

24. No unit holder of "AGASTYA TOWER", Apartment Condominium shall post any advertisement or posters of any kind in or on the building. Holder of tenements shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. It is prohibited to hang garments, rugs etc. from the windows balconies or from any of the facades of the "AGASTYA TOWER", Apartment Condominium. It is prohibited to dust rugs, etc. from windows or clean rugs, etc. by beating on the exterior part of the "AGASTYA TOWER", Apartment Condominium. 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. No Owner or lessee shall install wiring for electrical or telephone installation, television antenna machines of air conditioning units/Flat/Units, etc. on the exterior of the "AGASTYA TOWER", Apartment Condominium or that protrude through the walls of the roof of that condominium except as authorized by the Association and the Grantor
25. This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder/said Act and the rules made thereunder.

FIRST SCHEDULE

Plot No. 4, area admg. 480.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad, bounded by.

Bounded as under :

EAST	Plot No. 9 & 10
WEST	15.00 M.W. Road & thereafter Aurangabad-Paithan Road
SOUTH	Plot No. 5
NORTH	Plot No. 3

SECOND SCHEDULE

Flat/Unit No. ---, having carpet area admeasuring ----- Sq. Meter, on ----- Floor,-in the building known as "AGASTYA TOWER" constructed on Plot No. 4, area admg. 480.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad

Boundaries

EAST	
WEST	
SOUTH	
NORTH	

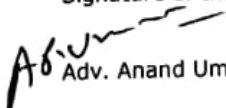
ANNEXURE A

Name of the Advocate Adv. Anand Umrikar
Address Plot No. 71, New SBH Colony, Shahnoorwadi, Aurangabad
Date

CERTIFICATE

This is to certify that we have investigated the title to the aforesaid property Plot No. 4, area admg. 480.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad, on which the project "AGASTYA TOWER" is going to be constructed, which is more particularly described below in the Schedule hereunder written and have perused the title deeds and certify that Sau. Ashwini Avinash Joshi, thus get clear, good & marketable title over the said property & Mr. Chandrashekhar Bardapurkar Proprietor of M/s. Merit Construction, has involved his development rights in terms of the above referred Registered Developed Agreement in the Plot No. 4, area admg. 480.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad & owner & developer each have their 50% respective share, in the sale consideration of the unit in the project namely Agastya Tower to be constructed on the said land.

Place: Aurangabad
Signature of the Advocate


Adv. Anand Umrikar

ANNEXURE B

1] 7/12 Extract of Gut No. 11, Kanchanwadi, Aurangabad,

2] N.A. Order bearing No. 82/JMS/105/1882 dtd. 02.06.1982 issued by Tahsildar, Aurangabad with respect to land Gut No. 11, Kanchanwadi, Aurangabad.

3] Registered Gift Deed bearing No. 2219 dtd. 20.06.2016 executed by Shri. Jaywantrao Govindrao Deshpande in favour of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

4] Registered Power of Attorney bearing No. 6590 dtd. 07.07.2018 executed by Sau. Ashwini Avinash Joshi in favour of Avinash Achyut Joshi with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

5] Registered Development Agreement bearing No. 5337 dtd. 10.10.2018 executed by Sau. Ashwini Avinash Joshi through her GPA Avinash Achyut Joshi in favour of Mr. Chandrashekhar Bardapurkar Proprietor of M/s. Merit Construction with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

6] Registered Power of Attorney bearing No. 5338 dtd. 10.10.2018 executed by Sau. Ashwini Avinash Joshi through her GPA Avinash Achyut Joshi in favour of Mr. Chandrashekhar Bardapurkar Proprietor of M/s. Merit Construction with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

7] Commencement Certificate bearing Permission No. 892/2018-19 bearing File No. 07/17/2018-19 dtd. 05.11.2018 issued by Commissioner, Municipal Corporation, Aurangabad in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

8] Map of construction approved by Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

11] Registered Deed of Declaration bearing No.----- dated -----

12] RERA Registration Certificate bearing No. ----- Dated -----

ANNEXURE C

SPECIFICATIONS

ANNEXURE D

List of documents provided to the purchaser.

DESCRIPTION OF THE PROPERTY DOCUMENTS GIVEN BY THE PROMOTER/DEVELOPER TO THE FLAT/UNIT PURCHASER.

1] 7/12 Extract of Gut No. 11, Kanchanwadi, Aurangabad,

2] N.A. Order bearing No. 82/JMS/105/1882 dtd. 02.06.1982 issued by Tahsildar, Aurangabad with respect to land Gut No. 11, Kanchanwadi, Aurangabad.

3] Registered Gift Deed bearing No. 2219 dtd. 20.06.2016 executed by Shri. Jaywantrao Govindrao Deshpande in favour of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

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8] Map of construction approved by Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 480.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

9] Registered Deed of Declaration bearing No.---- dated -----

10] RERA Registration Certificate bearing No. ----- Dated -----

The photocopy of above referred Project Documents from Sr. No. 1 to 10, are handed over by the promoter/Developer to the purchaser & has acknowledged the same.

Name of the Purchaser	Signatures

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The Developer/Promoter/Land Owner.	Signature	Photo
Sau. Ashwini Avinash Joshi Through her GPA Shri Avinash s/o. Achyut Joshi Through her GPA Shri. Chandrashekhar s/o. Laxmanrao Bardapurkar AND M/s. Merit Construction Through its Proprietor, Shri. Chandrashekhar s/o. Laxmanrao Bardapurkar		

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The PURCHASER	Signature	Photo
1.		

WITNESSES

1. Mr. _____
Occu: _____, Age ____ Years,
R/o _____
2. Mr. _____
Occu: _____, Age ____ Years,
R/o _____