

गट नं.52, संभाजी रेसीडेन्सी, राजनगाव रोड, बिडकीन, ता.पैठण, जि.औरंगाबाद. संपर्क : 9850162891, 9158535380

To,
The Officer,
Maharashtra Real Estate Regulatory Authority,

RERA: P51500011831

Project: SAMBHAJI RESIDENCY, Plot No.06, Bidkin, Tq. Paithan, Dist.Aurangabad-431105.

Dear Sir,

I hereby declare that SAMBHAJI RESIDENCY, Residential Building has been completed in all aspects and it fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Residential Building is granted Occupancy Certificate/Completion Certificate bearing number NPA-34/P.R.352, dated 14/01/2019 by Collector Office Aurangabad and completion also certified by Architect Mr. Ajinkya Gurav in Form 4.

As per regulations period of Audit for the entire project is from the date of registration to the date of issuance of Form 4 by the Project Architect will be the period ended date. In our case building has been completed 100% on 14/01/2019 and Form 4 also issued, hence a period of Audit is applicable from 31/08/2017 to 14/01/2019. Therefore, Form 5 compliance for FY 2020-21 is not applicable to us.

I am attaching an annual report on statement of accounts (Form 5) of last financial year, i.e. FY 2019-20, Architect's Certificate (Form 4) & Occupancy certificate for your reference.

Regards, **Thange Constructions**

 
Proprietor

BABURAO PUNJARAM THANGE

Document Encl.

1. Architect's Certificate - Form 4
2. Form 5 of FY 2019-20
3. Occupancy Certificate

FORM-4

[Regulation 3]

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date:

To

The THANGE CONSTRUCTION

BABURAO PUNJARAM THANGE

Bidkin, Tq. Pathan, Dist. Aurangabad

Subject : Certificate of Completion of Construction Work of Residential Building of the project [P51500011831] situated on the Plot bearing Plot No. 6, Gut No. 52, Demarcated by its boundaries (latitude and longitude of the end points)

Plot no 7 to the North

9.00 M Wide Road to the South

9.00 M Wide Road to the East

Gut No. 53 to the West

of SAMBHAJI RESIDENCY Division Ranjangaon Road, Village Bidkin, Taluka Paithan, District Aurangabad, PIN 431105 admeasuring 549.17 sq. mts. area being developed by BABURAO PUNJARAM THANGE

I/ We Ar. Dilip D. Patil have undertaken assignment as Architect /Licensed Surveyor of Certifying Completion of Construction Work of Sambhaji Residency, Residential Building situated on the plot bearing Plot No. 6 of Division Ranjangaon road, Village Bidkin, Taluka Paithan, District Aurangabad, PIN 431105 admeasuring 549.17 sq. mts. Area

2. Following Technical Professionals are appointed by Owner / Promoter :—

(i) Shri. Dilip D. Patil as L.S. / Architect ;

(ii) M/s. Ajinkya Group as Structural Consultant

(iii) Shri. Ajinkya Gurav as MEP Consultant

(iv) Shri. Pranav Puri as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certify that Sambhaji Residency, Residential Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Residential Building is granted Occupancy Certificate/Completion Certificate bearing number NPA-34/P.R.352, dated 14/01/2019 by Collector Office Aurangabad.

Yours Faithfully,

Signature and Name (IN BLOCK LETTERS) of L.S. / Architect with

(Licence No.....)

DILIP D. PATIL
B. Arch.

ARCHITECT

Regd.No. CA/93/17758

Off. No.: F-5, Yash Heights, N-4

CIDCO, Aurangabad

Mob.: 9822975611/9923713411

Office No. 301, Third Floor, G.T.Arcade,
Off. B. T. Kawade Road Bridge, Uday Baug,
Ghorpadi Goan, Pune. Maharashtra - 411 001

Contact No.: +91 9623 450 104
+91 9850 812 789
E-mail ID: cayogeshbhagat@gmail.com

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
MR. BABURAO PUNJARAM THANGE ,

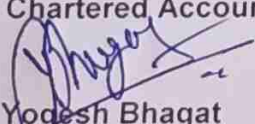
Plot No.06, Bidkin, Tq.Paithan, Dist.Aurangabad-431105

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by **MR. BABURAO PUNJARAM THANGE** for the period from 01/04/2019 to 31/03/2020 with respect to Project **Sambhaji Residency RERA** Regn. Number **P51500011831**

1. This certificate is issued accordance with provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the 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.
2. I have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of **MR. BABURAO PUNJARAM THANGE** for the period ended 31/03/2020 and hereby certify that:
 - i. **MR. BABURAO PUNJARAM THANGE** have completed **100%** of the project titled **Sambhaji Residency** Regn. No. **P51500011831** located at **Plot No.06, Bidkin, Tq.Paithan, Dist.Aurangabad- 431105**
 - ii. Amount collected during the year for this project is **Rs. 64,25,072/-** and amount collected till date is **Rs.2,11,39,974/-**
 - iii. Amount withdrawn during the year for this project is **Rs. 33,17,100/--** and amount withdrawn till date is **Rs.2,53,06,225/-**
4. I certify that the **MR. BABURAO PUNJARAM THANGE** has utilized the amounts the amounts collected for **Sambhaji Residency** only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Yours Faithfully

For YOGESH BHAGAT & COMPANY
Firm Registration No. 133270W
Chartered Accountants


Yogesh Bhagat
Proprietor

Membership No. 132280

Place : Pune

Date:24/11/2020

ICAI UDIN – 20132280AAAVW8717





जिल्हाधिकारी तथा जिल्हादंडाधिकारी कार्यालय, औरंगाबाद
(महसूल शाखा)

मध्यवर्ती प्रशासकीय इमारत, फाजलपुरा, औरंगाबाद

दुरध्वनी क्र.०२४०-२३३४५०१

ई मेल- abdcall@gmail.com

जा. क्र.२०१८/मशाका/जमीन-१/एनएपी-३४ /प्र.क्र.३५२

दिनांक. १४/०१/२०१९

भोगवटा प्रमाणपत्र
OCCUPANCY CERTIFICATE

प्रमाणित करण्यात येते की, श्री. बाबुराव पुंजाराम ठाणगे, रा. मु. पो. बिडकीन, ता. पैठण जि. औरंगाबाद यांचे न. भू. क्र. / स. नं. / गट. नं. ५२ मधील निवासी बांधकाम बाबत मौजे. बिडकीन. ता.पैठण मधील प्लॉट क्र. ०६ मध्ये क्षेत्र ५४९. १७ चौ. मी. क्षेत्रावरील मिळकतीवर बांधकाम परवानगी संचिका क्रमांक.९४ दिनांक.०२.०६.२०१८ व सुधारित बांधकाम परवाना क्र. २०१८ / मशाका / जमीन-१ / एनएपी-३४ / मौजे. बिडकीन, ता. पैठण / प्र. क्र. ९४, दि.०२.०६.२०१८ सहाय्यक संचालक नगर रचना, औरंगाबाद यांचे पत्र क्र. भोगवटा प्रमाणपत्र/ मौजे. बिडकीन, ता. पैठण / ग. क्र. ५२ / ससं -औ / २४१८, दिनांक ११.१२.२०१८ व पत्र क्र. २७ दिनांक ०७.०१.२०१९ नुसार सादर केलेल्या भोगवटा प्रमाणपत्राच्या आधारे सदर बांधकाम झालेल्या ईमारती यासाठी भोगवटा प्रमाणपत्र खालील प्रमाणे / अटी व शर्तीवर देण्यात येत आहे.

1. सदर बांधकामाचे स्ट्रक्चरल स्टॅबेलेटीटी प्रमाणपत्र व भूकंपरोधक प्रमाणपत्राबाबत संबंधित स्ट्रक्चरल इंजिनिअर/वास्तुशास्त्रज्ञ यांची जबाबदारी राहिल.
2. सहाय्यक संचालक नगर रचना, औरंगाबाद या कार्यालयाचे रहीवास वापरासाठी अंतिम मंजूरीची शिफारस केलेल पत्र क्र.२०६९, दिनांक १९.११.२०१५ रोजीच्या पत्रातील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.
3. पुर्व मंजूर बांधकाम परवानगी नकाशा मधील बांधकामापेक्षा अतिरिक्त बांधकाम भविष्यात केल्यास या बाबत संपूर्ण जबाबदारी संबंधीत वास्तुविशारद / जमीन मालक यांची राहिल.
4. या कार्यालयाचे अकृषीक आदेश क्र.२०१५/मशाका/जमीन-१/ एनएपी-३४/मौ.बिडकीन, ता. पैठण/प्र.क्र.१५९, दिनांक १५.०१.२०१६ मधील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.
5. सहाय्यक संचालक नगर रचना, औरंगाबाद या कार्यालयाचे बांधकाम परवानगीचे शिफारशीचे पत्र क्र.८७५, दिनांक.१३.०४.२०१८ व या कार्यालयाचे सुधारित बांधकाम परवाना आदेश क्र.९४ दिनांक.०२.०६.२०१८ मधील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.

6. इमारत स्ट्रक्चरल ऑडीट दर पाच (५) वर्षांनी करून घेणे जागामालक,यांचेवर बंधकारक राहिल.
7. सदरील भूखंडाचे हद्दी व चतुःसिमा बाबत वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी मिळकतधारक/विकास आणि अर्जदार तथा वास्तुविशारद/इंजिनीयर/सुपरवायझर यांची राहिल.
8. सदर भोगवटा प्रमाणपत्र इमारतीचे मर्यादितच 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 जिल्हाधिकारी कार्यालय जबाबदार राहणार नाही.
9. सदरच्या भोगवटा प्रमाणपत्राव्यतिरिक्त भविष्यात प्रत्यक्ष जागेवर अतिरिक्त बांधकाम आढळल्यास ते अनाधिकृत विनापरवानगी समजून त्यावर नियमानुसार कारवाई करण्यात येईल.
10. बांधकाम परवानगी मध्ये नमुद केलेल्या अटी अर्जदारास बंधकारक राहतील.
11. विकासकावर विकसित इमारतीचे बाबत इतर कायद्यानुसार असलेल्या तरतुदी प्रमाणे सर्व बाबींची पूर्तता करण्याची जबाबदारी राहिल.
12. सहाय्यक संचालक नगर रचना,औरंगाबाद यांचे पत्र क्र. २४१८,दिनांक ११.१२.२०१८ नुसार प्रस्तावित केल्याचे आधिन राहुन सोबतच्या नकाशा प्रमाणे भूखंड क्र. ०६ चे मंजूर अभिन्यास क्षेत्र ५४९.१७ चौ.मि. साठी एकूण बांधकाम झालेले क्षेत्र. ८४०.२३ चौ. मि. करीता भोगवटा प्रमाणपत्र देण्यात आले असून चटई क्षेत्र निर्देशांक (F.S.I) १.५१ वापरला आहे.

जिल्हाधिकारी औरंगाबाद

Signature valid

Digitally signed by Uday
Gaurishankar Chaudhari
Date: 2019.01.14 12:40:52 IST
Reason: Approved

Manager Completion 01.01.2019

Note	Form-5
1	Form - 5 to be on the letter head of Chartered Accountant.
2	a) Name of the promoter in whose name the project is registered and the registered address of the promoter, as mentioned in the MahaRERA website. b) The auditor should verify the same from the MahaRERA website and retain a copy of the same duly certified by the promoter. c) The promoter may change the promoter name and the address by making the change application to MahaRERA, in such a case, necessary documents to be obtained and verified by the auditor.
3	Name of the promoter has to be mentioned as per MahaRERA website.
4	a) Period of the report starts , in the first year ,from the date of registration of the project and In the subsequent year, it will be 1st April of the financial year. b) With respect to the ongoing project, in the first year, the date will start from the date of obtaining the Commencement certificate. c) The end period will be 31st March of that financial year or the date of issuance of Form – 4 by the Project Architect whichever is earlier. d) Since the certificate has to be issued project wise, the name of the project has to be properly mentioned. The Auditor should mention the name of the project in as reflecting in MahaRera Registration Certificate. e) Many times, the promoter registers the project phase wise, each project name is differentiated by wing number; Say A wing or B Wing. f) Auditor has to obtain the registration certificate duly authenticated by the promoter.

Note	Form-5		
4	Illustration 1:		
	Sr.No	Particulars	Dates
	1	Project registered on	10 th October, 2017
	2	Certified to be completed by Architect in form 4	28 th February, 2021
	3	Period of Audit for entire project	10 th Oct, 2017 to 28 th February, 2021
	4	The Audit period for the financial year 2020-21	1 st April, 2020 To 28 th February, 2021

Note**Form-5**

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Illustration 2:

Sr.No	Particulars	Dates
1	Project registered on	10 th October, 2017
2	Certified to be completed by Architect in form 4	30 th April, 2021
3	Period of Audit for entire project	10 th Oct, 2017 to 30 th April, 2021
4	The Audit period for the financial year 2020-21	1 st April, 2020 To 31 st March, 2021
5	The Audit period for the financial year 2021-22	1 st April, 2021 To 30 th April, 2021