

पावती

Original/Duplicate

8, 2017

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8154

दिनांक: 18/08/2017

गावाचे नाव: कांचनवाडी

दस्तऐवजाचा अनुक्रमांक: अगग5-5101-2017

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे.टाऊन कंस्ट्रक्शन पार्टनरशिप फर्म तर्फे भागीदार नं.1 श्री.

राधेश्याम जानबाराव डव्हळे 2 सौ. वर्षा राधेश्याम डव्हळे यांच्या तर्फे मू आम म्हणून

श्री मंजीत उत्तमराव पायगव्हाण - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकूण: रु. 700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:47 PM ह्या वेळेस मिळेल.

Joint Sub Registrar
Aurangabad V

बाजार मूल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004607821201718E दिनांक: 18/08/2017

बँकेचे नाव व पत्ता:

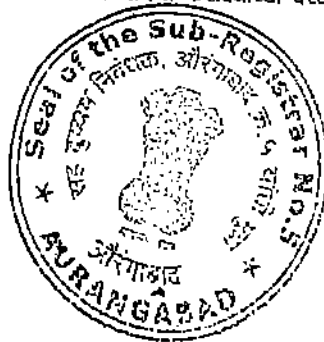
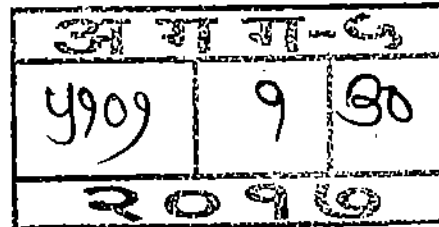
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

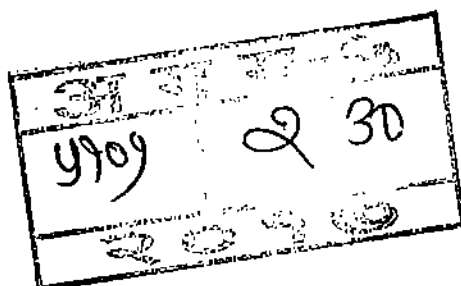


CHALLAN
MTR Form Number-6

GRN	MH004607821201718E	BARCODE			Date	18/08/2017-14:35:26	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		TOWN CONSTRUCTIONS THROUGH PARTNER RADHESHYAM DNYANBARAO DAVHALE AND OTHER		
Location AURANGABAD				Flat/Block No.		GUT NO 14 PLOT NO 76		
Year 2017-2018 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			500.00		Road/Street 995.85 SQ. MTR.			
0030063301 Registration Fee			100.00		Area/Locality KANCHANWADI AURANGABAD			
					Town/City/District			
					PIN 4 3 1 0 0 1			
				Remarks (If Any)				
				SecondPartyName=TOWN CONSTRUCTIONS THROUGH PARTNER RADHESHYAM DNYANBARAO DAVHALE AND OTHER-				
				Amount In Six Hundred Rupees Only				
Total 600.00				Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042017081853957 478322181		
Cheque/DD No.				Bank Date	RBI Date	18/08/2017-14:35:56 Not Verified with RBI		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
संदर्भ चालन केवल, दुर्यम निबंधक कार्यालय नोदणी कचवयाच्या दस्त्रासाठी लागू आहे. नोदणी न कचवयाच्या दस्त्रासाठी संदर्भ चालन लागू नाही.







CHALLAN
MTR Form Number-6

GRN	MH004607821201718E	BARCODE	18/08/2017-14:35:26		Date	18/08/2017-14:35:26	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Type of Payment				Registration Fee				
Office Name				ARB1_HQR SUB REGISTRAR AURANGABAD 1				
Location				AURANGABAD				
Year				2017-2018 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				500.00				
0030063301 Registration Fee				100.00				
Total				600.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 02300042017081853957 478322181				
Name of Bank				Bank Date RBI Date 18/08/2017-14:35:58 Not Verified with RBI				
Name of Branch				Bank-Branch BANK OF MAHARASHTRA				
				Scroll No. , Date Not Verified with Scroll				

NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
अदर चालन केवल दस्तावेज नितंथक फायलिंगात नोंदणी करायलायला दस्त्यासाठी लागू आहे. नोंदणी अ नसतयायला दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-342-5101	0002563184201718	18/08/2017-17:31:51	IGR209	100.00

Project



31	31	31	31
4909		2	80
20	20	20	20

DEED OF CORRECTION TO DECLARATION

This Deed of Correction to Declaration is executed today on 19th day of August, 2017 at Aurangabad, between :-

M/s. Town Constructions, A Partnership Firm
Having its office at Flat no.F-4,Khivansara
Woods,Ulkanagari,Garkheda, Aurangabad
Through its Partners:

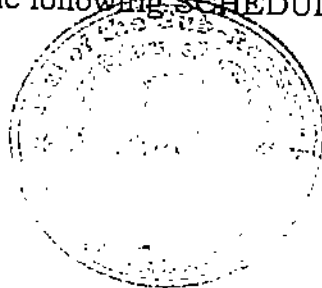
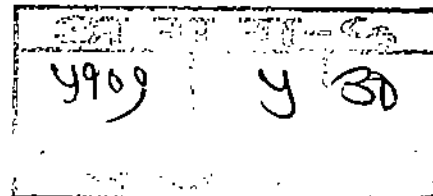
1. Radheshyam S/o Dnyanbarao Davhale,
Age: 37 years, Occupation: Business,
F-4, Khivansara Wood, Ulkanagari,
Garkheda, Aurangabad. PAN NO. AHRPD1397H
2. Varsha W/o Radheshyam Davhale,
Age: 34 years, Occupation : Business,
F-4, Khivansara Wood, Ulkanagari,
Garkheda, Aurangabad. PAN NO.AIVPD3311L

(Hereinafter called as 'GRANTORS which expression shall mean and include all their present and future partners their heirs, successors, legal representatives, executors, administrators & assignees etc.)

WHEREAS the GRANTOR executed the registered declaration of Apartment on dated 27.01.2015 at sr. no. 688 at the office of Sub-Registrar, Aurangabad and thereby the proposed building nomainclatured as "TOWN IMPERIA" being constructed at plot no.76 admg. 337.25 sq. meters, plot no.94-A admeasuring 253.50 sq. meters and plot no.95 admg. 405.10 sq. meters and totally admeasuring 995.85 sq. meters situated at Gat no. 14 Kanchanwadi is submitted to the provisions of the Maharashtra Apartment Ownership Act.

AND WHEREAS mean time the RERA Act came to be enacted and implemented and as per the provisions of RERA Act definition of carpet area is different than defined in Building Bye laws of Municipal Corporation Aurangabad and as per the RERA Act it is necessary to mention the carpet Area as per the provisions of the said Act and therefore, it became necessary to amend the declaration as under.

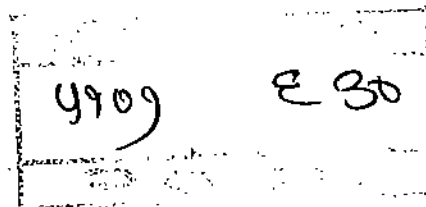
1. That the SCHEDULE 'B' annexed to the declaration stand deleted and replaced by the following SCHEDULE 'B'.



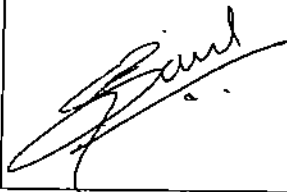
SCHEDULE 'B'

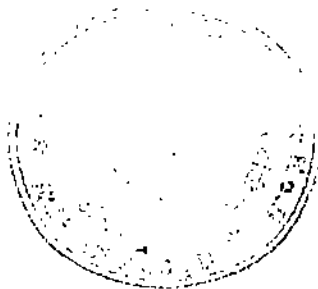
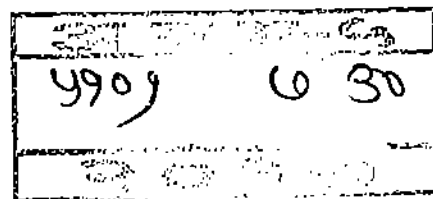
Sr. No.	Unit Number	Floor	B/up Area	Carpet Area
1	Basement no.1	Basement	00	86.72
2	Basement no.2	Basement	00	86.72
3	Shop no.1	Ground	10.93	9.04
4	Shop no.2	Ground	14.65	12.43
5	Shop no.3	Ground	11.01	9.09
6	Shop no.4	Ground	12.37	10.35
7	Shop no.5	Ground	8.73	7.02
8	Shop no.6	Ground	11.19	9.27
9	Shop no.7	Ground	11.19	9.27
10	Shop no.8	Ground	8.73	7.02
11	Shop no.9	Ground	10.17	10.92
12	Shop no.10	Ground	11.37	9.44
13	Flat no.1	First	46.12	41.60
14	Flat no.2	First	75.38	68.90
15	Flat no.3	First	48.25	43.83
16	Flat no.4	First	48.25	43.83
17	Flat no.5	First	48.25	43.83
18	Flat no.6	First	48.25	43.83
19	Flat no.7	Second	46.12	41.60
20	Flat no.8	Second	63.35	57.70
21	Flat no.9	Second	48.25	43.83
22	Flat no.10	Second	48.25	43.83
23	Flat no.11	Second	48.25	43.83
24	Flat no.12	Second	48.25	43.83
25	Flat no.13	Third	46.12	41.60
26	Flat no.14	Third	63.35	57.70
27	Flat no.15	Third	48.25	43.83
28	Flat no.16	Third	48.25	43.83
29	Flat no.17	Third	48.25	43.83
30	Flat no.18	Third	48.25	43.83
31	Flat no.19	Fourth	46.12	41.60
32	Flat no.20	Fourth	63.35	57.70
33	Flat no.21	Fourth	40.09	35.91
34	Flat no.22	Fourth	40.09	35.91
35	Flat no.23	Fourth	40.09	35.91
36	Flat no.24	Fourth	40.09	35.91

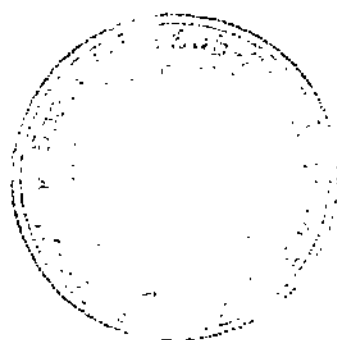
2. All other contents of the declaration which are not contrary with the deed of correction will remain intact.



IN WITNESS WHEREOF THIS DEED OF CORRECTION TO DECLARATION IS
EXECUTED TODAY ON ____TH DAY OF 2017 AT AURANGABAD.

Name of the parties	Photograph	Thumb	Signature
OWNER/DEVELOPERS M/s. Town Constructions Through its Partners: 1.Radheshyam S/o Dnyanbarao Davhale,			
2.Varsha W/o Radheshyam Davhale,			
WITNESSES:			
1.Mr.Bhagwat Ramdas Kale Age:-32 Years,Occu.:-Service Add.:Hudco,Aurangabad.			
2.Mr.Siddheshwar Dnyaneshwar Paul Age:-19 Years,Occu.:-Service Add.:Kailashnagar,Aurangabad			





अ. नं. ५-८		
५१०७	२	३०
२०१९		

12/28/2015 12:54 PM

पावती

Original/Duplicate

Wednesday, January 28, 2015

नोंदणी क्र.: 39म

12:54 PM

Regn.: 39M

पावती क्र.: 1294 दिनांक: 28/01/2015

गावाचे नाव: कांचनवाडी

दस्तऐवजाचा अनुक्रमांक: अगग1-688-2015

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: से. टाऊन कंस्ट्रक्शन तर्फे भागीदार नं. 1, श्री राधेश्याम ज्ञानवाराव
डव्हळे - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 860.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 43

एकूण: रु. 980.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 1:01 PM ह्या वेळेस मिळेल.

Sub Registrar Aurangabad I

वाजार मुल्य: रु. 1/-

मोवदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

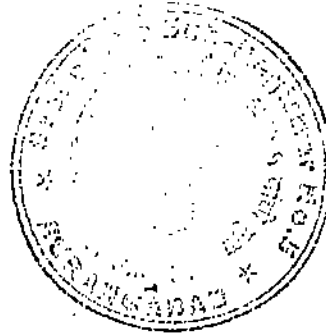
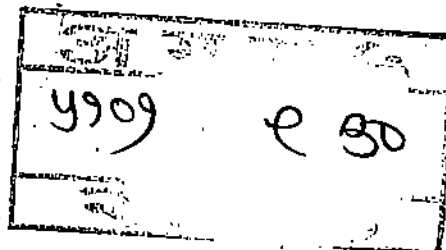
1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005417694201415E दिनांक: 28/01/2015

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 880/-

Shamshad
मुळ दस्त परत केला

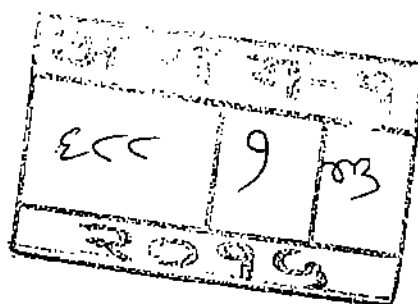




CHALLAN
MTR Form Number-6

GRN	MH005417694201415E	BARCODE	Date 28/01/2015-11:46:25		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fees		TAX ID (If Any)		
	Ordinary Collections IGR		PAN No. (If Applicable)		
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name	RADHESHAM DYANBARAO DAVHALE AN	
Location	AURANGABAD			D OTHER	
Year	2014-2015 One Time		Flat/Block No.	GUT NO 14/P	
Account Head Details	Amount In Rs.	Premises/Building			
0030063301 Amount of Tax	100.00	Road/Street	337.25 SQ MTR		
		Area/Locality	KANCHANWADI AURANGABAD		
		Town/City/District			
		PIN	4	3	1 0 0 1
THIS CHALLAN IS DEFACED Jt. Sub-Registrar A. Bad. No. 1, A. Bad.		Remarks (If Any)	PAN2--PN=NOT AVAILABLE-CA=0		
Total	100.00	Amount In Words	One Hundred Rupees Only		
Payment Details	STATE BANK OF HYDERABAD		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	01106342015012878992 CK59635918	
Cheque/DD No	34	Date	28/01/2015-11:46:45		
Name of Bank	4909 90 30	Bank-Branch	STATE BANK OF HYDERABAD		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available





महाराष्ट्र MAHARASHTRA

© 2014 ©

MG 743693

JAN 2015

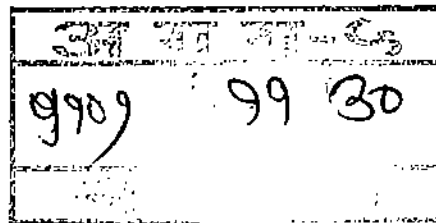
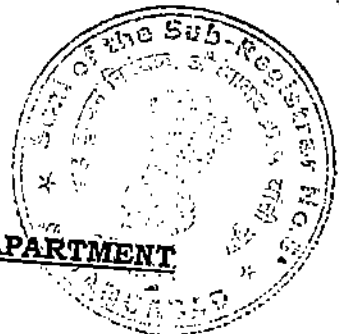
अ.स. 34471 दिनांक 27 JAN 2015

र. अधिकारी
औरंगाबाद

हस्त विपुल ओतडे
कोणादरिता टाऊन कन्स्ट्रक्शन

100/100

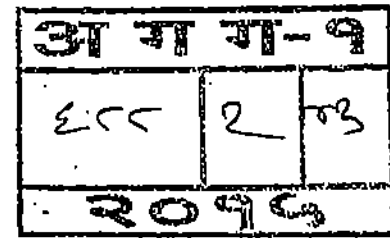
श्री. वाय. सी. राठोड
मुद्रांक परवाना क्रमांक
ABD-174
औरंगाबाद



DECLARATION U/s. 2(A) OF MAHARASHTRA APARTMENT OWNERSHIP ACT

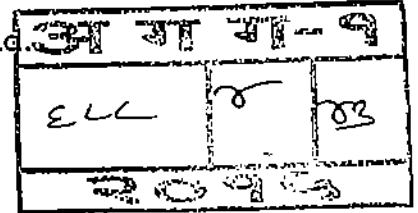
THIS DECLARATION IS MADE TODAY ON THIS 27th DAY OF January, 2015, BY:-

M/s. Town Construction,
A partnership firm
Having its office at Flat No.13,
A-1 Building, Mayur Terraces,
Nath Prangan, Garkheda Area,
Aurangabad.
Through: It's Partners:





1. **Mr. Radheshyam Dnyanbarao Davhale,**
Age: 35 years, Occup: Business,
R/o.: F-4, Khivansara Woods,
Ulka Nagari, Garkheda, Aurangabad.
PAN NO. AHRPD1397H.



Mr. Prakash Uttamrao Vidhate,
Age: 36 years, Occup: Business,
R/o.: Plot No.98, Prabhat Niwas,
Behind Ramayana Hall, Near Ulka Nagari,
Garkheda, Aurangabad.
PAN NO. AEBPV3768H.

(Hereinafter called as "OWNER" which expression shall mean and include all the present and future partners of the firm, their heirs, successors, legal representatives, executors, administrators & assignees etc.)

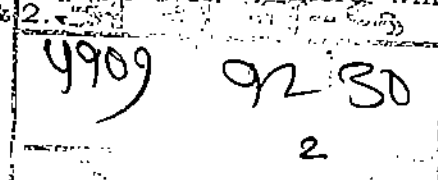
WHEREAS, the property Plot No.76, admeasuring 337.25 Sq. Mts., Plot No.94/A, admeasuring 253.50 Sq. Mts., and Plot No.95, admeasuring 405.10 Sq. Mts., situated in land Gut No.14, of Kanchanwadi, Aurangabad, were owned and possessed by one Santosh Devidas Dhanuka, who with the permission of Town Planning Authority on dated 09.12.2013, in File No.AMC/TP/AST.DIR.TP/2013/2200, amalgamated all these three plots and he also purchased the T.D.R. to the extent of 398 Sq. Mts., as per the registered sale-deed dated 14.08.2013.

AND WHEREAS, the Vendor of the Owner also obtained building permission from the Municipal Corporation, Aurangabad, on dated 09.12.2013, vide File No.27/17/2013-14 and the said construction permission is revised on 13/01/2015 vide file no. 612/17/2014-15.

AND WHEREAS, due to some unavoidable difficulty, Santosh Dhanuka decided not to complete said project and sale the same along with T.D.R. and construction permission and Grantor purchased the same under the registered sale-deed dated 10.06.2014, registered at Sr.No.4070, at the Office of Sub-Registrar, Aurangabad, and the said property is specifically described in Schedule-A, hereunder.

AND WHEREAS, the site being developed on the property described in Schedule "A" will be known as "TOWN IMPERIA" and in no case the said name will be changed.

In "TOWN IMPERIA", there will be five floors as Basement Floor, Ground Floor, First Floor, Second Floor, and Third Floor & Fourth Floor. On the Ground Floor, there will be common parking on Eastern Portion and on Western portion; there will be eight shops as Shop Nos.1 to 8. In between shop no.4 on north side and 9 and 10 on south side there will be parking space which is exclusively retained by the developer and developer can use the same or let out to any other person and no unit purchaser in Town Imperia will have any right in the same parking area and on Southern Portion, there will be two shops as Shop Nos.9 and 10. On the First Floor, there will be six flats as Flat Nos.1 to 6. On Second Floor, there will be 6 Flats as Flat Nos.7 to 12. On Third Floor, there will be six flats as Flat Nos.13 to 18. On the fourth floor, there will be six flats as Flat No. 19 to 24. On the basement floor, there will be two basement stores as basement No.1 & 2.



SCHEDULE-B
"TOWN IMPERIA"

Sr. No.	Particulars	Floor	B/Up Area in Sq. Mtrs.
1.	Basement Store No.1	Basement Floor	86.72
2.	Basement Store No.2	Basement Floor	86.72
3.	Shop No.1	Ground Floor	10.93
4.	Shop No.2	Ground Floor	14.65
5.	Shop No.3	Ground Floor	11.01
6.	Shop No.4	Ground Floor	10.37
7.	Shop No.5	Ground Floor	8.73
8.	Shop No.6	Ground Floor	11.19
9.	Shop No.7	Ground Floor	11.19
10.	Shop No.8	Ground Floor	8.73
11.	Shop No.9	Ground Floor	10.17
12.	Shop No.10	Ground Floor	11.37
13.	Flat No.1	First Floor	46.12
14.	Flat No.2	First Floor	75.38
15.	Flat No.3	First Floor	48.25
16.	Flat No.4	First Floor	48.25
17.	Flat No.5	First Floor	48.25
18.	Flat No.6	First Floor	48.25
19.	Flat No.7	Second Floor	46.12
20.	Flat No.8	Second Floor	63.35
21.	Flat No.9	Second Floor	48.25
22.	Flat No.10	Second Floor	48.25
23.	Flat No.11	Second Floor	48.25
24.	Flat No.12	Second Floor	48.25
25.	Flat No.13	Third Floor	46.12
26.	Flat No.14	Third Floor	63.35
27.	Flat No.15	Third Floor	48.25
28.	Flat No.16	Third Floor	48.25
29.	Flat No.17	Third Floor	48.25
30.	Flat No.18	Third Floor	48.25
31.	Flat No.19	Fourth Floor	46.12
32.	Flat No.20	Fourth Floor	63.35
33.	Flat No.21	Fourth Floor	40.09
34.	Flat No.22	Fourth Floor	40.09
35.	Flat No.23	Fourth Floor	40.09
36.	Flat No.24	Fourth Floor	40.09

31	31	31	9
ELL	<	3	
20	9	3	



SCHEDULE - "C"
BYE LAWS OF "TOWN IMPERIA" CONDOMINIUM.

CHAPTER-I

I. SHORT TITLE AND APPLICATION:

- i) These Bye-laws may be called the byelaws of the "TOWN IMPERIA", Condominium.

31	31	31	3
4909	83	30	
6			

disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

(4) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof, shall be submitted to the competent authority not later than 15th August, every year.

(5) Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement shall state up to what date profits and expenses of common areas are included.

[49] Publication of Accounts and Reports:

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

[50] APPOINTMENT OF AUDITOR:

The Association shall appoint at its general meeting an auditor who shall audit the accounts of the association prepared by the Board, as herein before provided and shall examine the annual return, and verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct duly vouched and accordance with law, or specially report to the association in what respect he finds it incorrect, unvouched or not in accordance with law.

[51] POWER OF AUDITOR:

The auditor shall be entitled to call for examine any paper or documents belonging to the Association relating to the Common areas and facilities (including limited common areas and facilities), and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER VIII

[52] NOTICE TO ASSOCIATION:

An Owner who mortgage his units, shall notify the Association through the Manager, if any or president of the board, in the event there is no Manager, the name and address of his mortgagee; and the Association shall maintain such information in a book entitled "Mortgagees of Units"

[53] NOTICE OF UNPAID ASSESSMENTS:

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

CHAPTER IX

[54] COMPLIANCE:

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

[55] SEAL OF THE ASSOCIATION:

The Association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the board and secretary or any other person authorized by the Association in that behalf.

4909 98 30 18

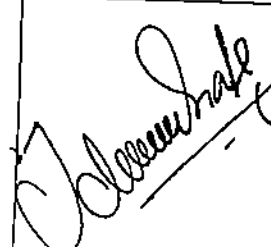
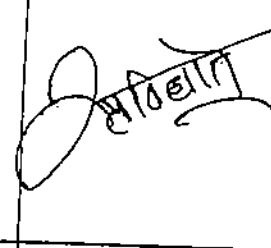
CHAPTER X

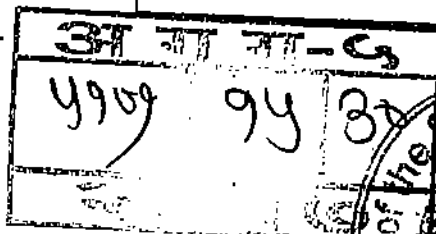
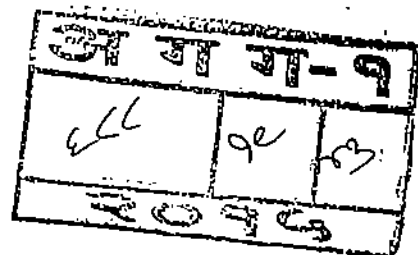
Amendments to Plan Apartment Ownership

[56] AMENDMENTS OF BYE-LAWS:

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75%, of the total value of all units in the "TOWN IMPERIA" Condominium as shown in the declaration.

IN WITNESS WHEREOF this declaration is executed today 27th day of January, 2014, at AURANGABAD.

Nam of the GRANTOR	Signature	Photograph	Thumb
M/s. Town Constructions Through : It's Partners :			
1.Mr.Radheshyam Dnyanbarao Davhale			
2.Mr. Prakash Uttamrao Vidhate			
WITNESSES			
1.Mr.Bhagwat Ramdas Kale Age:-30Years, Occ.:Service,Add.:Hudco, Aurangabad.			
1.Mr.Vipul Vilas Autade Age:-22Years, Occ.:Service, Add.:Hanumannagar, Aurangabad.			





आयकर विभाग
INCOME TAX DEPARTMENT
TOWN CONSTRUCTION



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HESHYAM DNYANABARAO
AVHALE
NYANABARAO DEVBARAO DAVHALE

6/07/1979

Permanent Account Number

HRPD1397H

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHAGWAT RAMDAS KALE

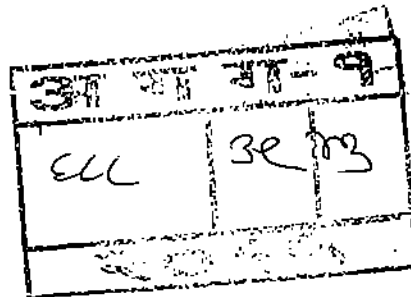
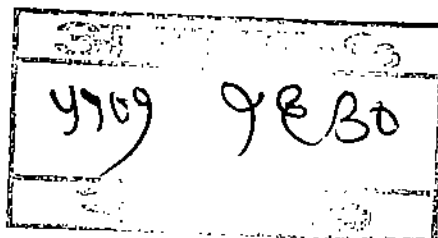
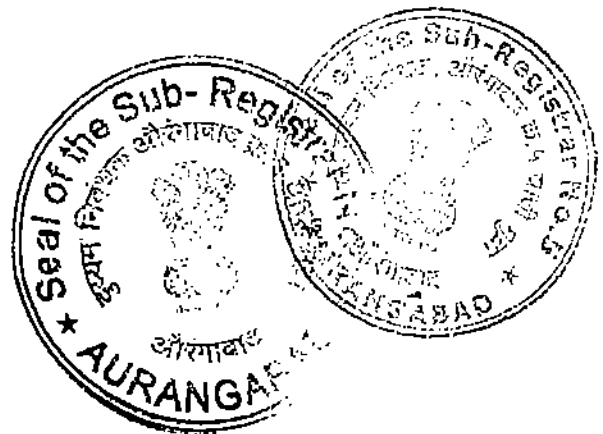
RAMDAS GANPAT KALE

23/09/1984

Permanent Account Number

AWTPK9834F

[Signature]
Signature



11/11/2015

बुधवार, 28 जानेवारी 2015 12:54

म.नं.

दस्त गोषवारा भाग-1

अगग1

89-23

दस्त क्रमांक: 688/2015

दस्त क्रमांक: अगग1 /688/2015

वाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. मह. दु. नि. अगग1 यांचे कार्यालयान्त

पावती:1294

पावती दिनांक: 28/01/2015

अ. क्र. 688 वर दि.28-01-2015

सादरकरणाराचे नाव: मे. टाऊन कंस्ट्रक्शन तर्फे भागीदार
नं.1. श्री राधेश्याम जानबाराब डव्हळे - -

रोजी 12:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 860.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 43

दस्त हजर करणाऱ्याची सही:

एकुण: 980.00

Sub Registrar Aurangabad I

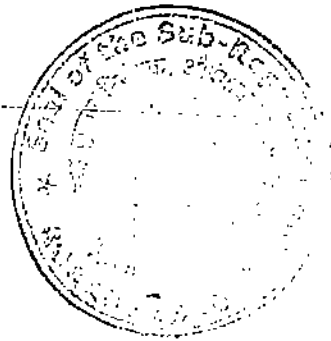
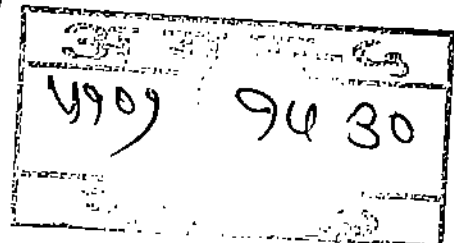
Sub Registrar Aurangabad I

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 28 / 01 / 2015 12 : 40 : 36 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 01 / 2015 12 : 41 : 04 PM ची वेळ: (फी)



Sr. Epayment Number
1 MH005417694201415E

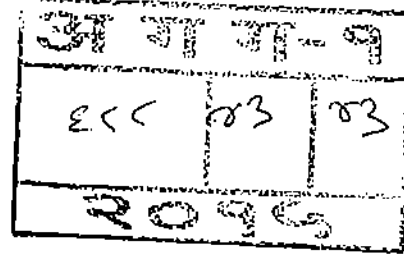
Defacement Number
0003370381201415

688 /2015

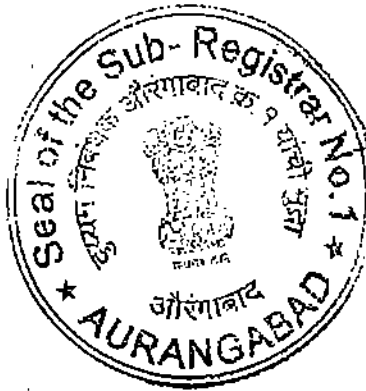
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

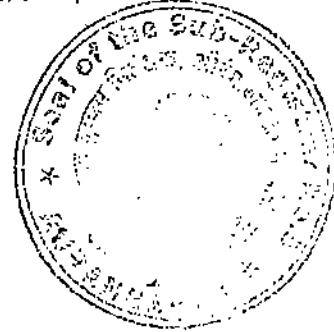
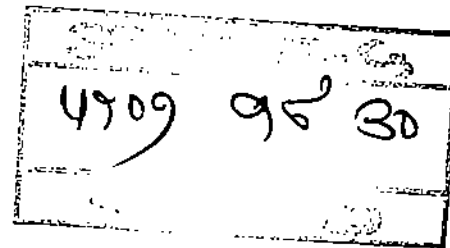
For feedback, please write to us at feedback.isarita@gmail.com



१७ बुकाचे ६८८
नंबरी नोंदला दिनांक २८-१-१४
प्रमाणित करण्यात येते की, या
दस्तामध्ये एकुण ४३ नोंद आहेत



सह. दुय्यम निबंधक वग - २
औरंगाबाद क्रमांक - १





CHALLAN
MTR Form Number-6

2146

GRN	MH000745915201718E	BARCODE	Date		25/04/2017-14:16:13	Form ID	48(I)
Department			Inspector General Of Registration				
Stamp Duty			Payor Details				
Type of Payment			Registration Fee				
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1				
Location			AURANGABAD				
Year			2017-2018 One Time				
Account Head Details			Amount in Rs.				
0030046401 Stamp Duty			500.00				
0030063301 Registration Fee			100.00				
THIS CHALLAN IS DEFACED			Full Name				
			MANJIT UTTAMRAO PAYGAVHAN				
			Flat/Block No.				
			GUT NO 14 PLOT NO 76 AND 94-A AND 95				
			Premises/Building				
			KANCHANWADI				
			Road/Street				
			AURANGABAD				
			Area/Locality				
			AURANGABAD				
			Town/City/District				
			PIN				
			4 3 1 0 0 1				
			Remarks (If Any)				
			SecondPartyName=RADHESHYAM DNYANBARAO DAVHALE AND				
			31 APR 2017				
			4909 2030				
			Amount in Words				
			Six Hundred Rupees Only				
			600.00				
Payment Details			STATE BANK OF HYDERABAD				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN		Ref. No.		01106342017042534454
Name of Bank			Date		25/04/2017-02:16:29		CKC2944315
Name of Branch			Bank-Branch		STATE BANK OF HYDERABAD		
			Scroll No. , Date		118 , 26/04/2017		

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-342-2391	0000478472201718	26/04/2017-13:08:31	IGR209	100.00
2	(IS)-342-2391	0000478472201718	26/04/2017-13:08:31	IGR209	500.00
Total Defacement Amount					600.00



Manjit

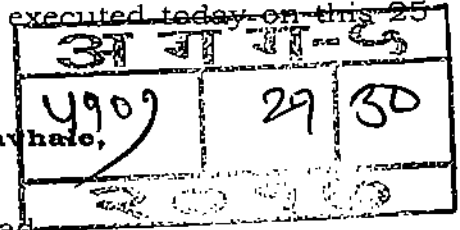
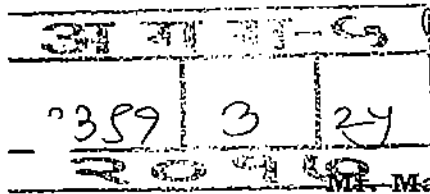
2389	2	24
2096		

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed today on this 25 day of April, 2017 at Aurangabad, by :-

01. **Mr. Radheshyam Dnyanbarao Davhale,**
Age : 37 Years, Occ : Business,
R/o. F-4, Khivansara Woods,
Ulka Nagari, Garkheda, Aurangabad.

02. **Sau. Varsha w/o Radheshyam Davhale,**
Age : 32 Years, Occ : Housewife & Business,
R/o. F-4, Khivansara Woods,
Ulka Nagari, Garkheda, Aurangabad.

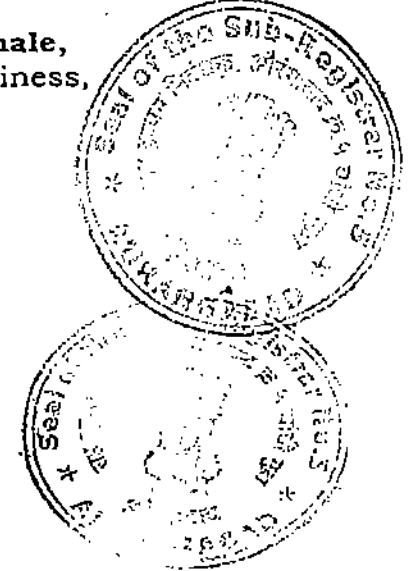


(Hereinafter called as Executants)

IN FAVOUR OF

Mr. Manjit s/o Uttamrao Paygavhan,
Age : 27 Years, Occ : Service,
R/o. Deolai Road, Satara Parisar,
Aurangabad.

(Hereinafter called as Attorney Holder)



WHEREAS, both the executants are the partners of the partnership firm named and styled as M/s. Town Construction.

AND WHEREAS, the property plot No.76 admg. 337.25 sq.mtrs. plot no.94-A admg. 253.50 sq.mts. and plot no.95 admg. 405.10 sq.mtrs., situated in land Gat No.14 of Kanchanwadi, Aurangabad are owned and possessed by the said partnership firm M/s. Town Construction and M/s. Town Construction is developing the said plots and constructing the building known as Town Imperia.

AND WHEREAS, the executants as partners of M/s. Town Construction, required to execute and register the agreement to sale and sale deed in respect of various units in the said building in favor of various purchasers and due lac of time, it is impossible for both the executants to attend the registration office and submit the said document for registration and also to give the admission thereof, and at the same time, the attorney holder is in service with the executants and therefore, executants hereby appoint and retain the attorney holder as their power of attorney and authorized him to do following acts and deeds on their behalf.

15/8/17
तलाठी
सिद्धा कापलवडी
ता. जि. अ. सिद्धा

बुधवार, 26 एप्रिल 2017 1:08 म.नं.

दस्तावेज क्रमांक: 2391/2017



26/04/2017 1 14:24 PM

दस्त गोपवारा भाग-2

अगम5

दस्त क्रमांक:2391/2017

दस्त क्रमांक :अगम5/2391/2017

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी

2391	28	21
20	10	

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:मंजीत उत्तमराव पायगव्हाण - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: देवळाई
ता.जि.औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पॅन नंबर:

पॉवर ऑफ
अटॉर्नी होल्डर
वय :-27

स्वाक्षरी:



- 2 नाव:श्री राधेश्याम जानबाराव डवळे - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: उत्कानगरी गारखेडा
औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पॅन नंबर:

कुलमुखत्यार
देणार
वय :-37

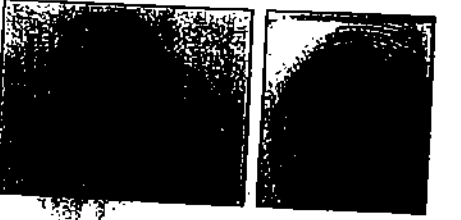
स्वाक्षरी:



- 3 नाव:सौ.वर्षा राधेश्याम डवळे - -
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-, ब्लॉक नं: -, रोड नं: उत्कानगरी गारखेडा
औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पॅन नंबर:

कुलमुखत्यार
देणार
वय :-35

स्वाक्षरी:



वरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिकका क्र.3 ची वेळ:26 / 04 / 2017 01:09:24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

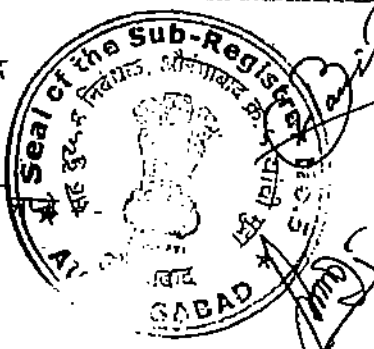
अनु क्र.

पक्षकाराचे नाव व पत्ता

4909	28	30
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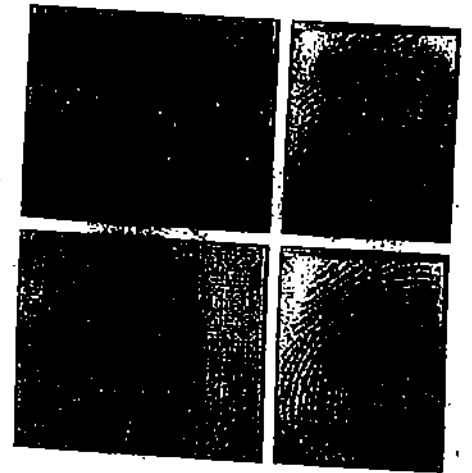
- 1 नाव:पांडुरंग उत्तम बाजड - -
वय:32
पत्ता:वाळुज औरंगाबाद
पिन कोड:431001

- 2 नाव:निलेश आतमाराम
वय:27
पत्ता:हडको औरंगाबाद.
पिन कोड:431001



स्वाक्षरी

स्वाक्षरी



Summary-2(दस्त गोषवारा भाग - २)

शिका क्र.4 ची वेळ:26 / 04 / 2017 01 : 11 : 27 PM

शिका क्र.5 ची वेळ:26 / 04 / 2017 01 : 13 : 23 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Aurangabad

EPayment Details.

sr. Epayment Number
1 MH000745915201718E

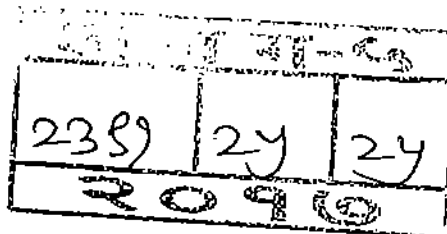
Defacement Number
0000478472201718

2391 /2017

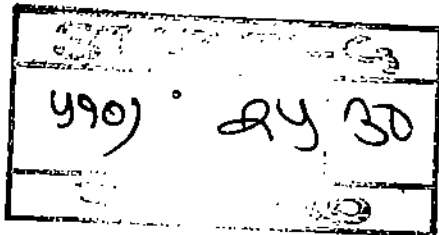
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
2. Get print immediately after registration.

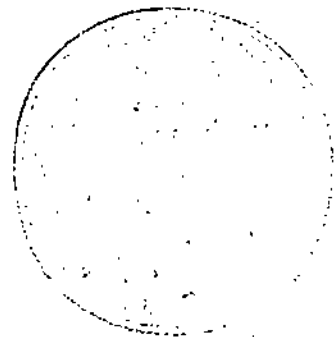
For feedback, please write to us at feedback.isarita@gmail.com



जिल्हा दफतरी येथे वी खपर दस्तखेस्तात प्रमाण 24 फने
नॉदणी पुस्तक क्र.8 चे प्रमाण 2359 कर नोंदला
दि.26/8/2017



क.स.दफतरी नोंदणी क्र.2
नॉदणी क्र.5





भारत सरकार
Government of India

राधेश्याम दानवाराव डवळे
Radheshyam Dnyanabharao Davhale
जन्म तिथि / DOB : 16/07/1979
पुरुष / Male



5340 8166 3095

मेरा मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA

वर्षा राधेश्याम डवळे
Varsha Radheshyam Davhale
जन्म वर्ष / Year of Birth : 1985
स्त्री / Female



6634 3925 8852

सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

VARSHA RADHESHYAM DAVHALE

UTTAMBAO PAUL/ANNE PAUL

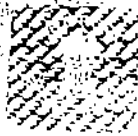
29/07/1997

Permanent Account Number

AIRPD

Signature

भारत सरकार
GOVT OF INDIA



10/11/2015



भारत सरकार
GOVERNMENT OF INDIA

सिद्धेश्वर दानवाराव पौल
Siddheshwar Dnyaneshwar Paul
जन्म वर्ष / Year of Birth : 1997
पुरुष / Male



7846 4361 6443

सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

RADHESHYAM DNYANABARAO
DAVHALE

DNYANABARAO DEVBARAO DAVHALE

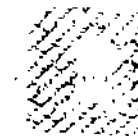
16/07/1979

Permanent Account Number

AHRPD1397H

Signature

भारत सरकार
GOVT OF INDIA



10/11/2015



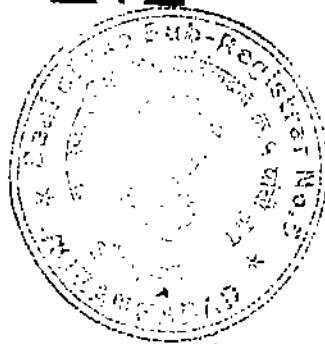
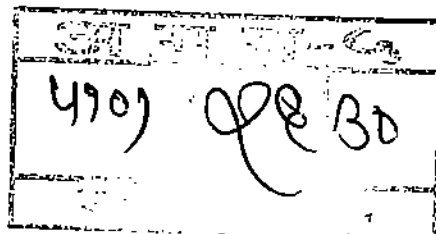
भारत सरकार
GOVERNMENT OF INDIA

मंजु लक्ष्मी पायगुडन
Manju Lakshmi Payagudun
जन्म वर्ष / Year of Birth : 1995
पुरुष / Male



6610 7735 5185

सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अनिल दत्त कले
Anil Datt Kale
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



6358 1554 0514

सामान्य माणसाचा अधिकार



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O राधेश्याम दावहले, सान्त
एकनाथ हॉस्पिटल, ए. ४, खिन्वासरा
वुड्स, उल्कानगरी गार्कहेडा एरिया,
अहमदनगर ४३१००९

Address: W/O Radheshyam
Davhale, SANT EKNATH
HOSPITAL, E 4, KHINVASARA
WOODS, ULKANAGARI
GARKHEDA AREA,
AURANGABAD Maharashtra
431009



1947
1800 180 1947



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P.O. Box No. 1247
Bangalore-560001



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O दन्येश्वर पौल, निरुद्ध कॉलोनी,
मंडाच्या बाजुला, औरंगाबाद,
महाराष्ट्र, ४३१००१

Address: S/O Dnyaneshwar Paul
SINDHI COLONY, NIRKARI
MANDA, CHYA BAJULA,
Aurangabad, Aurangabad (MH),
Maharashtra, 431001



1947
1800 180 1947



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पता S/O दन्येश्वर पौल,
निरुद्ध कॉलोनी, मंडाच्या बाजुला,
औरंगाबाद, महाराष्ट्र, ४३१००१

Address: S/O Dnyaneshwar Paul,
at Sindhi Colony near Manda
phalambur, Pimpri Chinchwad
Aurangabad, Maharashtra
Maharashtra, 431001



1947
1800 170 1947



help@uidai.gov.in



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P.O. Box No. 1247
Bangalore-560001

Unique Identification Authority of India

पता

S/O दन्येश्वर पौल, निरुद्ध कॉलोनी,
मंडाच्या बाजुला, औरंगाबाद,
महाराष्ट्र, ४३१००९

Address

S/O Dnyaneshwar Paul, Sindhi Colony,
Manda Chya Bajula, Aurangabad,
Maharashtra, 431009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
५ वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. ३४१, सर्वे नं. ९९७/८,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे-४११ ०१६

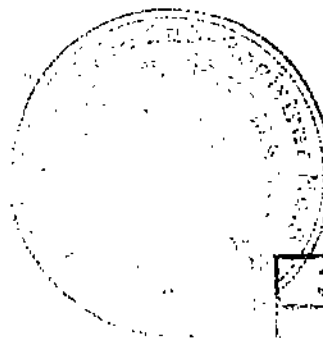
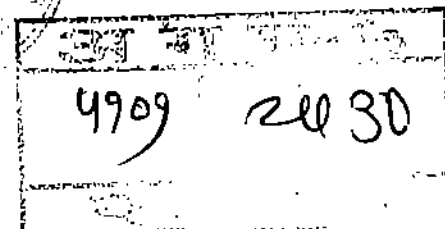
If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080 / 2721 8081
e-mail: tininfo@nsdl.co.in

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
५ वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. ३४१, सर्वे नं. ९९७/८,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे-४११ ०१६

If this card is lost / someone's lost card is found,
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Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080 / 2721 8081
e-mail: tininfo@nsdl.co.in



342/5101

शुक्रवार, 18 ऑगस्ट 2017 5:38

म.नं.

दस्त गोषवारा भाग-1

अगग5

दस्त क्रमांक: 5101/2017

दस्त क्रमांक: अगग5 /5101/2017

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

पावती:8154

पावती दिनांक:

अ. क्र. 5101 वर दि.18-08-2017

18/08/2017

रोजी 5:25 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: मे.टाऊन कंस्ट्रक्शन पार्टनरशिप
फर्म तर्फे भागीदार नं.1 श्री. राधेश्याम जानबाराव
डव्हळे 2 सौ. वर्षी राधेश्याम डव्हळे यांच्या तर्फे मू
आम म्हणून श्री मंजीत उत्तमराव पायगव्हाण - -

Project

दस्त हजर करणाऱ्याची सही:

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 700.00

Joint Sub Registrar Aurangabad V

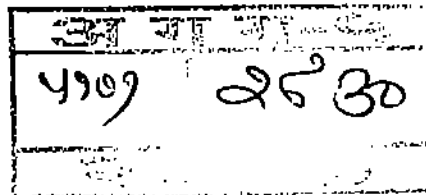
Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: +दुरुस्ती विधानपत्र

शिक्का क्र. 1 18 / 08 / 2017 05 : 25 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 08 / 2017 05 : 27 : 46 PM ची वेळ: (फी)





18/08/2017 5 39:28 PM

दस्त गोपवारा भाग-2

अगग5

दस्त क्रमांक:5101/2017

दस्त क्रमांक :अगग5/5101/2017

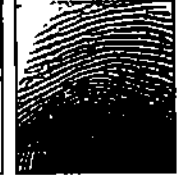
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.टाऊन कंस्ट्रक्शन पार्टनरशिप फर्म तर्फे भागीदार नं.1 श्री. राधेश्याम जानवाराव डव्हळे 2 सौ. वर्षा राधेश्याम डव्हळे यांच्या तर्फे मू आम म्हणून श्री मंजीत उत्तमराव पायगव्हाण - पत्ता:-, -, -, एफ-4 खिंवसरा बुड उत्कानगरी गारखेडा औरंगाबाद, औरंगाबाद (००), MAHARASHTRA, AURANGABAD, Non- Government. पिन नंबर:	लिहून देणार वय :-27 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 08 / 2017 05 : 28 : 41 PM

ओळख:-

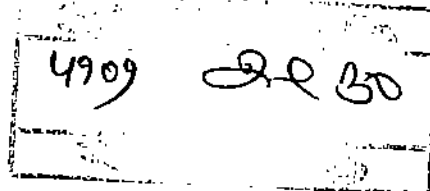
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. सिध्देश्वर जानेश्वर पोळ - - वय:19 पत्ता:केलाशनगर औरंगाबाद पिन कोड:431001		
2	नाव:श्री. भागवत रामदास काळे - - वय:32 पत्ता:हडको औरंगाबाद पिन कोड:431001		

शिक्का क्र.4 ची वेळ:18 / 08 / 2017 05 : 29 : 32 PM

शिक्का क्र.5 ची वेळ:18 / 08 / 2017 05 : 29 : 47 PM नोंदणी पुस्तक 1 मध्ये

iSarita v1.5.0



Summary-2(दस्त गोषवारा भाग - २)

Joint Sub Registrar Aurangabad

EPayment Details.

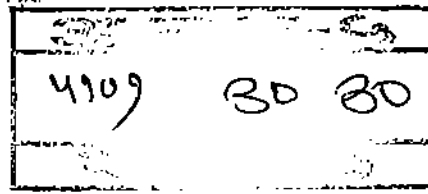
sr.	Epayment Number	Defacement Number
1	MH004607821201718E	0002563184201718

5101 /2017

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प्रमाणित करण्यात येते की, सदर दस्तावेजात एकूण 30 पाने
आहेत, नोंदणी सुस्तक क्र.1 चे अनुषंगाने 4909 वर नोंदला
दि. १६/६/२०१७

सह-दफ्तरीय निबंधक वर्ग-२
औरंगाबाद क्र.५



19/08/2017

सूची क्र.2

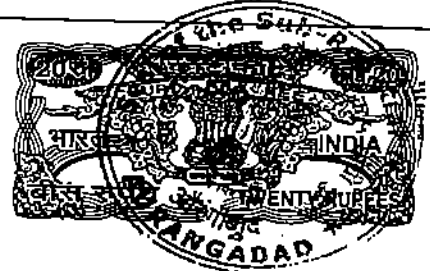
दुय्यम निबंधक : सह दु.नि.
औरंगाबाद 5

दस्त क्रमांक : 5101/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) कांचनवाडी

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र	
(2) मोबदला	1	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती: मौजे - कांचनवाडी ता.जि. औरंगाबाद येथील गट नं.14 मधील प्लॉट नं.76,94 व 95 ज्याचे घोषणापत्र र.ड.बु.नं. 688 दिनांक 27/01/2015 अन्वये नोंदविले होते याचे दुरुस्तीपत्र. ((GAT NUMBER : 14 ;))	
(5) क्षेत्रफळ	1) 995.85 NA	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.टाऊन कंस्ट्रक्शन पार्टनरशिप फर्म तर्फे भागीदार नं.1 श्री. राधेश्याम आनवाराव डव्हळे 2 सौ. वर्षा राधेश्याम डव्हळे यांच्या तर्फे मू.आन म्हणून श्री मंजील उत्तमराव पायगव्हाण - - वय:-27; पत्ता:-, -, -, एफ-4 खिवसरा बुड उल्कानगरी गारखेडा औरंगाबाद, औरंगाबाद (००), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2017	
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2017	
(11) अनुक्रमांक, खंड व पृष्ठ	5101/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	

(13)वाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

Correction Deed

सह-सुव्यवस्थापक वर्ग-२
औरंगाबाद क्र.5

