158/533
Friday,January 18 ,2019
11:07 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 796 दिनांक: 18/01/2019

गावाचे नाव: **तिसगांव**
दस्तऐवजाचा अनुक्रमांक: **अगग1-533-2019**
दस्तऐवजाचा प्रकार : **घोषणापत्र**
सादर करणाऱ्याचे नाव: **मे.वृंदावन बिल्डर्स ॲण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 01सौ.ललिता प्रदीप अत्तरदे - -**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1020.00
पृष्ठाची संख्या: 51	
एकूण:	रु. 1120.00

Sub Registrar Aurangabad I

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010757655201819E दिनांक: 18/01/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1020/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1801201900544 दिनांक: 18/01/2019
बँकेचे नाव व पत्ता:

मुळ दस्त परत केले

158/533

इतर
पावती

Original/Duplicate

Tuesday,22 January 2019
4:33 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1018 दिनांक: 22/01/2019

गावाचे नाव: -तिसगांव
दस्तऐवजाचा अनुक्रमांक: अगग1-533-2019
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मे.वृंदावन बिल्डर्स ॲण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 01सौ.ललिता प्रदीप अत्तरदे - -
वर्णन

दस्त हाताळणी फी	रु. 80.00
पृष्ठांची संख्या: 4	
एकूण:	रु. 80.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: DHC रक्कम: रु.80/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2201201908563 दिनांक: 22/01/2019
बँकेचे नाव व पत्ता:

18/01/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. औरंगाबाद 1
दस्त क्रमांक : 533/2019
नोदंणी :
Regn:63m

गावाचे नाव : तिसगांव

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: तालुका औरंगाबाद हद्दीतील मौजे तिसगांव शिवारातील गट नं.140 पैकी प्लॉट नं.70 व 71 एकुण क्षेत्रफळ 1247.902 चौ.मी. वावर उभारली जात असलेली इमारत महाराष्ट्र अपार्टमेंट ॲक्ट 1970 चे कलम 2 अन्वये अपार्टमेंट म्हणुन घोषित केली इमारतीचे नाव "वृंदावन हाईट्स"((Plot Number : 70 व 71 ; GAT NUMBER : 140 ;))
(5) क्षेत्रफळ	1) 1247.902 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.वृंदावन बिल्डर्स ॲण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 01सौ.ललिता प्रदीप अत्तरदे - - वय:-45; पत्ता:--, -, -, -, एल-165/1,एन-9,165/1,शिवाजीनगर,सिडको,औरंगाबाद, कीड्कॉ कॉलनी (आऊराण्णावाड्) . MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431003 पॅन नं:- 2): नाव:-मे.वृंदावन बिल्डर्स ॲण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 02 श्री.गणेश चांगदेव लोखंडे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं.बी-10,जय गणेश अपार्टमेंट,प्लॉट नं.02,सर्व्हे नंबर 154,हर्सुल,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2019
(11)अनुक्रमांक,खंड व पृष्ठ	533/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रमांक -१

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1801201900544	Receipt Date	18/01/2019

Received from mae.vrundavan builders aanda devalparsa tarfe bhagidar kramank 01sau.lalita pradip attarde - -, Mobile number 0000000000, an amount of Rs.1020/-, towards Document Handling Charges for the Document to be registered on Document No. 533 dated 18/01/2019 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED
₹ 1020
DEFACED

Payment Details

Bank Name	SRCB	Payment Date	18/01/2019
Bank CIN	10004152019011800492	REF No.	38818012019IBTR1000218
Deface No	1801201900544D	Deface Date	18/01/2019

This is computer generated receipt, hence no signature is required.

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 | १ | 44
२०१९

CHALLAN
MTR Form Number-6

GRN	MH010757655201819E	BARCODE		Date	18/01/2019-09:03:45	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAOFV4196L
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MS VRANDAWAN BUILDERS AND DEVELOPERS
Location	AURANGABAD		
Year	2018-2019 One Time	Flat/Block No.	PLOT NO 70

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Premises/Building	
Road/Street	TISGAON
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=VRANDAWAN HEIGHTS~
Amount In Words	Six Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019011838444	000526733
Cheque/DD No.		Bank Date	RBI Date	18/01/2019-09:05:10	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 | 2 | 44
२०१९

Print Date 18-01-2019 09:05:20

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1801201900544	**Date**	18/01/2019
Received from mae.vrundavan builders aanda devalparsa tarfe bhagidar kramank 01sau.lalita pradip attarde - -, Mobile number 0000000000, an amount of Rs.1020/-, 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	SRCB	**Date**	18/01/2019
Bank CIN	10004152019011800492	**REF No.**	38818012019IBTR1000218
This is computer generated receipt, hence no signature is required.			

Seal of the Sub-Registrar No. 1 AURANGABAD

अ ग ग-१

433	3	44

२०१९

DEED OF DECLARATION

THIS DEED OF DECLARATION UNDER SECTION 2 A OF MAHARASHTRA APARTMENT OWNERSHIP ACT 1970 IS MADE AT AURANAGABAD ON THIS 18 TH DAY OF JANUARY 2019, BY:

M/s. Vrandawan Builders & Developers, PAN-AAOFV-4196-L
A registered Partnership firm duly registered under the
Indian Partnership Act having its Registered Office at
Shop No. 1, Plot No.02, S.No.154, Harsul, Aurangabad.
Through its partners: -

1] Mrs. Lalita Pradeep Attarde
Age: 45 years, Occ.: Business
R/o: - L-165/1,N-9,165/1,Shivajinagar,
CIDCO, Aurangabad
UID: 2159-7135-4367

2] Mr. Ganesh Changdeo Lokhande
Age: 41 years, Occ.: Business
R/o: - Flat No.10, Jay Ganesh Apartment,
Plot No 02, S.No.154, Harsul, Aurangabad
UID:4948-2466-7304

Hereinafter referred to as "the Grantor" [which expression shall mean and include its executors, assignees, administrators, etc.]

WHEREAS the Grantor is the owner and possessor of the Plot No.70, admeasuring 616.622 sq. mt.& Plot No.71 admeasuring 631.28 Sq. Meters, at Gut No. 140, of village Tisgaon, Tal. & Dist. Aurangabad.

WHEREAS the grantors is interested in forming a society of the apartment / flat owners over the said plots and would like to convert the building / complex into condominium of Apartment under Apartment Ownership Act 1970.

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 | ८ | 44
२०१९

THE GRANTOR HEREBY STATE AND DECLARE AS FOLLOWS: -

1] That the grantors being owner and possessor of the said plots along with construction there upon is entitled to do and execute all acts, things and documents, relating to development activity i. e construction of residential premises, superstructure / buildings, apartments, etc. consisting of 7 Row Houses & 18 Flats, store rooms, ancillary structures etc. over the said Plot 70 & 71 totally admeasuring 1247.90 sq. mtrs. at Gut No.140, of village Tisgaon, Tal. & Dist. Aurangabad.

[Hereinafter for the sake of brevity referred to as "The Said Plots"]. The said plots are more particularly described in the **Schedule "A"** annexed hereto. The said Schedule "A" shall form part and parcel of this Deed of Declaration.

2] The Grantor has got prepared a development plan through Architect J.B. Associates Jadhav R.S. Aurangabad. The said plan has been duly approved and sanctioned by the CIDCO Aurangabad vide its sanction bearing No. CIDCO/SP (NT)/BP/WLJ/2017 (BP)/132 dated 14-11-2017.

3] The Grantor say that the new buildings constructed, under construction and to be constructed over the said Plots is named as **"Vrandawan Heights"**, and the said buildings consists of flats, Row House store rooms etc. The details of the number of flats/Row Houses etc. on each floor, are described in detail in the **Schedule "B"**, enclosed herewith, and the same shall form part and parcel of this Deed of Declaration.

4. The Grantor hereby state and declare that it wishes to convert the building / complex into condominium of Apartment under Apartment Ownership Act 1970. That the condominium shall come into existence and be converted into the meaning of Apartment as detailed hereunder immediate upon execution of this deed of declaration. The said condominium shall be hereafter known as "Vrandawan Heights". It is hereby declared by the Grantor

Seal of the Sub-Registrar No.1 औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 | 4 | 2019

that the said plots along with the constructions there upon named as "Vrandawan Heights" is here by submitted to the provisions of the Maharashtra Apartment Ownership Act, and henceforth the same shall be governed by the provisions of the said Act as applicable from time to time, and with the provisions of the Bye Laws, which are made a part of this Deed of Declaration and are attached herewith as **Schedule-C**.

5) That, the dedication of the property to the Plan of Apartment Ownership herein shall not be revoked, or the property removed from the Plan of Apartment ownership, or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment, or removal of the property from the Plan by duly registered instrument.

6] That the administration of the "Vrandawan Heights" condominium consisting as aforesaid buildings and parcel of land described herein above shall be in accordance with the provisions of the bye laws of the Maharashtra Apartment Ownership Act 1970 as would be amended from time to time.

7] All Apartment /Flat Purchasers in the said "Vrandawan Heights" condominium shall have right to share the following facilities equally as under:

[A] Staircase and lobbies which leads and give access, to the ground floor, first floor, second floor, third floor, fourth floor and to the terraces.

[B] Space provided for parking on the ground floor / land level as per the plans for flat owners. The parking space for individual owners is specifically depicted in the plan attach herewith and that they shall have individual write to use over it and the same shall not be governed as common areas and facilities.

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१		
433	६	44
२०१९		

[C] All water pipes, water lines from the Municipal Corporation to the water storage tanks / concerned overhead tanks and water lines form overhead tanks; till they reach the exterior walls of each the Apartment in the condominium.

[D] Drainage chambers and drainage pine lines within the limits of the aforesaid piece of the land i.e. the said plots, constructed for exclusive use of the occupants of the apartment owners as per the Municipal regulation. Provisions for drainage lines are to be made as per the terms of sanction and Drainage lines are agreed to be provided on aforesaid buildings and said plots.

[E] Electrical wiring and electrical equipment fitted for common use, through out the condominium, staircase, common areas, parking area etc.

[F] Tanks, Pumps, Motors, and in general all apparatus and installations fitted or will be fitted for common use.

8] The Apartment Owners in the "Vrandawan Heights" Condominium shall have equal right in the administration of the "Vrandawan Heights" Apartment owner's condominium. Each Apartment Owners shall have one vote for managing and participating in the affairs of the said association to be formed at the option of the apartment owners. Any person holding more than one Apartment will have as many votes in proportion to the number of Apartment/s owned by him / her.

9] Each apartment owner shall strictly comply with the provisions of this deed, the bye laws, decisions and resolutions of the association of apartment owners or its representatives, and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums, dues for damages or for injunctive relief.

Seal of the Sub-Registrar No.1 मुख्य निबंधक औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 6 14
२०१९

10] In future if the F.S.I. in respect of the said plots is enhanced / increased by the Municipal Corporation, Aurangabad or other any Government Authority the Grantor only shall have proportionate right to develop and utilize such enhanced / increased F.S.I. and the future Purchasers, Apartment owners, Flat owners shall not have any right over the increased F.S.I., nor shall they have any right and authority for claiming in whatsoever capacity, any right or interest in or over such enhanced/increased F.S.I.

11) All the Apartment Owner(s), in the said "Vrandawan Heights" Apartment condominium shall pay his / her contribution towards the common expenses towards the use and enjoyment of the any of the Common facility/ies in connection with the apartment condominium.

12) The general and common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

13) All sums assessed by the Association of apartment owners in the said apartment condominium which may / will remain unpaid and which would be chargeable over a particular apartment in the said condominium shall constitute charge on such Apartment prior to any other charges.

14) That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his family unit.

15) All the owners, tenants, any occupant of any apartment or any other persons those might use the facilities of the said condominium or shall signify that such person has bound himself-herself by provision of this deed, and also by the Bye Laws of the "Vrandawan Heights" condominium and has accepted to abide by all such rules, bye laws of the condominium.

Seal of the Sub-Registrar No. 1 औरंगाबाद क्र. १ चाची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
488 | 2 | 44
2098

16) That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and ratified. The respective family units shall not be rented or given on leave and license or caretaker basis by the apartment owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or caretaker basis provided that said lease or leave or license or caretaker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the By-Laws in Exhibit B attached hereto.

17) If the property described in the Schedule "B", is totally or partially or substantially damaged or destroyed, the repairs, reconstruction or disposition of the same shall be made as per the provisions of the Maharashtra Ownership Apartment Act 1970.

18) Any person who acquire right, title and or interest in the said apartment condominium by voluntary conveyance, court sale or by any other mode, and / or in case of death of any apartment owner his / her successors in title, shall be liable for all unpaid charges and expenses due to the associations of the Apartment owners, for his/her share appropriated to the apartment.

19) The Board of the Association of the "Vrandawan Heights"Condominium may obtain and continue blanket property insurance and the premium of such insurance policy shall be treated, as common expenses to be shared by the Apartment owners in the said Apartment condominium.

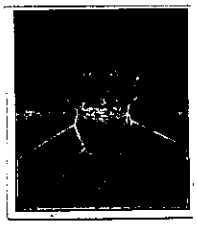
Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
४३३ e २४
२०१९

20) That, insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the Association of Apartment Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHERE OF The Grantor hereto has signed this Deed of Declaration on the day and date herein first written.

GRANTOR :-

OWNER/DEVELOPER	PHOTO	THUMB
M/s. Vrandawan Builders & Developers Partner No.0 Mrs. Lalita Pradeep Attarde		
M/s. Vrandawan Builders & Developers Partner No.02 Mr. Ganesh Changdeo Lokhande		
WITNESSES No.01	PHOTO	THUMB
Pradeep Suka Attarde Age: 53 years, Occ.: Service R/o: - L-165/1, N-9, 165/1, Shivaji Nagar, CIDCO, Aurangabad UID :8391-2750-4150		
WITNESSES No.02	PHOTO	THUMB
Vijay Prakash Attarde Age: 38 years, Occ.: Business R/o: - N-9, Shivaji Nagar, CIDCO, Aurangabad UID :5485-6769-2456		

Seal of the Sub-Registrar No.1 औरंगाबाद क्र. १ यांची मुद्रा ★ AURANGABAD ★ सत्यमेव जयते औरंगाबाद

अ ग ग-१
433 | 98 | 44
२०१९

SCHEDULE 'A'

Description of the said plots mentioned in the Deed of Declaration of "Vrandawan Heights" is as follows:

All that piece & parcel of Non-Agricultural Plot 70 & 71 totally admeasuring 1247.902 sq. mtrs. (Amalgamated Area), situated at Gut No.140, at village Tisgaon, out of municipal limits of Aurangabad commonly bounded as under:

On or Towards:

East	:	9.0 mt wide Road,
West	:	General Public Utility Plot,
North	:	18.0 mt wide Road,
South	:	Gut No 140.

The Specification of the flats in the "Vrandawan Heights" Condominium are given below:

SPECIFICATION OF APARTMENT

- R.C.C. Frame Structure
- 4" Thick Internal & 6" External Wall
- External Wall in Sand face Plaster & Internal Walls in POP/Gypsum finish for internal walls., Oil bond distemper for all internal walls
- 2X2Vitrified Tiles Flooring.
- Aluminum Powder coated windows.
- Green Marble Platform with SS Sink.
- Bathroom flooring antiskid Ceramic Tiles & Dado glazed ceramic Tiles.
- Cement paint for external wall
- Concealed fitting with 3.5 point in each room. Power Point in Kitchen & Bath with good quality CP fittings.

Seal of the Sub-Registrar No.1 AURANGABAD

ग ग-१		
४३३	९१	५५
२०१९		

SCHEDUEL B

Description of Row House

Sr No	Row House No	Built up Area G+F	Carpet Area G+F	Balcony Area	Box Area	Terrace Area	Staircase	East	West	South	North
1	A-01	59.27	50.77	00	1.09	21.26	00	9.00 mt wide Road.	Rear Margin/ Open Parking	Gut No.140 part	Row House No A-02
2	A-02	59.12	50.57	00	0.72	20.95	00	9.00 mt wide Road	Rear Margin/ Open Parking	Row House No A-01	Row House No A-03
3	A-03	62.55	47.90	3.60	0.31	00	6.00	9.00 mt wide Road	Rear Margin/ Open Parking	Row House No A-02	Row House No A-04 & A-05
4	A-04	62.48	54.07	00	0.27	17.01	00	9.00 mt wide Road	Row House No A-05	Row House No A-03	18.00 mt wide Road
5	A-05	56.26	48.82	00	0.44	14.37	00	Row House No A-04	Row House No A-06	Rear Margin	18.00 mt wide Road
6	A-06	57.83	50.12	00	0.44	16.48	00	Row House No A-05	Row House No A-07	Open Parking	18.00 mt wide Road
7	A-07	57.60	50.26	00	0.44	16.48	00	Row House No A-06	Flat No B-01	Open Parking	18.00 mt wide Road
			All areas are in square meters								

Seal of the Sub-Registrar No.1 AURANGABAD

2098 433 92 44 ₹ 100

SCHEDUEL B

Description of Flats (All areas are in square meters)

Sr No	Flat No	Floor	Built up Area	Carpet Area	Balcony Area	Box Area	Terrace Area	East	West	South	North
1	B-01	GROUND	53.32	48.27	00	0.40	00	Row House No A-07	Flat No B-02	Covered Parking	18.00 mt wide Road
2	B-02	GROUND	53.56	48.26	00	00	00	Flat No B-01	Marginal Space	Covered Parking	18.00 mt wide Road
3	B-03	FIRST	36.83	33.74	5.64	0.43	00	Open Parking	Flat No B-04	Marginal Space	Lift, Duct, Passage & Staircase
4	B-04	FIRST	46.65	43.16	9.19	1.0	00	Duct, Staircase& Flat No B-03	Marginal Space	Marginal Space	Flat No B-05
5	-05	FIRST	49.31	46.11	5.17	0.69	3.36	Staircase & Flat No B-06	Marginal Space	Flat No B-04	18.00 mt wide Road
6	B-06	FIRST	49.37	45.57	2.69	0.40	3.36	Row House No. A-7	Duct, Staircase & Flat No. B-05	Flat No B-03	18.00 mt wide Road
7	B-07	SECOND	36.83	33.82	5.64	0.43	00	Open Parking	Lift, Duct & Flat No B-08	Marginal Space	Lift ,Passage & Staircase
8	B-08	SECOND	39.29	36.24	6.17	0.71	9.85	Duct & Flat No B-07	Marginal Space	Marginal Space	Flat No B-09
9	B-09	SECOND	49.31	45.66	5.17	0.69	00	Staircase & Flat No B-10	Marginal Space	Flat No B-08	18.00 mt wide Road

Seal of the Sub-Registrar, Aurangabad

३ दस्त क्र-१
४३३
२०९३

SCHEDUEL B

Description of Flats (All areas are in square meters)

Sr No	Flat No	Floor	Built up Area	Carpet Area	Balcony Area	Box Area	Terrace Area	East	West	South	North
10	B-10	SECOND	49.70	45.44	2.69	0.40	00	Terrace of Row House No A-07	Staircase, Duct & Flat No B-09	Flat No B-07	18.00 mt wide Road
11	B-11	THIRD	36.83	33.82	5.64	0.43	00	Open Parking	Lift , Duct & Flat No B-12	Marginal Space	Lift ,Passage & Staircase
12	B-12	THIRD	39.29	35.43	6.17	0.71	00	Staircase & Flat No B-11	Marginal Space	Marginal Space	Flat No B-13
13	B-13	THIRD	49.31	45.66	5.17	0.64	00	Staircase & Flat No B-14	Marginal Space	Flat No B-12	18.00 mt wide Road
14	B-14	THIRD	49.70	45.44	4.18	0.40	00	Below Row House No A-7	Flat No B-13	Flat No B-11	18.00 mt wide Road
15	B-15	FOURTH	36.83	33.82	5.64	0.43	00	Open Parking	Lift, Duct & Flat No B-16	Marginal Space	Lift, Passage & Staircase
16	B-16	FOURTH	39.29	35.43	6.17	0.71	00	Staircase , Duct & Flat No B-15	Marginal Space	Marginal Space	Flat No B-17
17	B-17	FOURTH	49.31	45.66	5.17	0.69	00	Staircase & Flat No B-18	Marginal Space	Flat No B-16	18.00 mt wide Road
18	B-18	FOURTH	49.70	45.44	4.18	0.40	00	Below Row House No. A-7	Staircase & Flat No B-17	Flat No B-15	18.00 mt wide Road

Sea of the Sub-Registrar Aurangabad-1
R093
33
48
44
Sub-Registrar Aurangabad-1

SCHEDULE-C.

EXHIBIT B - BYE LAWS OF "Vrandawan Heights"CONDOMINIUM according to Maharashtra Apartment Ownership Act, 1970.

CHAPTER I

1. SHORT TITLE AND APPLICATION: -

1. These bye-laws may be called the Bye-laws of the Condominium.

2. The provisions of these bye-laws apply to the condominium.

All present or future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the building in any manner, are subject to the regulations set-forth in these bye-laws.

The mere acquisition or rental or taking or license of any of the family units [hereinafter referred to as "units"] of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted, ratified and will be complied with.

2. DEFENITIONS :-

[1] In these bye-laws , unless the context requires otherwise :-

a] "Act " means The Maharashtra Apartment Ownership Act, 1970,

b] "Association" means the Association of all the Apartment Owners constituted by such owners for the purpose of the "Vrandawan Heights" Condominium.

Seal of the Sub-Registrar No. I AURANGABAD

अ ग ग-१
३३० ४५ ५
२०१९

c] "Board" means the Board of managers consisting of 7 persons out of which two are row house owner and five are flat owner of whom shall be owners of apartment in the "Vrandawan Heights" Condominium,

d] "Buildings" means the buildings consisting of flats/apartments Row Houses located at Plot Nos.70 & 71 at Gut No.140 of village Tisgaon, Tal. & Dist. Aurangabad and known as "Vrandawan Heights"Condominium, and includes the land forming part thereof.

e] "declaration" means the declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2.

f] "Majority of owners" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.

g] "Owner" or "ApartmentOwner" means the person owing an apartment in the "Vrandawan Heights" Condominium.

h] "Section" means a section of the Act.

i] "Unit" means a family unit i.e. a flat or any other apartment in the "Vrandawan Heights" Condominium.

j] "Registrar" means the registrar of the Co-Operative Societies.

[2] Words and Expressions used in these bye-laws but not defined therein shall have the meaning respectively assigned to them in the Act.

3. APARTMENT OWNERSHIP:-

The building located at Plot Nos.70 & 71 at Gut No.140 of village Tisgaon, Tal. & Dist. Aurangabad and known as "Vrandawan Heights" Condominium District known as "Vrandawan Heights" Condominium is submitted to the provisions of the Act.

4. OBJECT OF THE ASSOCIATION:-

[1] The objects of the association shall be:-

a] to be and to act as the association of apartment Owners of the buildings called "Vrandawan Heights" at Plot Nos.70 & 71 at Gut No.140 of village Tisgaon, Tal. & Dist. Aurangabad and known as "Vrandawan Heights" Condominium [herein after called as "the said buildings"] who have filed their respective Declarations submitting their apartments to the provision of the Act.

Seal of the Sub-Registrar No.1 औरंगाबाद क्र. १ AURANGABAD

अ ग ग-१
433 | १६ | ५५
२०१९

b] to invest or deposit moneys

c] to provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose;

d] to retain and rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund ;

e] to provide for and do all and any of the matters provided in sub section (2) of Sec.16;

f] to advance , with the consent of the apartment owners, any short term loans to any apartment owners in case of any emergent necessity , and to provide for the repayment thereof in lump-sum or in installments;

g] to establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recreation activities for the benefit of the apartment owners ;

h] to frame rules, with the approval of the general meeting of the association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the association ;

i] to do all things necessary or and otherwise provide for the welfare expedient for the attainment of the objects specified in these bye – laws;

[2] The association shall not act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.

5. MEMBERS OF ASSOCIATION: –

(1) All persons who have purchased apartments in the "Vrandawan Heights" condominium and executed respective Declarations under section 5 submitting their apartment to provisions of the Act shall automatically be the member of the Association and shall pay the sum of one rupee as entrance fee and may

Seal of the Sub-Registrar No.1 AURANGABAD

भा ग ग-१
433 96 4
२०१९

purchase at least one share of the face value of Rs. 100 each. Each apartment owner shall receive a copy of the bye-laws on payment of one rupee.

(2) Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchased or donee shall automatically become a member of the Association, and shall be admitted as member on payment of the entrance fee of one rupee. The shares held by an apartment owner shall be transferred to the name of such purchaser or donee on payment or one rupee to the Association.

(3) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will or to the legal representatives of his estate, in case he has not made any specific bequest of the apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of apartment owners maintained by the Secretary for the purposes of administration of the "Vrandawan Heights" Condominium as apartment owner or joint apartment owners. Where any legatee is a minor; the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNER:-

Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7. HOLDING OF ONE SHARE COMPULSORY :-

Every apartment owner must hold at least one share of the Association,(joint apartment owners holding the shares jointly).

8. DISQUALIFICATIONS:-

No apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President Secretary. Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year proceeding the year in which the elections to the Board would take place .

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१

433	96	44

२०१९

CHAPTER II

VOTING, QUORUM AND PROXIES

9. VOTING :-

Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10. QUORUM :-

Except as otherwise provided in the bye-laws, the presence in person of a majority or owners shall constitute a quorum.

11. VOTES TO BE CAST IN PERSON: - Votes shall be cast in person.

CHAPTER III

ADMINISTRATION

12. POWER AND DUTIES OF ASSOCIATION :-

The Association will have the responsibility of administering the "Vrandawan Heights" Condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes, in persons.

13. PLACE OF MEETINGS:-

Meetings of the Association shall be held at suitable place convenient to the owners as may from time to time be designated by the Association.

14. ANNUAL MEETINGS :-

The first annual meeting of the Association shall be held within a period of 15 months from the date of the present Deed of Declaration. Thereafter, the annual meetings of the Association shall be held in the month of May of each succeeding year.

At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of by-laws 23. The owners may also transact such other business of the Association as may properly come before them.

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
४३३ | २८ | ५५
२०१९

15. SPECIAL MEETINGS :-

It shall be the duty of the President to call special meeting of the apartment owners as directed by a resolution of the board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted in a special meeting except at stated in the notice without the consent o four-fifths of the owners present in persons.

16. NOTICE OF MEETINGS:-

It shall be the duty of the Secretary to mail or send a notice of each annual or special meetings, stating the propose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of notice in the manner provided in this bye-law shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17. ADJOURNED MEETINGS:-

If any meeting of owners cannot be organized because a quorum has not attended the owner who is present, may adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than two shall form a quorum.

18. ORDER OF BUSINESS:-

The order of business at all meetings of the owners of units shall be as follows:-

(a) Roll Call.

(b) Proof of notice of meeting or waiver of notice.

(c) Reading of minutes of preceding meeting.

(d) Report of Officers.

(e) Report of the Housing Commissioner, or the Registrar or of the Officer duly authorized by them, if present.

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
433 | 20 | 44
२०१९

(e) Report of Committees

(f) Election of Board o Managers.

(g) Unfinished Business, if any.

(h) New Business.

CHAPTER IV

BOARD OF MANAGERS

19. MANAGEMENT OF ASSOCIATION: - The affairs of the Association shall be governed by a Board of Managers.

20. POWERS AND DUTIES OF BOARD:-

The[Board] of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by these bye-laws directed to be exercised and done by the owners.

21. OTHER DUTIES:-

In addition to duties imposed by these bye-laws or by resolutions of the Association, the Board shall be responsible for the following that is to say:

(a) care, upkeep and surveillance of the "Vrandawan Heights" Condominium and the common areas and facilities and the restricted common areas and facilities;

(b) collection of monthly assessment from the owners;

(c) designation, employment, remuneration and dismissal of the

(d) personnel necessary for the maintenance and operation of the "Vrandawan Heights" Condominium, the common areas and facilities and the restricted common areas and facilities;

(e) to provide for the manner in which the audit and accounts of the Association shall be carried out;

(f) to inspect the accounts kept by the Secretary and/or the Treasurer, and examine the registers and account books and to take steps for the recovery of all sums due to the Association;

(g) to sanction working expenses, count cash balance and deal with

Seal of the Sub-Registrar (No.1) मुख्य निबंधक औरंगाबाद क्र.१ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 29 44
२०१९

Other miscellaneous business;

(h) to see that cash book is written up promptly and is signed daily by one of the members of the Board authorized in this behalf;

(i) to hear and deal with complaints.

22. Manager:- The Board may comply for the Association a manager at a compensation determined by the Board to perform such duties and services as the Board shall authorize including, but not limited to the duties listed in bye-law 21.

23. ELECTION AND TERM OF OFFICE: - At the first annual meeting of the Association, the term of office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at two years, and the term of office of one Manager shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting.)If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years).

24. VACANCIES :-

Vacancies in the [Board] caused by any reason other than the removal of Managers, by a vote of the Association shall be filed by vote of the majority of the remaining Managers, even though they may constitute less than a quorum, and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

25. REMOVAL OF MANAGERS :-

At any regular or special meeting duly called any one or more of the Managers may be removed with or without caused by a majority of the apartment owners and a successor may then and there be elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26. ORGANISATION MEETING. :-

The first meeting of a newly elected Board shall be held within ten days of election at such place as shall be fixed by the Managers at the meeting at

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
433 22 44
२०१९

which such Managers were elected and no notice shall be necessary to the newly elected managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. REGULAR MEETINGS :-

Regular meetings of the board may be held at such time and place as shall be determined from time to time, by a majority of Managers, but at least two such meetings shall be held during each year. Notice of regular meetings of Board shall be given to each manager, personally or by mail, or telegraph, at least three days prior to the day named for such meetings.

28. SPECIAL MEETINGS :-

Special meetings of the board may be called by the president on three days notice to each manager, given personally or by mail, or telegraph, which notice shall state the time, place [as here in above provided] and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three managers.

29. WAIVER OF NOTICE:-

Before or at any meeting of the Board any Manager, may, in writing, waive notice of such meeting, and such waive shall be deemed equivalent to the giving of such notice. Attendance by a Manager any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting o the Board, no notice shall be required and any business may be transacted at such meeting.

30. QUORUM:-

At all meetings of the Board, on third of the total strength of the Managers shall constitute a quorum for the transaction of business, and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

Seal of the Sub-Registrar No.1 AURANGABAD

अ मं ग-१
433 23 44
२०१९

31. FIDELITY BONDS :-

The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

CHAPTER V

OFFICERS

32. DESIGNATION :-

The principal officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer, and an Assistant Secretary, such other Officers as in their judgment may be necessary. (In the case of an Association of one hundred owners or less, the offices of Treasurer and Secretary may be filed by the same person).

33. ELECTION OF OFFICERS:-

The Officers of the Association shall be elected annually by the [Board] at the organization meeting of each new Board andshall hold offices at the pleasure of the Board.

34. REMOVAL OF OFFICERS:-

Upon an affirmative vote of a majority of the members of the Board any officer may be removed, with or without cause, and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

35. VICE-PRESIDENT:-

The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other member of the Board so to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by board.

37. SECRETARY:-

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र. १ यांची मुद्रा सत्यमेव जयते औरंगाबाद AURANGABAD

अ ग ग-१
433 | 28 | 44
२०१९

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board may direct; and he shall, in general, perform all the duties incidental to the office of Secretary.

38. TREASURER:-

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of an receipts and disbursements in books belonging to the Association. He shall responsible for the deposit of all money and other valuable effects in the name and to the credit, of the Association in such depositaries as may from time to time be designated by the [Board].

CHAPTER VI

OBLIGATIONS OF THE APARTMENT OWNERS

39. ASSESSMENTS:-

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "Vrandawan Heights" Condominium, which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value of the unit owned, as stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve Fund for Replacements;

40. MAINTENANCE AND REPAIR:-

(1) Every owner must perform promptly all maintenance and repair work within his own unit, which if omitted would affect the "Vrandawan Heights" Condominium in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

(2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary installations, doors,

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१

433	24	44

२०१९

windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

(3) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas an facility damaged through his fault.

41. USE OF FAMILY UNITS INTERNAL CHANGES:-

(1) All units shall be utilized for residential purposes only.

(2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the President of the Board if no Manager is employed. The Association shall have the obligation to answer within thirty days an failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES:-

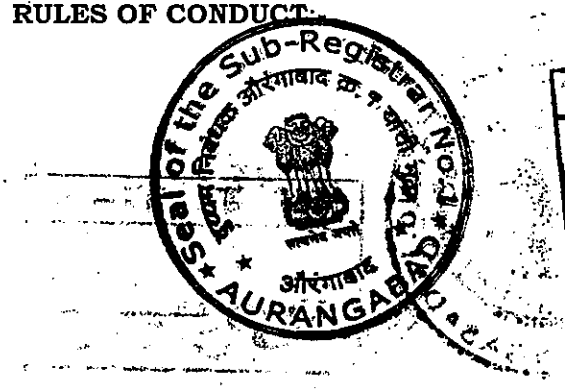
(1) An owner shall not place or cause to be placed or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "Vrandawan Heights"Condominium and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

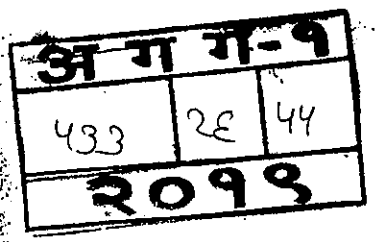
43. RIGHT OF ENTRY:-

(1) An owner shall grant the right of entry to the Manger or to any other person authorized by the Board or the Association in case of an emergency originating in or threatening his unit whether the owner is present at the time or not.

(2) An owner shall permit other owners, or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT:-





(1) No resident of the "Vrandawan Heights" Condominium shall post any advertisement, or posters of any kind in or on the building except as authorized by the Association.

(2) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the municipal sanitary by-laws or regulations.

(3) It is prohibited to hang garments, rugs, etc. from the windows balconies, or from any of the facades of the "Vrandawan Heights" Condominium.

(4) It is prohibited to dust rugs, etc, from the windows, or to clean rugs, etc., by beating on the exterior part of the said Condominium.

(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and through in the municipal dust bin.

(6) No Owner, resident or lessee shall install wiring for electrical or telephone installation , television antennae, machines or air-conditioning units etc. on the exterior of the "Vrandawan Heights" Condominium or that protrude through the walls or the roof of that Condominium except as authorized by the Association.

CHAPTER VII

FUNDS AND THEIR INVESTMENTS

45. FUNDS:- Funds may be raised by the Association in all or any of the following ways, namely;

a] by shares ;

b] by contributions and donations from the apartment owners ;

c] from common profits which shall form the nucleus of the Reserve Fund ;

d] by raising loans, if necessary, subject to such terms and conditions as the association, with the competent authority may determine in this behalf.

46. INVESTMENT :-

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१		
433	26	44
२०१९		

The association may invest or deposit its funds in one or more of the following :-

A] in the central Co-Operative Bank or in the State Co-Operative Bank; or

B] in any of the securities specified in section 20 of the Indian Trusts Act 1882 ; or

C] in any co-operative bank other than those referred to in clause A] of this by-law ; or in any banking company approved for this purpose by the association.

47. AFFILIATION :-

Should there be any Federation of apartment owners in the locality in which the "Vrandawan Heights" Condominium is situate, the Association may , after consulting the competent authority, become a member thereof, and pay the sums from time to time payable to such Federation under the rules thereof.

48. ACCOUNTS :-

1] A banking account shall be opened by the Association in to which all moneys received on behalf of the association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.100 for petty expenses. All payment above Rs.20 shall be made by cheques signed by the Secretary and one member of the board.

2] Each apartment owner shall have a pass book in which the secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and Contributions towards common expenses.

3] The Association shall on or before 31st July each year publish an audited annual financial statement in respect of the common areas and facilities containing :-

a] the profit and loss account ;

b] the receipts and expenditure of the previous financial year ; and

c] a summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at .

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
433 | 26 | 44
२०१९

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 15thAugust, every year.

5] Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loaners. 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 the report of the auditor, if any shall be kept in a conspicuous place of the office of the Association.

50. APPOINTMENT OF THE AUDITOR:-

The association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be 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 in accordance with law, or specially report to the Association in what respect he finds it in correct, un-vouched or not in accordance with law.

51. POWER OF AUDITOR :-

The Auditor shall be entitled to call for and examine any papers 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

Mortgagees

52. NOTICE TO ASSOCIATION :-

An owner who mortgages his unit, shall notify the Association through the Manager, if any, or the President of the Board in the event there is no Manager,

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
433 २८ ५५
२०१९

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 at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

Chapter IX

Compliance

54. COMPLAINCE :-

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 the 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 the Secretary and any other person authorized by the association in that behalf.

Chapter X

Amendment to plan of Apartment Ownership

56. AMENDMENT 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 per cent , of the total value of all units in the "Vrandawan Heights" Condominium as shown in the declaration.

-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD औरंगाबाद

अ ग ग-१
433 | 30 | 44
२०१९

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 : **P51500014741**

Project: ***Vrundavan Heights,*** *Plot Bearing / CTS / Survey / Final Plot No.:* ***70/71*** *at* ***Tisgaon, Aurangabad, Aurangabad, 431001;***

1. **Vrundawan Builders And Developers** having its registered office / principal place of business at *Tehsil:* ***Aurangabad,*** *District:* ***Aurangabad,*** *Pin:* ***431001.***
2. 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 **26/12/2017** and ending with **08/12/2020** 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
3. 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.

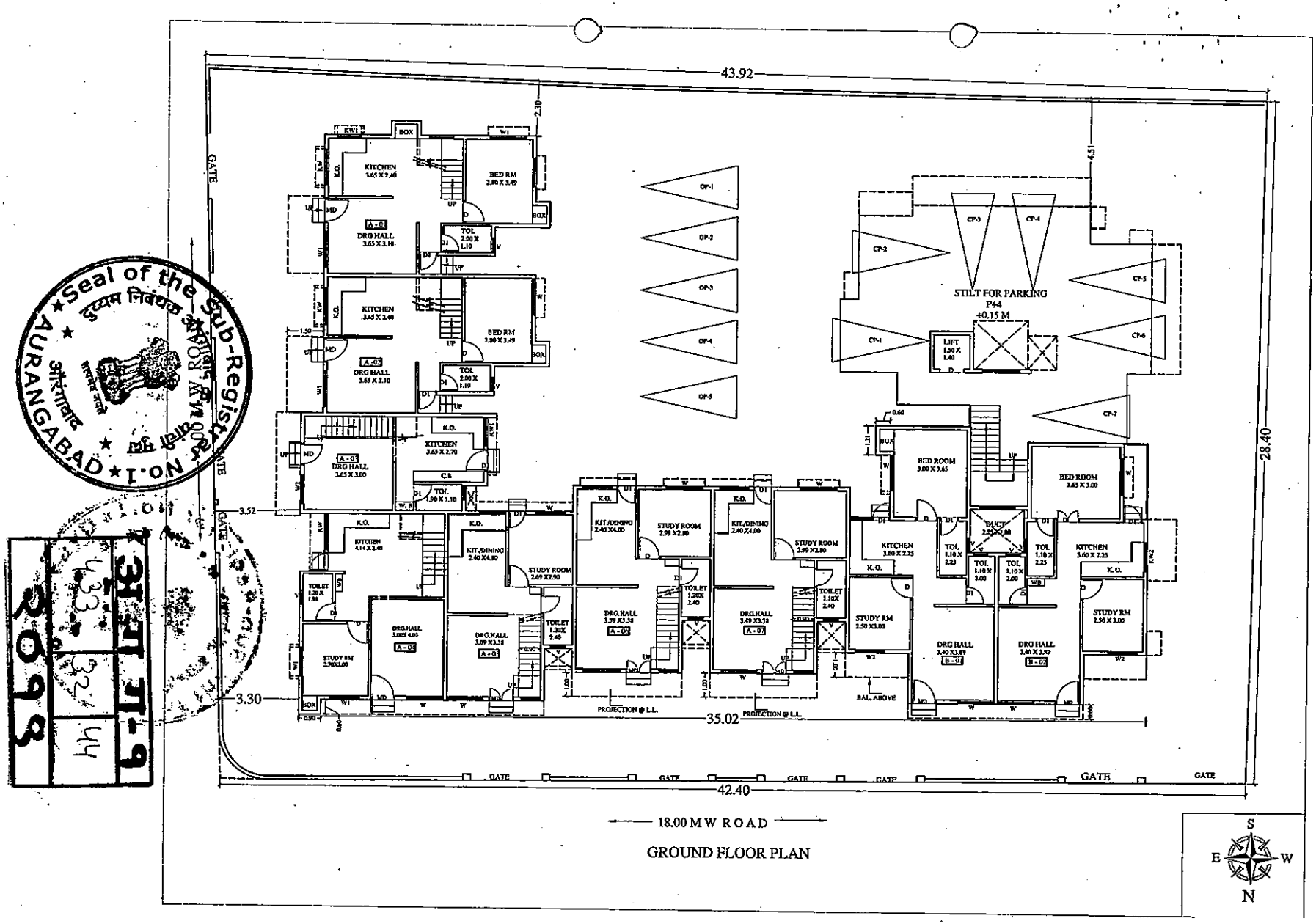
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:26-12-2017 17:21:20

Dated: **26/12/2017**
Place: **Mumbai**

Seal of the Sub-Registrar No. 1 AURANGABAD

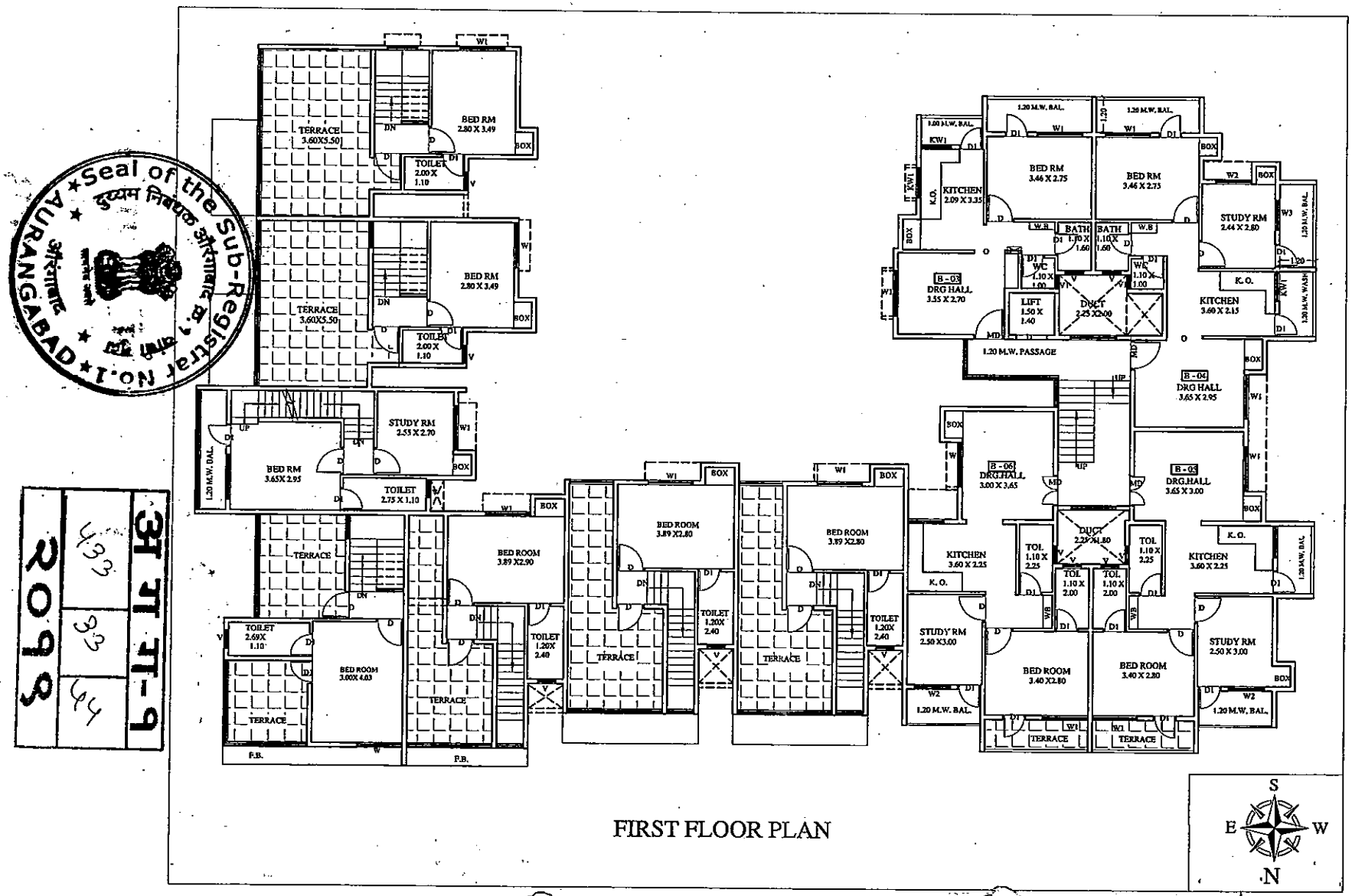
Signature and seal of the Authorized Officer
-Maharashtra Real Estate Regulatory Authority

अ ग ग-१
433 | 39 | 44
२०१९



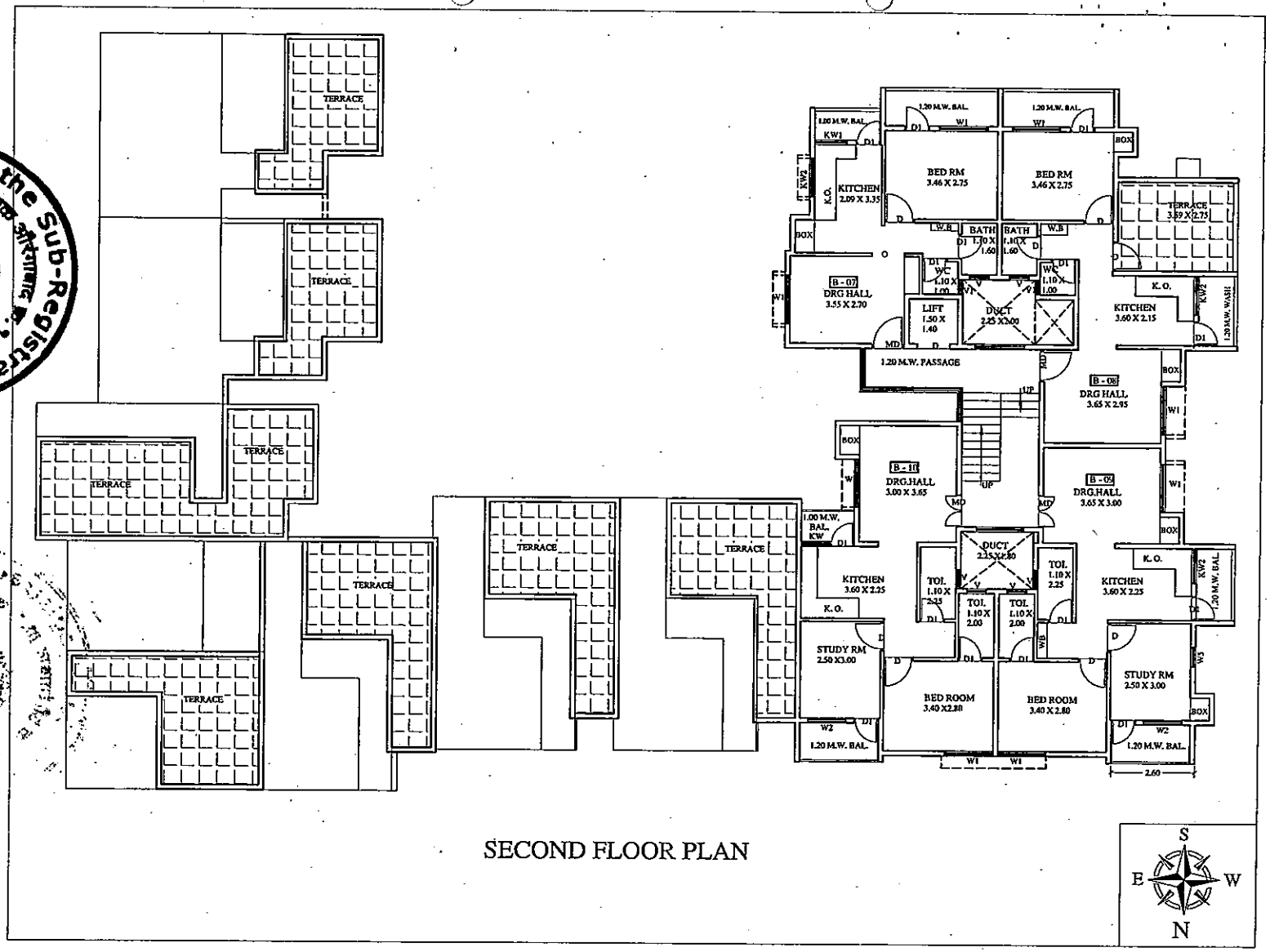
GROUND FLOOR PLAN

Seal of the Sub-Registrar
दुय्यम निबंधक
AURANGABAD ★ 1 ★ N
औरंगाबाद
3093



FIRST FLOOR PLAN

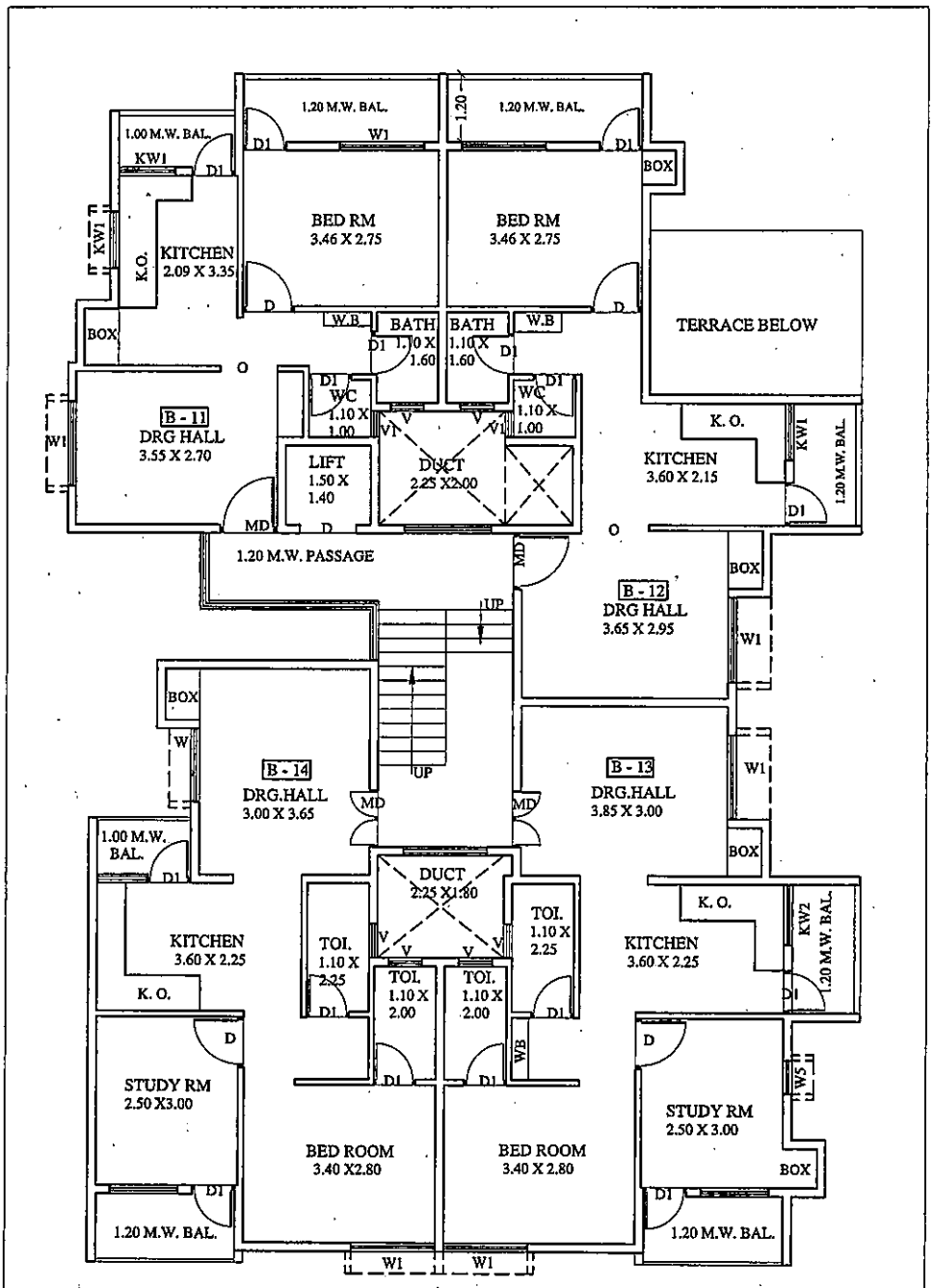
Seal of the Sub-Registrar No.1 AURANGABAD
सह दुय्यम निबंधक औरंगाबाद क्र. १
औरंगाबाद
३१ ३१-१
२०९३
४३
३३
१५



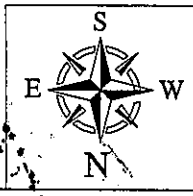
SECOND FLOOR PLAN

Seal of the Sub-Registrar No.1 Aurangabad

ST T-9
2099
4332
3
44



THIRD FLOOR PLAN

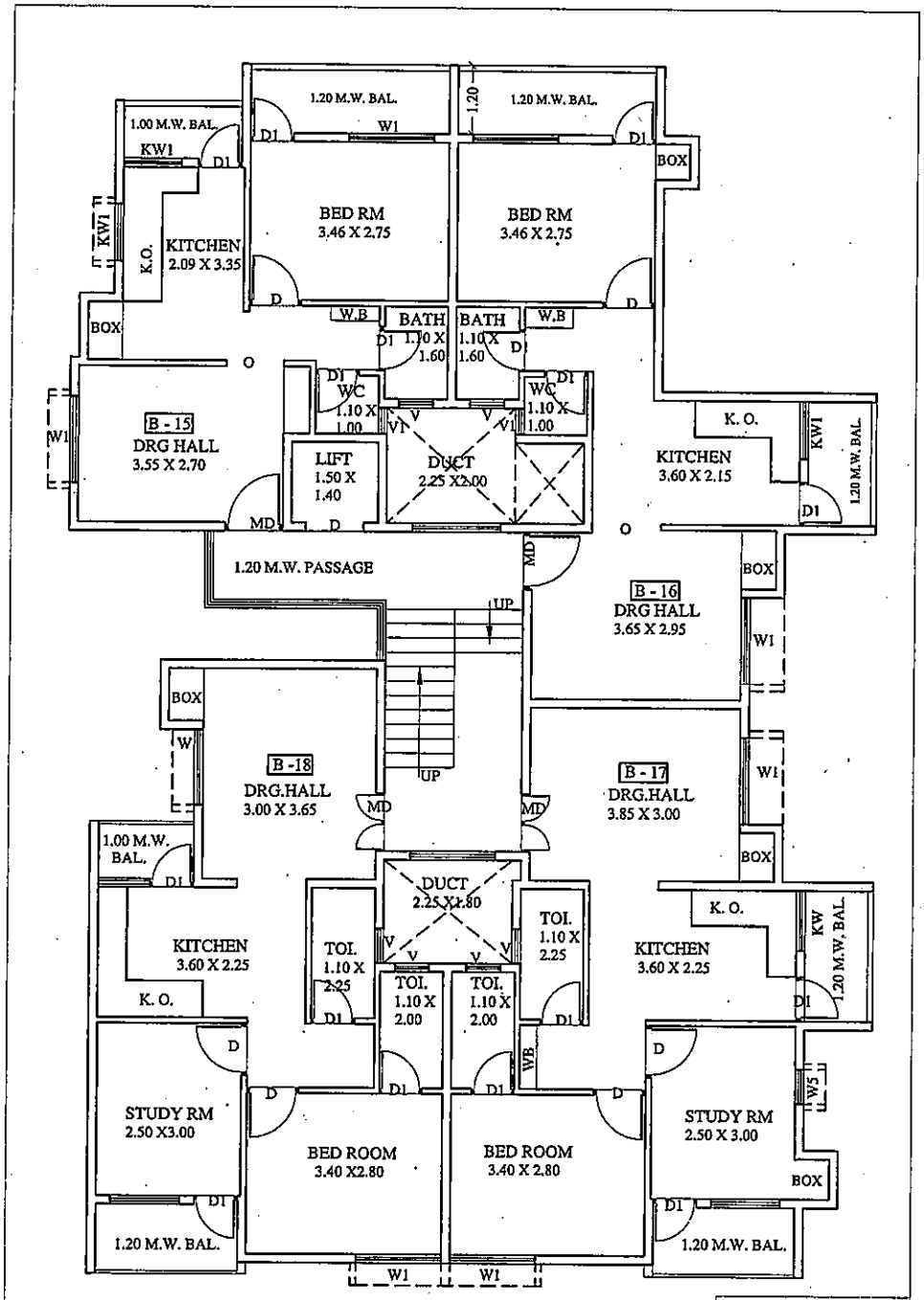




अ ग ग-१

433 | 34 | 44

२०१९



FOURTH FLOOR PLAN

Seal of the Sub Registrar No.1 AURANGABAD
उपनिबंधक औरंगाबाद क्र. १ यांची मुद्रा
सत्यमेव जयते
औरंगाबाद

अ ग ग-१
433 | ३६ | 44
२०१९

City & Industrial Development Corporation of Maharashtra Ltd.

NO . CIDCO/SP(NT)/BP/WLJ/2017(BP)/132

Town Planning Officer, (Waluj)
CIDCO Ltd.
AURANGABAD - 431- 003
Date : 14 / 11 /2017

To,

~~Shri./Smt.~~ / M/s. VRUNDAWAN BUILDERS & DEVELOPERS
Thro. Shri. GANESH CHANGDEV LOKHANDE & OTHER
Plot No- 70 & 71, Gut No- 140 (Pt) Vill- Tisgaon
Nagar-1, CIDCO Waluj Mahanagar, AURANGABAD

WALUJ MAHANAGAR PROJECT

Sub. : Development Permission for the proposed ~~Layout~~ / Building Permission on Plot No. 70 & 71 (Amalgameted) Gut.No. 140 (Pt) Village Tisgaon Tq. ~~Aurangabad~~ Dist. Aurangabad.

Ref. : Your Architect's / owner's letter dated 10/8/2017 & subsequent corrospondence

Sir/Madam,

Please refer to your application for the Development on above cited land. The Development Permission is hereby granted to construct the Building on Plot No. 70 & 71 (Amalgameted) Gut No. 140(Pt) Village Tisgaon Tq. ~~Aurangabad~~ and Dist. Aurangabad.

The Plans are approved as shown in red.

The Commencement Certificate as required under Section 45 of the Maharashtra Reginal and Town Planning Act.1966, is enclosed herewith for the structures referred as above.

You will also assure that the development/construction material will not be stacked by you on the road during the construction/ development. You shall have to arrange water supply at your own cost for your Project.

This Permission is valid only after N.A. permission obtained by you from collector under M.L.R. Code1966.

One set of approved building plan is enclosed herewith.

Yours Faithfully,

Seal of the Sub-Registrar Aurangabad

अ ग ग-१		
433	36 (1)	44
२०१९		

Addl. Town Planning Officer (Waluj)
CIDCO, New Aurangabad.

Enc. : A/P
C.C. : 01) A. E. O. (Waluj)
02) A. O. (Waluj)

City & Industrial Development Corporation of Maharashtra Ltd.

NO . CIDCO/SP(NT)/BP/WLJ/ 2017 (BP)/132

Date : 14 / 11 /2017

Town Planning Officer, Waluj
CIDCO Ltd.
AURANGABAD - 431- 003

COMMENCEMENT CERTIFICATE

~~G.C~~ / Private Layout

Permission is hereby granted under Secation 45 of the Maharastra Regional and Town planning Act, 1966 (Maharastra XXXVII) of 1966) to ~~Shri. / Smt.~~ / M/s. Nandanvan Builders & Developers Thro. Shri. Ganesh Changdev Lokhande & other in Plot No. 70 & 71 (Amalgameted Gut No. 140 (Pt) Village Tisgaon Nagar I Tq. Aurangabad and Dist .Aurangabad. As per the approved plans and subject to the following conditions for the development work of proposed Residential ~~/ R+C / Commercial / Industrial~~ building.

1. No.of Buildings ONE
2. Total Plot Area 1247.902 Sq.M.
3. Area Statement of building :
   - A) Existing total (Gross) Built up area — Sq.M.
   - B) Propsed Net /Gross Built up area 1317.54 Sq.M.
   - C) Area undre staircase/ Lift / consider made free of FSI 85.52 Sq.M.
   - D) Total (Gross) Built up area (A+B+C) 1232.02 Sq.M.
4. F.S.I. Consumed 0.98 Sq.M.

01. This Certificate is liable to be revoked by the Corporation if :-
   a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
   b. Any of the conditions subject to which the some is obtained by the application through fraud or mis-representaion and the applicant and every person deriving title through or under him such and event shall be deemed to have carried out the development work in contravention of Section 43 and 45 of the Maharastra Regional and Town Planning Act, 1966 and ~~Corporation~~ remains indemnified from the effects of approval or refusal of any such permission.

अ ग ग-१
433 | 34 | 44
2018

02. The applicant Shall :
   a. Give notice to the Corporation on completion upto the plinth level & seven days before the Commencement of the further work.
   b. Obtain a Completion certificate from the Corporation after due completion of compound wall/fencing as per the General Development Control Regulations.
   c. Permit authorised officers of the Corporation to enter the Premises at any time for which permission has been granted for the purpose of endorsing the General

Development Control Regulations and the conditions of this Certificate.

d. Give written notice to the Corporation regarding completion of the work.

e. Install a Display Board on the conspicuous place on site indicating :-

   i. Name and Address of the owner/ developmers, architect and contractor.
   ii. Gut Nos./CTS No./Ward No./Village Name alogwith description of its boundaries.
   iii. Order number and date of grant of development permission/redevelopment permission/ issued by Planning Authority.
   iv. F. S. I Permitted.
   v. No. of Residential Flats and /or commercial shope with their areas.
   vi. Address where copies of detailed approved plans shall be available for inspection.
   vii. A notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall be published in 2 widely circulated news papers, one of which should be in regional language.

03. The structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical installation etc. shall be in accordance with the provisions (except for the provision in respect to Floor Area Ratio) As perscribed in the National Building Code; amended from time to time by the Bureau of India Standards.

04. This Certificate shall remain valid for a period of one year for the date of its issuonce.

05. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.

06. A certified copy of approved plan shall be exhibited on site.

07. Easement Right or the right of way on approved layout included within holding the same shall remain undisturbed.

08. The land vacated in Consequence of the enforcement of the set back rule shall form part of the public street.

09. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person untill Occupancy Certificate has been granted by this Corporation.

10. This permission does not entitle you to develop the land which dose not vest in you.

11. You should approach Executive Engineer (M.S.E.D.C.) for the temporary powar requirement, location of transformer etc. The permanent power connection from (M.S.E.D.C.) can be obtained only after getting the necessary Occupancy Cetificate from this Corporation.

12. ......13...... Nos. of trees shall be planted on site before obtaining Occupancy Certificate.

13. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act, 1976 and getting building plans approved from various authorities.

14. The amount of Rs. 13,176/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Controal Regulations & conditions attached to the permission covered by the commencement Certificate. Such forfieture shall be without prejudice to any other remedial right of the Corporation.

15. You shall provide perpetual potable water to the consumer/occupier of tenements/units at your cost.

P - II

२०२०

औगा-१

33	3८	44

२०१९

Sub-Registrar Aurangabad No. 1

AURANGABAD

14/11/2017

16. The owner shall get the approved layout demarcated on the site by the Surveyors of the D.I.L.R. Aurangabad and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the D.I.L.R. Aurangabad. The demacration of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations.

17. The owner shall provide at his own cost on his plot the following infrastructural facilites of such standerd (I.e.standards relating to design, material or specifications) as stipulated by the Planning Authority.

    a. Internal access roads alongwith storm water drains.
    b. Channalisation of water courses and culverts, if any.
    c. The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
    d. Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
    e. Arrangements for collection of solid waste.

18. The owner shall permit the use of the internal access roads to provide access to an adjoining land.

19. The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.

20. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

21. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/ utilities passing through the layout while designing the individual building and while getting the approval of the Authority.

22. Open space shown in the layout shall be kept open permanently and shall be handed over to the approprite Authority.

23. No plot should be disposed off unless the sale permission under Secation -43 of the B-T & A.L. Act is obtained from the Sub-Divisional Officer concerned, if the land under reference is a restricted tenure land.

24. No development shall be taken up unless the N.A permission is obtained from the Collector under the provisions of M.L.R. Code, 1966.

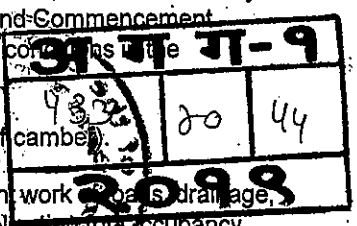
25. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the conveyance to be executed by him to him proposed buyers.

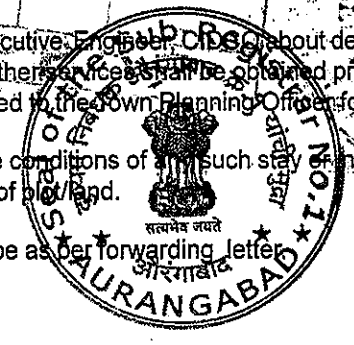
26. The plinth level will be 600 mm above the nearby road level (top of cambet).

27. Technical Report of Executive Engineer, CIDCO about development work of roads, drainage, electrification and all other services shall be obtained prior to application for Occupancy Certificate and forwarded to the Town Planning Officer for Completion Certificate.

28. You shall abide with the conditions of any such stay or injunction granted by the Competent Court for development of plot/land.

29. Other conditions shall be as per forwarding letter.





30. This order is liable for cancellation on contravention or breach of any of the conditions of this order.

31. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the some to be carried out and recover the cost of carrying out same from the grantee/ successors and every person deriving title through or under them.

32. CIDCO will not supply water for construction purpose.

33. Violetions in the marginal distances shall not be allowed.

34. If at any stage, it is fourd that the information or part of information given is false or misleading, this certificate shall be considened as NULL & VOID.

(W) Addl. Town Planning Officer, (Waluj)
CIDCO Ltd. New AURANGABAD.

Sub-Registrar No. 1 AURANGABAD

अ ग ग-१
433 २९ ५५
२०१९

D·12

FORM 'H' / नमुना 'ह'

(See rule 17 / नियम १७ पहा)

CERTIFICATE OF REGISTRATION

नोंदणीचे प्रमाणपत्र

सत्यमेव जयते

THE INDIAN PARTNERSHIP ACT, 1932
(ACT NO. IX OF 1932)

भारतीय भागीदारी अधिनियम, १९३२
(सन १९३२ चा अधिनियमं क्रमांक ९)

Registration No. AU000003926

It is certified that a firm by name " VRUNDAWAN BUILDERS & DEVELOPERS " with its head office at SHOP NO. 1, PLOT NO. 2, GUT NO. 154 , JADHAVWADI , RASHTRAKUT HIGH SCHOOL ROAD , HARSUL , AURANGABAD , Aurangabad , Aurangabad , Maharashtra , 431001.
India
has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

याद्वारे असे प्रमाणित करण्यात येत आहे की, गाळा क्र. 1, प्लॉट क्र. 2, गट क्र. 154 , जाधववाडी , राष्ट्रकुत हायस्कुल रोड , हर्सुल , औरंगाबाद , औरंगाबाद , औरंगाबाद , महाराष्ट्र , 431001.
India

येथे मुख्यालय असलेल्या " वृंदावन बिल्डर्स अँण्ड डेव्हलपर्स
"

या नावाच्या संस्थेची 19 December, 2016 या दिवशी भारतीय भागीदारी अधिनियम, १९३२ (१९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hands this 19 December, 2016

दिनांक 19 December, 2016 of या दिवशी माझ्या सहीने देण्यात आले.

Seal

~~Registrar/Deputy Assistant Registrar of Firms~~ ASST. REGISTRAR OF FIRMS AURANGABAD

~~निबंधक/ उप सहायक निबंधक~~ संस्था,
~~मुंबई/पुणे/नागपूर/औरंगाबाद.~~

SEAL OF THE ASST. REGISTRAR OF FIRMS AURANGABAD

Seal of the Sub-Registrar No.1 AURANGABAD सह दुय्यम निबंधक औरंगाबाद क्र. १ यांची मुद्रा औरंगाबाद

अ	ग	ग-१
433	82	44
२०१९		

04/08/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. औरंगाबाद 1
दस्त क्रमांक : 3066/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) तिसगांव

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	25000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	9359250
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: , इतर माहिती: तालुका व जिल्हा औरंगाबाद हद्दीतील मौजे तीसगाव येथील गट नं.140 पैकी स्वामीसमर्थ नगर,मधील प्लॉट नं.70,क्षेत्रफळ 616.622 चौ.मी व प्लॉट नं.71,क्षेत्रफळ 631.28 चौ.मी,एकुण क्षेत्रफळ 1247.902 चौ.मी विक्री केला.((Plot Number : 70 व 71 ; GAT NUMBER : 140 ;))
(5) क्षेत्रफळ	1) 1247.902 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेंद्र पिता रघुनाथ वीर,डॉ.संजय पिता रघुनाथ वीर,विवेक पिता रघुनाथ वीर,यांच्या वतीने मुखत्यार म्हणुन रघुनाथ पिता भानुदास वीर वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर नं.1-6-14,आनंद हॉस्पीटल शेजारी,जालना रोड,बीड, महाराष्ट्र, बीड. पिन कोड:-431122 पॅन नं:-AADHR5093R 2): नाव:-रघुनाथ पिता भानुदास वीर (एच यु एफ) तर्फे कर्ता वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर नं.1-6-14,आनंद हॉस्पीटल शेजारी,जालना रोड,बीड, महाराष्ट्र, बीड. पिन कोड:-431122 पॅन नं:-AADHR5093R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.वृंदावन बिल्डर्स ॲंड डेव्हलपर्स तर्फे भागीदार क्र.1.सौ.ललीता प्रदिप अत्तरदे वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एन-9,एल-165/1,शिवाजीनगर,सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAOFV4196L 2): नाव:-मे.वृंदावन बिल्डर्स ॲंड डेव्हलपर्स तर्फे भागीदार क्र.2 गणेश चांगदेव लोखंडे वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं.10,जयगणेश अपार्टमेंट,प्लॉट नं.02,गट नं.154,हर्सुल,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAOFV4196L
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/08/201
(10)दस्त नोंदणी केल्याचा दिनांक	04/08/2017
(11)अनुक्रमांक,खंड व पृष्ठ	3066/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1250000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Seal of the Sub-Registrar No.1 औरंगाबाद क्र.१ यांची मुद्रा सत्यमेव जयते AURANGABAD

अ ग ग-१		
433	03	44
२०१९		

CHALLAN
MTR Form Number-6

GRN MH004181236201718E	BARCODE	Date 03/08/2017-18:36:09	Form ID 25.1

Department Inspector General Of Registration	Payer Details
Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)
	PAN No.(If Applicable) AAOFV4186L
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name MS VRANDAWAN BUILDERS AND DEVELOPERS TH PART MRS L P ATTARDE G C LOKHANDE
Location AURANGABAD	
Year 2017-2018 One Time	Flat/Block No. PLOT NO 70 AND PLOT NO 71
	Premises/Building SWAMISAMARTH NAGAR

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1250000.00
0030063301 Registration Fee	30000.00
Total	12,80,000.00

Road/Street	GUT NO 140
Area/Locality	TISGAON AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	PAN2=AADHR5093R~SecondPartyName=RAGHUNATH BHANUDAS VEER HUF~CA=25000000
Amount In Words	Twelve Lakh Eighty Thousand Rupees Only

सदर चलन दुय्यम निबंधक औरंगाबाद क्र.१ यांचेकडे नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Payment Details BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK
Cheque-DD Details	Bank CIN / Ref. No. 02300042017080325776 / 005316351
Cheque/DD No.	Bank Date / RBI Date 03/08/2017-18:36:53 / 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. : 9764698888

Seal of the Sub-Registrar No.1 औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD

अ ग ग-१ | 3088 | 9 | 88 | २०१७

Print Date 03-08-2017 06:37:00

Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD

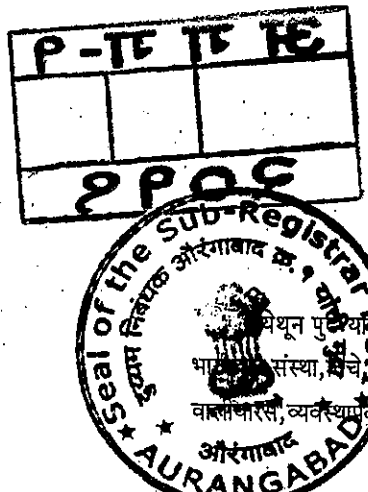
अ ग ग-१ | 433 | ४४ | 44 | २०१९

: सहाण प्लॉटस्चे खरेदीखत:

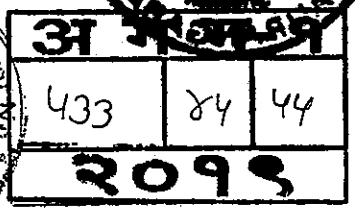
मुद्रांक शुल्क,नोंदणी फी व प्रत्यक्ष व्यवहाराकरीता करीता किंमत रुपये २,५०,००,०००/-(रुपये दोन कोटी पन्नास लाख फक्त)व शासकिय किंमत रुपये ९३,५९,२५०/-(रुपये त्र्यान्नव लाख एकोनसाठ हजार दोनशे पन्नास फक्त)मिळकत मौजे तिसगाव येथील गट नंबर १४० पैकी स्वामी समर्थ नगर येथील प्लॉट क्रमांक ७० व प्लॉट क्रमांक ७१, तालुका व जिल्हा औरंगाबाद र.डि.स.र.डि.औरंगाबाद झोन नं.९.६ दर प्रती चौ.मी. रु.७५००/-

लिहुन घेणार: **मे.वृंदावन बिल्डर्स अँड डेव्हलपर्स**
भारतीय भागीदारी अधिनियम,१९३२
चे कलम ९ अंतर्गत नोंदणीकृत भागीदारी संस्था
नोंदणी क्रमांक AU०.०००३९२६,
दिनांक १९/१२/२०१६
नोंदणीकृत पत्ता:-गाळा क्रमांक १,प्लॉट क्रमांक ०२
गट नं.१५४,जाधववाडी,राष्ट्रकुल हायस्कुल रोड
हर्सुल,औरंगाबाद
PAN-AAOFV-4196-L
तर्फे भागिदार
१)सौ.ललीता प्रदिप अत्तरदे
वय:-४२ वर्षे,धंदा:-व्यापार
रा:-एन-९,एल-१६५/१,
शिवाजीनगर,सिडको,औरंगाबाद
UID-2159-7135-4367
२)श्री.गणेश चांगदेव लोखंडे
वय:-३९ वर्षे,धंदा:-व्यापार
रा:-फ्लॅट नंबर १०,जयगणेश अपार्टमेंट
प्लॉट नंबर ०२,सर्व्हे नंबर १५४,हर्सुल,औरंगाबाद
UID-4948-2466-7304

यापुढे येथून पुढे याचा उल्लेख **लिहून घेणार** असा केला असुन,सदर खालील प्रस्तुत भागीदारी संस्था,तिचे सुरुवाचे भागीदार,भविष्यात सामील होणारे भागीदार,तीचे सर्वांचे वारसदार,व्यवस्थापक या सर्वांचा समावेश राहील.







लिहुन देणारः १) **राजेंद्र पिता रघुनाथ वीर**
वय :-४८ वर्ष,धंदा:-नोकरी

२) **डॉ.संजय पिता रघुनाथ वीर**
वय :-४२ वर्ष,धंदा:-वैद्यकीय

३) **विवेक पिता रघुनाथ वीर**
वय :-३९ वर्ष,धंदा:-व्यापार
रा.रा:-घर नंबर १-६-१४,आनंद हॉस्पीटल शेजारी,
जालना रोड,बीड-४३११२२
यांचे वतीने मुखत्यार आम
रघुनाथ पिता भानुदास वीर (PAN-AADHR-5093-R)
वय :-७५ वर्ष,धंदा:-शेती
रा:-घर नंबर १-६-१४,आनंद हॉस्पीटल शेजारी,
जालना रोड,बीड-४३११२२
मुखत्यारपत्र क्रमांक - ब ई ड-१-२६१७ दिनांक १२/०६/
२००६ बीड येथील दुय्यम निबंधक कार्यालयात नोंदलेले आहे

४) **रघुनाथ पिता भानुदास वीर** (एच यु एफ) कर्ता
(PAN-AADHR-5093-R)
(UID-7852-8388-5167)
वय :-७५ वर्ष,धंदा:-शेती
रा:-घर नंबर १-६-१४,आनंद हॉस्पीटल शेजारी,
जालना रोड,बीड-४३११२२

अ ग ग-१
४३३ | ४८ | ५५
२०१९

येथून पुढे यांचा उल्लेख लिहून देणार/आम्ही असा केला असुन, सदर संस्था लिहून देणार यांचे वालीवारस,एक्झीक्युटर्स,ॲडमिनीस्ट्रेटर्स,प्रतिनिधी, ट्रस्टी असाईनीज सक्सेसर्स व असाईन या सर्वांचा समावेश राहील.

कारणे खरेदीखत लिहून देतो की,मिळकत तालुका व जिल्हा औरंगाबाद हद्दीतील मौजे तिसगाव शिवारातील **गट नंबर १४०पैकी** स्वामीसमर्थ नगर या सिडकोसार्वजनिक प्रयोजनार्थ संपादन झालेल्या प्लॉट नंबर ७०, क्षेत्रफळ ६१६.६२२ चौरस मीटर व प्लॉट नंबर ७१ क्षेत्रफळ ६३१.२८ चौरस मीटर,दोनही प्लॉटचे मिळून एकूण १२६० चौरस मीटर ज्यांची लांबी X रुंदी, सिमा, क्षेत्र, आकार मजकुरी तपशिलाप्रमाणे आहे,दोनही प्लॉट एकमेकास लगत असुन ज्यांची एकत्रीत चतु:सिमा-

Seal of the Sub-Registrar No.1 औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD

३०६६ | ३ | ४४
२०१९

पुर्वेस	:	९.०० मीटर रुंद रस्ता,
पश्चिमेस	:	सिडकोने संपादीत केलेल्या क्षेत्रातील जनरल पब्लीक युटीलीटी प्लॉट
दक्षिणेस	:	गट नंबर १४०,
उत्तरेस	:	१८.०० मीटर रुंद रस्ता.

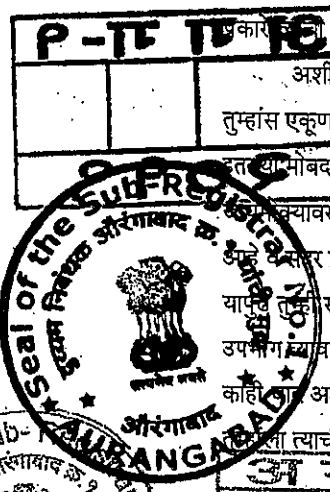
अचूक सिमा मंजूर रेखांकनाप्रमाणे समजण्यात याव्यात.

वरील चतु:सिमेतील प्लॉट नंबर ७० व ७१ हे प्रस्तुत खरेदीखताचा विषय आहेत व यास संक्षिप्तेकरीता दस्तात मिळकत असे संबोधिले आहे.

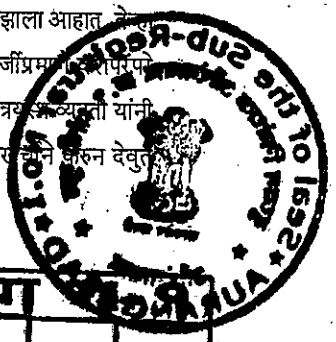
याप्रमाणे चतु:सिमेच्या आतील मिळकत यापूर्वी कुणासही विक्री, गहाण, दान, तारण, बक्षीस दिलेली नसून तिच्यावर कसलाही सरकारी, निमसरकारी अथवा खाजगी कोणत्याही बँकेचा वा वित्तीय संस्थेचा कर्ज बोजा बाकी नाही, याऊपरी काही कर्ज बोजा बाकी निघाल्यास आम्हीच भरुत.

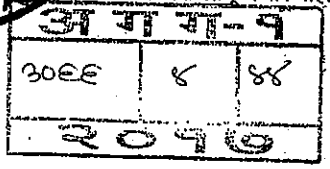
तसेच सदर मिळकत लिहून देणार यांनी यापूर्वी कोणत्याही प्रकारे गहाण, दान, विक्री, बक्षीस, लीज वा इ करार करुन दिलेली नाही. तसेच सदर मिळकतीचे इसार, मुखत्यार म्हणून देखील कोणासही नेमलेले नाही. सदर मिळकतीत लिहून देणार यांच्या खेरीज इतर कोणाचाही हक्क वा हितसंबंध नाही. तसेच त्यावर कोणाचेही खाजगी, सरकारी वा निमसरकारी कर्ज नाही. तसेच सदर मिळकतीच्या सरकारी वा इतर कोणत्याही कारणाने संपादनाची नोटीस आम्हाला मिळालेली नाही व त्याप्रकरणी कोणतीही कार्यवाही आज रोजी चालू नाही. तसेच काही निघाल्यास लिहून देणार स्वखर्चानी व स्वत:च्या पुर्ण जवाबदारीने त्याचा निपटारा करण्यास जवाबदार राहतील व लिहून घेणार यांना कोणत्याही प्रकारचा त्रास तोशीस लागू देणार नाही.

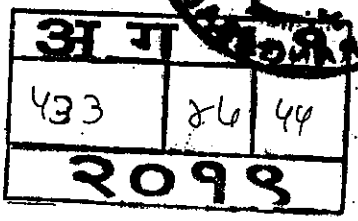
अशी पुर्णपणे निर्वीवाद व कर्जमुक्त मिळकत आम्ही आमच्या आर्थिक गरजेसाठी तुम्हांस एकूण किमत रुपये २,५०,००,०००/- (रुपये दोन कोटी पन्नास लाख फक्त) इतक्या मोबदल्यात कायमची विक्री केली असून सदर मिळकत आम्ही आज रोजी प्रत्यक्ष कब्जेवहिवाटीवर मोजून मापुन तदंगभूत वस्तुंसह मालकी हक्काने तुमच्या ताब्यात दिली आहे. सदर मिळकतीचे तुम्ही या खरेदीखताआधारे पुर्णपणे मालक झाला आहात. तेव्हा यापुढे तुम्ही सदर मिळकतीचा मालकी हक्काने अनिर्बंधपणे तुमचे मर्जीप्रमाणे शेतीपयोगी उपयोग घ्यावा, तुमच्या मालकी हक्कात आमच्या घरातील व्यक्ती वा त्रयस्थ व्यक्ती यांनी काही ही अडथळा किंवा दावा केल्यास त्याचे निवारण आम्ही स्वखर्चाने करुन देवुत. तसेच त्याची तोशीस लागू देणार नाही.











संपुर्ण मोबदला रक्कम रुपये २,५०,००,०००/- (रुपये दोन कोटी पन्नास लाख फक्त) पैकी रुपये २,५०,०००/-(रुपये दोन लाख पन्नास हजार फक्त) हे टी डी एस वजा जाता उर्वरीत २,४७,५०,०००/- हे आम्हाला तुमचेकडून दि सारस्वत को-ऑप बँक ली.शाखा टी व्ही सेंटर,हडको,औरंगाबाद चे खालील चेक द्वारे भरणा झाले आहेत:-

१)रुपये ९७,५०,०००/- (अक्षरी सत्यान्नव लाख पन्नास हजार फक्त) हे चेक क्रमांक ०४९७०१ दिनांक ०४/०८/१७ अन्वये मिळाले,

२)रुपये ४०,००,०००/- (अक्षरी चाळीस लाख फक्त)हे चेक क्रमांक ०४९७०२ दिनांक ०१/०९/२०१७अन्वये मिळाले,

३)रुपये २५,००,०००/- (अक्षरी पंचवीस लाख फक्त)हे चेक क्रमांक ०४९७०३ दिनांक १०/०९/२०१७ अन्वये मिळाले,

४)रुपये २५,००,०००/- (अक्षरी पंचवीस लाख फक्त)हे चेक क्रमांक ०४९७०४ दिनांक १०/१२/२०१७ अन्वये मिळाले,

५)रुपये ६०,००,०००/- (अक्षरी साठ लाख फक्त)हे चेक क्रमांक ०४९७०५ दिनांक १०/०३/२०१८ अन्वये मिळाले,

(खात्यात अपुरी शिल्लक या शिर्षकाखाली सदर धनादेश न वटता परत आल्यास सदर खरेदीखत रद्द समजले जाईल.)

अशा प्रकारे संपुर्ण मोबदला आम्हाला तुमचे कडुन भरणा झाला असुन भरणा रक्कमेबद्दल व विक्री मिळकतीचे ताब्याबद्दल वाद बाकी राहिलेला नाही.

तसेच सदर मिळकतीस अकृषीक वापराची परवानगी महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये आदेश क्र.०९/मशा/जमीन-१/अकृषी क्र./ /२००५ दिनांक १४/०७/२००६ चे अन्वये मिळालेली आहे

सदर रेखांकनास सिडको औरंगाबाद यांचेपत्र क्र.CIDCO/ATPO/LP/ AUR(W)/२०१३(LP)/१५४ DT २२/०७/२०१३ अन्वये परवानगी मिळाली आहे.तेंव्हा सदर प्लॉटचे हद्दी पावेतोचे येणारे सर्व प्रकारचे कर आणि [illegible] खरेदीदार यांनीच भरावयाचे आहेत.

अ ग ग-१

५३३	४८	५५

Seal of the Sub-Registrar Aurangabad No.2

Seal of the Sub-Registrar No.1 AURANGABAD

राजेंद्र रघुनाथ वीर,संजय रघुनाथ वीर व विवेक रघुनाथ वीर ही माझी मुल आहेत व रघुनाथ भानुदास वीर या हिंदु अविभक्त कुटुंबाचे सदस्य आहेत.मौजे तीसगाव शिवारातील गट नंबर १४० पैकी १० एकर जमीन खरेदीखत दस्त क्रमांक ३२२४ दिनांक २६/ ०३/१९९१ रोजी राजेंद्र रघुनाथ वीर,संजय रघुनाथ वीर व विवेक रघुनाथ वीर यांची पालनकर्ती आई सौ.पद्मीनी रघुनाथ वीर या अधिकारात एकत्र कुटुंबाच्या उत्पन्नातुन लक्ष्मण पिता राणुजी प्रधान व ईतर यांचे कडुन खरेदी केली आहे.१० एकर क्षेत्रापैकी २ एकर २९ गुंठे जमीन सिडको प्रशासनाच्या वतीने संपादीत झाली.उर्वरीत जमीनीत एकुण ७५ भुखंड अभिण्यासीत केलेले आहेत,या पैकी ६९ प्लॉट मी या पुर्वीच विक्री केलेले आहेत व त्यापासुन प्राप्त झालेला मोबदला रघुनाथ भानुदास वीर एच यु एफ खात्यात जमा करुन त्या त्या आर्थीक वर्षात रितसर आयकर विवरणपत्रे आयकर खात्यास सादर करुन व त्यावरील आयकर भरणा केलेला आहे.वरील अभिण्यासातील आता ६ भुखंड शिल्लक आहेत,त्या पैकी भुखंड क्रमांक ७० व ७१ हे लिहुन घेणार यांना विक्री केले आहेत व राजेंद्र रघुनाथ वीर,संजय रघुनाथ वीर व विवेक रघुनाथ वीर यांनी मला दिलेल्या मुखत्यारपत्रा आधारे व एच यु एफ चा कर्ता या अधिकाराने सदर प्लॉटस चा मोबदला माझे नावे स्विकारला आहे.

या खरेदीखता आधारे तुम्ही सदर मिळकत सदर प्लॉटस् तुमच्या नावाने ७/१२ च्या उताऱ्यावर कब्जा त्या सर्व ठिकाणी रितसर नामांतर करुन घ्यावे, त्यास आमची पूर्ण संमती आहे. या कामी कोठल्याही कागदपत्रांवर आमच्या सह्यांची गरज भासल्यास व अथवा आमच्या प्रत्यक्ष उपस्थितीची गरज भासल्यास त्याकामी आम्ही सर्वोतोपरी कोठलाही मोबदला न मागता सहकार्य करुत.

P-८ ८ ६६
२२०८
Seal of the Sub-Registrar No.1 औरंगाबाद क्र.१ AURANGABAD
३०६६ ६ ४४
अ ग ग-१
४३३ ४६ ५५
२०१९

करीता सबब आम्ही हे खरेदीखत वाचून,समजुन,उमजुन खालील साक्षीदारां समक्ष स्वसंतोषाने तुमच्या लाभात औरंगाबाद मुक्कामी लिहून दिले आहे फक्त.

दिनांक ०४/०८ /२०१७.

टं.ले.एस.पी.हर्सुलकर

लिहून देणार:-

१)राजेंद्र पिता रघुनाथ वीर

२)डॉ.संजय पिता रघुनाथ वीर

३)विवेक पिता रघुनाथ वीर

यांचे वतीने मुखत्यार आम

रघुनाथ पिता भानुदास वीर

४)रघुनाथ पिता भानुदास वीर

एच यु एफ चा कर्ता म्हणुन





लिहुन घेणार:-

मे.वृंदावन बिल्डर्स अँड डेव्हलपर्स

चे भागिदार

अ ग ग-१

५३३ | ५० | ५५

२०१७





सौ.ललीता प्रदिप अत्तरदे



२)श्री.गणेश चांगदेव लोखंडे

P-II II ३६

२०१२

३०६६

२०१६

साक्ष :-

१)

प्रदिप सुका अत्तरदे

वय:-५३ वर्षे,धंदा:-नौकरी

रा:-एन-९,एल-१६५/१,

शिवाजीनगर,सिडको,औरंगाबाद

UID-8391-2750-4150





२) Patil

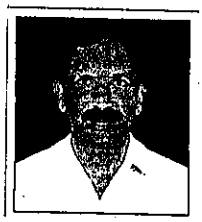
कालीदास देवराम पाटील

वय:-५० वर्षे,धंदा:-व्यापार

रा:-घर नंबर ए-१११/२,सुदर्शननगर

एन-११,हडको,औरंगाबाद

UID-9361-6867-4032





Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD औरंगाबाद

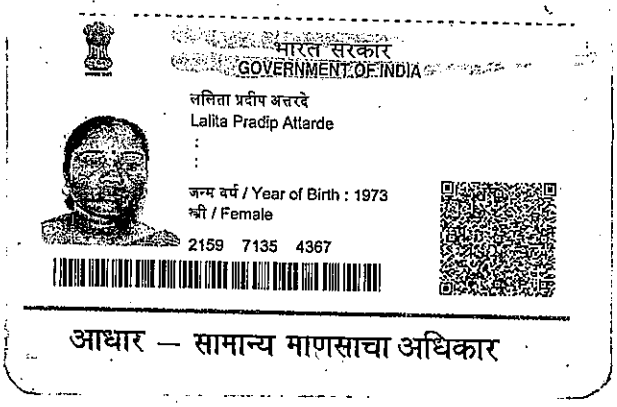
अ ग ग-१

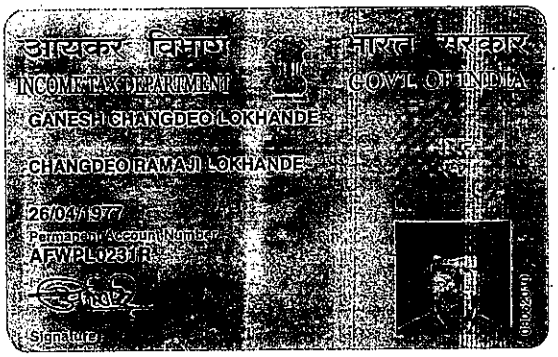
3088	C	88
२०१९		

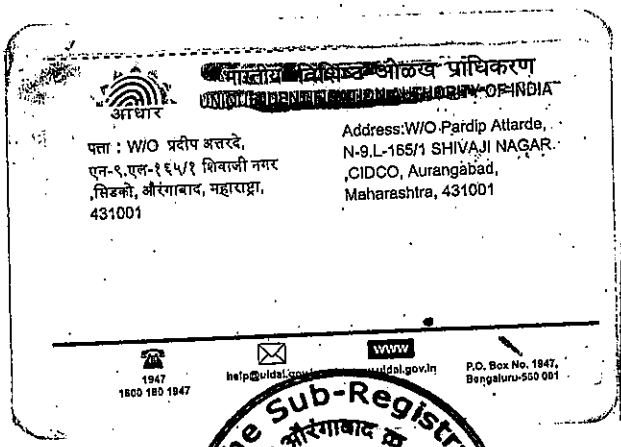
Seal of the Sub-Registrar No.1 दुय्यम निबंधक औरंगाबाद क्र.१ यांची मुद्रा AURANGABAD औरंगाबाद

अ ग ग-१

433	49	44
२०१९		

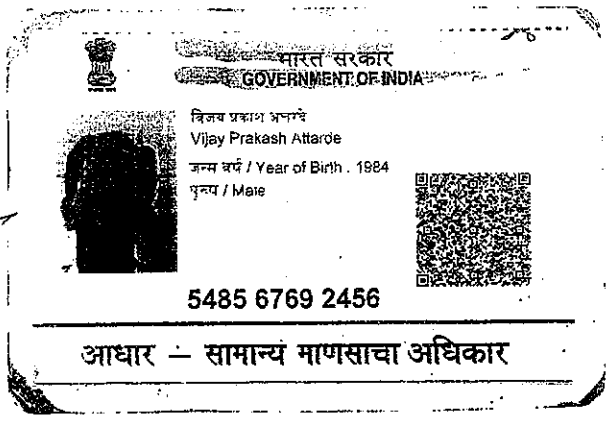

भारत सरकार
GOVERNMENT OF INDIA
ललिता प्रदीप अत्तरदे
Lalita Pradip Attarde
जन्म वर्ष / Year of Birth : 1973
स्त्री / Female
2159 7135 4367
आधार — सामान्य माणसाचा अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
GANESH CHANGDEO LOKHANDE
CHANGDEO RAMAJI LOKHANDE
26/04/1977
Permanent Account Number
AFWPL0231R
Signature


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
पत्ता : W/O प्रदीप अत्तरदे,
एन-९,एल-१६५/१ शिवाजी नगर
,सिडको, औरंगाबाद, महाराष्ट्र,
431001
Address:W/O Pardip Attarde,
N-9,L-165/1 SHIVAJI NAGAR
,CIDCO, Aurangabad,
Maharashtra, 431001
1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

अ	ग	ग-१
433	42	44
२०१९		



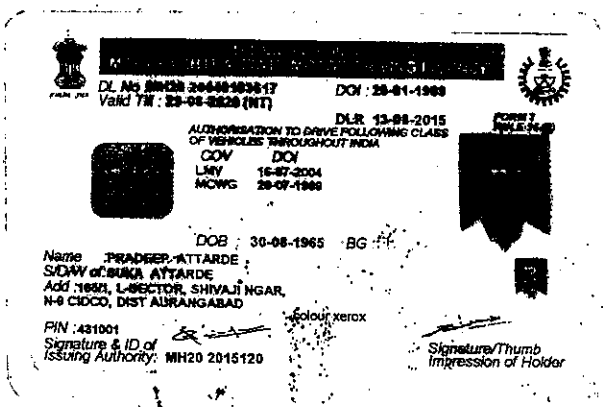


भारत सरकार
GOVERNMENT OF INDIA

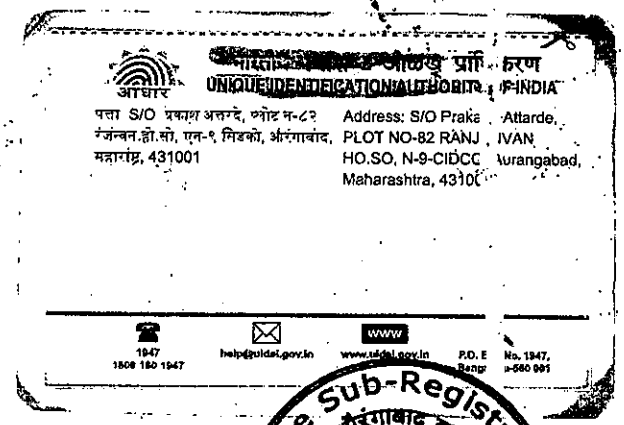
विजय प्रकाश अत्तार्दे
Vijay Prakash Attarde
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

5485 6769 2456

आधार – सामान्य माणसाचा अधिकार



DL No: MH20 20150103617
Valid TR : 23-08-2020 (NT)
DOI : 25-01-1988
DLR 13-08-2015
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 16-07-2004
MCWG 25-07-1988
DOB : 30-08-1965 BG
Name PRADEEP ATTARDE
S/D/W of BUKA ATTARDE
Add :168/1, L-SECTOR, SHIVAJI NGAR, N-9 CIDCO, DIST AURANGABAD
PIN :431001
Signature & ID of Issuing Authority: MH20 2015120
Colour xerox
Signature/Thumb Impression of Holder



आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पत्ता S/O प्रकाश अत्तर्दे, प्लॉट न-८२ रंजनवन.हौ.सो, एन-९ सिडको, औरंगाबाद, महाराष्ट्र, 431001
Address: S/O Praka Attarde, PLOT NO-82 RANJ IVAN, HO.SO, N-9-CIDCC Aurangabad, Maharashtra, 4310(
1947 1800 180 1947
help@uidai.gov.in
www
P.O. E No. 1947, Bangr 560 001



अ	ग	ग-१
433	43	44
२०१९		

Summary1 (GoshwaraBhag-1)

158/533
शुक्रवार,18 जानेवारी 2019 11:04
म.पू.

दस्त गोषवारा भाग-1

अगग1 ५४/५५
दस्त क्रमांक: 533/2019

दस्त क्रमांक: अगग1 /533/2019

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग1 यांचे कार्यालयात
अ. क्रं. 533 वर दि.18-01-2019
रोजी 11:04 म.पू. वा. हजर केला.

पावती:796 पावती दिनांक: 18/01/2019

सादरकरणाराचे नाव: **मे.वृंदावन बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 01सौ.ललिता प्रदीप अत्तरदे - -**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1020.00
पृष्ठांची संख्या: 51	
एकुण:	1120.00

दस्त हजर करणाऱ्याची सही:

कमी दस्त हाता. शुल्क रु...80/-
पा.क.....1018..... ने वसुल

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: दि. प्रपत्र
मुद्रांक शुल्क: प्रतिलेख
शिक्का क्रं. 1 18/01/2019 11:04:49 AM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 18/01/2019 11:05:45 AM ची वेळ: (फी)

Seal of the Sub-Registrar No.1 AURANGABAD

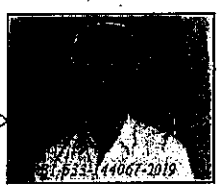
Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

अगग1 ५५/५५
दस्त क्रमांक:533/2019

18/01/2019 11 06:49 AM

दस्त क्रमांक :अगग1/533/2019
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.वृंदावन बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 01सौ.ललिता प्रदीप अत्तरदे - - पत्ता:-, -, -, -, एल-165/1,एन-9,165/1,शिवाजीनगर,सिडको,औरंगाबाद, कीड्का कॉलनी (आऊराणाबाड) , MAHARASHTRA, AURANGABAD, Non-Government. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:मे.वृंदावन बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार क्रमांक 02 श्री.गणेश चांगदेव लोखंडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं.बी-10,जय गणेश अपार्टमेंट,प्लॉट नं.02,सर्व्हे नंबर 154,हर्सुल,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 01 / 2019 11 : 07 : 29 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय प्रकाश अत्तरदे - - वय:38 पत्ता:एन-9,सिडको,औरंगाबाद पिन कोड:431001		
2	नाव:प्रदिप सुका अत्तरदे - - वय:53 पत्ता:एल-165/1,एन-9, 165/1, शिवाजीनगर,सिडको,औरंगाबाद पिन कोड:431003		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:18 / 01 / 2019 11 : 08 : 07 AM

Sub Registrar Aurangabad I

१ ते बुकाचे ४३३ नंबरी नोंदला दिनांक १८/०१/१९ प्रमाणित करण्यात येते की, या दस्तामध्ये एकुण ५५ पाने आहेत

सह. दुय्यम निबंधक वर्ग -२ औरंगाबाद क्रमांक -१

EPayment Details.

sr.	Epayment Number	Document Number
1	1801201900544	1801201900544D
2	MH010757655201819E	MH005837909201819

533 /2019

Seal of the Sub-Registrar Aurangabad No.1 औरंगाबाद क्र. १ AURANGABAD

Know Your Rights as Registrants

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

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