159/2655 **पावती** Original/Duplicate
Wednesday, March 11 ,2020 नोंदणी क्रं. :39म
2:54 PM Regn.:39M

पावती क्रं.: 3195 दिनांक: 11/03/2020

गावाचे नाव: हर्सुल
दस्तऐवजाचा अनुक्रमांक: अगग2-2655-2020
दस्ताऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: नितीन आनंद अतकरे यांच्या तर्फे विकासक व मु.आम् म्हणुन मे.अनायता इन्फ्रा तर्फे भागीदार 1.अर्जुन रामकृष्ण अतकरे व 2.प्रताप आनंद अतकरे यांच्या तर्फे कबुली जबाब देणार नरेंद्र रामदास चव्हाण

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 780.00
पृष्ठांची संख्या: 39	
एकूण:	रु. 880.00

मूळ दस्त परत केले

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:14 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad-II

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

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013193348201920R दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.780/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 11032020008015 दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:

मूळ दस्त परत केले

दस्त क्रमांक

CHALLAN
MTR Form Number-6

GRN	MH013553492019320E	BARCODE	Date 11/03/2020-11:04:07	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	
Office Name	ARE2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	NITIN ANAND ATKARE
Location	AURANGABAD		
Year	2019-2020 One Time	Flat/Block No.	LAXMINARAYAN APARTMENT GUT NO 220/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	SITUATED AT HARSOOL AURANGABAD
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=ANAYATA INFRA~
	Amount In Words	Six Hundred Rupees Only	600.00
Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02700452020031115C067 2329031110831322
Cheque/DD No.		Bank Date	RBI Date 11/03/2020-11:05:18 Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 8763879007

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 दस्तासाठी लागू आहे. दस्तांची नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

DEFACED ₹600.00 DEFACED

SUB-Registrar AURANGABAD

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S); 169-2555	00087794082019320	11/03/2020-14:54:19	IGR205	100.00
2	(S)-169-2555	00087794082019320	11/03/2020-14:54:46	IGR205	500.00
			Total Defacement Amount		600.00

Print Date 11-03-2020 02:55:23

D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1103202008015	Receipt Date	11/03/2020

Received from SELF, Mobile number 0000000000, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 2655 dated 11/03/2020 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED
₹ 780
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	11/03/2020
Bank CIN	10004152020031106704	REF No.	202007191606237
Deface No	1103202008015D	Deface Date	11/03/2020

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

Seal of the Sub-Registrar No. 2 Aurangabad

2644	238	

CORRECTION DEED OF DECLARATION

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

This Correction Deed of Declaration is executed today on 11 day of Mar-2020,At Aurangabad Executed by:

Shri.Nitin Anand Atkare
Age: 43, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AFCPA9674D

Through GPA

M/s. Anayata Infra
(PAN No. ABKFA1993R)
A Registered Partnership Firm
Having its office at
Office No. 4, 5 and 6,Plot No. G-8,
Shreyash Plaza, Town Center,
CIDCO, Aurangabad.

Through its Partners and Authorized Signatory

1. Mr. Arjun Ramkrishna Atkare
Age: 36, Occu: Business
R/o Plot No. 33, Parijat Nagar, N-3,
CIDCO, Aurangabad.
PAN NO. AGNPA1338E

2.Shri. Pratap Anand Atkare
Age: 39, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AGQPA9505Q

Hereinafter received to as `Land Owners/Owner/s`,
(Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators)

AND

M/s.Anayata Infra
(PAN No. ABKFA1993R)
A Registered Partnership Firm
Having its office at
Office No. 4,5 and 6,Plot No. G-8,
Shreyash Plaza, Town Center,
CIDCO, Aurangabad.

Through its Partners and Authorized Signatory

1. Mr. Arjun Ramkrishna Atkare
Age: 36, Occu: Business
R/o Plot No. 33, Parijat Nagar, N-3,
CIDCO, Aurangabad.
PAN NO. AGNPA1338E

2.Shri. Pratap Anand Atkare
Age: 39, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AGQPA9505Q

hereinafter referred to as 'the Promoter/Developer of the One Part

(Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators)

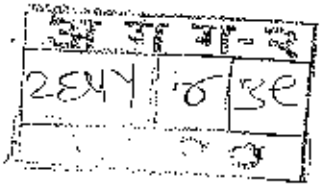
WHEREAS Mr. Nitin Anand Atkare has become the owner and possessor of the property land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad vide Registered Partition Deed bearing No. 5109 dtd., 26.12.1997 and its Registered Correction Deed bearing No. 1532 dated 06.04.1998.

AND WHEREAS M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare and Shri. Pratap Anand Atkare have entered into the Registered Development Agreement bearing No.1535 dated 19.03.2018 with Mr. Nitin Anand Atkare in favour of with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.

AND WHEREAS Mr. Nitin Anand Atkare has also executed Registered Power of Attorney bearing No. 1536 dated 19.03.2018 in favour of M/s. Anayata Infra through its partners Mr.Arjun Ramkrishna Atkare and Shri. Pratap Anand Atkare, in support of the Development Agreement, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.

AND WHEREAS the Additional Tahsildar, Aurangabad, vide Sanad bearing No.37 dated 25.04.2018 issued in the name of Mr. Nitin Anand Atkare, has converted the land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad, U/s 42-A, of The Maharashtra Land Revenue Code, for non-agriculture use.

AND WHEREAS the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing file No.1121/17/2017-18 dated 28.03.2018 issued in the name of Mr. Nitin Anand Atkare, has granted permission for construction of flatted building on the land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.



AND WHEREAS the Dy. Engineer, Town Planning Municipal Corporation Aurangabad, has approved the Map of Construction submitted by Mr. Nitin Anand Atkare, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.

AND WHEREAS the project Laxminarayan Apartment is already registered with Maha RERA Authority, Mumbai vide its RERA Registration Certificate bearing No.P51500016745,dtd.12/06/2018.

And WHEREAS the Promoter/BUILDERS/DEVELOPERS has obtain Occupancy Certificate No-JK/MNP/ NRV/B.P/235/17/ 2019-20,Office M.C.Aurangabad,Dt-20/12/2019.

AND WHEREAS,The Specific area of each Residential units/flats are given hereunder at Schedule-B. Similarly the specific location of Residential units/flats also specified in map annexed herewith.

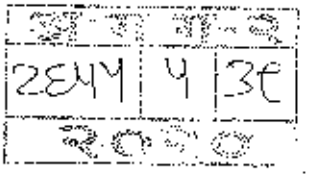
AND WHEREAS, each floors are use capable of individual utilization on account of having their own exit to a common area and facility and of the building and the Apartment will be sold to one or more owners, each owner obtaining a particular and exclusive property-right thereto and each Apartment constituting a heritable and transferable, immovable properties within the meaning of any law for the time being in force in the case and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereinafter in referred to as General and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

AND WHEREAS, the administration of Laxminarayan Apartment Condominium consisting as above said building and parcel of the land described in Schedule-A of this deed shall be in accordance with provisions of this deed and which provisions of bye-laws which are made a part of this deed.

AND WHEREAS, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartments Ownership Act.

AND WHEREAS,the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

AND WHEREAS,, the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned of described in the conveyance or other instrument.



AND WHEREAS, each apartment owner shall comply with the provisions of this deed, bye-laws, decisions and resolution of the association of the apartment owners or representation and failure to comply with the such provisions, decisions or resolutions shall be ground for action to recover the sums or damages for injunction relief/s.

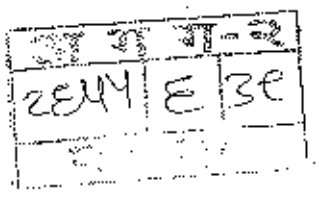
AND WHEREAS, the dedication of this property to the plan of apartment ownership herein shall not be revoked or the property be removed from the plans of a apartment ownership of any provisions herein amend unless all of the members covering the units/flats unanimously to such revocation or amendment or removal of the property from the plan by duly registered instruments.

AND WHEREAS, The no apartment owner of a family exempt himself from liability for contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas or facilities or by abandonment of his family units/flats.

AND WHEREAS, 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 more acquisition or rental of any of the family units/flats of the building or the more act of occupancy of any of the said units/flats shall signify that the provisions of this deed are accepted and satisfied. The respective family units/flats shall not be rented or given on lease and, licence or care-taker basis by the apartment owners thereof for transient or hotel purpose, 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 guests services other than the forging obligations, the apartment owners of the respective family units/flats shall have the absolute right to lease such unit or give it and leave and licence or care-taker basis provided that, said lease or lease and licence or care-taker basis is made subject to him covenants and restrictions contained in this declaration.

AND WHEREAS, if the property, subject to the plan of Apartment ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act.1970.

AND WHEREAS, in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owners against the letter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantee the amounts paid by the grantor therefore.



However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the grantors due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Apartment owners against the grantor in excess of the amount, therein set forth.

AND WHEREAS, the manager, or board of managers of coverage shall be common expense to be paid by monthly assessment levied by the association of apartment owner 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 premium as such premium become use.

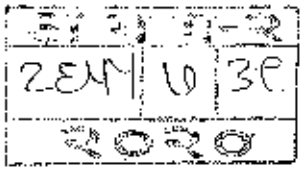
AND WHEREAS, the Grantors can make further construction either on the terrace of the building or in the remaining open space of the property described in Schedule A and consume the remaining FSI or even increase FSI in future and can sale the additional construction to anybody as per their choice provided that the purchaser of new construction will have to be the member of Association and they will have to pay the regular subscription of the Association and further that, they will have right of voting as per the bye-laws and they will have prorate rights in the common area, facilities and also on the property. But however after such construction the fast terrace of the building will be the common for all unit holders.

AND WHEREAS, Developers / Builders shall be fully entitled to acquire TDR (Transfer of Development Rights) and use/consume the same on the said property by putting further and additional construction/structure as per law.

AND WHEREAS, the nomenclature of the residential Unit/ Flat/Apartment and flats being constructed on the above-referred property shall be Laxminarayan Apartment and in no case the said name will be changed.

That, on the above property **total 33 Unit** will be constructed and the same shall be used for residential purpose only and location of each Flat and Unit/ Flat/Apartment is shown in construction permission which is treated as a part and parcel of this deed of declaration and area of each Flat and Unit/ Flat/Apartment is specifically mentioned in **Schedule-B** herein under.

That the owners/grantor and developer have mutually decided the units to be retained amongst themselves. The particulars of the units retained by the owner/grantor and developer are specifically shown in **Schedule-B** hereinafter as per specifications in **Schedule-C.**



That the administration of **Laxminarayan Apartment** Condominium consisting of above entire project and part and parcel of the property described in **Schedule-A** of this deed shall be in accordance with provisions of this deed and in accordance with the provisions and bye-laws, which are made a part of this deed.

That, as stated above, the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartments Ownership Act 1970, so that the family-unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and common facility of the building, each family unit holder having an exclusive and particular right, title, interest over his respective family units and in addition, the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

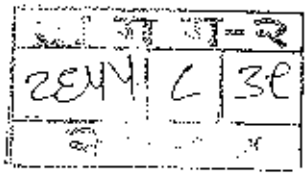
That, so long as the Owner owns one or more of the family units, the Owner shall be subject to provisions of this Deed and of the Schedule-A and Schedule-B attached herewith and the Owners convent to take no action which will adversely affect the rights of the Association of the Apartment owners with respect to assurance against latent defects in the building or other rights, assigned to the Association by reason of establishment of Laxminarayan Apartment Condominium.

That the general restricted and specifically allotted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

That, the percentage of the undivided interest in the general and/or restricted common areas and common facilities established herein shall not be changed except with the unanimous consent of all the Apartment owners expressed in amendment to this deed duly registered.

That, the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

That each Flat and Unit/ Flat/Apartment owner shall comply with the provisions of this deed, the bye-laws, decisions and resolution of the association of the Flats owners or its representative and failure to comply with such provisions, decisions or resolutions shall be ground for an action to recover the sums due for damages or for injunctive relief.



That the dedication of this property to the plan of Flats and Unit/ Flat/Apartment herein shall not be revoked or the property be removed from the plans of the apartment ownership or any of the provisions herein amended unless all of the Flat and Unit/ Flat/Apartment owners and all of the mortgagees covering the units, unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instrument.

The no Flat and Unit/ Flat/Apartment owner or a family unit exempt himself from liability for contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas or facilities or by abandonment of his unit.

All sums assessed by the association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or municipal taxes or both and (2) all sums unpaid on a first mortgage of the unit.

That all present or future owners, tenants, future tenants or any other person, who might use the facilities of the project in any manner shall be subject to the provisions of this deed and that mere acquisition or rental of any of the family units or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and ratified.

That the family units shall not be rented or given on leave and license or care taker basis by the Flats owner thereof for residential as 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.

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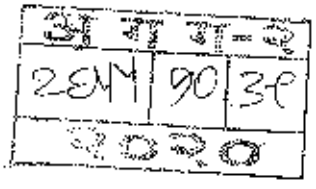
Subject to the foregoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that said lease or leave or license or care taker basis is made subject to the covenants and restrictions contained in this declaration and further subject to the bye-laws annexed herewith.

That if the property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owner against the latter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee there for.

However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Flat owner against the grantor in excess of the amount, therein set forth.

That, incase further construction is allowed by the Town Planning authority in future, the owner/grantor and Developer can raise further construction either on the terrace of building or in the open space around the building and can dispose of the said construction to anybody as per their mutual division and choice provided that the purchasers of new construction will have to be the member of Association and they will have to pay the regular subscription of the Association and further that, they will have right of voting as per the bye-laws and they will have pro-rata rights in the common area, facilities and also on the property. But however after such construction the last terrace of the building will be common for all flats holders only.



Top Terrace area of all apartment building belongs to vendor only, but all flat owners can enjoy the facility of terrace area of their respective buildings and if in future, additional FSI / TDR available or granted by Municipal Corporation/ local authority then only grantor can use additional FSI/ TDR for construction of additional area by way of adding floors, on existing apartments or sale that additional area.

No purchaser will have any objection during the construction of such additional area and bear inconvenience. If any no spate consent/ permission form the purchaser in the building will be necessary and its will be deemed that the purchaser have given express consent/ permission for such additional construction on the terrace of the building

SPECIFICATION OF CONSTRUCTIONS

SPECIFICATION OF CONSTRUCTION:-

STRUCTURE	:-	R.C.C Frame structure.
MASONARY	:-	External : 6 `Brick Wall. Internal: 4 `Brick Wall.
PLASTER	:-	External Plaster : Sand Faced Plaster. Internal Plaster : Gypsum Plaster.
FLOORING	:-	2 x 2 tiles to all rooms.
TOILET	:-	Ceramic Antiskid flooring and dado upto lintel level. Concealed internal plumbing with chromium plated quality fitting and fixtures.
KITCHEN	:-	Granite kitchen otta and glazed tile dado upto lintel level with Stainless steel sink.
DOORS	:-	Main Door : Teak Wood frame/Plywood frame with decorative Laminated flush door. Internal Door :Concrete frame /Plywood frame with decorative Laminated flush door.
WINDOWS	:-	Powder coated aluminum window in two track and safety M.S.Grills.
ELECTRIFICATION:-		Concealed electrification with good quality Switches,Power Point in kitchen and Toilet,Provision for inverter point,T.V.Point,Phone Point in living Room.
PAINTING	:-	External : Premium quality cement paint Internal : Oil bound distemper
COMMON FEATURES	:-	Lift with Emergency resque Divice. Parking Area with pavers Blocks Under ground water tank and Overhead Water tank.

Sub-Registrar Aurangabad

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SCHEDULE "A"

Land admeasuring 1167.00 Sq.mtr, part of Gut No. 220/1 situated at Harsool, Aurangabad bounded by.

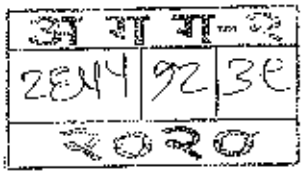
EAST	Rameshwar Nagari Building (project of Sakshshrut Builders and Developers)
WEST	Gut No. 221
SOUTH	9.00 Mtr Wide Road
NORTH	Gut No. 221

AREA STATEMENT LAXMINARAYAN APARTMENT

SCHEDULE-B

DETAILS OF FLATED BUILDING, UNDER CONSTRUCTION AS PER MAP,**A-TYPE Wing**

Unit/Flat No	Floor	Type	B/Up Area as per 7/12	B/up area as per TDR,Paid FSI	B/Up Area (Sq.Mtr)	Rera Carpet Area (Sq.Mtr)	UDS %
Flat No-1	Stilt Floor	2 BHK	35.21	21.49	56.70	53.14	3.01
Flat No-2	Stilt Floor	2 BHK	35.49	21.66	57.15	51.80	3.04
Flat No-3	Stilt	2 BHK	37.45	22.85	60.30	55.30	3.20
Flat No-4	Stilt First Floor	2 BHK	35.21	21.49	56.70	53.14	3.01
Flat No-5	Stilt First Floor	2 BHK	35.49	21.66	57.15	51.80	3.04
Flat No-6	Stilt First Floor	2 BHK	37.45	22.85	60.30	55.30	3.20
Flat No-7	Stilt Second	2 BHK	35.21	21.49	56.70	53.14	3.01
Flat No-8	Stilt Second	2 BHK	35.49	21.66	57.15	51.80	3.04
Flat No-9	Stilt Second	2 BHK	37.45	22.85	60.30	55.30	3.20
Flat No-10	Stilt Third	2 BHK	35.21	21.49	56.70	53.14	3.01
Flat No-11	Stilt Third	2 BHK	35.49	21.66	57.15	51.80	3.04
Flat No-12	Stilt Third	2 BHK	37.45	22.85	60.30	55.30	3.20



DETAILS OF FLATED BUILDING, UNDER CONSTRUCTION AS PER MAP,**B-TYPE** Wing

Unit/Flat No	Floor	Type	B/Up Area as per 7/12	B/up area as per TDR,Paid FSI	B/Up Area (Sq.Mtr)	Rera Carpet Area (Sq.Mtr)	UDS %
Flat No-1	Stilt Floor	2 BHK	40.18	24.52	64.70	59.75	3.44
Flat No-2	Stilt Floor	2 BHK	35.46	21.64	57.10	53.20	3.03
Flat No-3	Stilt	2 BHK	34.48	21.04	55.52	50.95	2.95
Flat No-4	Stilt	2 BHK	35.40	21.60	57.00	53.14	3.03
Flat No-5	Stilt First Floor	2 BHK	40.18	24.52	64.70	59.75	3.44
Flat No-6	Stilt First Floor	2 BHK	35.46	21.64	57.10	53.20	3.03
Flat No-7	Stilt First Floor	2 BHK	34.48	21.04	55.52	50.95	2.95
Flat No-8	Stilt First Floor	2 BHK	35.40	21.60	57.00	53.14	3.03
Flat No-9	Stilt Second	2 BHK	40.18	24.52	64.70	59.75	3.44
Flat No-10	Stilt Second	2 BHK	35.46	21.64	57.10	53.20	3.03
Flat No-11	Stilt Second	2 BHK	34.48	21.04	55.52	50.95	2.95
Flat No-12	Stilt Second	2 BHK	35.40	21.60	57.00	53.14	3.03
Flat No-13	Stilt Third	2 BHK	34.48	21.04	55.52	50.95	2.95
Flat No-14	Stilt Third	2 BHK	35.40	21.60	57.00	53.14	3.03
Flat No-15	Stilt Third	2 BHK	40.18	24.52	64.70	59.75	3.44
Flat No-16	Stilt Third	2 BHK	35.46	21.64	57.10	53.20	3.03

Shop No 1 to 5

Unit/Shop No	Floor	B/Up Area as per 7/12	B/up area as per TDR,Paid FSI	B/Up Area (Sq.Mtr)	Rera Carpet Area (Sq.Mtr)	UDS %
Shop No-1	Ground Floor	8.80	5.38	14.18	13.04	0.75
Shop No-2	Ground Floor	9.19	5.61	14.80	13.45	0.78
Shop No-3	Ground Floor	9.19	5.61	14.80	13.45	0.78
Shop No-4	Ground Floor	8.80	5.38	14.18	12.95	0.75
Shop No-5	Ground Floor	8.01	4.89	12.90	11.00	0.68

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SCHEDULE-C

DETAILS OF SHOPS CORRECTED SCHEDULE AS PER Work Done MAP

Shop No 1 to 5

Unit/Shop No	Floor	B/Up Area as per 7/12	B/up area as per TDR,Paid FSI	B/Up Area (Sq.Mtr)	Rera Carpet Area (Sq.Mtr)	UDS %
Shop No-1	Ground Floor	8.66	5.29	13.95	13.00	0.74
Shop No-2	Ground Floor	8.66	5.29	13.95	13.00	0.74
Shop No-3	Ground Floor	8.66	5.29	13.95	13.00	0.74
Shop No-4	Ground Floor	6.21	3.79	10.00	9.20	0.53
Shop No-5	Ground Floor	7.45	4.55	12.00	11.00	0.64

BYE-LAWS OF Laxminarayan Apartment CONDOMNIUM.
Chapter – I

I. SHORT TITLE AND APPLICATION:

a. These Byelaws may be called the buy laws of the Laxminarayan Apartment. Condominium.

b. The provisions of these byelaws apply to the Laxminarayan Apartment Condominium.

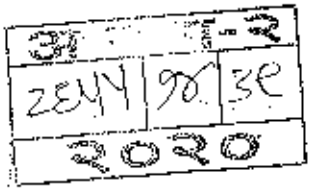
All present or future owner, tenants, further tenants, or there employees, or any other person that might use the facilities of the building in any manner, are subject to regulations set forth in these bye laws. The mere acquisitions or rental or taking or license of any of the family units (hereinafter referred to as units) of the building or mere act of occupancy of any of the said rectified, and will be complied with.

II. **DEFINITIONS:**

1. In these byelaws, unless the context required otherwise.

a. "Act" means the Maharashtra Apartment Ownership Act 1970.

b. "Association" means the Association of the entire Apartment owners constituted by such owner for the purpose of Laxminarayan Apartment condominium.



c. "Board" means board of Managers consisting of 3 persons, all of whom shall be owner of apartment in Laxminarayan Apartment condominium.

d. "Building" means the building a located on property mentioned in schedule A Known as Laxminarayan Apartment condominium and includes the land forming part thereof.

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

f. "Majority of Owner" mean those owners holding 51 percent of the votes in accordance assigned in declaration.

g. "Owner" or "Apartment Owner" means the person owning an Apartment in Laxminarayan Apartment condominium.

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

i. "Unit" means a Flat & Unit/ Flat/Apartment unit in Laxminarayan Apartment condominium.

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

2. Words and expression used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

3. APARTMENT OWNERSHIP:-
The Flats & Unit/ Flat/Apartment are located on property mentioned in Schedule A, Known as Laxminarayan Apartment Condominium is submitted to the provisions of the Act 1970.

4. OBJECT OF ASSOCIATION.

a. The objects of the Association shall be .....

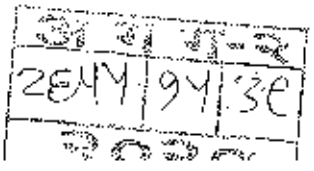
i. To be and to act the Association of flats & Flat owner of the building called Laxminarayan Apartment (hereinafter called as "the said building") who has filed their respective Declaration submitting their apartments to the provisions of the Act.

ii. To invest or deposit money.

iii. To provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owner, and if necessary, by raising loans for the purpose.

iv. To retain and license if possible, suitable portions of common areas to outsiders, and to distribute the commons profits left deducting the common expenses against the Apartment owner as common profits or accumulate same for building up a reverse fund.

v. To provide and do all and many of the matters provided in sub-section (2) of section 16.



vi. To advance, with the consent of the Apartment owner, any short term loans to any apartment owner in case of any emergent necessity.

vii. To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recuperative activities for the benefit of the apartment owner.

viii. To frame rules, with the approval of the general meeting of the Association and after consulting the component authority and may establish provident fund, if necessary, for the benefit of the employees of the Association.

ix. To do all things necessary or and otherwise provided for the attain of the objects specified in these byelaws.

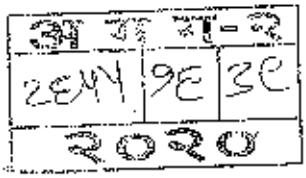
5. MEMBERS OF ASSOCIATION:

a. All persons who have purchased apartment or Flat or Row house or Flat owner of each unit in Laxminarayan Apartment condominium and executed respective Declaration under section submitting their apartment to provisions of the act shall automatically be the member of the Association and shall pay the sum of one hundred rupees as entrance fee and may purchase at least one share of the face value of Rs.5000/- each. Each member shall receive a copy of the byelaws on payment of one hundred rupee.

b. Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift, under his will or otherwise, the purchaser shall become a member on payment of such transfer charges as may be decided by the association from time to time.

c. On the death of 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 or apartment owner maintained by the secretary for the purpose of administration of the Laxminarayan Apartment condominium as apartment owner or joint apartment owner. Whereas any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNER: Whereas an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and shares of the association shall be issued in their joint names, but the persons 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 owner holding the share jointly)

8. DISQUALIFICATION: No apartment owner shall be entitled to take part in 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 preceding the year in which the election to the Board would take place.

Chapter – II

VOTING QUORUM AND PROXIES: -

9. VOTING: Each apartment owner shall be entitled to one vote.

10. QUORUM: Except as otherwise provided in these laws, presence in person of a majority of apartment owners shall constitute a quorum.

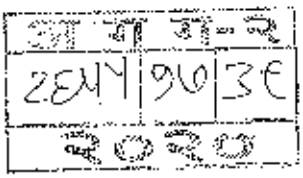
11. VOTES TO BE CAST IN PERSON: Votes shall be cast in person.

Chapter – III

12. POWERS AND DUTIES OF ASSOCIATION: The Association will have the responsibility of administering the Laxminarayan Apartment condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner, expert as otherwise provided, resolutions of the Association shall require approval by majority of owners, casting votes in person.

13. PLACE OF MEETING: Meeting of the Association shall be held at suitable place convenient to the owners as may from time to time designate by the Association.

14. ANNUAL MEETINGS: The first annual meeting of the association shall be held on the first December after the compliance of necessary formalities of the association and thereafter the annual meeting of the Association shall be held on the 1st December each succeeding year. At such meeting there shall be elected by I ballot of the apartment owner a Board of Managers in accordance with the requirements of by law 23. The owner may also transact such other business of the Association as may properly come before them.



15. SPECIAL MEETINGS: It shall be the duty of president to call a special meeting of the apartment owner as directed by a resolution of the board or upon a petition signed by a majority of the owner 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 tie and place of such meeting and the purpose thereof. No other business shall be transacted at special meeting except as stated in the notice without the consent of four fifths of the owner present in persons.

16. NOTICE OF MEETING: It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more that 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this byelaw should be considered notice served. Notice of all meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

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

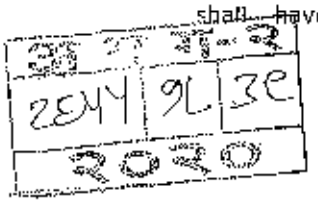
18. ORDER OF BUSINESS: The order of business at all meeting of to owner of units shall be as follows:

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 the officer duly authorized by them, if present.
f. Report of committees.
g. Election of Board Managers.
h. Unfinished business, if any.
i. New business.

Chapter – IV
(Board of Managers)

19. MANAGEMENT OF ASSOCIATION: a Board of Managers shall govern the affairs of the Association.

20. POWER 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 by laws directed or be exercised and done by the owner.

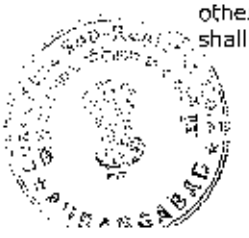
21. OTHER DUTIES: In addition to duties imposed by these byelaws or by resolutions of the association, the board shall be responsible for the following that is to say:
   a. Care, upkeep and surveillance of the Laxminarayan Apartment Condominium and the common areas and common facilities and the restricted common areas and common facilities.
   b. Collection of monthly assessment from the owner.

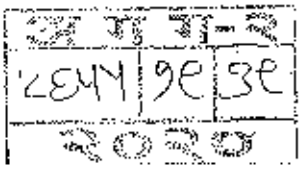
   c. Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the Laxminarayan Apartment Condominium, the common areas and common facilities the restricted common areas and common facilities.
   d. To provided for the manner in which the audit and account, of the Association shall be carried out.
   e. To inspect the accounts kept by the secretary, and/or the Treasure, and examine the registers and account, books and to take steps for the recovery of all sums due to the Association.
   f. To sanction working expenses, count as balance and deal with other miscellaneous business.
   g. To see that cashbook is written up promptly and is signed daily by one of the members of the Board authorized in this behalf.
   h. 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 by law 21.

23. ELECTION AND TERM OF OFFICE: At he first annual meeting of the Association, the term of the 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 terms of office of one Manager shall be fixed at one year. At the expiration of initial term of office, of each respective Manager, his successor shall be elected to serve a term of three years. The manager shall 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 that the removal of a Manager by a vote of the Association shall be filled 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 MANAGER: At any regular or special meeting duly called any one or more of the managers may be removed with or without cause by a majority of the apartment owner and a successor may then and there by elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owner be given an opportunity to be in the meeting.

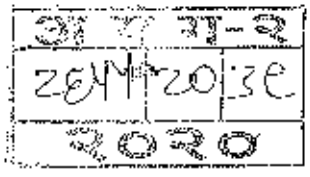
26. ORGANIZATION MEETING:- The first meeting of a newly elected Board shall be held within ten days of election at such place shall be fixed by the Managers at the meeting at which such Manager were elected and no notice shall be necessary to the newly elected Manager in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. REGULAR MEETING:- Regular meeting of the Board may be held at such time and place as shall be determined from time to time, by majority of Managers, but at least two such meetings shall be held during each year. 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 be the president on three days notice to each manager, given personally or by mail, or telegraph which notice shall stage the time, place (as hereinabove provide) 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 written request of at last managers.)

29. WAIVER OF NOTICE:- Before or at any meeting of the Board any Manager, May in writing, waive notice of such meetings, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the board shall be a waiver of notice by him, of the and place thereof. If all the Managers are present at any meetings of the Board, no notice shall be required and any business may be transacted at such meeting.

30. QUORUM: At all meeting of the Board, one 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 the meeting at which a quorum is present shall be the acts of the board. If in any meeting of the board the attendance is less than the required quorum, the majority of members present may adjourn the meeting for half an hour and after half hour the members present shall be the quorum. At any such adjourned meeting, any business, which might have been transacted at the



meeting as originally called, may be transacted without further notice.

31. FIDELITY BOND: The board may require that all officers and employees of the Association handling or Association funds shall furnish adequate fidelity bonds.

Chapter-V
Officers

32. DESIGNATION: The principa. 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 may appoint an Assistant Treasurer and an a Assistant Secretary and such other officers as in their judgment may be necessary. In the case of an Association of one hundred owners or loss the offices of the Treasurer and Secretary may be filled by the same persons.

33. ELECTION OF OFFICERS: The officers of the Association shall be elected annually by the organization meeting or each new board and shall 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 officers may be removed, either with or without cause, and his successors elected at any regular meeting of the Board, or at any special meeting of the Board called for such purpose.

35. PRESIDENT: The president shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the association and of the board. He shall have all of the general powers and duties which are usually vesting the office of president of an Association, including, but not limited to, the power to appoint committees from among the owner from time to time as he may in his desocration decide to be appropriate to assist in the conduct of the affairs of the association.

36. 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 heightens 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 such other duties as shall form time to time by imposed upon him board.

37. SECRETARY: The secretary shall keep and maintain the minutes of all meetings of the Board and the issues of all meetings of the Association, he shall have charge of such books and papers and the board may direct and he shall in general, perform the duties to the office of the secretary.

38. TREASURER: The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate account of all receipts and disbursement 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 any form time to time be designated by the Board.

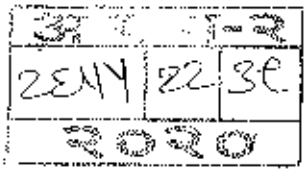
Chapter –VI
Obligations of the Apartment Owner

39. ASSESSMENTS: All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating the Laxminarayan Apartment 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 prorate according to the value of the unit owned, as stipulated in the declaration. Such assessment shall include monthly payments to a general operating reserve and a reserve fund for replacement.

40. MAITENANCE AND REPAIR:
   a. Every owner must perform promptly, all maintenance and repair work within his own unit which if omitted would affect the Laxminarayan Apartment condominium in entirety or in a part belonging to other owner, being expressly responsible for the damages and liabilities due his failure to do so.
   b. All the repairs of internal installations of the unit such as water, light gas, power, sewage, telephones, air conditions, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.
   c. An owner shall reimburse the Association for any expenders incurred in repairing or replacing any common and facility damage through his fault.

41. USE OF FAMILY UNITS INTERNAL CHANGES:
   a. All units shall be utilized for residential purpose.
   b. An owner shall not make any structural modifications or alterations in his unit or installations located therein without obtaining prior written permission from the Board of the Association.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREA FACILITIES.
   a. 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 Laxminarayan Apartment condominium and facilities of a similar nature both common and restricted any furniture's packages, or objects of any kind. Areas, shall be



used for no other purpose than for normal transit through them.

b. Proportionate Expenses of maintenance & repair of common toilet, electricity & water charges should be bourne by all unit owners.

43. RIGHT OF ENTRY:

a. An owner shall grant the right of entry to the Manager 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 in time or not.

b. An owner shall permit other owner, or their representative when so required to enter his unit for the purpose of performing installations, alterations, or repairs to the mechanical 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:

a. No resident of **Laxminarayan Apartment** condominium shall post any advertisement, or posters of any kind in or on the building except as authorized by the association.

b. Unit owner shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. Unit owner keeping domestic animals shall abide by the Municipal sanitary by law or regulations.

c. It is prohibited to hang garments, rugs etc. from the windows balconies or from any of the facades of the **Laxminarayan Apartment** condominium.

d. It is prohibited to dust rugs, etc. from windows or clean rugs, etc. by beating on the exterior part of Laxminarayan Apartment condominium.

e. It is prohibited to throw garbage or fresh outside the disposal installations provided for such purpose, in the service areas. If such installation is not provided, all garbage or fresh shall be collected in a Vessel and thrown in the Municipal Dustbin.

f. No owner resident or lessee shall install wiring for electrical or telephone installation, television antenna machines of air conditioning units, etc. on the exterior of the Laxminarayan Apartment condominium or that protrude through the walls of the roof of the condominium except as authorized by the association.

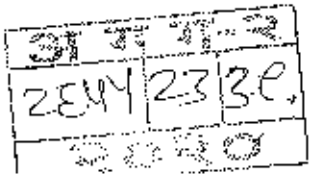
Chapter –VII

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

a. By shares;

b. By contributions and Donations from the apartment owner;

c. From common profits which shall form the nucleus of the reserve fund.

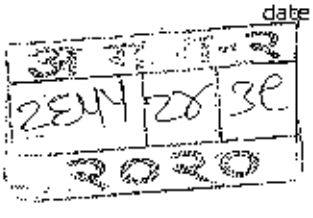


d. Buy raising loans, if necessary subject to such terms and conditions as the Association, with the approval of the competent authority, may determine in his behalf.

46. INVESTMENTS: The Association may invest or deposit its funds in one or more of the following.
   a. In the Central Co-Op. Bank or in the State Co-OP. 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 owner in the locality in which the Laxminarayan Apartment 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:
   a. In Banking account shall be opened by the Association in to which all minuets received on behalf of the Association shall be paid, amount not exceeding Rs.10,000/- for petty expenses. All payments above Rs.1,000/- shall be made by Cheque signed by the Secretary, and one member of the board.
   b. Each apartment owner shall have pass book in which the secretary shall enter amounts paid to or received for his share, in receipts, or profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his apartments.
   c. The Association shall on or before 31st July, in each year publish an audited financial statement in respect of the common areas and facilities containing.
   d. The profits & loss account;
   e. The receipt and expenditure of the previous financial year, and
   f. A summary of the property of the Association giving such 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 arisen at.
      i. 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 15th August, every year.
      ii. Every financial statement shall be accompanied by a complete list of the apartment owner. There shall also accompany the financial statement shall state up to what date profits and expenses of common areas are include.



49. PUBLICATION OF ACCOUNTS AND REPORTS: A copy of the last financial statement and of their report of the auditor if any shall be kept in coniferous place in the office of the Association.

50. APPOINTMENT OF AUDITOR: The Association shall appoint at its general meeting an auditor who shall audit the accounts of the association prepared by the Board, as herein before provided and shall examine the annual return, and verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct duly vouched and accordance with law, or specially report to the Association upon any matter connected with the accounts which appears to him to required notice.

51. POWER OF AUDITOR: The auditor shall be entitled to call for examine any paper or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities), and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to required notice.

Chapter –VIII

52. NOTICE TO ASSOCIATION: An owner, who mortgages his unit, shall notify the Association though the manager, if any or president of the board and the Association shall maintain such information in a book titled as "Mortgagee of Units".

53. NOTICE OF UNPAID ASSESSMENT "The Association shall at the request of mortgagee of a unit report any unpaid assessments due from owner of such unit.

Chapter –IX

Compliance

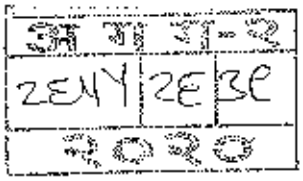
54. COMPLIANCE: These byelaws are set forth to comply, with the provisions of the Maharashtra Apartment Ownerships Act, 1970. In case and of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

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 secretary or any other person authorized by the Association in that behalf.

Chapter –X

Amendments to by-laws Apartment Ownership

56. AMENDMENTS OF BY-LAWS:-These bye-laws may be amended by the Association in a duly constructed meeting for such purpose and no amendment shall take affect unless approved by owner representing at least 75 % of the total value of all units in the Laxminarayan Apartment condominium as shown in the declaration.



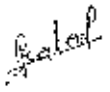
IN WITNESS WHREASOF THIS CORRECTION DEED OF DECLARATION IS EXECUTED TODAY 11 DAY OF Mar-2020 AT AURANGABAD.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
The Promoter/Land Owner/Developer/Vendor/s.

Shri. Nitin Anand Atkare
Through GPA

M/s. Anayata Infra
Through its Partners and Authorized Signatory

1. Mr.Arjun Ramkrishna Atkare

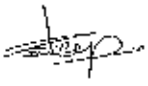


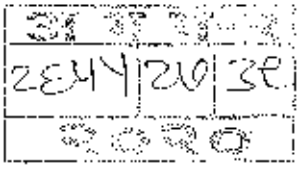
2.Shri.Pratap Anand Atkare

WITNESSES

1] Mr.Sachin Ramesh Pol
Age:-30 Years,Occ:-Service
R/o-Vijay Nagar,Aurangabad

2] Mr.Sandip Suresh Lagad
Age-36 Years,Occ:- Business
R/o-N-4,Cidco,Aurangabad.





अहवाल दिनांक : 14/01/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- हर्सुल तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद
भुमापन क्रमांक व उपविभाग : 220/1

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
220/1	गोगवटादार वर्ग -1	

भोगवटादार वर्ग-१ चा तपशील	क्षेत्र	आकार	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी जिरायत 7.04.00 बागायत - नदी - वरकस - इतर - एकुण क्षेत्र 7.04.00 पोट-खराबे (लागवडीस अयोग्य) वर्ग (अ) 0.10.00 वर्ग (ब) - एकुण जोड 0.10.00 आकारणी 14.64 चुकी किंवा विशेष आकारणी	सामाईक क्षेत्र वैजनाथ भानुदास खंडाळे 0.00.56 0.01 (1719) प्लॉट न 7 पिठ्ठलबाबा युवक मंडळ 0.00.56 0.01 (1719) प्लॉट न 87 केतन निजय निकम प्लॉट नं 3 अ 0.00.56 0.01 (1719) शहीद गणेश [illegible] (1719) संपर्काक प्लॉट न [illegible] भास्कर अर्जुन सपकाळे प्लॉट नं. 51पी/52 0.00.84 0.02 (8846) महानगर पालिका औरंगाबाद (खुली जागा) 0.34.20 0.68 (17844) सौ नंदिनी आप्पासाहेब वाणी प्लॉट न 62 (10055) आप्पासाहेब नारायण वाणी (11055) -----All साईक क्षेत्र---- 0.01.39 0.03 सौ संगिता रामराव गाडे प्लॉट न 77 0.00.56 0.01 (30812)	1410; [1537], 2628, 2704, [3424], 3472, [3508], [3485], 4829, [5251], 5252, 5254, 5255, 5256, 5257, 5258, 5260, 5261, 5262, 5263, 5265, 5271, 5272, 5273, 5274, 5278, 5279, 5281, [5283], 5284, 5286, 5287, 5288, 5289, 5290, 5293, 5294, 5295, 5296, 5297, 5298, 5300, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5413, 5414, 5415, 5416, 5417, [5418], 5419, 5420, 5422, 5425, 5424, 5426, 5428, 5430, 5431, 5433, 5434, 5440, 5441, 5442, 5443, 5446, 5445, 5447, 5448, 5449, 5450, [5454], 5455, 5456, [5458], [5459], 5461, 5462, 5463, 5464, 5467, 5468, 5469, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5479, 5480, 5481, 5556, 5856, 6174, 6694, 7381, 7411, 7561, [7568], [8190], [8195], [8513], [8828], 9864, 9280, 9295, 10298, 10569, 10570, 10571, 10572, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10841, [10874], 10934, 10953, 11131, 11193, 11289, 11321, 11360, 11379, 11467, 11887, [11930], 11954, 11965, 11965,

1 of 26 17/1/2020, 4:13

Sample Only

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2020

राम रंगनाथराव सराफा प्लॉट नं 55	0.01.63	0.03	(1131)	[प्लॉट नं. 1440/ची. गि. २. रु. 90,000/- कर्ज दिले](8513) [इतर](10215) [लोकविकास नागरी सह बँक या हडको यानी भानुदास आण्णा घाणा/प्लॉट न 61 वर एकलाख पन्नास हजार बोजा कर्ज दिले](10215) बोजा - भारतीय स्टेट बँक
आनंद नारायण अंतकरे	0.03.00	1.93	(1184)	या ए 5 सिडको औ बाद गंगा ज्ञानेश्वर कपोत खाले प्लॉट न 56 वर रु 6 ,12,000/- कर्ज (11399) इतर
रामु रिकराम चंडालुरा प्लॉट नं 51	0.01.59	0.03	(1174)	भारतिय स्टेट बँ ऑ इंडीया या ए 5 सिडको औ बाद गंगापुरी मालमत्ता र रामनाथ दत्तु बनसोडे यांची मौजे मुकुंदवाडी या प्लॉट न 9 वर रु 5,00,000/- कर्ज दिले (14589) इतर (12162)
अशोक सखाराम जुन्दरे प्लॉट नं 49	0.01.39	0.03	(1174)	बोजा - जिल्हा मध्यवर्ती सहकारी बँक या ए 5 सिडको औ बाद गंगापुरा र रु 2,00000 श्री पंढरीनाथ रामराव देवतवाल यांचा प्लॉट न 17 वर बोजा (12162)
विजया आनंद अंतकरे				
सुनिता आनंद अंतकरे				
प्रतिभा आनंद अंतकरे			(1184)	
श्री सुनिल राधाकृष्ण साळसे	0.01.00	0.03	(1329)	इतर भारतिय स्टेट बँ ऑ इंडीया शा चुलठाणा ता जि औ बाद गंगापाकसुन र रु 550,000/-विक्रम तारोडी मौरे यांच्या प्लॉट न 9 वर बोजा, (12271)
अशोक राधाकृष्ण अंतकरे	0.06.00	0.12	(1329)	इतर भारतिय स्टेट बँ या चुलठाणा यांच्याकडुन विजय नारोती मोरे यांच्या प्लॉ 9 वर र रु 4,10,000/-कर्ज दिले, (12331)
श्री सितारामे कोसमे सुरशे प्लॉट नं 51	0.01.50	0.03	(1591)	इतर [लोकविकास नागरी सहकार बँक या हडको यानी भानुदास आण्णा घाणा/प्लॉट न 61 वर एकलाख पन्नास हजार बोजा कर्ज दिले](10215) बोजा - भारतीय स्टेट बँक या ए 5 सिडको औ बाद गंगा ज्ञानेश्वर कपोत खाले प्लॉट न 56 वर रु 6 ,12,000/- कर्ज (11399) इतर
नि श्रीपाद नगर पोलिस कर्मचारी स. गृ. नि. मर्या. तर्फे सु.ध.			(1458)	
श्री महमद रफी नाद खान	0.00.00	1.66	(1498)	
शुभमाहेब शिवदास साबळे प्लॉट नं 53	0.01.39	0.03	(1539)	
श्री दत्तात्रय लक्ष्मण आटुळे प्लॉट नं 5	0.01.86	0.04	(1687)	
श्री जगन्नाथ लक्ष्मण आटुळे प्लॉट नं 95	0.03.78	0.02	(1688)	

For View Only

		वर्ष											
2015-16		संपूर्ण वर्ष						पडीत		7.1450			
2016-17		संपूर्ण वर्ष						पडीत		7.1450			

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

तलाठी सजा, हर्षुल
ता.जि. औरंगाबाद
14/01/2020

ई भूमिअभिलेख निर्णयात्
ई महाभूमि
For View Only

२४५५	३०	३९
२०२०		

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

This Deed Declaration is executed today on 04 day of June-2019, At Aurangabad Executed by:

Shri.Nitin Anand Atkare
Age: Major, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AFCPA9674D

Through GPA

अ ग क-२
4628 | 3 | 82
2019

M/s.Anayata Infra
(PAN No. ABKFA1993R)
A Registered Partnership Firm
Having its office at
Office No. 1, 5 and 6,Plot No. G-8,
Shreyash Plaza, Town Center,
CIDCO, Aurangabad.

Through Its Partners and Authorized Signatory

1. Mr. Arjun Ramkrishna Atkare
Age: Major, Occu: Business
R/o Plot No. 33, Parijat Nagar, N-3,
CIDCO, Aurangabad.
PAN NO. AGNPA1338E

2.Shri. Pratap Anand Atkare
Age: Major, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AGQPA9505Q

Seal of the Sub-Registar No.2 AURANGABAD

Hereinafter received to as `Land Owners/Owner/s`,
(Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators)

AND

M/s. Anayata Infra
(PAN No. ABKFA1993R)
A Registered Partnership Firm
Having its office at
Office No. 1, 5 and 6,Plot No. G-8,
Shreyash Plaza, Town Center,
CIDCO, Aurangabad.

अ ग क-२
2844 | 39 | 38
2019

Through Its Partners and Authorized Signatory

Summary-2(दस्त गोषवारा भाग - २)

04/05/2019 3:32:19 PM

दस्त क्रमांक :औरंगा2/5824/2019
दस्ताचा प्रकार :-ऑफलाइन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निर्मल आनंद ऋषभ यांच्या तर्फे मिलकमत्ते त मु.आ.म्हणुन मे.अभयसिंह इन्फ्रा तर्फे भागीदार 1.अर्जुन शामकृष्ण अंबेकर व 2.ऋतुप आनंद ऋषभ अंबेकर यांच्या तर्फे कबुली जबाब देणार नरेंद्र रामदास चव्हाण पत्ता:-, -, -, -, इर्ला,औरंगाबाद , औरंगाबाद (जि), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:मे.अभयसिंह इन्फ्रा तर्फे भागीदार 1.अर्जुन शामकृष्ण अंबेकर व 2.ऋतुप आनंद ऋषभ अंबेकर यांच्या तर्फे कबुली जबाब देणार नरेंद्र रामदास चव्हाण पत्ता:-, -, -, --, इर्ला,औरंगाबाद, औरंगाबाद (जि), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:	लिहून देणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तसेच्यातील खोगमपत्र या लिहुन ऐवज करुन दिल्याचे कबुल केल्याने. अ
दिनांक क्र.3 वी वेळ:04 / 06 / 2019 03 : 37 : 49 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणार यांना व्यक्तीशः ओळखतात. 5 (पांच) ओळख पटविणार

अनु	पक्षकाराचे नाव व पत्ता		
1	श्री.सुरेश खंडु - - वय:36 पत्ता:सिडको,औरंगाबाद पिन कोड:431001	स्वाक्षरी	
2	श्री.बाबासाहेब भानुदास घुले - - वय:35 पत्ता:Sidko Oarangabad पिन कोड:431001	स्वाक्षरी	

दिनांक क्र.4 वी वेळ:04 / 06 / 2019 03 : 38 : 55 सदरचा दस्तऐवज रोख ही सादर दस्तऐवजा पोटी पाने आहेत.नोंदणी फलक क्र.1 चे अनुक्रमांक 5824 वर नोंदला

Joint S R Aurangabad II दि. 7/6/2019

Payment Details.

sr.	Epayment Number	Defacement Number
1	0406201908059	0406201908059D
2	MH002272122019203	0001290003201920

सह दुय्यम निबंधक वर्ग २ औरंगाबाद क्र.2

5824 /2019

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.sarita@gmail.com

OC2019-20/BP 1/5

औरंगाबाद महानगरपालिका, औरंगाबाद

"भोगवटा प्रमाणपत्र"

OCCUPANCY CERTIFICATE

भा.स./गनप/नरदि/ भो.प्र./२३५ /१५/२०१९-२०
कार्यालय महानगरपालिका, औरंगाबाद
दिनांक :- ३-०१/१२/२०१९

संदर्भाधीन प्रमाणपत्र धारण करणाऱ्यांचे नांव श्रीमती/ श्री :- श्री. नितीन आनंद अतकरे
प्लॉट क्र. :- २२०/१/पैकी
मौजे :- हर्सूल, औरंगाबाद

प्रमाणित करण्यात येते की, भू.क्र. :----, म.भू.क्र. /सर्वे क्र./प्लॉट क्र. :-२२०/१/पैकी, मौजे :- हर्सूल औरंगाबाद मिळकतीवर मंजूर / संपूर्ण Stilt Parking + 4th Floor & G.F. + 4th Floor Only चे बांधकामासाठी दिलेल्या बांधकाम परवानगी क्रमांक ११७८/२०१७-१८ दिनांक २८/०३/२०१८ रूपांतर परवाना धारक बांधकाम व्यावसायिक /सुपरवायझर श्रेणीचे / श्री :- श्री. अविनाश भवार यांना परवाना क्रमांक CA/99/25088 यांच्या देखरेखीत सदर इमारतीचे बांधकाम झालेले असून त्यांनी सादर केलेल्या पूर्तता प्रमाणपत्राच्या आधारे सदर बांधकाम व दाखलेल्या इमारतीस भोगवटा प्रमाणपत्र खालील प्रमाणे अटींवर देण्यात येते.

०१. वरील भूखंडाचे हद्दी व चतुःसिमेबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी मिळकतधारक / विकासक व्यास अर्जदार तथा वास्तुविशारद / इंजिनिअर / सुपरवायझर यांची राहील.

०२. सदर भोगवटा प्रमाणपत्र इमारतीचे नकाशेप्रमाणे आहे. इमारतीचे स्थानांतर, भूखंडाचे क्षेत्र, हद्दी, चतुःसिमा इत्यादी मध्ये बाद निर्माण झाल्या तसेच विकास दोषनेनुसार भूखंडाचे स्थानांतरण करिअर बाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहील. त्याकरीता महानगरपालिका कोणास जबाबदार राहणार नाही.

०३. सदरच्या भोगवटा प्रमाणपत्रा व्यतिरिक्त भविष्यात अनधिकृत जादाचे अतिरिक्त बांधकाम आढळल्यास ते अनाधिकृत विनापरवानगी समजून त्यावर नियमानुसार कारवाई करण्यात येईल.

०४. बांधकाम परवानगीमध्ये नमूद केलेल्या सर्व अटींस बंधनकारक राहतील.

०५. विकासकाकडून विकसित इमारतीचे बाबत इतर कायदेशीर तसेच करण्यात आलेल्या सवलतीप्रमाणे सर्व बाबींची पूर्तता करण्याची जबाबदारी राहील.

०६. ओतार पडणाऱ्या पावसाचे पाणी संकलीत करून विंधन विहीर/ शोषकूप मध्ये पुर्नभरण करावे. त्याची कायम स्वरूपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारावर राहील.

०७. भोगवटा प्रमाणपत्रास दी यशवा बांकिंग कॅप लिमि. ए. ९,५६,४६०/- चा.क्र. १७५६६ दि. १३/१२/२०१९ रोजी जमा केली आहे.

०८. प्रोपोज्ड प्लिंथ प्लस नं.ए Stilt Parking + 4th Floor & G.F. + 4th Floor Only च्या बांधकामासाठी २५७८ मूळचाचे क्षेत्र ९९०५.४५ चौ.मी. व बांधकाम दीड २०६४.०० चौ.मी. करीता भोगवटा प्रमाणपत्र देण्यात आले असून, देय चटई क्षेत्र निर्देशांकाचे (F.S.I.) ५.६३ एवढा चटई क्षेत्र निर्देशांक वापरला आहे.

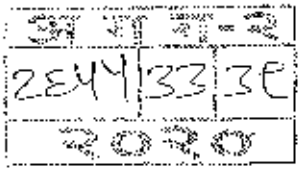
०९. अर्जदार व वास्तुविशारद यांच्यामार्फत अंतर्गत मिळकतीचे करता संबंधी दि.१६/१२/२०१९ रोजी दिलेले नोटरीकृत शपथपत्र अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहील. (नोटरी श्री. एल.टी.गायकवाड)

१०. २०.०० मीटर रुंद रिंगरोड योजना परत्यावे प्लॉट क्रमांक ८२२/पैकी मौजे सिडको औरंगाबाद येथे Folio No. 03/05 यावर CERTIFICATE No. AMC/TP/BUC/0003/2018 Date 24/12/2018 रोजी तयार झालेला डि.पी.आर क्षेत्रापैकी ३६८.०० चौ.मी. क्षेत्र सदर मिळकतीवर यापूर्वीच अदा केले आहे.

(प्रशासकीय तपशिल दि.:- ११/१२/२०१९)

आयुक्त,
महानगरपालिका, औरंगाबाद करीता.
C. C. Signed by A.D.T.P.

प्रत :-
०१. मॉडे कार्यालय वॉर्ड ०४ महानगरपालिका, औरंगाबाद यांना पूर्तता कार्यवाहीसाठी सादर.



SPECIAL POWER OF ATTORNEY ONLY FOR ADMITTING EXECUTION OF DOCUMENT ALREADY EXECUTED, BEFORE SUB-REGISTRAR

THIS POWER OF ATTORNEY IS MADE AT AURANGABAD ON THIS 03 DAY OF Aug 2018, BY :

Executed by

Shri. Nitin Anand Atkare
Age: 39 Years, Occu: Business
R/o Sarafa Road, Aurangabad.
PAN No. AFCPA 9674D

hereinafter called **"THE OWNER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators);

AND

M/s. Anayata Infra
(PAN No. ABKFA1993R)
A Registered Partnership Firm
Having its office at
Office No. 4, 5 & 6, Plot No. G-8,
Shreyash Plaza, Town Center,
CIDCO, Aurangabad.

Through its Partners & Authorizes Signatory

1. **Mr. Arjun Ramkrishna Atkare**
   Age: 33 Years, Occu: Business
   R/o Plot No. 33, Parijat Nagar, N-3,
   CIDCO, Aurangabad.

2. **Shri. Pratap Anand Atkare**
Age: 36 Years, Occu: Business
R/o Sarafa Road, Aurangabad.

hereinafter called **"THE DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators);

In Favour of

Shri. Narendra Ramdas Chavan
Age: 35 Years Occu: Service
R/O F No.B-1, Rameshwarpuram,
Harsul, Aurangabad

hereinafter called **"THE ATTORNEY HOLDER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators);

WHEREAS:—

The Executant Mr. Nitin Anand Atkare has become the owner & possessor of the property land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad vide Registered Partition Deed bearing No. 5109 dtd., 26.12.1997 & its Registered Correction Deed bearing No. 1532 dated 06.04.1998.

02/05/2018 11:49:35 AM

Sheet2

02/05/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराची सही	छायाचित्र	बोटांचे ठसे
1	नाव:सचिन [illegible] पत्ता:जयभवानी नगर, [illegible] पिन कोड:431001			
2	नाव:सचिन आनंद [illegible] पत्ता:प्लॉट नं: [illegible] इमारतीचे नाव: -, ब्लॉक नं: -, रोड मे. [illegible] रोड, महाराष्ट्र, औरंगाबाद, पिन कोड:	वय:32 स्वाक्षरी:		
3	नाव:के.अलताफ [illegible] पत्ता:प्लॉट नं: [illegible] इमारतीचे नाव: -, ब्लॉक नं: -, रोड मे. [illegible] रोड, महाराष्ट्र, औरंगाबाद, पिन कोड:	वय:34 स्वाक्षरी:		
4	नाव:मे.अलताफ [illegible] पत्ता:प्लॉट नं: -, [illegible] इमारतीचे नाव: -, ब्लॉक नं: -, रोड मे. [illegible] रोड, महाराष्ट्र, औरंगाबाद, पिन कोड:	वय:30 स्वाक्षरी:		

वरील दस्तऐवज करुन देणार यांनी वरील मजकूर व आपले बोटांचे ठसे माझे समक्ष दिल्याची कबुली दिली. त्यांची ओळख पटते.
शेरा क्र.3 ची वेळ 03/05/2018 11:42:45 AM

ओळख:-
खालील इसमा वरुन दिलेली ओळख पटते की देणारा इसम हाच असल्याची खात्री करतो. [illegible]

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटांचे ठसे
1	नाव:संदिप सुरेश [illegible] वय:35 पत्ता:सिडको,औरंगाबाद. पिन कोड:431001		
2	नाव:सचिन [illegible] वय:29 पत्ता:Vijay Nagar Aurangabad पिन कोड:431001		

शेरा क.4 ची वेळ:03/05/2018 11:45:18 AM

Joint S R Aurangabad II

ZE4 | 3E | 3C

SPayment Details.

03/08/2018 11:22:03 AM

दस्त नोंदणी क्रमांक:2

बजार	
दस्त क्रमांक:7478/2018	

दस्त क्रमांक :अवल-7478/2018

दस्तचा प्रकार :-इतर हक्कांचा दस्त- एक अंतरी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटो	अंगठ्याचा ठसा
1	नाव:संदीप साहेबराव [illegible] पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: [illegible] औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर:	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:		
2	नाव:किरण अनंत [illegible] पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: [illegible] औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:		
3	नाव:मे.अतावत इस्टेट [illegible] भागीदार अर्जुन रामकृष्ण अतकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: [illegible] गट नं-3,सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	कुलमुखत्यार देणार वय :-33 स्वाक्षरी:		
4	नाव:मे.अतावत इस्टेट [illegible] भागीदार पतंग आनंद अतकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गट नं-3,सिडको,औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन नंबर:	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:		

वरील इसमांनी सदर दस्तास आपण [illegible] असल्याचे सांगितले आहे.

शिक्का क्र.3 ची वेळ:03 / 08 / 2018 11 : 22 : 45 AM

ओळख:-

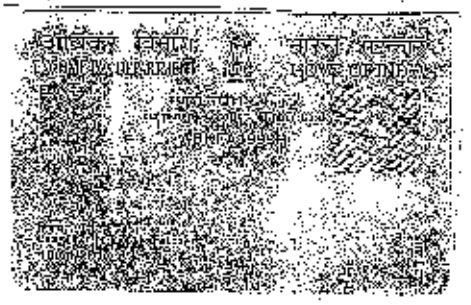
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तिश: ओळखतात. व त्यांनी [illegible]

अनु क्र.	पक्षकाराचे नाव व पत्ता	फोटो	अंगठ्याचा ठसा
1	नाव:संदिप भुरेजी लाड - - वय:35 पत्ता:[illegible],औरंगाबाद. पिन कोड:431001		
2	नाव:सचिन रमेश पोळ - - वय:29 पत्ता:Vijay Nagar Aurangabad पिन कोड:431001		

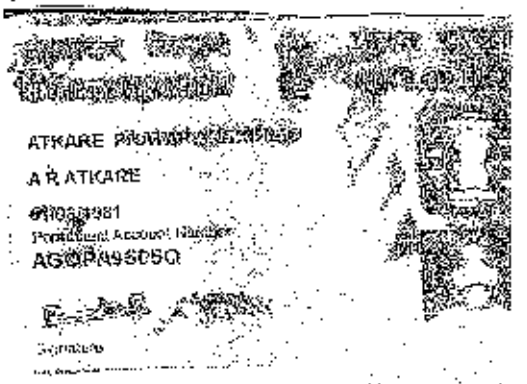
शिक्का क्र.4 ची वेळ:03 / 08 / 2018 11 : 22 : 45 AM

Joint S R Aurangabad 3

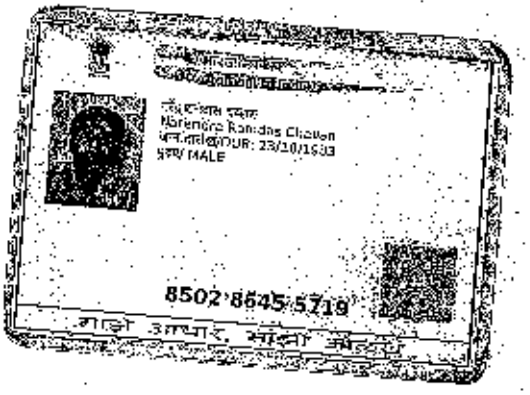
EPayment Details.

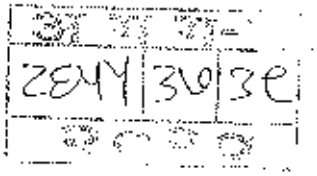


GOVERNMENT OF INDIA
Year of Birth: 1991
Male
4805 8952 5882


ATKARE
A R ATKARE
AGQPA9505Q

AURANGABAD


Narendra Ramdas Chavan
DOB: 23/10/1983
MALE
8502 8645 5719



Summary1 (ClosbwareBhag-1)

1599/2655 बुधवार,11 मार्च 2020 2:54 म.नं.	दस्त गोषवारा भाग-1	अगग2 दस्त क्रमांक: 2655/2020

दस्त क्रमांक: अगग2 /2655/2020

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग2 यांचे कार्यालयात

अ. क्रं. 2655 वर दि.11-03-2020

रोजी 2:53 म.नं. वा. हजर केला.

पावती-3195 पावती दिनांक: 11/03/2020

सादरकरणाऱ्याचे नाव: नितीन आनंद अतकरे यांच्या तर्फे विकासक व भु.आम म्हणून मे.अनुपमता इन्फ्रा तर्फे भागीदार 1.अर्जुन रामकृष्ण अतकरे व 2.प्रताप आनंद अतकरे यांच्या तर्फे कबुली जवाब देणार नरेंद्र रामदास चव्हाण

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 780.00
पृष्ठांची संख्या: 39	
एकुण:	880.00

दस्त ऐवज करणाऱ्याची सही:

Joint S R Aurangabad II

Joint S R Aurangabad II

दस्ताचा प्रकार: 65-चूक दुरुस्ती पत्र

मुद्रांक शुल्क: *दुरूस्ती विधानपत्र

शिक्का क्रं. 1 11 / 03 / 2020 02 : 53 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 03 / 2020 02 : 54 : 20 PM ची वेळ: (सही)

2544 3L 3E

Summary-2(दस्त गोषवारा भाग - २)

11/03/2020 2:56:21 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक:2655/2020

दस्त क्रमांक :2655/2020

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन आनंद अहंकरे वारसा वर्णे जिल्हाधिकारी व पदसिद्ध अध्यक्ष मे.अंबाजोगाई इत्यादी तर्फे मुखत्यार 1.अर्जुन रामकृष्ण अहंकरे व 2.प्रताप आनंद अहंकरे वारसा हक्क कबुली जबाब देणार नंबर दोन वगैरे पक्षकार वतीने मुखत्यार पत्ता:-, -, -, -, हर्सूल,औरंगाबाद , औरंगाबाद (जि), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर:	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:मे.अलाहाता इब्राहा तर्फे मा.तहसिलदार श्री.अर्जुन रामकृष्ण अहंकरे व 2.प्रताप आनंद अहंकरे वारसा हक्क कबुली जबाब देणार नंबर दोन वगैरे पक्षकार वतीने मुखत्यार पत्ता:-, -, -, -, हर्सूल,औरंगाबाद, औरंगाबाद (जि), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर:	लिहून देणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार हजर/ओळख 65-चुक दुरुस्ती पत्र या दस्त ऐवज क्र.१ दिल्याचे कबुल करतात.
सिस्टम क्र.3 ची वेळ:11 / 03 / 2020 02 : 55 : 26 PM

ओळख:-
खालील इसम असे लिहीतो की तो दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतो, व इसमची ओळख पटविली

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन चु-ाप पेठ - - वय:37 पत्ता:हिंदको,औरंगाबाद पिन कोड:431001		
2	नाव:देव सुरेश तायडे - - वय:36 पत्ता:सिडको, औरंगाबाद पिन कोड:431001		

सिस्टम क्र.1 ची वेळ:11 / 03 / 2020 02 : 55 : 51 PM

Joint S R Aurangabad II

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Defase Number	Defence Date
1	NITIN ANAND AHKARE	eChallan	27504570705311150067	MH013195348201920E	501.00	SD	0005779408201920	11/03/2020
2	NITIN ANAND AHKARE	eChallan		MH013195348201920E	100	RF	0005779408201920	11/03/2020
3		DHC		11032020U0025	200	RF	11032020U0015D	11/03/2020

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)

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जाहेत,नोंदणी पुस्तक क्र.1 चे अनुक्रमांक 2EM4 वर
दि. 9/3/2020

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.2