



CHALLAN
MTR Form Number-6

GRN	MH090008906201617E	BARCODE	11111111111111111111111111111111		Date	03/03/2017-18:01:13	Form ID	25:1
Department			Inspector General Of Registration					
Stamp Duty			TAX ID (If Any)					
Type of Payment			Registration Fee					
Office Name			ARAB_AURANGABAD 5 JT SUB REGISTRAR					
Location			AURANGABAD					
Year			2016-2017 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046101 Stamp Duty			500.00		Road/Street			
0030063301 Registration Fee			100.00		Area/Locality			
					Town/City/District			
					PIN			
					4			
					3			
					1			
					0			
					0			
					1			
			Remarks (If Any)					
			SecondPartyName=DEVANSHI BUILDERS AND DEVELOPERS					
			THROUGH PROP SUDESH RANCHHODDAS					
			VAISHNAV-CA=D-Marketval=0					
			Amount In		Six Hundred Rupees Only			
			Words					
Total			600.00					
Payment Details			BANK OF MAHARASHTRA					
Cheque/DD Details			Bank CIN		Ref. No.		0230004201703032637 170625431763	
Cheque/DD No.			Date		03/03/2017-18:02:11			
Name of Bank			Bank Branch		BANK OF MAHARASHTRA			
Name of Branch			Scrub No. & Date		70304 04/03/2017			
			Mock No.		Not Available			

THIS CHALLAN IS DEFACED



It is Sub Registrar
A'bad, Ners, A'bad



9232 2 92

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(IS)-342-1238	0004940298201617	04/03/2017-12:40:34	IGR209	100.00
2	(IS)-342-1238	0004940298201617	04/03/2017-12:40:34	IGR209	500.00
Total Defacement Amount					600.00

CORRECTION DEED FOR **DEED OF DECLARATION**

(Under Section 2 of Maharashtra Apartments Ownership Act 1970)

THIS CORRECTION DEED FOR DEED OF DECLARATION IS MADE AT AURANGABAD ON THIS 04 DAY OF MARCH, 2017, BY.

M/S Devanshi Builders & Land Developers
Through: It's Proprietor
Mr. Sudesh Ranchoddas Vaishnav
Age: 46 Years, Occupation: Business
R/o. Padampura, AURANGABAD.

(Hereinafter called as GRANTOR, which expresses ion shall mean, include all his heirs, successors, representatives, executors, administrators & assignees etc.)

Whereas, the **M/S Devanshi Builders & Land Developers** i.e. grantor herein made the registered Deed of declaration on 20/11/2015 at Sr.No.AGG-5-7738/2015 in respect of the property bearing Plot No.03, admeasuring 431.095 Sq. Mt, out of total alternate land i.e. 8774.00 square meters in GUT NO. 52/1 (PART), as per approved layout in village Wadgaon (Kolhati) situated at Waluj Mahanagar



That as per Schedule -B, Pg No.10, there is correction to be made out in the builtup area, carpet area, T.D.R. area, Open balcony area, and Terrace area and therefore this Deed of correction for deed of declaration is being executed as under :

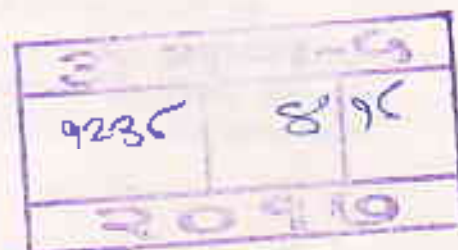
Correction : The grantor has declared the schedule -B table in the Deed of declaration on page no 10, which is wrongly declared and is as follows :

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SCHEDULE -B
"SILVER PARK SHAUNAK ARCADE" for
"C" type building

Particulars	Floor	Carpet area (Sq.mtr.)	Built up are (sq.meter)
SHOPS			
CS-01	Ground floor	19.15	21.28
CS-02	Ground floor	10.55	11.21
CS-03	Ground floor	10.55	11.21
CS-04	Ground floor	19.15	21.28
Flats			
C-1	STILT GR	27.51	34.54
C-2	STILT GR	27.41	34.47
C-3	FF	26.49	33.61
C-4	FF	26.49	33.61
C-5	STILT FF	27.51	34.54
C-6	STILT FF	27.41	34.47
C-7	SF	26.49	33.61
C-8	SF	26.49	33.61
C-9	STILT SF	27.51	34.83
C-10	STILT SF	27.41	34.75

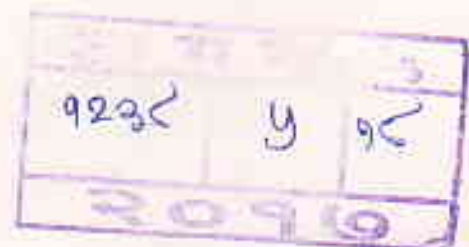
That, the areas in the above table is to be corrected and hence with the correction, the below Schedule B Table on Page no.10 is to be read instead of the table in Schedule- B of Deed of Declaration .The Grantor here by Declares the corrected Schedule -B as Follows:



SCHEDULE -B
"SILVER PARK SHAUNAK ARCADE" for
"C" type building

Particulars	Floor	Carpet area (Sq.mtr.)	Built up area (sq.meter)	Open balcony area	Terrace area
SHOPS					
CS-01	Ground floor	18.97	21.26		
CS-02	Ground floor	10.55	11.40		
CS-03	Ground floor	10.55	11.40		
CS-04	Ground floor	18.97	21.26		
Flats					
C-1	STILT GR	38.17	34.68	1.82	-
C-2	STILT GR	34.12	33.99	1.82	-
C-3	FF	33.48	33.76	-	4.47
C-4	FF	33.48	33.76	-	4.47
C-5	STILT FF	38.17	34.68	1.82	-
C-6	STILT FF	34.12	33.99	1.82	-
C-7	SF	33.48	33.76	1.86	-
C-8	SF	33.48	33.76	1.86	-
C-9	STILT SF	38.17	35.12	1.82	-
C-10	STILT SF	34.12	34.43	1.82	-

Common parking area =86.05 sq.meter
Common staircase area =57.92 sq.meter
Common toilet area =10.74 sq.meter



All other terms and conditions of the deed of declaration remain as it is.

IN WITNESS WHEREOF this **Correction Deed** for Deed of Declaration is executed today 04 day of March 2017 at Aurangabad.

They - Sushil &

OWNER/GRANTOR
M/S DEVANSHISHI BUILDERS AND LAND DEVELOPERS
THROUGH ITS PROPRIETOR
MR. SUDESH RANCHODAS VAISHNAV



WITNESS :

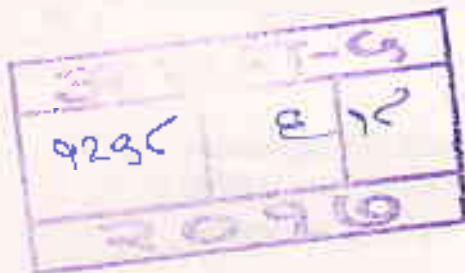
1) Prashant Mahabaleshwar Raikar
Age 46 Pavam Complex
Jawahar Colony Road Aurangabad

Prashant Raikar



2) Reshma Prashant Raikar
Age 38, Pavam Complex
Jawahar Colony Road Aurangabad

Reshma Raikar





CHALLAN
MTR Form Number-6

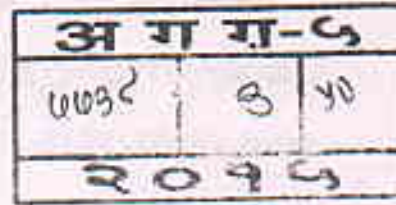
3M

GRN	MH004071003201515E	BARCODE	[Barcode]		Date	20/11/2015-11.22.47		Form ID	25.2		
Department				Inspector General Of Registration							
Type of Payment				Stamp Duty							
				Registration Fee							
Office Name				ARBS_AURANGABAD & JT SUB REGISTRAR							
Location				AURANGABAD							
Year				2015-2016 One Time							
Account Head Details				Amount In Rs.		Flat/Block No.			Gul No 52/1 part		
0030046401 Stamp Duty				500.00		Premises/Building			Wedgeon Kolhail Aurangabad		
0030063301 Registration Fee				100.00		Road/Space			431/09 Sq.mtr		
						Area/Locality			431/09 Sq.mtr		
						Town/City/District					
						PIN			4 3 1 0 0 1		
THIS CHALLAN IS DEFACED				Remarks (If Any)							
It. Sub.-Registrar A'bad. No.5, A'bad				SecondPartyName=chne-CA-3-Mskktwa							
				b=0							
				Amount In							
				Six Hundred Rupees Only							
Total				600.00		Words					
Payment Details				BANK OF MAHARASHTRA							
Cheque/DD Details				FOR USE IN RECEIVING BANK							
Cheque/DD No				Bank CIN		REF No.		02300042015112054705		288848622	
Name of Bank				Date		20/11/2015-11.23.05					
Name of Branch				Bank-Branch		BANK OF MAHARASHTRA					
				Scroll No. - Date		Not Verified with Scroll					

Mobile No. : Not Available



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DEED OF DECLARATION

(Under Section 2(A) of Maharashtra Apartments
Ownership Act 1970)

THIS DEED OF DECLARATION IS MADE AT AURANGABAD ON THIS
20 DAY OF Nov 2015 BY.

M/S DEVANSHI BUILDERS & Land Developers

Through: It's Proprietor

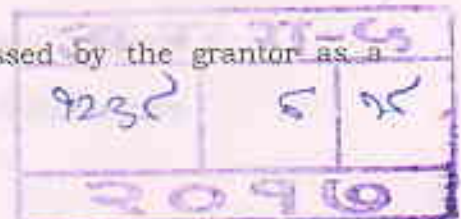
Mr. Sudesh Ranchoddas Vaishnav

Age: 44 Years, Occupation: Business

R/o. Padampura, AURANGABAD.

(Hereinafter called as GRANTOR, which expresses ion shall
mean, include all his heirs, successors, representatives,
executors, administrators & assignees etc.)

WHEREAS, the property bearing Plot No.03, admeasuring
431.095 Sq. Mt , out of total alternate land i.e. 8774.00
square meters in GUT NO. 52/1 (PART), as per approved
layout in village Wadgaon (Kolhati) situated at Waluj
Mahanagar - is owned and possessed by the grantor as a



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Lessee and the said property is specifically described hereunder Schedule -A.

WHEREAS, the grantor decided to develop the said property and accordingly the grantor obtained the construction permission from Town Planning officer, CIDCO WALUJ MAHANAGAR Aurangabad, in file No:- CIDCO/ATPQ/BP/AUR(WLJ)/2015(BP)/57 dated:15/07/2015. The copy of construction plan is annexed hereto.

That, the building being constructed of the above referred property is known as **"SILVER PARK SHAUNAK ARCADE"** for **"C" type building** and in no case they said name will be changed.

That, **"SILVER PARK SHAUNAK ARCADE"** for **"C" type building** will consist of ground/parking floor, first/stilt ground floor and second/stilt first floor, Terrace/stilt second floor.

That, on ground floor there will be four shops, as shop No.CS-1 to CS-4 and on first/stilt ground floor there will be flat no.C-1,C-2,C-3 and C-4 and second/stilt first floor there will be flat No.C-5,C-6,C-7,and C-8, on Terrace/stilt second floor there will be 2 flats as flat Nos.C-9 and C-10.

The specific area, to each of the shops and flats are given hereunder at Schedule (B). Similarly the specification location of the shops, flats, or W.C. or bath in each of the flat are specifically shown in the construction plan which is treated as part of this declaration

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SCHEDULE -B

"SILVER PARK SHAUNAK ARCADE" for "C"

type building

Particulars	Floor	Carpet area (Sq.mtr.)	Built up are (sq.meter)
SHOPS			
CS-01	Ground floor	19.15	21.28
CS-02	Ground floor	10.55	11.21
CS-03	Ground floor	10.55	11.21
CS-04	Ground floor	19.15	21.28
Flats			
C-1	STILT GR	27.51	34.54
C-2	STILT GR	27.41	34.47
C-3	FF	26.49	33.61
C-4	FF	26.49	33.61
C-5	STILT FF	27.51	34.54
C-6	STILT FF	27.41	34.47
C-7	SF	26.49	33.61
C-8	SF	26.49	33.61
C-9	STILT SF	27.51	34.83
C-10	STILT SF	27.41	34.75



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SCHEDULE -B

"SILVER PARK SHAUNAK ARCADE" for "C"

type building

Particulars	Floor	Carpet area (Sq.mtr.)	Built up are (sq.meter)
SHOPS			
CS-01	Ground floor	19.15	21.28
CS-02	Ground floor	10.55	11.21
CS-03	Ground floor	10.55	11.21
CS-04	Ground floor	19.15	21.28
Flats			
C-1	STILT GR	27.51	34.54
C-2	STILT GR	27.41	34.47
C-3	FF	26.49	33.61
C-4	FF	26.49	33.61
C-5	STILT FF	27.51	34.54
C-6	STILT FF	27.41	34.47
C-7	SF	26.49	33.61
C-8	SF	26.49	33.61
C-9	STILT SF	27.51	34.83
C-10	STILT SF	27.41	34.75



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20/11/2015 11:46:47 AM

दस्त गोपवारा भाग-2

भाग-5

दस्त क्रमांक:7708/2015

दस्त क्रमांक :अगग5/7738/2015

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नावाचे देवाशी विल्डर्स व लॅण्ड डेव्हलपर्स लॉफ्ट प्रो.प्र. श्री.सुदेश एण्जिनेअर्स वेम्पवा पत्ता:प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: स्वाक्षरी:- -, ब्लॉक नं. -, रोड नं. पटमपुरा, ता.जि.औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन अडर	लिहून देणार वय :-44 स्वाक्षरी:- 		

वरील दस्तरेवज करून देणार तयाकधीत घोषणापत्र या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:20 / 11 / 2015 11 : 43 : 23 AM

ओळख:-

खालील इतत असे लिपिबद्ध करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छयाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.प्रशांत महावळेश्वर रायकर वय:44 वत्स:जवाहर कॉलनी रोड, ता.जि.औरंगाबाद पिन कोड:431001		
2	नाव:श्री.विठ्ठल आसाराम डोंगर वय:25 पत्ता:मानुदास नगर, ता.जि.औरंगाबाद पिन कोड:431001		

शिक्षा क्र.4 ची वेळ:20 / 11 / 2015 11 : 44 : 06 AM

शिक्षा क्र.5 ची वेळ:20 / 11 / 2015 11 : 44 : 20 AM नोंदणी पुस्तक 1 मध्ये



Joint Sub Registrar Aurangabad V

सह-मुख्यम नियंत्रक वर्ग-२
EPayment Details
औरंगाबाद क्र.5



ISarita v1.5.0

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04/03/2017 12:43:50 PM

दस्त गोषवारा भाग-2

अगम5

दस्त क्रमांक:1238/2017

दस्त क्रमांक अगम5/1238/2017

दस्ताचा प्रकार :-65-युक्त दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:मे. देवशी बिल्डर्स अँड लॅन्ड डेव्हलपर्स
तर्फे प्र.प्रा श्री सुदेश रनछोडदास वैष्णव - -
पत्ता:प्लॉट नं. -, गाळा नं. -, इमारतीचे नाव:
-, ब्लॉक नं. -, रोड नं: पदमपुरा, औरंगाबाद,
महाराष्ट्र, औरंगाबाद.
पिन नंबर:

लिहून देणार

वय :-46

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत 65-युक्त दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:04 / 03 / 2017 12 : 41 : 34 PM

ओळख:-

खालील इराम असे निवेदीत वरतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:सौ. रेश्मा प्रशांत रायकर - -
वय:38
पत्ता:प्रविण कॉम्प्लेक्स जवाहर कॉलनी रोड, औरंगाबाद
पिन कोड:431001

स्वाक्षरी



- 2 नाव:श्री. प्रशांत महाबळेश्वर रायकर - -
वय:46
पत्ता:प्रविण कॉम्प्लेक्स जवाहर कॉलनी रोड, औरंगाबाद
पिन कोड:431001

स्वाक्षरी



शिकका क्र.4 ची वेळ:04 / 03 / 2017 12 : 42 : 16 PM

शिकका क्र.5 ची वेळ:04 / 03 / 2017 12 : 42 : 28 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Aurangabad V

EPayment Details.

