

SALE DEED

Zone No. 7.112 ,Residential Flat @ Rs. 29400 / SQMTS. Hence Government Valuation is Rs. /- and Real Consideration is Rs. 3000000/-.

The agreed consideration of the Residential Flat as per Deed is Rs. 3000000/-.

This deed is executed on 06-01-2021 at Aurangabad.

EXECUTED BY

Mrs. Madhusagar Maruti Dagadu Rathod,
Age : Major, Occu.: Business,
R/o : Pune
PAN No: AOKPR3195R

Hereinafter referred to as ` Land Owners`,

Mr. Maruti Dagadu Rathod,
Age : Major, Occu.: Service,
R/o : Pune
Aadhar No. 725450293737

Hereinafter referred to as ` Consenting Party`,

AND

M/s. Balaji Construction
Through its Proprietor
Mr. Sachin Shriram Dhande
Age : Major, Occu. : Business
R/o Satara Parisar, Aurangabad
Aadhar No: 592256397316

Hereinafter referred to as `Developers`,

Here in after received to as ` Land Promoter/Developer/ Owners, (Which expression shall unless repugnant to the context or meaning there of be deemed to include his heirs, executors and administrators)
here in after referred to as "the Promoter/Developer of the One Part

IN FAVOUR OF

1. MEENA RAVINDRA BULBULE
Age : 40 years
Occupation : Business
Adhar : 776807329098
R/o : N-5 CIDCO Aurangabad

2. RAVINDRA SUBHASHRAO BULBULE
Age : 50 years
Occupation : Service
Adhar : 452023508450
R/o : N-5 CIDCO Aurangabad

(Which expression shall unless repugnant to the context or meaning shall thereof mean and include their legal heirs, executors, partners, administrators and attorneys and assignees etc.) Hereinafter referred to as Party to the SECOND PART/ PURCHASER.

The VENDOR agrees to sale and the PURCHASER AGREES TO PURCHASE the entirety of the premises Residential Flat 3,having carpet area admeasuring 41.25 SQMTS , on Stilt

First Floor, -in the building known as "BALAJI RESIDENCY - Balaji Residency" constructed on Amalgamated Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad

Above described Residential Flat and referred under the Schedule has been sold by the Vendor in favour of the VENDEE for a consideration of 3000000/- (Rupees Thirty Lac Only). The Vendor had already received entire the sale price of 3000000/- (Rupees Thirty Lac Only) from the VENDEE, by cheques detailed as below:

Cheque/RTGS No.	Date of the Cheque	Total Amount	Name of the Bank
821941	Dated 11-08-2020	Rs. 21000	SBI
552529	Dated 23-12-2020	Rs. 200000	SBI
821952	Dated 23-12-2020	Rs. 300000	SBI
Demand Draft No 298555	Dated 29-12-2020	Rs. 2300000	YES Bank
821954	Dated 04-01-2021	Rs. 179000	SBI

Thus total amount of 3000000 -/- (Rupees Thirty Lac Only) described as above towards the total consideration for the Flat refereed under the schedule sold by the Vendor to the VENDEE has been received by the Vendor from the VENDEE.

WHEREAS, Mr. Maroti Dagdu Rathod has become the owner and possessor of the property Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.)Part of Gut No. 8/1, Nakshtrawadi, Aurangabad vide Registered Sale Deed bearing No.5799 dated 08.12.2006. AND WHEREAS, the Collector, Aurangabad vide his Order bearing No. 54/2000 dated 04.12.2000 has already converted the said property for non agriculture use and Town Panning, Authority Municipal Corporation, Aurangabad vide its Order bearing Layout No. 70/01 and Permission No. AMC/TP/LYT/T-P/752/01 dated 09.05.2001 has approved the layout plan with respect to the said property. AND WHEREAS, the land owner for the purpose of development and construction of flatted building referred under the schedule has entered into the Registered Development Agreement bearing No. 1728 dated 09.05.2016 with Balaji Construction through its Prop. Mr. Sachin Shriram Dhande with respect to Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.)Part of Gut No. 8/1, Nakshtrawadi, Aurangabad and has also executed Registered Power of Attorney bearing No. 1729 dated 09.05.2016 in support of the Development Agreement. AND WHEREAS Mr. Maroti Dagdu Rathod vide registered Gift Deed bearing No. 3695 dated 12.09. 2016 has transferred Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.)Part of Gut No. 8/1, Nakshtrawadi, Aurangabad in the name of his wife Sou. Mdhusagar Maroti Rathod. AND WHEREAS, the Asst. Director, Town Planning vide its letter bearing No. 1022 dated 18.07.2016 has amalgamated the Plot No. 116 and 117 in to one Plot and the Aurangabad Municipal Corporation vide its Commencement Certificate bearing Permission No. 97/2018-19 and File No. 894/17/2017-18 dated 17.04.2018 has granted Permission for construction of flatted building as per the approved map of construction approved by the Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad. AND WHEREAS, after completion of the construction work as per the approved map of construction, the Aurangabad Municipal Corporation has issued the Occupancy Certificate bearing No.307/17/2019-20 dated 13.02.2020 with respect to the amalgamated Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.)Part of Gut No. 8/1, Nakshtrawadi, Aurangabad and has approved the work done plan with respect to the said property. AND WHEREAS the project to be constructed on amalgamated Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8 and Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, both situated at Garkheda, Aurangabad is nomenclature as 'BALAJI RESIDENCY', which consists total 21 UNITS. AND WHERE----- with respect to the project "BALAJI RESIDENCY", constructed on the amalgamated Plot No. 116 area admg. 262.50 sqm. & Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.)Part of Gut No. 8/1, Nakshtrawadi, Aurangabad & thereby submitted the project to the provisions of the Maharashtra Apartment Ownership Act 1970.

The Residential Flat Purchaser have complied with all their obligations as decided in between them and the Purchaser(s) has/have also made payment of entire consideration to the said Developers and the said Developers under this Deed of Possession have put the Residential Flat Purchaser in vacant and peaceful possession of the said Residential Flat as owners thereof.

The Vendor now has in himself good right, full power and absolute authority to grant and sell the said premises hereby granted and sold of intended so to be unto and to the use of the Purchaser in manner aforesaid. The purchaser shall and may at all times hereafter peaceably and quietly enter upon, hold, possess and enjoy exclusively the said premises hereby granted or expressed so to be with the said appurtenance and receive the rents issued income and profit thereof and of every part thereof for his own use and benefit without any suit, lawful, eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons lawfully claiming or to claim by, from, under or in trust for the Vendor and all persons having or lawfully claiming any estate right of interest whatsoever at law in the said premises hereby granted, sold, expressed so to be by, from, under or in trust for the Vendor

AND the said premises are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, kept harmless and indemnified of, from and against all former and other estate, title charges and encumbrances whatsoever had made executed occasioned or suffered by the Vendor or any other persons or persons lawfully claiming or to claim by from under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better further and more perfectly and absolutely granting the said premises hereby granted and sold unto and to the use of the purchaser in the manner aforesaid as by the Purchaser or his Counsel in law shall be reasonably required.

AND the Purchaser for himself his heirs, executors, administrators and assigns hereby covenant with the Vendor and/or other co-owners of the other units in the said building that shall use the said Residential Flat for residential purpose only and for no other purpose.

The purchaser shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement nor shall the purchaser add any material structure or excavate any additional basement or cellar without, in every such case, the unanimous consent of all the other apartment owners in the said condominium being first obtained.

The purchaser has inspected all the document and title relating to the said property. The purchaser is totally satisfied about document and title relating to the said property and there is no complaint regarding document and title relating to the said property.

The purchaser is fully satisfied himself about the marketability of title of the said property and the Residential Flat referred in Second Schedule.

The Owner/ Developer had developed the Residential Flat on the said property in accordance with the plan, design, amenities and specification approved and sanctioned by the concern authorities.

The purchaser shall not raise any objection or claim of whatsoever in respect of the other purchaser of Residential Flat.

The owner is providing water systems and drainage system at the risk of Purchaser. There will be no more responsibility of owner after possession.

The purchaser have gone through all the amenities facilities, materials and fixtures which has been committed by owner. The purchaser is totally satisfied about their Residential Flat and there is no complaint regarding amenities and facilities which has been committed by owner.

That, the purchaser will pay all the taxes, charges, and to bear expenses as required by law after execution of this registered sale deed.

If any tax is levied by the Government, and/or any other authority or authorities on the sale of the Residential Flat and/or any of the incidents of their transactions including GST, etc. then the Purchaser/s shall be liable to pay the same to the Owner/ Developer and when it is demanded by the Government, the Owner/Developer shall not be liable to pay the same.

The owner/builder assures about the quality of constructions and amenities provided as per Second Schedule, of Agreement to Sale executed on \$agreement_to_sale_no_and_date .

The purchaser has now become the absolute owner in terms of this sale deed of this Residential Flat referred in Schedule-B along with proportionate share in the land and common areas of the scheme & has absolute right to sale, transfer, mortgage the property referred under Second Schedule.

The purchaser has paid the stamps and registration charges of the documents and other incidental charges required for registration of sale deed in respect of Residential Flat. The purchaser is also required to pay the proportionate share of the amount required for maintenance of \"Balaji Residency\" time to time. Purchaser shall take all responsibility to maintain and not to cause any damages to the walls of side Residential Flat holders.

The purchaser in his individual capacity or in the capacity of a member of association of Residential Flat purchaser of the \"Balaji Residency\" shall not have any right or authority to change the name and title of the locality i.e. \"Balaji Residency\". The purchaser hereby assure and undertake that he will not change or cause to be changed the name of locality i.e. \"Balaji Residency\".

And the Vendor hereby covenant with the purchaser that the vendor will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser produce or cause to be produced to the purchaser or his Advocate or agent or at any trial, commission, examination or otherwise as occasion shall require all or any of the deeds and writings, written for the purpose of showing his title to the said land, and premises described in the First and Second Schedule hereunder written and also at the request and costs, deliver or cause to be delivered unto the purchaser such attested or other copies or extracts of and from the said Deeds and writings or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said Deeds and writings safe unobliterated and uncanceled. AND IT IS HEREBY declared and agreed that in case Deeds and writings hereinbefore covenanted to be produced or any of them shall at any time hereafter be delivered by the vendor to any other person or persons for the time being entitled to the benefit of the covenant for production hereinbefore contained and without expenses to him, a covenant for production hereinbefore contained and without expenses to him, a covenant for the production and furnishing copies of the said Deeds and writing which shall have been so delivered up, similar to the covenant hereinbefore contained them and in such case the said last mentioned covenant shall forthwith be null and void so far as regards the deeds and writings to which the said substituted covenant shall relate.

The Residential Flat sold is within the limits of District Sub-Registrar, District Aurangabad .

The Vendor/Promotor has handed over the actual possession of the Residential Flat referred under the Schedule to the VENDEE/PURCHASER and the Vendor accepts the execution of the Sale Deed and the VENDEE has entered into the possession of the Residential Flat as an absolute owner along with proportionate share in the common areas and land. The Vendor being the absolute owner of the Residential Flat referred under the schedule, has sold the same to the VENDEE under this sale deed, having the absolute right to sale the Residential Flat to the VENDEE with his free will and consent; and the Vendor has received the entire consideration of the Residential Flat sold and referred under the schedule from the VENDEE.

The VENDEE has now become the absolute owner of the Residential Flat under this Sale Deed who shall enjoy the property Residential Flat quietly and peacefully and as an absolute and lawful owner of the same. The actual possession of the property Residential Flat, has been handed over by the Vendor to the VENDEE in all respect. The Vendor will be responsible for any dispute if arose regarding the said Residential Flat and the Vendor undertakes to remove the dispute if any arose at any time at his own cost. The Residential Flat under this Sale Deed is free from all the encumbrances, charges, taxes and duties.

The VENDOR hereby agrees, that, the purchaser shall be entitle & get all the legal rights of common use & enjoyment of the staircases, the tares of the building, & all the common open places including parking, Lift for the common use for all the Residential Flat holders in the said apartment & the Plot.

The Vendor hereby undertakes to help the VENDEE in getting effected the necessary mutation in the name of VENDEE as and when necessary. The Vendor has agreed to help at the time of getting mutation in the name of the VENDEE in the City Survey Office records and Corporation record and MSEB and wherever necessary.

All the rights and the title of the Vendor in Residential Flat referred under the schedule are duly and absolutely transferred in favour of the VENDEE under this sale deed and now the VENDEE/PURCHASER has become the exclusive and absolute owners of the said Residential Flat, and he shall enjoy the said property Residential Flat for ever as the absolute owner.

COMMON MAINTENANCE :

The Purchaser hereby assures to pay necessary COMMON MAINTANCE, Common Electric Meter Charges, Watchman Charges, Sweeper Charges, Own Electric Meter Charges & all other society charges as decided time to time.

PROVISIONAL MAINTENANCE AMOUNT :

The Residential Flat Purchaser hereby assures to pay provisional monthly maintenance amount of Rs. 0 to the promoter till the formation of the society, in addition to the consideration amount, Taxes & Duties mentioned above towards maintenance of common amenities / facilities of the project.

Promoter shall be responsible for providing and maintaining the essential services out of provisional maintenance charges collected from the Purchaser's, until Promoter hands over the maintenance account of the Project to Association and / or Apex Body as a case may be or till the provisional maintenance amount fund gets exhausted whichever is earlier.

However, it is categorically understood and accepted by the Purchaser that, if the Association is not formed for reasons beyond control of the promoter, and the provisional maintenance amount fund gets exhausted the Purchaser shall pay additional maintenance amount as and when demanded by the promoter and such amount shall be a charge on the Residential Flat / Unit Allotted to the Purchaser.

It is agreed and understood by the Purchaser that the Provisional Maintenance Amount payable by the Purchaser to the Promoter is not for maintaining the project for any particular years. Promoter hereby assures that the provisional maintenance fund shall be used for maintenance purpose only and Promoter shall maintain the separate bank account for the aforesaid maintenance amount received from all the Apartment Purchaser's and this maintenance amount will not be misused by the Promoter for any other purpose. Upon formation of Association as mentioned above, the Promoter shall hand over the individual building maintenance fund and balance (if any) to that respective Association. There will be no interest levied by the Purchaser on the Promoter for the maintenance amount paid by him. Promoter shall have sole discretion to decide actual utilization of the maintenance charges collected from the Purchaser's and no Purchaser shall be entitled to question the same on the ground of reasonability and / or preference.

Promoter specifically communicates to the Purchaser that if Purchaser fails and /or neglects to pay aforesaid expenses as and when demanded by the Promoters and / or concern authority then same shall be considered as material breach of these presents notwithstanding

REPAIRS OF THE APARTMENT:

Maintenance of Apartment is the primary responsibility of the Purchaser and he shall always take necessary precautions and preventive measures to ensure that the Apartment is maintained in a good & habitable condition. He shall not cause any such activity that will be harmful to adjoining neighbors and / or the building structure.

ALTERATION IN THE APARTMENT:

No addition or alteration will be carried out in the Apartment or building in which the Apartment is situated without written consent of the promoter till the defect liability period is over and there after from the society / apex body / the local authorities.

HAZARDOUS AND DANGEROUS GOODS STORAGE:

The Purchaser shall not store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated. In case any such damage is caused to the Apartment or to the building in which the Apartment is situated on account of negligence or default of the Purchaser in his behalf, the Purchaser shall be liable for its consequences.

MAINTENANCE OF THE INTERNAL APARTMENT:

The Purchaser shall carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the promoter to the Purchaser and shall not do or cause to be done anything in or to the building in which the Apartment is situated which may be contrary to the rules and regulations and bye laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority, as the case may be.

PRESERVING THE AESTHETICS AND ELEVATION:

The Purchaser shall preserve the aesthetics of elevations of the scheme and no Purchaser of the said Apartment shall be entitled to install Air Conditioner Units, Window Air Conditioner Units, use of common passages, lobbies and common areas in the building. Such air conditioner units may be installed in such a way so that, no hindrance is caused to other occupants of the building.

DEMOLITION AND COMMON UTILITIES MAINTENANCE:

The Purchaser shall not demolish or cause to be demolished the Apartment or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the

portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good and tenable condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Patis or other structural membranes in the Apartment without the prior written permission of the Promoters and/or the Association as the case may be.

CLEANLINESS:

The Purchaser shall not throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the building in which the apartment is situated.

CERTIFICATE OF PURCHASER:

Pursuant to the aforesaid Registered Sale Deed executed by us in your favour, we have sold, transferred and conveyed the aforesaid property to you on the terms and conditions recorded therein.

I/We hereby confirm and record that as per execution of the above referred Registered Agreement to Sale, we have put you in quiet, peaceful and vacant possession of the above property as Owners.

The purchaser has inspected all the document and title relating to the said property. The purchaser is totally satisfied about document and title relating to the said property and there is no complaint regarding document and title relating to the said property.

The purchaser is fully satisfied himself about the marketability of title of the said property and the Residential Flat referred in Schedule B.

The Owner/ Developer had developed the Residential Flat on the said property in accordance with the plan, design, amenities and specification approved and sanctioned by the concern authorities.

The purchaser shall not raise any objection or claim of whatsoever in respect of the other purchaser of Residential Flat.

The owner is providing water systems and drainage system at the risk of Purchaser. There will be no more responsibility of owner after possession.

The purchaser have gone through all the amenities facilities, materials and fixtures which has been committed by owner. The purchaser is totally satisfied about their Residential Flat and there is no complaint regarding amenities and facilities which has been committed by owner.

That, the owner will arrange for the electric connection for the Residential Flat under sale but the charges for the electric connection will be paid by the purchaser.

That, the purchaser will pay all the taxes, charges, and to bear expenses as required by law after execution of this registered sale deed.

If any tax is levied by the Government, and/or any other authority or authorities on the sale of the Residential Flat and/or any of the incidents of their transactions including Sales Tax, Service Tax, GST on Transfer of Property in goods involved in works contract, etc. then the Purchaser/s shall be liable to pay the same to the Owner/ Developer and when it is demanded by the Government, the Owner/Developer shall not be liable to pay the same.

The owner/builder assures about the quality of constructions and amenities provided as per commitments.

The maintenance services like repairing of leakage of toilet, repairing of door and windows, C.P. Fitting etc. will be done by vendor up to 6 months after intimation of possession of Residential Flat is given after 6 months, the purchaser himself has to do such maintenance at his own cost. ceramic/ vitrified tiles and colouring of the unit. and the purchaser will be liable to maintain from the date of possession.

It is understood and made clear that water supply will only be from any of available sources mentioned above and vendor shall not be responsible for delayed and / or inadequate water supply.

The Project Namely "BALAJI RESIDENCY" in future, may get water supply from Local Authority/ Municipal Corporation/Local Authority/MIDC, Aurangabad on individual basis. Water tax for the same shall be paid by the individual unit holder in case of independent and collectively by each unit holder in every apartment building. The developer shall not have any concern for the same & it is not a liability or responsibility of the Vendor/Developer.

The Purchaser/ Residential Flat Purchaser hereby declare & confirm that, as per the commitments as decided in between the Owner/Developer/Promotor & Purchaser/ Residential Flat all the terms & conditions has been fully satisfied & there is no dispute whatsoever in that regard in between them.

CERTIFICATE OF OWNER/DEVELOPER/PROMOTOR:

The Residential Flat Purchaser has now become the exclusive and absolute owner of the Residential Flat under this Sale Deed along with proportionate share in the project land and common areas who shall enjoy the said property, quietly and peacefully and as an absolute and lawful owner of the same. The actual possession of the property unit i.e. Residential Flat Referred under the Schedule has been handed over by the Owner/Developer/Promotor to the Purchaser/Residential Flat Purchaser in all respect.

The Owner/Developer/Promotor, under this Deed, has transferred the separate, independent, exclusive and absolute share and title, with respect to the share allotted by the Owner/Developer/Promotor to the Purchaser/ Residential Flat Purchaser referred under the Schedule along with proportionate share in the project land and common areas. The Purchaser/Residential Flat Purchaser herein shall have every right to mortgage the Residential Flat referred under the Schedule to any financial institute or the Bank, as the security for the loan and the Owner/Developer/Promotor has no-objection, what so ever for the same & unequivocally the Owner/Developer/Promotor consents for the same. The Purchaser/ Residential Flat Purchaser has good right, full power and absolute authority to sell the said Residential Flat allotted to him & referred under the Second Schedule. The Purchaser/ Residential Flat Purchaser under this deed has now become the exclusive and absolute owner of the Residential Flat allotted to him & referred under the Schedule of this Deed and he shall enjoy the said property, quietly and peacefully and as the lawful owner & possessor of the same.

FIRST SCHEDULE

Amalgamated Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad on which tower BALAJI RESIDENCY is going to be constructed.

Boundaries as under:

East:	6.00 M.W. Road
West:	Plot No.115 and 118
South:	15.00 M.W. Road
North:	6.00 M.W. Road

SECOND SCHEDULE

Residential Flat 3, having carpet area admeasuring 41.25 SQMTS , on Stilt First Floor, -in the building known as "BALAJI RESIDENCY - Balaji Residency" constructed on Amalgamated Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad

Boundaries as under:

East:	Open to Sky & 6.00 M.W. Road
West:	Staircase and Flat No. 2
South:	Flat No. 4
North:	Open to Sky & 6.00 M.W. Road

SCHEDULE B

DETAILED AREA STATEMENT

Building	Floor	Unit No.	Proportionate Built up area (as per plot area)	Proportionate built-up area (as per TDR/additional FSI/Paid Premium)	Total Area	Carpet Area	% of Plot Area
Balaji	Basement	Basement -	62.5 SQMTS	0 SQMTS	62.5	52.56	2.37%

Residency		Godown			SQMTS	SQMTS	
Balaji Residency	Ground	Commercial Shop - 1	12.45 SQMTS	3.3 SQMTS	15.75 SQMTS	14.4 SQMTS	2.37%
Balaji Residency	Ground	Commercial Shop - 2	10.71 SQMTS	2.14 SQMTS	12.85 SQMTS	11.9 SQMTS	2.04%
Balaji Residency	Ground	Commercial Shop - 3	11.85 SQMTS	2.9 SQMTS	14.75 SQMTS	14.5 SQMTS	2.26%
Balaji Residency	Stilt	Commercial Shop - 4	11.34 SQMTS	2.56 SQMTS	13.9 SQMTS	12.5 SQMTS	2.16%
Balaji Residency	Stilt First	Residential Flat - 1	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	43.25 SQMTS	5.97%
Balaji Residency	Stilt First	Residential Flat - 2	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	43.25 SQMTS	5.97%
Balaji Residency	Stilt First	Residential Flat - 3	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%
Balaji Residency	Stilt First	Residential Flat - 4	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%
Balaji Residency	Stilt Fourth	Residential Flat - 13	24.39 SQMTS	8.71 SQMTS	33.1 SQMTS	31 SQMTS	4.66%
Balaji Residency	Stilt Fourth	Residential Flat - 14	24.39 SQMTS	8.71 SQMTS	33.1 SQMTS	31 SQMTS	4.66%
Balaji Residency	Stilt Fourth	Residential Flat - 15	23.73 SQMTS	8.27 SQMTS	32 SQMTS	29.75 SQMTS	4.53%
Balaji Residency	Stilt Fourth	Residential Flat - 16	23.73 SQMTS	8.27 SQMTS	32 SQMTS	29.75 SQMTS	4.53%
Balaji Residency	Stilt Second	Residential Flat - 5	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	42.25 SQMTS	5.97%
Balaji Residency	Stilt Second	Residential Flat - 6	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	42.25 SQMTS	5.97%
Balaji Residency	Stilt Second	Residential Flat - 7	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%
Balaji Residency	Stilt Second	Residential Flat - 8	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%
Balaji Residency	Stilt Third	Residential Flat - 9	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	42.25 SQMTS	5.97%
Balaji Residency	Stilt Third	Residential Flat - 10	31.28 SQMTS	13.32 SQMTS	44.6 SQMTS	42.25 SQMTS	5.97%
Balaji Residency	Stilt Third	Residential Flat - 11	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%
Balaji Residency	Stilt Third	Residential Flat - 12	32.13 SQMTS	13.87 SQMTS	46 SQMTS	41.25 SQMTS	6.14%

Name of Purchaser	Signature
1. MEENA RAVINDRA BULBULE	
2. RAVINDRA SUBHASHRAO BULBULE	

Signed and sealed and delivered by the within named THE GRANTOR/OWNER/PROMOTOR.	Signature	Photo
SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED		

The Land Owner. Mrs. Madhusagar Maruti Dagadu Rathod, Document Presented Through GPA Mr. Sachin Shriram Dhande SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The Land Consenting Party. Mr. Maruti Dagadu Rathod, Document Presented Through GPA Mr. Sachin Shriram Dhande SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The DEVELOPER/PROMOTOR M/s. Balaji Construction Through its Proprietor Mr. Sachin Shriram Dhande		
---	--	--

Signed and sealed and delivered by the within named THE PURCHASER.	Signature and Thumb	Photo
1. MEENA RAVINDRA BULBULE		
2. RAVINDRA SUBHASHRAO BULBULE		

Witness Details.	Signature and Thumb	Photo
1. Shivaji praksh pawar, Age : 30 years Occupation : Business Adhar : 771937345636 R/o : Garkheda Parisar Aurangabad		
2. Pramod Punjaji Thote, Age : 23 years Occupation : Service Adhar : 324019697748 R/o : Kannad Aurangabad		