160/1254 पावती Original/Duplicate

Friday,March 15 ,2019 नोंदणी क्रं. :39म

5:42 PM Regn.:39M

पावती क्रं.: 2140 दिनांक: 15/03/2019

गावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अगग3-1254-2019

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: सौ.स्वाती अमरदीप घुगे - -

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

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 6:07 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013213647201819E दिनांक: 15/03/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.780/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503201909824 दिनांक: 15/03/2019

बँकेचे नाव व पत्ता:

S·A·Ghuge

Sub-Registrar Aurangabad no.3

160 1254

Saturday, 16 March 2019 5:19 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.:39म

Regn.:39M

पावती क्र.: 2184 दिनांक: 16/03/2019

गावाचे नाव: -सातारा

दस्तऐवजाचा अनुक्रमांक: अगंग3-1254-2019

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: सौ.स्वाती अमरदीप घुगे - -

वर्णन

दस्त हाताळणी फी पृष्ठांची संख्या: 3	रु. 60.00
एकूण:	रु. 60.00

Joint Sub Registrar Aurangabad III

1): देयकाचा प्रकार: DHC रक्कम: रु.60/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603201908435 दिनांक: 16/03/2019

बँकेचे नाव व पत्ता:

मुळ दस्तावेज परत केला

दस्त स्कॅन झाले

CHALLAN

MTR Form Number-6

1254/2019

GRN	MH013213647201819E	BARCODE		Date	15/03/2019-15:33:48	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	SWATI AMARDEEP GHUGE AND OTHERS
Location	AURANGABAD		
Year	2018-2019 One Time	Flat/Block No.	GUT NO.168 PLOT NO.45 TO 48 AND 122 OR
		Premises/Building	123

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

THIS CHALLAN IS DEFACED

Jt. Sub.-Registrar
A'bad. No.3, A'bad

Road/Street	SATARA
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=SWATI AMARDEEP GHUGE AND OTHERS~CA=0~Marketval=0
Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019031554812	CKI8604018
Cheque/DD No.		Bank Date	RBI Date	15/03/2019-15:34:11	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी होणाऱ्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Seal of the Sub-Registrar * Aurangabad no.3 *

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Print Date 15-03-2019 03:34:11

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1503201909824	Date	15/03/2019
Received from SELF, Mobile number 0000000000, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	15/03/2019
Bank CIN	10004152019031508563	REF No.	CHA3902441
This is computer generated receipt, hence no signature is required.			

Seal of the Jt.Sub-Registrar Aurangabad no.3

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1603201908435	Date	16/03/2019
Received from SELF, Mobile number 0000000000, an amount of Rs.60/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	16/03/2019
Bank CIN	10004152019031607356	REF No.	CHA4020642
This is computer generated receipt, hence no signature is required.			

CHALLAN
MTR Form Number-6

GRN	MH013213647201819E	BARCODE	Date	15/03/2019-15:33:48	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	SWATI AMARDEEP GHUGE AND OTHERS
Location	AURANGABAD		
Year	2018-2019 One Time	Flat/Block No.	GUT NO.168 PLOT NO.45 TO 48 AND [illegible]
		Premises/Building	123

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	500.00	Road/Street	SATARA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=SWATI AMARDEEP GHUGE AND OTHERS-CA=0-Marketval=0	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Seal of the Jt.Sub-Registrar Aurangabad no.3

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019031554812	CKI8604018
Cheque/DD No.		Bank Date	RBI Date	15/03/2019-15:34:11	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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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.

[illegible] केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर [illegible] नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-160-1254	0007332531201819	15/03/2019-17:42:39	IGR207	100.00

Print Date 15-03-2019 06:02:33

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1503201909824	Receipt Date	15/03/2019

Received from SELF, Mobile number 0000000000, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 1254 dated 15/03/2019 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

DEFACED
₹ 780
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	15/03/2019
Bank CIN	10004152019031508563	REF No.	CHA3902441
Deface No	1503201909824D	Deface Date	15/03/2019

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

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Seal of the Jt.Sub-Registrar Aurangabad no.3

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1603201908435	Receipt Date	16/03/2019

Received from SELF, Mobile number 0000000000, an amount of Rs.60/-, towards Document Handling Charges for the Document to be registered on Document No. 1254 dated 16/03/2019 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

DEFACED
₹ 60
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	16/03/2019
Bank CIN	10004152019031607356	REF No.	CHA4020642
Deface No	1603201908435D	Deface Date	16/03/2019

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

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

This Deed Declaration is executed today on 15 day of March, 2019, At Aurangabad Executed by:

1] Sou. Swati Amardeep Ghuge
Age : Major Occu: Busines
R/o 56 Surana Nagar, Aurangabad

2] Shri. Amardeep Pandharinath Ghuge
Age : Major Occu: Busines
R/o 56 Surana Nagar, Aurangabad

(Hereinafter received to as 'Owner/ Developer/Promoter/Grantor', which expression shall mean and include his successors, legal representatives and assignees in interest)

AND WHEREAS in the year 1998 the land admeasuring 54800 Sqm. was owned & possessed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge.

AND WHEREAS office of Grampanchayat, Satara, Aurangabad has approved the Lay out plan of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, in the name of Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge .

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No.6296 of dated 24.12.2001 in favour of Sau. Swati Amardeep Ghuge with respect to the Plot No. 122 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6297 of dated 24.12.2001 in favour of Sau. Swati Amardeep Ghuge, with respect to the Plot No. 123 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6294 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge with respect to the Plot No. 48 admeasuring 306 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge

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have executed Registered Sale Deed bearing No. 6291 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge, with respect to the Plot No. 47 admeasuring 314.50 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6293 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 46 admeasuring 332.50 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6292 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 45 admeasuring 396.00 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad

AND WHEREAS Sau. Swati Amardeep Ghuge & Shri. Amardeep Pandharinath Ghuge have jointly applied for N.A. permission for Plot No. 31, 32, 45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

AND WHEREAS Addnl. Tahsildar, Aurangabad, vide Sanad bearing No. 78 dated 30.10.2017 issued U/s 42 A of the Maharashtra Land Revenue Code has converted the Plot No. 31,32, 45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad for N.A. use.

AND WHEREAS, the Municipal Corporation, Aurangabad, vide its Commencement Certificate bearing Permission No.883/2018-19 & file No. 693/17/2018-19 dated 02.11.2018 has granted permission for construction of multi-storied building, as per the approved map of construction, with respect to the Plot No.45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad

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.

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Seal of the Jt.Sub-Registrar * Aurangabad no.3 *

AND WHEREAS, the administration of "Raj Laxmi Residency" 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

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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 last 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 "**RAJ LAXMI RESIDENCY**" and in no case the said name will be changed.

That, on the above property **total 6 Unit/ Flat/Apartment** 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.

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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 **"RAJ LAXMI RESIDENCY"** 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 **"RAJ LAXMI RESIDENCY"** 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

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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. 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.



