

Receipt (प्राप्त)

158/5595

पावती

Original/Duplicate

Friday, August 06, 2021

नोंदणी क्र.: 1022

10:14 AM

Regn: 3951

पावती क्र.: 1112 दिनांक: 06/08/2021

पावतीचे नाव: शैलजा जहागीर

दस्तावेजाचा अनुक्रमांक: अगम-5595-2021

दस्तावेजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: मे. वृंदावन विल्डर्स तर्फे भागीदार क्र. 1. सौ. ललीता प्रदीप अतरदे .:-

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृष्ठांची संख्या: 20

एकूण: रु. 500.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे

10:30 AM ह्या वेळेस मिळेल

सह मुख्य निबंधक बार्ड-२

औरंगाबाद क्र. १

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-



देयकाचा प्रकार: JMC रक्कम: रु. 400/-

नोंदणी घनादेश पे ऑर्डर क्रमांक: 0208202105646 दिनांक: 06/08/2021

विक्रेते नाव व पत्ता:

देयकाचा प्रकार: ec/bulk रक्कम: रु. 100/-

नोंदणी घनादेश पे ऑर्डर क्रमांक: MH004543597202122P दिनांक: 06/08/2021

विक्रेते नाव व पत्ता:

spasmkde

मुळ दस्त परत केले

158/5595

इतर पावती

Friday, 06 August 2021 11:01 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7777 दिनांक: 06/08/2021

याचाचे नाव: -बोब्रा जहागीर

इस्तऐवजाचा अनुक्रमांक: अमरा-5595-2021

इस्तऐवजाचा प्रकार: पोषणापत्र

सादर करणाऱ्याचे नाव: मे. मुंबावन बिल्डर्स वॉर्क मानीशर क. 1. सौ. मलीता प्रदीप अस्तरदे - -
वर्तमानइस्त हाताळणीची
पूरांची संख्या: 27

रु. 540.00

एकूण:

रु. 540.00

Sub Registrar Aurangabad

1); देयकाचा प्रकार: DHC राकम: रु. 540/-

टीडी/बनादेश/मे ऑर्डर क्रमांक: 0608202102116 दिनांक: 06/08/2021

बँकेचे नाव व पत्ता:

8/6/2021



सूची क्र.2

मुख्य निबंधक : दु.नि. औरंगाबाद 1

दस्ता क्रमांक : 5595/2021

मोडेली :

Regn:63m

06/08/2021

गावाचे नाव : शेंद्रा जहागीर



(1) विनिष्ठाचा प्रकार पोषणावळ

(2) मोहरता 0

(3) बाजारभावांसाठी पट्ट्याच्या
बाबत पट्ट्यावर जागरणी देतो की पट्ट्यावर ते
मनुष्य करावे(4) भू-भाषण, मोटोसिस्टा व
परंपरा (असल्यास)1) काळिकेचे गाव: औरंगाबाद घ.व.पा. इतर वर्णन : इतर माहिती: रामुका औरंगाबाद हद्दीतील सीजे मेश
जहागीर किशोरातील रट नं.86 पैकी क्षेत्राळ 1200 चौ.मी.चावर उभारली जाणारी इमारत महाराष्ट्र अणारंण
अॅक्ट 1970 चे कलम-2 मुसार अणारंणेंड म्हागुल पोर्षित केती, इमारतीचे नाव मुंदायन मृष्टी. ((GAT
NUMBER : 86 :))

(5) क्षेत्राळ 1) 1200 चौ.मीटर

(6) जागरणी किंवा जुडी वेवभावा अवेज वेवभा.

(7) दस्तऐवज करत देणार-वा पक्षकाराचे व किंवा
दिवाणी न्यायादयाचा हुकुमनामा किंवा अदेश
असल्यास, दतिवादिचे नाव व पत्ता.1): नाव:-मे.मुंदायन चिन्दर्स तर्फे बागीदार क्र.1 श्री.समीता प्रदीप अचरदे -- वय:-42; पत्ता:-पॉस्ट नं. : गाळा
नं. : इमारतीचे नाव:-, ब्लॉक नं. : रोड नं. : जिजाजीमनर हक्की, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन
कोड:-431001 पॅन नं:-AARFV8231F2): नाव:-मे.मुंदायन चिन्दर्स तर्फे बागीदार क्र.2 श्री.समीता नमदेव लोखंडे -- वय:-37; पत्ता:-पॉस्ट नं. : गाळा
नं. : इमारतीचे नाव:-, ब्लॉक नं. : रोड नं. : बाधकवारी हनुल, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन
कोड:-431001 पॅन नं:-AARFV8231F(8) दस्तऐवज करत देणार-वा पक्षकाराचे व किंवा
दिवाणी न्यायादयाचा हुकुमनामा किंवा अदेश
असल्यास, दतिवादिचे नाव व पत्ता

(9) दस्तऐवज करत दिवसाचा दिनांक 04/08/2021

(10) दस्त तोदणी केल्याचा दिनांक 06/08/2021

(11) अनुक्रमांक, घट व पृष्ठ 5595/2021

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे मोदणी शुल्क 100

(14) शेर

मुन्यांकनामादी विचारात घेतलेला तपशील:-

मुन्यांकनामादी आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारणाचा तपशील दस्तऐवजनुसार
आवश्यक नाही

मुद्रांक शुल्क आकारलेला निवडलेला अनुषंग :- Affidavit

सह मुख्य निबंधक वर्ग-२
औरंगाबाद शहर क्र. १
औरंगाबाद

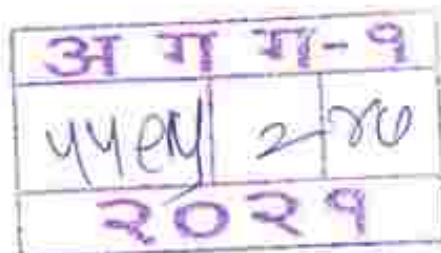
वस्तु स्कॅन झाले



नमो, चालीन कागद दुसऱ्या निवासाक वापरिल्ल्या नोंदी कळोवपाच्या दस्त्यावरी वचू शकते. नोंदी न कळोवपाच्या दस्त्यावरी राखर पडल्य लागू लागली.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN : 0006202105546	Date : 02/06/2021
Received from self, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.	
Payment Details	
Bank Name : SBI	Date : 02/06/2021
Bank Ctr : 10004102021080200894	REF No. : ISALORXTH2
This is computer generated receipt, hence no signature is required.	





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0208202105846

Receipt Date 06/08/2021

Received from self, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 5595 dated 06/08/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 02/08/2021

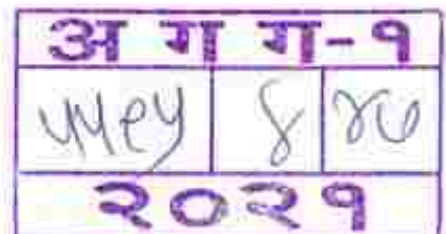
Bank CIN 10004152021080203994

REF No. IGALQRXTH2

Deface No 0208202105646D

Deface Date 06/08/2021

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



**DEED OF DECLARATION U/s. 2 (A) OF MAHARASHTRA APARTMENT
OWNERSHIP ACT OF 1970**

This Deed of Declaration is made today on this 6th day of Aug 2021 by

M/s Vrundavan Builders

a registered Partnership Firm through its Partner

1. Mrs. Lalita Pradeep Attarde

Age: 42 years, Occu: Business,

R/o: Shivajinagar HUDCO, Aurangabad.

2. Mr. Ganesh Changdeo Lokhande

Age: 37 years, Occu: Business,

R/o: Jadhvawadi Harsul, Aurangabad.

(Hereinafter called as Grantor / Owner / Developer which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assignees)

Copy of 7/12 extract bearing Gut No. 86 issued by concern Talathi Shendra Jahangir Aurangabad in the name of Ambadas Kondiba.

AND WHEREAS Approver Lay-out Letter bearing No. 1531 dated 21.07.2018 issued by Assistant Director Town Planning Aurangabad in the name of Shri. Raghunath Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

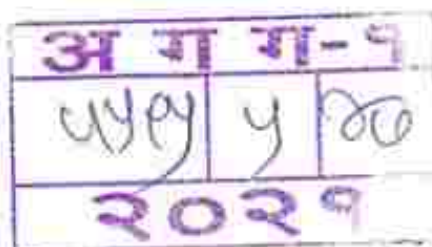
AND WHEREAS N.A. Order bearing No. 2017/MASHAKA/ LAND-1/NAP-34/CR-221 dated 11.09.2018 issued by Collector Aurangabad in the name of Shri. Raghunath Bhanudas Veer to the area extent 1200 Square Meter in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.

AND WHEREAS construction permission bearing No. 1512 dated 20/07/2019 issued by Assistant Director Town Planning Aurangabad in the name of Collector Aurangabad with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

AND WHEREAS construction permission bearing No. 2019/MASHAKA/LAND-1/NAP-34/CR/77 dated 09/08/2019 issued by Collector Aurangabad in the name of Shri. Raghunathrao Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

AND WHEREAS Certificate of Registration bearing No. AU000007210 dated 04/09/2019 issued by Asst. Registrar of Firms Aurangabad in the name of Vrundavan Builders.

AND WHEREAS Registered Sale Deed bearing No. 6814 dated 19/11/2019 executed by Shri. Raghunathrao Bhanudas Veer in favor of M/s Vrundavan Builders through partners (1) Mrs. Lalita Pradeep Attarde, (2) Mr. Ganesh Changdeo Lokhande, (3) Mr. Shamrao Raghunath Chaudhari with respect of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad.



AND WHEREAS construction permission bearing No. 722 dated 16/07/2021 issued by Mahanagar Niyojankar Aurangabad Mahanagar Pradesh Vikas Pradhikaran Aurangabad in the name of M/s Vrundavan Builders through partners Mr. Ganesh Changdeo Lokhande and others with respect of land admeasuring 1637.59 Sq. Meters in Gut No. 86 situated at Shendra Jahangir Aurangabad.

That, the site/Project will be known as **"VRUNDAWAN SHRUSHTI"** and in no case the said name will be changed.

That, there are buildings in the project **"VRUNDAWAN SHRUSHTI"** having 22 Flats, 04 Hall overall.

That the Owner/Developer can sale the above mentioned Four Hall to the prospective purchaser and also retained entire consideration of the said Hall. That the Four hall is not common amenity hall. That the Flat/Hall owner should not claim on the said four halls as common amenity or common purpose. That only owner/developer can claim on the said four hall and also able to sold the said four as per their wish and will. That other flat/Hall owner is/will not having any right of the said hall.

The site plan and the building lay out plan are attached here with. There is main approach road is available for project **"VRUNDAWAN SHRUSHTI"**.

There is parking, staircase which is common for the Flat/Hall owners. The Flat/Hall purchasers required to park their vehicle as per mutual convenience and also all the Flat/Hall purchaser of are compulsorily required to contribute towards the common expenses towards common electricity, staircase lighting, water lifting, sweeping, cleaning, security, water charges, etc..

That the MSEB meter charges, water connection charges, VAT Service tax, stamp duty, registration charges, documents charges or any applicable Taxes/charges, GST charges will be paid by the prospective purchasers. That after receiving possession of the Flat/Hall, prospective purchasers will be responsible for all type of Maintenance of the said Flats/Hall, and Owner/Developer is not responsible for the same. If the water is not sufficient to the prospective purchaser the all prospective purchasers contribute the amount for the same and Owner/Developer is not responsible for the same.

That the Builder/Developer has been provided all documents to the prospective purchaser and on the basis of those documents prospective purchaser can enter their name in 7/12 extract and revenue record on his cost and consequences, that the owner/Developer is not responsible for same.

That the terrace premises are common for all Flat/ Hall owners and they are required to use this common terrace as per their mutual convenience. That the developer can take building maintenance i.e. 1,00,000/- from each Flat/Shop/Office owners (it is optional for Owner/Developer) and Flat/Hall owners are binding for pay the amount (which will fix by the Developer) to the developer at the time of execution of Sale Deed of prospective purchaser

Common areas and facilities for the Flat/Hall owners of individual buildings of **VRUNDAWAN SHRUSHTI** as per buildings are...



1. RCC structure of the building.
2. Parking area as shown in construction plan attached.
3. Common staircase for Flat.
4. Top terrace for Flat/Hall.
5. Underground water tank for Flat/Hall in building
6. Overhead tank in building.
7. Plumbing network throughout buildings.
8. Electric wiring network throughout the buildings
9. Electric meter through which the electricity is supplied for all common purposes.
10. Entire outer compound wall for all the building.
11. Lift Facility

Thus, there are in the project **"VRUNDAWAN SHRUSHTI"**. The common maintenance of a building such as common electricity for staircase lighting, parking, water lifting, sweeping, cleaning, security, water charges, etc. will be contributed compulsorily by the Flats/Hall purchasers of and the accounts will be maintained by themselves.

For individual Flats/Hall Owner of the apartment the monthly compulsory expenses for the electricity, water, parking & staircase cleaning, sweeping motor repair, man power for operation, will be shared amongst the Flats/Hall owners of that particular building only.

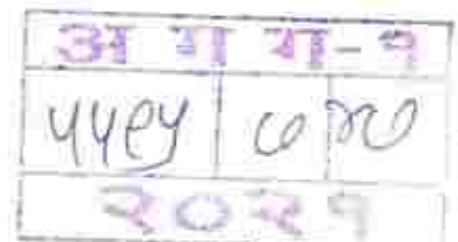
For all the above common amenities & man power there will be monthly common expenses to be incurred. Thus common expenses for the above said amenities (Hall is not amenity) shall be compulsorily contributed by every Flats/Hall owner and the contribution shall be paid on yearly/monthly basis in the account of project **"VRUNDAWAN SHRUSHTI"**. Thus each Flats/Hall owner will pay yearly contribution for the common amenities mentioned above and same will be maintained by the selected members from each apartment(s)/buildings.

In future FSI is granted to the said plot is increased by authorities then the Owner / developer can raise upper floors on common terrace and no Flats/Hall owner will have no objection for the same.

The specified area of each of the Flats/Hall is given herein under at schedule B. similarly the specific location of each Flat and area of room, W.C. in the Flat are specifically shown in the construction plan which is treated as the part of this declaration (attached herewith)

That, the administration of **"VRUNDAWAN SHRUSHTI"** 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 provision of bye laws which are made a part of this deed and are attached here as schedule 'C'.

That, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act. So that the family unit of the upper floor 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 facility of the building each family unit holder having an exclusive and particular right, title, interest over his respective family unit in addition the specified undivided interest in the common area and facilities and / or restricted common area and facilities.

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

That, the percentage of the undivided interest in the general and/or restricted common area and facilities established herein shall not be changed except with the unanimous consent of all apartment owners expressed in amendment to this deed duly registered. The rights and reservations kept for specific units are art of this deed and no Flat/Hall owners have any objection for the same.

That, the undivided interest in the general and / or restricted common areas and facilities established herein 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.

That, each Flat/Hall owner shall comply with the provisions of this deed, by laws, decisions and resolution of the association of the apartment owners provision decisions or resolutions shall be ground for action to recover the sums or damages for injunction relief's.

That, the dedications of this property to the plan of apartment ownership herein shall not be revoked or the property is removed from the plans of an apartment ownership of any provisions herein amends unless all of the mortgages covering the units unanimously to such revocation or amendment or removal of the property from the plan by duly registered instruments.

The no apartment owner (Flat/Hall owners) 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 family units.

That, all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner are subject to the provision of this deed and the more acquisition or rental of any of the family units of the building or the more act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and satisfied. The respective family units shall not be rented or given on leave and license 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 units are provided customary hotel or boarding or loading or paying



guests services other than the forging obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it and leave and license or care taker basis provided that, said lease or lease and license or caretaker basis is made subject to him covenants and restrictions contained in this declaration.

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

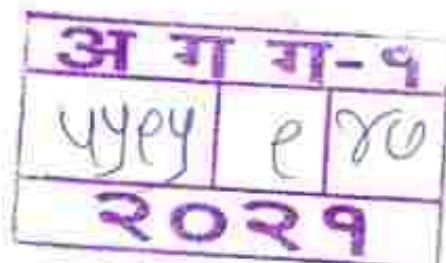
That, in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the association of Apartment owners against the letter of his share of the common expenses up to the time of grant for conveyance without prejudice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

That, the manager or Board of Manager of the association shall be obtained and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudicial to the rights of the owner of a family unit to obtain individual family unit insurance.

That, the manager or board of managers of coverage shall be common expense to be paid by monthly assessment levied by the association of apartment owners and that such payment shall be held in a separate account of the association and used solely for the payment of the blanket property insurance premium as such premium become due.

That, if in future, any extra FSI is granted for this plot, the builder / developer has full right to raise the floor and utilize this extra FSI. the owner will not have any right on this extra FSI and the owner will not have objection for the additional construction by builder / developer and also builder can utilize this extra FSI in the form of TDR at any place of his choice.

That, in case any extra FSI is granted and further construction is permitted by the Town planning / AMC authority/CIDCO Authority in future, the Owner 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 his 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 by laws and they will have



proportionate 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.

That the plot owner allotted their respective share on individual basis which is specifically mentioned in Schedule B. That all owners have mutually decide and allotted their respective Flat/Hall which is mentioned in the schedule -B.

Specification of the building will be as under

Structure	RCC Frame Structure
Door	Main door Teak Wood frame with one side laminated flush door, Internal Door Cement framed Flush Door
Plaster	Inner Neru/Gypsum Plaster and Outer sand faced plaster
Walls	6" Thick external and 4" thick internal walls
Window	M. S. Grill, Aluminum siding with Two Track
Tiles	Vitrified Tiles
Otta	Granite Top with S. S. Sink and Glazed Tiles dado up to lintel level
Color	External Cement Paint and Internal Emulsion/OBD
Electrification	Concealed electrification and Modular Switches
Sanitation	Concealed internal plumbing with Chromium plated Quality fittings and fixtures

SCHEDULE 'A' FOR PLOT

Property bearing land admeasuring 12-R in Gut No. 86 situated at Shendra Jahangir Aurangabad,

ON OR TOWARDS EAST: Plots of Kute.

ON OR TOWARDS WEST: Lalit Park Plotting

ON OR TOWARDS NORTH: Land of Latabai Kachkure

ON OR TOWARDS SOUTH: 15 Feet Road and plotting in this Road.

PROPOSED RESIDENTIAL BUILDING PLAN ON GUT NO. 86 (PL)

AT SHENDRA JAHANGIR AURANGABAD FOR VRUNDAYAN BUILDERS

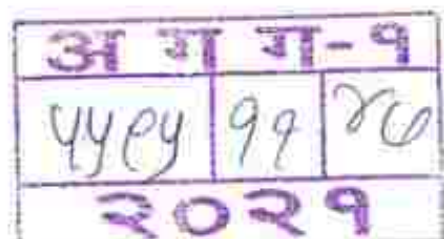
AREA STATEMENT FOR DECLARATION

DESCRIPTION	TYPE OF STRUCTURE	FLOOR	BUILT AREA AS PER FSI ALLOW (1) IN SQ. METER	BASIC FSI & PAID PREMIUM IN SQ. METER	TOTAL BUILT UP (2+3+4)			CARPET AREA
					Built area	Balcony-Built terrace	Total B/up	
HALL-01	Multi-Purpose	Ground Floor	45.33 SQM	13.75 SQM	59.08 SQM	-----	59.08 SQM	51.74 SQM
HALL-02	Multi-Purpose	St. First Floor	51.05 SQM	18.62 SQM	51.78 SQM	17.89 SQM	69.67 SQM	48.37 SQM



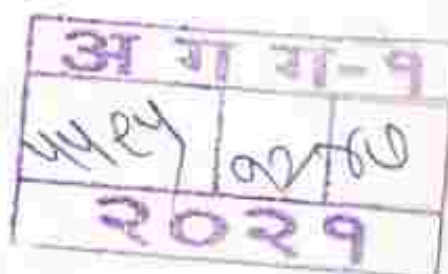
HALL-03	Multi-Purpose	St. First Floor	31.05 SQM	18.62 SQM	51.78 SQM	17.89 SQM	69.67 SQM	18.36 SQM
HALL-04	Multi-Purpose	St. First Floor	38.30 SQM	14.05 SQM	52.36 SQM	15.19 SQM	55.55 SQM	34.50 SQM

DESCRIPTION	TYPE OF STRUCTURE	FLOOR	RUP AREA AS PER FSI ALLOW	BASIC FSI & PAID PREMIUM	TOTAL RUP (1+2)	CARPET AREA
FLAT NO-01	2 BHK	GROUND FLOOR	42.07 SQ. MT.	15.26 SQ. MT.	57.33 SQ. MT.	40.15 SQ. MT.
FLAT NO-01	2 BHK	ST. FIRST FLOOR	51.30 SQ. MT.	18.92 SQ. MT.	70.22 SQ. MT.	48.05 SQ. MT.
FLAT NO-02	2 BHK	ST. FIRST FLOOR	51.34 SQ. MT.	18.87 SQ. MT.	70.21 SQ. MT.	48.77 SQ. MT.
FLAT NO-03	1 BHK	ST. FIRST FLOOR	38.62 SQ. MT.	14.09 SQ. MT.	52.72 SQ. MT.	35.43 SQ. MT.
FLAT NO-04	2 BHK	ST. SECOND FLOOR	51.09 SQ. MT.	18.64 SQ. MT.	69.73 SQ. MT.	48.37 SQ. MT.
FLAT NO-05	2 BHK	ST. SECOND FLOOR	51.09 SQ. MT.	18.64 SQ. MT.	69.73 SQ. MT.	48.36 SQ. MT.
FLAT NO-06	1 BHK	ST. SECOND FLOOR	33.84 SQ. MT.	12.34 SQ. MT.	46.18 SQ. MT.	31.80 SQ. MT.
FLAT NO-07	2 BHK	ST. SECOND FLOOR	51.71 SQ. MT.	18.83 SQ. MT.	70.56 SQ. MT.	49.25 SQ. MT.
FLAT NO-08	2 BHK	ST. SECOND FLOOR	51.68 SQ. MT.	18.82 SQ. MT.	70.50 SQ. MT.	48.17 SQ. MT.
FLAT NO-09	1 BHK	ST. SECOND FLOOR	33.96 SQ. MT.	12.38 SQ. MT.	46.34 SQ. MT.	34.64 SQ. MT.
FLAT NO-10	2 BHK	ST. THIRD FLOOR	51.05 SQ. MT.	18.62 SQ. MT.	69.67 SQ. MT.	47.93 SQ. MT.
FLAT NO-11	2 BHK	ST. THIRD FLOOR	51.05 SQ. MT.	18.62 SQ. MT.	69.67 SQ. MT.	47.91 SQ. MT.
FLAT NO-12	1 BHK	ST. THIRD FLOOR	38.30 SQ. MT.	14.05 SQ. MT.	52.35 SQ. MT.	35.26 SQ. MT.
FLAT NO-13	2 BHK	ST. THIRD FLOOR	51.06 SQ. MT.	18.62 SQ. MT.	69.68 SQ. MT.	48.85 SQ. MT.
FLAT NO-14	2 BHK	ST. THIRD FLOOR	51.84 SQ. MT.	18.87 SQ. MT.	70.71 SQ. MT.	48.77 SQ. MT.
FLAT NO-15	1 BHK	ST. THIRD FLOOR	38.63 SQ. MT.	14.09 SQ. MT.	52.72 SQ. MT.	35.43 SQ. MT.
FLAT NO-16	2 BHK	ST. FOURTH FLOOR	51.09 SQ. MT.	18.64 SQ. MT.	69.73 SQ. MT.	48.37 SQ. MT.
FLAT NO-17	2 BHK	ST. FOURTH FLOOR	51.09 SQ. MT.	18.64 SQ. MT.	69.73 SQ. MT.	48.36 SQ. MT.
FLAT NO-18	1 BHK	ST. FOURTH FLOOR	33.84 SQ. MT.	12.34 SQ. MT.	46.18 SQ. MT.	31.80 SQ. MT.



FLAT NO-19	2 BHK	ST. FOURTH FLOOR	51.71 SQ. MT.	18.85 SQ. MT.	70.56 SQ. MT.	49.25 SQ. MT.
FLAT NO-20	2 BHK	ST. FOURTH FLOOR	51.68 SQ. MT.	18.82 SQ. MT.	70.50 SQ. MT.	49.17 SQ. MT.
FLAT NO-21	1 BHK	ST. FOURTH FLOOR	33.96 SQ. MT.	12.78 SQ. MT.	46.74 SQ. MT.	34.64 SQ. MT.

DESCRIPTION	TYPE OF STRUCTURE	EAST	WEST	NORTH	SOUTH
HALL-01	Multi-Purpose	MARGINAL DISTANCE	PARKING	FLAT NO-01	MARGINAL DISTANCE
HALL-02	Multi-Purpose	MARGINAL DISTANCE	FLAT NO-3 STAIRCASE	MARGINAL DISTANCE	HALL NO-3
HALL-03	Multi-Purpose	MARGINAL DISTANCE	HALL NO-4 & STAIRCASE	HALL NO-2	MARGINAL DISTANCE
HALL-04	Multi-Purpose	HALL NO-3	FLAT NO-1	STAIRCASE	MARGINAL DISTANCE
FLAT NO-01	2 BHK	HALL NO-4 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-2	MARGINAL DISTANCE
FLAT NO-02	2 BHK	FLAT NO-3 & STAIRCASE	MARGINAL DISTANCE	MARGINAL DISTANCE	FLAT NO-1
FLAT NO-03	1 BHK	HALL NO-2	FLAT NO-2	MARGINAL DISTANCE	STAIRCASE
FLAT NO-04	2 BHK	MARGINAL DISTANCE	FLAT NO-4 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-3
FLAT NO-05	2 BHK	MARGINAL DISTANCE	FLAT NO-6 & STAIRCASE	FLAT NO-4	MARGINAL DISTANCE
FLAT NO-06	1 BHK	FLAT NO-3	FLAT NO-7	STAIRCASE	MARGINAL DISTANCE
FLAT NO-07	2 BHK	FLAT NO-6 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-8	MARGINAL DISTANCE
FLAT NO-08	2 BHK	FLAT NO-9 & STAIRCASE	MARGINAL DISTANCE	MARGINAL DISTANCE	FLAT NO-7
FLAT NO-09	1 BHK	FLAT NO-4	FLAT NO-8	MARGINAL DISTANCE	STAIRCASE
FLAT NO-10	2 BHK	MARGINAL DISTANCE	FLAT NO-13 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-11
FLAT NO-11	2 BHK	MARGINAL DISTANCE	FLAT NO-12 & STAIRCASE	FLAT NO-10	MARGINAL DISTANCE
FLAT NO-12	1 BHK	FLAT NO-11	FLAT NO-13	STAIRCASE	MARGINAL DISTANCE
FLAT NO-13	2 BHK	FLAT NO-12 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-14	MARGINAL DISTANCE
FLAT NO-14	2 BHK	FLAT NO-15 & STAIRCASE	MARGINAL DISTANCE	MARGINAL DISTANCE	FLAT NO-13
FLAT NO-15	1 BHK	FLAT NO-10	FLAT NO-14	MARGINAL DISTANCE	STAIRCASE
FLAT NO-16	2 BHK	MARGINAL DISTANCE	FLAT NO-21 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-17
FLAT NO-17	2 BHK	MARGINAL DISTANCE	FLAT NO-18 & STAIRCASE	FLAT NO-16	MARGINAL DISTANCE



FLAT NO-19	2,000	FLAT NO-18 & STAIRCASE	MARGINAL DISTANCE	FLAT NO-20	MARGINAL DISTANCE
FLAT NO-20	2,000	FLAT NO-21 & STAIRCASE	MARGINAL DISTANCE	MARGINAL DISTANCE	FLAT NO- 19
FLAT NO-21	1,000	FLAT NO-16	FLAT NO-20	MARGINAL DISTANCE	STAIRCASE
FLAT NO-G-1	2,000	MARGINAL DISTANCE	PARKING	MARGINAL DISTANCE	HALL WAY

SCHEDULE - 'C'

Bye laws of "VRUNDAWAN SHRUSHTI" (The said bye laws is applicable for each Flat/Office/ Shop owners)

CHAPTER - I

1. SHORT TITLE AND APPLICATIONS

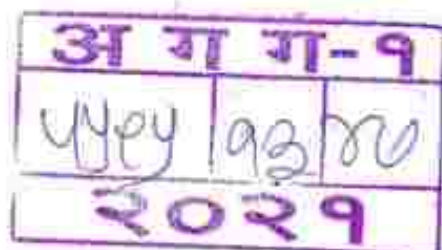
These bye laws may be called the Bye laws of "VRUNDAWAN SHRUSHTI" Condominium.

2. The provisions of these bye laws apply to the "VRUNDAWAN SHRUSHTI" condominium. All the presents of future owners, tenants, future tenants or their employees, if any or any other person that might use the facilities of the building in any manner are subject to the regulations set forth in these bye laws. The mere acquisition or rental or taking on licensee of any of the family unit (hereinafter referred to as 'UNITS') of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted, ratified and will be complied with.

3. DEFINITIONS:-

In these bye laws unless the context require otherwise....

- Act means the Maharashtra Apartment Ownership Act, 1970
- ASSOCIATION means the association of all the Apartment owners constituted by such owner for the purpose of "VRUNDAWAN SHRUSHTI" condominium.
- BOARD means a Board of Manager consisting of three persons, all the whom shall be owners of apartment in "VRUNDAWAN SHRUSHTI" and condominium property land admeasuring 12 R In Gut No. 86 situated at Shendra Jahangir Aurangabad and as known "VRUNDAWAN SHRUSHTI" Condominium and including the land forming part thereof.
- DECLARATION means the declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2



- f. MAJORITY OF OWNERS means those owners holding 51% of the votes in accordance with the percentage assigned in the declaration OWNERS or APARTMENT OWNERS mean the person owing an apartment in the "VRUNDAWAN SHRUSHTI" condominium.
- g. SECTION means a section of the act.
UNIT means a family unit in "VRUNDAWAN SHRUSHTI" Condominium.
- h. REGISTRAR means the registrar of co-operative societies. The words and expression used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the act.

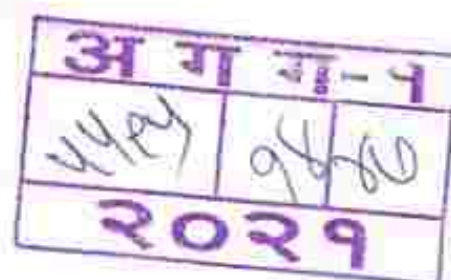
4. APARTMENT OWNERSHIP

The building located on property land admeasuring 12 R in Gut No. 86 situated at Sherendra Jahangir Aurangabad, and is known as "VRUNDAWAN SHRUSHTI" condominium is submitted to the provisions of the act.

5. OBJECTS OF ASSOCIATION

The object of the association shall be

- To be and to act as the association of the apartment owners of the said building "VRUNDAWAN SHRUSHTI" (herein after called as said building) who has filed their respective declaration submitted their apartment to the provisions of the Act.
- To invest or deposit money
- To provide for the maintenance, repair and replacement at the Common areas and facilities by contribution from the apartment owners and if necessary by raising the loans for that purpose.
- To retain and rent or license, if possible, suitable portions of the Common areas to the outsiders for commercial purpose and to distribute the common profits, left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.
- To provide for and do all and any of the matter provided in sub Section 2 of the section 16 of the Act.
- To advance, with the consent of the apartment owners, any short terms loans to any apartment owners, in case of any emergency necessary and to provide for repayment thereof in lumpsum or in installments.
- To establish and carry on its own account in jointly with individual or institutions, educational, physical, social and recreating activities for the benefit of the apartment owners.
- To frame rules, with the approval of the general meeting of the association and after consulting the competent authority and to establish a provident fund, gratuity fund, if necessary, for the benefit of the employees of the association.



- i. To do all things necessary or / and otherwise provided for their Attainment of the objects specified in these bye laws.
- j. The association shall not act beyond the scope of objects without duly amending the provisions of the bye laws for the purpose.

6 MEMBERS OF ASSOCIATION

1. All persons who have purchased the apartment in the said apartment executed respective declarations under section 5 submitting their apartments to the provision of the act, shall automatically be the member of the association and shall pay a sum of Rs. 100/- as entrance fee and shall purchase at least one share of the face value of Rs. 500/- each. Each apartment owner shall receive a copy of the bye laws on payment of actual costs of typing of the same.
2. Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchase or done shall automatically become a member of the association and shall be admitted as a member on payment of the entrance fees of Rs. 1/- The share held by an apartment owner shall be transferred to the name of the said purchaser or done on the payment of Rs. 1/- to the association.
3. On the death of an apartment owner, his apartment shall transferred to the person or person to whom he bequeaths the same by his will or to the legal representatives of his estate, case has not made any specific bequest of the apartment, the name of the legatee or the name of the legal representatives jointly shall be entered in the register of apartment owners maintained by the secretary for the purpose of administration of said apartment as apartment owner of the joint apartment owners there. In case any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

7. JOINT APARTMENT OWNERS

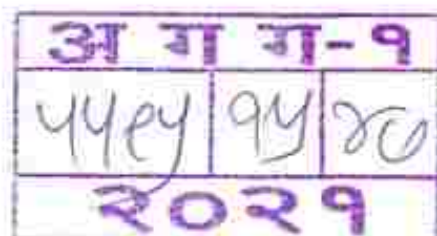
Where an apartment has been purchased by two more persons they shall be jointly entitled to the apartment and share of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

8. HOLDING OF THE SHARE COMPULSORY

Every apartment owner must hold at least one share of the association (joint apartment owners holding the share jointly)

9. DISQUALIFICATION

No apartment owner shall be entitled to vote on the question of the election of members of the Board or the President, Secretary, Treasury or any other Flat/Office/ Shop owners bearer or be entitled to stand for election to such Flat, if there is an arrears if any sum due from him in respect of his contribution for common expenses to the association for more than sixty days. On the last day of the year persuing the year in which the election to the board takes place.

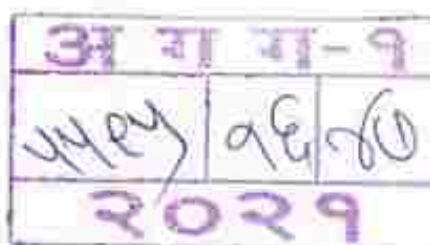


CHAPTER II VOTING, QUORUM AND PROXIES

10. **VOTING:** Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled to the percentage assigned to the family unit or units or apartments in the declaration.
11. **QUORUM:** Except as otherwise provided in this laws presence in person majority of owners shall constitute a quorum.
12. **VOTES TO BE CASTE IN PERSON:** Votes shall be casted in person.

CHAPTER III ADMINISTRATION.

13. **POWERS AND DUTIES OF ASSOCIATION:**
Association will have responsibility of admeasuring the said apartment approving the annual budget establishing and collecting monthly assessments, and arranging for management of the condominium in an efficient manner, except as otherwise provided, the resolution of the Association shall require approval by a majority of owners, casting vote in person.
14. **PLACE OF MEETINGS:**
Meeting of the Association shall be held at suitable place convenient to the owners, as may from time to time be designated by the association.
15. **ANNUAL MEETINGS:**
The first annual meeting of the Association be held on -----, thereafter the annual meeting of the Association shall be held on 1st December each succeeding year. At such meetings there shall be election by a ballot of the apartment owners, a Board of Managers in accordance with the require of bylaws No. 23 the owners may also transact such other business of the Association as may properly come before them.
16. **SPECIAL MEETINGS:**
It shall be the duty of the President to call a special Meeting of the apartment owners as directed by a resolution of the Board upon a petition signed by a majority of the owners and having been presented to the secretary or at the request of the Housing commissioner or any Flat duly authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and purpose thereof. No other business shall be transacted at Special Meeting except as stated in the notice without the consent of four fifth of the owners present in person.
17. **NOTICE OF THE MEETING:**
It shall be the duty of the secretary to mail or send a notice of such annual meeting or special meeting stating the purpose thereof as well as the time and



place where it is to be held, to each apartment owner at least two but more than 7 days prior to such meeting. The mailing or sending of notice in such manner provided in this bye laws shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing commissioner or as the case may be the registrar.

18. **ADJOURNED MEETINGS:**

If any meetings of owners cannot be organized because quorum has not attended, the owners who are present, may adjourn the meeting to a time not less than 48 hours from the time to the original meeting was called. If at such adjourned meeting also no quorum is present, then owners present in person being not less than, two shall form a quorum.

19. **ORDER OF BUSINESS:-**

The order of the business of all the meeting of the owners of apartment 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. Reports of Flats
- e. Report of the housing commissioner or the registrar of the Flats duly authorized by them if present.
- f. Report of committee
- g. Election of Board of Managers
- h. Unfinished business, if any
- i. New business.

CHAPTER - IV
(BOARD OF MANAGERS)

20. **MANAGEMENT OF ASSOCIATION :-**

The affairs of the association shall be governed by a Board of Managers.

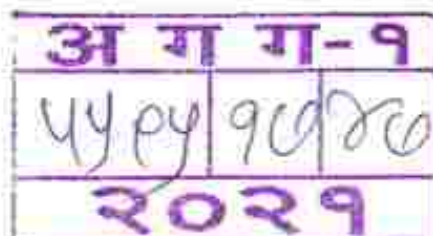
21. **POWERS AND DUTIES OF BOARD :-**

The board of Managers shall have the powers and duties necessary for The administration of the affairs of the association and may do all such acts and things as are not by laws or by the bye laws directed to be exercised and one by the owners.

22. **OTHER DUTIES :-**

In addition to the duties imposed by these bye laws or by resolution of the association, the Board of Managers shall be responsible for the following is to say. Care, un keep and surveillance of the said apartment and the common areas and facilities.

- a. Collection of monthly assessments from the owners.



- b. Designation, employment, remuneration and similar of the personal, necessary for the maintenance of areas and operation of the "VRUNDWAN SHRUSHTI" condominium, of the common area and facilities.
- c. To provide for the manner in which the audit and account of the association shall be carried out.
- d. To inspect and accounts kept by the secretary and / or the Treasurer and examine the registers and accounts books and to take steps for the recovery of all the sums due to the association.
- e. To sanction working expenses, count cash balance and deal with miscellaneous business.
- f. To see that cash book is written up promptly and is signed daily by one of the members of the board authorized in this behalf.
- g. To hear and deal with the complaints.

23. **MANAGER:-**

The board may employ for the association a Manager at a compensation determined by the Board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in bye laws No 21.

24. **ELECTION AND TERM OF OFFICE:-**

At the first annual meeting of the association the term of the Office of the two managers shall be fixed for three years. The term of officer of one manager shall be fixed at each respective manager his successor shall be elected to serve a term of three years. The manager shall hold their first meeting. (if larger board is contemplated the terms of officer should be established in a similar manner so that they will expire in different years.)

25. **VACANCIES:-**

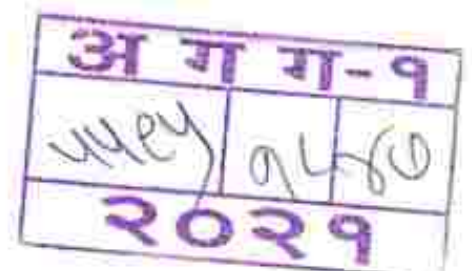
Vacancies in the Board of Managers caused by reasons other than removal of the managers by a vote of association shall be filled by vote of majority of the remaining managers, even though they may constitute less than quorum and person so elected shall be managers until a successor is elected at the next annual meeting of the Association.

26. **REMOVAL OF MANAGERS:-**

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 owners and a successors may then and there, be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given opportunity to be in the meeting.

27. **ORGANISATION MEETING:-**

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

28. **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 meeting shall be held during each year. Notices of regular meetings of the Board shall be given to each Manager, personally or by mail or telegram, at least three day prior to the day named for such meeting.

29. **SPECIAL MEETING:-**

Special meetings of the Board may be called by the President of three days' notice to each manager given personally or by mail or telegram, while notice shall state the time and place (as hereinabove provided) and purpose of the meetings. Special meeting of the board shall be called by the President or the Secretary in like manner and on like notice at the written request of at least three managers.

30. **WAIVER OF NOTICE:-**

Before or at, any meeting of the Board, any Manager in writing, waive notice of such meeting 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 waiver of notice by him of the time and place thereof. If all the managers are present, any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

31. **QUORUM:-**

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

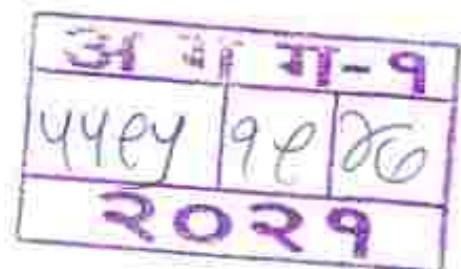
32. **FIDELITY BONDS :-**

The board may require that all the Officers and employees of the association, handling or responsible for association funds, shall furnish adequate Fidelity Bonds. The premium on such bonds shall be paid by the association.

CHAPTER - V

33. **DESIGNATION :-**

The principal Officer of the Association shall be President, Vice President, Secretary and Treasurer all of whom shall be elected by, and from by the board may appoint an Assistant Treasurer and an assistant secretary such other officer



as in their judgment may be necessary. (In the case of an association one hundred owners or less, the Flats of the treasurer and secretary may be filled by the same person.)

34. **ELECTION OF OFFICERS:-**

The Officers of the Association shall be elected annually at the organization meeting of such new Board and shall hold Flat at the pleasure of the board.

35. **REMOVAL OF OFFICERS:-**

Upon and affirmative vote of majority of members of the board, any Flat 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.

36. **PRESIDENT:-**

The president shall be the Chief Executive Flats of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all the general powers and duties which are usually vested in the officer of the President of an association including, but not limited to the power to appoint committee from amongst the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

37. **VICE PRESIDENT :-**

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

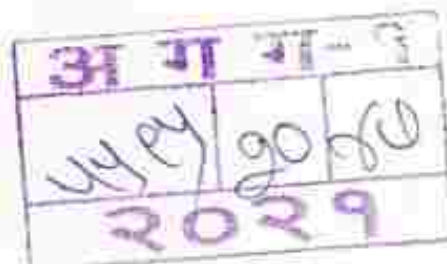
38. **SECRETARY :-**

The Secretary shall keep the minutes of all the meetings of the board and the minutes of the meeting of the Association. He shall have charge of such books and papers as the board may direct and he shall, in general, perform the entire duties incidental to the Flat of a Secretary.

39. **TREASURER:-**

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all the receipts and disbursement in the books belonging to the Association. He shall also be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the association in such depositors as may from time to time be designated by the Board of Managers.

CHAPTER - VI



OBLIGATIONS OF THE APARTMENT OWNERS

40. ASSESSMENTS:-

All owners are obliged to any monthly assessment imposed by the Association to meet all the expenses relating to "VRUNDAWAN SHRUSHTI" condominium, which may include an insurance premium from a policy to cover repair and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessment shall be made prorata according to the value of the unit Owned, as stipulated in the declaration. Such assessment shall include monthly payment to the general operating reserves and reserve fund for replacements.

41. MAINTENANCE AND REPAIRS:-

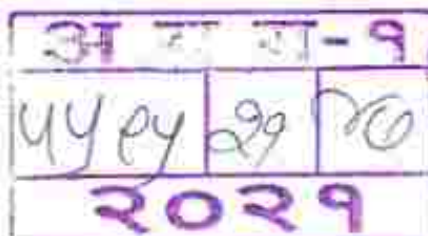
1. Every owner must perform promptly all maintenance and repairs work within his own unit, which if omitted would affect the "VRUNDAWAN SHRUSHTI" apartment condominium in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so engage.
2. All the repairs of internal installations of the unit, such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installation, doors windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owners concerned.
3. An owners reimburse the Association for any expenditure incurred in repairing or replacing any common area and facilities damaged through his fault.

42. USE OF FAMILY UNITS AND INTERNAL CHANGE:-

- a. All the units (except units on the lower and ground floor shall be utilizing for residential purpose only.
- b. An owner shall not make any structural modification or alterations in his apartment, or installations located therein, without previously notifying the Association in writing, through the President of Board, if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so, within the stipulated time, shall mean that there is no objection to the proposed modification, alteration or installation.

43. USE OF THE COMMON AREA AND FACILITIES AND RESTRICTED COMMON AREA AND FACILITIES

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other area of the said apartment and facilities of similar nature both common and restricted, any furniture, package or objects of any kind, such area shall be used for no other purpose than for normal transit through them.



44. **RIGHT OF ENTRY:-**

The owner shall grant the right to entry the manager or to any other person authorized by the Board of Association, in case of any emergency originating in or threatening his apartment, whether the owner is present at the time or not. An owner shall permit other owners, or their representative, when so required, enter his apartment for the purpose of performing installations, alterations, or repairs to the mechanical or electrical services, provided the request for entry are made in advance and that such entry is at the time convenient to the owner. In case of any emergency, such right to entry shall be immediate.

45. **RULES OF CONDUCT**

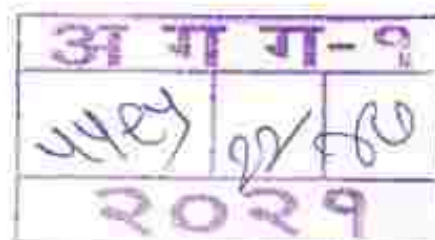
1. No resident of "VRUNDAWAN SHRUSHTI" condominium shall post any advertisement, or posters of any kind in or on the building except as authorized by the association.
2. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. residents keeping domestic animals shall abide by the Municipal sanitary by laws or regulations.
3. It is prohibited to hang garments, rugs, etc from the window balconies or from any of the facades of the "VRUNDAWAN SHRUSHTI" condominium.
4. It is prohibited to dust rugs etc from windows or clean rugs etc by beating on the exterior part of the "VRUNDAWAN SHRUSHTI" condominium.
5. It is prohibited to throw garbage or fresh outside the disposal installation provided for such purpose in the service area. If such installation is not provided, all garbage or fresh shall be collected in a vessel and thrown in the municipal dustbin.
6. 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 "VRUNDAWAN SHRUSHTI" condominium or that protrude through the walls of the roof of that condominium except as authorized by the association.

CHAPTER VII

46. **FUNDS:**

Funds may be raised by the association in all or any of the following ways namely:

- a. Share.
- b. By contributions and donations from the apartment owners.
- c. From common profits which shall form the nucleus of the reserve Fund.



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

47. **INVESTMENTS:-**

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

- In the Central Co-operative Bank or in the State Co-operative Bank
- In any other securities specified in section 20 of the Indian Trusts Acts, 1882.
- In any co-operative bank other than those referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the Association.

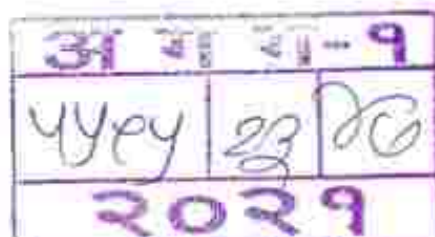
48. **AFFILIATION.**

Should there be any federation of the apartment owners in the locality in which the "VRUNDWAN SHRUSHTI" 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.

49. **ACCOUNTS:-**

Banking account shall be opened by the Association into which all money received on behalf of the association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs. 200/- for petty expenses. All payments above Rs. 100/- shall be made by cheques signed by the Secretary and one member of the Board

- Each apartment owners shall have a pass book in which the Secretary shall enter account paid to or received for his share in receipts of the profits from common areas and contributions towards common expenses, and his share of assessment another dues, if any, in respect of his apartment.
- The association shall on or before 31st July of each year, publish an audited annual financial statement in respect of the common area and facilities containing.
 - The profits and loss account
 - The receipts and expenditure of the previous financial year and
 - A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose and general nature of these liabilities and assets and how the value of fixed assets has been arrived at
 - The audited financial statement shall be open to the inspection of any member of the Association, during the Flat hours and in the Flat of the Association and a copy of thereof, shall be submitted to the Competent Authority later than 15 August every year.



- e. Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement, the financial statement shall state up to what date profit and expenses of common area are included.

50. **PUBLICATION OF ACCOUNTS AND REPORTS**

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in the conspicuous place in the Flat of the Association.

51. **APPOINTMENT OF AUDITORS**

The association shall appoint, in its general meeting, an auditor, who shall audit the account of the Association, to be prepared by the Board as hereinabove provided, and shall examine the annual return and verify the same, with the account reliant thereto, and shall either sign the same as found by him to be correct, duly vouched and in accordance with law or specifically report to the Association in what respect he finds it incorrect un-vouchered or not in accordance with law.

52. **POWER OF AUDITOR**

The Auditor shall be entitled to call for and examine any papers or documents belonging to the association relating to the common areas and facilities (including restricted common areas and facilities) and common expenses and shall make a special report to the Association upon any matter, connected with the account which appears to him the required notice.

CHAPTER - VIII

53. **NOTICE OF ASSOCIATION :-**

An owner who mortgage his unit, shall notify the association through the Manager, if any, or the president or the Board in the event there is no Manager, the name and address of his Mortgage, and the Association shall maintain such information in book entitled " Mortgage of Units "

54. **NOTICE OF UNPAID ASSESSMENT**

The association shall, at the request of a Mortgage of Unit, report any unpaid assessment due from the owner of such unit.

CHAPTER - IX

55. **COMPLIANCE:-**

These by laws are set forth to comply with this requirement of the Maharashtra Apartment Ownership Act 1970, In case of these bye laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

56. **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 instruments to which the seal is affixed shall be attested for or on behalf of the Association by the members of the Board and the secretary, or any other person authorized by the association in that behalf.

CHAPTER - X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

57. AMENDMENTS OF BYE LAWS:-

These bye laws may be amendments by the association in a duly constituted meeting for such purpose and no amendments shall take effect unless approved by the owners representing at least 75% of the total value of all units in the "VRUNDAWAN SHRUSHTI" condominium as shown in the declaration.

IN WITNESS WHERE OF this Deed of Declaration is executed on this ^{6th} day of ^{Aug} 2021 at Aurangabad

S P Harisankar

SIGNED SEALED AND DELIVERED

By within named Grantor / Owner / Developer/ Builder

M/s Vrundavan Builders

a registered Partnership Firm through its Partner

SP Attarde

1. Mrs. Lalita Pradeep Attarde

2. Mr. Ganesh Chande Lokhande

in presence of

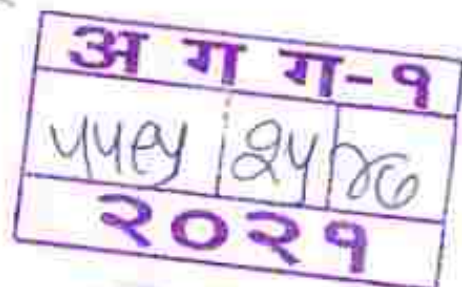
1)

Pradeep Suka Attarde

P/o - N-3 CIDCO, Aurangabad

Samadhas Bhaurao Kale

2) Samadhas Bhaurao Kale
P/o Padegaon Aurangabad



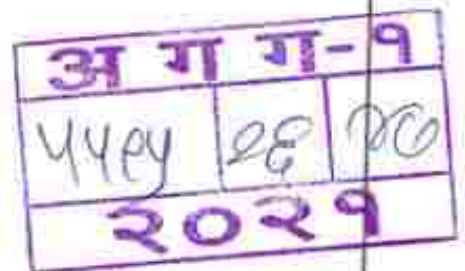
गाव नमुना सात
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ पातील नियम ३.५.६ आणि ७]

प्रलंबित फेरफार क्र. : 5002

गाव :- शेढा जहागीर तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद
भुमापन क्रमांक व उपविभाग : 86

भुमापन क्रमांक व उपविभाग 86	भू-धारणा पद्धती भोगवटादार वर्ग :- 1	भोगवटादाराचे नांव
संपादित स्थानिक नाव :-	क्षेत्र आकार पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	प्रविण श्रुगमणी निरंजन	(3920) [2], 19, 266, 308, 324, 437, [463], 466,
जिरायत 1.08.00	मो. जावेद मो.नुर	(3920) 467, 468, 559, 658, 663, 665, 670,
बागायत -	सिध्दीकी	[674], 705, 751, 779, 1150, 1196, 1996,
नरी -	— सामाईक क्षेत्र —	[2985], 4515, 4656, 4666, 4667, 4909
रकस -	एकनाथ महादु कचकुरे 0.03.58 0.10	(1639) कुळाचे नाव
इतर -		इतर अधिकार
एकुण क्षेत्र 1.08.00	सोमीनाथ कोडीबा कचकुरे 0.07.96 0.23	(5108) इतर
पोट-खराब (लागवडीस अयोग्य)	बाबुराव दत्तात्रय चौधरी 0.10.00 0.29	(2225) ग न 77 चे पाणी येते आंबे 2 स्व श्री
वर्ग (अ) 0.02.00	श्रीरंग नामदेवराव बुरकुले 0.07.00 0.20	(1099) काका कोडीबा यांने महादू लिंगा कडून
वर्ग (ब) -	शैलेश रावसाहेब पाटील 0.05.50 0.16	(3231) 3500/- घेवून जमीनीचा ताबा दिला ।
एकुण पो ख 0.02.00	मुबारकबिन अब्दुल्ला प्लॉ न 18	(4925) एकर 0 गुं (117)
आकारणी 3.15	सारीका किशोर मुगदीया प्लॉ न 5	(1457) इतर
जुडी किंवा विशेष आकारणी	संगीता राजेंद्र मुगदीया प्लॉ न 4	(1457) एक बोअर नविन हक्क स्व बाबुराव
	फुसुगबाई मोतीलाल मुगदीया प्लॉ न 6/7/8	(1457) दत्तात्रयराव चौधरी यांचा (2356)
	वल्सभ नारायण पटेल	(2426)
	हिम्मतलाल कानजीभाई पटेल	(2426)
	— सामाईक क्षेत्र — 0.12.00 0.35	
	आनंद दामोदर खिल्लारे प्लॉट नं 1	(1410)



गांव :- शेंद्रे जहागीर तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद
भुमापन क्रमांक व उपविभाग : 86

सुभाष बाबुलाल छाजेड प्लॉट नं 3	0.00.95	0.03	(1435)
शे.रहीम शे.ईस्माईल प्लॉट नं 19	0.00.87	0.03	(1438)
उमेश बद्रीनारायण तिवारी प्लॉट नं 2	0.00.96	0.03	(1440)
। काचन नारायण दाभाडे प्लॉट नं 16/17			(4936)
मे. पर्ल सॉफ्ट टे. प्रा. लि. तर्फे डाप.			(1389)
डायरेक्टर, किरण विरेद्र गुप्ता			(1389)
—सामाईक क्षेत्र—	0.11.00	0.32	
श्रीकांत बाबुराव लोहाडे प्लॉट नं 13	0.00.81	0.02	(1589)
सौ आशा मुकेश पांडे	0.08.36	0.24	(1639)
वसंताबाई सुभाषलाल नाबरिया	0.11.00	0.32	(1900)
अनिता भिमराव सावतकर प्लॉट 14/15/16	0.02.62	0.08	(2518)
पुष्पा पंढरीनाथ बोर्डे	0.05.50	0.16	(3000)
। रघुनाथ भानुदास वीर			(4807)
मे. वृंदावन बिल्डर्स तर्फे भागीदार			(4807)
शामराव रघुनाथ चौधरी			(4807)
लतीला प्रदीप अत्तरदे			(4807)
गणेश चांगदेव सोखंडे			(4807)
—सामाईक क्षेत्र—	0.12.00	0.35	
मुस्ताक पाषामिया सव्यद प्लॉट नं. 18	0.00.87	0.03	(4925)
विलास रामराव पडुळ प्लॉट नं. 17	0.00.87	0.03	(4936)
काचन नारायण दाभाडे प्लॉट नं. 16	0.00.88	0.03	(4936)
राजेंद्र मोतीलाल मुगदिया प्लॉट नं 9 व 10	0.01.72	0.05	(5108)

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२०२९



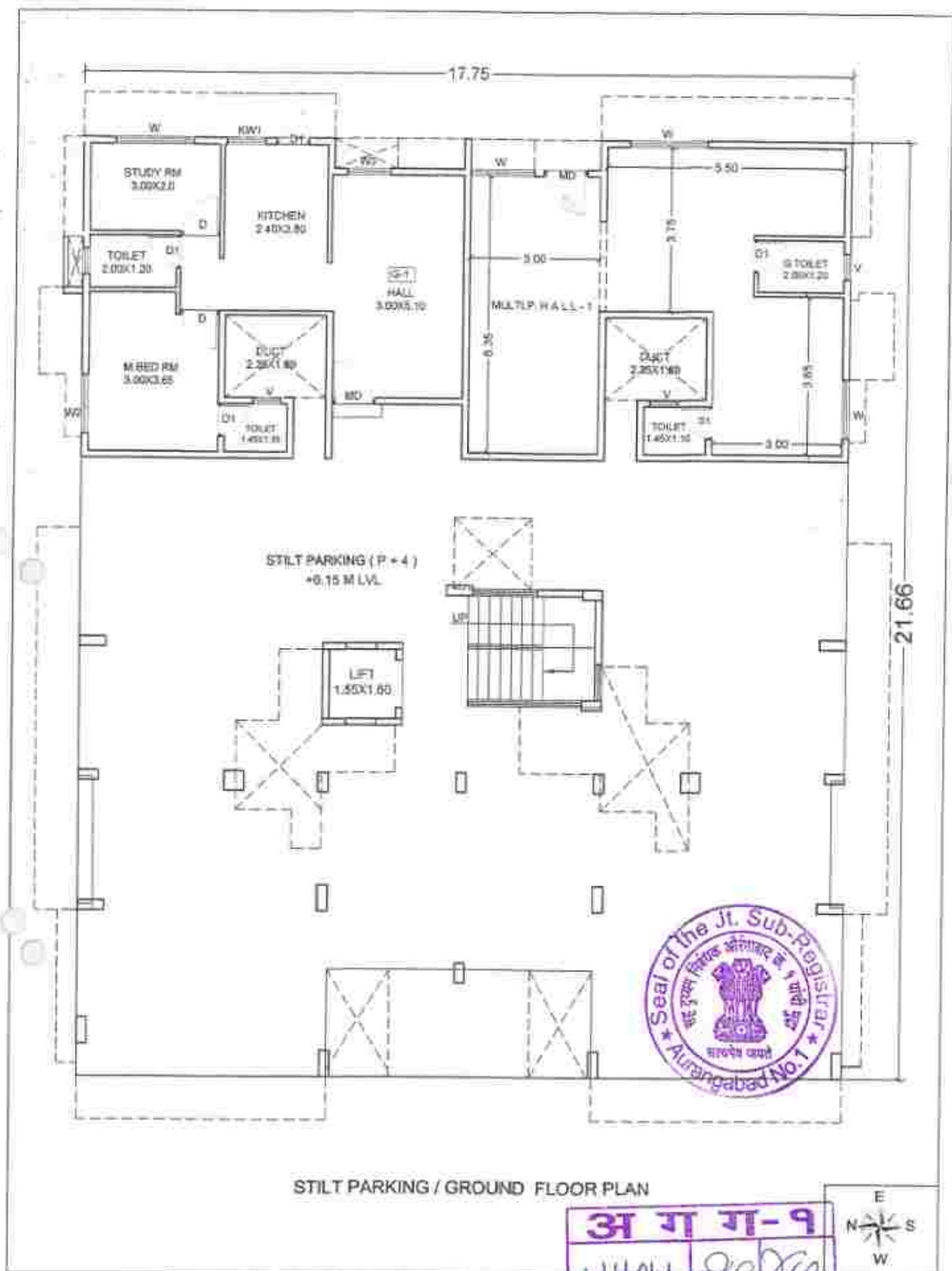
जुने फेरफार क्र. (362),(1099),(1389),(1410),(1411),(1435),(1438),(1440),(1450),(1457),

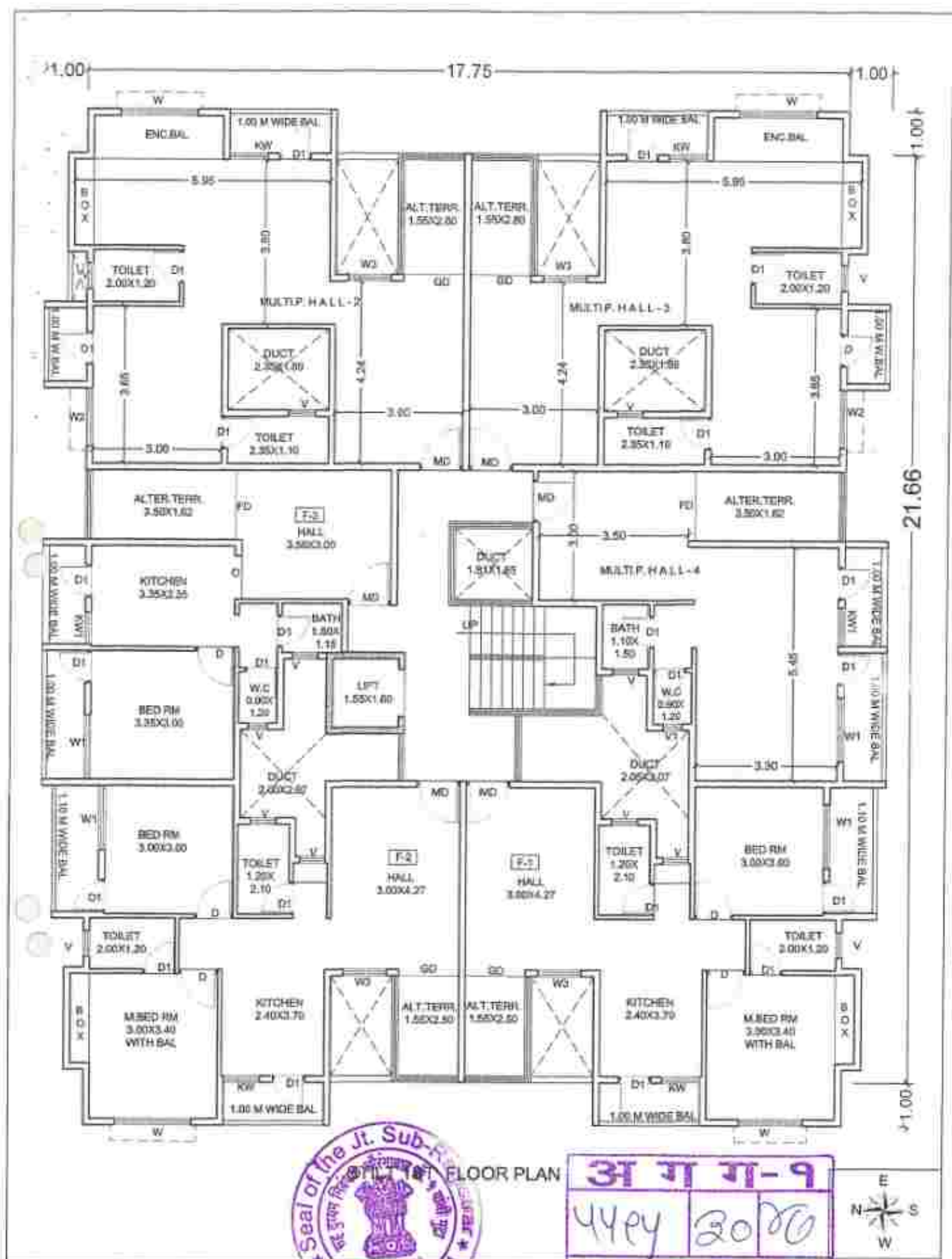
सीमा आणि भुमापन विन्हे :

(1466),(1589),(1639),(1900),(2155),(2426),(2518),(3000),(3231),(3920),(3930),(4185)

धुमाएन क्रमांक व उपविभाग : ४६

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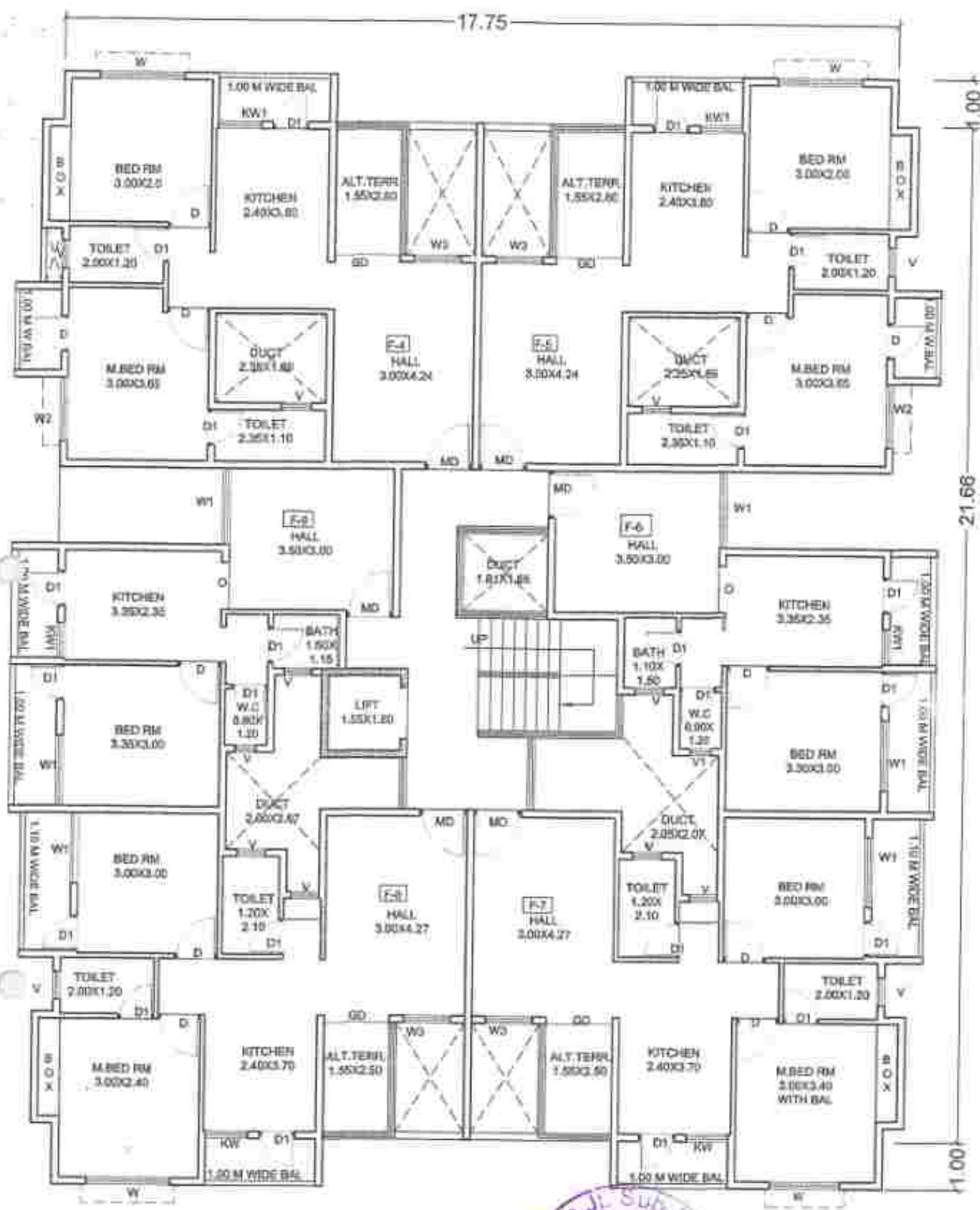
FLOOR PLAN

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२०२१



17.75

21.66



STILT 2ND FLOOR PLAN

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२०२९





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See Rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51500025358.

Project: **Vrundawan Srushti**, Plot Bearing / QTS / Survey / Final Plot No.: **Gut No 66 Shendra Jahangir at Aurangabad (M Corp.), Aurangabad, Aurangabad, 431007.**

1. **Vrundawan Builders** having its registered office / principal place of business at **Tehsil: Aurangabad, District: Aurangabad, Pin: 431005.**

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

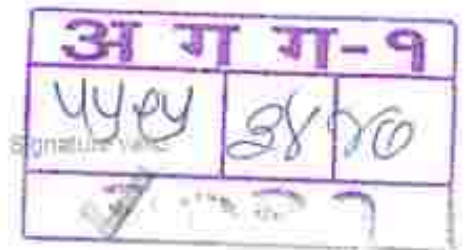
That extent of the amounts to be realised hereafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated/realisation of the project is less than the estimated cost of construction of the project.

The Registration shall be valid for a period commencing from **30/04/2020** and ending with **23/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted hereon as per the Act and the rules and regulations made there under.



Date: **30/04/2020**

Place: **Mumbai**

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

औरंगाबाद महानगर प्रदेश विकास प्राधिकरण

विभागीय आयुक्त धारवाड़ा, दिल्ली गेट औरंगाबाद 431001

दूरध्वनी - 0240/2357966

Email :- amrda2017@gmail.com

जा.क्र. 2021/वां.पर.हि./मौ.शेंडा ज. /ग.क्र.86 पै / 7 2 2.

दि. 16/7/2021

प्रति,

मे. वृंदावन बिल्डर्स तर्फे
श्री गणेश चां लोखंडे व इतर-2
Flat no बी-10, जय गणेश अपार्टमेंट
हर्सल, औरंगाबाद 431 001.

विध्वंस :- मौजे शेंद्रा जहांगीर, ता. जि. औरंगाबाद येथील गट नं. 86 पै. मधील एकुण क्षेत्र 1200 चौ.मी. भुखंड क्षेत्र वर बांधकाम क्षेत्र 1637.59 चौ.मी. सुधारित बांधकाम नकाशास रहिवास प्रयोजनार्थ बांधकाम मंजुरी बाबत.

संदर्भ :- 1) आपला दिनांक 15/02/2021 चा अर्ज / प्रस्ताव
2) या कार्यालयाचे दि. 18/03/2021 चे पत्र
3) आपला दिनांक 23/06/2021 रोजीचा अर्ज
4) आपण दिनांक 12/07/2021 रोजी भरणा केलेले चलन

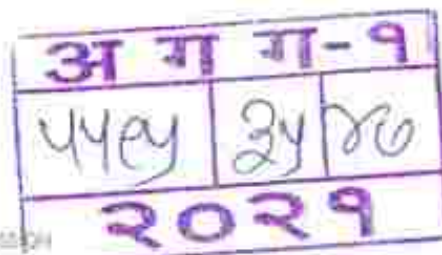
मौजे शेंद्रा जहंगीर, ता. जि.औरंगाबाद येथील गट नं. 86 पै. मधील एकुण क्षेत्र 1200 चौ.मी. भुखंड क्षेत्र वर बांधकाम क्षेत्र 1637.59 चौ.मी सुचालित बांधकाम नकाशास रडिवास प्रयोजनार्थ बांधकाम प्रस्ताव मंजुरीस्तत्र संदर्भित पत्रान्वये या कार्यवाहीस प्राप्त झाला आहे. सदरच्या प्रस्तावामोक्त सादर केलेल्या जागदफास अहित राहून तसेच सोबतच्या परिशिष्ट "अ" मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

सोवत - वरीलप्रमाणे

आयला

उत्तर-५
(सू.ल.कमठाणें)

महानगर नियोजनकार,
द महानगर प्रदेश विकास प्राधिकरण,
औरंगाबाद.



औरंगाबाद महानगर प्रदेश विकास प्राधिकरण

जा.क्र. 2021/बांध/रहि/मौ.सेदा ज. ग.क्र.86 पै/1722

दि.16/7/2021

परिशिष्ट 'अ' (बांधकाम परवानगी)

- 1 मंजूर नकाशावर दिहल्या रंगाने दर्शविल्याप्रमाणे जागेचा विकास / बांधकाम करणे बंधनकारक राहिले.
- 2 सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिले. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहीत मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करणे न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- 3 प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वेक्षणे जबाबदार राहतील.
- 4 मंजूर नकाशात दर्शविलेलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर मध्यम व खुली ठेवणे आवश्यक राहिले.
- 5 रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार राहिल्यास याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिले. इमारतीच्या वापरात बदल करायचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- 6 अर्जदार यांनी जोता पातळी पर्यंतचे बांधकाम झाल्यावर संबंधित वास्तुविशारद / अभियंता यांचे कडून जोता पातळी प्रमाणित करणे घेणे आवश्यक राहिले व एकत्रीकृत विकास नियंत्रण नियमावली मधील परिशिष्ट 'अ' नुसार या कार्यालयास सुधीत करावे. असे न करता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिले.
- 7 नियोजित बांधकामातील भजान्यांची संख्या व उंची, मंजूर बांधकाम नकाशांतर दर्शविल्यापेक्षा जास्त असता कामा नये.
- 8 जागेतील/ जागेजगतच्या नात्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे ठरले जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक जमिनमालक यांची राहिले.
- 9 स्ट्रक्चरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तितक राहिले.
- 10 प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमीन मालक यांचेवर बंधनकारक राहिले. आसन नगर विकास विभागाकडील दि.१९/११/२००८ चे निर्देश क्र. टिपीकी-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि. नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सरनिकेचे क्षेत्र वटई क्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद वटई क्षेत्र (Carpet area) बाबत जाकडेमाटे, गांणतीय चुकत इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिपरित्या जबाबदार राहतील.
- 12 नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अन्वयित केलेल्या साक्ष्य प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार/ विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मला निर्मुलनाची सुविधा व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिले.
- 13 ओला व सूक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक असल्यास विघटन होण्याच्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
- 14 शासन निर्देशानुसार बांधकाम करताना स्लॉम जॉह्याचा वापर करणे बंधनकारक राहिले.
- 15 सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा आवश्यक असल्यास अर्जदार विकासक/ जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- 16 वेस्ट वाटर ट्रीटमेंट प्लॅट आवश्यक असल्यास अर्जदार विकासक/ जमिनमालक यांनी स्वखर्चाने उभारणे व पाण्याचा फेरवापर बगीचा, झाडांची जोपासण यासाठी करणे आवश्यक आहे.



आसन नगर विकास विभाग, औरंगाबाद

१६/७/२०२१

१६/७/२०२१



17. प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे तापक्रम पुर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली नुसार पुर्णत्वाचे अगोदर विकासक / जमीनमालक यांनी सादर करून भोगवट प्रमाणपत्र प्राप्त करून घेतल्यानंतर कोणत्याही इमारतीचा भागदंड / पुर्णतः वापर सुरू केल्यास अगोदर विकासक / जमीनमालक कारवाईस पात्र राहिल.
18. केंद्र शासनाच्या (लागू असल्यास) रव्यावरून विचारकडोल अधिसूचना क्र. S.O.3999(E) दि.09/12/2016 च्या लेख Appendix XIV मधील प्रमाणपत्र प्राप्त झालेले पूर्णतः करणे अगोदर / विकासक / जमीन मालक यांचेवर बंधनकारक राहिल, व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहिल.
19. तरी व क्षेत्रबाधित वाद अगर तक्रार निर्माण झाल्यास त्यास अर्जदार जबाबदार राहिल.
20. मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजदूरमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या 0 ते 6 वर्षे वयोगटातील मुलांकरिता शेंड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा केंद्राद्वारे किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
21. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 124 ए ते एल नुसार विकास शुल्काचा मरणा झालीलप्रमाणे केलेला आहे.

किन्न शासनाधीन (लागू असल्याचे) रचावयाचे विधानाकडील अधिसूचना क्र. S.O.3999(E) दि-09/12/2016 च्याहील Appendix XIV मधील पत्रावरणान्वये अटीची पूर्तत करणे अर्गतर / निवासक / जमीन मालक यांचेवर बंधनकारक राहिल, व सदर अटी पंचनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहिल.

19. तरी व क्षेत्रवास्तव वाद अगर तक्रार निर्माण झाल्यास त्यास अर्जावर जाबाबदार राहतो.
20. मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजदूरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या 0 ते 6 वर्षे वयोगटातील मुलांकरिता सॅंड बांधणे, शीचालय व पिण्याच्या पाण्याची व्यवस्था, पाळण्यासार इ. तात्पुरत्या सुविधा केंद्राद्वारे किंवा बांधकाम विभागासक यांनी करणे आवश्यक आहे.
21. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 124 ए ते एल नुसार विकास शुल्काचा मरणा झालेलाप्रमाणे केलेला आहे.

क्र.सं.	चलन प्रकार	चलन क्रमांक	रक्कम	दिनांक
01	छात्रांनी शुल्क	DUF3384834	7030/-	17/02/2021
02	सांघकाम विकास शुल्क	DUF1386249	51740/-	12/07/2021
03	कामगार कल्याण उपकर	DUF1386382	356670/-	12/07/2021
04	अॅन्सलरी प्रिमिअम शुल्क	DUF1386304	65120/-	12/07/2021

- 22 प्रस्तुत अभिर्नवीर भविष्यात जातली शूल्क, धिमौच्य शूल्क, विकास शूल्क, सुरक्षा ठेव व काभगार कात्याण उपकर इत्यादी बाबतच्या रक्कमेची साकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे जाणंसार यांचेवर बंधनकारक राहील.
- 23 या पती सहायक संचालक, नगर रचना औरंगाबाद कार्यालयाने पत्र क्र.1512 दि. 20/07/2019 अन्वये दिलेली बांधकाम परवानगीस्तव शिफारस रद्द समजण्यात यावी.
- 24 अर्जदार यांनी सादर केलेली कोणताही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतचो विकास परवानगी व प्रारंभ प्रमाणपत्र कोणत्याही हशी रद्द समजणीत येईल.

- प्रस्तावासोवतच्या बांधकाम नकाशाची एक प्रत स्वाक्षरित करून सोबा नॉडले असून प्रस्तावासोवतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखावर राखून ठेवण्यात येत आहेत.

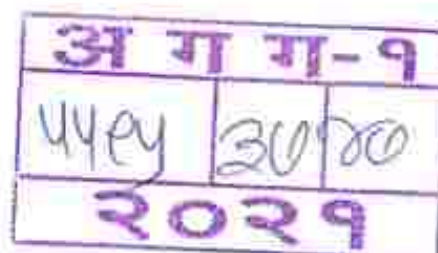
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(सु. ल. कमठाणी)



उत्तर ४
(सु. ल. कमठाण)

महानगर नियोजनकार,
औरंगाबाद महानगर प्रदेश विकास प्राधिकरण,
औरंगाबाद





जिल्हाधिकारी तथा जिल्हादंडाधिकारी कार्यालय, औरंगाबाद
(महसूल शाखा)

मध्यवर्ती प्रशासकीय इमारत, फाजलपूर, औरंगाबाद

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दुरधनी क्र. ०२४-२३३४५०९

बांधकाम परवानगी जा. क्र. २०१९/मशीक/जमीन-१/एनएच-३४/प्र.क्र.९७

दिनांक: ०९/०९/२०१९

बाबी:

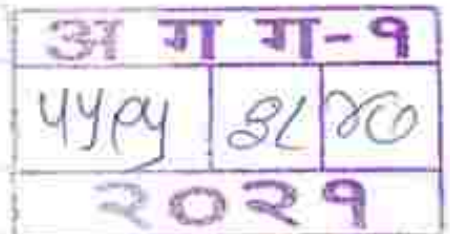
१. महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ क म महाराष्ट्र जमीन महसूल जमीनीच्या संस्थापक बदल व अंकित (अकारणी) नियम १९६९ तरतुबा महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६
२. महाराष्ट्र नगर आमुक्त, महानगर प्रदेश विकास प्राधिकरण औरंगाबाद यांचे पत्र जा.क्र.२०१७/ म.जा. विकास परवानगी जा.क्र.२१७ दि. २७.१०.२०१७
३. या कार्यालयाची सनद क्र.२०१७/मशीक/जमीन-१/एनएच-३४/प्र.क्र. २२१ दिनांक.१६.०९.२०१८
४. अर्जदार श्री.रघुनाथ भानुदास वीरराजलता रंछबीठ, ता.चिबीठ येथील अर्ज दिनांक ०१/०२/२०१९ प्राप्त दिनांक ११.०३.२०१९
५. या कार्यालयाचे पत्र क्र.२०१९/मशीक/जमीन-१/एनएच-३४/मि.जे.सी. जर्हीगीर/ता.औरंगाबाद/प्र.क्र.०७/दिनांक १६.०३.२०१९
६. सहायक संचालक नगर रचना औरंगाबाद यांचे बांधकाम परवानगी/मी.से. जर्हीगीर/ता.औरंगाबाद/मार्ग.८५/सी.ओ.एच.१२/दिनांक २०.०७.२०१९

आदेश:

ज्याअर्जा, औरंगाबाद जिल्ह्यातील औरंगाबाद तालुक्यातील मौजे येथील जर्हीगीर येथील मट.क्र.८६ येथील वस्तुतः घरक असलेले अर्जदार श्री.रघुनाथ भानुदास वीरराजलता रंछबीठ, ता.चिबीठ येथील रहिवासी यांनी महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ अन्वये या कार्यालयाचे संदर्भ क्रमांक ०३ ये सध्यानुसार महाराष्ट्र जमीन महसूल अधिनियम १९६६चे कलम ४२ क मनुसार विकास परवानगी देण्यात आलेली आहे. विकास परवानगी सनदेनुसार जागेच्या रेखांकन अक्षरणी दर्शविलेला मट.क्र.८६ ये असलेला क्षेत्र १२००.०० चौ.मी. निवासी प्रयोजनासाठी बांधकाम करण्याची परवानगी करील औरंगाबाद जिल्हा अधिका-यांकडे अर्ज केला आहे. त्या अनुषंगाने या कार्यालयाचे पत्र क्र. ०५ नुसार अर्जाबाबत प्रादेशिक नगररचना अधिनियम १९६६ नुसार प्रस्तावणी आवश्यक ती चर्चाक्या करून अहवाल / अभिप्राय सादर करणे बाबत सहायक संचालक, नगररचना, औरंगाबाद यांना सूचना देण्यात आले होते.

रघुनाथ संदर्भ ०५ नुसार सहायक संचालक, नगर रचना औरंगाबाद यांनी अहवाल सादर करून मौजे येथील जर्हीगीर, ता.औरंगाबाद, जि.औरंगाबाद येथील मट.क्र.८६ येथील मंडूर रेखांकनातील निवासी कारणासाठी भुसंज्ञाचे क्षेत्र १२००.०० चौ.मि.एवढे असून अर्जदाराचे क्षेत्र १२९५.३६ चौ.मि. बांधकाम परवानगी साठी प्रस्तावित केले आहे. तसेच संदर्भ क्रमांक ०४ नुसार अर्जदाराचे अर्जासंबंधत सादर केलेले इमारत नकाशे या कार्यालयाचे संदर्भ क्रमांक ०५ नुसार घडविण्यात आलेल्या नकाशाची छाननी करून तास अटी व शर्तीवर बांधकाम नकाशांना निवासी प्रयोजनासाठी बांधकाम मंडुरीची शिफारस करण्यात येत आहे असे स्पष्ट अभिप्राय सहायक संचालक, नगररचना औरंगाबाद यांनी संदर्भ क्रमांक ०५ नुसार सादर केलेले आहे. संदर्भ क्रमांक ०६ अन्वये सहायक संचालक, नगररचना औरंगाबाद यांनी केलेली शिफारस व दिलेल्या मंडूर इमारत रेखांकनानुसार अर्जदारास त्याच्या अर्जानुसार उक्त जमीनीच्या क्षेत्रावर बांधकाम परवानगी निवासी प्रयोजनासाठी वापर करण्यास परवानगी देण्यास बांधणीची सुरवात नाही अशी माझी खात्री झाली आहे.

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ता.आर्जी महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम (१९६४) अन्वये विहित केलेल्या अधिकारनामा वापर करून या जिल्हाधिकारी औरंगाबाद पुढील प्रमाणे अर्जदार श्री.सुभाष मणुजराव बोरगे यांना रोह.बी.ड. ता.वि.बी.ड. यांनी मोजे.बोडा जर्हीगीर,ता.औरंगाबाद,जि.औरंगाबाद येथील मट.क्र. ८९ मध्ये बांधकाम परवानगीसाठी निवासी क्षेत्र १२००.१० चौ.मि. असून भूखंडधारकाने केलेल्या किंमतीनुसार व जहागिर मालकाकडून मालकी, औरंगाबाद यांनी दिलेल्या इमरत संकुल रेखांकनानुसार व नं.८६ मधील पावणी व एक मजला चे क्षेत्र १००.१६ चौ.मि. पहीला मजलाचे क्षेत्र ३०६.१० चौ.मि. दुसऱ्या मजलाचे क्षेत्र ३०६.१० चौ.मि. तिसऱ्या मजलाचे क्षेत्र ३०६.१० चौ.मि. व चौथा मजलाचे क्षेत्र ३०६.१० चौ.मि. ज्याचे एकूण क्षेत्र १२१५.३६ चौ.मि.एवढे क्षेत्राचा बांधकाम परवानगी देण्यात येत आहे. त्याअनुषंगाने सहाय्यक संचालक नगर रचना औरंगाबाद या कार्यालयाने पाकींग व एक मजला चे क्षेत्र १००.१६ चौ.मि. पहीला मजलाचे क्षेत्र ३०६.१० चौ.मि. दुसऱ्या मजलाचे क्षेत्र ३०६.१० चौ.मि. तिसऱ्या मजलाचे क्षेत्र ३०६.१० चौ.मि. व चौथा मजलाचे क्षेत्र ३०६.१० चौ.मि. जमने एकूण क्षेत्र १२१५.३६ चौ.मि. निवासी वापरासाठी अनुक्रमे केले जाणे असे बांधकाम पुढील अटी व शर्तीस अधिन चहून बांधकाम परवानगी देण्यात येत आहे.



१. अर्जदाराने या आदेशात नमूद केलेल्या जमीनीवर बांधकाम परवानगी दिलेल्या या आदेशाचे ताखेपानसुन / दिनांकापासून एक वर्षापर्यंत वैध राहील.
२. सहाय्यक संचालक नगर रचना औरंगाबाद प्रकल्पाचे का.१२५३२ दिनांक २१.०६.२०१८ अन्वये नीतिम मंजुरीची शिफारस करताना नमूद केलेल्या सर्व अटी व शर्तीस बतान करणे अर्जदाराने बंधनकारक राहील व या कार्यालयाच्या आदेश का.क्र.२०१७/मसाका/जमीन-१/एनएफ-१/२०१७/२२९ दिनांक ११.०९.२०१८ अन्वये दिलेल्या सनदेतील अटी व शर्तीचे कायम असून तसे पातळ करणे अर्जदाराने बंधनकारक राहील.
३. प्रकल्पाची वास्तुशास्त्रज्ञ यांनी सादर केलेली नकाशाच्या आधारे तयार शिफारस करण्यात येत असून प्रसाधन या खातीर बांधकाम प्रालयास त्यास संबंधित वास्तुशास्त्रज्ञाचा बंधनकारक राहील.
४. बांधकामाच्या ठिकाणी ठिसूरी बोर्ड लावणे व त्यावर लाविलेले प्रमाणे तपशील नमूद करणे आवश्यक राहील. आ जगा मालकाने, डेव्हलपरने, वास्तुशास्त्रज्ञी आणि कोन्स्ट्रक्टिव्ह डेव्हलपर्स या संस्थेच्या मंडळाच्या भूखंडाचा तपशील, का बांधकाम परवानगी क्रमांक व दिनांक, का भूजोपचारपत्रात आलेले बांधीय क्षेत्र, का मंडळ नकाशाची प्रत ज्या ठिकाणी पहावयास मिळेल त्या ठिकाणचे स्वतःसिद्धीचे नोंद घेवता.
५. भूकंप विरोधक जाचण्या अर्जदाराने करणे बंधनकारक राहील.
६. वरील जमिनीचा व निमोडीत ईमारतीचा वापर निवासी वापरासाठी करण्यात यावा व बांधकाम संकुल नकाशाप्रमाणे असणे.
७. सहाय्यक संचालक महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम (१९६४) अन्वये नीतिम मंजुरीची शिफारस करताना नमूद केलेल्या सर्व अटी व शर्तीस बतान करणे अर्जदाराने बंधनकारक राहील.
८. नियोजित बांधकामाने भूखंडातील अस्तित्वातील भूखंडाच्या क्षेत्राचे एकूण क्षेत्र सुविधा क्षेत्र व प्रादेशिक योजना स्वरु / रस्त्याकडील क्षेत्र वगळता, उत्तीरित निष्कण क्षेत्राच्या नकाशावर दर्शविलेले इतके प्रमाण जागेवर कमात राहील पाहिजे.
९. नियोजित ईमारती मध्ये १/१० रुमच्या क्षेत्रातले (अनुक्रमे) तपशील होणे आवश्यक राहील.
१०. नियोजित ईमारतीसाठी / विकासासाठी आवश्यक असणाऱ्या पायावली सोब व सोडवण्याची व माला निर्मुलकाची व्यवस्था नसल्यास प्रत्यक्ष वापरा पूर्वी अर्जदाराने केली पाहिजे.
११. नियोजित बांधकामात मंडळीपेक्षा वेगळे बदल करता येणे अस्तित्वात जिवत वापर करतावयाचा अस्तित्वात पूर्व पावनाची पेशी आवश्यक आहे.
१२. जमिनीच्या हद्दी, क्षेत्र व मालकी हक्काची समिती, सहाय्यक संचालक यांच्यासमोर याबाबत खात्री महसूल विभागाने करणे आवश्यक राहील.
१३. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणत्याही वडीवडीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार / मालकाने घेतली पाहिजे.
१४. बांधकाम करताना Structural Safety व Quality Control याबाबत तपशीलवार संकची अनुक्रमे नियमाचे पातळ करणे बंधनकारक राहील. ईमारतीचे आर सी सी डिजाईन तपशील इ.निमित्त काढ घेवून करणे आवश्यक राहील.
१५. विभागीकृत रेखांकन व बांधकाम नकाशाची समिती प्रसाधन क्षेत्रात उपलब्ध असणाऱ्या कागदपत्राच्या आधारे केलेली आहे. (उदा. ७/१२, कुळ भूखंडावर पात्र, समिती तप. म. रानी नकाशा इ.) या कागदपत्राच्या अधिकृततेबाबत व जगावत नोंदी बाबत महसूल विभागाने खात्री घ्यावयाची असून त्या हे कार्यालय कोणत्याही परिस्थितीत जबाबदार राहणार नाही.
१६. विभागीकृत बांधकाम नकाशाची समिती, अनुक्रमे मट.क्र. क्षेत्र, भूखंड क्षेत्र, मालकी हक्का इ. बाबत मालकास याबाबत

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कार्यालय

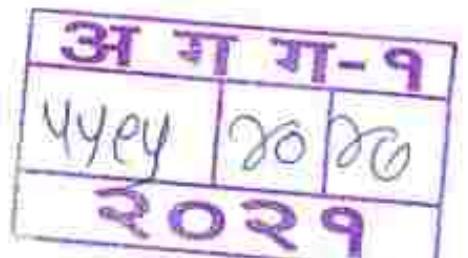
- वास्तुशिल्पकार जबाबदार राहतील. तसेच प्रस्तावित बांधकामाचे क्षेत्र, घटई क्षेत्र व मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील उल्लेखन पात्राबत संबंधित वास्तुविचारद व अर्जदार जबाबदार राहतील.
१०. बांधकाम करत वेळी कामगाराचे सुरक्षेविषयी आवश्यक ती खबरदारी घेऊन कामाची वेळी बांधकामासक राहिल जाणार वास्तुविचारद यांनी वैयक्तिक लक्षा घ्यावे.
 ११. रंग पॉटर ड्रायव्हिंग बाबतची पत्रणा अर्जदार यांनी ईमासीचे वापरापूर्वी स्वतःचाने करावयाचे आहे.
 १२. सौर उर्जेवर पाणी तापविण्यासाठीची योजना अर्जदार यांनी इमारतीने वापरापूर्वी स्वतःचाने करावयाची आहे. तसेच शक्यते सौर उर्जेवर रस्त्याभ्या तगतचे पथदिवे वतावेण्याचे आहेत.
 १३. वेस्ट वाटर ट्रीटमेंट प्लंट येथे स्वतःचाने अर्जदार यांनी करावयाची आहे. व पाण्याचा फेर वापर बगीचा, झाडांची पोषासना सासाठी करणे आवश्यक आहे.
 १४. विषयावरील बांधकाम नकाशांची कामांनी प्रस्तावितोक्त उपलब्ध असल्या कामादपत्राच्या आधारे केलेली आहे. या कामादपत्राच्या अधिकृतोक्तोक्त व अद्यतन नोंदीध्वन महसूल विभागाकडून साठी असून त्यास हे कार्यालय कोणत्याही परिस्थितीत जबाबदार राहणार नाही.
 १५. प्रस्ताव प्रकरणातील जमीनीवर कोणत्याही बांधकाम सुरु केल्यानेतर जमीने तयारची प्रमाणित वेळापत्राविषय वृद्धीत बांधकाम करता येणार नाही व सदरचे बांधकाम पूर्ण झाल्यावर वापर सुरु करतील वर नमुद सर्व अटीची पूर्तता करून भोगवता प्रकरणास घेणे. अर्जदारवर बांधकामासक राहिल अद्यतन नियमावलीवर वापरव्यास पात्र राहिल.
 १६. भारत नगर विकास विभागाकडून दि. १९/११/२००८ चे परिपत्रक क्र. ४३०/२४२०-२/२८.३५९/४८/ नं. ११ दि. १९/११/२००८ नुसार बांधकाम नकाशासक प्रत्येक सदरवेळेचे एकाच घटई क्षेत्र नमुद केलेले आहे. याबाबत गोपितप चुकी व बाबत वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
 १७. अर्जदारने सदर केलेली कोणत्याही माहिती अथवा कामादपत्रे ही चुकीची / विभाजित करणारी आढळल्यात प्रस्तुतची विचारद रद्द समजित येईल.
 १८. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ ने कलम १२४ ये ते एत नुसार विकास शुल्क रु. ६५८२=/- डिफेंस वतन क्र. ०००२८२८४२०१९२०/दि. १८/०४/२०१९ व बांधकाम निधी शुल्क रु. १९,१९०००/- डिफेंस वतन क्र. ०००२८२८४२०१९२०/दि. १८/०४/२०१९ अन्वये यासक बाती जमा करण्यात आले आहे.
 १९. प्रस्तुत पॅमिनीवर भविष्यात छात्रीशुल्क विकास शुल्क, शुल्क ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या शुल्कांची बाकी उद्भवल्यास सदर शुल्कास महानगर निगमन प्राधिकरण / जिल्हाधिकारी / मुख्याधिकारी यांचेकडून जमा करणे अर्जदारने बांधकामासक आहे.
 २०. सदर वागणीत सध्या अस्तित्वात असलेली झाल विना प्रदानची तोंड नये व बाबतीचे शुल्कने ३०० घाटे प्राी ठेवारी लावलीत व जगविषयाची जबाबदारी घ्यावी.
 २१. अर्जावमन संबंधी नियमावलीने आवश्यक ती अद्यतन करणे बांधकामासक राहिल.
 २२. बांधकामाची भूखंडाच्या पोटविभागणीमुळे येथे विहित केलेल्या विमान क्षेत्रापेक्षा कमी क्षेत्राचा भूखंड निर्माण होत असेल तर अशी पोट-विभागणी करता कामा नये.
 २३. जिल्हाधिकार्याच्या लेखी पूर्ण परवानगीशिवाय इमारतीत कोणत्याही भर घालता कामा नये किंवा तीत कोणत्याही फेरामर करता कामा नये.
 २४. सदर प्रकरणात बांधकाम नकाशांना संजुरीची विचारद करताना अर्जदारने प्रकरणा सोबत दाखल केलेला मलका लक्षातची कामादपत्रे घालत घरल्यात आलेली आहे. सदर प्रकरणासक भविष्यात दिशाभूत करणाऱ्या बाबी आढळून आल्यास सदर बांधकाम परवानगीचा आदेश रद्द समजल्यात येईल.
 २५. महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ मधील अनुषंगिक तरतुदीचे पातन करणे अर्जदारने बांधकामासक राहिल.
 २६. अद्यतनातील कोणत्याही अटी व शर्ती उल्लंघन केल्यास तयार आदेश लावल्यात रद्द समजल्यात येईल.

जिल्हाधिकारी, औरंगाबाद.



Signature valid

Digitally signed by GAURISHANKAR CHAUDHARI
Date: 20.11.2019 19:13:19 IST
Reason: Approved Building Order



: आम मुख्याचार पत्र :

1) सौ. ललीता प्रदीप अत्तरदे (UID-2159-7135-4367) भागीदार मे. वृंदावन बिल्डर्स वयः-47 वर्ष, धंदा:- व्यापार, रा : एन -9, एल -165/1, शिवाजीनगर, हडको, औरंगाबाद -431003 2) श्री. गणेश चांगदेव लोखंडे (UID-4948-2455-7304) भागीदार मे. वृंदावन बिल्डर्स वयः-42 वर्ष, धंदा:- व्यापार, रा : फ्लॅट नंबर बी-10, वस गणेश अपार्टमेंट, फ्लॅट नंबर 02, स.नं. 154, हसुल, औरंगाबाद-431009

कारणे मुख्याचारपत्र लिहून देतोत की, आम्ही मे. वृंदावन बिल्डर्स या नोंदणीकृत भागीदारी संस्थेचे भागीदार आहोत. सदर संस्था जमीन, फ्लॅट विकसित करणे, त्यावर सदानिका, दुकाने व रो-हाऊस उभारणे, ईत्यादी बांधकाम स्वराणाची कामे करते. सदर संस्थेचे आमचे सहीत एकुल तीन भागीदार आहेत, या संस्थेचे उर्वरित भागीदार श्री. शामराव रघुनाथ चौधरी (UID-7160-4580-9540) भागीदार मे. वृंदावन बिल्डर्स वयः-45 वर्ष, धंदा:- व्यापार, रा:- टेनामेंट इमारत ए-115-6/1, पार्वती कन्या विद्यालयाजवळ, शिवाजी कॉलनी, एन-9, सिडको, औरंगाबाद-431003 हे देखील आहेत. वरील भागीदारी संस्थेचा व्यवसायाचा भाग म्हणून भुजंड, जमीन का इतर मिळकत विकसीत करण्यास सव्धारणे, मिळकत खरेदी करणे, भागीदारी संस्थेचे हक्कात विकास करारनामा व मुख्याचारपत्र का करारनामा, खरेदीखत नोंदवून घेणे, संस्थेने विकसीत झालेले बांधकाम जसे : सदानिका, दुकाने, रो-हाऊसेस हे विविध आहकाना विक्री करणे व आहकांच्या हक्कात करारनामा, खरेदीखत व तत्सम दस्तऐवज नोंदवून देणे, या कामी नोंदणी कार्यलयात आम्ही तीनही भागीदार नेहमीच उपस्थित राहू शकत नाही. त्या कामी मी संस्थेचे भागीदार 1) सौ. ललीता प्रदीप अत्तरदे (UID-2159-7135-4367) भागीदार मे. वृंदावन बिल्डर्स वयः-47 वर्ष, धंदा:- व्यापार, रा : एन -9, एल -165/1, शिवाजीनगर, हडको, औरंगाबाद -431003 2) श्री. गणेश चांगदेव लोखंडे (UID-4948-2455-7304) भागीदार मे. वृंदावन बिल्डर्स वयः-42 वर्ष, धंदा:- व्यापार, रा : फ्लॅट नंबर बी-10, वस गणेश अपार्टमेंट, फ्लॅट नंबर 02, स.नं. 154, हसुल, औरंगाबाद-431009 यांना नियुक्त केले आहे. त्यांनी संस्थेचे संपूर्ण अधिकारपुस्त भागीदार म्हणून भागीदारी संस्थेचे हक्कात विकसित करारनामा, मुख्याचारपत्र, करारनामा, खरेदीखत तसेच भागीदारी संस्थेचे कोर्तने, विविध खरेदीकारांचे हक्कात सदानिका, दुकाने, रो-हाऊसेसचे दस्तऐवज जसे : करारनामा, खरेदीखत, दुरुस्तीपत्र वा या अनुरूपाने तत्सम दस्तऐवज निष्पादित करावेत व नोंदवून घ्यावेत. मात्र वरील विक्रीद्वारे प्राप्त होणाऱ्या संपूर्ण मोबदला हा भागीदारी संस्थेचा असेल.



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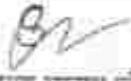
अ ग ग-१		
५५९५	४६	४०
२०२१		

(2)

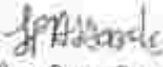
कारिग सम्म भी हे मुख्यालय औरंगाबाद मुख्यामी लिहून दिले आहे.
दिनांक 16/11/2019

ट. ले.: एस.पी.हस्तुलकर

लिहून देणार :-


श्री.शामराव रघुनाथ चौधरी
भागीदार मे.वृंदावन विल्डर्स

स्वीकारणार :-


1)सौ.लक्ष्मीता प्रदीप अत्तारवे
भागीदार मे.वृंदावन विल्डर्स


2)श्री.गणेश चंद्रकांत चौधरी
भागीदार मे.वृंदावन विल्डर्स

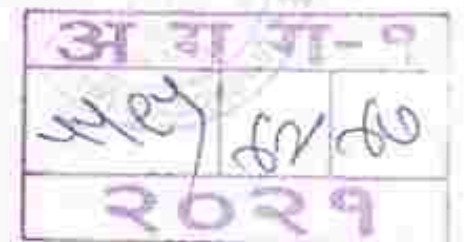
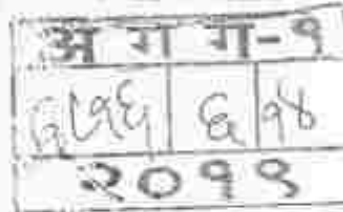
साक्ष :-

1)


प्रदीप चौधरी अत्तारवे
वय:-51 वर्ष, पंथा:-मोक्दरी
रा:-एल-165/1, शिवाजीनगर, सिवको
औरंगाबाद
आधार नं.8391-2750-4150

2)


गणेश चंद्रकांत चौधरी
वय:-47 वर्ष, पंथा:-मोक्दरी,
रा:-मल्टि नंबर 82, डल्हानगरी,
गारसावा, औरंगाबाद
आधार नं. 9299-2053-6487





19/11/2019 11:56:56 AM

दस्ता क्रमांक :- अगग/६८१६/२०१९

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्ता गोपवारा भाग-२

अगग

दस्ता क्रमांक: 6816/2019

क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	समाप्ति	अंगठबांधा ठळक
1	नाव: श्री. शामराव रघुनाथ चौधरी भागीदार मे. वृंदावन विवरण :- पत्ता: - , - , - , टेम्पलेट नं. १-115-6/1, पार्वती बाग्या विद्यालयाजवळ, गिवाडी कोलनी, एन-९, सिडको, औरंगाबाद, औरंगाबाद (एनएच), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर:	कुलमुखत्यार देणार वय :- 45 समाप्ति:-		
2	नाव: श्री. सलीला प्रदीप अतरदे भागीदार मे. वृंदावन विवरण :- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नंबर: - , ब्लॉक नं. - , रोड नं. एन-९, एन- 165/1, गिवाडीनगर, सिडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: AARF/8231F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 47 समाप्ति:-		
3	नाव: श्री. गणेश चानदेव सोखंडे भागीदार मे. वृंदावन विवरण :- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नंबर: - , ब्लॉक नं. - , रोड नं. प्लॉट नं. बी-10, जय गणेश अपार्टमेंट, पॉस्ट नं. 02, स. नं. 154, इंदूर, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: AARF/8231F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 42 समाप्ति:-		

तरीत दस्तऐवज करून देणार त्याकाठीत कुलमुखत्यारपत्र या दस्तऐवज करून दिल्याचे माबुल करतात.
शिकका क्र.३ ची वेळ: 19 / 11 / 2019 11 : 43 : 40 AM

अवधान:-

दस्तऐवज निष्पादनार्थ कबुलीतबाब देणारा सर्व पत्रकारांची अवधान भुमती आधारित - आधार प्रणालीद्वारे पत्रकाराच्यात आली
आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Gr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार श्री. शामराव रघुनाथ चौधरी भागीदार मे. वृंदावन विवरण :-	19/11/2019 11:45:03 AM	सलीला प्रदीप अतरदे F XXXX XXXX 4367
2	पॉवर ऑफ अटॉर्नी होल्डर श्री. सलीला प्रदीप अतरदे भागीदार मे. वृंदावन विवरण :-	19/11/2019 11:44:38 AM	शामराव रघुनाथ चौधरी M XXXX XXXX 9540
3	पॉवर ऑफ अटॉर्नी होल्डर श्री. गणेश चानदेव सोखंडे भागीदार मे. वृंदावन विवरण :-	19/11/2019 11:44:17 AM	गणेश चानदेव सोखंडे M XXXX XXXX 7304



शिकका क्र.४ ची वेळ: 19 / 11 / 2019 11 : 45 : 04 AM

Sub-Registrar, Aurangabad 1



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दस्तावेजदारा भाग-2

अगगा

दस्तावेज संख्या: 6816/2019

दस्तावेज संख्या: आगगा/6816/2019

दस्तावेज प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: श्री.शामराव रघुनाथ चौधरी भागीदार मे.बुंदावन बिल्डर्स - पत्ता: - , - , - , टेन्समेंट नं. 8-115-6/1, पार्सली कम्पा विंगलपानवक, गिळारी कॉलनी, एन-9, सिठको, औरंगाबाद, (एमएच), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर:	कुलमुखत्यार देणार वय :- 45 समाक्षरी:-		
2	नाम: श्री.सलीला प्रदीप अतरदे भागीदार मे.बुंदावन बिल्डर्स - पत्ता: प्लॉट नं. - , माळा नं. - , हुमरलीचे नाव: - , ब्लॉक नं. - , सेड नं: एन-9, एन-165/1, गिळारीनगर, इडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: AARP/8231F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 47 समाक्षरी:-		
3	नाम: श्री.गणेश चानदेव सोबडे भागीदार मे.बुंदावन बिल्डर्स - पत्ता: प्लॉट नं. - , माळा नं. - , हुमरलीचे नाव: - , ब्लॉक नं. - , सेड नं: प्लॉट नं. 10, जय गणेश अपार्टमेंट, पॉट नं. 02, स. नं. 154, इडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: AARP/8231F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 42 समाक्षरी:-		

रीत दस्तऐवज करून देणार तपासणीत कुलमुखत्यारपत्र या दस्तऐवज करून दिल्याचे समुचित करतात.
शिकाऊ क्र.3 ची वेळ: 19 / 11 / 2019 11:43:40 AM

टिपणूकी:-

दस्तावेज निष्ठावनाचा कसृतीअभाव देणारा नस पत्रकाराची ओळख समती-आधारित - आधार प्रकतीद्वारे पत्रकाराच्या अती आहे. त्याला प्राप्त झालेली प्रकतीप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार श्री.शामराव रघुनाथ चौधरी भागीदार मे.बुंदावन बिल्डर्स -	19/11/2019 11:45:03 AM	शालीला प्रदीप अतरदे F XXXX XXXX 4367
2	पॉवर ऑफ अटॉर्नी होल्डर श्री.सलीला प्रदीप अतरदे भागीदार मे.बुंदावन बिल्डर्स -	19/11/2019 11:44:38 AM	शामराव रघुनाथ चौधरी M XXXX XXXX 9540
3	पॉवर ऑफ अटॉर्नी होल्डर श्री.गणेश चानदेव सोबडे भागीदार मे.बुंदावन बिल्डर्स -	19/11/2019 11:44:17 AM	गणेश चानदेव सोबडे M XXXX XXXX 7304



शिकाऊ क्र.4 ची वेळ: 19 / 11 / 2019 11:45:04 AM

Sub-Registrar, Aurangabad 1



अ ग ग-१

५५५५ ४३ ४०
२०२१



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0608202102116

Receipt Date 06/08/2021

Received from self, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 06/08/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 06/08/2021

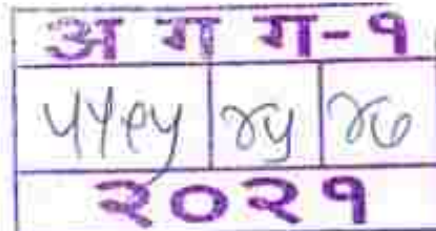
Bank CIN 10004152021080601785

REF No. 121810922775

Deface No 0608202102116D

Deface Date 06/08/2021

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



158/5595

शुक्रवार, 06 ऑगस्ट 2021 10:14 म.पू.

दस्त गोषवारा भाग-1

अगम1

दस्त क्रमांक: 5595/2021

8/5/2021

दस्त क्रमांक अगम1: 5595/2021

वाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. अगम1 यांचे कार्यालयात

अ. क्र. 5595 पर दि. 06-08-2021

सेजी 10.09 म.पू. या: हजर केला

पावती: 7772

पावती दिनांक: 06/08/2021

सादरकरणाचे नाव: मे.बुंदावन विल्डर्स तर्फे भागीदार
क्र.1.सौ.लतीता प्रदीप अत्तरदे -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

spHshande

दस्त हजर करणाऱ्याची सही:

एकुण: 500.00

Sub-Registrar Aurangabad 1

Sub-Registrar Aurangabad 1

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिशालेख

शिकका क्र. 1-06/08/2021 10:09:34 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2-06/08/2021 10:10:30 AM ची वेळ: (फी)



कमी पाने फी 540/- पाने (27)
 पावती क्र. 7772
 दि. 6/8/2021
 अन्यचे वसूल केले.

सह दुय्यम निदेशक वर्ग-१
 क्र. १. ऑक्टोबर

158/5595

शुक्रवार, 06 अगस्त 2021 10:14 म.पू.

दस्त गोपवारा भाग-1

अगग1

दस्त क्रमांक: 5595/2021

85/80

दस्त क्रमांक: अगग1 5595/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेली मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. अगग1 बांधे कार्यालय

अ. क्र. 5595 पर दि. 06-08-2021

रोजी 10.09 म.पू. वा. हजर केला

पावती: 7772

पावती दिनांक: 06/08/2021

सादरकरणासचे नाव: मे. वृंदावन बिल्डर्स तर्फे भागीदार
क्र.1.सी.लतीता प्रदीप अत्तरदे :-

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

JPHHande

दस्त हजर करणाऱ्याची सही:

एकुण: 500.00

Sub-Registrar Aurangabad 1

Sub-Registrar Aurangabad 1

दस्तावा प्रकार: घोषणापत्र

मुद्रांक शुल्क प्रतिज्ञालेख

शिक्षा क्र. 1/06/08/2021 10:09:34 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2/06/08/2021 10:10:30 AM ची वेळ: (फी)



द. नि. घाने वी 550/- घाने (27)
 पावती क्र. 7772
 दि. 6/8/21
 अन्यचे वसुल केले.

सह दुर्यम निबंधक वर्ग-३
 ज. १. ऑक्टोबर २०२१

दस्तावेज प्रकार भाग-2

भाग 1

दस्तावेज क्रमांक: 5595/2021

06/08/2021

06/08/2021 10:32:36 AM

दस्तावेज क्रमांक: 5595/2021

दस्तावेज प्रकार: - वीरगाव

अनु क्र.: पक्षकारांचे नाव व पत्ता

पक्षकारांचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे. वृंदावन बिल्डर्स सर्व्हे भागीदार का. 1, सी. ललीता प्रदीप अतरडे -
पत्ता: प्लॉट नं. -, भावा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. - विद्यावीरनगर इडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद
पिन कोड: 431001

विहान देणार
वर्ष: - 42
संख्या: -



2 नाव: मे. वृंदावन बिल्डर्स सर्व्हे भागीदार का. 2, सी. गणेश बाणदेव लोखंडे -
पत्ता: प्लॉट नं. -, भावा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. - विद्यावीरनगर इडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद
पिन कोड: 431001

विहान देणार
वर्ष: - 37
संख्या: -



सहीत दस्तऐवज करून देणार लक्ष्याधीन घातकालात या दस्तऐवज करून दिल्याचे कबूल करतात,
मिळकत क्र. 3 ची वेळ: 06/08/2021 10:28:42 AM

ओळख:

खालील इतर असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना खपतीस ओळखतात, ते त्यांची ओळख पटवितात

अनु क्र.: पक्षकारांचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव: लक्ष्मण बाळराव कोरे -
वय: 45
पत्ता: प्लॉट नं. 41/1 रेल्वे पट्टी जवळ, देवय नगर, पडेगाव, औरंगाबाद
पिन कोड: 431001

स्वाक्षरी
[Signature]



2 नाव: प्रदीप नुका अतरडे -
वय: 51
पत्ता: प्लॉट नं. 165/1, विद्यावीरनगर इडको, औरंगाबाद
पिन कोड: 431001

[Signature]



मिळकत क्र. 4 ची वेळ: 06/08/2021 10:29:22 AM

Sub Registrar Aurangabad

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS VRUNDAVAN BUILDERS THROUGH MRS LALITA PRADEEP ATTARDE AND OTHER	eChallan	10000502021080402846	MH004543597202122P	500.00	SD	0002194540202122	06/08/2021
2	MS VRUNDAVAN BUILDERS THROUGH MRS LALITA PRADEEP ATTARDE AND OTHER	eChallan		MH004543597202122P	100	RF	0002194540202122	06/08/2021
3		DHC		0208202105846	400	RF	0205202105646D	06/08/2021

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

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https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?cross=2863cUAMKRO



नं. बुकाचे 5595/2021
नं. नोंदला दिनांक 06/08/2021
प्रमाणित करण्यात येते की या
दस्ताव्याचे एकूण पाने आहेत

मह. दफ्तर निबंधक वार्ग-2
औरंगाबाद