मुळ दस्त परत केले

Data of Bank Receipt for GRN MH009914312201920R
Bank - IDBI BANK

Bank/Branch	:		
Print Tax Id	: 2458533093	**Simple Receipt**	
Print DtTime	: 24/12/2019 14:31:20	**Print DtTime**	:
Challanidno	: 0911033201912240504 15	**GRAS GRN**	: MH009914312201920R
District	: 3101 / AURANGABAD	**GRN Date**	: 24/12/2019 14:31:20
Office Name	: IGR205 / ARB1_HQR SUB REGISTRAR AURANGABAD 1		

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 10,400.00/- (Rs Ten Thousand Four Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 100.00/- (Rs One Hundred Rupees Only)

Only for verification-not to be printed and used

Vehicle : A25
Prop Mvbldy : Immovable **Consideration** : 100.00/-
Prop Descr : RAAJ SWAPNAPURTI/SURVEY NO 94 PNEAR A S CLUB,TISGAON , AURANGABADAURANGABAD Maharashtra
: 431136
Duty Payer : UID-022647185300 RAAJ SWAPNAPURTI SOC THR CHAIRMAN S CHAUDHARI A OT
Other Party : PAN-AAPFR9189Q MS RAAJ DEVELOPERS THR ITS PARTNERS

Bank Scroll No : 320
Bank Scroll Date : 26/12/2019
IDBI Credit Date : 26/12/2019
Ma[illegible] : 0160566058567

10500.00

Sr No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	[illegible]	00051720682013020	27/12/2019 17:57:29	IGR205	100.00
2	[illegible]	00051720696301920	27/12/2019 17:57:29	IGR205	10400.00
			Total Defacement Amount		10,500.00

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-3

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

Receipt of Document Handling Charges

PRN	2612201907778	Receipt Date	01/01/2020

Received from self, Mobile number 0000000000, an amount of Rs.1980/-, towards Document Handling Charges for the Document to be registered on Document No. 7539 dated 27/12/2019 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED
₹ 1980
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	26/12/2019
Bank CIN	10004152019122606704	REF No.	CHC6492602
Deface No	2612201907778D	Deface Date	27/12/2019

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

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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Hot Payment Successful. Your Payment Confirmation Number is 194693045

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH009976723201920R	BARCODE		Form ID :	Date: 26-12-2019

Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR205-ARB1_HQR_SUB REGISTRAR AURANGABAD 1	Location	PAN No. (If Applicable)	UID-822647165300
Year	Period: From : 26/12/2019 To : 31/03/2099		Full Name	RAAJ SWAPNAPURTI SOC THR CHAIRMAN S CHAUDHARI A OT

Object	Amount in Rs.
0030046401-75	600.00
0030063301-70	100.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total	700.00

Flat/Block No, Premises/ Bldg	RAAJ SWAPNAPURTI SURVEY NO 94 P
Road/Street, Area /Locality	NEAR A S CLUB TISGAON
Town/ City/ District	AURANGABAD AURANGABAD Maharashtra
PIN	4 3 1 1 3 6
Remarks (If Any) :	
Amount in words	Rupees Seven Hundred Only

Payment Details:IDBI NetBanking Payment ID : 246042511		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 691033320191226503 91	
Cheque- DD No.		Date	26-12-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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CONVEYANCE DEED

THIS INDENTURE OF **CONVEYANCE DEED** OF THE PART OF LAND OF GUT NO.94(P) TO THE EXTENT OF 81-R, OUT OF 6-HECTOR 17-R INCLUDING CONSTRUCTED BUILDING WITH AMENITIES AND SPECIFICATIONS PROVIDED IN THE "***RAAJ SWAPNAPURTI***", SITUATED AT GUT NO. 94/P, NEAR A. S. CLUB, TISGAON, AURANGABAD. **CONVEYANCE DEED** OF THE SAID PROPERTY IS REGISTERED WITH SUB REGISTRAR, AURANGABAD ON 27 **DAY OF DECEMBER, 2019.**

B E T W E E N

M/s. Raaj Developers.

A partnership firm is registered under Indian Partnership Act, 1932 Vide Reg. No. AU0000000386, Dated 23/12/2013 having its office address at plot no. 10, Shardashram Colony, Paithan Gate, Aurangabad. **PAN No. AAPFR9189Q.**

Through its Partners:

1) Mr. Rajendra S/o Ghewarchand Desarda
Age : 57 Years, Occ : Business,
R/o : Plot No. 24, N-1, Cidco, Aurangabad.

2) Mr. Rameshwar S/o Kanniyalal Bharuka
Age : 54 Years, Occ : Business,
R/o : Plot No. 24, Town Center, CIDCO, Aurangabad.

3) Mr. Sandesh S/o Rajendra Desarda
Age : 29 Years, Occ : Business,
R/o : Plot No. 24, N-1, Cidco, Aurangabad

4) Mr. Akshay S/o Sushil Jain
Age : 29 Years, Occ : Business,
R/o : Flat No. B-2, Raaj Galaxy,
N-6, M-30, Cidco, Aurangabad.

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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5) Mr. Nilesh S/o Subhashchandra Agrawal
Age : 34 Years, Occ : Business,
R/o : R. H. No. 42, Venus Hsg. Society,
B/h- Hotel Nishant Park, Beed by Pass, Aurangabad.
6) Mrs. Surekha W/o Mahavir Lalvani
Age : 57 Years, Occ : Business,
R/o : 304, Rathi Maxima, Kalda Corner, Aurangabad.
Through its authorised partner
Mr. Rameshwar S/o Kanniyalal Bharuka
Age : 54 Years, Occ : Business,
R/o : Plot No. 24, Town Center, CIDCO, Aurangabad.
HEREINAFTER Referred to as **Developers/Executors** (which expression shall mean & include its present and future partners of the firm, signing authority, GPA holders,heirs, successors, legal representatives, executors, assignees) **AND PARTY OF THE FIRST PART.**

AND

Raaj Swapnapurti Flat Owners Sahkari Gruhnirman Sanstha Maryadit, Gut No. 94(P),Cidco Mahanagar -I, Tisgaon, Aurangabad.

Through its Chairman,

1) Shri. Sushant Yashwant Chaudhari
Age : 33 years, Occu. : Service
R/o. : Flat No. D-302, Raaj Swapnapurti Apartment,
MHADA Colony, Cidco Mahanagar - I, Tisgaon, Aurangabad.
Pin code : 431136, UID No. 8226 4716 5300

Through its Secretary,

2) Shri. Anil Changdeo Malawade
Age : 34 years, Occu. : Service
R/o. : R.H. No. A-2/13, Raaj Swapnapurti Apartment,
MHADA Colony, Cidco Mahanagar - I, Tisgaon, Aurangabad.
Pin code : 431136, UID No.: 2174 1817 8634

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Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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HEREINAFTER Referred to as **Signing Authority/Executees** (which expression shall mean & include its office bearers, signing authority, executors, administrator, members, owners, possessors, assignees for sake of the said property) **AND PARTY OF THE SECOND PART.**

A N D

1) Mr. Bhagwat S/o Mhatarji Magar

Age : 70 Years, Occ : Agri and Business,

R/o : Vijayshri Colony, N-5, Cidco, Aurangabad.

2) Mr. Hemantkumar S/o Bimalkumar Tibrewala

Age : 39 Years, Occ : Agri. and Business,

R/o :Vijayshri Colony, N-5, Cidco, Aurangabad.

Through their GPA holders

M/s. Raaj Developers.

Through its Partners :

1) Mr. Rajendra S/o Ghewarchand Desarda

Age : 57 Years, Occ : Business,

R/o : Plot No. 24, N-1, Cidco, Aurangabad.

2) Mr. Rameshwar S/o Kanniyalal Bharuka

Age : 54 Years, Occ : Business,

R/o : Plot No. 24, Town Center, CIDCO, Aurangabad.

3) Mr. Sandesh S/o Rajendra Desarda

Age : 29 Years, Occ : Business,

R/o : Plot No. 24, N-1, Cidco, Aurangabad

4) Mr. Akshay S/o Sushil Jain

Age : 29 Years, Occ : Business,

R/o : Flat No. B-2, Raaj Galaxy,

N-6, M-30, Cidco, Aurangabad.

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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5) Mr. Nilesh S/o Subhashchandra Agrawal

Age : 34 Years, Occ : Business,

R/o : R. H. No. 42, Venus Hsg. Society,

B/h- Hotel Nishant Park, Beed by Pass, Aurangabad.

6) Mrs. Surekha W/o Mahavir Lalvani

Age : 57 Years, Occ : Business,

R/o : 304, Rathi Maxima, Kalda Corner, Aurangabad.

Through their Signing authority :

Mr. Rameshwar S/o Kanniyalal Bharuka

Age : 54 Years, Occ : Business,

R/o : Plot No. 24, Town Center, CIDCO, Aurangabad.

Hereinafter called as **Land Owners/ Executors** (which expression shall mean and include all their GPA Holder, signing authority, executors, legal heirs of the land owner and assignees.) **AND PARTY OF THE THIRD PART.**

1) Title of the Land :

WHEREAS Land bearing Gut No. 94 totally admeasuring 6 Hector 17 R, Potkharab 13 R Situated at Tisgoan, Talq. And Dist. Aurangabad. That, part of the said land to the extent of 2 H 74 R was come in shares of Shri. Vinay Pundlik Chaudhary as per family partition. Subsequently, he has transferred 0 Hectare 40 R to Manas Sahkari Gruhnirman Sanstha and remaining portion transferred to Sau. Sindhubai Parbhat Kasure by virtue of Mutation Entry No. 601 and 0 Hectare 59 R surrender to CIDCO Authority under development plan and as per norms of the CIDCO. The part of land to the extent of 0 Hectare 94 R sold to Nasir Khan Mubarak Chouse and remaining land 0 Hectare 81 R remain with Sau. Sindhubai Parbhat Kasure.

Joint Sub-Registrar Class-2 Aurangabad No. 5

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2) **NOC OF Cidco :**

WHEREAS The land of Gut No. 94 and surrounding property adjoining to the said land came under notified area of development CIDCO authority, Therefore permission for transfer or sale obtained by Sau. Sindhubai Parbhat Kasure from CIDCO authority for sale of the land vide letter no. CIDCO/LVO/WLJ/(AUR)/2010/210 on dated 13/08/2010.

3) **Disposed off Land :**

WHEREAS Sau. Sindhubai Parbhat Kasure owner of the land of Gut No. 94 to the extent of 81 R situated at Waluj Mahanagar - I, Tisgaon, Aurangabad. The said owner has sold her owned and possessed land to 1. Mr. Rakesh Jairam Narkhede, 2. Mr. Milind Bhagwat Khodke, 3. Mr. Chandan Vasantrao Kolhe, 4. Mr. Madhukar Bhagwat Sarode 5. Mr. Jagannath Pandharinath Kinge with consent of 1) Mr. Vinay Pundlik Choudhari (2) Mr. Anil Malani (3) Mr. Ajay Bajaj (4) Mrs. Sumati Choudhari by virtue of sale deed executed to the extent of 81 R executed on 12/10/2010 vide Registration No. 8187-2010. On the basis of sale deed name of the purchasers entered in 7/12 Extract vide Mutation Entry No. 4040.

4) **NOC of CIDCO :**

WHEREAS 1) Mr. Rakesh Jairam Narkhede, 2. Mr. Milind Bhagwat Khodke, 3. Mr. Chandan Vasantrao Kolhe, 4. Mr. Madhukar Bhagwat Sarode, 5. Mr. Jagannath Pandharinath Kinge owner of the land of Gut No. 94 to the exent of 81 R obtained NOC from CIDCO for sale of the land in favour of Mr. Bhagwat s/o Mhatarji Magar and Mr. Hemantkumar s/o Bimalkumar Tibrewal from CIDCO Authority vide letter no. CIDCO/LVO/WLJ (AUR)/2010/227 dated- 14/07/2011.

5) **Sale Deed of the Land :**

WHEREAS 1) Mr. Rakesh Jairam Narkhede, 2. Mr. Milind Bhagwat Khodke, 3. Mr. Chandan Vasantrao Kolhe, 4. Mr. Madhukar Bhagwat Sarode, 5. Mr. Jagannath Pandharinath Kinge

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This draft prepared by Biwas Consultant Adv. Vicky J. Francis

Owner of the land of Gut No. 94 to the extent of 81 R out of 6 Hecture 17 R sold their land to Shri. Bhagwat Mhatarji Magar and Shri. Hemant Kumar Bimalkumar Tibriwala By virtue of sale deed vide Reg. no. 4255 - 2011 dated 10/10/2011. By virtue of sale deed name of the purchasers entered in 7/12 Extract vide Mutation Entry No. 6030.

6) N. A. Permission :

WHEREAS, Mr. Bhagwat s/o Mhatarji Magar and Mr. Hemantkumar s/o Bimalkumar Tibrewal have applied for the N.A. permission of the land of Survey No. 94(P) to the extent of 81 R situated at Village Tisgaon, Aurangabad after NOC issued by CIDCO authority by its letter no. CIDCO/ATPO/BP/ AUR (WLJ) /2013(NANOC)/320 dated 07/03/2013. And thereafter N. A. permission granted U/sec 44 of the Maharashtra Land Revenue Code 1966 by the Collector of Aurangabad its order no. 2012 /Mashaka/Land-1/NAP-34/Mauje Tisgaon, Taiq. Aurangabad/ P K/585 dated 31/10/2013 to the extent of 6238.80 sq. mtrs. After deduction of the road and open space from the total land admeasuring 8100.00 sq. mtrs.

7) Development Agreement :

WHEREAS, Owners of the part of land of Gut No. 94 to the extent of 81 R executed development agreement in favour of M/s Raaj Developers and its registered with Sub Registrar Aurangabad on 03/01/2015 vide Registration No. 88-2015. The land owners empowered the developers and its partners to obtain NOC, building permission, complete the construction of buildings, execute agreement to sale, sale deed in favour of the respective purchasers. That, for carry out the conditions of development agreement the land owners executed General Power of Attorney in favour of M/s Raaj Developers and its partners on 03/01/2015 vide Registration No. 89/2015.

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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8) GPA to Authorised Partners :

WHEREAS M/s. Raaj Developers its 6 partners have executed General Power of Attorney in favour of the same party in the capacity as individual and its registered with Sub Registrar Aurangabad on 12/03/2015 vide Registration No. 1077-2015.

9) Term Loan :

WHEREAS M/s. Raaj Developers obtained term loan from State Bank of Patiala for construction of the housing project on the part of land of Gut No. 94 and constructed portions of the said property and mortgaged the property against loan on 19/09/2015 vide Registration No. 3729-2015.

10) Title Report :

WHEREAS Title Report of the Land of Gut No. 94 to the extent of 81 R provided by Adv. Gokul Mahendrarao Shingare to the developers on 03/08/2016 for the period of 1987 to 2016 in his report mentioned the aforesaid land not having any encumbrances prior to the term loan.

11) Development Permission :

WHEREAS Developers have obtained Development Permission for construction of group housing scheme in Gut No. 94 (P), Tisgoan, N.U.Z. Cidco and its approved by the CIDCO Authority on 14/01/2015 vide Permission No. CIDCO/ATPO/AUR(WLJ) 2015 (BP)/03.

12) Commencement Certificate :

WHEREAS The developers have obtained building permission in the name of Land Owner for group housing project to be constructed on the land of Gut No. 94 (P) to the extent of 81 R and its approved Vide commencement certificate No.CIDCO/ATPO/ AUR(WLJ)/2015(BP)/03. Dated 14/01/2015. That, building plan approved by Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad.

13) Deed of Declaration :

WHEREAS M/s. Raaj Developers through its authorised partners executed Deed of Declaration

Sub-Registrar Class-2 Seal of Sub-Registrar Aurangabad No.-1

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U/sec 2-A of Maharashtra Apartment Ownership Act, 1970 and it's registered with Sub Registrar, Aurangabad on 12/03/2015 Vide Reg. No. 1078/2015 and name of the building is registered as ***"Raaj Swapnapurti"***.

14) Revised Building Permission:

WHEREAS The developers on behalf of the land owners have obtained revised building permission from CIDCO Authority Aurangabad for construction of the 7 buildings on the part of land of Gut No. 94 (P) to the extent of 6338 sq. mtrs. and its approved by the CIDCO Authority on 14/06/2016 vide Permission No. CIDCO/ATPO/BP/AUR(WLJ)/2016/43. dated 14/06/2016. That, building plan approved by Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad and details of the area statement descried hereunder in the commencement certificate as under :

A)Area of Plot		6338.00 sq. mtrs.
B)Total built-up area		5536.721 sq. mtrs.
C)No. of buildings		07
D)F.S.I Consumed		0.88.

Details as per Building Plan :

i) Total land area	-	8100.00 sq. mtrs.
ii) 9.00 Meter Wide Road	-	115 sq. mtrs.
iii)Net land Area	-	7985 sq. mtrs
iv] open space 10%	-	798.50 sq. mtrs
v]area under amenity 10%	-	798.50 sq. mtrs
vi)electric transformer	-	25.00 sq. mtrs
vii) Dust Bin	-	12.50 sq. mtr.
viii) water harwesting	-	12.50 sq. mtr.
ix) area under of group Hsg scheme	-	6338.00 sq. mtrs.



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Detail Statement of the Buildings :

Sr. No.	Type of Building	Nos. of Building	Unit	Total b/up area sq. mtrs.
01	A1- TYPE building	01	8	319.962 sq. mtrs
02	A2- TYPE building	01	9	458.28 sq. mtrs
03	A3- TYPE building	01	6	386.762 sq. mtrs
04	B- TYPE building	01	16	856.63 sq. mtrs
05	C1- TYPE building	01	9	489.581 sq. mtrs
06	C2- TYPE building	01	9	475.604 sq. mtrs
07	D- TYPE building	01	64	2549.902 sq. mtrs
	Total	**7**	**121**	**5536.721 sq. mtrs**

15) Correction to Deed of Declaration:

WHEREAS, Deed of Declaration executed on 12/03/2015 Vide Reg. No. 1078/2015, in this deed of declaration developers have declared to construct 4 buildings. And after revised building permission obtained to construct 5 Row of Row Houses. In A-1 Row 8 Row Houses, A-2 Row 9 Row Houses, A-3 Row 6 Row Houses, C-1 Row 9 Row Houses and C-2 Row 9 Row Houses Total 41 Row Houses. In "B" Building 16 Flats, In "D" Building 64 Flats Total 121 residential units. And Correction to Deed of Declaration executed on 20/06/2016 Vide Reg. No. 4189-2016.

16) Maha Rera Registration :

WHEREAS, Developer have Registered the project under Maharashtra Real Estate Regulatory Authority and obtained Registration Certificate of Project Vide No. P51500000594 on dated 18/07/2017.

17) Disposed off the Residential Units :

WHEREAS, developers have sold Row Houses and flats to the respective purchasers of their shares and owners shares as per details described h[illegible]

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Details of Flats :

B-Building Wing - B-1

DETAIL STATEMENT OF FLATS

Sr. No.	Name of the Purchasers	Flat No.	Floor No.	Area (in sq. mtrs.)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	(1) Mr. Iqbal Majeeram Adhav (2) Mrs. Ziyabi Majeed Adhav	Flat No. 11-103	First Floor	Carpet- 43.63	1870000/-	1950000/-	92600/-	30000/-	21-03-18	1751-2018
2	(1) Mrs. Sharada Anil Kumar (2) Mr. Anil Kumar	Flat No.14-104,	First Floor	Carpet- 47.63	1191832/-	2100000/-	126000/-	30000/-	30-07-18	7332-2018
3	(1) Mr. Shailesh Bhaskarrao Kulkarni (2) Mrs. Laxmibai Bhaskarrao Kulkarni	Flat No.B- 301	Second Floor	Carpet- 43.63	2131000/-	3170000/-	127200/-	30000/-	23-03-18	1835-2018
4	(1) Mr. Kunal Rajendra Saraswatula (2) Mrs. Kaveri Kapil Saraswatula	Flat No.B-202	Second Floor	Carpet- 43.63	1847128/-	2000000/-	120000/-	30000/-	16-07-18	6892-2018
5	Urmila Kailabu Ubale	Flat No.B-207	Second Floor	Carpet- 47.05	1947128/-	3001000/-	120120/-	30030/-	12-03-18	-/-
6	(1) Mr. Akanksha Prabhakar Ahire (2) Mrs. Rina Shivalal Ahire	Flat No.B-301	Third Floor	Carpet- 43.63	1847129/-	1950000/-	90000/-	15000/-	17-01-19	2764-2019
7	(1) Mr. Laharambar Niwrutti Daghale (2) Mr. Kiran Niwrutti Daghale	Flat No.B-302	Third Floor	Carpet- 47.63	1961000/-	1961000/-	93100/-	30000/-	28-07-18	6970-2018
8	(1) Mrs. Divya Pravin Sawant (2) Mr. Pravin Niwrutti Sawant	Flat No.B-304	Third Floor	Carpet- 47.63	1961000/-	1961000/-	85100/-	30000/-	20-03-18	2010-2018
9	(1) Mr. Prasad Purushottam Joshi (2) Mrs Purushottam Joshi	Flat No.B-401	Fourth Floor	Carpet- 47.63	1847128/-	1700000/-	102000/-	17000/-	27-03-19	3005-19
10	(1) Mr. Swapnil Kantawar Jadhav (2) Ashwini Rangrao Aghamkar	Flat No.B-402	Fourth Floor	Carpet- 43.63	1847128/-	1561000/-	78100/-	15000/-	19-03-18	903-2018
11	(1) Mrs. Anjali Sachin Srivastava (2) Mr. Sachin Shobhichand Srivastava	Flat No.14-403	Fourth Floor	Carpet- 47.63	1970832/-	1951000/-	117100/-	30030/-	11-03-19	4302-2019
12	(1) Mr. Gopal Tatacharan Agrawal (2) Aarati D/o Ashokran Vispute alias Mrs. Aarati W/o Gopal Agrawal	Flat No.B-404	Fourth Floor	Carpet- 47.63	1970832/-	1211000/-	72660/-	12110/-	05-04-19	2780-2019



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This draft prepared by Niwara Consultant Adv. Vicky J. Francis

D-Building Wing - D-1
DETAIL STATEMENT OF FLATS

Sr. No.	Name	New House No.	Floor No.	Agreement (carp. area)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	(1) Mrs. Sneha Shripad Sowale (2) Mr. Shripad Balkrishna Sowale	Flat No.D-401,	Forth Floor	Carpet- 50.16	673000/-	14,54,800/-	87300/-	14546/-	17-03-18	556/ 2018
2	Mr. Parmeshwar Mallaya Gilda	Flat No.D-153,	First Floor	Carpet- 51.30	799470/-	1331000/-	79800/-	13310/-	12-09-18	8672/ 2018
3	Meera Devi Chandrapal Singh	Flat No.D-305,	First Floor	Carpet- 54.30	1361000/-	1161000/-	81700/-	11610/-	28-12-18	1360 & 1361
4	(1) Mrs. Jayshree Ravindra Ambi (2) Mr. Ravindra Laxmikant Ambi,	Flat No.D-114,	First Floor	Carpet- 50.16	749520/-	1260000/-	75600/-	12600/-	10-04-18	3616/ 2018
5	(1) Mr. Anil Radhakrpan Magare (2) Mrs. Asmita Anil Magare	Flat No.D-113,	First Floor	Carpet- 50.30	780000/-	1420000/-	86100/-	14350/-	30-08-18	3900/ 2018
6	Sangeeta Sachindra Shahapurkar	Flat No.D-204,	Second Floor	Carpet- 50.30	1221000/-	1271000/-	63600/-	12710/-	04-04-18	2439/ 2018
7	(1) Mr. Ashish Sadashiv Lavalgi (2) Mrs. Vandana Ashish Lavalgi	Flat No.D-302,	Second Floor	Carpet- 50.30	799920/-	1432000/-	86000/-	14320/-	17-10-18	9516/ 2018
8	(1) Mr. Hamid Hamadsab Khanum (2) Mrs. Shaistabee Tanveer Khanum	Flat No.(1-7-1),	Second Floor	Carpet- 54.30	737280/-	1371000/-	82200/-	13710/-	31-05-18	3771/ 2018
9	(1) Mr. Gurusingh Hallisingh Bhati (2) Mrs. Jitendrakaur Gurusingh Bhati	Flat No.D-213,	Second Floor	Carpet- 50.30	677000/-	1274000/-	63600/-	12710/-	12-06-18	3009/ 2018
10	(1) Mr. Balvinder Dhanwant Bamboo (2) Mrs. Asha Kuldeep Chauhan	Flat No.D-302,	Third Floor	Carpet- 50.30	875400/-	1271000/-	76200/-	12710/-	26-05-18	3015/ 2018
11	(1) Mr. Sushant Vaishnavi Chaudhari (2) Mrs. Yogesh Sushant Chaudhari	Flat No.D-302,	Third Floor	Carpet- 50.30	737280/-	1271000/-	76200/-	12710/-	28-02-18	1877/ 2018
12	(1) Mr. Amol Mahesh Satpute (2) Mrs. Gauri Amol Satpute	Flat No.D-303,	Third Floor	Carpet- 50.30	727200/-	1261000/-	75600/-	10620/-	05-07-18	3327/ 2018
13	(1) Mrs. Manisha Ram Chavan (2) Mr. Datta Appasaheb Chavan	Flat No.D-316,	Third Floor	Carpet- 50.30	1211000/-	1210000/-	42500/-	12100/-	17-02-18	1654/ 2018
14	(1) Mrs. Pratiksha Sunil Chaudhari (2) Mr. Sunil Bhaskar Chaudhari	Flat No.D-313,	Third Floor	Carpet- 50.30	1211000/-	1241000/-	62100/-	12414/-	21-02-18	1412/ 2018



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16	1) Mr. Nanku Dattatray Pawar 2) Mrs. Pratibha Manik Pawar	Flat No.D-118,	Third Floor	Carpet- 30.30	777300/-	1167000/-	71000/-	12029/-	26-07-19	1784/ 2019
17	1) Mr. Mangesh Sudhir Ane 2) Mrs. Manisha Mangesh Ane	Flat No. D-901,	Ninth Floor	Carpet- 34.30	1275360/-	1268000/-	72000/-	12600/-	11-09-19	2455/ 2019
18	1) Mrs. Ashwini Sumanth Kulkarni 2) Mr. Sumanth Kashinath Kulkarni	Flat No.D-902,	Ninth Floor	Carpet- 30.20	675496/-	1026000/-	70200/-	12000/-	05-02-18	1158/ 2018
19	1) Mr. Ranjeet Vishwanath Pawar 2) Mrs. Kalpana Pongdas Pawar	Flat No.D-404,	Fourth Floor	Carpet- 24.20	537360/-	1000000/-	72000/-	12000/-	12-07-19	1417/ 2019
20	1) Mr. Sachin Sujata Gaikwadkar 2) Advocate Ashish Opalkar (also Mrs. Ashwini Wife Sachin Gaikwadkar)	Flat No.D-415,	Fourth Floor	Carpet- 30.30	777300/-	1300000/-	72000/-	12000/-	17-07-19	1524/ 2019

Wing - D-2

DETAIL STATEMENT OF FLATS

Sr. No.	Name	Flat No.	Floor	Admeasuring (in sq. mtrs.)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	S. ...
1	Mrs. Rajashri Rajaram Kulkarni	Flat No.D-006,	Ground Floor	Carpet- 29.20	1701000/-	1701000/-	85050/-	17910/-	23-02-19	1832/ 2019
2	Mrs. Rumita Rajaram Kulkarni	Flat No.D-005	First Floor	Carpet- 30.50	1791000/-	1791000/-	89550/-	17910/-	08-03-19	2206/ 2019
3	Vidyadhi Dnyaneshwar Gaikwadkar	Flat No.D-113,	First Floor	Carpet- 30.30	1731000/-	1731000/-	86550/-	17290/-	25/06/19	6008/ 2019
4	1) Mr. Vijay Subhasrao Kadu 2) Mrs. Vidya Vijay Kadu	Flat No.D-113,	First Floor	Carpet- 30.10	769420/-	1457000/-	87420/-	14570/-	15-03-19	956/ 2019
5	1) Mr. Ashok Anantrao Londhe 2) Sarika Ajit Shete Hole	Flat No.D-204,	Second Floor	Carpet- 30.30	1731000/-	1731000/-	86550/-	17310/-	01-03-19	2003/ 2019
6	1) Mr. Mahesh Madhukarrao Kadao 2) Satishkumar D/o Prem Dutt	Flat No.D-303,	Second Floor	Carpet- 30.30	1731000/-	1731000/-	86550/-	17310/-	01-03-19	2004/ 2019
7	1) Mr. Ashok Hanumant Londhe 2) Mrs. Manisha Ashok Londhe	Flat No.D-217,	Second Floor	Carpet- 30.30	1731000/-	1731000/-	86550/-	17310/-	14-03-19	2411/ 2019
8	1) Mr. Muddassir Sadashiv Thikre 2) Mrs. Priyanka Muddassir Thikre	Flat No.D-304,	Third Floor	Carpet- 34.50	875080/-	1271000/-	76200/-	12710/-	26-03-19	1972/ 2019
9	1) Mr. Lucky Chandrakant Chawla 2) Mrs. Pallavi Lucky Chawla	Flat No.D-305,	Third Floor	Carpet- 30.30	768000/-	1701000/-	77580/-	12910/-	05-03-19	2001/ 2019
10	1) Mrs. Pramila Siddhodhan Bhoyal 2) Mr. Siddhodhan Dharma Bhoyal	Flat No.D-[illegible]	Third Floor	Carpet- 30.30	875080/-	1291000/-	77580/-	12910/-	28-03-19	2073/ 2019



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11	(1)Mr. Sanjay Haridas Tangade (2)Mrs. Madhuri Sanjay Tangade	Flat No.D-213,	Third Floor	Carpet- 30.38	1291801/-	1291800/-	77500/-	1291/-	23-03-18	1841/2018
12	Mr. Gurmeet Pongal Sidhu	Flat No.D-404	Fourth Floor	Carpet- 30.38	8726.60/-	1291800/-	77580/-	1291/-	05-02-18	1214/2018
13	Mr. Gurmeet Pongal Sidhu	Flat No. D- 405	Fourth Floor	Carpet- 29.74	8,77,400/-	1261,1400/-	75,708/-	1261/-	07-02-18	1723/2018
14	(1)Mr. Gautam Jairam Gaikwad (2)Mrs. Sowmyak Gautam Gaikwad	Flat No.D-312,	Fourth Floor	Carpet- 34.44	1291800/-	1291800/-	77580/-	1291/-	10-01-18	3003/2018
15	(1)Mr. Kamalchandra Rajendram Prajapati (2)Mrs. Kamala Rajendram Prajapati	Flat No.D-413,	Fourth Floor	Carpet- 34.44	7,77,396/-	1261000/-	75,600/-	1261/-	08-06-18	3408/2018

D-Building Wing - D-2

DETAIL STATEMENT OF FLATS

Sr. No.	Name	Flat No.	Floor	Allotment Sq. Mtr. Area	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	(1)Shri. Vitthal Uddhavrao Chate (2)Mrs. Arati Vitthal Chate	Flat No.D-104,	First Floor	Carpet- 30.50	7,95,923/-	14,38,000/-	86300/-	30,000/-	29-05-18	2202/2018
2	Miss. Durgesha Sureshpathak Rajput	Flat No.D-006,	First Floor	Carpet- 30.50	7,95,923/-	14,38,000/-	86300/-	34386/-	21-09-18	4002/2018
3	(1)Mr. Ashok Manohar Telke (2)Mrs. Shivanshi Rohan Telke	Flat No.D-111,	First Floor	Carpet- 30.50	7,95,923/-	13,23,000/-	67,000/-	12,210/-	15-09-18	4158/2018
4	Miss. Kanchan Sanjay Mhaiskar	Flat No.D-206,	Second Floor	Carpet- 30.50	1002500/-	1262000/-	88000/-	13020/-	25-03-19	2180/2019
5	Smt. Vimal Wajh	Flat No.D-208,	Second Floor	Carpet- 30.50	880000/-	1261000/-	87700/-	13010/-	03-03-17	0205/2017
6	(1)Mr. Mahadeo Arun Shinde (2) Bhagyashri Sanjeev Hanse	Flat No.D-209,	Second Floor	Carpet- 30.50	880000/-	1261000/-	87700/-	13010/-	20-11-17	4063/2017
7	(1)Mr. Anubhav Nandan Wade (2)Mrs. Monika Bhaskar Wade	Flat No.D-210,	Second Floor	Carpet- 30.50	1,23,000/-	1,23,000/-	78500/-	12210/-	13-02-18	2117/2018
8	(1)Mr. Saurabh Sampatrao Kawalkar (2)Mrs. Uma Saurabh Kawalkar	Flat No.D-211,	Second Floor	Carpet- 30.50	1301600/-	1301600/-	82500/-	13010/-	30-09-18	3900/2018
9	(1)Mr. Deepak Subhakar Bhandare (2) Mrs. Trupti Deepak Bhandare	Flat No.D-306,	Third Floor	Carpet- 30.50	7,95,923/-	1291000/-	77500/-	12910/-	15-02-18	904/2018

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10	1) Mr. Vilas Ramnath Dhoore 2) Mrs. Radha Vilas Dhoore	Flat No.13-307,	Third Floor	Carpet- 36.50	[illegible]	1291600/-	77500/-	12916/-	13-02-18	988/2018
11	1) Mr. [illegible] Rao 2) Mrs. Ashlesha Hemant Rao	Flat No.13-308,	Third Floor	Carpet- 50.50	[illegible]	1291600/-	83938/-	13916/-	28-03-18	3110/2018
12	1) Mr. Charan Parmeshwar Patil 2) Mrs. Nikita Charan Patil	Flat No.13-309	Third Floor	Carpet- 50.50	678408/-	1291600/-	77500/-	12916/-	28-02-18	1067/2018
13	1) Mr. Kiran Digambar Chavan 2) Mrs. [illegible] Chavan	Flat No.13-310	Third Floor	Carpet- 50.50	1250000/-	1200000/-	66000/-	12000/-	17-05-18	4356/2018
14	1) Mr. Dhyaneshwar Ambadas Chaudhari 2) Mrs. Archana Dhyaneshwar Chaudhari	Flat No.13-311,	Third Floor	Carpet- 50.50	1271400/-	1271800/-	76200/-	12715/-	28-02-18	1870/2018
15	Mrs. Lata Vijay Mangate	Flat No.14-106,	Fourth Floor	Carpet- 36.50	1274/sq.	1290000/-	72000/-	12900/-	28-09-17	7251/2017
16	Ankit Gangadhar Gajbhiye	Flat No.13-607,	Fourth Floor	Carpet- 50.50	877800/-	1241000/-	74580/-	12410/-	28-02-18	1978/2018
17	Shaikh Ex- Tanveerul Mallan	Flat No.13-310,	Fourth Floor	Carpet- 49.50	1194840/-	1191000/-	98000/-	11916/-	24-04-18	3410/2018
18	1) Mr. Shailesh Shivajirao Ambekar 2) Mr. Shyamala Shivajirao Ambekar	Flat No.13-611,	Fourth Floor	Carpet- 50.50	900000/-	1143000/-	68600/-	11430/-	30-04-19	3099/2019

DETAILS OF ROW HOUSES A-1

Sr. No.	Name	Row House No.	Admeasuring (Sq. mtrs.)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	1) Mr. Shaikh Javaid Kalamu 2) Mr. Shahid Farah Kalamu	Row House No.A-1-18,	Carpet 35.00	917500/-	1126000/-	71200/-	14250/-	16-03-18	2167/2018
2	1) Mr. Vikrambh Shankar Landge 2) Mrs. Jaivanta Kakasaheb Landge	Row House No.A-1-17	Carpet 35.00	1911000/-	1311000/-	77600/-	13110/-	30-03-18	1817/2018
3	1) Mr. Vijaykumar Gandhi Shelke 2) Mrs. Sonal Vijaykumar Shelke	Row House No.A-1-18	Carpet 35.00	1393000/-	1311000/-	77600/-	13110/-	21-04-18	2986/2018
4	1) Mr. Vishal Vitthalrao Gawali 2) Priyanka Dr.-Exclusive Cabaret Alias Mrs. Priyanka Vishal Gawali	Row House No.A-1-19	Carpet 35.00	1300000/-	1302000/-	76000/-	14500/-	07-05-18	3511/2018
5	1) Mr. Ravindra Dhanvabhi Dande 2) Mrs. Sonal Ravindra Dande	Row House No.A-1-20	Carpet 35.00	1311000/-	1311000/-	77600/-	13110/-	13-03-18	2316/2018

Joint Sub-Registrar Class-2 Aurangabad No.-2

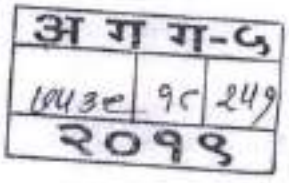
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8	(1)Mr. Dipak Devaram Shelke (2)Mrs. Vani Ajay Shelke	Row House No.A-1-21	Carpet 31.96	1551000/-	1551000/-	77600/-	15510/-	28-03-18	3208/2018
9	(1)Mr. Prakash Chandrakant Jadhav (2)Mrs. Aparna Prakash Jadhav	Row House No.A-1-22	Carpet 32.94	1650000/-	1650000/-	82500/-	16500/-	21-02-18	1726/2018
10	Mr. Sanjay Uttamrao Rane	Row House No.A-1-23	Carpet 35.99	1800000/-	1800000/-	90000/-	18000/-	07-02-18	1516/2018

DETAILS OF THE ROW HOUSE A-2 Wing

Sr. No.	Name	Row House No.	Admeasuring (Sq. Mtrs.	Govt. Value Rate	Consideration	Survey Duty	Registration Fees	Reg. Date	Reg. No.
1	(1)Mrs. Rekha Anup Singh (2)Mr. Anup Mukhtiyar Singh	Row House No.A-2-7	Carpet 40.43	2021500/-	2021500/-	101100/-	30300/-	17-03-18	4560/2018
2	Mr. Sayed Kasamali Zaidi	Row House No. A-2-8	Carpet 36.43	1821500/-	1821500/-	91100/-	18815/-	19-04-18	2807/2018
3	(1)Mr. Nandkiran Dhanraje Talekar (2)Mrs. Ashwini Nandkiran Talekar	Row House No.A-2-10	Carpet 36.44	1224836/-	1941000/-	124200/-	30818/-	12-04-18	4713/2018
4	(1)Mrs. Shaila Dilipkumar Gaud (2)Mr. Dilipkumar Hariram Gaud	Row House No.A-2-11	Carpet 36.44	1791000/-	1791000/-	89600/-	17918/-	07-02-18	1312/2018
5	(1)Mr. Shivaji Radhakrishna Gaikwad (2)Mrs. Suvarna Shivaji Gaikwad	Row House No.A-2-12	Carpet 36.44	1224836/-	1414000/-	126900/-	25339/-	26-03-18	3420/2018
7	Mr. Anil Changdev Mahawade	Row House No.A-2-13	Carpet 36.44	1368000/-	1400000/-	84000/-	16800/-	03-02-18	1158/2018
8	(1)Mr. Sunil Gokul Shewale (2)Mrs. Laxmi Puja Shewale	Row House No. A-2-14	Carpet 36.44	1800000/-	2100000/-	105000/-	21000/-	13-03-18	907/2018
9	(1)Mrs. Prabhavati Devendrasingh Thakuria (2)Mr. Devendrasingh Raghunath Thakuria	Row House No.A-2-15	Carpet 40.44	1512836/-	2100000/-	126000/-	25000/-	08-02-18	1023/2017





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DETAILS OF THE ROW HOUSE A-3 Wing

Sr. No.	Name	Row House No.	Admeasuring (R.M. Rate)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	1) Mr. Satish Baburao Shinde 2) Mrs. Manjiri Satish Shinde	Row House No. A-3-1	Carpet 45.82	7861800/-	8000000/-	480000/-	30030/-	23-08-17	4710-2017
2	Miss. Pradnya (D/o Prakash Madale	Row House No. A-3-2	Carpet 26.36	3181800/-	3181800/-	127680/-	31030/-	02-05-18	4270/2018
3	1) Mrs. Manishini Prakash Madale 2) Mr. Prayag Prakash Madale	Row House No. A-3-3	Carpet 56.30	7021680/-	7171800/-	430308/-	33119/-	03-05-18	4271-2018
4	Mr. Sandip Laxman Mhaske	Row House No. A-3-4	Carpet 56.30	2180000/-	2120000/-	127200/-	31300/-	25-04-18	4040/2018
5	Mr. Ashok Sureshrao Joshi	Row House No. A-3-5	Carpet 56.14	2800000/-	3180000/-	190800/-	30030/-	06-03-18	4102-2018
6	Mr. Gajanan Vishwanath Akhale	Row House No. A-3-6	Carpet 56.30	3068000/-	2801000/-	168060/-	23800/-	06-07-18	4393-2018

DETAILS OF THE ROW HOUSE C-1 Wing

	Name	Row House No.	Admeasuring (R.M. Rate)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	1) Mr. Vikas Chhabrao Kshirsa 2) Mrs. Lalitaee Vikas Kshirsa	Row House No. C-1-1	Carpet 49.03	3000000/-	3100000/-	186000/-	30030/-	15-06-18	4135/2018
2	1) Mr. Sunil Jagtap Patil 2) Mrs. Priyanka Sunil Patil	Row House No. C-1-2	Carpet 49.64	2982000/-	2302800/-	165480/-	23020/-	21-06-18	4393/2018
3	1) Mrs. Asmi Santosh Sonawane 2) Mr. Santosh Dhanaraj Sonawane	Row House No. C-1-3	Carpet 49.03	3000000/-	3000000/-	147000/-	30030/-	09-07-18	4586/2018
4	1) Mrs. Sonia Popat Gaikwad 2) Mr. Popat Raghunath Gaikwad	Row House No. C-1-4	Carpet 49.00	2940000/-	3234000/-	113400/-	22800/-	30-04-18	3965/2018
5	Mr. Nikolas Keshav Bhagore	Row House No. C-1-5	Carpet 49.00	2130000/-	3190000/-	107100/-	31030/-	17-02-18	3035/2018
6	Mr. Ashok Shamrao Sonawal	Row House No. C-1-6	Carpet 49.00	3000000/-	3150000/-	157500/-	31030/-	30-05-18	4333/2018

Sub-Registrar of the Joint Sub-Registrar Class-2, Aurangabad-2

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7	1) Mrs. Sonali Sachin Kalekar 2) Mr. Sachin Bhimrao Kalekar	Row House No.C-1-7	Carpet 39.03	1391410/-	2600000/-	104000/-	26000/-	29-03-18	3300/2018
8	1) Mr. Deepak Sanjay Lalwani 2) Smt. Vrishali Sanjay alias Mrs. Jyoti Dhanraj Lalwani	Row House No.C-1-8	Carpet 49.03	2480000/-	3100000/-	125000/-	30000/-	28-03-18	3231/2018
9	Mrs. Sonal Anesh Wilson	Row House No.C-1-9	Carpet 40.00	1429000/-	2575000/-	103000/-	25750/-	02-02-18	1126/2018

DETAILS OF THE ROW HOUSE C-2 Wing

Sr. No.	Name	Row House No.	Admeasuring (Sq. mtrs.)	Govt. Valuation	Consideration	Stamp Duty	Registration Fees	Reg. Date	Reg. No.
1	[illegible]	Row House No.C-2-1	Carpet 40.28	1198726/-	2075000/-	[illegible]	2075/-	[illegible]	9550/2018
2	1) Mr. Devyani Pramod Mengnanis Bhatija Wadekar 2) Mrs. Sweeta Devyani Pramod Mengnanis	Row House No.C-2-2	Carpet 40.28	1197680/-	2137000/-	160300/-	22276/-	27-04-18	8081/2018
3	1) Mr. Subhasree Ramesan Rathod 2) Mrs. Veena Subhasree Rathod	Row House No.C-2-3	Carpet 40.28	1198680/-	2150000/-	129000/-	22500/-	03-03-18	23/2018
4	1) Mr. Vishwajit Subhasree Pandya 2) Mrs. Priyanka Vishwajit Pandya	Row House No.C-2-4	Carpet 40.28	1197680/-	2146000/-	146000/-	22860/-	02-03-18	10085/2018
5	1) Mr. Gaurav Shantaram Damodare 2) Hemangi Tru Anitha Wagh Alias Mrs. Hemangi Wife Gaurav Damodare	Row House No.C-2-6	Carpet 40.28	1198728/-	2337000/-	140500/-	23370/-	25-03-18	11931/2018
6	1) Kalpana D/o Dadasaheb Yadav 2) Mr. Somnath Bhausaheb Ugale	Row House No.C-2-7	Carpet 40.28	2152000/-	2252000/-	141100/-	22520/-	27-08-18	8688/2018
7	1) Mr. Pradeep Laxmanrao Sarvanande 2) Sarvanda D/o Hanu Lal Arya Alias Mrs. Sarvanda Wife Pradeep Sarvanande	Row House No.C-2-8	Carpet 40.28	2150000/-	2300000/-	138000/-	23000/-	16-04-18	3615/2018
8	1) Mr. Gowardhan Balkrishna Bankar 2) Mrs. Yogini W/o Gowardhan Bankar	Row House No.C-2-9	Carpet 40.28	1197680/-	1900000/-	114000/-	19000/-	02-04-18	3167/2018



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B-Building Wing - B-1

BOUNDARIES OF FLATS

Sr. No.	Name	Flat No.	Floor No.	East	West	North	South
1	1) Mr. Rahul Manmohan Adhav 2) Mrs. Gayatri Manoj Adhav	Flat No.B-101,	First Floor	Internal Road	Flat No. B-102	Side Margin & Internal Road Thereafter	Flat No. B-101
2	1) Mrs. Sharmila Anil Kumar 2) Mr. Anil Kumar	Flat No.B-104,	First Floor	Side Margin & Road Thereafter	Flat No. B-103	Flat No. B-103	Side Margin & Road Thereafter
3	1) Mr. Shailesh Bhaskarrao Kulkarni 2) Mrs. Tanushka Shailesh Kulkarni	Flat No.B-201	Second Floor	Flat No. B-204	Side Margin & Internal Road Thereafter	Flat No. B-202	Side Margin & Road Thereafter
4	1) Mr. Kapil Rajendra Suryawanshi 2) Mrs. Kirtan Kapil Suryawanshi	Flat No.B-202	Second Floor	Flat No. B-203	Side Margin	Side Margin	Flat No. B-201
5	Gandhe Gorkshi Dhola	Flat No.B-205	Second Floor	Internal Road	Flat No. B-207	Side Margin & Internal Road Thereafter	Flat No. B-204
6	1) Mr. Jitendra Prabhakar Ahire 2) Mrs. Rina Jitendra Ahire	Flat No.B-301	Third Floor	Flat No. B-304	Side Margin & Internal Road Thereafter	Flat No. B-302	Side Margin & Road Thereafter
7	1) Mrs. Unkeshar Hemant Deshmukh 2) Mr. Uday Nivrutti Deshmukh	Flat No.B-303	Third Floor	Side Margin & Road Thereafter	Flat No. B-302	Side Margin & Internal Road Thereafter	Flat No. B-304
8	1) Mrs. Deepa Pravin Sawant 2) Mr. Pravin Sanjay Sawant	Flat No.B-304	Third Floor	Side Margin & Road Thereafter	Flat No. B-303	Flat No. B-303	Side Margin & Road Thereafter
9	1) Mr. Prasad Purushottam Joshi 2) Mrs. Pooja Purushottam Joshi	Flat No.B-401	Fourth Floor	Flat No. B-404	Side Margin & Internal Road Thereafter	Flat No. B-402	Side Margin & Road Thereafter
10	1) Mr. Brijesh Kanaiyalal Jadhav 2) Adv. Rangalal Agharekar	Flat No.B-402	Fourth Floor	Flat No. B-403	Side Margin	Side Margin	Flat No. B-401
11	1) Mrs. Rupali Sachin Sonawane 2) Mr. Sachin Shrikrishna Sonawane	Flat No.B-403	Fourth Floor	Side Margin & Road Thereafter	Flat No. B-402	Side Margin & Internal Road Thereafter	Flat No. B-404
12	1) Mr. Gopal Tarachand Agarwal 2) Smt. Dr. Ashalata Vinayak alias Mrs. Meena Wife Gopal Agarwal	Flat No.B-404	Fourth Floor	Side Margin & Road Thereafter	Flat No. B-403	Flat No. B-403	Side Margin & Road Thereafter

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Sub-Registrar Class-I Aurangabad No.-5

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D-Building Wing - D-1

BOUNDARIES OF FLATS

Sr. No.	Name	Flat No.	Floor No.	East	West	North	South
1	1) Mrs. Smita Shrijeet Sawale 2) Mr. Shrijeet Mahaveer Sawale	Flat No.D-101,	First Floor	Flat No. D-116	Flat No. D-103	Corridor/ Lobby	Side Margin
2	Mr. Thiyagarajan Mathiyan Kalidas	Flat No.D-102,	First Floor	Passage & Duct	Side Margin	Flat No. D-103	Side Margin
3	1 Sharan Hari Chandrajeet Singh	Flat No.D-103,	First Floor	Passage & Duct	Side Margin	Flat No. D-104	Flat No. D-102
4	1) Mrs. Jayashree Ravindra Joshi 2) Mr. Ravindra Laxmikant Joshi	Flat No.D-111,	First Floor	Side Margin	Corridor/Lobby	Flat No. D-117	Flat No. D-111
5	1) Mr. Anil Krishnarao Mugane 2) Mrs. Anita Anil Mugane	Flat No.D-114,	First Floor	Internal Road	Flat No. D-113	Flat No. D-114	Side Margin
6	Swapnil Sahjeet Bhalerao	Flat No.D-201,	Second Floor	Flat No. D-216	Flat No. D-202	Passage / Corridor	Side Margin
7	1) Mr. Ashok Sahadev Landge 2) Mrs. Rohini Ashok Landge	Flat No.D-202,	Second Floor	Passage & Duct	Side Margin	Flat No. D-203	Side Margin
8	1) Mr. Gayak Nimanabh Khairnar 2) Mrs. Bhagyashri Dnyani Khairnar	Flat No.D-214,	Second Floor	Side Margin	Corridor/Lobby	Flat No. D-215	Flat No. D-213
9	1) Mr. Ratansingh Harisingh Rhan 2) Mrs. Jasmeet Ratansingh Rhan	Flat No.D-213,	Second Floor	Road	Corridor/ Lobby	Flat No. D-214	Side Margin
10	1) Mr. [illegible] (Bhavika) Dandia 2) Mrs. Asha Devendra Dandia	Flat No.D-301,	Third Floor	Flat No. D-316	Flat No. D-303	Corridor/ Lobby	Side Margin
11	1) Mr. Sankar Vishwas Chowdhar 2) Mrs. Triveni Sankar Chowdhar	Flat No.D-302,	Third Floor	Passage & Duct	Side Margin	Flat No. D-303	Side Margin
12	1) Mr. Amol Mahada Pajpatil 2) Mrs. Roshan Amol Satpute	Flat No.D-305,	Third Floor	Passage & Duct	Side Margin	Flat No. D-304	Flat No. D-302
13	1) Mrs. Mamata Hastu Chavan 2) Mr. Hasu Apparao Chavan	Flat No.D-311,	Third Floor	Side Margin	Corridor/Lobby	Flat No. D-313	Flat No. D-311
14	1) Mrs. Preeti Sunil Choudhari 2) Mr. Sunil Roshan Choudhari	Flat No.D-313,	Third Floor	Internal Road	Flat No. D-316	Flat No. D-314	Side Margin
15	1) Mr. Nanda Ganapatrao Pawar 2) Mrs. Pratibha Nanda Pawar	Flat No.D-316,	Third Floor	Flat No. D-313	Flat No. D-301	Passage / Corridor	Side Margin
16	1) Mr. Swapnil Sachin Aata 2) Mrs. Manisha Mangesh Aata	Flat No.D-401,	Fourth Floor	D-416	Flat No. D-402	Corridor/ Lobby	Side Margin

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17	1) Mrs. Kishori Somnath Kanwal 2) Mr. Somnath Kanhaiah Kanwal	Flat No.D-027,	Fourth Floor	Passage & Duct	Side Margin	Flat No. D-028	Side Margin
18	1) Mr. Dnyaneshwar Vishwanath Parve 2) Mrs. Kalpana Dnyaneshwar Parve	Flat No.D-031,	Fourth Floor	Side Margin	Corridor Lobby	Flat No. D-032	Flat No. D-030
19	1) Mr. Sachin Sopan Gavhankar 2) Ashwini Ashok Upadhye alias Mrs. Ashwini Mrs Sachin Gavhankar	Flat No. D-035,	Fourth Floor	Internal Road	Corridor & Flat No. D-034	Flat No. D-033	Side Margin

D-Building Wing - D-2

BOUNDARIES OF FLATS

Sr. No.	Name	Flat No.	Floor No.	East	West	North	South
1	Mrs. Rukmini Ramesh Kulkarni	Flat No.D-101,	First Floor	Corridor Lobby	Side Margin	Flat No. D-102	Flat No. D-100
2	Mrs. Revati Ramesh Kulkarni	Flat No.D-105,	First Floor	Corridor Lobby	Side Margin	Flat No. D-106	Flat No. D-104
3	Vibhakar Murlidhar Gavhankar	Flat No.D-112,	First Floor	Side Margin	Corridor Lobby	Flat No. D-111	Flat No. D-113
4	1) Dr. Vijay Sakharam Kache 2) Mrs. Vidya Vijay Kache	Flat No.D-115,	First Floor	Side Margin	Corridor Lobby	Flat No. D-114	Flat No. D-116
5	1) Mr. Ashok Ajinkyam Gandhe 2) Sarvesh Div Renu Dhote	Flat No.D-201,	Second Floor	Corridor Lobby	Side Margin	Flat No. D-200	Flat No. D-202
6	1) Mr. Mahesh Madhukarrao Bodge 2) Sau.Mahesh Div.Renu Dhote	Flat No.D-208,	Second Floor	Corridor Lobby	Side Margin	Flat No. D-206	Flat No. D-204
7	1) Mr. Kishor Pandurang Undre 2) Mrs. Manisha Kishor Undre	Flat No.D-217,	Second Floor	Internal Road	Corridor Lobby	Flat No. D-211	Flat No. D-213
8	1) Mr. Madhavdev Shrikishn Deke 2) Mrs. Priyanka Madhavdev Deke	Flat No.D-308,	Third Floor	Passage Corridor	Side Margin	Flat No. D-305	Flat No. D-309
9	1) Mr. Umesh Chandrakant Chanda 2) Mrs. Rekha Umesh Chanda	Flat No.D-303,	Third Floor	Corridor Lobby	Side Margin	Flat No. D-304	Flat No. D-302
10	1) Mrs. Purnima Siddheshwar Bagul 2) Mr. Siddheshwar Dharma Bagul	Flat No.D-312,	Third Floor	Side Margin	Corridor Lobby	Flat No. D-310	Flat No. D-312
11	1) Mr. Sanjay Bhaskar Tangade 2) Mrs. Madhavi Sanjay Tangade	Flat No.D-313,	Third Floor	Internal Road	Corridor	Flat No. D-312	Flat No. D-314
12	Mr. Gautam Dnyane Salve	Flat No.D-316,	Fourth Floor	Corridor Lobby	Side Margin	Flat No. D-315	Flat No. D-317
13	Mr. Shrikant Pandit Salve	Flat No.D-319,	Fourth Floor	Corridor Lobby	Side Margin	Flat No. D-320	Flat No. D-318



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12	(1) Mr. Gautam Jairam Gaikwad (2) Mrs. Somyata Gautam Gaikwad	Flat No.D-412	Fourth Floor	Side Margin	Corridor/Lobby	Flat No. D-411	Flat No. D-413
13	(1) Mr. Ramakrishnada Bagadeorao Patgaonkar (2) Mrs. Nanda Bagadeorao Patgaonkar	Flat No.D-413,	Fourth Floor	Internal Road	Corridor	Flat No. D-412	Flat No. D-414

D-Building Wing - D-3

BOUNDARIES OF PLATS

Sr. No.	Name	Flat No.	Floor No.	East	West	North	South
1	(1) Mr. Vitthal Gulabrao Ghate (2) Mrs. Sati Vitthal Ghate	Flat No.D-108	First Floor	Flat No. D-104	Flat No. D-107	Side Margin	Corridor/ Lobby
2	Miss. Dnyaneshwari Bhanudasrao Wagare	Flat No.D-109	First Floor	Flat No. D-110	Flat No. D-108	Side Margin	Staircase & Passage
3	(1) Mr. Dahyan Mhaskar Tetkar (2) Mrs. Shaveta Bobar Tetkar	Flat No.D-111,	First Floor	Side Margin	Corridor/Lobby	Flat No. D-110	Flat No. D-112
4	Miss. Kanchan Sanjay Mhaskar	Flat No.D-206	Second Floor	Portal & Door	Side Margin	Flat No. D-207	Flat No. D-205
5	Baby Vitthal Wagh	Flat No.D-208,	Second Floor	Flat No. D-209	Flat No. D-207	Side Margin	Corridor/ Lobby
6	(1) Mr. Prabhakaran Soma Shinde (2) Bhagyashri Sanjivan Mahtar	Flat No.D-204,	Second Floor	Flat No. D-205	Flat No. D-203	Side Margin	Staircase& Passage
7	(1) Mr. Sandeep Bhaskar Borle (2) Mrs. Manisha Bhaskar Borle	Flat No.D-210,	Second Floor	Side Margin	Lobby & Flat No. D-209	Side Margin	Flat No. D-211
8	(1) Mr. Ravindra Rangnathrao Kanwalkar w/o Mrs. Usha Ravindra Kanwalkar	Flat No.D-212,	Second Floor	Side Margin	Corridor/Lobby	Flat No. D-210	Flat No. D-212
9	(1) Mrs. Deepali Sudhakar Dhondare (2) Mrs. Yogita Deepak Dhondare	Flat No.D-304	Third Floor	Portal & Door	Side Margin	Flat No. D-303	Flat No. D-305
10	(1) Mr. Vilas Ramnath Divate (2) Mrs. Radha Vilas Divate	Flat No.D-307,	Third Floor	Flat No. D-308	Side Margin	Side Margin	Flat No. D-306
11	(1) Mr. Hemant Shankarji Rao (2) Mrs. Jaybala Hemant Rao	Flat No.D-308,	Third Floor	Flat No. D-309	Flat No. D-307	Side Margin	Corridor/ Lobby
12	(1) Mr. Chetan Ramakant Patil (2) Mrs. Nikita Chetan Patil	Flat No.D-309,	Third Floor	Flat No. D-310	Flat No. D-308	Side Margin	Staircase & Passage
13	(1) Mr. Kiran Limbanna Chavan (2) Mrs. Kali Kiran Chavan	Flat No.D-410,	Third Floor	Side Margin	Flat No. D-409	Side Margin	Flat No. D-411
14	(1) Mr. Dnyaneshwar Aatibahu Chaudhari (2) Mrs. Archana Dnyaneshwar Chaudhari	Flat No.D-411,	Third Floor	Side Margin	Corridor/Lobby	Flat No. D-210	Flat No. D-312



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15	Mrs. Lata Vijay Mahajan	Flat No.D-404,	Fourth Floor	Passage & Staircase	Side Margin	Flat No. D-107	Flat No. D-123
16	Asha Gangaram Vedpathak	Flat No.D-407,	Fourth Floor	Flat No. D-408	Side Margin	Side Margin	Flat No. D-406
17	Nandi Tanishtad Mahar	Flat No.D-410,	Fourth Floor	Side Margin	Lobby & Flat No. D-409	Side Margin	Flat No. D-411
18	1) Mr. Shrikant Shivajirao Ambekar 2) Mrs. Priyanka Shivajirao Ambekar	Flat No.D-412,	Fourth Floor	Side Margin	Corridor/Lobby	Flat No. D-410	Flat No. D-413

BOUNDARIES OF NEW HOUSE

Sr. No.	Name	New House No.	East	West	North	South
1	1) Mrs. Medha Shrikant Kulkarni 2) Mr. Shrikant Pandit Kulkarni	Row House No.A-1-16	Side Margin	Internal Road	Side Margin	New House No. A-1-17
2	1) Mr. Kalyanrao Shankar Landge 2) Mrs. Devananda Kalyanrao Landge	New House No.A-1-17	Side Margin	Internal Road	New House No. A-1-16	New House No. A-1-18
3	1) Mr. Vijaykumar Kondiba Jhadav 2) Mrs. Sonal Vijaykumar Jhadav	New House No.A-1-18	Side Margin	Internal Road	New House No. A-1-17	New House No. A-1-19
4	1) Mr. Vishal Vitthalrao Gaikwad 2) Priyanka D/o Kishor Chhatre Alias Mrs. Priyanka Vishal Gaikwad	New House No.A-1-19	Side Margin	Internal Road	New House No. A-1-18	New House No. A-1-20
5	1) Mr. Ravindra Bhausaheb Tamke 2) Mrs. Sonal Ravindra Bhande	New House No.A-1-20	Side Margin	Internal Road	New House No. A-1-19	New House No. A-1-21
6	1) Mr. Ajay Chhanesar Shelke 2) Mrs. Tara Puja Jadhav	New House No.A-1-21	Side Margin	Internal Road	New House No. A-1-20	New House No. A-1-22
7	1) Mr. Prakash Chandrakant Jadhav 2) Mrs. Aparna Prakash Jadhav	New House No.A-1-22	Side Margin & Compound wall	Aurangabad Road & A-2 Building	New House No. A-1-21	New House No. A-1-23
8	Mr. Sanjay Chhanesar Shete	New House No.A-1-23	Side Margin	Internal Road	New House No. A-1-22	Side Margin & road thereafter

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BOUNDARIES OF NEW HOUSE

Sr. No.	Name	New House No.	East	West	North	South
1	1) Mrs. Rohida Ansar Sayyed 2) Mr. Ansar Abdulsamad Sayyed	New House No.A-2-7	Internal Road	Side Margin	Side Margin (2-3 Meter Wide)	New House No. A-2-8
2	Mr. Saidul Hasanain Zaki	New House No.A-2-8	Internal Road	Side Margin	New House No. A-2-9	New House No. A-2-10
3	1) Mr. Sambhaji Bhimrao Talekar 2) Mrs. Ashwini Sambhaji Talekar	New House No.A-2-10	Internal Road	Side Margin	New House No. A-2-9	New House No. A-2-11



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3	1) Mrs. Shalu Dilipkumar Goel 2) Mr. Dilipkumar Ramswar Goel	Row House No.A-1-11	Internal Road	Side Margin & Internal Road Thereafter	Row House No. A-2-10	Row House No. A-2-12
4	1)Mr. Shravan Radhakrishna Gondeda 2) Mrs. Sonali Sravan Gondeda	Row House No. A-2-13	Internal Road	Side Margin & Internal Road Thereafter	Row House No. A-2-11	Row House No. A-2-13
5	Mr. Anil Champalal Maheswari	Row House No.A-2-15	Internal Road	Side Margin & Thereafter Internal Road	Row House No. A-2-12	Row House No. A-2-14
6	1) Mr. Raju Gulab Khatri 2) Mrs. Leena Raju Thakreja	Row House No. A-2-16	Internal Road	Side Margin	Row House No. A-2-13	Row House No. A-2-15
7	1) Mrs. Varshini Omprakash Mathuria 2) Mr. Omprakash Raghunath Mathuria	Row House No. A-2-17	Internal Road	Side Margin & Internal Road thereafter	Row House No. A-2-14	Side Margin & Internal Road thereafter

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BOUNDARIES OF ROW HOUSE

Sr. No.	Name	Row House No	East	West	North	South
1	1) Mr. Ashish Ashwini Shinde 2) Mrs. Pranjal Ashish Shinde	Row House No.A-A-1	Row House No. A-2-2	Side Margin	Side Margin	Side Margin & Internal Road Thereafter
2	Mrs. Pradnya Dr. Prakash Mankle	Row House No.A-A-2	Row House No. A-2-1	Row House No. A-2-3	Side Margin	Side Margin & Internal Road Thereafter
3	1) Mrs. Shraddha Prakash Mankle 2) Mr. Prajyot Prakash Mankle	Row House No.A-2-3	Row House No. A-2-4	Row House No. A-2-2	Side Margin	Side Margin
4	Mr. Sachin Ashok Mhaske	Row House No.A-2-4	Row House No. A-2-5	Row House No. A-2-3	Side Margin	Side Margin
5	Mr. Ashok Sonyabapu Gade	Row House No.A-2-5	Row House No. A-2-6	Row House No. A-2-4	Side Margin	Side Margin & Thereafter Internal Road
6	Mr. Gajanan Vishwanath Bhale	Row House No.A-2-6	Side Margin	Row House No. A-2-5	Side Margin	Side Margin & Internal Road Thereafter



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BOUNDARIES OF ROW HOUSE

Sr. No.	Name	Row House No.	East	West	North	South
1	(1) Mr. Vikas Chidhawan Patwari (2) Mrs. Kshitava Vikas Kakasa	Row House No. C-1-1	Row House No. C-1-2	Side Margin & road thereafter	Side Margin	Side Margin & road thereafter
2	(1) Mr. Sunil Jagtap Patil (2) Mrs. Priyanka Sunil Patil	Row House No. C-1-2	Row House No. C-1-3	Row House No. C-1-1	Row House No. C-2-2	Internal Road
3	(1) Mr. Amey Devaraj Mamadapur (2) Mr. Santosh Uttamrao Mamadapur	Row House No. C-1-3	Row House No. C-1-4	Row House No. C-1-2	Row House No. C-2-3	Internal Road
4	(1) Mrs. Smita Popat Gaikwad (2) Mr. Popat Raghunath Gaikwad	Row House No. C-1-4	Row House No. C-1-5	Row House No. C-1-3	Row House No. C-2-4	Internal Road
5	Mr. Rahulsa Kashav Bhagwat	Row House No. C-1-5	Row House No. C-1-6	Row House No. C-1-4	Side Margin	Side Margin
6	Mr. Ashish Shamrao Sawant	Row House No. C-1-6	Row House No. C-1-7	Row House No. C-1-5	Side Margin	Side Margin & internal road thereafter
7	(1) Mrs. Smruti Sanjay Kadekar (2) Mr. Sanjay Bhanudas Kadekar	Row House No. C-1-7	Row House No. C-1-8	Row House No. C-1-6	Side Margin	Side Margin & internal road thereafter
8	(1) Mr. Deepak Sunil Lalasar (2) Smt. Vibhuti Satpute alias Mrs. Jyoti Deepak Lalasar	Row House No. C-1-8	Row House No. C-1-9	Row House No. C-1-7	Side Margin	Side Margin & internal road thereafter
9	Mrs. Sonal Arvind Widera	Row House No. C-1-9	Side Margin & internal Road thereafter	Row House No. C-1-8	Side Margin	Side Margin & internal road thereafter

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BOUNDARIES OF ROW HOUSE

Sr. No.	Name	Row House No.	East	West	North	South
1	Rupali Dilip Chavanshikar Pawar	Row House No. C-2-1	Row House No. C-2-2	Side Margin & Road thereafter	Approach & Garden thereafter	Side Margin
2	(1) Mr. Deepak Prasad Jetirgaonkar Pratap Mishra (2) Mrs. Sonali Deepak Prasad Mishra	Row House No. C-2-2	Row House No. C-2-3	Row House No. C-2-1	Approach & Garden thereafter	Side Margin
3	(1) Mr. Sukhanan Ramesh Rathod (2) Mrs. Nirmal Sukhanan Rathod	Row House No. C-2-3	Row House No. C-2-4	Row House No. C-2-2	Approach & Garden thereafter	Side Margin
4	(1) Mr. Vishwajit Sukhanan Pandit (2) Mrs. Priyanka Vishwajit Pandit	Row House No. C-2-4	Row House No. C-2-5	Row House No. C-2-3	Approach & Garden thereafter	Side Margin

Seal of the Joint Sub-Registrar Class-2 Aurangabad No-5

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5	1) Mr. Gaurav Shantaram Dastalakar 2) Mr. Nilesh S/o Siddhu Wagh Alias Mrs. Hansraj W/o Gaurav Dastalakar	Row House No.C-24	Row House No.C-17	Row House No.C-18	Approach & Garden thereafter	Side Margin
6	1) Mr. Sunil S/o Gulabrao Valke 2) Mrs. Sonali W/o Sunil Valke	Row House No.C-25	Row House No.C-16	Row House No.C-26	Approach & Garden thereafter	Side Margin
7	1) Mr. Pankaj Laxmikant Satpute 2) Mr. Sachin S/o Dattu Lad Alias Mrs. Manisha W/o Pankaj Satpute	Row House No.C-26	Row House No.C-15	Row House No.C-27	Approach & Garden thereafter	Side Margin
8	1) Mr. Govardhan Pukhraj Jaiskar 2) Mrs. Sujata W/o Govardhan Jaiskar	Row House No.C-27	Side Margin & Internal Road thereafter	Row House No.C-28	Approach & Garden thereafter	Side Margin

18) Stamp Duty & Reg. Fees :

WHEREAS, purchasers have paid stamp duty on higher side of the government valuation / consideration. If any purchasers have paid less stamp duty & Reg. fees, as per above schedule, the purchasers shall be responsible to pay difference amount of stamp duty, reg. fees and penalties to the concerned competent authority.

19) Possession :

WHEREAS, the purchasers have paid full and final payment to the developers against the consideration of purchased flat/Row houses And thereafter the developers have delivered possession of flats/ Row houses to the respective purchasers.

20) Occupancy Certificate:

WHEREAS, Developers have completed construction of the ***Raaj Swapnapurti*** in all respect and occupancy certificate obtained from Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad on 26/04/2018 vide permission No. CIDCO/ATPO/AUR(WL)/2018(OC)/07. In this occupancy certificate Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad has granted total b/up area as under :

i) Proposed built-up area	:	5553.656 sq.mts
ii) Total built up area	:	5553.656 sq.mts
iii) F.S.I Consumed	:	0.88
iv) Plot area	:	6338.00 sq.mts

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-3

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21) U/sec 10 (1) :

WHEREAS, after disposed off 51% flat / row houses, the developers are responsible to take initiative for formation of the society U/sec. 10 (1) of the MOFA Act 1963. However, developers have signed "Z Form" on 23/08/2018 for registration of society.

22) Promoters Meeting :

WHEREAS, meeting of the all flat and Row houses purchasers held on 29/01/2019 in this meeting all the flat/Row houses purchasers have decided to remove the deed of declaration and correction to declaration U/sec 14 of the Maharashtra Apartment Ownership Act 1970. In this meeting vide Resolution No. 2, chief promoter elected and in the same meeting decided to form the co-operative housing society.

23) Registration of society :

WHEREAS Raaj Swapnapurti flat owners Sahkari Gruhnirman Sanstha Maryadit, Survey No. 94[P], CIDCO Mahanagar-1,Tisgaon, Aurangabad. A society is registered under the provisions of Maharashtra Co-op. Societies Act, 1960 U/s. 9(1) vide Reg. No.AGD/AGD/HSG/TC/941/2019, dated 06/03/2019.

24) Letter of the developers :

WHEREAS, the M/s. Raaj Developers have issued letter to the Chairman and Secretary of the society on 09/08/2019 for conveyance of the title of the land, building and common property in favour of the society and inform the Chairman and Secretary to approach the Advocate and finalized the draft of conveyance deed.

25) Approval of the draft:

WHEREAS, the draft of conveyance deed approved in the Special General Body Meeting of the society held on 03/05/2019., Vide Resolution No. 5. In this meeting authorized the Chairman and Secretary to sign conveyance deed on behalf of the society and its members.

26) Dues and liabilities :

WHEREAS, the developers have agreed to clear all the dues of CIDCO, Revenue Department, M.S.E.B., charges or

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This draft prepared by Advocate Adv. Vishy J. Pravin

Any other liability till the sale deed of the flat / row house executed in favour of the purchasers. Thereafter individual purchaser are responsible to pay charges of the CIDCO, Tisgaon Grampanchayat, Revenue Department, Electricity, Water charges from their cost.

27) Joint and Several liabilities :

WHEREAS being joint and several liabilities, the society has agreed to pay N. A. assessment charges, electricity bill, water charges or any other dues if not paid by any flat / row house purchasers after clearance liabilities and dues. The society is entitle to recover all the dues, penalties from the defaulter U/sec. 101 of the MCS Act 1960.

28) Release Deed :

WHEREAS, the developers have obtained project loan from State Bank of Patiala, now merged in State Bank of India. That, total loan paid by the developers against the part of land of Gut No. 94 to the bank and the bank has released the mortgaged property Vide Letter No. Pile/ADV/NOC/Raaj Devel/dated 16/07/2018.

29) Bank Loan & Mortgage :

WHEREAS, the individual flat and Row houses purchasers have obtained loan in the individual capacity from various bank, for purchase of the flat and Row houses. The individual purchasers have mortgaged his/ her flats/ Row houses to the bank against sanction loan. The developers have provided No Objection to the flat/ Row houses purchasers to obtain loan from bank for purchase of the flats / Row houses. The developers have provided NOC to the individual purchaser. In this NOC, the developers have undertaken after registration of the society, the developers shall be informed the managing committee to maintain the record of mortgagor and mortgagee. The society has agreed to maintain record of the mortgagor and mortgagee without written permission of the bank, the society will not issue share certificate, allotment letter to the seller/ transferor. After conveyance deed the charges of bank, mortgagors and mortgagees remain as it is and where it is.

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Summary1 (GeethnamBhag-1)

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दस्त गोषवारा भाग-1

अवस 5 २४८ - २५१
दस्त क्रमांक: 7539/2019

दस्त क्रमांक: अवस5 /7539/2019

बाजार मूल्य: रु. 0/- मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु.10,400/-

दु. नि. सह. दु. नि. अवस5 यांचे कार्यालयात

अ. क्रं. 7539 वर दि.27-12-2019

रोजी 5:55 प.नं. ला. हजर केला.

पावती:11913 पावती दिनांक: 27/12/2019

सादरकरणाऱ्याचे नाव: विशाल वेचार - राज मल्हारपुरी वगैरे
जॉइन्ट सहकारी सुदनिबंधक साखा क्र. ५ चे चेअरमन - श्री सुधाकर मल्हारराव चौधरी .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1980.00
पृष्ठांची संख्या: 99	
एकूण:	2080.00

दस्त हजर करणाऱ्याची सही:

कमी दस्त होता मुल्क रु. 3040/-
पा.क्रं. 11913 दि. 27.12.2019 चे चलन

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: करारनामा डील

मुद्रांक शुल्क: (एक) सोयगावही महानगरपालिकेच्या हद्दीत किंवा त्यालगत असलेल्या सीमावाही बदक क्षेत्राच्या हद्दीत किंवा उप-क्षेत्र (उप) पर्यंत समूह न केलेल्या सोयगावही नागरी क्षेत्रात

सिद्धता क्र. 1 27 / 12 / 2019 05 : 55 : 01 PM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 27 / 12 / 2019 05 : 56 : 22 PM ची वेळ: (फी)

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.5

Summary-2(दस्त गोषवारा भाग - २)

27/12/2019 6:10:10 PM

दस्त गोषवारा भाग-2

बुक5 २४७ - २४९
दस्त क्रमांक:7539/2019

दस्त क्रमांक :अनव5/7539/2019
दस्ताचा प्रकार :-कन्व्हेन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:देवार - मे. राज इंडस्ट्रियल तर्फे भागीदार - श्री. राजेंद्र रेवणकर देवगडा व इतर 6 यांच्या तर्फे मु.म. म्हणून अधिकृत पार्टनर म्हणून श्री. राजेश्वर कनईयालाल भावडा - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी नं: -, रोड नं: सिडको, औवाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	विहुन देवार वय :-54 स्वाक्षरी:-		
2	नाव:विहुन पेवार - राज स्वप्नपुर्ती प्लॉट ओनर्स सहकारी गृहनिर्माण संस्था म. तर्फे चेअरमन - श्री सुनील पवनसेठ चौधरी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी नं: -, रोड नं: सिल्लोड औवाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	विहुन पेवार वय :-33 स्वाक्षरी:-		
3	नाव:विहुन पेवार - राज स्वप्नपुर्ती प्लॉट ओनर्स सहकारी गृहनिर्माण संस्था म. तर्फे सेक्रेटरी श्री अनिल चालीस मगरारे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी नं: -, रोड नं: सिल्लोड औवाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	विहुन पेवार वय :-34 स्वाक्षरी:-		
4	नाव:प्लॉट ओनर - श्री. भागवत खंडारजी मदर 2. श्री. हेमंतकुमार विमलकुमार सिंहरेवाला वांच्या तर्फे मु.म. म्हणून अधिकृत पार्टनर मे. राज इंडस्ट्रियल तर्फे पार्टनर 1 ते 6 यांच्या तर्फे कबुली जबाब देणार म्हणून राजेश्वर कनईयालाल भावडा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी नं: -, रोड नं: सिडको, औवाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	विहुन पेवार वय :-54 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तसाकबील कन्व्हेन्स डीड या दस्त ऐवज करुन दिल्याचे कबुल करतात.
दिनांक:3 पी वेळ:27 / 12 / 2019 06 : 08 : 32 PM

शेरा :-
वरील दस्त माझे निदर्शनास आणला की ते दस्तऐवज करुन देणा-यांनी स्वतः येऊनच, व त्यांची ओळख पटविली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटाचा ठसा
1	नाव:सोपान आसकर गोडे - - वय:29 पत्ता:औवाद पिन कोड:431001	स्वाक्षरी		
2	नाव:पी. संजय हरिदास सोनवे - - वय:32 पत्ता:निगराव औवाद पिन कोड:431001	स्वाक्षरी		

दिनांक:4 पी वेळ:27 / 12 / 2019 06 : 02 PM

Joint Sub Registrar Aurangabad V

Joint Sub-Registrar Class-2 Aurangabad No.-5

अ ग ग-५
७५३८ | २५० | २५९
२०१९

EPayment Details

Sr	Epayment Number	Defacement Number
1	MH009914312201920R	0005172988201920
2	2612201907778	2612201907778D

7535 /2019

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अ ग ग-५

1143	२५१	२५१
२०१९		

प्रमाणित करण्यात येते की,सदर दस्तावेजात एकुण २५१ पाने आहेत.नोंदणी पुस्तक क्रं.१ चे अनुक्रमांक 1143 वर नोंदला
दि.26/12/2019

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.5

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.5