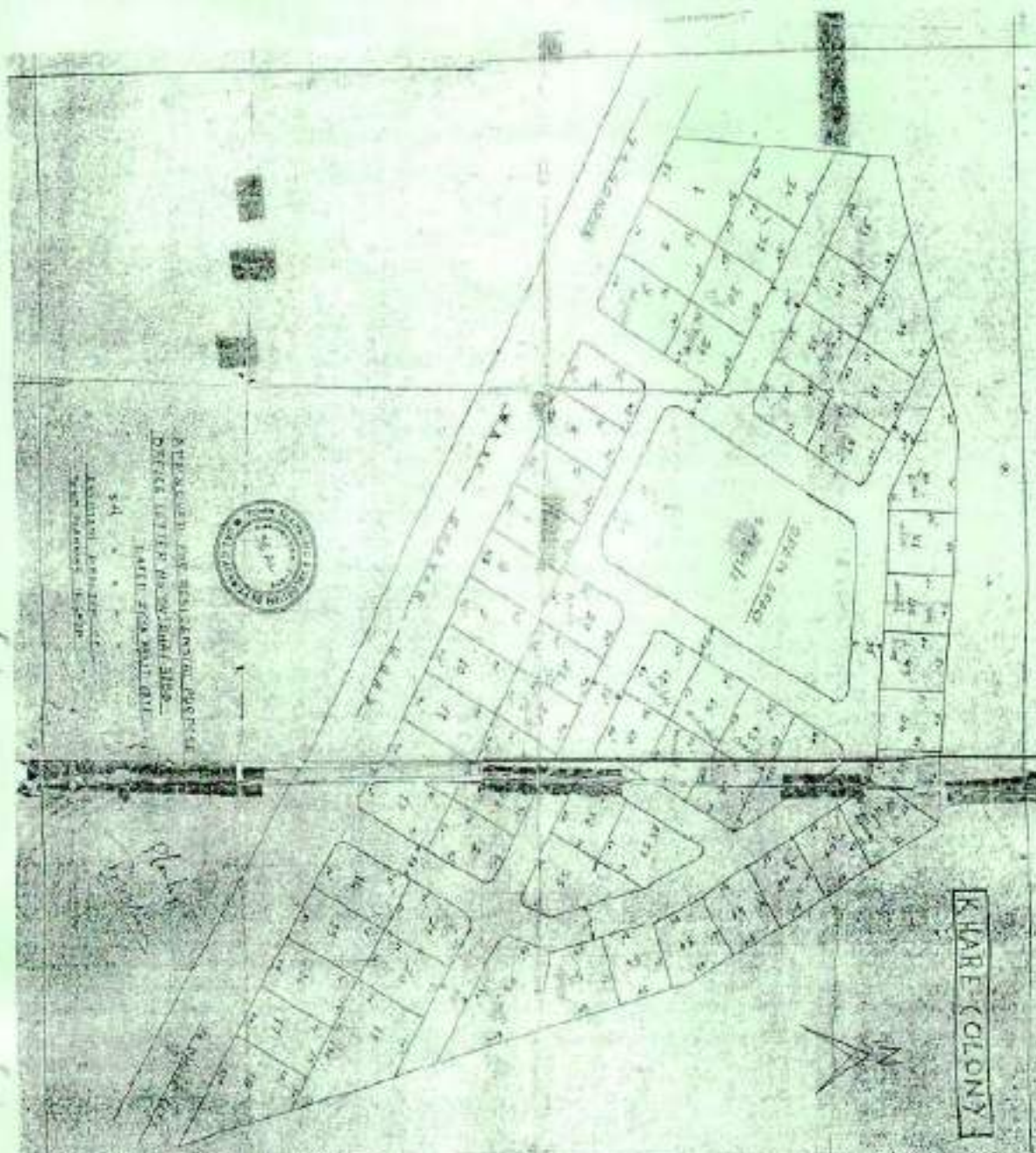
1. Mr./Ms. **Rajendra Vasantrao Khanikar** son/daughter of Mr./Ms. **VASANTRAO KASHINATH KHANKAR** Tehsil: **Dhule, District: Dhule, Pin: 424002**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects; Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 14/03/2022 and ending with 31/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Premchand Prabhu
(Secretary, MahaRERA)
Date: 14-03-2022 17:16:03

Dated: 14/03/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





RECEIVED FOR REGISTRATION
OFFICE LATE M. S. B. S. S. S.
DATE 20/01/2022



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Sl. No.	Area (Sq. Ft.)	Area (Sq. M.)	Area (Acre)
1	1000	92.9	0.21
2	2000	185.8	0.42
3	3000	278.7	0.63
4	4000	371.6	0.84
5	5000	464.5	1.05
6	6000	557.4	1.26
7	7000	650.3	1.47
8	8000	743.2	1.68
9	9000	836.1	1.89
10	10000	929.0	2.10
11	11000	1021.9	2.31
12	12000	1114.8	2.52
13	13000	1207.7	2.73
14	14000	1300.6	2.94
15	15000	1393.5	3.15
16	16000	1486.4	3.36
17	17000	1579.3	3.57
18	18000	1672.2	3.78
19	19000	1765.1	3.99
20	20000	1858.0	4.20



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महाराष्ट्र शासन

मालमत्ता पत्रक

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गाव/पेठ : पलवाडी	तालुका/ज.मु.का. : न.मु.अ.पुळे	जिल्हा : पुणे
नगर भुसंपन क्रमांक	शिट नंबर	प्लॉट नंबर
१२७६	—	३०८.८०
पारमर्शिकार	आसनाला दिनेन्वा आकारणाचा किंवा भाड्याचा तपविलेला आणि त्याच्या फिरतपासणीची निवड वेळ	५-८-२०२१

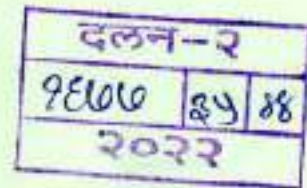
सुविधाधिकार	—
हक्काचा मुळ पारक	—
वर्ष: १९९२	[श्री. गारायन दगावव कारखानेकर]
पट्टेदार	खरेदीने
दुसरा भाग	—
दुसरा खरे	—

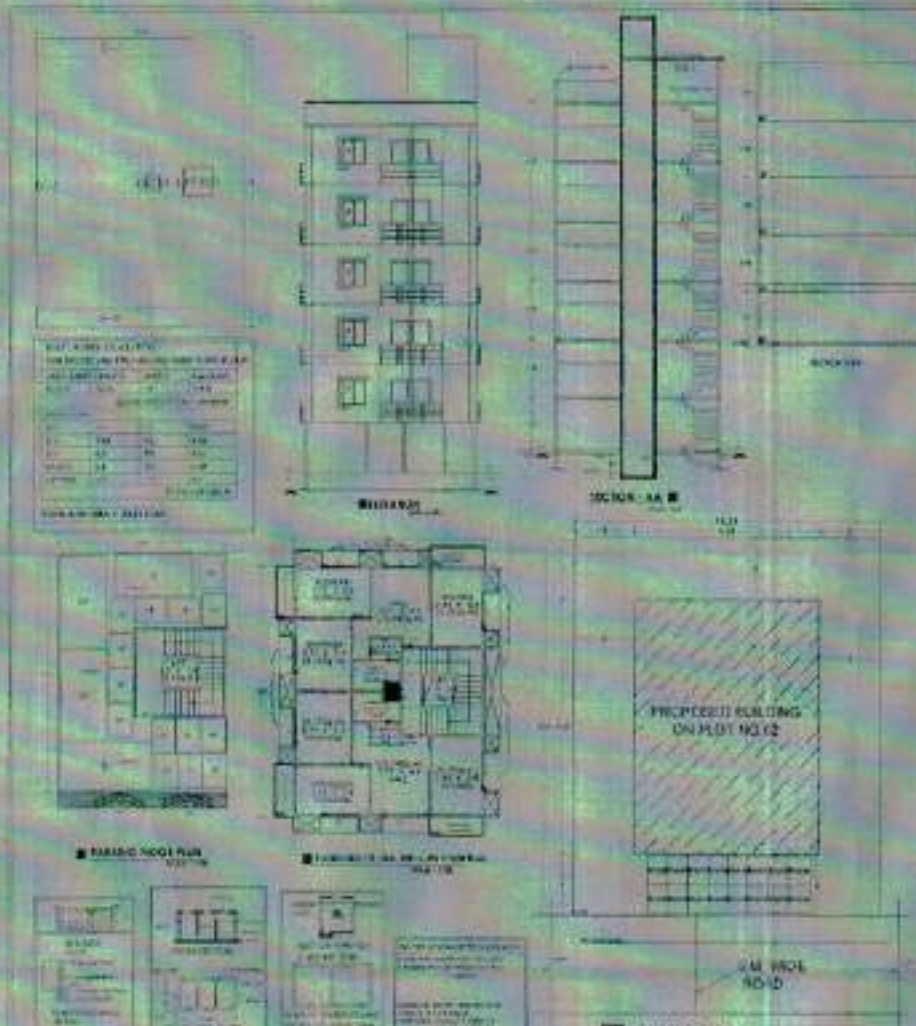
दिनांक	व्यवहार	खंड क्रमांक	नविन बातक(या) पट्टेदार(या) किंवा मार	साक्षात्करण
२०/०४/२०१३	खरेदीने - र.द.अ. १२७६ दि. २४/४/२०१३ अन्वये र.स. २४,००,००० पर संयुक्त क्षेत्र मिळी केव्हाही नगरपालिका कारखानेकर वार मार करी खरेदी घेतल्याने नवी दाखल व नवगुल अधिनेसक्रमाणे से दाखल केले आहे.	—	राजेंद्र लसराव खन्नाली विनित केव्हा लपलेले पुणेचे प्रजा	किरादार क्र. २०२७ प्रमाणे सही- २०/४/१३ नगर भुसंपन अधिकारी पुणे
१२/१२/२०१८	न. जमाबंदी आयुका आणि संभालक भूमि अधिलेख (म.रा.ज्य) पुणे खं पैसबंदीत परिचयक क्र.ना.पु.अधिप./बसरी नोंद/२०१८ पुणे दि. १८/२/२०१९ व दुकडीत अदेश क्र.न.मु.अलसाही/कि.अ.प.२०० दिनांक १२/१२/२०१८अन्वये केवळ चौकशी नोंदवहीकरीत क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र वेळाले जमाबंदीने मिळकत पत्रिकेवर नमुद अंकी क्षेत्रबसरी नोंद से अद्यकालपर दर्शात ऐरी पौ.से दाखल केले.	—	—	किरादार क्र. २०२७ प्रमाणे सही- १२/१२/२०१८ न.मु.अ.पुळे

हे मिळकत पत्रिका दिनांक १४/१२/२०२१ ९:४८:५६ AM (पौडी) डिजिटल स्वाक्षरीत केली अवलम्बुळे त्यावर नवेनपुडी सही मिळकती अवलम्बुळे नवी. मिळकत पत्रिका खरकालीत दिनांक १४/१२/२०२१ ३:४८:५६ PM

वेबसाइट पडताळणी साही: <http://sepiochikokhumsaturni.gov.in/USLU/propertycard> या संकेत स्वक्षारव जाऊन ०२०२१००००२०१६५३४ हा क्रमांक दाखला.

१. कसला पत्रा ठीकठाई आहे कि नाही





**RESIDENTIAL BUILDING PLAN FOR
DHIRAJINDRA VASANTRAO KHANEAR
IN S. NO. 43/1, ON P. NO. 43
AT DHULE TAL. & DIST. DHULE.**

SCHEMATIC OF APARTMENTS

1	1000.00	1000.00
2	1000.00	1000.00
3	1000.00	1000.00
4	1000.00	1000.00
5	1000.00	1000.00
6	1000.00	1000.00
7	1000.00	1000.00
8	1000.00	1000.00
9	1000.00	1000.00
10	1000.00	1000.00

AP AREA STATEMENT

Sl. No.	Description	Area (sq. m.)
1	Plot Area	1000.00
2	Area reserved for Road	100.00
3	Area reserved for Drainage	10.00
4	Area reserved for Open Space	10.00
5	Area reserved for Parking	10.00
6	Area reserved for Service Area	10.00
7	Area reserved for Green Space	10.00
8	Area reserved for Other	10.00
9	Area reserved for Total	1000.00
10	Area reserved for Building	1000.00
11	Area reserved for Road	100.00
12	Area reserved for Drainage	10.00
13	Area reserved for Open Space	10.00
14	Area reserved for Parking	10.00
15	Area reserved for Service Area	10.00
16	Area reserved for Green Space	10.00
17	Area reserved for Other	10.00
18	Area reserved for Total	1000.00
19	Area reserved for Building	1000.00
20	Area reserved for Road	100.00
21	Area reserved for Drainage	10.00
22	Area reserved for Open Space	10.00
23	Area reserved for Parking	10.00
24	Area reserved for Service Area	10.00
25	Area reserved for Green Space	10.00
26	Area reserved for Other	10.00
27	Area reserved for Total	1000.00
28	Area reserved for Building	1000.00
29	Area reserved for Road	100.00
30	Area reserved for Drainage	10.00
31	Area reserved for Open Space	10.00
32	Area reserved for Parking	10.00
33	Area reserved for Service Area	10.00
34	Area reserved for Green Space	10.00
35	Area reserved for Other	10.00
36	Area reserved for Total	1000.00
37	Area reserved for Building	1000.00
38	Area reserved for Road	100.00
39	Area reserved for Drainage	10.00
40	Area reserved for Open Space	10.00
41	Area reserved for Parking	10.00
42	Area reserved for Service Area	10.00
43	Area reserved for Green Space	10.00
44	Area reserved for Other	10.00
45	Area reserved for Total	1000.00
46	Area reserved for Building	1000.00
47	Area reserved for Road	100.00
48	Area reserved for Drainage	10.00
49	Area reserved for Open Space	10.00
50	Area reserved for Parking	10.00
51	Area reserved for Service Area	10.00
52	Area reserved for Green Space	10.00
53	Area reserved for Other	10.00
54	Area reserved for Total	1000.00
55	Area reserved for Building	1000.00
56	Area reserved for Road	100.00
57	Area reserved for Drainage	10.00
58	Area reserved for Open Space	10.00
59	Area reserved for Parking	10.00
60	Area reserved for Service Area	10.00
61	Area reserved for Green Space	10.00
62	Area reserved for Other	10.00
63	Area reserved for Total	1000.00
64	Area reserved for Building	1000.00
65	Area reserved for Road	100.00
66	Area reserved for Drainage	10.00
67	Area reserved for Open Space	10.00
68	Area reserved for Parking	10.00
69	Area reserved for Service Area	10.00
70	Area reserved for Green Space	10.00
71	Area reserved for Other	10.00
72	Area reserved for Total	1000.00
73	Area reserved for Building	1000.00
74	Area reserved for Road	100.00
75	Area reserved for Drainage	10.00
76	Area reserved for Open Space	10.00
77	Area reserved for Parking	10.00
78	Area reserved for Service Area	10.00
79	Area reserved for Green Space	10.00
80	Area reserved for Other	10.00
81	Area reserved for Total	1000.00
82	Area reserved for Building	1000.00
83	Area reserved for Road	100.00
84	Area reserved for Drainage	10.00
85	Area reserved for Open Space	10.00
86	Area reserved for Parking	10.00
87	Area reserved for Service Area	10.00
88	Area reserved for Green Space	10.00
89	Area reserved for Other	10.00
90	Area reserved for Total	1000.00
91	Area reserved for Building	1000.00
92	Area reserved for Road	100.00
93	Area reserved for Drainage	10.00
94	Area reserved for Open Space	10.00
95	Area reserved for Parking	10.00
96	Area reserved for Service Area	10.00
97	Area reserved for Green Space	10.00
98	Area reserved for Other	10.00
99	Area reserved for Total	1000.00
100	Area reserved for Building	1000.00

STAMPS OF APPROVING AUTHORITIES

PARKING STATEMENT	
Sl. No.	Description
1	Area reserved for Road
2	Area reserved for Drainage
3	Area reserved for Open Space
4	Area reserved for Parking
5	Area reserved for Service Area
6	Area reserved for Green Space
7	Area reserved for Other
8	Area reserved for Total
9	Area reserved for Building
10	Area reserved for Road
11	Area reserved for Drainage
12	Area reserved for Open Space
13	Area reserved for Parking
14	Area reserved for Service Area
15	Area reserved for Green Space
16	Area reserved for Other
17	Area reserved for Total
18	Area reserved for Building
19	Area reserved for Road
20	Area reserved for Drainage
21	Area reserved for Open Space
22	Area reserved for Parking
23	Area reserved for Service Area
24	Area reserved for Green Space
25	Area reserved for Other
26	Area reserved for Total
27	Area reserved for Building
28	Area reserved for Road
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30	Area reserved for Open Space
31	Area reserved for Parking
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33	Area reserved for Green Space
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41	Area reserved for Service Area
42	Area reserved for Green Space
43	Area reserved for Other
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45	Area reserved for Building
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48	Area reserved for Open Space
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50	Area reserved for Service Area
51	Area reserved for Green Space
52	Area reserved for Other
53	Area reserved for Total
54	Area reserved for Building
55	Area reserved for Road
56	Area reserved for Drainage
57	Area reserved for Open Space
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59	Area reserved for Service Area
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66	Area reserved for Open Space
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68	Area reserved for Service Area
69	Area reserved for Green Space
70	Area reserved for Other
71	Area reserved for Total
72	Area reserved for Building
73	Area reserved for Road
74	Area reserved for Drainage
75	Area reserved for Open Space
76	Area reserved for Parking
77	Area reserved for Service Area
78	Area reserved for Green Space
79	Area reserved for Other
80	Area reserved for Total
81	Area reserved for Building
82	Area reserved for Road
83	Area reserved for Drainage
84	Area reserved for Open Space
85	Area reserved for Parking
86	Area reserved for Service Area
87	Area reserved for Green Space
88	Area reserved for Other
89	Area reserved for Total
90	Area reserved for Building
91	Area reserved for Road
92	Area reserved for Drainage
93	Area reserved for Open Space
94	Area reserved for Parking
95	Area reserved for Service Area
96	Area reserved for Green Space
97	Area reserved for Other
98	Area reserved for Total
99	Area reserved for Building
100	Area reserved for Road

SITE PLAN
SCALE - 1:100

APPROVED BY THE ARCHITECTURAL FIRM
DATE: 10/10/2022
BY: [Signature]
FOR: [Signature]
[Stamp]



दलन-२
9EUV SE 88
2022

Recd: Application dated 13-9-1971 and 13-12-1971 from
Shrimati Supalabai W/O Varsha Dhot of, Dhulia, Tal: Dhulia,
District: Dhulia;
2. Correspondence ending with the Tahsildar, Dhulia's letter
No. C-3.2734/71, dated 7-12-1971.

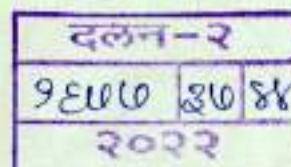
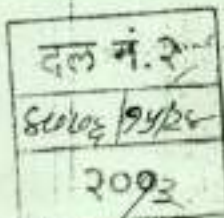
No.1972/B.NAGR.16/1971

Office of the Collector,
Dhulia Dist. 7-3-1972.

ORDER

Permission is hereby granted to Smt. Supalabai W/O
Varsha Dhot of Old Dhulia to convert her land bearing S.100.4/1
of Valwadi, Taluka-Dhulia measuring 4-7 : 0 36 for residential
purpose subject to the following conditions:-

- 1) that the occupant shall be liable to pay such improved
assets as may be determined with reference to altered use u/s 110
of 114 of the Maharashtra Land Revenue Code, 1966 as the case may be
- 2) that the occupant shall commence the N.A. use applied for,
within one year from the date of this order, failing which unless
the said period is extended by the Collector, Dhulia, the permission
granted shall be deemed to have lapsed;
- 3) that the occupant shall inform the Tahsildar, Dhulia
through the Taluqa the date on which the N.A. use has commenced
within 30 days from the date of commencement, failing which
the occupant shall be liable to pay the fine upto Rs. 500/-
(Five hundred only).;
- 4) that the land shall be used for residential purpose
only for which the permission is granted;
- 5) that no more than two storeys shall be built over the
ground floor;
- 6) that the building shall be allowed to be erected on the
condition that the occupant shall provide suitable access by an
existing road or by a project road;
- 7) that every building to be built shall face the main road.
In case of chawl it shall not measure more than 30.48 metres in any
direction;
- 8) that no building shall be erected within 3.05 metres of the
boundary of the plot and 6.10 metres from the rear boundary of the
plot;
- 9) when there is more than one building in a plot, the same
open space shall be required round each main building as if
each main building is in a separate plot;
- 10) that the plinth of the building shall be at least 0.30 metres
above the ground level;
- 11) that the side of a room used for residential purpose
shall be less than 3.05 metres long. The side of every such room
shall abut on the surrounding open land through out its length;
- 12) that privies shall be at the side or rear of the main
building and shall not be less than 3.05 metres from it. They should
not be within 9.14 metres of a well and shall be screened from
public view;
- 13) that the cattle shall be kept in any residential building.
No stable or cattle shed shall be erected within 3.05 metres of the



- 13) residential building ;
 - 14) that the building shall be of pucca construction and no easily combustible material shall be used in its construction ;
 - 15) that the open space shall ordinarily be two third of the plot. It may be reduced to one half if the land is of high value or the buildings are likely to be inhabited by poorer classes or in a zone such as Backer and central parts of town which are already densely built ;
 - 16) that the occupant shall construct the buildings according to the site and building plan first approved by the Collector, Dhule ;
 - 17) that no additions to or alterations in a building shall be carried out without the previous written permission from the Collector, Dhule ;
 - 18) that occupant shall construct internal roads and gutters as shown in the approved lay-out or S.No. 41/1 or village Valvadi and the possession thereof should be handed over to the local authority thereafter. This shall be done before the disposing of the plot ;
 - 19) that the occupant shall bear the measurement charges ;
 - 20) that the occupant shall demarcate the land enclosed certified lay out to the Asstt. Director of Town Planning, Jalgaon through the Collector, Dhule for approval ;
 - 21) that the occupant shall execute a Sanad in form IV as prescribed in Maharashtra Land Revenue (Conversion of use of land and R.A.A.) Rules, 1968, within a period of 2 months from the date commencement of the use ;
 - 22) that the buildings shall be constructed at 20' distance from the road centre (Dhule, Chinchwar, Salole, road N.Y.R.) as per R.A. Rules ;
 - 23) if the occupant contravenes any of the foregoing conditions a) the Collector may without prejudice to any other penalty to which the occupant may be liable under the provisions of Maharashtra Land Revenue Code, 1966, confiscate the said land in his occupation on payment of such fine and assessment as he may direct ;
- Notwithstanding any thing contained in the above sub-conditions (a), it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used in contravention to the conditions of this Order within such period as is specified by the Collector and upon such removal or alteration not made to be carried out and recover the cost of carrying out the same from the occupant as arrears of land revenue .

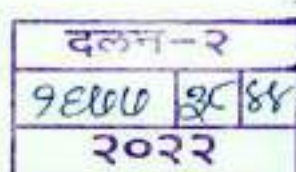
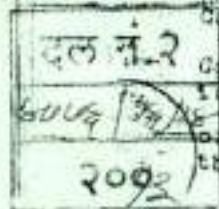
sd/-A.V. Gokak,
Collector of Dhule.

Ent. Separated W/O Vankar Bhail of Old Dhule, Tal. Dhule at
Copy with the same sent to the Tehsildar, Dhule for information
and necessary action.

Copy to the Asstt. Inspector of Land Records, Dhule /
Asstt. Collector, D.O. Dhule.
Copy reduced to the Asstt. Director of Town Planning, Jalgaon for
information.

sd/-
the Collector

for Collector, Dhule.



धुळे महानगरपालिका, धुळे

इमारत बांधकाम परवानगी व प्रारंभ प्रमाणपत्र

1669

परवानगी नं. १६६९

जा.क्र. १६६९

तारीख : 28 JAN 2022

अर्जदार श्री राहुल वसंतराव खानकरी

घास निधन धुळे सि.स.नं. / घ.नं. ४११९

भूखंड क्र. E2

नगर रचना योजना, धुळे

आपला घरील शिवाय व सर्व्हे न, ज्या जागेतील रहिवास / औद्योगिक / वाणिज्य वापरकरिता नविन बांधकाम करणेस परवानगी / नुतनीकरण बाबत आराखड्यासह अर्ज सा. / २० शेकी प्राप्ती झालेला आहे. त्या अनुषंगाने धुळे महानगरपालिका अधिनियम १९४९ चे कलम २५३ व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३५ व ६९ अन्वये धोबतच्या नकाशात रंगाने नुसत केलेल्या नकाशाप्रमाणे बांधकाम परवानगी / नुतनीकरण / व प्रारंभ प्रमाणपत्र खालील अटी / शर्तीत अधीन राहून बांधकाम आराखड्यास संसुरी देण्यात येत आहे.

- सदर प्रमाणपत्र प्रमाण पत्रातील नमुद आराखड्यासह एक वर्षांपर्यंत वैध राहील. एका वर्षाच्या आत काही कारणास्तव बांधकाम न झाल्यास किंवा अपूर्ण राहिल्यास प्रमाणपत्राने नुतनीकरण करणे आवश्यक आहे. तसे न केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३८ अन्वये सदर परवानगी रद्द होईल.
- सदर प्रमाणपत्र लागूपासून एक वर्षांपर्यंत वैध राहील. त्यानंतर प्रत्येक धारा नव्हत्याच्या आत नुतनीकरण केल्या नंतर दोन वर्षांपर्यंत वैध राहील, व तीन वर्षा नंतर वैधता रद्द समजावी.
- सदर प्रमाणपत्रात बदल करण्याची अथवा अटीमध्ये धाड करण्याचा व संसुर नकाशात बदल करण्याचा हक्क महानगरपालिकेने राखून ठेवला आहे.
- विवर शेकीची परवानगी महासुल विभागाकडून घेतल्याशिवाय बांधकाम करू नये.
- बांधकाम संसुर नकाशाप्रमाणेच करावे. बांधकामात कोणत्याही प्रकारचा फेरफार पुर्व परवानगी घेतल्याशिवाय करू नये.
- खासकरिता अध्याय संस्थात्मक इमारतीमध्ये सीर ऊर्जा शक्तीचा वापर करणेचे ठरविले अपावणेकरिता करण्यात यावी.
- बांधकामाचा वापर संसुर केलेल्या उपयोगासाठी करणेचा आहे.
- संसुर नकाशासह सदर प्रमाणपत्र केव्हाही जागेवर उपलब्ध ठेविले, अशी खबरदारी घ्यावी. महानगरपालिकेच्या अधिकार्यांनी अथवा शासकिय अधिकार्यांनी घागणी केली असता त्यांना मान्यतेत दाखविले आवश्यक आहे.
- (अ) जागेवर प्रत्यक्ष बांधकाम चालू करणे पूर्वी जिल्हा स्वीकृत भूमी अभिलेख खात्याकडून संसुर रेखांकित प्रमाणे घागणी. करून घेणे आवश्यक आहे. व सदरचा आराखडीचा नकाशा व कार्यान्वयनाचे पाठविणे आवश्यक आहे.
- बांधकाम सुरू करणेपूर्वी इतर सर्व संबंधीत कायद्याखाली तत्संबंधी व्याख्याची परवानगी ही तुमच्यावर राहील. बांधकाम फक्त अर्जदाराच्या मालकी ठरविलेला आहे.
- बांधकाम सुरू करणेपूर्वी इतर सर्व संबंधीत कायद्याखाली तत्संबंधी व्याख्याची परवानगी ही सर्वस्वी अर्जदाराची जबाबदारी राहील.
- महानगरपालिकेकडून जो त्याचे पूर्णत्व प्रमाणपत्र (Completion Certificate) घेतल्याशिवाय त्या जमीन बांधकाम करता येणार नाही.
- भरतीम विद्युत अधिनियम व त्या खालील विविधांचे अनुषंग होणार नाही, इतकी खबरदारी घेण्याची जबाबदारी अर्जदारावर राहील. बांधकामाच्या विद्युतीत जागेतून विद्युत वाहिनी जात असल्यास संबंधीत खात्याचे सहकार्याने अथवा संसुरीने स्थलांतर करणेचे आहे.
- महानगरपालिकेच्या परवानगी शिवाय सार्वजनिक रस्त्यावर बांधकामाचा माल अथवा विला राखण्यात येणार नाही. वरिष्ठेची अशी परवानगी दिली जाईल त्याच वेळी निवर्तमानाचे किंवा महानगरपालिका ठरवीत त्या द्याने भाडे अर्जदारांनी महानगरपालिकेस दाखवावे आहे. तसेच या तत्संबंधीत गैर वापर अथवा भंग केल्यास होणार छान अर्जदाराकडून वसूल केला जाईल.
- स्वीटमध्ये फर्नीचर कमी ५ झाडे लावून ती जतन करावीत अशी झाडे न लावल्यास घुल सभाषन विधानानुसार बांधकाम पूर्णत्व प्रमाणपत्र (Completion Certificate) देण्यात येणार नाही.

	होत्र	खतन	चालन क्रमांक व दिनांक
उपकार			६८२५०१०७/१९/१२
विभागासमूह			६०३२३१६२५२/१९/१२
रहिवास			
औद्योगिक			
वाणिज्य			
देवालयक त्थान			



तल्ल-२
१६६९०० ३६६४
२०२२

बांधकामाचा पूर्ण पत्रा

८८८१

- १६) इमारतीचे सांडपाणी महानगरपालिकेच्या गटारीत सोडावे. गटा नसल्यास मंजूर नकाशाप्रमाणे स्वतःच्या जागेत सोक पिट बांधून सांडपाण्याचा निचरा करण्याची सोय करावी. त्या व्यतिरिक्त होणाऱ्या कारवाईस अर्जदार जबाबदार राहतील.
- १७) बांधकाम करणे करीता महानगरपालिकेच्या गटारीवर डाणा टाकावा. डाणा गटारी इका रेंव ३ फूट लांब व रुम्याच्या बरोब असला. बांधकाम करतोवेळी १ व २ नंबरच्या टाळीवर ४ इंची व्यासाचे २ वेन्ट पाईप बसवावे. त्यावर घरच्या बाजुस दोन टोप्या घेऊन घराबाहेर बाहेर बांधणीच्या उंचीपेक्षा ५ फूट असावेत.
- १८) बांधकाम करतोवेळी कमी ३० फूटाच्या अंतरावर आड अगर चिह्न नसवी.
- १९) बांधकाम पूर्ण झाल्यावर (Completion Certificate) मिळालेसाठी महानगरपालिकेकडे अर्ज करावा. सदर प्रमाणपत्र मिळाल्यानंतर इमारतीचा बापर मुक्त करावा. परवानगी शिवाय इमारतीचा बापर घेतल्याचे आढळून आल्यास उपरोक्त कलमान्वये गुप्तच्या विरुद्ध कारवाई करण्यात येईल.
- २०) विकास परवानगी / बांधकाम परवानगी मिळाल्याबरोबर भुतांड धारकाचे / जमीन मालकाचे / विकसन कल्पने संबंधीत भुखंडावर जमीनीवर छापीलप्रमाणे सविस्तर तपशील असलेला फलक लावणे बंधनकारक राहिल.
- अ) मालक / विकसनकर्ता / बास्तू विचारद आणि फंडाटदार यांचे नांव व पत्ता
- ब) संबंधीत भुखंडाचा सर्व्हेनंबर / सि.स.नं.
- वाई नं. व भुखंडाचे चारही हद्दीचे सविस्तर तपशील व क्षेत्र
- क) महानगरपालिकेने मंजुरी दिलेल्या परवानगीचा नंबर व दिनांक
- ड) मंजूर नकाशा नुसार नमुद केलेले बांधकामाचे अनुज्ञेय क्षेत्र
- इ) एकूण रहिवासी वापरासाठीच्या सदनिकांची संख्या व बाणित्व
- धापरसाठीच्या दुकानांची / गाळ्यांची संख्या प्रत्येक गाळ्याचे / सदनिकांचे क्षेत्र सहित
- फ) मंजूर नकाशाची प्रत पाहण्यासाठी ज्या ठिकाणी उपलब्ध होऊ शकेल अशा ठिकाणाचा सविस्तर पत्ता :
- २१) जमीन मालकाचे / विकसनकर्ताचे वरील प्रमाणे अट प्र.१ मधील (अ ते फ) तपशील कुठल्याही दोन स्थानिक वर्तमान पत्रात प्रसिद्ध करणे बंधनकारक राहिल. स्थानिक वृत्तपत्रांपैकी एक वृत्तपत्र प्रादेशिक भाषेतून असावे. व त्याच्या दोन प्रति कार्यालयाकडे सादर घेतावा.
- २२) निवडित बांधकाम भुकेप रोधक करण्याचे दृष्टीने धारतील मानक संस्थेने निर्देशित केलेल्या मानकानुसार बांधकाम करणे बंधनकारक राहिल.
- २३) बांधकाम नकाशावर दर्शविलेल्या नुसार जलसंधारणाची व्यवस्था करणे बंधन कारक राहिल. त्याशिवाय इमारत भोंवट्या प्रमाणपत्र मिळवायला नाही.
- २४) दिनांक २७/०२/२००४ चे शासन निर्णयानुसार महानगरपालिका क्षेत्रातील बांधकामात फ्लाय अंश आधारीत साहित्याचा जास्तीत जास्त वापर करावा.
- २५) रफ टॉप रेन वॉटर हार्बिस्टिंग करणे बंधनकारक आहे.
- २६) सौर ऊर्जेचा वापर प्राधान्याने करावा.
- २७) तळमजल्यास परवानगी घेत असल्यास भविष्यात वरील मजल्यास परवानगीसाठी नियमानुसार बांधकाम परवानगी प्रस्ताव सादर करणे आवश्यक राहिल.
- २८) इंजमेंट राईटस बाबत सचेतनी जबाबदारी आपल्यावर राहिल.
- २९) भोंवट्या प्रमाणपत्र घेतल्याशिवाय कोणत्याही प्रकारचा नाहकत दाखला देण्यात येणार नाही.

प्रत :

१) उपायुक्त (कर)

मुळे महानगरपालिका मुळे



दलन-२		
१६८८	८०	८६
२०२२		

उपायुक्त
मुळे महानगरपालिका मुळे



भारतीय विशिष्ट ओळख प्रणाली

भारत सरकार

Unique Identification Authority of India
भारत सरकार

नोंदणीकरण क्रमांक / Enrollment No: 10745520500344

To,
राजेंद्र वसंतराव खंकार
Rajendra Vasantao Khankari
S/O. Vasantao Khankari
4757150
opp dhule hospital dhule taug deopur dhule
A/nas
Pachas Dhule Dhule
Maharashtra 426002

Ref: 180728A13551621357198 / P



SH181543D6SDF



आपला आधार क्रमांक / Your Aadhaar No.:

2424 5950 6504

आधार — सामान्य माणसाचा अधिकार



भारत सरकार



राजेंद्र वसंतराव खंकार
Rajendra Vasantao Khankari
जन्म वर्ष / Year of Birth: 1960
पुरुष / Male



2424 5950 6504

आधार — सामान्य माणसाचा अधिकार

This KYC is submitted
for registration of
Declaration Deed

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

RAJENDRA VASANTRAO KHANKARI
VASANTRAO KHANKARI
10/02/1960

Permanent Account Number
ABCPK8576F

Signature

Stamp



दलन-२

9E00	89	88
२०२२		




भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 2006/16057/78251

To
श्रीराम राजेंद्र खर्करी
Saurabh Rajendra Kharkari
4787/15 near bank of Maharashtra
Miskinag Deour
Chule
Chule Jahind Colony
Chule Maharashtra - 424005
9421530998

आपला आधार क्रमांक / Your Aadhaar No. :
8945 1863 0009
VO : 8122 6487 6488 3723

माझे आधार, माझी ओळख



श्रीराम राजेंद्र खर्करी
Saurabh Rajendra Kharkari
जन्म तारीख/DOB: 02/02/1996
पुल्ल / Male

8945 1863 0009
VO : 8122 6487 6488 3723

माझे आधार, माझी ओळख

This KYC is submitted
for registration of
Declaration Deed.

Shakari




भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



धोंडू संतोष वडले
Dhondu Santosh Wadke
जन्म तारीख/DOB: 01/06/1974
पुल्ल / MALE

पत्ता:
S/O Santosh Wadke, punne 142,
National Highway/road, near
Kshale Mahalaxmi, shant
nagar Deour, Chule, Shule,
Maharashtra - 424005

वकळ, भागद मगर देवगु,
पुणे, पुणे,
महाराष्ट्र - 424005

5858 7715 3714

माझे आधार, माझी ओळख

मेरा आध्वा, मेरी पहचान

This KYC is submitted
for registration of
Declaration Deed.

Shakari



दफतरी-२

9E000	8288
२०२२	

137/1677

सोमवार, 21 मार्च 2022 10:23 म.पू.

दस्त गोपवारा भाग-1

दस्त 2

83/88

दस्त क्रमांक: 1677/2022

दस्त क्रमांक: दस्त 2 / 1677/2022

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

चरकेले बुद्रांक शुल्क: रु. 100/-

ड. नि. सह. दु. वि. दस्त 2 चांचे कार्यालयात

पावली: 2419

पावली दिनांक: 21/03/2022

व. क्र. 1677 चर वि. 21-03-2022

सादरकारणाचे नाव: विमल डेव्हनपूरचे श्री. प्रा. राजेंद्र बसंतराव
जानकरी उ.वय. 62 (विहल डेवणार)

रोजी 10:21 म.पू. आ. हजर केला.

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

दस्त हजर करण्याची मही:

एकूण: 980.00

Sub Registrar Dhule 2

Sub Registrar Dhule 2

दस्तावा प्रकार: गोपवारा

बुद्रांक शुल्क: प्रतिशालेख

सिद्धा क्र. 1 21 / 03 / 2022 10 : 21 : 34 AM ची वेळ (सादरीकरण)

सिद्धा क्र. 2 21 / 03 / 2022 10 : 22 : 22 AM ची वेळ (फी)





21/03/2022 10:25:08 AM

दस्ता नोंदना भाग-2

दस्ता नं. 88788
दस्ता क्रमांक: 1677/2022

दस्ता क्रमांक: दस्ता नं. 1677/2022

दस्ताचा प्रकार: नोंदना

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	जमिनीचा दस्ता
1	नाम: विमल देवप्लेकर चे प्रो.प्रा. राजेंद्र वसंतराव खानकरी उ.व.नं. 62 (विहून देवप्लेकर) पत्ता: प्लॉट नं. 1, भाडा नं. 1, इमारतीचे नाव: 1, शांति नं. 1, गेट नं. 4767/15व, भिडे भाग, देवपूर, धुळे, महाराष्ट्र, धुळे. पिन नंबर: 424005	विहून देवप्लेकर इ.व. 1 स्वाक्षरी:		

नवीन दस्ता नोंदना करून देण्यात येत आहे. नोंदना भाग-2 नोंदना क्र. 3 ची वेळ: 21/03/2022 10:23:33 AM

नोंदना:-

जमिनीचा दस्ता नोंदना करून देण्यात येत आहे. नोंदना भाग-2 नोंदना क्र. 3 ची वेळ: 21/03/2022 10:23:33 AM

क्र.सं. पक्षकाराचे नाव व पत्ता

- नाम: धोंडू मोरोप बाजीर
क.व. 46
पत्ता: भाग 1, देवपूर, धुळे
पिन कोड: 424005

स्वाक्षरी

- नाम: धोंडू मोरोप बाजीर
क.व. 46
पत्ता: भाग 1, देवपूर, धुळे
पिन कोड: 424005

स्वाक्षरी

प्रमाणित करण्यात येते की
हा दस्ता नोंदना करून देण्यात येत आहे.
पक्षकाराचे स्वाक्षरी

सह. दुय्यम निबंधक (नं-2) धुळे-2



नोंदना क्र. 4 ची वेळ: 21/03/2022 10:24:49 AM

नोंदना क्र. 5 ची वेळ: 21/03/2022 10:24:55 AM नोंदना क्र. 1 मध्ये

पुस्तक क्रमांक 9

दस्ता क्रमांक 9E100

तारीख 29 मार्च 2022

Sub-Registrar Dhule

सह. दुय्यम निबंधक (नं-2) धुळे-2

Payment Details

Sr.	Purchaser	Type	Verification no/Vender	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vimal Devplaker Che Proprietor Rajendra Vasant Rao Khankari	eChallan	69103332022032111286	MH014903054202122E	100.00	SD	0007192224202122	21/03/2022
2		DHC		2103202201414	880	RF	2103202201414D	21/03/2022
3	Vimal Devplaker Che Proprietor Rajendra Vasant Rao Khankari	eChallan		MH014903054202122E	100	RF	0007192224202122	21/03/2022

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

1677/2022

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Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vimal Devoplers Che Proprietor Rajendra Vasantao Khankari	eChallan	69103332022032111286	MH014903054202122E	100.00	SD	0007192224202122	21/03/2022
2		DHC		2103202201414	880	RF	2103202201414D	21/03/2022
3	Vimal Devoplers Che Proprietor Rajendra Vasantao Khankari	eChallan		MH014903054202122E	100	RF	0007192224202122	21/03/2022

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



22/03/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. धुळे 2

दस्ता क्रमांक : 1677/2022

नोदणी :

Regn.63m

गावाचे नाव : वलवाडी

(1) जिल्हेबाधा प्रकार	घोषगायन
(2) मोबदला	1
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी हेमो मी पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिल्ला व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: धुळे म.न.पा. इतर वर्णन : इतर माहिती: मीजे वलवाडी येथील स.नं.41/1 प्लॉट नं.62 बाबत वलवाडी विस्तारीत सि.स.नं.1276 चे एकूण क्षेत्र 278.80 चौ.मी. बाबत बांधण्यात आलेल्या रामकृष्ण अपार्टमेंट मध्ये 1)प्रांवेड फ्लोअर वर कामान पाणीस एरिया. 2)स्टील्ड प्रांवेड फ्लोअर वरील फ्लॉट नं.01 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 3)स्टील्ड प्रांवेड फ्लोअर वरील फ्लॉट नं.02 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 4)कस्ट फ्लोअर वरील फ्लॉट नं.03 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 5)कस्ट फ्लोअर वरील फ्लॉट नं.04 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 6)सेकंड फ्लोअर वरील फ्लॉट नं.05 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 7)सेकंड फ्लोअर वरील फ्लॉट नं.06 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 8)थर्ड फ्लोअर वरील फ्लॉट नं.07 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 9)थर्ड फ्लोअर वरील फ्लॉट नं.08 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 10)चौथे फ्लोअर वरील फ्लॉट नं.09 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया 11)चौथे फ्लोअर वरील फ्लॉट नं.10 चे क्षेत्र 47.77 चौ.मी. सुमारे 514 चौ.फुट कारपेट एरिया. (C.T.S. Number : 1276 ; Survey Number : 41/1 PLOT NO 62 :)

(5) क्षेत्रफळ 1) 278.80 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात आलेले ठेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:-बिमल डेव्हलपर्स प्रो.प्रा. राजेंद्र वसंतराव बालभारी उ.वय.62 (लिहून ठेवणार) वय:- पत्ता:-प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव :-, मॉक नं. -, रोड नं: 4787/15अ, मिर्जे माग,देवपूर,धुळे, महाराष्ट्र, धुळे. पिन कोड:-424002 पॅन नं:-ABCPK8876F

(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 21/03/2022

(10)दस्त नोंदणी केल्याचा दिनांक 21/03/2022

(11)अनुक्रमीक खंड व पुढे 1677/2022

(12)बाजारभावाप्रमाणे मूद्राक शुल्क 100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)गैरा

सह.दुय्यम निबंधक (वर्ग-२)

धुळे-२



मुद्रांकनामाटी विचारणा घेतलेला तपशील:-

मुद्रांक शुल्क आकारलेला निवडलेला अनुषंग :-

Affidavit

