

159/12086

पावती

Original/Duplicate

Saturday, December 15, 2018

नोंदणी क्र.: 39म

1:59 PM

Regn.: 39M

पावती क्र.: 16099 दिनांक: 15/12/2018

गावाचे नाव: कांचनबाडी

दस्तऐवजाचा अनुक्रमांक: अगग2-12086-2018

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

गादर करणाऱ्याचे नाव: मे.टाऊन कंस्ट्रक्शन पार्टनरशिप फर्म तर्फे भागीदार नं.1 व भागीदार नं.2 तर्फे मुखत्यारेखम म्हणुन श्री. मंजीत उत्तम पायगव्हाण -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणात मूळ दस्त, संलग्न प्रिंट, सूची-२ अंदाजे

1:58 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad II

वाजार मूल्य: रु. 1/-

सोवदला रु. 0/-

प्ररलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009430895201819E दिनांक: 15/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1512201802456 दिनांक: 15/12/2018

बँकेचे नाव व पत्ता:



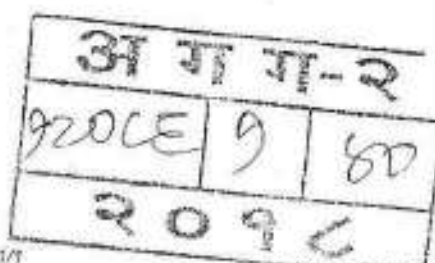


CHALLAN
MTR Form Number-6



GRN MH008430895201819E		BARCODE		Date 15/12/2018-12:11:20		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)		AHRPD1397H	
Office Name ARB1_HQR SUB REGISTRAR,AURANGABAD 1				Full Name		TOWN CONSTRUCTION A PARTNERSHI FIRM THROUGH RADHESHYAM DNYANBARAO DAVHALE	
Location AURANGABAD		Year 2018-2019 One Time		Flat/Block No.		GUT NO 14 PLOT NO 75	
Account Head Details		Amount in Rs.		Premises/Building			
0030046401 Stamp Duty		500.00		Road/Street		KANCHANWADI	
0030063301 Registration Fee		100.00		Area/Locality		AURANGABAD	
				Town/City/District			
				PIN		4 3 1 0 0 1	
				Remarks (If Any)			
				SecondPartyName=NOT PRESENT-			
Total		600.00		Amount in Words		Six Hundred Rupees Only	
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : _____	Scrol No. , Date _____	Not Verified with Scrol _____
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. खदर चलन केवळ दुय्यम निबंधक कार्यालयत नोंदणी करण्याच्या दस्तऐवजासाठी लागू आहे. नोंदणी व करण्याच्या दस्तऐवजासाठी खदर चलन लागू नाही.		
		Mobile No. : _____ 8800000000



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1512201802456	Date 15/12/2018
Received from TOWN CONSTRUCTION A PARTNERSHI FIRM THROUGH RADHESHYAM DNYANBARAO DAVHAL, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name MAHB	Date 15/12/2018
Bank CIN 10004152018121502161	REF No. 002507295
This is computer generated receipt, hence no signature is required.	



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DEED OF CORRECTION TO DEED OF DECLARATION

This Deed of Correction to Declaration is executed today on 15th day of December.2018 at Aurangabad, between :-

M/s. Town Construction, A Partnership Firm
Having its office at Flat no.F-04,Khivansara
Woods,Ulkanagari,Garkheda Parisar, Aurangabad
Through its Partners:

1. **Mr.Radheshyam s/o Dnyanbarao Davhale,**

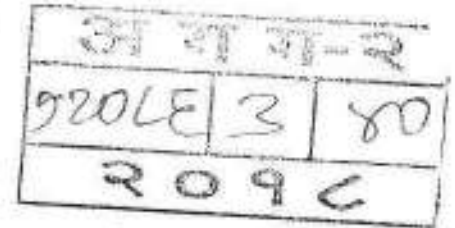
Age: 39 years, Occupation: Business,

Address :- Flat No .F-4,Khivansara

Woods,Ulkanagari,Garkheda

Parisar,Aurangabad.

PAN NO. AHRPD1397H



2. **Mrs.Varsha W/o Radheshyam Davhale,**

Age: 36 years, Occupation: Business,

Address :- Flat No .F-4,Khivansara

Woods,Ulkanagari,Garkheda

Parisar,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 nomenclature 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.

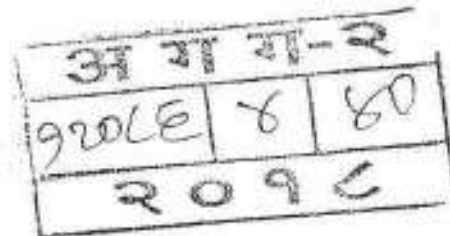
AND WHEREAS mean time the RERA Act came to be enacted and implemented and as per the provisions of RERA Act definition of carpet area is different than defined in Building Bye laws of Municipal Corporation Aurangabad and as per the RERA Act it is necessary to mention the carpet Area as per the provisions of the said Act and therefore, it became necessary to amend the declaration and therefore GRANTOR executed the registered deed of correction to declaration is executed and registered at sr no.5101 on dated 18/08/2017.

AND WHEREAS GRANTOR obtained the occupancy certificate in resepct of building nomenclature as "Town Imperia" from Municipal Corporation Aurangabad on 13/12/2018. Grantor constructed one shop and three flats on ground floor instead of ten shop and also obtained occupancy certificate with map as per the said construction, therefore it became necessary to amend above said deed of declaration as under :

1. That, fifth para of page no. 2 of the said deed of declaration stand deleted and replaced by following para

"In "TOWN IMPERIA", there will be five floors as basement floor, Ground Floor, First Floor, Second Floor and Third Floor. On basement floor there will be two basement stores as basement no.1 & 2. On the Ground Floor, there will be common parking on eastern portion and on western portion there will be shop no.1, Flat No. A1 to A3. On the First Floor, there will be six flats as Flat Nos.1 to 6. On Second Floor, there will be six Flats as Flat Nos.7 to 12. On Third Floor, there will be six flats as Flat Nos.13 to 18. On fourth floor there will be six flats as flat no. 19 to 24".

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



SCHEDULE 'B'

r. No.	Unit Number	Floor	B/up Area Sq.MT	CarpetArea Sq.MT.	Percentage of Undivided Share in common areas and facilities
1	Basement no.1	Basement	0.00	86.72	0.00
2	Basement no.2	Basement	0.00	86.72	0.00
3	Shop no.1	Ground	15.36	13.66	1.11
4	Flat No. A1	Ground	56.81	65.29	4.10
5	Flat no.A2	Ground	62.44	67.10	4.51
6	Flat no.A3	Ground	62.08	65.27	4.48
7	Flat no.1	First	46.12	41.60	3.33
8	Flat no.2	First	75.38	68.90	5.44
9	Flat no.3	First	48.25	43.83	3.48
10	Flat no.4	First	48.25	43.83	3.48
11	Flat no.5	First	48.25	43.83	3.48
12	Flat no.6	First	48.25	43.83	3.48
13	Flat no.7	Second	46.12	41.60	3.33
14	Flat no.8	Second	63.35	57.70	4.57
15	Flat no.9	Second	48.25	43.83	3.48
16	Flat no.10	Second	48.25	43.83	3.48
17	Flat no.11	Second	48.25	43.83	3.48
18	Flat no.12	Second	48.25	43.83	3.48
19	Flat no.13	Third	46.12	41.60	3.33
20	Flat no.14	Third	63.35	57.70	4.57
21	Flat no.15	Third	48.25	43.83	3.48
22	Flat no.16	Third	48.25	43.83	3.48
23	Flat no.17	Third	48.25	43.83	3.48
24	Flat no.18	Third	48.25	43.83	3.48
25	Flat no.19	Fourth	46.12	41.60	3.33
26	Flat no.20	Fourth	63.35	57.70	4.57
27	Flat no.21	Fourth	40.09	35.91	2.89
28	Flat no.22	Fourth	40.09	35.91	2.89
29	Flat no.23	Fourth	40.09	35.91	2.89
30	Flat no.24	Fourth	40.09	35.91	2.89

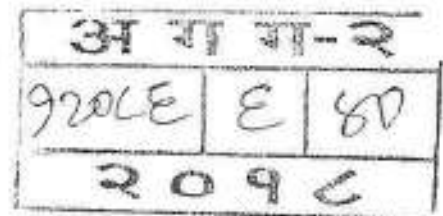


31-11-2019
9206/4/80
209C

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 15 TH DAY DECEMBER OF 2018 AT
AURANGABAD.

Name Of The Parties	Photograph	Signature	Thumb
Owner /Developer M/s.Town Construction Through its Partners: 1 Mr.Radheshyam S/o Dnyanbarao Davhale			
2. Mrs.Varsha W/o Radheshyam Davhale			
Witnesses			
1.Mr.RameshHribhau Mhasalkar Age. 21 Years,Occu: Service Address.Mayur Park,Aurangabad.			
2.Mr. Krishna Parmeshwar Shahagadkar Age 20 Years,Occu: Service Address.Sanjay Nagar,Aurangabad.			





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

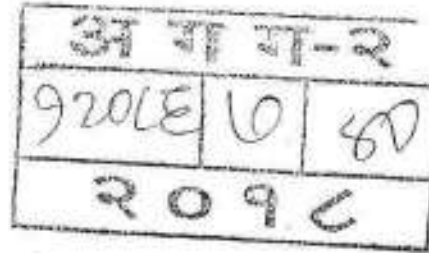
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51500006362**

Project: **Town Imperia, Plot Bearing / CTS / Survey / Final Plot No.: GUT NO 14 Pat Aurangabad (M Corp.), Aurangabad, Aurangabad, 431001,**

- Town Construction** having its registered office / principal place of business at Tehsil: **Aurangabad, District: Aurangabad, Pin: 431009.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
 - OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **14/08/2017** and ending with **31/07/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



Dated: 14/08/2017
Place: Mumbai

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

औरंगाबाद महानगरपालिका औरंगाबाद

“भोगवटा प्रमाणपत्र”

OCCUPANCY CERTIFICATE

बुक क्र. 319

अ.क्र. 7982



जा.क्र./मनपा/नरवि/भो.प्र. 358 117/2018-19

कार्यालय महानगरपालिका, औरंगाबाद

दिनांक 13/12/2018

भोगवटा प्रमाणपत्र धारणकरणाच्याचे नांव श्रीमती / श्री. मो. ताहून अब्दुल्लाह नफिसा

न.भू.क्र./सर्व्हे क्र./गट क्र. 14/14/1 भू.क्र. 76, 94 ओहळा : कोचनवाडी

प्रमाणित करण्यात येते की, न.भू.क्र./सर्व्हे क्र./गट क्र. 14/14/1 भू.क्र. 76, 94 ओहळा : कोचनवाडी औरंगाबाद मिळकतीवर

भागशः / संपूर्ण / तुल्य / सह / पहिलामजला / दुसरामजला / तीसरामजला / चौथमजला

साठी बांधकाम परवानगी संचिका क्रमांक 612/98/2014-15 बांधकाम परवानगी क्र. 915/2014-15 दि. 13/01/2015 नुसार परवाना धारक

वास्तुविशारद / इंजिनीयर / सुपरवायझर श्री/ती / श्री. अमरीषा जोशी

यांचा परवाना क्रमांक CA/95/18650 यांच्या देखरेखीत सदर इमारतीचे बांधकाम झालेले असून त्यांनी सादर केलेल्या पूर्णत्व प्रमाणपत्राच्या आधारे सदर बांधकाम झालेल्या इमारतीस भोगवटा प्रमाणपत्र खालील प्रमाणे / अटीवर देण्यात येते.

- सदरील भूखंडाचे हद्दी व चतुःसिमा बाबत वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी मिळकतधारक/विकासक आणि अर्जदार तथा वास्तुविशारद/इंजिनीयर/सुपरवायझर यांची राहिल.
- सदर भोगवटा प्रमाणपत्र इमारतीचे मर्यादेपर्यंतचे आहे. इमारतीचे स्थानांकन, भूखंडाचे क्षेत्र, हद्दी, चतुःसिमा इत्यादी बाबत वाद निर्माण झाल्यास तसेच विकास योजनेनुसार भूखंडाचे स्थानाबाबत भविष्यात वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहिल, त्या करीता महानगरपालिका जबाबदार राहणार नाही.
- सदरच्या भोगवटा प्रमाणपत्राव्यातिरिक्त भविष्यात प्रत्यक्ष जागेवर अतिरिक्त बांधकाम आढळल्यास ते अनाधिकृत विनापरवानगी समजून त्यावर नियमानुसार कारवाई करण्यात येईल.
- बांधकाम परवानगी मध्ये नमूद केलेल्या अटी अर्जदारास बंधनकारक राहतील.
- विकासकावर विकसीत इमारतीचे बाबत इतर कायदानुसार असलेल्या तरतुदी प्रमाणे सर्व बाबींची पूर्तता करण्याची जबाबदारी राहिल.
- सोबतच्या नकाशा प्रमाणे B.F., G.F., F.F., S.F., T.F. & Fourth floor साठी एकुण बांधकाम क्षेत्र 1657.41 चौ.मी. करीत भोगवटा प्रमाणपत्र देण्यात आले असून चढई क्षेत्र निर्देशांक (FSI) 01.66 वापरला आहे.
- भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड / शहर विकास निधी रक्कम रुपये 8,67,000/- न क्रमांक 14162 दिनांक 10/12/2018 नुसार भरणा केला आहे.



मंजूरी दिनांक: 05/12/2018

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9206 C 80
209 C

13/12/18
आयुक्त

महानगरपालिका औरंगाबाद करीता
O. C. Signed by A.D.T.P.

प्रत :- वाई अधिकारी A,B,C,D,E,F,G,H,I, महानगरपालिका, औरंगाबाद यांना पुढील कार्यवाहीस्तव.

TP-2, Zone NO-VIII

पावती

Original/Duplicate

8, 2017

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8154

दिनांक: 18/08/2017

गावाचे नाव: कांचनवाडी

दस्तावेजाचा अनुक्रमांक: अगव5-5101-2017

दस्तावेजाचा प्रकार : 65-चुक दुसऱ्या पत्र

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

राधेश्याम जानबासाव इव्हळे 2 सौ. वर्ष राधेश्याम इव्हळे यांच्या तर्फे मू आम म्हणून

श्री मंजीत उत्तमराव पायगवण - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 600.00

पृष्ठांची संख्या: 30

एकूण: ₹. 700.00

आपणास मूळ दस्त, थॉमनेल प्रिंट, सूची-२ अंदाजे

5:47 PM ह्या वेळेस मिळेल.

Joint Sub Registrar
Aurangabad V

बाजार मूल्य: ₹.0/-

गोबदला ₹.1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

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

डीडी/धनादेशाचे ऑर्डर क्रमांक: MH004607821201718E दिनांक: 18/08/2017

बँकेचे नाव व पत्ता:

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

