



CHALLAN
MTR Form Number-6

GRN	MHD04507821201718E	BARCODE	18/08/2017 14:35:28		Date	18/08/2017-14:35:28	Form ID	25.1
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty	TAX ID (If Any)						
	Registration Fee	PAN No. (If Applicable)						
Office Name	ARBI_HQR SUB REG/STRAR AURANGABAD 1		Full Name	TOWN CONSTRUCTIONS THROUGH PARTNER				
				RADHESHYAM DNYANBARAO DAVHALE AND				
				OTHER				
Location	AURANGABAD		Flat/Block No.	GUT NO 14 PLOT NO 7B				
Year	2017-2018 One Time		Premises/Building	995.85 SQ. MTR.				
Account Head Details	Amount In Rs.	Road/Street	KANCHANWADI AURANGABAD					
0030046401 Stamp Duty	500.00	Area/Locality	PIN					
0030063301 Registration Fee	100.00	Town/City/District	4 3 1 0 0 1					
		PIN	Remarks (If Any)					
			SecondPartyName=TOWN CONSTRUCTIONS THROUGH PARTNER					
			RADHESHYAM DNYANBARAO DAVHALE AND OTHER-					
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.	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	Scrub No. , Date	Not Verified with Scrub						

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर पतर कयल दुर्यज निवसक कार्यालयत मोदणी कयलवयल दसरासली सधर आरि. मोदणी न कयलवयल दसरासली सधर कयल सगु
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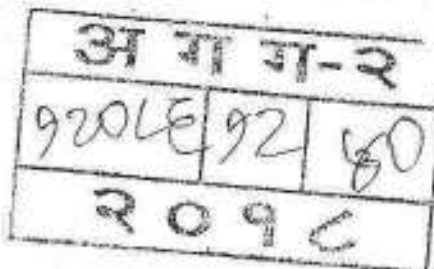
Print Date 18-08-2017 02:36:05

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
Varsha W/o Radheshyam Davhale,
Age: 34 years, Occupation : Business,
F-4, Khivansara Wood, Ulkanagari,
Garkheda, Aurangabad. PAN NO. AJVPD3311L

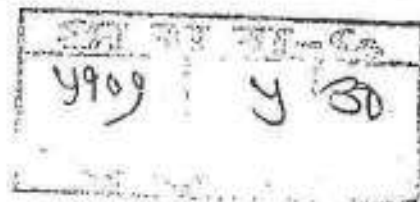


(Hereinafter called as 'GRANTORS which expression shall mean and include all their present and future partners their heirs, successors, legal representatives, executors, administrators & assignees etc.)

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 nomenclatured 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.93 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.

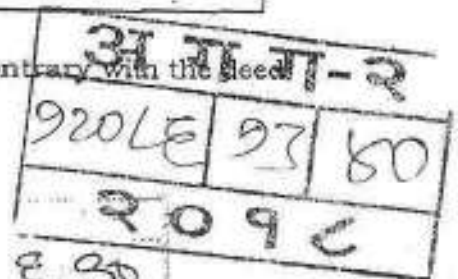
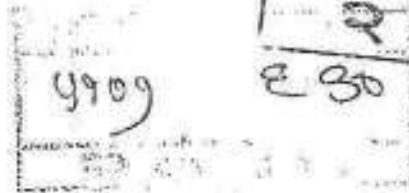
That the SCHEDULE 'B' annexed to the declaration stand deleted and replaced by the following SCHEDULE 'B'.



✓
SCHEDULE 'B'

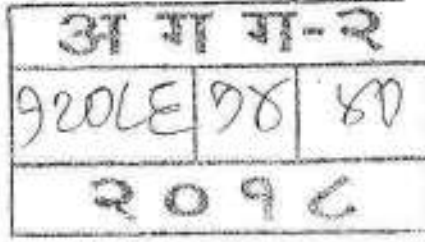
Sr. No.	Unit Number	Floor	B/up Area	Carpet Area
1	Basement no.1	Basement	00	86.72
2	Basement no.2	Basement	00	86.72
3	Shop no.1	Ground	10.93	9.04
4	Shop no.2	Ground	14.65	12.43
5	Shop no.3	Ground	11.01	9.09
6	Shop no.4	Ground	12.37	10.35
7	Shop no.5	Ground	8.73	7.02
8	Shop no.6	Ground	11.19	9.27
9	Shop 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			



Wednesday, January 28, 2015

12:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1294 दिनांक: 28/01/2015

गवाचे नाव: कांचनबाई

दस्तावेजाचा अनुक्रमांक: अगग-1-688-2015

दस्तावेजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: जे. ठाकूर कंस्ट्रक्शन तर्फे भागीदार नं. 1. श्री सचेश्वराम ज्ञानबाराव इच्छे -

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, शंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 1:01 PM रोजी वेळी मिळेल.

Sub Registrar Aurangabad I

बाजार मूल्य: रु. 1/-

परतेले मुद्रांक शुल्क: रु. 100/-

मोहरना: रु. 0/-

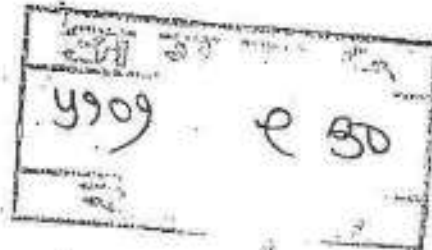
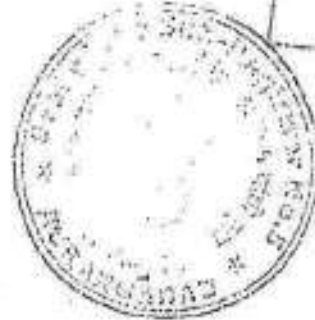
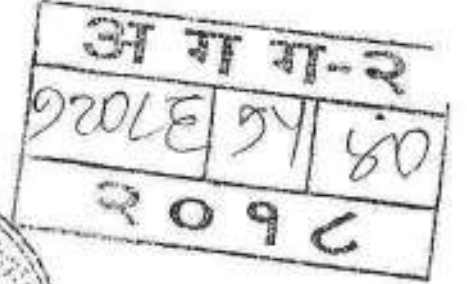
1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

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

वैकिले नाव व पत्ता:

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

J. K. Shinde
मूळ दस्त घेतले केला





CHALLAN
MTR Form Number-8

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GRN	MM005417894201415E	BARGODE	IN 1106342015012878992	Date	28/01/2015-11:45:25	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			Flat/Block No.	GUT NO 14/P		
Year	2014-2015 One Time			Premises/Buiding			
Account Head Details	Amount in Rs.			Road/Street	337.25 SQ MTR		
0010063301 Amount of Tax	100.00			Area/Locality	KANCHANWADI AURANGABAD		
				Town/City/District			
				PIN	4 3 1 0 0 1		
THIS CHALLAN IS DEFACED Jt. Sub-Registrar A 244, H.O.S. AURANGABAD				Remarks (If Any)			
				PANZ-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-DO Details				Bank CIN	REF No.	01106342015012878992 CK68635918	
Cheque/DO No	31 11 11-2			Bank Branch	28/01/2015-11:45:25		
Name of Bank	4909 90 30			Bank Branch	STATE BANK OF HYDERABAD		
Name of Branch				Scrol/No. Date	Not Verified with Scrol		
Mobile No.: Not Available							





MAHARASHTRA

2014

JAN 2015

रजिस्ट्रार
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ज.क्र. 34471 दिनांक 27 JAN 2015

MG 743693

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श्री. वाय. जी. राठोड
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DECLARATION U/s. 2(A) OF MAHARASHTRA APARTMENT OWNERSHIP ACT

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

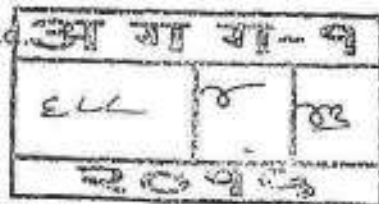
M/s. Town Construction,
A partnership firm
Having its office at Flat No.13,
A-1 Building, Mayur Terraces,
Nath Prangan, Garkheda Area,
Aurangabad.
Through: It's Partners;

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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, i.e. 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 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.



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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

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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.

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disclose the general nature of these liabilities and assets and how the value of fixed assets has been arised 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 "Mortgages 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 units.

CHAPTER IX

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.

[54] 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.



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