CHALLAN

MTR Form Number-6

GRN	MH012413612202122E	BARCODE		Date	31/01/2022-13:07:02	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BBLPB8731J
Office Name	ARB1_HDR SUB REGISTRAR AURANGABAD 1	Full Name	SHIRIRAM PARK P O S G S M THR CHAIRMAN K A RANGE AND SECRETARY S P RAHANE
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	SHRIRAM PARK FLAT OWNERS SAHAKARI
Account Head Details	Amount In Rs.	Premises/Building	GRUHNIRMAN SANSTHA MARYADIT
0030046401 Stamp Duty	6900.00	Road/Street	GUT NO 40 PADEGAON AURANGABAD
0030063301 Registration Fee	200.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=UNIQUE BUILDERS THR PARTNERS P K MUTHA AND OTHER-
Total	7,100.00	Amount In Words	Seven Thousand One Hundred Rupees Only

DEFACED ₹7100.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN / Ref. No.	6910333202201311493 6	2728931768
Cheque/DD No.		Bank Date / RBI Date	31/01/2022-13:08:30	31/02/2022
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. / Date	100 / 31/02/2022	

Department ID: Mobile No. : 9326208357

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वापरावे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 00
Date: 2022.02.03 13:29:29 IST
Reason: Secure Document
Location: India

Challan Defaced Here

Sub-Registrar Aurangabad-6

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-343-804	0006091811202122	03/02/2022-13:25:50	KSR210	200.00
2	(S)-343-804	0006091811202122	03/02/2022-13:25:50	KSR210	6900.00
			Total Defacement Amount		7,100.00

Print Date 03-02-2022 01:29:22

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

Receipt of Document Handling Charges

PRN	1701202207932	Receipt Date	03/02/2022

Received from self, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 604 dated 03/02/2022 at the Sub Registrar office Joint S R.Aurangabad 6 of the District Aurangabad.

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	17/01/2022
Bank CIN	10004152022011707177	REF No.	008818750
Deface No	1701202207932D	Deface Date	03/02/2022

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

Seal of the Sub-Registrar

CONVEYANCE DEED

THIS INDENTURE OF **CONVEYANCE DEED** OF THE **'SHRIRAM PARK'** TO THE EXTENT OF ADMEASURING 3950.00 SQ. MTR. PLOTTED AREA + BUILT UP AREA 2752.76 SQ. MTR. + TDR 1200.00 SQ. MTR. INCLUDING THE BUILDINGS WITH AMENITIES & SPECIFICATIONS SITUATED AT **GUT NO. 40,** PADEGAON, AURANGABAD. THIS **CONVEYANCE DEED** IS REGISTERED WITH **SUB-REGISTRAR, AURANGABAD** ON THIS 03RD **DAY OF ~~JANUARY~~ FEB 2022.**

BETWEEN

UNIQUE BUILDERS,

(A partnership is registered under the provisions of Indian Partnership Act, 1932, Vide registration no. AU0000002274, dated 31/08/2015), PAN No. AAEFU3700B

Through its partners,

i) **Mr. Pramod Kasturchand Mutha**

Age : 56 years, Occ : Agri/Business

R/o : 35-A, Sanjay Housing Society,

Osmanpura, Aurangabad.

ii) Mr. Suwalal Gopalram Yadav

Age : 51 years, Occ : Agri/ Business

R/o : N-4, C-24, Cidco, Aurangabad.

iii) Dr. Pawan Panditrao Warhade

Age : 44 years, Occ : Doctor

R/o : Warhade Hospital, Shivaji Nagar,

Tembhurni, Tq. Jafrabad. Dis. Jalna.

iv) Mr. Devilal Kalyan Yadav

Age : 46 years, Occ : Agri/Business

R/o : Plot No 1, Asha Nagar, Aurangabad.

Through their signing authority,

Mr. Pramod Kasturchand Mutha

Age : 56 years, Occ : Agri /Business

R/o : 35-A, Sanjay Housing Society,

Osmanpura, Aurangabad, PAN No. AIEPM3794K,

UID No. 690321490616.

(This draft prepared by Niyara Consultants)

HEREINAFER referred to as **Developers/Builders** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their partners, successors, executors, signing authority, GPA holder and assignees in interest) **AND PARTY OF THE FIRST PART.**

AND

Shriram Park Flat Owners Sahakari Gruhnirman Sanstha Maryadit, Gut No. 40, Padegaon, Aurangabad.

i) Through its Chairman,

Mr. Karbhari Asaram Bange

Age : 40. Occ Agri/ Business

R/o : Shriram Park, Padegaon,

Aurangabad, PAN No. BBLPB8731J

UID No. 754152014768.

ii) Through its Secretary

Mr. Sanjay Pandharinath Rahane

Age : 38 years. Occ : Service

R/o : Shriram Park, Padegaon,

Aurangabad, PAN No. AMAPR1308J,

UID No. 807828191628.

HEREINAFTER called as **Executee/Society** (which expression shall mean and include its members, managing committee, signing authority, authorized officer, executors for sake of the said property) **AND PARTY OF THE SECOND PART.**

AND

i) Mr. Karbhari S/o Asaram Bange

Age : 39 years, Occ : Agriculture,

R/o : Plot No. 40, Nashik Road,

Ramgopal Nagar, Padegaon

Tal & Dis. Aurangabad.

ii) Mr. Taterao S/o Asaram Bange

Age : 36 years. Occ : Agriculture,

R/o : Plot No. 40, Nashik Road,

Ramgopal Nagar, Padegaon

Tal & Dis. Aurangabad.

Seal of the Sub-Registrar No. 6 Aurangabad

(This draft prepared by Niranjan Consultants)

iii) Mr. Pandurang S/o Asaram Bange
Age : 31 years, Occ : Agriculture,
R/o : Plot No. 40, Nashik Road,
Ramgopal Nagar, Padegaon
Tal & Dis. Aurangabad.

iv) Mr. Kailas S/o Asaram Bange
Age : 29 years, Occ : Agriculture,
R/o : Plot No. 40, Nashik Road,
Ramgopal Nagar, Padegaon
Tal & Dis. Aurangabad.
Through their GPA Holder,

i) Mr. Pramod Kasturchand Mutha
Age : 56 years, Occ : Agri/Business
R/o : 35-A, Sanjay Housing Society,
Osmanpura, Aurangabad.

ii) Mr. Suwalal Gopalram Yadav
Age : 51 years, Occ : Agri/ Business
R/o : N-4, C-24, Cidco, Aurangabad.

iii) Dr. Pawan Panditrao Warhade
Age : 44 years, Occ : Doctor
R/o : Warhade Hospital, Shivaji Nagar,
Tembhurni, Tq Jafrabad, Dis. Jalna.

iv) Mr. Devilal Kalyan Yadav
Age : 46 years, Occ : Agri/Business
R/o : Plot No. 1, Asha Nagar, Aurangabad.
Through their signing authority,

Mr. Pramod Kasturchand Mutha
Age : 56 years, Occ : Agri./Business
R/o : 35-A, Sanjay Housing Society,
Osmanpura, Aurangabad, PAN No AIEPM3794K,
UID No. 690321490616.

HEREINAFTER referred to as **Land Owners/Executors** (which expression shall mean & include their legal heirs, nominees, successors, executors, GPA holders, signing authority, assignees for sake of the said property) **AND PARTY OF THE CONSENT PART.**

Seal of the Sub-Registrar

1) Definition & Interpretation :

i) Convevance means : The land on which the buildings are constructed, including the built up, TDR, amenities and specification transfer from land owners and developers to the society.

ii) Executors : means developers / land owners called as party of the first part and consent part.

iii) Executee : means society its signing authority called as party of second part.

iv) Transfer of property : means an act by which a leaving person conveys property in present or in future to one or more other living person U/s. 5 of the transfer property act 1982.

v) Signing Authority : means partners and land owners authorized to the person to sign the document.

2. Title Of The Land

WHEREAS, land bearing Gut No. 40, total admeasuring 2 Hector 91 R, situated at Padegaon, Aurangabad That part of the said land to the extent of 98 R, owned and possessed by Mr. Karbhari S/o Asaram Bange, Mr. Tatarao S/o Asaram Bange, Mr. Pandurang S/o Asaram Bange, Mr. Kailas S/o Asaram Bange. That mother and sister have relinquish their shares in favour of their sons and brother and it is recorded in 7/12 extract, vide mutation entry no. 440.

3. Partnership deed :

WHEREAS, Partnership deed in the name of Unique builders executed on 27/07/2015 under the provisions of Indian partnership Act, 1932, vide registration no. AU0000002274, dated 31/08/2015, having its principle office at, 35-A, Sanjay Housing Society, Osmanpura, Aurangabad. Object of the partnership to carried out construction of the residential and commercial buildings, deal in real estate, private and government contract, etc.

4. Development agreement :

WHEREAS, Owners of the land of Gut No 40, executed development agreement in favour of Unique Builders to the extent of 3950.00 sq. mtrs. out of 98 R, situated at Padegaon, Aurangabad and it registered with Sub-Registrar, Aurangabad on 07/10/2015, vide registration no 6708/2015.

This development agreement signed by mother and sisters of land owner as part of consent part.

5. General Power of Attorney :

WHEREAS, for implementation of the terms and condition of the development agreement the land owners have executed irrevocable general power of attorney in favour of the partners of Unique Builders with consent of the mother and sister of land owners and it registered on 07/10/2015, vide registration no. 6709-2015. In this GPA in Sr. No. 1 the attorney holders jointly or any of them authorize to sign the document accordingly all the agreement and sale deed sign by Mr. Pramod Kasturchand Mutha on behalf of the all partners.

6. TDR :

WHEREAS, TDR admeasuring 1200.00 sq. mtr. under the registered transfer deed executed on 14/12/2015, vide registration no. 7828, loaded in the construction of the part of Gut No. 40.

7. Building permission :

WHEREAS, Unique builders have obtained building permission for construction of the housing project on the part of land of Gut No. 40, to the extent of 3950.00 sq. mtr. from Municipal Corporation Aurangabad on 15/10/2016, vide permission no. 647/2016-17.

8. Deed of declaration :

WHEREAS, developers have executed deed of declaration U/s. 2-A of the Maharashtra Apartment Ownership Act, 1970 and it registered on 24/03/2017, vide registration no. 1188-2017. In this declaration developers have declared to construct 6 apartments. In each apartment 16 flats and F apartment 12 flats. Total together 92 flats/aparments and name of the building registered as Shriram Park constructed on the part of land of Gut No. 40, situated at Padegaon, Aurangabad.

Seal of the Sub-Registrar No. 6 Aurangabad.

9. Correction to declaration :

WHEREAS, Deed of declaration executed on 24/03/2017, vide registration no. 1188-2017. After registration of the declaration Page No. 1 & 2 misplace. In the same declaration Carpet area wrongly printed, therefore correction to declaration executed on 01/04/2017, vide registration no. 1387-2017.

This draft prepared by Advocate Corporation

10. Registration Under Maharera :

WHEREAS, Shriram Park Housing Project is registered under the Maharera 2016, on 18/07/2017, vide registration no. P51500000615.

11. IInd correction to declaration :

WHEREAS, IInd Correction to the deed of declaration executed on 19/03/2019, vide registration no. 1416-2019, because in the previous declaration and correction Maharera Registration no. and date not recorded. Similarly area of the built up and carpet necessary to correct therefore IInd Correction to declaration executed.

12. N.A. Permission :

WHEREAS, N.A. permission of the land of Gut No. 40, to the extent of 3950.00 sq. mtr. obtained in the provisions of Maharashtra Land Revenue Code, 1966 U/s. 42-A, on 30/03/2017, vide permission no. 2017/Jama-2/Pari. B./CR-14, by the Senior Tahasildar, Aurangabad.

13. Disposed off the flats :

WHEREAS, Unique builders have sold flats constructed in Shriram Park to the respective purchasers by virtue of agreement to sale and sale deed as per details described here under.

A- DETAILS OF THE SOLD FLAT

Sr. No.	Name of purchasers	Flat No.	Floor	Bldg/ Carpet Area sq. mtrs.	Consideration	Reg. Date	Reg. No.	Stamp duty	Regd. fees
1	Mr. Sunil Popat Patil	Gut No. 40-1/7	First	Bldg - 68.92 Carpet Area - 47.93	25,10,000/-	26/08/2019	1323-2019	1,50,600	21,100
2	1) Mr. Disha Dhanraj Sachan 2) Mrs. Chandrakala Dilip Gaikar	Flat No. A-102	First	Bldg - 48.92 Carpet Area - 34.75	24,10,000/-	10/09/2019	2284-2019	1,81,000	22,100
3	1) Mr. Nilesh Vishal Pawar 2) Mrs. Asha Chandrakant Gaikar	Flat No. A-109	First	Bldg - 59.03 Carpet Area - 45.94	21,61,000/-	10/08/2019	2011-2019	1,26,600	21,100
4	1) Mr. Dattatraya Kashinath Kolhe 2) Mrs. Sunita Dattatraya Kolhe	Flat No. A-110	First	Bldg - 59.03 Carpet Area - 45.94	19,80,000/-	14/08/2019	2416/2019	1,14,000	11,000
5	1) Mrs. Varsha Appasaheb Hande 2) Mr. Amol Arjun Bhagde	Flat No. A-201	Second	Bldg - 68.92 Carpet Area - 46.73	23,10,000/-	21/08/2019	2825/2019	1,39,000	21,000
6	1) Mr. Dipak Bhausaheb Ingale 2) Mrs. Bharati Dipak Ingale	Flat No. A-202	Second	Bldg - 48.92 Carpet Area - 34.75	21,10,000/-	28/08/2019	2643-2019	1,76,000	21,000
7	1) Mr. Rahul Gopal Narwade 2) Mr. Kiran Uddhav Gaikwad	Flat No. A-207	Second	Bldg - 59.03 Carpet Area - 45.94	21,61,000/-	26/07/2019	2618/2019	1,26,726	21,100
8	1) Mrs. Jyoti Dhanraj Adhangale 2) Mr. Avinash Sadashiv Dhavale	Flat No. A-208	Second	Bldg - 48.92 Carpet Area - 37.96	21,10,000/-	05/07/2019	1865/2019	1,39,000	21,000

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9	i) Mrs. Madhuri Sanjay Kamat ii) Mr. Sanjay Ramkrishna Kamat	Flat No. A-101	First	Built-up 48.92 Carpet Area - 36.93 Balcony - 0.00, Bed - 6.26	20,50,000/-	11.03.2019	2804/2019	1,07,500	90,500
10	i) Mrs. Kishor Ganpat Desai ii) Mrs. Mukti Kishor Desai	Flat No. A-102	First	Built-up 48.91 Carpet Area - 36.93	21,25,000/-	30/04/2019	1717/2019	1,07,500	91,250
11	Mrs. Mahin Aditya Dwivedi	Flat No. A-103	First	Built-up 50.39 Carpet Area - 37.96	25,00,000/-	02/11/2019	3997/2019	1,30,000	25,000
12	i) Mr. Amit Balkrishna Dhawale ii) Mrs. Chhaya Balkrishna Dhawale	Flat No. A-104	First	Built-up 48.39 Carpet Area - 45.96	21,75,000/-	02/05/2019	2267/2019	1,30,350	21,750
13	i) Mr. Rajesh Sitaram Bansal ii) Mrs. Babita Wd/o Rajesh Bansal	Flat No. A-201	First	Built-up 48.92 Carpet Area - 36.93	21,75,000/-	17/01/2020	213/2020	1,30,350	21,750
14	i) Mrs. Sangita Laxman Bhosale ii) Mr. Amol Shivaji Mhatre	Flat No. A-202	First	Built-up 48.92 Carpet Area - 36.93	25,10,600/-	27/05/2019	2752/2019	1,50,600	25,100
15	i) Mr. Vishal Vilas Kokate ii) Bharti Vilas Kokate	Flat No. A-203	First	Built-up 50.39 Carpet Area - 37.96	21,50,000	30/01/2020	401/2020	1,29,000	21,500
16	i) Mr. Pavan Nanaka Bankar ii) Mrs. Rutuja Pavan Bankar	Flat No. A-204	First	Built-up 52.39 Carpet Area - 39.96	21,50,000/-	15.05.2019	1624/2019	1,29,000	21,500
17	i) Mr. Rahul Sadan Tiwari ii) Mrs. Manisha Shraddha Srivastava	Flat No. B-101	First	Built-up 50.39 Carpet Area - 38.04	22,00,000/-	15/04/2019	2010/2019	1,32,000	22,000
18	i) Mr. Sheetal Dilip Dubey @ Shinde (Wo Uday Valli () ii) Mr. Dilip Shri Ramchandra Jadhav	Flat No. B-102	First	Built-up 51.82 Carpet Area - 38.91	23,00,000/-	03/06/2019	2913/2019	1,32,000	23,000
19	i) Mr. Deepak Ashok Kumar Dhanak Bakre ii) Mrs. Manisha Deepak Kumar Bakre	Flat No. B-103	First	Built-up 45.42 Carpet Area - 40.91	22,00,000/-	06/05/2019	2235/2019	1,32,000	22,000
20	i) Mr. Prabhakar Shantaram Karnaka ii) Mrs. Smita Prabhakar Karnaka	Flat No. B-201	First	Built-up 45.42, Carpet-40.91	23,50,000/-	30/11/2020	5164/2020	1,41,000	23,500
21	i) Mr. Ajaykumar Ramdas Bhoir ii) Mrs. Shivani Kamdas Bhoir	Flat No. B-202	First	Built-up 50.39 Carpet Area - 37.96	24,50,000/-	02/11/2020	3707/2020	77,500	24,500
22	Mr. Tukaram Ambaji Bhoir	Flat No. B-203	First	Built-up 52.39 Carpet Area - 39.96	Possession Done	08/07/2021	1460/2021	500	100
23	i) Mr. Sanjay Pandharinath Salunke ii) Mrs. Pranali Dilip Bhoir	Flat No. B-204	First	Built-up 45.42 Carpet Area - 40.91	21,40,000/-	06/05/2019	2341/2019	1,28,400	21,400
24	Mr. Deepak Shivram Gole	Flat No. B-301	Second	Built-up 45.42 Carpet Area - 40.91	21,60,000/-	06/05/2019	2328/2019	1,26,000	21,000
25	i) Mrs. Sunanda Sanjay Mahajan ii) Mr. Ganesh Dharmaji Bagde	Flat No. B-302	Second	Built-up 50.39 Carpet Area - 37.96	22,10,000/-	30/08/2019	3975/2019	1,32,600	22,100
26	i) Mr. Jayraj Shishir Dhargalkar ii) Mrs. Mamta Jayraj Dhargalkar	Flat No. B-303	Second	Built-up 50.39 Carpet Area - 37.96	18,90,000/-	24/12/2019	4241/2019	1,13,400	18,900
27	i) Mr. Shivaji Vithoba Gaikwad ii) Mr. Ramakant Dagadu Gaikwad	Flat No. B-304	Second	Built-up 45.42 Carpet Area - 40.91	21,80,000/-	27/08/2019	3165/2019	1,30,800	21,800
28	i) Mr. Mahesh Keshava Kale ii) Mrs. Smrutika Shashikant Gadhe	Flat No. B-401	Third	Built-up 45.42 Carpet Area - 40.91	21,60,000/-	20/12/2019	4559/2019	1,29,600	21,600
29	Mamata Ekanath Kasar	Flat No. B-402	Fourth	Built-up 50.39 Carpet Area - 37.96	21,50,000/-	09/10/2020	3629/2020	64,500	21,500
30	i) Mr. Sanjay Shivaji Dhargalkar (Shinde) ii) Mrs. Geeta W/o Sanjay Shinde	Flat No. B-403	Fourth	Built-up 50.39 Carpet Area - 37.96	21,25,000/-	05/11/2019	4482/2019	1,27,500	21,250
31	Gaurav Sachin Joshi	Flat No. B-404	Fourth	Built-up 45.42 Carpet Area - 40.91	16,00,000/-	19/10/2021	2837/2020	48,000	16,000
32	Mr. Ramesh Sitaram Gawade	Flat No. B-404	Fourth	Built-up 45.42 Carpet Area - 40.91	19,90,000/-	02/01/2020	20/2020	1,14,000	19,900

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	Mr. [illegible]	Flat No. [illegible]	First	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	103,000	[illegible]
	[illegible]	Flat No. [illegible]	First	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	First	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Mr. [illegible]	Flat No. [illegible]	First	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Second	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Second	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Second	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Second	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Third	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Third	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Third	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Third	Rs. [illegible] Carpet Area: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	Flat No. [illegible]	Fourth

56	i) Rupesh s/o Vijay Gupta ii) Yogesh Vijay Gupta	Flat No. D-201	Second	Sup:- 35.62, Carpet:- 21.95	16,50,000/-	02/03/2020	838/2020	1,30,260	16,500
57	i) Mohan Kale Singh ii) Nirmal Bhagwan Singh Kanwar	Flat No. D-301	Third	Sup:- 35.74, Carpet:- 21.45	15,50,000/-	14/10/2020	2744-2020	62,000	15,500
58	Priyanka Ashwin Kothari	Flat No. D-302	Third	Sup:- 35.74, Carpet:- 21.45	17,50,000/-	30/09/2020	2427-2020	52,500	17,500
59	i) Ashok S/O Kisanlal Pachilkar ii) Asha W/o. Ashok Pachilkar	Flat No. D-303	Third	Sup:- 35.62, Carpet:- 21.95	11,50,000/-	28/09/2020	2336-2020	35,500	11,500
60	Pramod Prabhakar Aadekar	Flat No. D-304	Third	Sup:- 35.62, Carpet:- 21.95	16,50,000/-	08/10/2020	2565-2020	49,500	16,500
61	i) Kamalsing Hiramane Sandanshi ii) Mrs. Prakashkaur Nagpal	Flat No. D-401	Fourth	Sup:- 35.74, Carpet:- 21.45	16,50,000/-	22/02/2021	5250-2021	99,000	16,500
62	i) Nikhil s/o Chandrashekhar Deosarkar ii) Smt. W/o. Chandrashekhar Deosarkar	Flat No. D-402	Fourth	Sup:- 35.74, Carpet:- 21.45	11,50,000/-	22/10/2020	2835-2020	35,500	11,500
63	i) Shaikh S/o. Yashwant Jadhav ii) Sangita W/o. Shaikh Jadhav	Flat No. D-403	Fourth	Sup:- 35.62 Carpet Area:- 21.95	15,50,000/-	29/04/2021	3135-2021	62,000	15,500
64	Kaustal Ramchandra Kokandar	Flat No. D-404	Fourth	Sup:- 35.62 Carpet Area:- 21.95	17,50,000/-	25/01/2021	747-2021	52,500	17,500
65	Kabbari Ashish Bajpai	Flat No. E-101	First	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4462/2021	500	100
66	Kanhaiya Ashish Bajpai	Flat No. E-102	First	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4462/2021	500	100
67	Mr. Tapasvi Ayyappa Jaiswal	Flat No. E-103	First	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4463/2021	500	100
68	Mr. Kailas Ashwin Bangar	Flat No. E-104	First	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4463/2021	500	100
69	Mr. Tukaram Ashwini Kumar	Flat No. E-201	Second	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4460/2021	500	100
70	Mr. Kanna Ashwin Bangar	Flat No. E-202	Second	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4461/2021	500	100
71	Mr. Pandurang Ashwin Bangar	Flat No. E-203	Second	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4461/2021	500	100
72	Mr. Pandurang Ashwin Bangar	Flat No. E-204	Second	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4461/2021	500	100
73	Mr. Kailas Ashwin Bangar	Flat No. E-301	Third	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4462/2021	500	100
74	Mr. Tukaram Ashwini Bangar	Flat No. E-302	Third	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4462/2021	500	100
75	Mr. Tukaram Ashwini Kumar	Flat No. E-303	Third	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4463/2021	500	100
76	Kabbari Ashish Bajpai	Flat No. E-304	Third	Sup:- 49.09 Carpet Area:- 40.76	Possession Deed	08/07/2021	4463/2021	500	100
77	Kabbari Ashish Bajpai	Flat No. E-401	Fourth	Sup:- 50.51 Carpet Area:- 43.03	Possession Deed	08/07/2021	4460/2021	500	100

Seal of the Sub-Registrar No. 3, Pune

(This draft is prepared by Nawale Consultancy)

20	Sushma Ashok Jain	Flat No 1	South	Rupe Area 1198 Carpet Area	Possession Deed	08/09/2021	14/9/2021	500	1
21	Mr. Kiran Vinod Bafna	Flat No 1	South	Rupe 1011 Carpet Area 46.76	Possession Deed	30/7/2021	4/8/2021	500	100
22	Mr. Rajesh Ashok Bafna	Flat No 1	South	Rupe 1011 Carpet Area 46.76	Possession Deed	30/7/2021	4/8/2021	500	100
23	(1)Mrs. Vaishali W/o Rajesh Mehta (2) Mr. Rajesh S/o Tribhuvan Nigotkar	Flat No 1	First	Rupe 1011 Carpet Area 46.76	31,07,000/-	11/10/2019	9/04/2016	1,87,602	21,070
24	Mrs. Sampada D/o Shrikant Gondke	Flat No 1	First	Rupe 1011 Carpet Area 46.76	33,25,000/-	23/09/2020	15/04/2020	1,51,000	33,250
25	Mr. Pandurang Ashok Bafna	Flat No 1	First	Rupe 1011 Carpet Area 1046	Possession Deed	28/07/2021	04/8/2021	500	100
26	Mr. Kiran Ashok Bafna	Flat No 1	First	Rupe 1011 Carpet Area 1046	Possession Deed	28/7/2021	4/8/2021	500	100
27	(1)Mr. Rajesh D Dipkar (2)Mrs. Priyanka Parmeshwar Gaikar	Flat No 1	Second	Rupe 1011 Carpet Area 46.76	32,05,000/-	26/12/2019	4/09/2019	1,65,003	32,050
28	(1)Mr. Ashok S/o Nivrutti Gaikar (2) Mrs. Swati W/o Ashok Gaikar	Flat No 1	Second	Rupe 1011 Carpet Area 46.76	31,03,050/-	22/08/2019	31/08/2019	1,54,000	31,000
29	Mr. Laxman Appa Dange	Flat No 1	Second	Rupe 1011 Carpet Area 1046	Possession Deed	28/7/2021	4/08/2021	500	100
30	Mr. Pandurang Ashok Bafna	Flat No 1	Second	Rupe 1011 Carpet Area 1046	Possession Deed	28/7/2021	4/08/2021	500	100
31	(1)Mr. Rajesh Bhimrao Gaikar (2) Mrs. Priyanka Rajesh Gaikar	Flat No 1	Third	Rupe 1011 Carpet Area 46.76	31,03,050/-	30/09/2019	09/12/2019	1,47,001	31,000
32	(1)Mr. Sudhir Dilip Gaikar (2)Mr. Arvind Vitthal Nagotkar	Flat No 1	Third	Rupe 1011 Carpet Area 46.76	32,10,000/-	25/06/2019	01/08/2019	1,51,000	32,100
33	Mr. Pandurang Ashok Bafna	Flat No 1	Third	Rupe 1011 Carpet Area 1046	Possession Deed	28/7/2021	4/08/2021	500	100
34	Mr. Pandurang Ashok Bafna	Flat No 1	Third	Rupe 1011 Carpet Area 1046	Possession Deed	28/7/2021	4/8/2021	500	100

B) Second Sale

Sr. No	Name of purchaser	Flat No.	Floor	Rupe/Carpet Area in sq. mtrs.	Consideration	Reg. Date	Rec No.	Stamp duty	Regi. fees
	Mr. Dag Rajdeep Jagdhar	Flat No 1	First	Rupe 1011 Carpet Area 46.76	65,10,000	13/05/2021	8758/2021	3,90,600	30,000

C) Second Schedule - for 7/12 or P.R. card mutation :

Sr No	Name of purchasers	Flat No	Floor	Rupe Area (in sq. mtr)	Carpet Area (in sq. mtr)	Area for 7/12 (in hectare)
1	Sushma Kiran Bafna	Flat No 1	First	Rupe 44.42	46.77	0.0017
2	(1)Mr. Rajesh Bhimrao Gaikar (2)Mrs. Priyanka Rajesh Gaikar	Flat No 1	First	Rupe 44.42	46.77	0.0017
3	Mr. Dag Rajdeep Jagdhar	Flat No 1	First	Rupe 46.76	46.77	0.0017

Seal of the Sub-Registrar No. 9 Aurangabad.

(This draft prepared by Advocate Bafna)

4	i) Mr. Subasish Kumar Khilari ii) Mrs. Sarbani Mukherjee Khilari	Flat No. A-104	First	Built-up 46.93	46.64	0.0046
5	i) Mrs. Yuksa Sherpa Thapa ii) Mr. Ajit Pipal Biswas	Flat No. A-201	Second	Built-up 46.93	46.71	0.0047
6	i) Mr. Dipak Bijaykumar Gupta ii) Mrs. Bharati Dipak Gupta	Flat No. A-202	Second	Built-up 46.93	46.71	0.0047
7	i) Mrs. Nimaben Ramanbhai Sonvaniya ii) Mr. Kiran Dahyabhai Sonvaniya	Flat No. A-203	Second	Built-up 46.93	46.96	0.0048
8	i) Mrs. Jyoti Dhirajlal Tekchandani ii) Mr. Aswani Sunil Advani	Flat No. A-204	Second	Built-up 46.93	46.96	0.0048
9	i) Mrs. Madhavi Sanjaykumar Jagtap ii) Mr. Pandit Pandurang Kale	Flat No. A-301	Third	Built-up 46.93	46.73	0.0047
10	i) Mr. Sachin Digambar Thorat ii) Mrs. Mukta Kishor Thorat	Flat No. A-302	Third	Built-up 46.93	46.73	0.0047
11	Mrs. Rituja Ajay Deore	Flat No. A-303	Third	Built-up 20.39	17.96	0.0048
12	i) Mr. Amol Baburaj Bhosale ii) Mrs. Chhaya Baburaj Bhosale Both as	Flat No. A-303	Third	Built-up 20.39	47.96	0.0048
13	i) Mr. Rajesh Sri Ramanlal Rana ii) Mrs. Rashi Alias Rajesh Rana	Flat No. A-401	Fourth	Built-up 46.93	46.73	0.0047
14	i) Mrs. Sarita Gavaman Bahare ii) Mr. Sunil Suresh Mhatre	Flat No. A-402	Fourth	Built-up 46.93	46.73	0.0047
15	i) Mr. Vishal Vilas Chavan ii) Bhanj Vilas Nagarkar	Flat No. A-403	Fourth	Built-up 20.39	47.96	0.0048
16	i) Mr. Pravin Ramajan Bankar ii) Mrs. Sangeeta Pravin Bankar	Flat No. A-404	Fourth	Built-up 20.39	47.96	0.0048
	Total			903.38	958.88	0.0950
17	i) Mr. Rajeev Sudhir Dhoot ii) Mrs. Madhu Sandhu Sawhney	Flat No. B-101	First	Built-up 20.39	48.64	0.0048
18	i) Mrs. Sharifa D'Cruz Rahman Shaikh ii) Mr. Uday Sri Kanchanan Gadkari	Flat No. B-102	First	Built-up 20.39	48.64	0.0048
19	i) Mr. Jayaprakash Sri Gopal Bajaj ii) Mrs. Vandana Jayaprakash Bajaj Both as	Flat No. B-103	First	Built-up 45.42	43.91	0.0043
20	i) Mr. Nilesh Jayantilal Shah ii) Mrs. Sonal Nilesh Shah	Flat No. B-104	First	Built-up 45.42	43.91	0.0043
21	i) Mr. Vilas Ramdas Bade ii) Mrs. Sudha Ramdas Bade	Flat No. B-201	Second	Built-up 20.39	47.96	0.0048
22	Mr. Dinesh Ambaji Bange	Flat No. B-202	Second	Built-up 20.39	47.96	0.0048
23	i) Mr. Sanjay Pandharinath Rahane ii) Mr. Pravin Dattaprabhu	Flat No. B-203	Second	Built-up 45.42	43.91	0.0043
24	Mrs. Pooja Sharma Jain	Flat No. B-204	Second	Built-up 45.42	43.91	0.0043
25	i) Mrs. Hinashaikh Yusuf Shaikh ii) Mr. Gaurang Jayant Bapat	Flat No. B-301	Third	Built-up 20.39	47.96	0.0048
26	i) Mr. [illegible] ii) Mrs. Shaikh [illegible]	Flat No. B-302	Third	Built-up 20.39	47.96	0.0048
27	i) Mr. Sawaram Adakichi Gaye ii) Mr. Ramakant Dattaram [illegible]	Flat No. B-303	Third	Built-up 45.42	43.91	0.0043

Seal of the Sub-Registrar No.6
Aurangabad

(This draft prepared by Naidu & Consultants)

28	1) Mr. Sudhir Gautam Desai 2) Mrs. Mahasweta Pawan Garg Kapur.	Flat No. D-301	Third	Rupees Forty	43.91	0.0043
29	Mrs. Aruna Ramesh Kadu	Flat No. B-16	Fourth	Rupees Forty	43.66	0.0043
30	1) Mr. Sanjay Sita Ram Mahadik 2) Mrs. Sunita W/o Sanjay Sharma	Flat No. B-102	Fourth	Rupees Forty	43.66	0.0043
31	Ganesh Sudhir Soni	Flat No. C-101	Ground	Rupees Forty	43.91	0.0043
32	Mr. Ramesh Sewak Gupta	Flat No. C-102	Ground	Rupees Forty	43.91	0.0043
	Total			Rupees Four	736.22	0.0728
	Total Value in Rupees			Rupees Ten	4912	0.4858
33	Mr. Ajaykumar Ramdas Tale	Flat No. C-103	First	Rupees Forty	55.56	0.0055
34	1) Mr. Sunil Sri Niwas Dungar 2) Mrs. Sunita Sri Sunil Dungar	Flat No. C-104	First	Rupees Forty	55.56	0.0055
35	1) Mr. Shamsundar Sri Ramkumar Sharma 2) Mrs. Hasu W/o Shamsundar Sharma	Flat No. C-105	First	Rupees Forty	55.94	0.0055
36	Mr. Rajan Ramdas Shinde	Flat No. C-106	First	Rupees Forty	55.94	0.0055
37	Mr. Rakesh Sri Arun Dubey	Flat No. C-201	Second	Rupees Forty	56.56	0.0055
38	1) Mr. Keshav Sri Ramkrushna Patil 2) Mrs. Sapana W/o Keshav Patil	Flat No. C-202	Second	Rupees Forty	55.56	0.0055
39	1) Mr. Pratap Shivaji Sarap 2) Mrs. Asha Pratap Sarap	Flat No. C-203	Second	Rupees Forty	55.94	0.0055
40	1) Mr. Sajidmiya Nur Hasanmiya Shaikh 2) Mrs. Rukaiya W/o Sajidmiya Shaikh 3) Mr. Ramjan Akhtar	Flat No. C-204	Second	Rupees Forty	55.94	0.0055
41	1) Sunil Vijaykumar Chowdhari 2) Deepti Sunil Chowdhari	Flat No. C-301	Third	Rupees Forty	56.56	0.0055
42	Mr. Dipak Babulal Gupta	Flat No. C-302	Third	Rupees Forty	55.56	0.0055
43	Smt. Archana Sudhir Kale	Flat No. C-303	Third	Rupees Forty	55.94	0.0055
44	1) Mr. Rahul Ramesh Sanap 2) Mrs. Sharmila W/o Rahul Shinde	Flat No. C-304	Third	Rupees Forty	55.94	0.0055
45	Mr. Rahul Sri Ashok Chandak	Flat No. C-305	Fourth	Rupees Forty	56.56	0.0055
46	1) Vikram Bapuram Avhad 2) Ranjeet Bhikan Jadhav	Flat No. C-306	Fourth	Rupees Forty	56.56	0.0055
47	1) Ramnath Ishar Sa. 2) Pooja Sa	Flat No. C-307	Fourth	Rupees Forty	55.94	0.0055
48	Roopesh Bhagwan Sonkhile	Flat No. C-308	Fourth	Rupees Forty	55.94	0.0055
	Total			Rupees Six	669.36	0.0662
49	Mrs. Rajni Wasudeo Sakre	Flat No. D-101	Ground	Rupees Forty	43.91	0.0043

(Thus draft prepared by Notary Constituents)

Seal of the Sub-Registrar, No. 6

50	1) Mr. Yogesh Diliprao Deore 2) Mrs. Madhuri Yogesh Deore	Flat No. D-222	First	Rupees 35.74	33.41	0.0074
51	1) Mrs. Amrita W/o Rajendra Sahu 2) Mrs. Sarita W/o Shivcharan Kaudilya (Rajendra Dalal Adhikari)	Flat No. D-223	First	Rupees 35.62	33.55	0.0074
52	Mr. Madhukar S/o Ratanlal Mali	Flat No. D-224	First	Rupees 35.62	33.55	0.0074
53	1) Mr. Ganesh S/o Ramakant Shinde 2) Mrs. Aparna W/o Ganesh Shinde	Flat No. D-231	Second	Rupees 35.74	33.41	0.0074
54	1) Mr. Vikas S/o Shivkumar Ghiwade 2) Mrs. Vaishali W/o Vikas Ghiwade 3) Ghiwade Shubham D/o Shivkumar (Minor)	Flat No. D-232	Second	Rupees 35.74	33.41	0.0074
55	Pooja D/o Kiranbhai Simkan (W/o Ajinkya Jaiswal)	Flat No. D-233	Second	Rupees 35.62	33.55	0.0074
56	1) Rameshwar Vijay Ugale 2) Umesh Vijay Ugale	Flat No. D-234	Second	Rupees 35.62	33.55	0.0074
57	1) Sachin Kolhi Singh 2) Mamta Balaji Shinde Kolhi Singh	Flat No. D-311	Third	Rupees 35.74	33.41	0.0074
58	Priyanka Nawal Rathod	Flat No. D-312	Third	Rupees 35.74	33.41	0.0074
59	1) Anant S/o Kisanrao Pawar 2) Smt. W/o Anant Pawar	Flat No. D-313	Third	Rupees 35.62	33.55	0.0074
60	Pravin Pandurang Ambeka	Flat No. D-314	Third	Rupees 35.62	33.55	0.0074
61	1) Kishor Dattatray Sonkamble 2) Mrs. Nalini Sonkamble	Flat No. D-401	Fourth	Rupees 35.74	33.41	0.0074
62	1) Mukesh S/o Chandrashekhar Deshmukh 2) Neeta W/o Chandrashekhar Deshmukh	Flat No. D-402	Fourth	Rupees 35.74	33.41	0.0074
63	1) Sanjay S/o Yashwant Ughade 2) Sujata W/o Sanjay Ughade	Flat No. D-403	Fourth	Rupees 35.62	33.55	0.0074
64	Kailash Ramdas Kokane	Flat No. D-404	Fourth	Rupees 35.62	33.55	0.0074
	Total			930.85	869.85	0.1924
	Total (Grand Total)			1181.36	1103.88	0.1179
65	Kamlakar Asaram Hatgar	Flat No. C-107	First	Rupees 49.51	46.03	0.0054
66	Sandhya Kamalakar Hatgar	Flat No. C-108	First	Rupees 49.51	46.03	0.0054
67	Mr. Laxman Asaram Hatgar	Flat No. C-109	First	Rupees 49.04	46.59	0.0047
68	Mr. Sachin Asaram Hatgar	Flat No. C-110	First	Rupees 49.04	46.59	0.0047
69	Mr. Ramesh Asaram Hatgar	Flat No. C-211	Second	Rupees 50.51	47.96	0.0049

(Signature) prepared by Sub-Registrar

Seal of the Sub-Registrar No. 6 Aurangabad

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

92	Ali Ibrahimaq Azam Baig	Survey No. (Old)	Area	[illegible]	[illegible]	[illegible]
	[illegible]			567.91	569.78	0.0057
	[illegible]			1391.18	1529.04	0.1326
	[illegible]			[illegible]	[illegible]	[illegible]

14. Stamp Duty & Registration Fees

WHEREAS, The Stamp duty and registration fees has been paid by the individual purchasers against their purchased flat on higher side of the consideration/government valuation. If any flat purchasers have paid less stamp duty or registration fees, the said flat purchasers will be responsible to pay difference stamp duty + penalty to the concerned competent authority.

15. Occupancy certificate

WHEREAS, partly occupancy certificate of the Shriram Park obtained from Municipal Corporation, Aurangabad on 11/02/2019. vide permission no. AMC/NRV/BP/439/17/2018-19 and details of the constructed area as per work done plan mention as under.

a) area of the land	: 3950.00 sq mtr.
b) open space	: 402.88 sq. mtr.
c) allowed built up (0.75 %)	. 2962.50 sq. mtr.
d) TDR	: 1185.00 sq. mtr.
e) Total built up	: 4147.50 sq mtr.

Schedule-II of building wise

i) Built up area of A and B building	: 1560.92 sq. mtr.
ii) Built up area of C and D building	: 1191.84 sq. mtr.
iii) Built up area of E and F building	: 1394.15 sq. mtr.
iv) Staircase + Passage premium	: 168.76 sq. mtr.
v) Total Enclosed Balcony	: 42.00 sq. mtr.
vi) Total built up area	: 4146.91 sq. mtr.

16. Second sale

WHEREAS, The first purchaser sold his/her flat to other purchasers without permission of the society or developers. In case if any recoveries, liabilities or dues remain after dispose off the flat, then the society and developers will not be responsible.

17. Mortgage of individual flats :

WHEREAS, Individual purchasers have obtained loan from the various bank and mortgaged the flat against loan.

(This draft prepared by Sharca Consultants)

That charges of the bank will remain as it is till repayment of final loan. The society shall be recorded list of the mortgagers and mortgagees in the nomination register.

18. Possession Of The units

WHEREAS, Unique builders through its partners have received full and final payment from the respective purchasers and there after possession of the purchased flat deliver to them.

19. Liabilities

WHEHREAS, Unique builders and its partners have undertake to clear all the liabilities, taxes payable to the MSEB, Municipal Corporation, N.A. charges till the sale deed executed in favour of the individual purchasers. After sale deed the purchasers are responsible to pay taxes of Municipal Corporation, Electricity bill, N.A. assessment charges to the concerned competent authorities.

20. Amenities and specification

WHEREAS, developers have provided amenities and specification to the flat purchasers in their individual flats as well as in the Shriram Park. That list of the specification and amenities provided to the purchasers at the time of agreement to sale/sale deed. The purchasers have satisfy themselves about construction quality, specification and amenities provided to their purchased flats

21. Electrification :

WHEREAS, developers have provided D.P., cable and other electrical equipment for supply of electricity to the purchasers of Shriram Park. The developers have provided individual meter to the purchasers. That all the metered obtained in the name of purchasers. After conveyance deed the society and its members are responsible to maintain the D.P., Cable etc.

22. Generator :

WHEREAS, developers have provided 30 KVA kilo watt generator of Ashok Leyland Company in running condition, the developers have handed over all the bills, guarantee, letter to the society.

23. Pump House :

WHEREAS, in the Shriram Park premises developers have provided well, water purification equipments, machinery, tank and pump house from the Pump house water supply to the over head tank to all the buildings

Seal of the Sub-Registrar No. 6 Aurangabad

(This deed is subject to Stamp duty)

And from over head tank water connection provided to the individual flats. That all the details of the motor, water purification equipment, machinery handed over to the society on the day of this conveyance deed. Now herein after the society is responsible to take care of the pump house, motors and filtration plant.

24. Water treatment plant :

WHEREAS, developers have provided well, pump house, ground head water tank, over head water tank, filter plant to the flat purchasers of Shriram Park. The developers not responsible to provide water connection from the Municipal Corporation because the surrounding area and nearby, Municipal Corporation not lay down the water line. Therefore, if society and its members have no right to claim to the developers to provide water connection or pipe line of the Municipal Corporation. The society and its members have liberty to obtain water connection from the Municipal Corporation Aurangabad and pay the charges to the Municipal Corporation.

a) Developers have completed water harvesting of all the flatted buildings.

b) That for group housing project boundary wall covered to the entire project.

c) That developers have provided one entry for entrance and exit.

d) The developers have constructed security cabin.

e) That all the internal cement road at both side paver blocks.

f) Developers have provided garden including equipment for children.

g) That drainage line of all buildings connected to the main safety tank.

25) CCTV Camera :

WHEREAS, Developers have provided 16 CCTV Camera with DVR and monitor and handed over to the society in running condition, further the society to maintain from its own cost.

26) Solar Water :

WHEREAS, the developers have provided 500 ltrs, 23 unit to the buildings of Shriram Park in good condition, further the society is responsible to maintain from its own cost.

Seal of the Sub-Registrar Aurangabad

Drafted by Niwara Consultants

27. Parking :

WHEREAS, developers have provided common car parking and two wheeler parking for ground floor of each building. The society is responsible to allot parking to its members. That one member/flat owner entitle to park one car parking in stilt parking. If any member having additional four wheeler he/she not allowed to park additional four wheeler in the stilt parking. That society will make all arrangement for additional parking or guest parking in the proper place of the society without disturbances to the residence owners. However charges for common parking or additional parking shall be recover from the flat owners.

28. Open Space :

WHEREAS, Society has provided open space toward north, east side of the Shriram Park, admeasuring 402.88 sq. mtr. This open space not handed over to the Municipal Corporation its belong to the society.

29. Gym and Children Park :

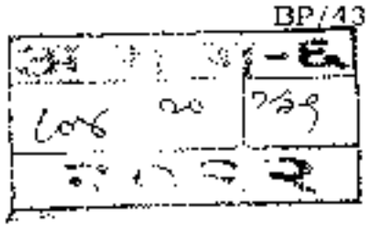
WHEREAS, Society has provided open gym with equipment and children park with equipment to the society. Now all the equipments of Children park and gym handed over to the society.

30. Lift

WHEREAS, Society has provided lift to the A, B, C, D, E & F building, its license, permission, company made document handed over to the society. Further the society shall take care of the lift and maintenance. The builders will not responsible for any further maintenance, incidence or accident. After registration of this conveyance deed.

31. Infrastructure Completion :

WHEREAS, Developers have submitted affidavit to the Municipal Corporation to complete the infrastructure on self development. The developers have carried out all the infrastructure from their cost as per guideline of the Municipal Corporation. That before giving occupancy certificate, The Municipal Corporation has verified the infrastructure and there after provided occupancy certificate, dated 11/02/2019, vide permission no. AMV / NRV / BP/439/17/2018-19.



32. Registration of the Society

WHEREAS, Developers have take initiative for formation of the housing society U/s. 10 (1) of Mofa Act, 1963 and accordingly Shriram Park Flat Owners Sahakari Gruhnirman Sanstha Maryadit, Gut No 40, Padegaon, Aurangabad is registered under the provisions of Maharashtra Co-operative Societies Act 1960 U/s. 9 (1) Vide Registration No. AGD/AGD/HSG/TC/1023/2020, dated 03/07/2020.

33. First Annual General Body Meeting

WHEREAS, First Annual General Body Meeting of the society held on 30/09/2021. In this meeting vide Resolution No. 4 draft of the conveyance deed provided by the developers for approval to the society. The members have authorized the chairman and secretary of the society to execute conveyance deed on behalf of the society. That expenses for registration of conveyance deed incurred by the society.

34. Letter to the society :

WHEREAS, developers have take initiative for registration of the society U/s. 10 (1) of the MOFA Act, 1963. After registration of the society the developers have agree to execute conveyance deed of the land, building, infrastructure in favour of the society. The managing committee did not approach the developers for conveyance deed. Therefore developers have issued the letter dated 27/10/2021 to the chairman and secretary to execute conveyance deed, otherwise developers will not responsible for further complication.

Seal of the Sub-Registrar No. 6

35. Corpus fund :

WHEREAS, maintenance of the building, day to day expenses will be increase day by day and therefore it will be difficult for the society and members to collect the monthly contribution every month and maintain the society, some time members deliberately not giving their contribution for maintenance of the society. After considering the above fact the developers have decided to collect corpus fund/one time maintenance fund from the flat purchasers at the time of sale deed and accordingly developers have collected Rs. 1,00,000/- from 2 BHK flat owners against corpus fund and Rs. 75,000/- from 1 BHK.

This draft prepared by Nirlon Consultant

This total amount received Rs. 84,00,000/- from the flat purchasers. The members of the society have requested the developers to refund the corpus fund in the name of society. The developers have refunded total amount of Rs. 84,00,000/- to the society and society have invested the received amount against FD account The society have undertake the FD amount will not utilize for any other miscellaneous expenses or any development work. That from the monthly interest receivable from FD account from it interest the maintenance of the society shall be carried out and FD amount will not utilize or withdraw for any other purpose.

36. Expenses of conveyance deed :

WHEREAS, Expenses against stamp duty, registration fees, legal charges, drafting charges, paging charges incurred by the developers, the society hereby agreed to reimbursement charges of the conveyance deed with developers.

37. Assurance Of The Developers

WHEREAS The developers have assured the society that land bearing **Gut No. 40,** to the extent of 3950.00 sq. mtrs. is having clear title, it is free from subject matter, the developers not obtain any project loan or construction of the Shriram Park. The developers have agree to clear all the charges and taxes up to the sale deed executed in favour of the individual members and there after developers will not responsible to pay any charges and taxes of Shriram Park. The society and its members are responsible to pay all the charges and taxes from their cost.

38. Bank Loan

WHEREAS The members and individual purchasers have obtained loan in individual capacity from various bank for purchase of flats and mortgage the individual flats with bank. After conveyance deed the claim of bank as nominee of the flats shall be remain as it is & where it is until the purchasers would pay repayment of sanctioned loan & obtain No Dues from the bank, till that the society & it office bearers will not permitted to the members/ flat owners to sale, transfer, exchange gift, his/her flat to any other party. After repayment of sanctioned loan the society will issue No Objection certificate to the members for transfer, sale, mortgage

Sub-Registrar Aurangabad

(This draft prepared by Nirmiti Consultants)

39. Common Property

WHEREAS, Unique Builders have constructed & provided infrastructure to Shriram Park The developers also provided drainage, chambers, electrical wires & pipeline of drinking water, main gate, boundary wall, garden & other facilities to the **'Shriram Park**. After conveyance deed the society is responsible to maintain the buildings, carry out repair and maintenance of the common property from their cost.

40. Grievances

WHEREAS The developers have sold flats to the respective purchasers in the average year 2019. Hence Under the provisions of limitation act 1963 U/s. 4. The developers will not responsible to carry out grievances of the purchasers of Shriram Park. That after time limit all the repair, maintenance, defect shall be carry out by members and society.

41. Release of the title :

WHEREAS, Unique builders through its partners hereby revoke, claim, right and title of the land of Gut No. 40, admeasuring 3950.00 sq. mtrs., TDR 3185.00 sq. mtrs. total built up 4146.91 sq. mtrs. along with buildings, amenities and specification including inclusive right of the Shriram Park in favour of the society.

42. Unsold right of land owners :

WHEREAS, developers have sold all the flats to the respective purchasers and retain shares to the land owners as per terms and condition of the developer agreement. The land owners have agree to pay corpus fund Rs. 1,00,000/- of 2 BHK and Rs. 75,000/- of 1 BHK to the society without any further delay. The land owners have absolute right to sale, gift, mortgage their shares to any other party without consent of the society. While sale of the flat they will inform the purchaser to become a member of society and pay transfer fees and membership fees of the society. That it is necessary to the land owners to pay their monthly contribution and maintenance charges regularly and punctually to the society. Unsold right of the flat always remain with the land owners.

Sub-Registrar Aurangabad

Cor 28 239
(This deed prepared by Shweta Consultants)

43. Structure :

WHEREAS, The flat purchasers shall take care not to make any alternation, changes, modification to the RCC structure of the building without consultation of the RCC structure or developers.

44. Elevation and Colour :

WHEREAS, the flat purchasers strictly restricted not to modify, change elevation and colour of the building it shall be maintain common, if any member change elevation or colour without permission of the society, the society has absolute right to charge 5 times penalty of the monthly contribution from the members as per provision in the bye-laws no. 165 (a) and bye-laws no. 169-(a) of the society.

45. Undivided property :

WHEREAS, the members, flat purchasers have no right to separate or divide the flats constructed in the wing of Shriram Park. The entire buildings, all the common facilities of the society like open space, margin space of the building, parking, terrace, staircase shall be called as undivided property

46. Encroachment :

WHEREAS, flat purchasers are strictly restricted nor to encroach margin space of the flat or extent construction adjourning to the flat. Any extension of changes shall be called encroachment and Municipal Corporation can demolish the additional construction or encroachment.

47. Mutation :

WHEREAS, the developers and land owners hereby giving their consent and No objection to the society for mutation of the land bearing Gut No. 40, admeasuring 3950.00 sq. mtr. in 7/12 extract, Ferfar record, city survey record in the name of society as principle owner of the Shriram Park, situated at Gut No. 40, Padegaon, Aurangabad.

48. Liberty of the society :

WHEREAS, the society and its members is having liberty to enjoy ownership right and possession of the Shriram Park. Similarly the members of the society have absolute right to [illegible] conveyance property and common facilities of the society.

Sub-Registrar

(This draft prepared by Shivtara Consultants)

49. Title Documents

WHEREAS, The developers have agreed to handover title documents of the property bearing **Gut No. 40** of Shriram Park to the society as per details given here under.

Sr.No	Particulars	Developer	Society
1.	Development agreement -	Original	True copy
2.	General power of attorney	Original	True copy
3.	7, 12 Extract	Original	True copy
4.	TDR	True copy	Original
5.	Building permission	True copy	Original
6.	Building plan	True copy	Original
7	Deed of declaration	Original	True copy
8.	Correction to declaration	Original	True copy
9.	Second correction to declaration	Original	True copy
10.	N.A. Order	True copy	Original
11	Maha Rera Registration	Original	Photo copy
12.	Occupancy certificate	True copy	Original
13.	Work done plan	True copy	Original
14.	List of the Movable and immovable property		

ARTICLES OF THE CONVEYANCE DEED AGREED AND ACCEPTED BY THE PARTIES HERETO DESCRIBED AS UNDER :

1. The Executors including land owners, developers, its partners have in themselves good right, title, full power and absolute authority to convey and transfer by way of this conveyance deed the land admeasuring 3950.00 sq. mtrs. + TDR 1185.00 sq. mtrs. built up 4146.91 sq. mtrs. including buildings, infrastructure of Shriram Park, situated at Gut No. 40, Padegaon, Aurangabad with ownership title and other premises hereby conveyed to the use of the society its members. The actual possession of the said property with constructed buildings, road open space including ownership title, permissions, NOC delivered and put in possession of the Shriram Park Flat Owners Sahakari Gruhnirman Sanstha Maryadit, respectively.

2. The society and its members may from time to time and at all times hereafter peacefully and quietly enter upon, occupy or possess and enjoy the said property and premises hereby conveyed with its appurtenances and receive the benefits there for and every part thereof for the use of its members without any suit, un-lawful eviction, interruptions, claim or demand whatsoever from or by the owners or developers or their GPA or any person claiming through them.

Seal of the Sub-Registrar No. 2 Aurangabad

Cor 29 250

3. The society and its members shall hold the said property and premises clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the developers/executors and will sufficiently saved, defended, kept harmless and indemnified of from and against a former and future estates, titles charges and encumbrances whatsoever had made executed occasioned and suffered by the executors /developers or by any other person or persons claiming through them. The developers have revoked, released, transferred, conveyance the schedule property in favour of the society. The society is entitled to enter its name and members name in respect of the flats purchased by them in the record of 7/12 extract, Ferfar, City Survey record, Revenue Records, Municipal record, MSEDCL and all other concern authorities. The society & the members have absolute right to execute sale deed/conveyance deed/confirmation deed of the individual flats in favour of the purchasers/members after execution of this conveyance deed with prior consent of the society.

4. The developers /Executors hereby declares and undertake that constructed buildings, flats are according to the sanctioned plan and constructed area as per the permissible F.S.I. and the developers have not done any unauthorized or illegal construction on the project land. The society has satisfied itself about the same. As such, the society will be responsible for the cost and consequences in case any unauthorized or illegal construction is carried out on the project land in future.

5. The developers have agree to provide necessary documents, guidance and information related to the ownership and title of the project land. Technical guidance, blue print of the RCC structure, Electrical wiring, main cable, water supply line, drainage line and other necessary assistance to the society.

6. That, in case of sale/transfer of any flats, in future, it is the sole responsibility of the society to inform the concerned bank or Financial Institution to whom the flats is mortgaged and obtain their No Objection certificate for sale of the flats.

Seal of the Sub-Registrar Nos. 6 Virar

(This draft prepared by Smarta Consultants)

THAT Draft of this **Conveyance Deed** given to the parties in advance to read, understood. The members of the society have confirmed draft of the conveyance deed. Both the parties have understood through their advocate & after their satisfaction sign the document.

Schedule - I

The piece of the land of Gut No. 40, to the extent of 3950.00 sq. mtrs.+TDR 1185.00 sq. mtr., total built up 4146.91 sq. mtrs., on said land constructed building known as Shriram Park. In this housing project consist of 92 flats. Now the society called as principle owner of the above mention property.

Schedule - II

That total built up area of the flats 4146.90 sq. mtr. and Carpet 3943.12 sq. mtrs. its including the TDR and FSI premium + Covered Balcony total plotted area 3950.00 sq. mtrs. That built up area is more than plotted area because of TDR and premium. Therefore for avoiding mutation in 7/12 extract. The net built up to be considered for mutation in 7/12 extract as per para no. 13-B and Page No. 10-14.

Seal of the Sub-Registrar No.6 Aurangabad.

Boundaries

East : Land of Gut No. 39
West : Remaining land of Gut No. 40
North : Remaining land of Gut No. 40
South : Land of Gut No. 36.

IN WITNESS WHEREOF THIS **CONVEYANCE DEED** IS SIGNED AND EXECUTED ON THIS 03 FEB **DAY OF ~~JANUARY~~ - 2022** AT AURANGABAD.

UNIQUE BUILDERS,
Through its partners,

i) Mr. Pramod Kasturchand Mutha
ii) Mr. Suwalal Gopalram Yadav
iii) Dr. Pawan Panditrao Warhade
iv) Mr. Devilal Kalyan Yadav
Through their signing authority,

Mr. Pramod Kasturchand Mutha
(Developers/Builders)
PARTY OF THE FIRST PART.

(This draft prepared by Silvera Consultants)

Shriram Park Flat Owners Sahakari Gruhnirman Sanstha
Maryadit, Gut No. 40, Padegaon, Aurangabad.

i) Through its Chairman,

Mr. Karbhari Asaram Bange

ii) Through its Secretary

Mr. Sanjay Pandharinath Rahane

(Executee/Society)

PARTY OF THE SECOND PART.

i) Mr. Karbhari S/o Asaram Bange

ii) Mr. Tatarao S/o Asaram Bange

iii) Mr. Panduraug S/o Asaram Bange

iv) Mr. Kailas S/o Asaram Bange

Through their GPA Holder,

i) Mr. Pramod Kasturchand Mutha

ii) Mr. Suwalal Gopalram Yadav

iii) Dr. Pawan Panditrao Warhade

iv) Mr. Devilal Kalyan Yadav

Through their signing authority,

Mr. Pramod Kasturchand Mutha

(Land Owners/Executors)

PARTY OF THE CONSENT PART.

Witnesses :

1) Prabhakar Sahebrao Sawade
Age : 55 Years, Occ. : Service
R/o : Bhagatsingh Nagar, Aurangabad.

2) Anil Bhimrao Shejul
Age : 33 Years, Occ. : Service
R/o : Bhavsinghpura, Aurangabad.

Seal of the Sub-Registrar No. 6 Aurangabad

(This deed prepared by Notary Consultants)

अहवाल दिनांक : 02/02/2022

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम ३,५,६ आणि ७]

फेरफार क्र. : 7408 , 7409 , 7410 , 7419
गाव :- पडेगांव तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद शेवटचा फेरफार क्रमांक : 7370 व दिनांक : 25/01/2022
भुमापन क्रमांक व उपविभाग : 40

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
40	भोगवटादार वर्ग -1	

दर्शवायचे स्थानिक नांव :-			क्षेत्र	आकार	पो.ख.	के.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	विनोद रामगोपाल झाडका	0.02.83	0.08		(182)	16, 656, 657, 658, 660, 661, 662, 663, 664, 665, 666, [~~667~~], 668, 669, 670, 671, 672, 673, [~~674~~], 675, 676, 677, [~~678~~], 679, 681, 682, 683, 685, 686, [~~687~~], 688, 689, 691, [~~692~~], 693, [~~694~~], 695, 696, 697, [~~699~~], 701, 702, 703, 704, 705, 707, [~~708~~], 711, 713, 714, 720, 1159, 1173, 1184, 1189, 1229, [~~1234~~], 1385, 1534, [~~1559~~, [~~1741~~], [~~1752~~], 1761, 1815, 1923, 2050, [~~2070~~], 2073, 2124, 2181, 2232, [~~2369~~], 2438, 2509, 2518, 2542, 2592, 2593, 2668, 2818, 2822, 2823, [~~2837~~], 2952, [~~3108~~], 3239, 3255, 3357, 3398, [~~3400~~], 3408, 3421, 3494, 3626, [~~3627~~], 3631, 3633, 3634, 3636, 3765, 3801, 4031, 4032, 4033, 4034, 4100, 4101, 4102, 4518, 5260, 5300, 5396, 5399, 5403, 5443, 5554, 5555, [~~5556~~], 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, [~~5565~~], [~~5566~~], 5567, 5568, [~~5569~~], [~~5570~~], 5571, [~~5572~~], 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, [~~5583~~], [~~5584~~], 5585, [~~5586~~], 5587, [~~5588~~], 5589, [~~5590~~], [~~5591~~], [~~5592~~], [~~5593~~], 5594, 5595, [~~5596~~], [~~5597~~], 5598, 5599, 5600, 5601, [~~5602~~], 5603, [~~5604~~], 5605, [~~5606~~], 5607, [~~5608~~], [~~5609~~], [~~5610~~], [~~5611~~], [~~5612~~], [~~5613~~], 5614, 5615, 5616, [~~5617~~], 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, [~~5635~~], [~~5636~~], [~~5637~~], 5638, 5639, 5640, [~~5641~~], [~~5642~~], 5643, 5644, 5645, 5701,
पोट-खराब (लागवडीस अयोग्य)		सौ.सुशिला विश्वनाथ सोनवणे				(174)	
		——सामाईक क्षेत्र——	0.02.00	0.06			
		विनोद रामगोपाल झाडका				(175)	
		सौ.कमल बाबूराव कोते				(175)	
		——सामाईक क्षेत्र——	0.02.00	0.06			
		बाबूराव राघोजी कोते				(175)	
		बंधू सारोळी जिते				(175)	
		——सामाईक क्षेत्र——	0.02.00	0.06			
		रावन तानकर देवरे प्लॉट नं 2	0.02.38	0.07		(1965)	
		कौतीक यादव घाग प्लॉट नं 3 पी व 4	0.02.34	0.07		(1965)	
		चंद्रकांत मधवराव रत्नाकर	0.01.49	0.04		(213)	
		हरीभाऊ शंकरराव चव्हाण	0.02.06	0.06		(214)	
		कृष्णा बाबूराव आले	0.01.35	0.04		(215)	
		रघूनाथ गयाप्रसाद दुबे	0.01.52	0.04		(216)	
		धोंडीराम मोहनराव गायकवाड	0.02.10	0.06		(218)	
		~~लक्ष्मण मनोहरराव पवार~~	~~0.01.75~~	~~0.05~~		(5117)	
		संदीपान धोंडीराम मुळे	0.01.35	0.04		(220)	
		साहेबराव रामराव राऊत	0.01.35	0.04		(221)	

Seal of the Sub-Registrar No.6 Aurangabad

गाव :- पडेगांव तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद शेवटचा फेरफार क्रमांक : 7370 व दिनांक : 25/01/2022 भूमापन क्रमांक व उपविभाग : 40	
(5471),(5478),(5480),(5481),(5493),(5607),(5726),(6271),(6380),(6561),(6632),(6749),(6936),(6995),(7001)	

खालील नमूद टीप हि गाव नमुना सात बारा चा भाग नाही .

टीप :- या 6/12 वरील नमूद एकूण क्षेत्रफळ व औरंगाबादच्या नकाशामधील नमूद क्षेत्रफळांची एकूण बेरीज सकृतदर्शनी मेळात नाही. याबाबत सबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा

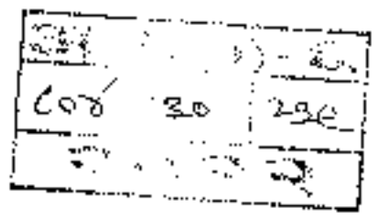
गाव नमुना बारा
पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ चा नियम १९)

गाव :- पडेगांव तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद शेवटचा फेरफार क्रमांक : 7370 व दिनांक : 25/01/2022

भूमापन क्रमांक व उपविभाग : 40

		पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व इतरपेकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(8)	(7)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2017-18	खरीप				मका		0.9800	पडीत		1.0300				
2018-19	खरीप				मका		0.9800	पडीत		1.0300				
2019-20	खरीप				मका		0.9800	पडीत		1.0300				



-: महाराष्ट्र शासन :-

-: सहकार पणन व वस्त्रोद्योग विभाग :-

-: नोंदणी प्रमाणपत्र :-

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की , " **श्रीराम पार्क फ्लॅट ओनर्स सहकारी गृहनिर्माण संस्था मर्यादीत** गट नं.40 **पडेगांव ता.औरंगाबाद** " ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम 9 (1) अन्वये नोंदविण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमान्वये कलम 12 (1) अन्वये व महाराष्ट्र सहकारी संस्था नियम 1961 च नियम क्रमांक 10 (1) अन्वये संस्थेचे वर्गीकरण " **गृहनिर्माण संस्था** " असुन वर्गीकरण " **भाडेकरु सहभागीदारी** " आहे.

कार्यालयीन मोहर

(डॉ.एम.एस.बारहाते)
उपनिबंधक,
सहकारी संस्था, ता.औरंगाबाद.

स्थळ :- औरंगाबाद

नोंदणी क्रमांक :- औजीएचे / औजीएचे गृहनिर्म/ ९१४ /2020

नोंदणी दिनांक :- 03/07/2020

Seal of the Sub-Registrar Co-operative Societies Aurangabad

३१		
८०४	३१	₹३८

संदर्भ :- 1. शासन निर्णय नगरविकास विभाग क्रमांक टीपीएस-2015/प्र.क्र. २८९/१५/नवि-१ मंत्रालय मुंबई दिनांक 22/01/2016

2. मा. आयुक्त महानगर पालिका औरंगाबाद यांचे बांधकामाचे परवाना क्रमांक 647/2016-17 अर्जाचे जा.क्र 857/17/2016-16 दिनांक 15/10/2016

अर्जदार कारभारी आसाराम सातपुते आसाराम पांडुरंग आसाराम व कैलास आसाराम सांगा अर्ज दिनांक 19/11/2016.

जा.क्र. 2017/जमी-2/परि.ब./सिआर-14 दिनांक 6/03/2017

परिशिष्ट ब

महाराष्ट्र जमीन महसुल संहिता 1966 च्या कलम - 42 अ मधील तरतुदीअन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे अशा जमीनीच्या भोगवटदारास दयावयाची सनद

ज्याअर्थी जिल्हा औरंगाबाद तालुका औरंगाबाद मौजे पडेगांव च्या सर्वे क्रमांक गट.नं.नं.सि.स.नं. **40** मधील क्षेत्रफळ **3950.00** चौ मी या जमीनीच्या भोगवटदाराने महाराष्ट्र जमीन महसुल संहिता 1966 च्या कलम 42-अ च्या तरतुदीन्वये मौजे पडेगांव या निवासी/वाणिज्यिक/अन्य अकृषिक प्रयोजनासाठी सदर जमीनीचा विकास करण्यास महानगरपालिका औरंगाबाद या नियोजन प्राधिकरणाच्या आदेश क्र 647/2016-17 अर्जाचे जा.क्र 857/17/2016-16 दिनांक 15/10/2016 अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्या संबंधी नियोजन प्राधिकरणाने मंजुर केलेला नकाशा या सनदेसोबत जोडला आहे.

ज्याअर्थी सदर जमीनीच्या भोगवटदाराने शासनाला, उक्त संहितेच्या कलम 42-अ नुसार देय रुपांतरण कराची व पर नमुद अकृषीक प्रयोजनाथ, वापरापोटी आकारणीची (रक्कम दोनशे चे MH009763934201617M रुपये 17,064/- (सतरा हजार चौसष्ट रुपये फक्त) दिनांक 29/03/2017 रोजी भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेअर्थीत तरतुदीच्या आणि तदनुसार करण्यात आलेल्या नियमाच्या तरतुदींना आणि खालील शर्तीना अधीन राहुन असोसेटर जमीनीच्या भोगवटदारास सदर नियोजन प्राधिकारिकाऱ्याच्या वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर बांधकाम अनुज्ञेय करण्यास अत्यंतेगा अकृषिक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यात येत आहे.

1 आकारणी :- सदर जमीनीचा भोगवटदार अथवा जमीनीचा उपभोग घेणारा यांनी सोबत असलेल्या आकारणीसाठी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासुन दिनांक 31 जुलै 2017 (एक) रोजी संपणाऱ्या वर्षासाठी जमीनीच्या क्षेत्राच्या खालील प्रत्येक चौ मी. रु. 0.72 पैसे प्रति चौ मी या दराने परिगणीत होणारी वार्षिक आकारणी

[illegible] [illegible] [illegible] [

2. अधिकारात साक्षीदार :-

आम्ही जाहिर करतो की, ज्याने या सनदेवर स्वत: म्हणुन स्वाक्षरी केलेली आहे तो, कारभारी आसाराम,लक्ष्मीराव आसाराम,पांडुरंग आसाराम व कैलास आसाराम व्यक्ती सौ व व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

साक्षीदारांच्या स्वाक्षऱ्या व पदनामे

१. गणेश पुरुषोत्तम मुळे :-

२. अधिकृत सांगडे

रमेश मुंडलोड
अपर तहसिलदार
अपर तहसिल कार्यालय औरंगाबाद

प्रतिलिपी :- (माहितीसाठी व आवश्यक ती कार्यवाही)

१. [illegible]
२. मा. जिल्हाधिकारी, औरंगाबाद.
३. सहायक जिल्हाधिकारी, [illegible] औरंगाबाद.
४. तहसिलदार, सर्व तहसिल, औरंगाबाद.
५. [illegible] अधिकारी औरंगाबाद.
६. संबंधित [illegible] [illegible] [illegible] औरंगाबाद.
७. संबंधित [illegible] [illegible] [illegible] औरंगाबाद.

रमेश मुंडलोड
अपर तहसिलदार औरंगाबाद

Sub-Registrar No.6

3T		
608	30	232

Challan

Type Details

Account Head Details | Amount in Rs

FOR USE IN RECEIVING BANK

औरंगाबाद महानगरपालिका, औरंगाबाद

" बां ध का मा चा प र वा ना "

COMMENCEMENT CERTIFICATE

परवाना क्रमांक :- ६५५१ /२०१६-१७

फाईल क्रमांक :- ८५७/१७/२०१५-१६

दिनांक :- ३१/१०/२०१६

परवाना दरण करण्यांचे नाव :- (१) श्री. कारभारी आसाराम (२) लत्थाराव आसाराम (३) श्री. पांडूरंग आसाराम (४) श्री. कैलास आसाराम तर्फे जी.पी.ए. धारक मे. युनिक बिल्डर्स तर्फे पार्टनर श्री. प्रमोद कस्तुरचंद मुथा

प्लॉट क्रमांक :- ४०/पेकी, मौजे :- पडेगांव, औरंगाबाद.

१. सदर बांधकाम परवाना हा नियंत्रक प्रवाल्यांनुसार अनुज्ञाते दिला असून ताबे घेतलेल्या भूखंड अंतर्गत सर्वही अनियमित बांधाचे जबाबदारी इकत इतर इतर बांधकामाची किंवा संबंधात दाखल कोणत्याही मनपाकडे ते व्यक्ती दाखल्या ठरतील व ते महानगरपालिकेस बंधनकारक राहणार नाही.

२. सबमासाला पोलिसखाही मंजूरच्या इकरास काम त्वरित सुरु करावे व पोलिसांना कळवावे त्वरित.

३. दरवा बांधकाम कुठ करण्यापूर्वी त्याचे भूखंडाचे सर्वप्रथम निश्चित भूमि अभिलेख, औरंगाबाद यांच्याकडून भूखंड आखणी करुन घेणे आवश्यक व बांधकामाचे बांधकाम पोलिसांकडून करावे.

४. सदरचे वाहिन्य व पाणी पुरवठा/ड्रेनेज कनेक्शन घेऊन सी. बांधकाम दिनांक ३१/१०/२०१६ पर्यंत पूर्ण करुन अंतिमतः वापरकरणे करावे.

५. सदर भूखंडावर इमारतीचे सी. ऑक्युपेशनसाठी पात्र आदेश मा.उपसंचालक, नगररचना, औ.बा.विभाग, औरंगाबाद यांचेकडून प्राप्त करुन घेतल्यानंतरच इमारतीचा वापर करावा व त्यापूर्वी वापर केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये कारवाई करण्यात येईल.

६. या परवानगीसोबत जोडलेल्या नकाशाप्रमाणे बांधकाम करणे बंधनकारक राहील. बांधकाम करतांना कोणत्याही प्रकारचे बदल करावयाचे झाल्यास त्याबाबत सुधारित नकाशे मंजूर करुन घेतल्याशिवाय बदल करु नये.

७. सदरचे बांधकाम करतांना Plinth Level ची बांधकाम झाल्यानंतर लगेच कार्यालयास कळवून अधिकृत महानिरीक्षकाकडून Plinth Level Completion Certificate घेतल्याशिवाय पुढील बांधकाम करु नये.

८. सदर बांधकाम नकाशाप्रमाणे दिलेल्या वेळेत व बांधकाम करण्याचे आदेश दिल्यापासून जास्तीत जास्त ५ वर्षाच्या आत पूर्ण करणे अनिवार्य आहे. ५ वर्षानंतर बांधकाम पूर्ण न झाल्यास सदर परवानगी आपोआप रद्द होईल.

९. सदर प्रस्तावित महानगरपालिका अधिनियम १९४९ चा कलम ३६३ अन्वये बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेतल्या शिवाय व त्याबाबत इमारतीचा वापर सुरु करता येणार नाही. तसे न केल्यास ३ महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम-५२ अन्वये दुप्पट दंडाची कारवाई होईल.

१०. भोगवटा प्रमाणपत्र घेतेवेळी महानगरपालिका कर्मचाऱ्यांकडून उपलब्ध करुन दिलेल्या सोयीसुविधा संबंधित अधिकाऱ्यांकडून तपासून घेणे आवश्यक आहे.

११. सदरचे बांधकाम करण्यापूर्वी लागणारी आवश्यक ती विहीर/बोअरवेल त्यांचे पुर्नभरण करुन त्यांचे पाणी पिण्यासाठी योग्यतेबाबत रासायनिक पृथक्करण करुन घेऊन त्याबाबतचा अहवाल मनपास सादर करावा.

१२. [illegible] रक्कम रु. ६,९८,६००/- चा डी. [illegible]

१३. [illegible] रक्कम रु. ३,९५,८००/- चा डी. ३७०२३ दि. ०६/१०/२०१६ [illegible]

१४. Labour Cess रक्कम रु. ३,८६,५८०/- चा डी. ३७०२४ दि. ०६/१०/२०१६ [illegible]

१५. अग्नि Charges भरणा रक्कम रु. २,७०,०००/- चा डी. ३८९९२ दि. ०६/१०/२०१६ [illegible]

१६. बांधकाम प्रारंभाचे वेळी पूर्वी परवानगीचे अनुषंगाने असणारे सर्व [illegible]

१७. जागेवरील झाड तोडण्यापूर्वी झाडाच्या प्रजाती संख्येबाबत वनविभागाची परवानगी घेणे.

१८. जागेवर विद्युत खांबाची अथवा तो असल्यास वाहिनीचा स्थळ करण्यापूर्वी संबंधित कार्यालयाकडून [illegible] संबंधित यंत्रणेकडे भरुन घेणे.

१९. [illegible] इमारतीचे बांधकाम पूर्ण झालेनंतर सर्व अनुषंगिक कामेदेखील पूर्ण करुन [illegible] पाठविणे व कार्यालयाचा वापर करणे.

२०. [illegible] वाप्त रहिवाशांना कोणी त्रास/उपद्रव निर्माण झाल्यास त्याची तक्रार आल्यास [illegible]

[illegible]

२१. वरील मुद्द्यांचा संबंधी कोणाच्या कोणत्या हक्कांस, ईजमेंट हक्कास अगर इतर कोणतेही हितसंबंध असतील / त्रिसंय होत असतील तर त्यांनी आपला सबूत / दाद मा. न्यायालयासमोर ४ महिने मुदत ठेवून त्याप्रमाणे उपभोगणाऱ्या कोणत्याही बाबतीत जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही व याबाबत आमच्या कार्यालयाची कोणतीही जबाबदारी राहणार नाही.

२२. सदर प्लॉट वरील नियमाप्रमाणे राखण्यात यावा. सदर जागेत पार्किंग सोडणे बंधनकारक आहे. सदर प्लॉटचा No. 03141 TDR CERTIFICATE No. AMC/TP/DRCE/200/2015 Date 14/08/2015 अन्वये एकूण क्षेत्रफळ ९८.७९ चौ.मी. असे प्रमाणपत्र देण्यात आलेले आहे.

२३. बांधकाम परवानगी प्रदानीत विकास शुल्क महानगरपालिकेकडून स्वतंत्र विनियमाप्रमाणे आकारणी करण्यात येईल. सदर शुल्क हे सध्या लागू असलेल्या दरानुसार आकारण्यात येईल. त्यामध्ये वेळोवेळी होणाऱ्या बदलाप्रमाणे फरक लागू राहील.

२४. नगरविकास विभागाकडील पत्रानुसार सदर प्लॉट वरील बांधकाम परवानगी देण्यासाठी आवश्यक असणारे ना हरकत प्रमाणपत्र संबंधित विभागाकडून घेण्याची जबाबदारी अर्जदाराची राहील. त्याबाबत महानगरपालिकेकडे कोणताही आग्रह धरता येणार नाही.

(प्रशासकीय तरतुदीप्रमाणे)
तरतूद दि. ०४/१०/२०१६)

आयुक्त,
औरंगाबाद महानगरपालिका.
यांचे करीता.
O. C. Signed by A.B.T.P.

प्रतिलिपी :-
१) मा. डिव्हीपीओ, औरंगाबाद ह्यांना माहितीस्तव सादर
२) प्रशासकीय अधिकारी विभाग अ,ब,क,ड यांना माहितीस्तव व कार्यवाहीस्तव देण्यात यावे

Seal of the Sub-Registrar

सूचना

१) सदरील प्रमाणपत्रात नमूद केलेल्या बाबी वगळता इतर कोणत्याही बाबतीत हे प्रमाणपत्र लागू असणार नाही. सदरील प्रमाणपत्र हे मालकी हक्काचे प्रमाणपत्र असणार नाही. सदरील प्रमाणपत्राचा उपयोग हा केवळ बांधकाम परवानगी मिळण्यासाठी करता येईल. सदरील प्रमाणपत्राचा उपयोग करून बांधकाम परवानगी मिळाल्यानंतर सदर बांधकाम पूर्ण झाल्यानंतर Occupancy Certificate मिळण्यासाठी सदरील प्रमाणपत्राचा उपयोग करता येणार नाही. सदरील प्रमाणपत्राचा उपयोग करून बांधकाम परवानगी मिळाल्यानंतर सदर बांधकाम पूर्ण झाल्यानंतर Occupancy Certificate मिळण्यासाठी सदरील प्रमाणपत्र हे मूळ स्वरूपात सादर करणे बंधनकारक राहील. सदरील प्रमाणपत्राची छायांकित प्रत ग्राह्य धरण्यात येणार नाही.

२) सदर प्रमाणपत्र महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ चे कलम - ४२, ४३, ४४ नुसार देण्यात आलेले आहे. इतर कोणतेही सवलती लागू असल्यास, त्याबाबत मूळ कायदा, नियमावली, शासन निर्णय, परिपत्रके यांचा संदर्भ घेऊन त्याप्रमाणे कार्यवाही करणे बंधनकारक राहील. (महाराष्ट्र प्रादेशिक नगररचना नियम अधिनियम १९६६ चे कलम ४२ (१) (ब) नुसार)

३) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ५३ नुसार दर्शित अधिकारान्वये ३ वर्षे मुदत असणाऱ्या प्रस्तुत प्रमाणपत्राचा उपयोग करून बांधकाम परवानगी घेतल्यानंतर सदर बांधकाम पूर्ण झाल्यानंतर Occupancy Certificate मिळण्यासाठी सदरील प्रमाणपत्राचा उपयोग करता येणार नाही. सदरील प्रमाणपत्राचा उपयोग करून बांधकाम परवानगी मिळाल्यानंतर सदर बांधकाम पूर्ण झाल्यानंतर Occupancy Certificate मिळण्यासाठी सदरील प्रमाणपत्र हे मूळ स्वरूपात सादर करणे बंधनकारक राहील. सदरील प्रमाणपत्राची छायांकित प्रत ग्राह्य धरण्यात येणार नाही.

औरंगाबाद महानगरपालिका औरंगाबाद

"भो ग व टा प्र मा ण प त्र"

OCCUPANCY CERTIFICATE

Seal of the Sub-Registrar

औरंगाबाद महानगरपालिका औरंगाबाद

मुक्त झ

दिनांक

बांधकाम परवानगी साठी सादर / झ

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औरंगाबाद

प्रमाणित करण्यात येते की,न भू.क /सर्वे क./गट क्र

औरंगाबाद दिनांक

झ / /20 पर्यंत

प्रदान करण्यात / अदायगी देण्यात यावी

१९ सदरील भूखंडाचे हद्दी व चतुःसिमा बाबत वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी
नियोजनकार/विकासक आणि अजंदार तसेच लाभार्थी/सुपरव्हायझर असेल राहील

२१ सदर भोगवटा प्रमाणपत्र झाल्यानंतर या विकासाचे स्थानांकन, भूखंडाचे क्षेत्र,
हद्दी, चतुःसिमा झाल्यानंतर बाबत निर्माण झाल्यास तसेच विकास योजनेनुसार भूखंडाचे
क्षेत्रफळ कमी जास्तीच्या बाबत निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अजंदारावर राहील.
या करीता महानगरपालिका जबाबदार राहणार नाही

२३ सदरचा भोगवटा प्रमाणपत्राच्या अटीनुसार अटिशिवाय इतरत्र कोणत्याही प्रतिनिधित्व बांधकाम नियोजनकार
व अजंदारकडून नियमबाह्य बांधकाम झाल्यास त्यास नियमानुसार कायदेशीर कार्यवाही करण्यात येईल

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वाढीव भूखंड क्षेत्रावरील

२६ भोगवटा प्रमाणपत्र

सदरे भूखंड बांधकाम क्षेत्र प्रमाणपत्र

अतो अद्यप चटई क्षेत्र निर्देशांक (FSI)

२७ भोगवटा प्रमाणपत्रासाठी जोड करण्यात आ / शहर चेकाद्वारे दिनांक

चलन क्रमांक दिनांक / मुळात भरणा केला आहे

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मंजुरी दिनांक / /20

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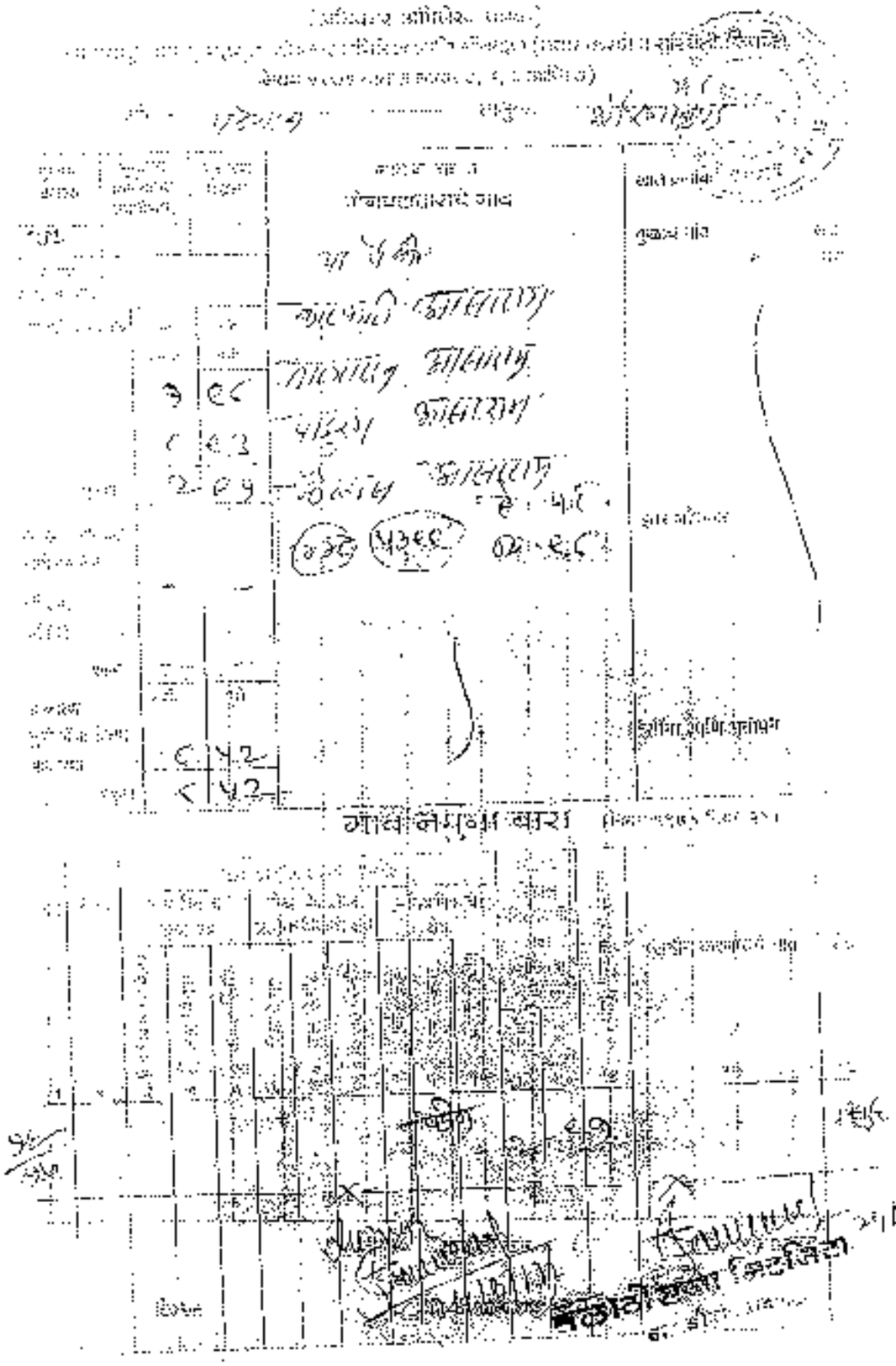
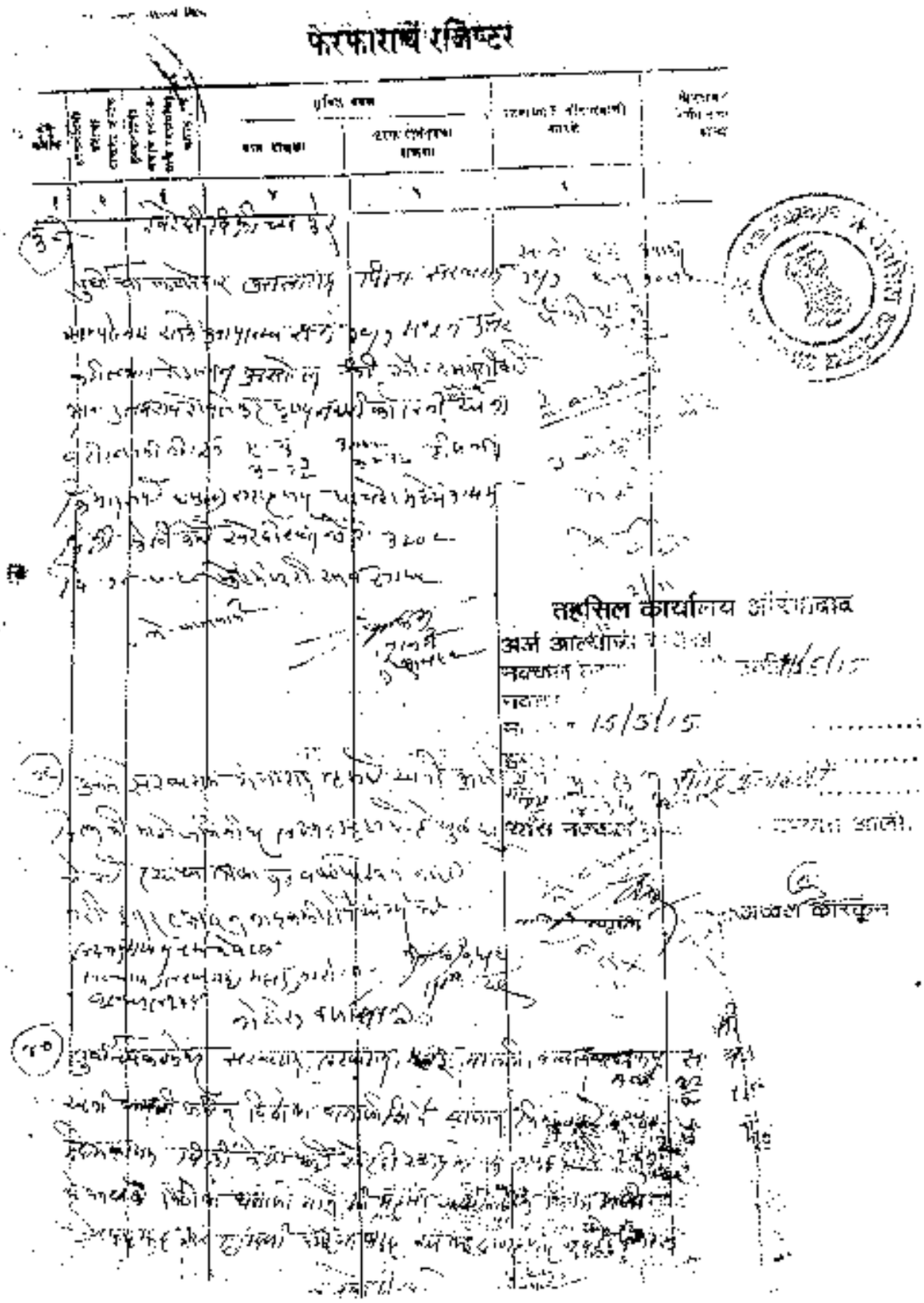


फेरफाराचें रजिष्टर



तहसिल कार्यालय औरंगाबाद

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औरंगाबाद महानगरपालिका, औरंगाबाद

"बांधकाम प्रारंभ प्रमाणपत्र"

COMMENCEMENT CERTIFICATE

पत्रव्यवहार क्रमांक :- ६९५७ /२०१९-२०

फाईल क्रमांक :- २५४/मौजे/०१७-१९

दिनांक ०५/१२/२०१९

प्रस्तावित बांधकाम करण्याचे नाव :- (१) श्री. शंकरभारती आसाराम (२) रमेशराव आसाराम (३) श्री. पांडुरंग आसाराम (४) श्री. कैलास आसाराम तर्फे जी.पी.ए. धारक व. मुनिम मैसर्स तर्के पार्टनर श्री. प्रमोद कस्तुरचंद नुस्त

प्रट क्रमांक :- ७०/पैठी, मौजे :- पडेगाव, औरंगाबाद.

यांचे अर्ज क्रमांक ४५ अन्वये व सोबतचे विकास आराखडा अनुषंगाने मंजूर केलेल्या/सुधारीत मंजूर केलेल्या नकाशे तसेच खालील अटींवर व शर्तीवर प्रस्तावित बांधकाम करण्यास परवानगी देण्यात येत आहे. सदरील परवानगीचा कालावधी हा दिनांक ०५/१२/२०१९ ते ०४/१२/२०२४ पर्यंत राहील.

१) सदर बांधकाम परवानगी ही जमीन धारणेच्या अनुषंगाने दिली जात आहे. तसेच त्यात तृतीय पक्षाचे कुठलेही तांत्रिक स्वरूपाचे मालकी हक्क असल्यास (उदा. भाडे करार इत्यादी) ते तपासून सदर बांधकाम परवानगी देण्यात येत आहे याची जबाबदारी संबंधित मालक / सह भोगवटादार यांची राहील. तसेच भविष्यात याबाबत काही तक्रार उद्भवल्यास त्याचा महानगरपालिकेशी संबंध राहणार नाही याची जबाबदारी संबंधितांची राहील. याबाबत महानगरपालिका जबाबदार राहणार नाही.

२) सोबत जोडलेल्या नकाशाप्रमाणे व मंजूर विकास योजना नियमावली प्रमाणे बांधकाम व त्याचा वापर करू नये.

३) सदरचे बांधकाम पूर्ण करण्यापूर्वी त्यास पूर्णत्वाचा प्रमाणपत्र (Occupancy Certificate) घेतल्याशिवाय सदरील बांधकाम वापरात आणू नये. तसेच सदरील बांधकाम वापरात आणल्यास महानगरपालिकेच्या प्रचलित नियमानुसार दंडनीय कार्यवाही करण्यात येईल.

४) सदरील बांधकाम परवानगी ही महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व महाराष्ट्र जमीन महसूल अधिनियम १९६६ अन्वये देण्यात येत आहे. सदरील परवानगी ही कोणत्याही न्यायालयीन प्रकरणास लागू राहणार नाही.

५) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ व त्यातील सुधारणा तसेच महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व त्यातील सुधारणा तसेच महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्यातील सुधारणा तसेच महाराष्ट्र महानगरपालिका अधिनियम १९४९ व त्यातील सुधारणा तसेच महाराष्ट्र शासन वेळोवेळी निर्गमित करीत असलेले आदेश व परिपत्रके यांच्या अधीन राहून देण्यात येत आहे.

६) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

७) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

८) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

९) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

१०) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

११) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

१२) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

१३) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

१४) सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे. सदरील बांधकाम परवानगी ही बांधकाम विकास नियंत्रण नियमावली २०१७ मधील तरतुदीनुसार देण्यात येत आहे.

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Seal of the SUB-REGISTRAR AURANGABAD

1216 24 1.1

1076 02-23

FORM 'I' (See rule 12)

CERTIFICATE OF REGISTRATION

नोंदणीचे प्रमाणपत्र

THE INDIAN PARTNERSHIP ACT, 1932
(AS AMENDED UP TO 1971)

भारतीय भागीदारी अधिनियम, १९३२
(१९७१ पर्यंत सुधारित केल्याप्रमाणे)

Registration No. : AURO0002274

It is hereby certified that a firm by name " UNIQUE BUILDERS "
(i.e. at house number at ESA , SUNDAR BSG. SOCIETY , OPP SAMBAJI MANDAL KARYALAYA , MAHARASHTRA , GHAUNDURA , AURANGABAD Aurangabad , Aurangabad , Maharashtra 431001
Local
has been duly registered on ... under the Indian Partnership Act, 1932 (as amended up to 12.02.1971)

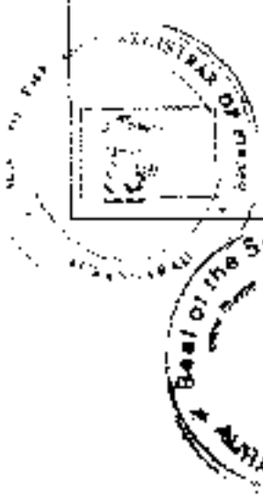
याद्वारे असे प्रमाणित करण्यात येत आहे की आज दि. २०१५ रोजी मेसर्स युनिक बिल्डर्स , सर्वेक्षण क्रमांक ए, सुंदर सहकारी गृहनिर्माण संस्था , समोर संभाजी मंडळ कार्यालय , महाराष्ट्र , घाटनांद्रा , औरंगाबाद , औरंगाबाद , महाराष्ट्र , ४३१००१
Local

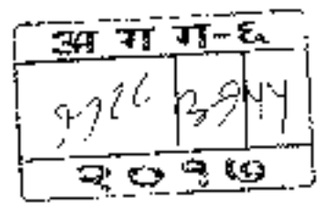
या भागीदारी संस्थेची नोंदणी " यूनिक बिल्डर्स "

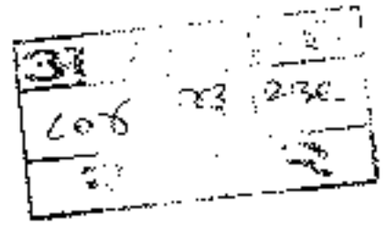
या भागीदारी संस्थेची नोंदणी 31 August 2015 रोजी भारतीय भागीदारी अधिनियम, १९३२ (१९७१ पर्यंत सुधारित केल्याप्रमाणे) अन्वये करण्यात आली आहे

It is registered under the Indian Act as amended upto 31 August 2015

दिनांक 31 August 2015 रोजी या प्रमाणपत्राखाली मुद्रांक लावण्यात आला

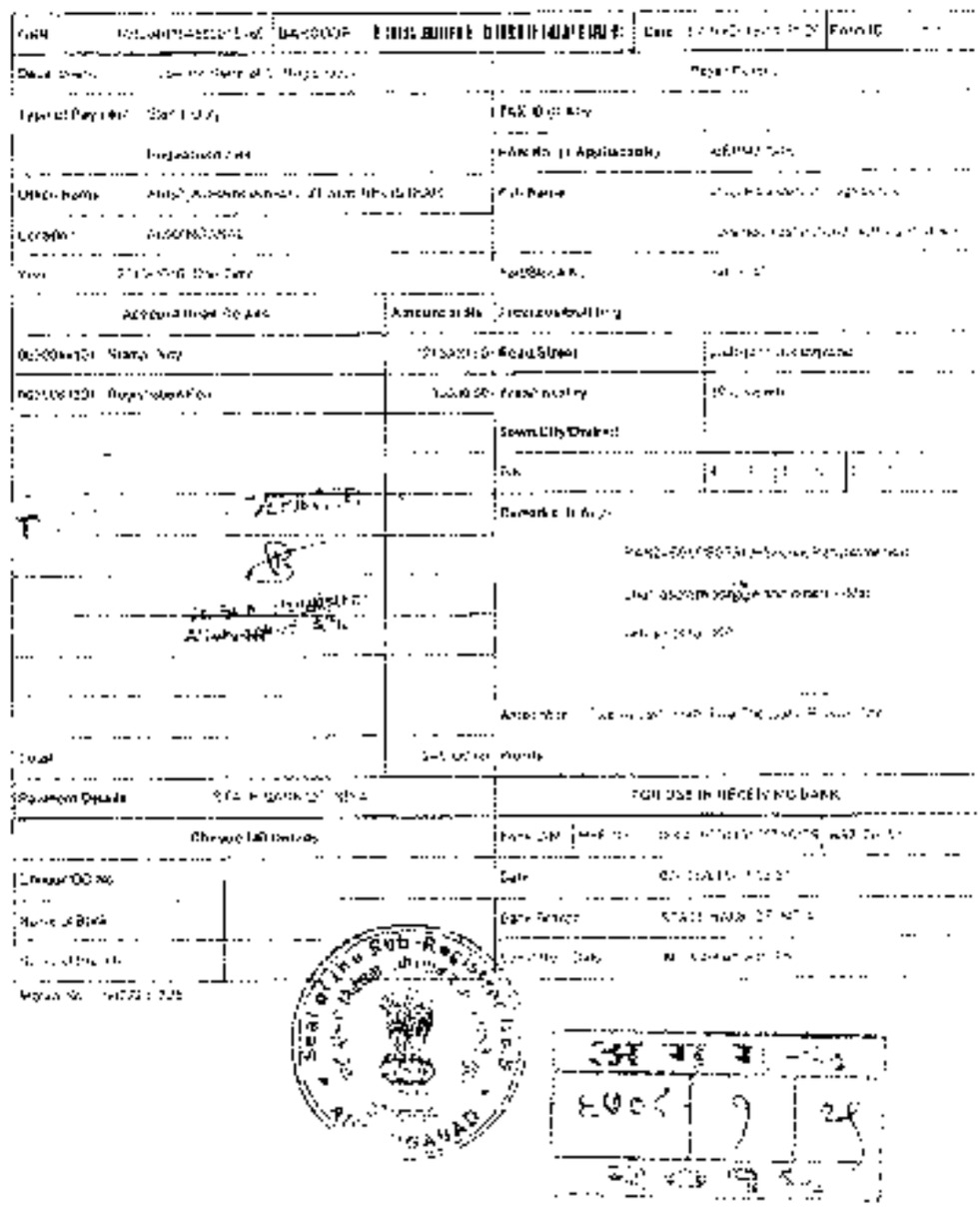


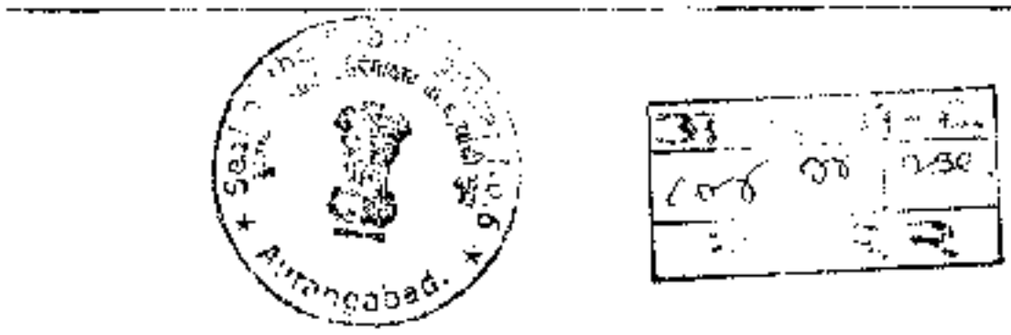




CHALLAN

MCR Form Number 6





DEVELOPMENT AGREEMENT

Document serial no. [illegible]

Index Card no. [illegible]

Stamp duty paid on [illegible]

This Development Agreement is executed today on 2nd day of October 2015 at Aurangabad between:

1) Mr. Kalbhari S/o Asaram Bange

Age: 33 years, Occu: Agriculture

R/o. Plot no.40, Nishik Road, Ramgopal Nagar,

Padegaon, Ta. & Dist. Aurangabad

2) Mr. Tarachand S/o. Asaram Bange

Age: 30 years, Occu: Agriculture,

R/o. Plot no.40, Nishik Road, Ramgopal Nagar,

Padegaon, Ta. & Dist. Aurangabad

3) Mr. Pandurang S/o. Asaram Bange

Age: 35 years, Occu: Agriculture

R/o. Plot no.40, Nishik Road, Ramgopal Nagar

Padegaon, Ta. & Dist. Aurangabad.

4) Mr. Kailas S/o. Asaram Bange

Age: 25 years, Occu: Agriculture

R/o. Plot no.40, Nishik Road, Ramgopal Nagar,

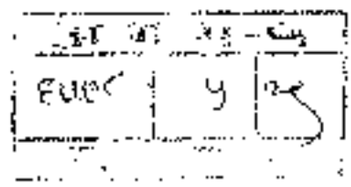
Padegaon, Ta. & Dist. Aurangabad.

hereinafter called as **OWNERS** which expression shall mean and include all their heirs, successors, legal representatives, executors, partners, administrators, assignees.]

AND

Unique Builders

A registered Partnership under the Indian Partnership Act 1932, Reg no. AUR/2002/[illegible] dated 01.04.2013 through its partners:



1) Mr. Pramod S/o. Kasturchand Mulhe

Age: [illegible]

R/o. [illegible]

[illegible]

Aurangabad.

2) Mr. Sawaal Goalram Yadav.

Age: 45 yrs. Occ: [illegible]

R/o: N-4, C-24,

[illegible], Aurangabad

3) Dr. Pawan Pandilrao Warnade

Age: 39 yrs. Occ: Doctor,

R/o. [illegible]

[illegible]

4) Mr. Devilal Kalyan Yadav

Age: 40 yrs. Occ: [illegible]

R/o: [illegible] Aurangabad.

[hereinafter referred as DEVELOPER/BUILDER which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns etc.] of the ONE PART

AND

1) Mrs. Sumanbai W/o. Atoram Borge

Age: 64 Years Occ: Housewife

R/o: Plot No. 30, Nagsen Colony, Padegaon Road

Padegaon, Tq. & Dist. Aurangabad

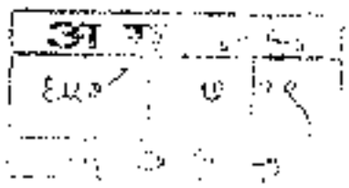
2) Mrs. Lata W/o. Vasant Aeglave

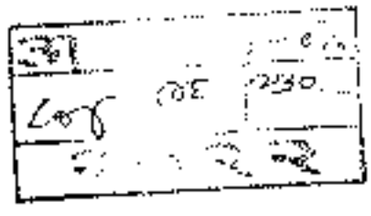
Age: [illegible] Occ: Housewife

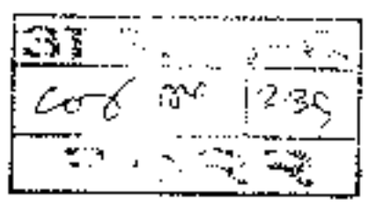
R/o: [illegible]

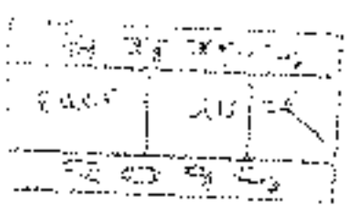
[illegible]

[hereinafter referred as CONSENTING PARTY which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns etc.] of the OTHER PART.

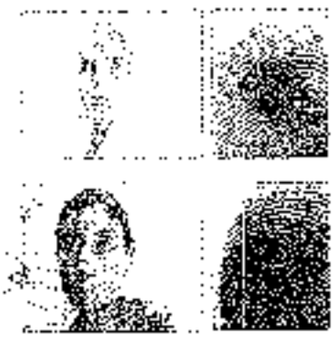








Seal of the Registrar
Aurangabad



Payment Details

Seal of the Sub-Registrar No. 5

34/2/2015 पावती Original/Duplicate

Wednesday, October 07, 2015 4:37 PM

पावती क्र.: 10896 दिनांक: 07/10/2015

गावाचे नाव: पंढरपूर

दस्तऐवजाचा अनुक्रमांक: अनपर-6709-2015

दस्तऐवजाचा प्रकार: मुखत्यारपत्र

सादर करणाऱ्याचे नाव: पुनिक हैदराबाद लि. मार्फत प्रमोद शामसुंदर मुंदडा

मोबदला रु.	10,000
बाजार भावाप्रमाणे रु.	480
एकूण फी आकार रु.	
एकूण	480.00

आपणास मूळ दस्त, सूचीक्रमांक पेज पुस्तिका व इतर माहिती मिळाली

Joint Sub Registrar
Aurangabad - V

आपणास दस्त 3:15 PM ला मिळेल

बाजार मुल्यास रु.0/- मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाची वेळ : कार्यालयीन दस्तासाठी रु. 0/-

दस्त हाताळणी फी आकारणार नाही असे शासन परिपत्रक दि.25/4/2012

आपली सही/अंगठा

2) देयकाची वेळ: By Cash रक्कम रु.480/-

Seal of the Registrar No.6 Aurangabad

40 49 2360

PAYMENT IS DEFERRED

Jt. Sub-Registrar
Ahmd. No.5, Ahmd.

IRREVOCABLE GENERAL POWER OF ATTORNEY

[illegible]

1) Mr. Kalbhari S/o. Asaram Bange
Age: 32 Years, Occu: Agriculture,
R/o. Plot No.42, Navnit Nagar, Somalwada Nagpur,
Presently at Plot No.8, Dist. Aurangabad.

2) Mr. Taleram S/o. Asaram Bange
Age: 30 Years, Occu: Agriculture
R/o. Plot No.42, North Ambazari, Somalwada Nagpur
Presently at Plot No.8, Dist. Aurangabad.

3) Mr. Pandurang S/o. Asaram Bange
Age: 27 Years, Occu: Agriculture
R/o. Plot No.42, North Ambazari, Somalwada Nagpur
Presently at Plot No.8, Dist. Aurangabad.

4) Mr. Kailas S/o. Asaram Bange
Age: [illegible] Occu: [illegible]
R/o. Plot No.42, North Ambazari, Somalwada Nagpur
Presently at Plot No.8, Dist. Aurangabad.

[illegible]

...DEVELOPERS

1) Mr. Pramod S/o. Kasturchand Mulik,
Age: 50 Yrs, Occu: Agriculture & Business,
R/o. Shop, Kamptee Road, Nagpur,
Also at Survey No.[illegible]
Dist. Aurangabad.

2) Mr. Suvarat S/o. Gopiram Yadav,
Age: 40 Yrs, Occu: Agriculture & Business,
R/o. [illegible]
[illegible]

3) Mr. Pawan S/o. Pandurang Wadhade
Age: 28 Yrs, Occu: [illegible]
R/o. [illegible]
[illegible]

4) Mr. Devilal S/o. Kalyan Yadav
Age: 40 Yrs, Occu: Agriculture & Business
R/o. [illegible]
Developers of Unique Builders
Pan No.AAFFU7203
A partnership firm registered under the
Provisions of Indian Partnership
Act 1932 vide Reg. No. [illegible]
dated 03/06/2010.

Above Y 95

[illegible]

[illegible]

AND

1) Mrs. Ashabee W/o. Ashwin Bange

Age: 53 Years, Occ: Housewife

R/o. Plot No. 40, Nath Road, Kamgopal Nagar, Pandegaon Tq. & Dist. Aurangabad.

2) Mrs. Lata W/o. Vasant Aeglave

Age: 52 Years, Occ: Housewife

R/o. At Wangi Post Chavni Bidkin,

Tq. Paithan Dist. Aurangabad.

... hereinafter called the Developer (Party)

... Whereas the Property Land Gut no. 49 ... admeasuring ... Hectare ... Are ... Assessment ... Rs. 3.62 ps. out of which to the extent of 00 Hectare 70 Are ... Village ... Pandegaon Tq. & Dist. Aurangabad ... hereinafter ...

... Whereas the Owners ... above land ... Agreement ... Party No. 1's name ... consenting party ... Owners ... Party No. 2 ... Developer ... Whereas the Owners ... Developer ... Whereas the Developer ... Owners ... Whereas the Developer ... Owners ... Whereas the Developer ... Owners

...

...

...

[illegible] to be done by the said Attorney

[illegible] all above acts and deeds done by the Attorney holders jointly or any [illegible] shall be deemed to have been done by the executants and [illegible] executants are not entitled to sign any [illegible] property under development with [illegible] Attorney Holders.

[illegible] other acts and deeds which are essential and necessary to [illegible] and beneficial to be done and deeds all done by the Attorney [illegible] any thing which shall be deemed to have been done by the [illegible] shall be binding upon the executants and executants hereby [illegible] same.

SCHEDULE "A"

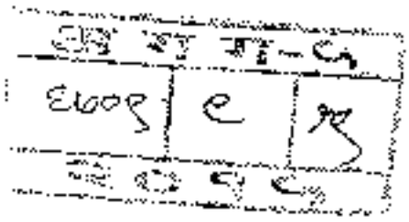
[illegible] Land Out no. 40 totally admeasuring [illegible] and Bearing [illegible] Out of which [illegible] Out of which to the extent [illegible] Sq.Mt. only Situated at Hadagoon Taj. & Dist. Aurangabad [illegible]

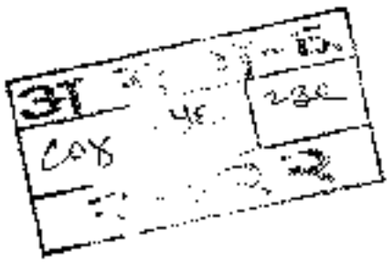
EAST : Land Out no. 39

WEST : Remaining Part of Land Out no. 40.

SOUTH : Land Out no. 36.

NORTH : [illegible] Land Out no. 40 and Layout.





Summary of Police Clearance Report

07/04/2015 5:04:05 PM

Police Station 2

Police Clearance Report

Application No: [illegible]/5/6709/2015

Applicant Name: [illegible]

Age: [illegible]

1 [illegible]

Photo

Left Thumb Impression

Right Thumb Impression

2 [illegible]

Photo

Left Thumb Impression

Right Thumb Impression

3 [illegible]

Photo

Left Thumb Impression

Right Thumb Impression

4 [illegible]

Photo

Left Thumb Impression

Right Thumb Impression

5 [illegible]

Photo

Left Thumb Impression

Right Thumb Impression

6 [illegible]

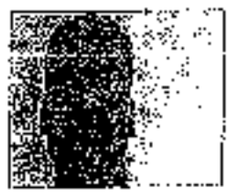
Photo

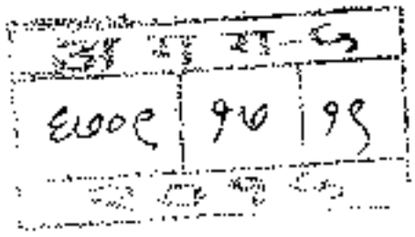
Left Thumb Impression

Right Thumb Impression

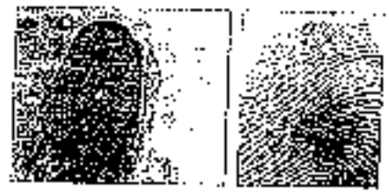
Sub-Registrar

Aurangabad

7	नाव:कुलमुखत्यार दिलेले फ्लॅट/प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: , ब्लॉक नं: -, रोड नं: पनवेल , महाराष्ट्र ठाणे पिन कोड:	कुलमुखत्यार : वय वय :-25 स्वाक्षरी:	
8	नाव:कुलमुखत्यार घेतलेले फ्लॅट/प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: , ब्लॉक नं: -, रोड नं: पनवेल , महाराष्ट्र ठाणे पिन कोड:	कुलमुखत्यार दाता वय :-23 स्वाक्षरी:	



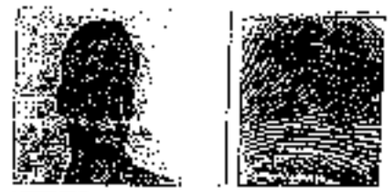
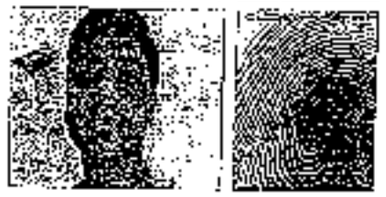
Annexure-II (वेबसाईट मॉनेलाइट 0038 - 2)

9	नाव:मुलाखतीचे अभिप्राय बनवा पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: पंचवटी , महाराष्ट्र औरंगाबाद. पिन नंबर.	फोटो: Photo वय :-59 स्त्री/पुरुष-	
10	नाव:सदरचा पार्टी अभिप्राय पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: पंचवटी पार्क पंचवटी महाराष्ट्र पंचवटी पिन कोड: महाराष्ट्र औरंगाबाद पिन नंबर.	फोटो: Photo वय :-56 स्त्री/पुरुष-	

सदरील दस्तावरून वरील पेमेंट प्रमाणीत मुल्यमुल्यांकनावर या दस्त पेमेंट करण्या पेक्षाची वसुल करण्यात.
दिनांक 07 / 10 / 2015 05 : 00 : 00 PM

(SRO) -

१. सदरील दस्त ची नोंदणी करणारे श्री. [illegible] यांनी दस्त क्रमांक [illegible] अंतर्गत औरंगाबाद ४ येथे नोंदणी केलेला आहे.

1	[illegible] पत्ता:0 [illegible] पिन कोड:431001	अंगठा	
2	[illegible] पत्ता: पिन कोड:431001	अंगठा	

दिनांक 07 / 10 / 2015 05 : 01 : 36 PM

दिनांक 07 / 10 / 2015 05 : 02 : 21 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Aurangabad V.
सह. दुय्यम निबंधक वर्ग-२

Payment Details.

Sub-Registrar (दस्त गोषवारा भाग - २)

Document Number
: MH004345492015CR

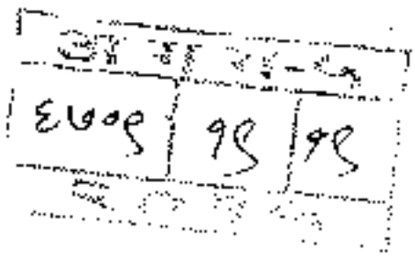
Document Number
: 6932472015120 S 0

0709 /2015

Know Your Rights as Registrant

- Verify Scanned Document for document's through Print/Email in place of a hard certified copy anywhere.
- Get print and non-CD of scanned document along with digital signature, wherever else registration.

For feedback please write to us at feedback.sarita@gmail.com



CHALLAN

MTR Form Number 6

GRN	MH0282017072615E	BARCODE	Date	24/04/2017 16:11:35	Form ID	25.2

Department: Inspector General Of Registration

Payer Details

(e-Stamp Duty)

Type of Payment: Registration Fee

TIN ID (If Any)

PAN No.(If Applicable)

Office Name: ANJAR NANDANVAN SUB REGISTRAR JOINT

Full Name: M/S RAMDEVPIR AGARBATTI GROUP A/C SHRIPAL

A/C DHULIA SURVEY NO. 29/2A/2/1

MUMBAI

Location: ANJAR

Year: 2016-2017 One Time

Flat/Block No.: SURVEY NO. 29 - RAMDEVPAL NAGAR

Premises/Building:

Account Head Details

Amount In Rs.

Road/Street: PADEGAON

0030045401 Stamp Duty: 200.00

Area/Locality: KUTCH(GADHPUR)

0030047201 Registration Fee: 100.00

Town/City/District:

PIN: 3 7 0 1 1 0

Remarks (If Any):

SecondPartyName=JOINT SUB REGISTRAR (ANJAR)

DEFACED ₹600.00 DEFACED

Amount In Words: Six Hundred Rupees Only

Total: 300.00

Payment Details: STATE BANK OF INDIA,RAJKOT

FOR USE IN RECEIVING BANK

Cheque/DD Details

Bank CIN: Ref. No.: 51106320170424000857 24/04/2017

Cheque/DD No.:

Bank: SBIN0000001

Name of Bank:

Branch: STATE BANK OF INDIA RAJKOT

Name of Branch:

Scroll No. Date: 00149 dated 24/04/2017

Not Verified with Scroll

Defaced Details

Sr No.	Remarks	Defacement No.	Defacement Date	Userid	Defaced Amount(Rs.)
1	(0030045401)	0003420170424	24/04/2017 16:11:47	0	200.00
2	(0030047201)	0003420170424	24/04/2017 16:11:47	0	100.00
			Total Defaced Amount(Rs.)		300.00

Seal of the Sub-Registrar No. 2 ANJAR

Page 1 of 1

Print Date 24/04/2017 16:11:47

Seal of the Sub-Registrar No. 2 ANJAR

अ ज ञ - ६

2016

Lot E9 239

20/03/2017 7:17:11 PM

दस्त क्रमांक (अन्य): 1188/2017

दस्तऐवज प्रकार : डिस्चार्जबार

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	[illegible]	सिद्धेश नेवरे वय :-32 स्वाक्षरी :-		
2	[illegible]	सिद्धेश नेवरे वय :-32 स्वाक्षरी :-		
3	[illegible]	सिद्धेश नेवरे वय :-32 स्वाक्षरी :-		
4	[illegible]	सिद्धेश नेवरे वय :-32 स्वाक्षरी :-		
5	[illegible]	सिद्धेश नेवरे वय :-32 स्वाक्षरी :-		

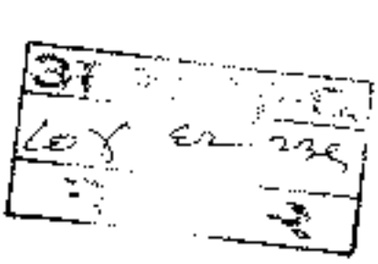
[illegible]

[illegible]

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	[illegible]	[illegible]		
2	[illegible]	[illegible]		

[illegible]

Joint Sub Registrar Class-II
सह दुय्यम निबंधक वर्ग-२
Ambernath-1



[illegible]
गुरुवार 24 मार्च 2017 7:58 म.नं.

दस्त नोंदवला आहे.१

पावती
दस्त क्रमांक: 1168/2017

दस्त क्रमांक: आसगं /1168/2017

बाजार मुल्य: रु. 0/-

मोबदला: रु. 30/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. औरंगाबाद यांचे कार्यालयात

अ. क्र. 1168 वर दि.24-03-2017

रोजी 7:10 म.नं. वा हजर केला

पावती.1959 पावती दिनांक 24/03/2017

सादरकरणाऱ्याचे नाव: श्री. आशोधारी विना आसोदेय वरपे - -

नोंदणी फी ₹ 100.00

दस्त हाताळणी फी ₹ 1100.00

पृष्ठांची संख्या: 55

एकूण 1200.00

सह दुय्यम निबंधक यांची सही

Joint SR Aurangabad VI

Joint SR Aurangabad VI

सवलत प्रकार: डिफरेशन

मुद्रांक शुल्क: एनिहलेख

दिनांक: 24/03/2017 07:10:37 PM ची वेळ (सादरीकरण)

दिनांक: 24/03/2017 07:11:02 PM ची वेळ (फी)

Joint Sub-Registrar Aurangabad

Santa v1.5.0

Seal of the Sub-Registrar

[illegible]

GRN MH009035710201718E	BARCODE [redacted]	Date 28-03-2017 12:21:45	Form ID 25.2

Department Inspector General Of Registration	Payer Details
Stamp Duty	TAN ID (If Any)
Type of Payment Registration Fee	PAN No.(If Applicable)
Office Name SUB AURANGABAD NO 3 AURANGABAD	Full Name SHRI KAILAS HARI ANAKAR (Minor) AUC
Location AURANGABAD	FLAT GUT NO. 60, [illegible]
Year 2016-2017 One Time	Flat/Block No. GUT NO. 60 SHIVRAM Plaza
Account Head Details / **Amount In Rs**	Premises/Building
0030045401 Stamp Duty 100.00	Road/Street VAIJSOPAL NAGAR PADEGAON
0030046301 Registration Fee 100.00	Area/Locality AURANGABAD
	Town/City/District
	PIN 4 3 1 0 0 1
	Remarks (If Any)
	SecondPartyName=JOINT SUB R. AURANGABAD
	Amount In Two Hundred Rupees Only
200.00	Words

DEFACED ₹200.00 DEFACED

Payment Details	STATE BANK OF HYDERABAD	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	3310652017032873661 0456880/34
Cheque/DD No.		Date	28/03/2017-12:22:15
Name of Bank		Bank-Branch	STATE BANK OF HYDERABAD
Name of Branch		Scroll No. , Date	SR 28/03/2017

Verify No. Not Available

Challan Generated By: JOINT SUB R.

Sr No. 1

Defacement No. 30030165752017 13 | Defacement Date 01/04/2017 17:13:35 | User ID IGR216 | Defacement Amount 100.00

Defacement No. 30030165752017 14 | Defacement Date 01/04/2017 17:13:49 | User ID IGR216 | Defacement Amount

Total Defacement Amount 100.00

Page 1/1

अ ग ग-६
Print Date 01/04/2017 17:10:50
२०१७

CORRECTION DEED

(In Registered Deed of Declaration bearing daybook serial No. AGG - 0 – 1186 dated 24/03/2017)

This Correction Deed is made and executed on this 01st day of April 2017 at Aurangabad by:-

01. **Mr. Karbhari S/o Asaram Bange**
Age 36 Years, Occ : Agriculturist
R/o.- Plot No 40, Nashik Road, Ramgopal Nagar
Padegaon, Tq & Dist. Aurangabad.

02. **Mr. Taterao S/o Asaram Bange**
Age 32 Years, Occ : Agriculturist
R/o: Plot No.40, Nashik Road, Ramgopal Nagar
Padegaon, Tq & Dist. Aurangabad

03. **Mr. Pandurang S/o Asaram Bange**
Age:- 27 Years, Occ. - Agriculturist
R/o - Plot No 40, Nashik Road Ramgopal Nagar
Padegaon, Tq & Dist. Aurangabad

04. **Mr. Kailas S/o Asaram Bange**
Age - 25 Years, Occ : Agriculturist
R/o - Plot No 40, Nashik Road, Ramgopal Nagar
Padegaon, Tq. & Dist. Aurangabad

Hereinafter called as **GRANTORS / OWNERS** (Which express or shall mean and include his / her / their respective legal heirs' successors, legal representatives, executors administrators and assignees) **& PARTY OF FIRST PART.**

अ ग ग-६
2016

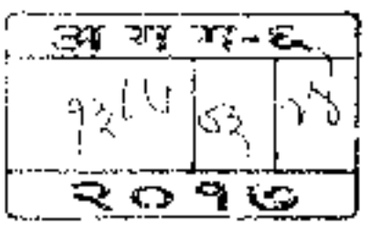
AND

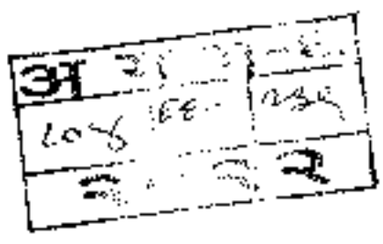
Unique Builders
A Registered Partnership under the Provisions of
Indian Partnership Act 1932
Reg No AUC00002274 dated 31 08 2015.
through its Partner
Mr. Pramod Kasturchand Mutha
Age - 52 yrs Occ - Business & Agriculturist
R/o. - 35A Sanjay Housing Society
Opp Sankalp Mangal Karyalay, Osmanpura,
Aurangabad

hereinafter called as **DEVELOPER / BUILDER / GRANTORS** (which expression shall mean and include all its present and future Partners his / her / their respective legal heirs successors legal representatives executors, administrators and assignees) & **PARTY OF SECOND PART.**

WHEREAS, the executants / builder / owner have executed the registered Deed of Declaration bearing daybook Serial No AGG 6 1188 dated 24/03/2017 and thereby submitted the proposed construction over land **Gut No 40**, totally admeasuring 02 Hector 91 Are, Land Revenue 08 32 as out of that the land to the extent **00 Hector 98 Are**, situated at Padegaon Tq & Dist. Aurangabad is owned by the present owners nos 01 to 04 / Party of First Part.

WHEREAS, at the time of registration of said deed of declaration, the first page which contains the name of Land Owners / Grantors / Party of First Part and Builder / Developer / Party of Second Part is not annexed inadvertently, which was supposed to be annexed before Page No 02 of said registered Deed of Declaration bearing daybook Serial No. AGG - 6 - 1188 dated 24/03/2017 and as such the said deed of declaration from starting of deed be read as under





DEED OF DECLARATION

U/Sec. 2 Form "A" OF The MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

This Deed of Declaration is executed today on 24th day of March 2017, by -

01. **Mr. Karbhari S/o Asaram Bange**
Age: 36 Years, Occ : Agriculturist
R/o - Plot No.40, Nashik Road, Ramgopal Nagar,
Padegaon, Tq & Dist. Aurangabad.

02 **Mr. Yaterao S/o Asaram Bange**
Age: 32 Years, Occ. Agriculturist
R/o - Plot No.40, Nashik Road, Ramgopal Nagar,
Padegaon, Tq & Dist. Aurangabad.

03. **Mr. Pandurang S/o Asaram Bange**
Age.- 27 Years, Occ .- Agriculturist
R/o:- Plot No.40, Nashik Road, Ramgopal Nagar,
Padegaon, Tq. & Dist. Aurangabad

04. **Mr. Kailas S/o Asaram Bange**
Age.- 25 Years, Occ. :- Agriculturist
R/o - Plot No.40, Nashik Road, Ramgopal Nagar,
Padegaon, Tq. & Dist. Aurangabad

Hereinafter called as **GRANTORS / OWNERS** (Which expression shall mean and include his / he / their respective legal heirs successors legal representatives, executors, administrators and assignees) & **PARTY OF FIRST PART.**

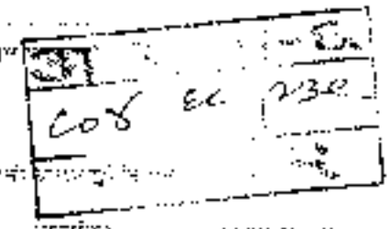
AND

Unique Builders
A Registered Partnership
under the Provisions of Indian Partnership Act 1932
Reg. No. AU0000032274 dated 31.08.2015.
through its partner

Mr. Pramod Kesturchand Mutha
Age - 52 yrs, Occ :- Business & Agriculturist
R/o - 35A, Sanjay Housing Society
Opp. Sankalp Mangal Karyalay, Osmanpura
Aurangabad.

Hereinafter called as **DEVELOPER / BUILDER / GRANTORS** (which expression shall mean and include all its present and future Partners his / her / their respective legal heirs' successors, legal representatives executors, administrators and assignees) & **PARTY OF SECOND PART.**

Seal of
Aurang-bad



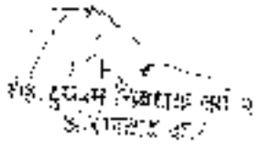
E Payment Receipt

प्रमाणित करण्यात येते की

सह दस्तऐवज क्रमांक ..... वर आहेत

..... कुलाती

नकाराती नोंदवला



CHALLAN

MTR Form Number-6

GRN	[illegible]	BARCODE	[illegible]	Date	[illegible]	Form ID	[illegible]

Department: Inspector General Of Registration

Payer Details

Stamp Duty

Type of Payment: Registration Fee

TAX ID (If Any)

PAN No.(If Applicable)

Office Name: AF98, AURANGABAD NO 3 SUB REGISTRAR

Full Name: [illegible]

Location: AURANGABAD

[illegible]

Year: 2019-2019 One Time

Flat/Block No.: [illegible]

Premises/Building: DECLARATION

Account Head Details	Amount In Rs.
0030045201 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

Road/Street: SHRIRAM PARK - III

Area/Locality: AURANGABAD

Town/City/District

City

Remarks (If Any)

[illegible]

AURANGABAD

DEFACED ₹200.00 DEFACED

Amount in: Two Hundred Rupees Only

Words

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	[illegible]
[illegible]		Bank Date	RBI Date	[illegible]
[illegible]		Received In		STATE BANK OF INDIA
[illegible]		Branch Name		Bid Warded Mid Corrid

[illegible] Major Head [illegible]

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Seal of the Sub-Registrar Aurangabad

Page 1/1

अ ग [illegible]

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DEED OF CORRECTION

This Deed of Correction to the Declaration dated 19th day of March 2019 executed by [illegible] in favour of the Declarant

1. Mr Korbhan Asaram Bange Age: 31 years, Occ: Agri, Res: Mahalaxmi Nagar, Tal: Aurangabad, PAN NO: [illegible]
2. Mr Taterao Asaram Bange Age: 36 years, Occ: Agri, Res: Pimpalgaon Pisa, Tal: Aurangabad, PAN NO: [illegible]
3. Mr Pandurang Asaram Bange Age: 34 years, Occ: Agri, Res: Pimpalgaon Pisa, Tal: Aurangabad, PAN NO: [illegible]
4. Mr Kailas Asaram Bange Age: 29 years, Occ: Agri, Res: Pimpalgaon Pisa, Tal: Aurangabad, PAN NO: [illegible]

hereinafter called as **OWNERS** which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators or assignees

AND

M/s. Unique Builders a Registered Partnership Firm registered under the Indian Partnership Act, 1932 having Regd. No. AURANG/[illegible] dated 31/03/2015 having its principal place of business at Sr. A. Sr. No. [illegible], Aurangabad through its Partners **Mr. Pramod Kasturchand Mutha** Age: [illegible] Occ: [illegible], Res: [illegible], Aurangabad, **Mr. Sanjay Kasturchand Mutha** Age: [illegible] Occ: Business, Res: [illegible], Aurangabad, hereinafter referred to as the "**DEVELOPER/BUILDER**" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assigns, including those of the respective partners

WHEREAS

A. The said Gut no. 40 totally admeasuring [illegible] sq. mtrs. or 00 hector 96 Are [illegible] sq. mtrs. 3750.00 sq. Mt. [illegible]

B. The Owners have agreed to sell the said Gut no. 40 totally admeasuring [illegible] sq. mtrs. or 00 hector 96 Are [illegible] sq. mtrs. 3750.00 sq. Mt. [illegible] to the Developer/Builder by virtue of Development Agreement dated 19/03/2019 executed between the Owners and the Developer/Builder and registered with the Sub-Registrar of Assurances at Aurangabad-3 under Sr. No. 2095/2019 on 19/03/2019.

C. The Owners have executed a Power of Attorney in favour of the Developer/Builder on 19/03/2019 and registered with the Sub-Registrar of Assurances at Aurangabad-3 under Sr. No. 2096/2019 on 19/03/2019.

D. The Owners have executed a Declaration dated 19/03/2019 and registered with the Sub-Registrar of Assurances at Aurangabad-3 under Sr. No. 2095/2019 on 19/03/2019.

E. The Owners have executed a Deed of Correction dated 19/03/2019 and registered with the Sub-Registrar of Assurances at Aurangabad-3 under Sr. No. 2095/2019 on 19/03/2019.

F. The Owners have executed a Deed of Correction dated 19/03/2019 and registered with the Sub-Registrar of Assurances at Aurangabad-3 under Sr. No. 2095/2019 on 19/03/2019.

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CHALLAN

MTR Form Number:6

GRN	MH003674930201516E	BARCODE		Date	03/10/2015-16:15:15	Form ID	2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	TAN No. (If Applicable)	
Office Name	AUS2_AURANGABAD 2 JOINT REGISTRAR	Full Name	
Location	AURANGABAD		
Year	2015-2016 One Time	Flat/Block No.	

Account Head Details	Amount in Rs.	Premises/Building	
0030063401 Stamp Duty	77200.00	Road/Street	AREA - 1
0030063501 Registration Fee	30000.00	Area/Locality	AURANG
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	107200.00	In Words	

Payment Details	STATE BANK OF INDIA	For Use In Receiving Bank	
Cheque/DD Details		Bank CIN	
Name of Bank		Bank Br. Name	STATE BANK OF INDIA
Name of Br.		Bank Br. Code	

Mobile No. : 9422611378

पावती/पहचन क्रमांक [illegible] (जिआरएन) क्रमांक [illegible]
संयुक्त [illegible] दिनांक [illegible]
दस्त क्रमांक बुकक के दोहोने / वर्गात [illegible]
हस्ती भरण्यात आले

Seal of the Sub-Registrar No. 6

Seal of the Sub-Registrar No. 6

DEED OF TRANSFER OF DEVELOPMENT RIGHT

(TDR)

Real Consideration: Rs 25,00,000/-

This Deed of Transfer of TDR made at Aurangabad this 14th day of December 2015 executed by

M/s. SSS Associates
A Registered Partnership Firm
having Registration No.: AU00000 1799.
Through its Partners :-
1) Shoeb Patel S/o. Saleem Patel
Age : 26 Years, **Occ. :** Business
R/o.: Rauza Colony, Aurangabad.
Pan No.AFDPP9527C.
2) Sarang S/o. Vallabh Bagla
Age : 25 Years, **Occ. :** Business
R/o.: Ahinsa Nagar, Aurangabad.
Pan No.AJIPB8069K
3) Nalin S/o. Mahendra Surana
Age : 25 Years, **Occ. :** Business
R/o.: Govind Nagar, Aurangabad.
Pan No.CKRPS8631P.

(Hereinafter called " **THE TRANSFEROR** " Which expression shall unless repugnant to the context or meaning thereof be deemed to include all its present and future partners their heirs, executors and administrators) of the one Part:

IN FAVOUR OF

1) Mr. Ravbhan S/o. Asaram Bange
Age: 55 Years, Occ. Agriculture
R/o. Plot No. 42, Bank Road, Ramgopal Nagar,
Padegaon, Tq & Dist. Aurangabad.
Pan No.BSLPB8731J.
2) Mr. Tatyaram S/o. Asaram Bange
Age: 51 Years, Occ. Agriculture
R/o. Plot No. 41, Bank Road, Ramgopal Nagar,
Padegaon, Tq & Dist. Aurangabad.
Pan No.CFDPD7409J.

...ration Act, 1908 (Act 16 of 1908)

...Registration Rules, 1961

Payment Details.

Payment Number	Document Number
MH008041668201516E	2015/[illegible]

...Registration

...Scanned Document for correspondence Registration purpose. Registration authorities are not ...

...Original Hard copy of registration

...for verification, please visit the official website www.[illegible].com

...सुकाचे 1205
नवरी पक्षा [illegible]
[illegible]
[illegible] अहेत

सह दुय्यम निबंधक वर्ग - २
औरंगाबाद क्रमांक - ६

Seal of Registrar No.6 Aurangabad

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2015
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SALE DEED

This Deed of Flat No.101 on wing 'A' of Building 'A8' in "SHRIRAM PARK" Scheme situated on Gut No. 40 Situated at Pratapgarh, Aurangabad the Agreed value of Rs.14,41,665/- (Rs. Fourteen Lakhs Forty One Thousand Six Hundred Sixty Five Only) and Actual sale value of Rs.25,10,000/- (Rs Twenty Five Lakhs Ten Thousand Only) Zone 13,b&c & 14 Rupees per Sq.Mtr.

This Sale Deed is executed today on the 24th day of June 2020 at Aurangabad by and

1) Mr. Kalbhari Asaram Bange [illegible]

2) Mr. Tulsidas Asaram Bange [illegible]

3) Mr. Pandurang Asaram Bange Age [illegible] R/o. Pratapgarh Tq. & Dist. Aurangabad PAN NO. [illegible]

4) Mr. Kalias Asaram Bange Age [illegible] R/o. Pratapgarh Tq. & Dist. Aurangabad PAN NO. [illegible] Aadhar No. [illegible]

hereinafter referred as **OWNERS** (which expression shall mean and include their heirs, successors, legal representatives, executors, administrators, assigns etc.)

AND

M/s. Unique Builders [illegible]

Partners Mr. Pramod Nathuramji Kumbhkarn [illegible] Aged [illegible] Occupation Business & Mr. Sunil Nathuramji Kumbhkarn [illegible] Aged [illegible] Occupation Business both R/o. Plot No. 1, Ashok Nagar, Jalna Road, Aurangabad [illegible] hereinafter referred to as the "DEVELOPER/BUILDER" (which expression shall mean and include their partners, executors, administrators, assigns etc.) of the other part.

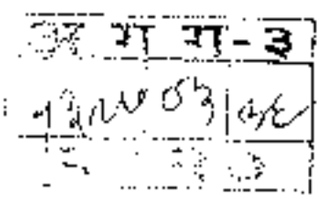
IN FAVOUR OF

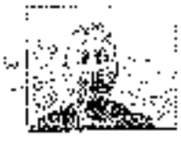
Manisha Aslam Kaul

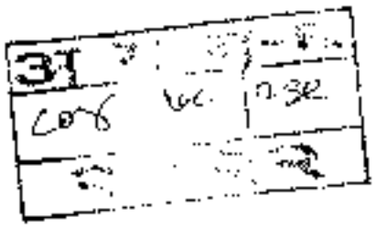
Age [illegible] Occupation [illegible]

PAN NO. [illegible] AADHAR NO. [illegible]

R/o. [illegible] Aurangabad [illegible]







This Deed of Flat No.102 [illegible] ASHIRAM PARK [illegible] registered on Cidco No. [illegible] Registered under Serial No 2222/2019 on dated 29/04/2019 registered at the office of Sub-registrar Aurangabad-7 [illegible] Rs.30000/- [illegible] Stamp duty of Rs.1800/- [illegible] Stamp duty.

This Sale Deed is executed on this 28th day of June 2019 at Aurangabad

1) Mr. Kanbhar Asaram Bange Age: [illegible] Occ: Agriculture [illegible] Residing at [illegible] Aurangabad. PAN No. [illegible]

2) Mr. Tarerao Asaram Bange [illegible] Residing at [illegible] Aurangabad. PAN No. [illegible]

3) Mr. Pandurang Asaram Bange [illegible] Residing at [illegible] Aurangabad. PAN No. [illegible]

4) Mr. Kailas Asaram Bange [illegible] Occ: Agriculture [illegible] Residing at [illegible] Aurangabad. PAN No. [illegible]

[illegible] hereinafter called as OWNERS [illegible] [illegible] successors legal representatives [illegible] of the ONE PART

AND

M/s. Unique Builders A Registered Partnership Firm registered under the Partnership Act 1932 having Regn No. [illegible] dated 3.12.2018 and having its principal place of business at [illegible] Kanjar Housing Society, Cidco, [illegible] through its Partners Mr. Pramod Kashiram [illegible] Residing at [illegible] Aurangabad. PAN No. [illegible] hereinafter called as DEVELOPER/BUILDER [illegible] [illegible] successors in interest [illegible] respective partners).

(I) FAVOURING

1) Mr. Dilip S/o. Devidasrao Nachan
Age: [illegible] Occ: [illegible]
PAN NO. [illegible] & AADHAR NO. [illegible]

2) Mrs. Chandrakala W/o. Dilip Nachan
Age: [illegible] Occ: [illegible]
PAN No. [illegible] & AADHAR NO. [illegible]
R/o. [illegible] Aurangabad.

Sub-Registrar No. 2 Aurangabad

Seal of Bank

Aurangabad

[illegible]

SALE DEED

This Deed of Flat No.103 [illegible] Building "AB" in "SHRIRAM PARK" [illegible] Gut No. [illegible] Aurangabad [illegible] Registered Sale Deed No. 340/2018 on dated 19/01/2018 [illegible] Stamp Duty of Rs.100/- [illegible]

[illegible] June 2018 [illegible]

1) Mr. Karbhari Asaram Bange [illegible]
[illegible] PAN No. [illegible]

2) Mr. Ishwar Asaram Bange Age [illegible] Occ. Agri. R/o. [illegible] Dist. Aurangabad PAN NO. [illegible] AADHAR NO. 59499 5 9874

3) Mr. Pandurang Asaram Bange Age [illegible] Occ. Agri. R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible]

4) Mr. Kailas Asaram Bange Age [illegible] Occ. Agri. R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible]

[illegible] OWNERS [illegible]

M/s. Unique Builders
[illegible] Partner [illegible] Building Business [illegible] Partner's - Mr. Pramod Kantichand Mutha PAN NO. [illegible] Age [illegible] Occ. Const. Agri. & Business R/o. [illegible] Building Business, [illegible] Kailash Kunj, Gut No. [illegible] Partnership [illegible] hereinafter referred to as the "DEVELOPER/BUILDER" [illegible]

1) [illegible]
Age [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
2) Mrs. [illegible]
Age [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
R/o. [illegible]

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2999 | 18 | 29
2018

Aurangabad.

Seal of the Sub-Registrar No. 6 Aurangabad

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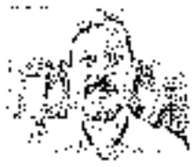


SALE DEED

Sale Deed of Flat No.104 ... Wing "A" ... Building "AB" ... "SHRIRAM PARK" Constructed on Gut No.40 ... Village Pisegaon,Aurangabad ... admeasuring ... sq.ft. Rs.14,86,605/-(Rs. Fourteen Lakhs Eighty Six Thousand five Hundred & five Only) and Actual Sale ... Rs.19,00,000/-(Rs. Nineteen Lakhs Only) Carpet ... @ 29.50% ...

This Sale Deed is executed ... 25th ... of September 2019 ... Aurangabad ... by:

1) Mr. Kashahri Asaram Bange ... Occ. Agri. R/o. Pisegaon ... Dist. Aurangabad PAN NO. ... 754105 ...

2) Mr. Tatarao Asaram Bange ... Occ. Agri. R/o. Pisegaon ... Dist. Aurangabad PAN NO. ...

3) Mr. Pandurang Asaram Bange ... Occ. Agri. R/o. Pisegaon ... Dist. Aurangabad. PAN NO. ...

4) Mr. Kailas Asaram Bange ... Occ. Agri. R/o. Pisegaon ... Dist. Aurangabad. PAN NO. ... 879 ...

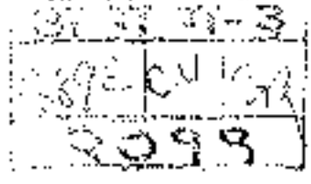
Hereinafter ... as OWNERS ... heirs, successors, legal ... administrators, ... assigns ...

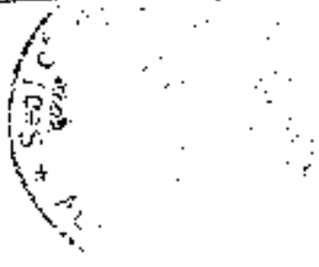
AND

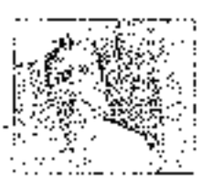
M/s. Unique Builders ... Partnership Act ... Partnership Deed ... Partners: Mr. Pramod Kasturchand Mutha ... years, Occ. Agri. & Business ... Mangal Karyalay, Garkheda ... Partnership ... hereinafter ... "DEVELOPER/BUILDER" ... meaning ... successors ... assignees ... including ...

WITNESSETH

1) Mr. ... Khillare
Age ... AADHAR NO. ...
PAN NO. ...
2) Mrs. ... Gaval Khillare
Age ... AADHAR NO. ...
Both R/o. ... Dist. Aurangabad ...







SALE DEED

This Deed of Flat No.201 [illegible] Building "AB" in "SHRIRAM PARK (Constructed on Gut No. 40, [illegible] Aurangabad) executed at Aurangabad and registered amongst [illegible] per Registered on Serial No.1523/2019 dated 15/03/2019 registered in the Office of Sub-Registrar Aurangabad [illegible] Original Stamp duty of Rs.100/- is paid vide [illegible].

This Sale Deed is executed on this 01st day of May 2019, at Aurangabad,

1) Mr. Keshavrao Asaram Bange [illegible] Aged [illegible] residing at [illegible] Aurangabad. PAN No. [illegible]

2) Mr. Taleram Asaram Bange [illegible] Aged [illegible] residing at [illegible] Aurangabad. PAN No. [illegible]

3) Mr. Pandurang Asaram Bange [illegible] residing at [illegible] Aurangabad. PAN No. [illegible]

4) Mr. Kailas Asaram Bange [illegible] residing at Gut No. 39/2, Shivaji Nagar, Aurangabad. PAN No. [illegible] Aadhaar No. 9781248e9709

(hereinafter collectively referred to as "OWNERS" which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives, executors, administrators and assigns)

AND

M/s Unique Builders [illegible] under the provisions of the Partnership Act, 1932 having its [illegible] dated 21st [illegible] 2018 and its [illegible] Aurangabad [illegible]

Partners Mr. Pramod [illegible]

(hereinafter referred to as the "DEVELOPER/BUILDER" which expression shall unless it be repugnant to the context or meaning thereof, mean and include its partners, [illegible] executors, administrators and assigns)

IN FAVOUR OF

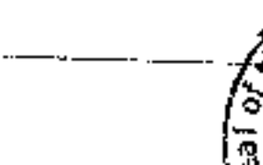
1) Yogita Pandurang Inamdar
Age [illegible]
PAN No. [illegible] AADHAR NO. [illegible]
2) [illegible]
Age [illegible]
Address [illegible]
PAN [illegible]

अ.ग.ग-६
2019 03 07
2095

Seal of the Sub-Registrar Aurangabad

[illegible]

5/19/2015 5:28:58 PM



...4144 2016 ...
08-09/2016 ...

... June 2019 ...

1) Mr. Karbhari Asaram Bange ...
..., Aurangabad PAN ...

2) Mr. Talerao Asaram Bange ... Age ... Occ ... Aurangabad ...
..., Aurangabad. PAN ...

3) Mr. Pandurang Asaram Bange ... Age ... Occ ... Aurangabad ...
..., Aurangabad PAN ...

4) Mr. Kailas Asaram Bange ...
..., Aurangabad. PAN ...

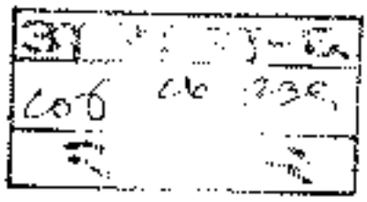
... Original / Duplicate ...
...

...

M/s. Unique Builders ...
Partnership Act 1932 ... Registered ... dated ... at ... Principal place of business at ... Taluka Paithan, Dist. Aurangabad, PAN NO ..., through its Partners Mr. Pramod Kashinathrao ...
...
DEVELOPER BUILDER ...
...
...

...

1) Mr. Dipak Bapurao ...
Age ... Occ ... Service
PAN NO ... AADHAR NO ...
2) Mr. Shail Dipak ...
Age ... Occ ... House Wife
PAN NO ... AADHAR NO ...
R/o ...



दस्त क्रमांक: 2643/2019

2643

दस्त क्रमांक:2643/2019

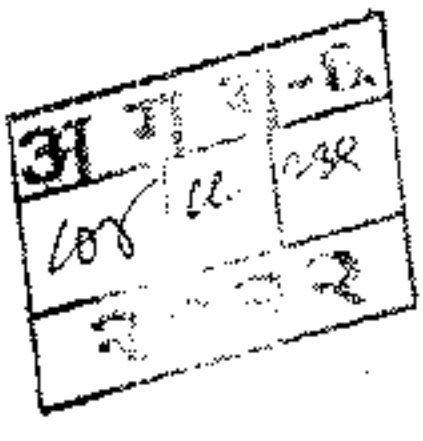
25/06/2019 12:41:43 PM

			छायाचित्र	
1	नाव:- दिनेश बाबुराव इंगोले - -	सिद्ध करणार		
	पत्ता:- प्लॉट नं:-, माळा नं:-, विवेकानंद नगर, मोंढा, पूर्णा, पूर्णा, परभणी, MAHARASHTRA, SURDHANA. Non-Government	ओळख पटवणार		
	PAN No:ACBPI8472P			
2	नाव:- आशा दिनेश इंगोले - -	सिद्ध करणार		
	पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रोड नं:- विवेकानंद नगर, मोंढा, पूर्णा, परभणी	ओळख पटवणार		
	PAN No:AGDP 8482K			
3	नाव:- श्री. माणिकराव आत्माराम कदम वय:- 58 पत्ता:- प्लॉट नं:- 1268-2016 अनंत कुलस्वामिनी मंदिर जवळ, मोंढा पूर्णा, पूर्णा, परभणी, MAHARASHTRA, SURDHANA. Non-Government	सिद्ध करणार		
	PAN No:AEFPK3900B	ओळख पटवणार		

सह दुय्यम निबंधक पूर्णा क्र. १ यांचे समक्ष दि. 25/06/2019 12:42:18 PM

			छायाचित्र	
1	नाव:- [illegible]	[illegible]		
	[illegible] अंबाजोगाई [illegible]	[illegible]		
2	नाव:- श्री. प्रविण शामराव रणवीर - -	[illegible]		
	[illegible]	[illegible]		

सह दुय्यम निबंधक पूर्णा क्र. १ यांचे समक्ष दि. 25/06/2019 12:43:59 PM



Index-2(सूची - २)

flat no 203

सूची क्र.2

दस्त क्रमांक : 2600/2019

नोंदणी

पक्षकार

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2111200
(3) बाजार भाव(भाडेपट्टयाच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	1484735
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: मौजे पडेगाव,औरंगाबाद येथील महानगरपालिका हद्दीतील जमिन गट नं. 40,या गटातील "पीरबाबा पार्क" या नियोजित प्रस्तावित लिंकरोड- एबी - सेक्टर-ए पर्यंत सेक्टर-ए/एच/एफ/जी/आय/बी/सी/डी/ई मधील प्लॉट नं. ए-203,प्लॉटचे कारपेट क्षेत्रफळ 47.96 चौ.मीटर,लिफ्टचे क्षेत्रफळ 50.39 चौ मीटर,अल्कोनी क्षेत्रफळ 5.42 चौ.मीटर व वाहन क्षेत्रफळ 9.83 चौ.मीटर असून सदरचा हा फ्लॅट यातील निहित खेपारे यांना दिनांक 30/05/2018 रोजीच्या नोंदणीकृत डेव्हीलपमेंट कम सेल(विक्री करारनामा)दस्त क्र. 3013/2018 अन्वये करारान्वये विक्री केला आहे,करीता हा व्यवहार या दस्तान्वये सविस्तर नमुद केल्याप्रमाणे पीरा तोंद्या पवार औद्योगिक वसाहत (GAT NUMBER : 40 - पीरबाबा पार्क :) ;
(5) क्षेत्रफळ	1) 47.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली नाही.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. कल्याणी आण्णासाहेब पवार वय:-; पत्ता:-प्लॉट नं: डोर नं: S/705/2015 इमारतीचे नाव: मुलभारतला; रहाणा श्री. प्रमोद कस्तुरचंद मुदा - वय:-52; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: ए.- 360 रोडस् इन्फ्रॉस्ट्रक्चर सोसायटी, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:- 2): नाव:-श्रेयस्कर/डेव्हलपर्स - वय:-52; पत्ता:-प्लॉट नं: , माळा नं: - इमारतीचे नाव: , ब्लॉक नं: , रोड नं: ए.- 360 रोडस् इन्फ्रॉस्ट्रक्चर सोसायटी, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-AAEFU3700B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. निलिमा किरण गोलायत वय:-45; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: ए, - ऐश्वर्या अपार्टमेंट, विजय सोसायटी, सिध्दार्थ हॉस्पीटल मार्ग, अजब नगर, बाळी चौक, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-DRXPS1339M 2): नाव:-श्री. किरण तुलसीराम गोलायत वय:-51; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: ए - ऐश्वर्या अपार्टमेंट, विजय सोसायटी, सिध्दार्थ हॉस्पीटल मार्ग, अजब नगर, बाळी चौक, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-AEEPG7531K
(9) दस्तऐवज करुन दिल्याचा दिनांक	2005/2019
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2019
(11)अनुक्रमांक,खंड व पृष्ठ	2600/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही मात्र बाजारभाव त्यावेळच्या दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Seal of Sub-Registrar No 6 Aurangabad

SALE DEED

Sale Deed of Flat No.203 [illegible] of Building "A" of Building "B" of "SHRIRAM PARK" [illegible] Survey No.199/2/1 [illegible] Village Aurangabad [illegible] Taluka and [illegible] Dist. Aurangabad [illegible] Taluka [illegible] Dist. Aurangabad [illegible] dated 30/05/2019 [illegible] of Sub-registrar Aurangabad [illegible] Serial No. of Statistical Book [illegible] Document Registration.

This Sale Deed is executed on this 31st day of May 2019, at Aurangabad [illegible]

1) Mr. Karbhari Asaram Bange Age: 37 years, Occ.: Agril Res.: Pisadevi [illegible] Dist. Aurangabad [illegible] PAN No. [illegible] Adhar No. [illegible]

2) Mr. Talerao Asaram Bange Age: [illegible] Occ.: Agril Res.: Pisadevi [illegible] Dist. Aurangabad [illegible] PAN No. [illegible] Adhar No. [illegible]

3) Mr. Pandurang Asaram Bange [illegible] years, Occ.: Agril Res.: Pisadevi [illegible] Dist. Aurangabad [illegible]

4) Mr. Kailas Asaram Bange [illegible] Occ.: Agril Res.: Pisadevi [illegible]

[illegible] hereinafter referred to as the "VENDORS" [illegible] Confirmation of the one part.

AND

M/s. Unique Builders [illegible] hereinafter referred to as the "Purchaser" [illegible] Through its Partners - Mr. Pramod Ashoksingh Jadhav [illegible] Age: 40 years, Occ.: Agril. & Business [illegible] Res.: [illegible] Aurangabad [illegible] hereinafter referred to as the "DEVELOPER/BUILDER" [illegible] hereinafter referred to as the "Purchaser" [illegible]

APPEARER:

1) Mr. Ishaq Afzal Sonawane
Age: [illegible] Occ.: [illegible]
PAN NO: [illegible] AADHAR NO: [illegible]
2) Mr. Iliyas Rustam Jaradpone
Age: [illegible] Occ.: [illegible]
PAN NO: [illegible] AADHAR NO: [illegible]
R/o. [illegible]

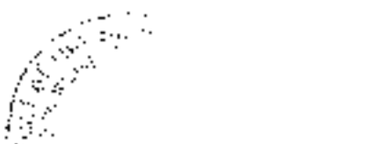
Seal of the Sub-Registrar No.6 Aurangabad

Seal of the Sub-Registrar No.6 Aurangabad

Seal of the Sub-Registrar No.6 Aurangabad

Flat 2-3

(7)



Seal of the Sub-Registrar No. 20
उप निबंधक अंधेरी क्र. २०
Andheri

F-1 at 2-6

1

SALE DEED

Sale Deed of Flat No.204 on floor "A" of Building "A8" in "SHRIRAM PARK" Constructed on Gut No. [illegible] Padegaon, Aurangabad, the nature of and registered charges already paid as per Registered at Sr No 1625/2018 dated 22/03/2018 registered at the office of Subregistrar Aurangabad. [illegible] Stamp duty of Rs. [illegible] vide Receipt.

This Sale Deed is executed on this 9th day of **April 2019**, at Aurangabad by

1) Mr. Karbhari Asaram Sange Age: 36 Years, Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad PAN NO BBLPD6731L AADHAR NO. 754152014768

2) Mr. Tulsirao Asaram Sange Age: 32 Years, Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. CTDPB7499J AADHAR NO. 579499179984

3) Mr. Pandurang Asaram Sange Age: 27 Years, Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. CEUPS4846B and

4) Mr. Kailas Asaram Sange Age: 25 Years, Occ. Agril R/o. Padegaon, Tq. & Dist. Aurangabad. PAN NO. [illegible] AADHAR NO. 529129389923.

(hereinafter called as OWNERS which expression shall mean and include their heirs, legal successors, legal representatives, executors, administrators and assigns)

AND

M/s. Unique Builders a Registered Partnership under the Provisions of the Partnership Act 1932 having Reg. no. AU0000022/4 dated 31.08.2015 and having its principal place of business at 26 A, Sanjay Housing Society, Opp. Sarkalp Mangal Karyalay, Osmanpura, Aurangabad. (PAN NO. AAEFU3700B) through its **Partner's: Mr. Pramod** Kashiraosao Mulba (Aadhar No. 690321490616) Age: [illegible] years, Occ.: Agril & Business R/o. 26A, Sanjay Housing Society, Opp. Sarkalp Mangal Karyalay, Osmanpura, Aurangabad. partner is authorised vide Deed of Partnership on which said firm registered hereinafter referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless repugnant to the context or meaning thereof deem to [illegible] and include its successor in business and assigns) of the [illegible] partners.

Witnesses:

1) Jyoti Uttamrao Nimbargan
Age: 34 Occu: Teacher
PAN NO : AJUPN5966B & AADHAR NO : 9863 [illegible]

2) Avinash Santosh Shivsante
Age: 31, Occu: Teacher
PAN NO : AYPPS6[illegible] & AADHAR NO : 9231-7141-7954
R/o. H/1, Kasliwal Nandanvan, Padegaon, Aurangabad

Sub-Registrar No. 6 Aurangabad.

Sub-Registrar No. 6 Aurangabad.

दस्त नोंदणी क्रमांक - २

दस्त क्रमांक :

नोंदणी :

सादरकर्त्याचे नाव व पत्ता

फोटो

अंगठ्याचा ठसा

१ नाव :
पत्ता :

२ नाव:
पत्ता:
पॅन नंबर:

३ नाव :
पत्ता :

४ नाव :
पत्ता :

वरील दस्तऐवज करून देणार तथाकथित इसम ओळख देणार यांनी इसम ओळख पटविल्याचे मजकूर करतात
दिनांक : ०५/०४/२०१९ ०१ : ५८ : ३६ PM

१ [illegible]

सादरकर्त्याचे नाव व पत्ता

फोटो

अंगठ्याचा ठसा

१ नाव :
पत्ता :
फोन नंबर : ९८२३१०५८१

२ नाव :
पत्ता :
फोन नंबर: ९८२३१०५८१

[illegible] दि. 03/04/2019

[illegible]

[illegible]

[illegible]

Seal of the Sub-Registrar

उपनिबंधक औरंगाबाद क्र. ५

Seal of the Sub-Registrar

उपनिबंधक औरंगाबाद क्र. ५

08/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 6

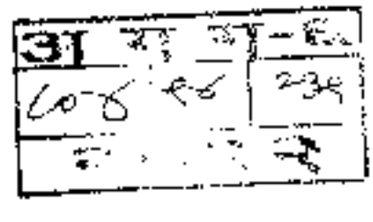
दस्त क्रमांक : 1865/2019

नोंदणी :

Regn. 63 m

गावाचे नाव : पडेगांव

(1)वित्तेजाचा प्रकार	क्र.र तेर
(2)भोबदला	2150000
(3) बाजारभाव(भाडेपटट्याच्या बाबतीत पटटेवार आकारणी देतो की पटटेदार ते नमूद करावे)	1494736
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) गट नं.204, मौजे पडेगांव येथील ... क्षेत्र ... चौ.मीटर, ... क्षेत्रावर बांधकाम, 2) सदरील मालमत्ता ही ... पासून ... दुय्यम निबंधक औरंगाबाद 6 यांचे कार्यालयाचे ... अंतर्गत येते. मालमत्ता ... मौजे पडेगांव येथील गट नं. 204, ... क्षेत्र 67.96 चौ.मीटर, बिल्टअप क्षेत्रावर 50.36 चौ.मीटर, ... क्षेत्र 6.42 चौ.मीटर व बाल्कन क्षेत्रावर 9.83 चौ.मीटर आहे, सदरचा हा व्यवहार मार्जिनल सिलिंग प्रमाणे दिनांक 22/03/2019 ... (GAT NO/FP NO : 10 - पडेगांव गावी,)
(5) क्षेत्रफळ	1) 67.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-श्री. ... आयकर विभाग, ... दुय्यम निबंधक औरंगाबाद 6 यांचे मुक्कामाचा पत्ता- श्री. ... चौ. ... दिवाणी न्यायालय, ... औरंगाबाद, ... पिन कोड-431001 पॅन नं-. 2) नाव-ऑथोराईज्ड/रिलेशनशिप - मे. ... प्रायव्हेट लिमिटेड तर्फे ... वय-, व्यवसाय- ... पत्ता-प्लॉट नं. -62, ... चौ. ... दिवाणी न्यायालय, ... औरंगाबाद, ... पिन कोड -431001 पॅन नं-AAEFJ3708B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा त्याचे प्रतिनिधीचे नाव व पत्ता, दुय्यम निबंधक यांचेकडे असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-... 2) नाव-...
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/04/2019
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1865/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	क्र.1 दस्तऐवज करुन देणार यांनी ... दस्तऐवज करुन घेणार यांनी ...
मुद्रांक शुल्क आकारताना वापरलेली सवलत	1) Amount not liable if any Mortgage Deed is executed in favour of Bank/Financial Institution/Co-operative Bank/Co-operative Society for the area annexed to it.



SALE DEED

This Sale Deed is executed at Aurangabad on this ____ day of ____ 2019.

1) Mr. Karbhari Asaram Bange

2) Mr. Tatarao Asaram Bange

3) Mr. Pandurang Asaram Bange

hereinafter referred to as the OWNERS

AND

M/s. Unique Builders

Partners Mr. Pramod Kasturchand Mutha

hereinafter referred to as the DEVELOPER-BUILDER

IN FAVOUR OF

1) Madhav Suryabhan Rajure

2) Dinesh Pandurang Raut

Seal of the Sub-Registrar Aurangabad

31 - Ga

Cash Rs. 230

A 302

(15)

SALE DEED

Sale Deed of Flat No.302 ... "A" ... Building "AB" in "SHRIRAM PARK ... Survey No. ... Aurangabad ... Mortgage ... registered charges ... registered on S.R. 4576/2018 on ... 10/07/2018 registered at the office ... Aurangabad ... Stamp duty of Rs.130, ...

This Sale Deed is executed ... April 2019 at Aurangabad ...

1) Mr. Keshari Asaram Bange ... Age ... Occ. Agri. R/o. ... Aurangabad PAN No. ... Aadhar No. ... 4750

2) Mr. Tatarao Asaram Bange Age ... Occ. Agri. R/o. Pandrgaon ... Taluka ... Aurangabad PAN No. ... Aadhar No. 530941960304

3) Mr. Pandurang Asaram Bange Age ... Occ. Agri. R/o. Pandrgaon, Tal. & Dist. Aurangabad PAN NO. ... Aadhar No. ...

4) Mr. Kailas Asaram Bange Age ... Occ. ... R/o. ... Aurangabad. PAN NO. ... Aadhar No. ...

hereinafter referred to as OWNERS ... mortgagee, legal ... successors ...

AND

M/s. Unique Builders ... Partnership Act 1932 ... Partnership Deed ... Individual ... Mangla Kalyaley Gandharwadi, Taluka ... PAN NO. AAFFU5760R through its Partners 1. Mr. Pramod Kashinathrao Mulne ... Aadhar No. 9905 4945 ... Age ... Occ. ... Agri & Builders ... Shri Ram Co-op. Housing Society Ltd. ... Mangla Kalyaley Gandharwadi, ... hereinafter referred to as the DEVELOPER/BUILDER ... existing licensed ... Developer ... individual partners)

WITNESSETH

1) ...
Age ...
PAN No. ... AADHAR NO. ...
2) Mrs. Mukta Vasant Thorat
Age ... Occ. ...
AADHAR NO. ...
R/o. ... Aurangabad.

Seal of the Sub-Registrar Aurangabad.

31 ... -18
Lok ... 0450
₹ ... /-

A 302

सूची क्र.2

दस्त नोंदणी क्रं. [illegible]

दस्त क्रमांक: 1717/2019

नोंदणी :

Regn. 63m

गावाचे नाव : पडेगांव

(1) वित्तीय प्रकार	शहर क्षेत्र
(2) मालकी	71.5100
(3) क्षेत्रफळ (मालकी हक्क, भाडेपट्टा, कुळवहिवाट, वापरण्याचा हक्क, इ. पैकी योग्य तो तपशील नमूद करावा)	1111.03
(4) चतुःसीमा (सीमा निश्चित करणारे नैसर्गिक, कृत्रिम किंवा मानवनिर्मित अडथळे)	पूर्वेस:- प्लॉट नं. 1 पश्चिमेस:- प्लॉट नं. 3 उत्तरेस:- प्लॉट नं. 2 दक्षिणेस:- प्लॉट नं. 4
(5) क्षेत्र	1111.03 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	1) [illegible] विलास पार्टनरशिप फर्म तर्फे भागीदार [illegible] वय:- [illegible] पत्ता:- प्लॉट नं: 52, मोहिनी-पोटे नगर, [illegible], [illegible] रोड, [illegible], औरंगाबाद. पिन कोड:- 431001 पॅन नं:- AAEFJ1700E
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, अर्जदाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	1) [illegible] वय:- [illegible] पत्ता:- प्लॉट नं: 52, मोहिनी-पोटे नगर, [illegible], [illegible] रोड, [illegible], औरंगाबाद. पिन कोड:- 431001 पॅन नं:- [illegible]
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/04/2019
(10) दस्त नोंदणी केल्याचा दिनांक	13/04/2019
(11) अनुक्रमांक, खंड व पृष्ठ	1717/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1 ₹
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-२

(15) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराची सही

दस्त हजर करणाऱ्याची सही

(16) दस्त नोंदणी केल्याचा दिनांक

CANCELLED

Seal of Aurangabad.

31		
208	ec.	230

A 303

(1)

SALE DEED

Sale Deed of Flat No.303 [illegible] "A" [illegible] Building "AB" in "SHRIRAM PARK" Constructed on Gut No. 40 Situated at Pisegaon Aurangabad, the stamp duty of Rs.14,66,505/- (Rs. Fourteen Lakhs Eighty Six Thousand Five Hundred Five Only) and Actual Consideration Rs.25,00,000/-(Rs. Twenty Five Lakhs Only) [illegible] @ 29.00% [illegible]

This sale deed is executed on [illegible] November 2019 at Aurangabad.

BETWEEN

1) Mr. Kashiram Asaram Bange [illegible]

[illegible] Aurangabad [illegible]

2) Mr. Tulsiram Asaram Bange [illegible]

[illegible] Aurangabad [illegible]

3) Mr. Pandurang Asaram Bange Age [illegible] Occ. Agri. R/at. Pisegaon [illegible] Tq. & Dist. Aurangabad. PAN NO. [illegible]

4) Mr. Sahas Asaram Bange Age [illegible] Occ. Agri. R/at. Pisegaon, Tq. & Dist. Aurangabad. PAN NO. [illegible] Mob. 9881243699935

Hereinafter called as OWNERS [illegible]

AND

M/s. Unique Builders [illegible]

[illegible]

Partners: Mr. Pramod Kashiram Bange [illegible]

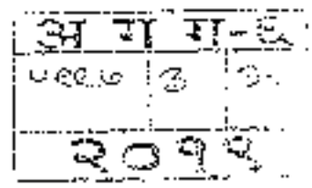
[illegible] Aurangabad hereinafter called as the DEVELOPER/BUILDER [illegible]

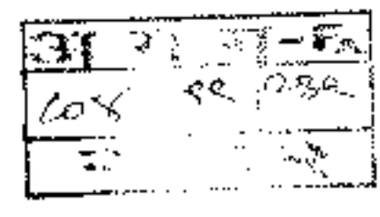
WHEREAS OF

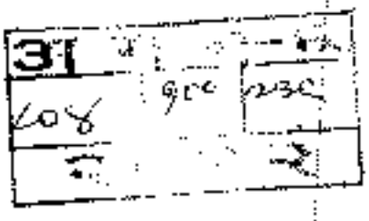
[illegible]

[illegible] AURANGABAD [illegible]

[illegible]







Seal of the Sub-Registrar No. 3