

342/4056

चाहते

Original/Duplicate

Wednesday, July 05, 2017

नोंदणी क्र.: 39म

12:34 PM

Regn.: 39M

पावती क्र.: 6518

दिनांक: 05/07/2017

गावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अगग5-4056-2017

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: लिहुन देणार - विमल शांतीकुमार मिश्रीकोटकर व प्रसन्ना
शांतीकुमार मिश्रीकोटकर तर्फे मु.आ.म्हणुन मे.आर्च डेव्हलपर्स तर्फे भागीदार अर्चित
सुशिल भारुका - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 1020.00

पृष्ठांची संख्या: 51

एकूण: रु. 1120.00

मूळ दस्त परत केले

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:51 PM ह्या वेळेस मिळेल.


Joint Sub Registrar
Aurangabad V

बाजार मूल्य: रु.0 /-

मोबदला रु.1/-

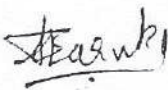
भरलेले मुद्रांक शुल्क : रु. 500/-

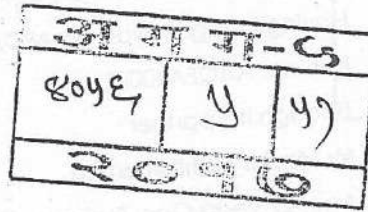
1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003144384201718E दिनांक: 05/07/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-





DECLARATION U/S 2(A) OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

This Deed Declaration is executed today on 05th day of JULY 2017, by:

1. Vimal ShantiKumar Mishrikotkar
Age.: 80 Years, Occ.: Business & housewife
R/o. E1 DishaAlankar, Cannaught Place,
Cidco, Aurangabad.

2. Mr. Prassana ShantiKumar Mishrikotkar
Age.: 48 Years, Occ.: Business
R/o: 21/22, Row House Complex,
Seven Hills Colony, Opp. Raj Heights,
Aurangabad.

Through their GPA and Developer
M/s. Arch Developers
Through it's partner

ANDWHEREAS, the Assignor/Lessee desire to develop the Plot no. 26& 27 and therefore, they approached the Developer and requested to develop the same and construct the residential cum commercial buildings thereon and accordingly the Development Agreement executed and registered at Serial No. 262/2016 dated 12.01.2016 and Irrevocable power of attorney registered at Serial no. 263/2016 dated 12.01.2016 registered at the office of Sub-Registrar, Aurangabad no. 2.

ANDWHEREAS, the Developer on the basis of power of attorney prepared plan and got sanction from Aurangabad Municipal Corporation Aurangabad in file no. 863/17/2015/2016 vide revise permission 300/2017-18 in file no. 1392/17/2016-17 dated 30/06/2017 as per construction permission Developer/Grantors obtain permission for residential cum commercial complex thereon and Developer also commenced construction as per permission granted by Aurangabad Municipal Corporation Aurangabad.

That the residential-cum-commercial building being constructed on the above-referred property will be known as "**ARCH GULMOHAR**" and in no case the said name will be changed.

That, on the above property constructed residential cum commercial building is consists **15 Flats, and 09 Shops with connected stores**, all the floor their places specifically shown in construction permission plan and same is treated as part and parcel of this deed.

The area of each unit on each of the floor is specifically given in Schedule-B annexed hereto similarly the specific location of each of the units and area of each room or W.C. or Bath in each of the flat, parking space are specifically shown in the construction plan which is treated as part of this declaration.

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That the total building utilizing for the residential cum commercial purpose it means flats for residential purpose and Shops and connected Store is used for commercial purpose only. That the upper floor are capable of individual utilization on account of having their own exit to a common area and facility and of the Building and the Apartment will be sold to one or more Assignee, each Assignee obtaining a particular and exclusive property-right thereto and Apartment constituting a heritable and transferable, immovable properties within the meaning of any law for the time being in force in the case and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this deed, necessary for their adequate use and enjoyment and

2. That the all-flat Purchasers are bound to pay minimum of Rs.1,000/- (Rupees One thousand only) per month toward maintenance, which is separately deposited in maintenance account.
3. All shop purchasers may pay common maintenance separately for as mentioned here in above. Similarly 10 % contribution of any major maintenance of building like coloring etc.

SCHEDULE -A

That all the part and parcel of Plot no. 26 & 27 admeasuring 288.00 Sq.Mt. each Situated at Sector NS-1K forming part of Survey no. 125,126 & 127(P) of Village SafaraTq. & Dist. Aurangabad bounded by :-

Towards East :- Plot no. 28

Towards West :- Plot no. 25

Towards South :- Survey no. 127(Part)

Towards North :- 18.00 Meter wide road.

SCHEDULE-B

ARCH GULMOHAR

Sr. No.	UNIT NO.	FLOOR	CARPET AREA	BUILTUP AREA
1	101	FIRST	41.36	41.50
2	102	FIRST	31.80	33.58
3	103	FIRST	31.80	33.58
4	104	FIRST	41.36	41.50
5	201	SECOND	40.89	41.50
6	202	SECOND	31.30	33.58
7	203	SECOND	31.30	33.58
8	204	SECOND	40.89	41.50
9	301	THIRD	40.89	47.57
10	302	THIRD	31.30	33.58
11	303	THIRD	31.30	33.58
12	304	THIRD	40.89	41.50
13	401	FOURTH	49.48	47.94
14	402	FOURTH	35.83	36.52
15	403	FOURTH	49.48	47.80
		TOTAL	569.87	588.81



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COMMERCIAL

Sr. No.	UNIT NO.	FLOOR	CARPET AREA(SHOP & STORE)	BUILTUP AREA
1	1	GROUND	10.44	11.68
2	2	GROUND	17.23	18.66
3	3	GROUND	15.54	16.68
4	4	GROUND	13.84	14.94
5	5	GROUND	15.82	17.11
6	6	GROUND	13.84	14.94
7	7	GROUND	15.54	16.68
8	8	GROUND	17.23	18.50
9	9	GROUND	13.56	15.23
		TOTAL	133.04	144.42



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दस्त गोपवारा भाग-2

अंगव5

दस्त क्रमांक:4056/2017

दस्त क्रमांक :अंगव5/4056/2017

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस:
1	नाव:लिहून देणार - विमल शांतीकुमार मिश्रीकोटकर व प्रसन्ना शांतीकुमार मिश्रीकोटकर तर्फे मु.आ.म्हणुन मे.आर्च डेव्हलपर्स तर्फे भागीदार अर्चित सुशिल भारुका - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: <i>Karube</i> -, ब्लॉक नं: -, रोड नं: एन-1 सिडको औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-27 स्वाक्षरी:-	 	
2	नाव:लिहून घेणार - मे.आर्च डेव्हलपर्स तर्फे भागीदार अर्चित सुशिल भारुका - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: <i>Karube</i> -, ब्लॉक नं: -, रोड नं: एन-1 सिडको औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-27 स्वाक्षरी:-	 	

वरील दस्तऐवज करून देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:05 / 07 / 2017 12 : 33 : 06 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठस
1	नाव:शेख रिजवान शेख अजीज - - वय:24 पत्ता:मोमीनपुरा औरंगाबाद पिन कोड:431001	 	
2	नाव:रविंद्र बंन्सी काकडे - - वय:37 पत्ता:सिडको औरंगाबाद पिन कोड:431001	 	

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