Receipt (pavti)

159/4566
Monday,June 14 ,2021
1:55 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5660 दिनांक: 14/06/2021

गावाचे नाव: **हिमायत बाग**
दस्तऐवजाचा अनुक्रमांक: **अगग2-4566-2021**
दस्तऐवजाचा प्रकार : **घोषणापत्र**
सादर करणाऱ्याचे नाव: **मे.साक्षी बिल्डर्स तर्फे भागीदार 1.श्री.अर्जुन रामकृष्ण अतकरे व 2.श्री.संभाजी रामकृष्ण अतकरे यांच्या तर्फे मु.आम म्हणुन व स्वतःश्री.संभाजी रामकृष्ण अतकरे**

मुळ दस्त परत केले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:14 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad II

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1406202105943 दिनांक: 14/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002152457202122E दिनांक: 14/06/2021
बँकेचे नाव व पत्ता:

मुळ दस्त परत केले

CHALLAN
MTR Form Number-6

दस्त स्कॅन कारे

GRN	MH002152457202122E	BARCODE		Date	12/06/2021-15:18:08	Form ID	25 1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	SAKSHI BUILDERS
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PARVATI ENCLAVE GUT NO 26/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	SITUATED AT HIMAYAT NAGAR AURANGABAD
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=SAKSHI BUILDERS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Seal of the Sub-Registrar No.1 AURANGABAD

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021061250545	IK0BDCQPI5
Cheque/DD No.		Bank Date	RBI Date	12/06/2021-15:24:18	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9763675007
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Print Date 12-06-2021 03:18:57

CHALLAN
MTR Form Number-6

GRN	MH002152457202122E	BARCODE	Date 12/06/2021-15:18:08	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	SAKSHI BUILDERS
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PARVATI ENCLAVE GUT NO 26/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	SITUATED AT HIMAYAT NAGAR AURANGABAD
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1

ThIS CHALLAN IS DEFACED

14/06/2021
Jt. Sub-Registrar
A'bad.No.2, A'bad

DEFACED ₹600.00 DEFACED

Seal of the Sub-Registrar No.2 AURANGABAD

		Remarks (If Any)	SecondPartyName=SAKSHI BUILDERS~
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN / Ref. No.	00040572021061250545 / IK0BDCQPI5
Cheque/DD No.		Bank Date / RBI Date	12/06/2021-15:24:18 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
Mobile No. : 9763675007
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-159-4566	0001047457202122	14/06/2021-13:55:45	IGR206	100.00
2	(iS)-159-4566	0001047457202122	14/06/2021-13:55:45	IGR206	500.00
			Total Defacement Amount		600.00

Print Date 14-06-2021 01:57:30

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1406202105943	Receipt Date	14/06/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 4566 dated 14/06/2021 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	14/06/2021
Bank CIN	10004152021061404800	REF No.	IGALHUTSJ5
Deface No	1406202105943D	Deface Date	14/06/2021

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

Seal of the Sub-Registrar No.2 AURANGABAD

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

This Deed Declaration is executed today on 14th day of June-2021,At Aurangabad Executed by:

BETWEEN:-

M/s.Sakshi Builders (Pan No-ABOFS7748C)
Through It' Partners
Mr.Arjun Ramkrishna Atkare
Son of Mr.Ramkrishna Radhakrishna Atkare
Age 36 Years, Occ: Business
Residing at :Plot No-33,Parijat Nagar,N-4,Cidco, Aurangabad
Adhar No.:480589525882
PAN No.AGNPA1338E
E-mail :
Mr.Sambhaji Ramkrishna Atkare
Son of Mr.Ramkrishna Radhakrishna Atkare
Age 47 Years, Occ: Business
Residing at :Plot No-33,Parijat Nagar,N-4,Cidco, Aurangabad
Adhar No.:222710977858
PAN No.AFMPA4767R
E-mail:-
Through Their Reg.
GPA Holder By Reg.GPA Doc No-AGG2-3787/2017,Date:-22/05/2017.
Mr.Sambhaji Ramkrishna Atkare
Son of Mr.Ramkrishna Radhakrishna Atkare
Age :-47 Occ :-Bussiness
R/o. Plot No.33, N-4, cidco, Aurangabad.

Seal of the Sub-Registrar No.2 AURANGABAD

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

AND WHEREAS M/s.Sakshi Builders through its Partners has become the owner and possessor of the property land admeasuring-9R (900.00 Sq mtr),part of Gut No.26/1,Situated at Himayatnagar, Aurangabad vide Registered Sale Deed bearing No.4459-2020,Dtd.22/10/2020.

AND WHEREAS N.A. Order J.K.No.2021/NAP-34/AKRUSHI/Situated Himayat Nagar,Ta.Aurangabad/PRA.KRA 20/21, Sub Divisional Magistrate Office, Aurangabad.has been issued by the Sub Divisional Magistrate, Aurangabad, in favour of original land owner Sakshi Builders Through its Partner Mr.Sambhaji Ramkrishna Atkare in respect of land admeasuring 900.00 Sq.Mtrs.,Gut No.26/1,Situated at Himayat nagar,Taluka and District Aurangabad.

AND WHEREAS the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing Permission No.444/2020-21,File No-266-17/2020-21,Date-30/03/2021,issued by the Municipal Corporation Aurangabad in the name of Sakshi Builders Through its Partners Mr.Sambhaji Ramkrishna Atkare with respect to the land,Gut No.26/1,Situated at Himayat nagar,Tq. & Dist. Aurangabad.

AND WHEREAS the project **"Parvati Enclave"**Apartment is already registered with Maha RERA Authority, Mumbai vide its RERA Registration Certificate bearing No.P51500029599,Dtd.11/06/2021.

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

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

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

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

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

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

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

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

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

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AND WHEREAS, all present or future owners, tenants, future tenants or any other person, that might use the facilities of the building in any manner are subject to the provisions of this deed and that the more acquisition or rental of any of the family units/flats of the building or the more act of occupancy of any of the said units/flats shall signify that the provisions of this deed are accepted and satisfied. The respective family units/flats shall not be rented or given on lease and, licence or care-taker basis by the apartment owners thereof for transient or hotel purpose, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guests services other than the forging obligations, the apartment owners of the respective family units/flats shall have the absolute right to lease such unit or give it and leave and licence or care-taker basis provided that, said lease or lease and licence or care-taker basis is made subject to him covenants and restrictions contained in this declaration.

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

AND WHEREAS, in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owners against the letter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantee the amounts paid by the grantor therefore. However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the grantors due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Apartment owners against the grantor in excess of the amount, therein set forth.

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

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

Sub-Registrar AURANGABAD

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

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

That, on the above property **Total 28 Unit** will be constructed and the same shall be used for residential purpose only and location of each Flat and Unit/ Flat/Apartment is shown in construction permission which is treated as a part and parcel of this deed of declaration and area of each Flat and Unit/ Flat/Apartment is specifically mentioned in **Schedule-B** herein under.

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

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

That, as stated above, the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartments Ownership Act 1970, so that the family-unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and common facility of the building, each family unit holder having an exclusive and particular right, title, interest over his respective family units and in addition, the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.That, so long as the Owner owns one or more of the family units, the Owner shall be subject to provisions of this Deed and of the Schedule-A and Schedule-B attached herewith and the Owners convent to take no action which will adversely affect the rights of the Association of the Apartment owners with respect to assurance against latent defects in the building or other rights, assigned to the Association by reason of establishment of **"Parvati Enclave"** Apartment Condominium.

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

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

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

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

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

Seal of the Sub-Registrar No 2 AURANGABAD

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

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

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

That the family units shall not be rented or given on leave and license or care taker basis by the Flats owner thereof for residential as purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services.

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

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

That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owner against the latter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee there for. However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Flat owner against the grantor in excess of the amount, therein set forth.

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

Top Terrace area of all apartment building belongs to vendor only, but all flat owners can enjoy the facility of terrace area of their respective buildings and if in future, additional FSI / TDR available or granted by Municipal Corporation/ local authority then only grantor can use additional FSI/ TDR for construction of additional area by way of adding floors, on existing apartments or sale that additional area. no purchaser will have any objection during the construction of such additional area and bear inconvenience.

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

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SPECIFICATION OF CONSTRUCTION:-

Structure	R.C.C. Framed structure.
Walls	Outer wall 150 mm thick, Inner wall 100 mm thick with AAC Blocks
Flooring	Vitrified 2' X 2' Flooring for All Rooms
Doors	Main Door – Ply frame/with PVC laminate . Internal Door – Flush door with PVC laminate .
Kitchen	Granite top Kitchen Platform with S.S. Sink and wall tile up to lentel level above platform
Window	Powder coated 3 track Aluminum sliding windows and safety grills.
Plumbing	Concealed plumbing in G.I. Toilet- Concrete door frame with Flush Door, antiskid Flooring with door height dado. Plumbing fitting in good quality.
Painting	Internal – Oil bond distemper paint. External – Premium quality emulsion Paint
Lift	Quality Lift for vertical circulation in Flatted Building

- **COMMON AREAS AND FACILITIES FOR FLATED APARTMENT ONLY**

1. Parking.
2. Stair Case.
3. Water Tank & water lines.
4. Lift in Flated Building
5. Drainage chambers & lines.
6. Common electricity meter & all common electricity equipment/fittings.
7. Electrical motor on water tank.

ANNEXURE-G

Plumbing	Concealed plumbing in G.I. Toilet- Concrete door frame with Flush Door, antiskid Flooring with door height dado. Plumbing fitting in good quality. (Jaguar or Equivalent).
Painting	Internal – Oil bond distemper paint. External – Premium quality emulsion Paint (Asian/Nerolac or Equiv
Lift	Quality Lift for vertical circulation in Flated Building (Kazi or Equiva
Internal Wiring	Grate White or Equivalent
Switches	Grate White or Equivalent

SCHEDULE "A"

Land Admeasuring 9 R (900.00 Sq.mtr),part of Gut No.26/1, Situated at Himayatnagar, Aurangabad bounded by.

EAST	Open Space
WEST	15.00 Mtr D.P.Road
SOUTH	Land in Gut No-26 of Mr.Arun Mashke,Mrs.Anita Mashke & Mr.Dhansingh Bakle.
NORTH	Remaining Land of Mr.Tulshiram Bakle.

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Seal of the Sub-Registrar No.2 AURANGABAD

AREA STATEMENT "Parvati Enclave" Apartment

SCHEDULE-B

DETAILS OF FLATED BUILDING, UNDER CONSTRUCTION AS PER MAP,

Unit/Flat No	Floor	Type	B/Up Area as per 7/12	B/up area as per TDR,Paid FSI	B/Up Area (Sq.Mtr)	Rera Carpet Area (Sq.Mtr)	UDS %
Flat No-1	FIRST FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-2	FIRST FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-3	FIRST FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-4	FIRST FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-5	SECOND FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-6	SECOND FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-7	SECOND FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-8	SECOND FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-9	THIRD FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-10	THIRD FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-11	THIRD FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-12	THIRD FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-13	FOURTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-14	FOURTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-15	FOURTH FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-16	FOURTH FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-17	FIFTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-18	FIFTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-19	FIFTH FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-20	FIFTH FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-21	SIXTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-22	SIXTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-23	SIXTH FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-24	SIXTH FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56
Flat No-25	SEVENTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-26	SEVENTH FLOOR	3 BHK	32.14	57.51	89.65	72.60	3.58
Flat No-27	SEVENTH FLOOR	3 BHK	32.14	57.36	89.50	73.75	3.56
Flat No-28	SEVENTH FLOOR	3 BHK	32.14	57.36	89.50	72.50	3.56

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BYE-LAWS OF "Parvati Enclave"Apartment CONDOMNIUM.
Chapter – I

I. SHORT TITLE AND APPLICATION:

a. These Byelaws may be called the buy laws of the **"Parvati Enclave"Apartment** Condominium.

b. The provisions of these byelaws apply to the **"Parvati Enclave"Apartment** Condominium.

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

II. DEFINITIONS:

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

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

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

c. "Board" means hoard of Managers consisting of 3 persons, all of whom shall be owner of apartment in **"Parvati Enclave"Apartment** condominium.

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

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

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

g. "Owner" or "Apartment Owner" means the person owning an Apartment in **"Parvati Enclave"Apartment** condominium.

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

i. "Unit" means a Flat & Unit/ Flat/Apartment unit in **"Parvati Enclave"Apartment** condominium.

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

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

3. APARTMENT OWNERSHIP:-

The Flats & Unit/ Flat/Apartment are located on property mentioned in Schedule A, Known as **"Parvati Enclave"Apartment** Condominium is submitted to the provisions of the Act 1970.

4. OBEJCT OF ASSOCIATION.

a. The objects of the Association shall be .....
   i. To be and to act the Association of flats & Flat owner of the building called **"Parvati Enclave"Apartment** (hereinafter called as "the said building") who has filed their respective Declaration submitting their apartments to the provisions of the Act.
   ii. To invest or deposit money.
   iii. To provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owner, and if necessary, by raising loans for the purpose.
   iv. To retain and license if possible, suitable portions of common areas to outsiders, and to distribute the commons profits left deducting the common expenses against the Apartment owner as common profits or accumulate same for building up a reverse fund.
   v. To provide and do all and many of the matters provided in sub-section (2) of section 16.
   vi. To advance, with the consent of the Apartment owner, any short term loans to any apartment owner in case of any emergent necessity.
   vii. To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recuperative activities for the benefit of the apartment owner.
   viii. To frame rules, with the approval of the general meeting of the Association and after consulting the component authority and may establish provident fund, if necessary, for the benefit of the employees of the Association.
   ix. To do all things necessary or and otherwise provided for the attain of the objects specified in these byelaws.

5. MEMBERS OF ASSOCIATION:

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

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Each member shall receive a copy of the byelaws on payment of one hundred rupee.

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

c. On the death of apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register or apartment owner maintained by the secretary for the purpose of administration of the **"Parvati Enclave"Apartment** condominium as apartment owner or joint apartment owner. Whereas any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

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6. JOINT APARTMENT OWNER: Whereas an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and shares of the association shall be issued in their joint names, but the persons whose name stands first in the share certificate shall alone have the right to vote.

7. HOLDING OF ONE SHARE COMPULSORY: Every Apartment owner must hold at least one share of the Association (Joint apartment owner holding the share jointly)

8. DISQUALIFICATION: No apartment owner shall be entitled to take part in the election of members of the Board or the president, Secretary Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to the Board would take place.

Chapter – II

VOTING QUORUM AND PROXIES: -

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

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

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

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Chapter – III



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

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

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

15. SPECIAL MEETINGS: If shall be the duty of president to call a special meeting of the apartment owner as directed by a resolution of the board or upon a petition signed by a majority of the owner and having been presented to the secretary, or at the request of the Housing Commissioner, or as the case may be the Registrar or any officer duly authorized by him in this behalf. The notice of any special meeting shall state the tie and place of such meeting and the purpose thereof. No other business shall be transacted at special meeting except as stated in the notice without the consent of four fifths of the owner present in persons.

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

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

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

a. Roll call.
b. Proof of notice of meeting or waiver of notice.
c. Reading of minutes of preceding meeting.
d. Report of Officers.
e. Report of the Housing Commissioner, or the Registrar, or the officer duly authorized by them, if present.
f. Report of committees.
g. Election of Board Managers.
h. Unfinished business, if any.
i. New business.

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Chapter – IV

(Board of Managers)

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

20. POWER AND DUTIES OF BOARD: The board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law, or by these by laws directed or be exercised and bone by the owner.

21. OTHER DUTIES: In addition to duties imposed by these byelaws or by resolutions of the association, the board shall be responsible for the following that is to say:

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

22. MANAGER: The Board may comply for the Association a Manager at a compensation determined by the Board to perform such duties and services as the Board shall authorize including, but not limited to the duties listed in by law 21.

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23. ELECTION AND TERM OF OFFICE: At he first annual meeting of the Association, the term of the office of two managers, shall be fixed for three years. The term of office, of two managers, shall be fixed at two years, and the terms of office of one Manager shall be fixed at one year. At the expiration of initial term of office, of each respective Manager, his successor shall be elected to serve a term of three years. The manager shall hold their first meeting. (If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years.)

24. VACANCIES: Vacancies in the Board caused by any reason other that the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining managers, even though they may constitute less than a quorum, and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

25. REMOVAL OF MANAGER: At any regular or special meeting duly called any one or more of the managers may be removed with or without cause by a majority of the apartment owner and a successor may then and there by elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owner be given an opportunity to be in the meeting.

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

27. REGULAR MEETING:- Regular meeting of the Board may be held at such time and place as shall be determined from time to time, by majority of Managers, but at least two such meetings shall be held during each year.Personally or by mail, or telegraph, at least three days prior to the day named for such meetings.

28. SPECIAL MEETINGS:- Special meetings of the Board may be called be the president on three days notice to each manager, given personally or by mail, or telegraph which notice shall stage the time, place (as hereinabove provide) and purpose of the meeting. Special meetings of the Board shall be called by the president or secretary, in like manner and on like notice on written request of at least managers.)

29. WAIVER OF NOTICE:- Before or at any meeting of the Board any Manager, May in writing, waive notice of such meetings, and such waiver shall be deemed equivalent to the giving of such notice.

Attendance by a Manager at any meeting of the board shall be a waiver of notice by him, of the and place thereof. If all the Managers are present at any meetings of the Board, no notice shall be required and any business may be transacted at such meeting.

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30. QUORUM: At all meeting of the Board, one third of the total strength of the managers shall constitute a quorum for the transaction of business, and the acts of the managers present at the meeting at which a quorum is present shall be the acts of the board. If in any meeting of the board the attendance is less than the required quorum, the majority of members present may adjourn the meeting for half an hour and after half hour the members present shall be the quorum. At any such adjourned meeting, any business, which might have been transacted at the meeting as originally called, may be transacted without further notice.

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

Chapter-V
Officers

32. DESIGNATION: The principal officers of the Association shall be a president, a Vice President, a Secretary and a Treasurer all of whom shall be elected by and from the board may appoint an Assistant Treasurer and an a Assistant Secretary and such other officers as in their judgment may be necessary. In the case of an Association of one hundred owners or less the offices of the Treasurer and Secretary may be filled by the same persons.

33. ELECTION OF OFFICERS: The officers of the Association shall be elected annually by the organization meeting or each new board and shall hold offices at the pleasure of the board.

34. REMOVAL OF OFFICERS: Upon an affirmative vote of a majority, of the members of the board any officers may be removed, either with or without cause, and his successors elected at any regular meeting of the Board, or at any special meeting of the Board called for such purpose.

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

36. VICE PRESIDENT: The vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither heightens the president nor the vice president is able to act, the board shall appoint some other member of the Board so to act on an interim basis. The vice president shall also perform such other duties as such other duties as shall form time to time by imposed upon him board.

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

38. TREASURER: The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate account of all receipts and disbursement in books belonging to the Association. He shall responsible for the deposit of all money and other valuable effects in the name and to the credit of the Association in such depositaries as any form time to time be designated by the Board.

Chapter –VI

Obligations of the Apartment Owner

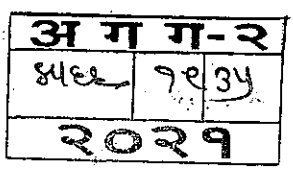
39. ASSESSMENTS: All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating the **"Parvati Enclave"Apartment** Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made prorate according to the value of the unit owned, as stipulated in the declaration. Such assessment shall include monthly payments to a general operating reserve and a reserve fund for replacement.

40. MAITENANCE AND REPAIR:

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

41. USE OF FAMILY UNITS INTERNAL CHANGES:

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



42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREA FACILITIES.

a. An owner shall not place or cause to be placed or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas, of **"Parvati Enclave"Apartment** condominium and facilities of a similar nature both common and restricted any furniture's packages, or objects of any kind areas shall be used for no other purpose than for normal transit through them.

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

43. RIGHT OF ENTRY:

a. An owner shall grant the right of entry to the Manager or to any other person authorized by the board or the association in case of an emergency originating in or threatening his unit whether the owner is present in time or not.

b. An owner shall permit other owner, or their representative when so required to enter his unit for the purpose of performing installations,alterations,or repairs to the mechanical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

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44 RULES OF CONDUCT:

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

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

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

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

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

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

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Chapter –VII

45. FUNDS: Funds may be raised by the Association in all or any of the followings ways, namely ;
   a. By shares;
   b. By contributions and Donations from the apartment owner;
   c. From common profits which shall form the nucleus of the reserve fund.
   d. Buy raising loans, if necessary subject to such terms and conditions as the Association, with the approval of the competent authority, may determine in his behalf.

46. INVESTMENTS: The Association may invest or deposit its funds in one or more of the following.
   a. In the Central Co-Op. Bank or in the State Co-OP. Bank or,
   b. In any of the securities specified in section 20 of the Indian Trusts Act, 1882, or,
   c. In any Co-Operative Bank other than those referred to in clause (a) of this by law, or in any banking company approved for this purpose by the Association.

47. AFFILIATION: Should there be any federation of apartment owner in the locality in which the **"Parvati Enclave"Apartment** condominium is situate, the association may after consulting the competent authority, become a member thereof, and pay the sums from time to time payable to such federation under the rules thereof.

48. ACCOUNTS:
   a. In Banking account shall be opened by the Association in to which all minuets received on behalf of the Association shall be paid, amount not exceeding Rs.10,000/- for petty expenses. All payments above Rs.1,000/- shall be made by Cheque signed by the Secretary, and one member of the board.
   b. Each apartment owner shall have pass book in which the secretary shall enter amounts paid to or received for his share, in receipts, or profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his apartments.
   c. The Association shall on or before 31 st July, in each year publish an audited financial statement in respect of the common areas and facilities containing.
   d. The profits & loss account;
   e. The receipt and expenditure of the previous financial year, and.
   f. A summary of the property of the Association giving such common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arisen at.

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i. The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof, shall be submitted to the competent authority not later 15th August, every year.

ii. Every financial statement shall be accompanied by a complete list of the apartment owner. There shall also accompany the financial statement shall state up to what date profits and expenses of common areas are include.

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

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

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

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Chapter –VIII

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

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

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Chapter –IX

Compliance

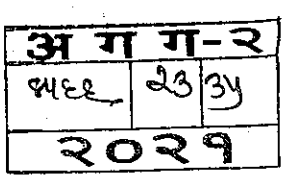
54. COMPLIANCE: These byelaws are set forth to comply, with the provisions of the Maharashtra Apartment Ownerships Act, 1970. In case and of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

55. SEAL OF THE ASSOCIATION: The Association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the board and secretary or any other person authorized by the Association in that behalf.

Chapter –X

Amendments to by-laws Apartment Ownership

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



IN WITNESS WHREAS OF THIS DEED OF DECLARATION IS EXECUTED TODAY 14TH DAY OF JUNE-2021 AT AURANGABAD.

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

The Promoter/Land Owner/Developer/Vendor/s.

M/s.Sakshi Builders through its Partners-





Mr.Sambhaji Ramkrishna Atkare

WITNESSES-

1] Mr.Sandip Suresh Lagad
Age:38 Years,Occ-Business
R/o-N-4,Cidco,Aurangabad.





2] Mr.Narendra Ramdas Chavan
Age:-38 Years,Occ:-Service
R/o-Harsool,Aurangabad.





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अहवाल दिनांक : 23/11/2020

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

प्रलंबित फेरफार क्र. : 1941 , 2064

गाव :- हिमायत नगर तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद

भुमापन क्रमांक व उपविभाग : 26/1

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
26/1	भोगवटादार वर्ग -1	

शेताचे स्थानिक नांव :- मगरपट्टी

क्षेत्र एकक	हे.आर.चौ.मी
जिरायत	1.44.00
बागायत	-
तरी	-
वरकस	-
इतर	-
एकुण क्षेत्र	1.44.00
पोट-खराब (लागवडीस अयोग्य)	
वर्ग (अ)	-
वर्ग (ब)	-
एकुण पो ख	0.00.00
आकारणी	6.14
जुडी किंवा विशेष - आकारणी	

क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
तुळशीराम भावसिंग	0.01.00	0.04	(2048)	74, 198, [434], 450, [465], 468, 501, [507], [520], [544], 546, 556, 674, [682], 730, [755], [790], [816], [817], [839], [916], [920], 966, 968, 972, [973], [975], [996], [1083], [1084], [1085], [1086], [1087], [1088], [1089], [1090], [1091], [1092], [1093], [1094], [1095], [1096], [1097], [1098], [1099], [1100], [1101], [1102], [1103], [1104], [1105], [1171], 1222, 1223, 1230, [1233], 1238, 1245, 1246, [1262], 1272, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1294, 1295, 1339, 1361, 1362, 1363, 1368, 1372, 1375, 1379, 1389, 1403, [1404], 1405, 1406, [1411], [1429], 1457, 1458, 1476, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1545, [1546], 1556, 1557, 1558, [1585], [1586], 1587, 1627, 1628, 1629, 1638, 1659, 1670, 1680, 1686, 1687, 1791, 1796, 1831, 1903, 1904, 1905, 1912, 1959
साक्षी बिल्डर्स तर्फे भागीदार अर्जुन रामकृष्ण अंतकरे			(1789)	
अर्पणा संभाजी अंतकरे			(1789)	
नेहा अर्जुन अंतकरे			(1789)	
संभाजी रामकृष्ण अंतकरे			(1789)	
------सामाईक क्षेत्र------	0.00.42	0.02		
[संग्राम सुंदरराव पवार प्लॉ 5 पी	0.00.75	0.03	(1483)	
महानगर पालिका औरंगाबाद	0.06.36	0.20	(1745)	
[मे आर्वी कें तर्फ सौ अर्पणा संभाजी अंतकरे			(941)	
[सौ शितल रोहित सुर्यवंशी			(941)	
[रोहित सोपानराव सुर्यवंशी			(941)	
[संभाजी रामकृष्ण अंतकरे			(941)	
------सामाईक क्षेत्र------				
म न पा औ बाद . .	0.05.57	0.24	(1745)	
म .न .पा. औबाद . . .	0.06.92	0.30	(1745)	
[मे आर्वि कन्स्ट्रक्शन तर्फ आ रोहित सोपानराव सुर्यवंशी प्लॉ I	0.02.66	0.11	(941)	
[रमजान अलि अमुल्लाभाई मोती प्लॉ I	0.06.59	0.28	(941)	
[सुर्या डेव्हलपर्स तर्फ भागीदार संभाजी रामकृष्ण अतकरे			(1819)	

कुळाचे नाव

इतर अधिकार

इतर

विहीर एक रायसीग 0-5-4, आऊसिंग 0-5-4 , (1)

आबंडे झाड 3 सोनाजी 0-1-7 , मनाजी 0-1-7 , काशिनाथ 0-1-7 , लक्ष्मण 0-1-7, गोविदा रंगनाथ 0-1-7, रायसिंग 0-1-7 (1)

इतर

साक्षी बिल्डर्स तर्फे भागिदार अर्जुन रामकृष्ण अतकरे व इतर (1315)

Seal of the Sub-Registrar No.2 AURANGABAD

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https://bhudekh.mahabhumi.gov.in/Aurangabad/gn712_changes.aspx 1/14

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२०२१

गाव :- हिमायत नगर तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद
भूमापन क्रमांक व उपविभाग : 26/1

	रो.हा.नं.04 रमा सतिश जोगदंडे ------सामाईक क्षेत्र----- 0.00.47 0.02		(1887)
	एकनाथ बाजीराव डकले विजया एकनाथ डकले रो.हा.नं.2 ------सामाईक क्षेत्र------ 0.00.84 0.04		(1892) (1892)
	शंकरराव हरीचंद चव्हाण रो.हा.नं.1 नितीन शंकरराव चव्हाण ------सामाईक क्षेत्र------ 0.00.91 0.04		(1915) (1915)
	महेश दिपचंद काबरा फ्लॅट नं 1	0.00.72 0.03	(1992)
	प्रशांत नारायण पाटील फ्लॅट नं.2	0.00.72 0.03	(1993)
	श्रावण बागु राठोड प्लॅट नं 8	0.00.41 0.02	(1994)
	सविताबाई गंगाधर फुले	0.01.00 0.04	(1916)
	साक्षी बिल्डर्स तर्फे भागीदार संभाजी रामकृष्ण अतकरे	0.09.00 0.38	(2048)

जुने फेरफार क्र. (1),(1509),(1545),(1645),(1696),(1697),(1716),(1717),(1728),(1739),(1745),(1790),(1992),(1993)

सीमा आणि भूमापन दगडे

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

गाव नमुना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- हिमायत नगर तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद
भूमापन क्रमांक व उपविभाग : 26/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

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2016-17	संपूर्ण वर्ष				पडीत	1.4400									
2017-18	खरीप							अकृषीक		1.4400					
2018-19	खरीप							अकृषीक		1.4400					

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

23/11/2020

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औरंगाबाद महानगरपालिका, औरंगाबाद

" बां ध का मा चा प र वा ना "

COMMENCEMENT CERTIFICATE

परवाना क्रमांक :- ४४४/२०२०-२१

फाईल क्रमांक :- २६६/१७/२०२०-२१

दिनांक :३०/३/२०२१

परवाना धारण करण्यांचे नाव :- साक्षी बिल्डर्स तर्फे भागीदार श्री. संभाजी रामकृष्ण अतकरे

भू.क्र.:- स्वतंत्र भूखंड, सर्व्हे क्रमांक :- २६/०१

मौजे :- हिमायतनगर, जटवाडारोड, औरंगाबाद

मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चा कलम ४५ अन्वये व तत्संबंधित नियमास अनुसरुन खालीलप्रमाणे बांधकामाची/दुरुस्तीची परवानगी दिली जाते. सदरील परवान्याचा अंमल आज तारखे पासुन एक वर्षापर्यंत राहील. बांधकाम पूर्ण झाल्याबाबत लेखी माहिती तपासणीसाठी या कार्यालयात पाठविण्यात यावी. नगर रचनाकार यांनी लाल रंगाने दुरुस्ती/ मान्य केलेल्या नकाशा प्रमाणे बांधकामाची परवानगी खालील अटींवर दिली जाते.

०१. सदर बांधकाम परवाना हा विकास परवानगीच्या अनुषंगाने दिला जात आहे. यामध्ये नमुद केलेल्या भूखंडा संबंधी भविष्यात कोणाचे मालकी हक्क, इजमेंट हक्क, अगर इतर कोणत्याही हिस्सा संबंधात बाधा निर्माण होत असतील तर त्यांनी आपल्या तक्रारी / वाद न्यायालयामार्फत परस्पर दुर करुन घ्याव्यात या संबंधाने उद्भवणाऱ्या कोणत्याही बाबींची जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही.

०२. शेजाऱ्याच्या कोणत्याही प्रकारच्या हक्कास बाधा निर्माण होईल असे बांधकाम करण्यात येवू नये.

०३. प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी/ तालुका निरीक्षक भूमि अभिलेख, औरंगाबाद यांच्यामार्फत भूखंड आखणी करुन घेणे अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहील.

०४. बांधकाम साहित्य व माती महानगरपालिकेच्या रस्त्यावर ठेऊ नये. याबाबत दिनांक २४/०३/२०२१ रोजी दिलेले हमीपत्र अर्जदारास बंधनकारक राहील.

०५. सदर भूखंडास/ मिळकतीस अप्पर तहसिलदार, औरंगाबाद यांचे मार्फत महाराष्ट्र जमीन महसुल संहिता १९६६ च्या कलम-४२ अ मधील तरतुदीमध्ये जमीनीचा भोगवटा, वर्ग व भार यांच्या विनिश्चतीबाबतचे प्रमाणपत्र ६० दिवसांच्या आत/ जोत्याचे प्रमाणपत्र घेणेपूर्वी प्राप्त करुन या कार्यालयात दाखल करावा.

०६. या कार्यालयाचे संबंधीत अधिकारी जागेवर प्रत्यक्ष पाहणीसाठी आले असता त्यांचे अवलोकनार्थ मंजुरीचे संबंधीत कागदपत्रे दाखविण्यात यावे.

०७. जोत्यापर्यंत (Plinth Level) चे बांधकाम झाल्यानंतर सदरहु कार्यालयास त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणपत्रासह कळवावे व Plinth Level Completion प्रमाणपत्र कार्यालयातर्फे घेणे आवश्यक आहे.

०८. मंजुर बांधकाम नकाशाच्या विरुध्द जर बांधकाम करण्यात आले तर आपणा विरुध्द महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम-४३ सह ५२, कलम-५४, कलम-५३ प्रमाणे पूढील कार्यवाही करण्यात येईल.

०९. मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेण्यात यावे व त्यानंतरच इमारतींचा वापर सुरु करावा नसता आपल्या विरुध्द म.प्रा.नि.व न.र. अधि.१९६६ चे कलम-५३ अन्वये पूढील कार्यवाही करण्यात येईल.

१०. भोगवटा प्रमाणपत्र घेतेवेळी महानगरपालिका परवानाधारक प्लंबरचे जलनि:सारण जोडणी बाबतचे प्रमाणपत्र जोडणे आवश्यक आहे.

११. छतावर पडणाऱ्या पावसाचे पाणी संकलीत करुन विंधन विहीर असल्यास त्यांचे पुर्नभरण करावे. जेथे विंधन विहीर नाही अशा ठिकाणी सोकपीट (शोषकूप) तयार करुन त्यामध्ये त्याचा निचरा करावा.

१२. शहर विकास निधी रक्कम रु. ४,४२,९००/- च.क्र. २१९९७ दि. २५/०३/२०२१ रोजी भरणा केलेला आहे.

१३. जमिन विकास शुल्क रक्कम रु ५४,०००/- च.क्र. २१९९३ दि. २५/०३/२०२१ रोजी भरणा केला आहे.

१४. प्रिमियम (Paid FSI)रक्कम रु. १२,६०,०००/- च.क्र. २१९९५ दि. २५/०३/२०२१ रोजी भरणा केलेला आहे.

१५. प्रीमियम (Ancillary Area)रक्कम रु. ८,३०,४००/- च.क्र. २१९९६ दि.२५/३/२०२१ रोजी भरणा केला आहे.

१६. प्रीमियम (Open Space Free) रक्कम रु. ७,२०,०००/- च.क्र. २१९९४ दि.२५/३/२०२१ रोजी भरणा केला आहे.

१७. स्वंयम विकास अनामत रक्कम रु. ५०,०००/- च.क्र. २३७६१ दि. २६/०३/२०२१ रोजी भरणा केला आहे.

१८. भोगवटा प्रमाणपत्र घेणे पूर्वी सामासातील अंतरामध्ये कमीत कमी (४५) झाडे लावून त्यांचे संगोपन करावे.

१९. जागेवरील झाडे तोडावयाची झाल्यास प्रथम सक्षम प्राधिकरणा मार्फत परवानगी घेण्यात यावी.

२०. जागेवर विद्युत वाहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी संबंधीत खात्याकडून काढुन घ्यावी, नंतरच बांधकाम सुरु करावे.

२१. अंतर्गत विकासाच्या कामा बाबत (Self Development) आदेश क्रमांक जा.क्र./मनपा/नरवि/ससंगर/ २०१७/९३९ दिनांक २९/०४/२०१७ चा आदेश अर्जदार यांच्यावर बंधनकारक राहील.

२२. सदरील योजने (Scheme) मधील सर्व रस्ते, पाणी पुरवठा, जलनिसा:रण, विद्युत, दिवा बत्ती इत्यादी सर्व सोई सुविधांची देखभाल दुरुस्तीची कायम स्वरुपी जबाबदारी विकासक तथा या योजनेतील सर्व गाळेधारक यांची राहील.

२३. अंतर्गत विकासाची करावयाची कामे,

१) अंतर्गत रस्ते खंडीकरण व डांबरीकरण अथवा कॉंक्रेटीकरण करणे. (यात गृह निर्माण योजनेतुन जाणाऱ्या विकास योजना रस्त्याचा त्याचा मालकी हक्क मर्यादेपर्यंत विकास करण्याचा समावेश राहील. (२) जलनि:सारण व जलवाहिनी टाकणे. (३) विद्युत खांबासह विद्युत दिवे लावणे. (४) आवश्यकता असल्यास नाला ट्रेनिंगसाठी रिटेनिंग वॉल बांधणे. (५) जलनि:सारणाची महानगरपालिकेचे जलनि:सारण वाहिनीस जोडणी

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Seal of the Sub-Registrar No-2 AURANGABAD

होईपर्यंत सार्वजनिक एकत्रित स्वरुपात वा आवश्यक असल्यास वैयक्तिक स्वरुपात आवश्यक त्या क्षमतेचा Septic Tank बांधणे. Waste Water Treatment Plant बांधणे व Operate व Maintenance करणे. (६) पाणी पुरवठा (जलवाहीनी) ची कामे करणे.(७) रस्त्यालगत गटाराची व्यवस्था करणे. (८) खुल्या जागेचा सर्वकष विकास करणे.(०९) प्रस्तावित सर्व इमारतीसाठी पोच रस्त्याचा सर्वकष विकास करणे.
वर नमुद अंतर्गत विकासाची कामे पुर्ण करुन त्या बाबत पूर्णत्वाचे प्रमाणपत्र भोगवटा प्रमाणपत्र वेळी सादर करावीत. या बाबत दिनांक २६/०३/२०२१ रोजी दिलेले नोटरीकृत हमीपत्र अर्जदार यांच्यावर बंधनकारक राहील. (नोटरी विधिज्ञ श्री. जी.एम.मुनेश्वर)

२४. महाराष्ट्र मालकी हक्काचा (बांधकामाचे प्रवर्तन, व्यवस्थापन आणि हस्तांतरण यांचे नियमन) अधिनियम १९६९ चे कलम ३ मधील देण्यात आलेल्या जबाबदाऱ्याचे पालन करणे विकासकावर बंधनकारक राहील. तसेच कलम-१० नुसार सहकारी संस्था नोंदणीसाठी आवश्यक सभासद संख्या झाल्यानंतर विकासकाने चार महिण्याच्या आत संस्थेची नोंदणी करणे विकासकावर बंधनकारक राहील.

२५. महाराष्ट्र मालकी हक्काच्या फ्लॅट अधिनियम १९६३ चे कलम-११ नुसार विकासकाने सहकारी संस्था किंवा लिमीटेड कंपनी स्थापन केल्यानंतर इमारत बांधलेल्या जमीनीचे हक्क हितसंबंध संस्था नोंदविल्यापासून चार महिण्याच्या आत संस्थेस हस्तांतरीत करणे विकासकावर बंधनकारक राहील.

२६. बांधकाम परवानगी आदेशामधील सर्व अटींची माहिती गाळेधारक, फ्लॅट धारकांना देणे विकासकावर बंधनकारक राहील.

२७. अंतर्गत विकासाची कामे अर्जदार स्वत: करणार आहेत. अंतर्गत विकास कामासाठी महानगरपालिका कोणताही खर्च करणार नाही. तसेच अर्जदार/ संस्था कोणत्याही नागरी सुविधाची मागणी महानगरपालिकेकडे करणार नाही. अंतर्गत विकास कामा बाबत नोटरीकृत शपथपत्र / करारनामा दिलेला आहे. सदर शपथपत्र अर्जदारावर बंधनकारक राहील.

२८. अंतर्गत विकासाच्या कामाची कायमस्वरुपी देखभाल व दुरुस्ती करण्याची जबाबदारी अर्जदारावर राहील.

२९. जोत्याचे प्रमाणपत्र घेण्यापूर्वी सर्व इमारती सक्षम कार्यालया मार्फत मोजणी नकाशावर बसवून तसा मोजणी नकाशा या कार्यालयात सादर करणे आवश्यक राहील.

३०. विकास नियंत्रण नियमावलीनुसार Waste Water Recycling, Solar System &, Rain Water Harvesting करीताची अंमलबजावणी करणे अर्जदारास बंधनकारक राहील.

३१. बांधकामाच्या इमारतींना जाळीद्वारे बंदिस्त व आच्छादित करुन त्या संदर्भाने इतर सुरक्षात्मक उपाय योजना करणे तसेच सार्वजनिक रस्त्यांवर आणि सार्वजनिक जागांवर बांधकाम साहित्याची साठवणूक न करणे व इमारतींच्या बांधकामामुळे निर्माण होणारी धुळ हवेत पसरुन हवेचे प्रदुषण होणार नाही या संदर्भाने दक्षता घेणे अर्जदारास/विकासकास बंधनकारक राहील.

३२. सदर बांधकामा करीता आवश्यक असणारे पाणी महानगरपालिकेच्या जल मल केंद्रातून (STP) उपलब्ध करुन घेण्यात यावे. भोगवटा प्रमाणपत्र प्रस्तावा सोबत इमारतीच्या बांधकामास आवश्यक पाणी सदर केंद्रामधून उपलब्ध करुन घेतल्याबाबतचे संबंधीत विभागाचे प्रमाणपत्र सादर करणे अर्जदार यांच्यावर बंधनकारक राहील.

३३. Promoter should obtain Maha RERA Registration as per section 3 of the Real Estate (Regulation & Development) Act,2016

३४. सद्यस्थितीत महानगरपालिकेस पाणी पुरवठा करणे शक्य नाही. जेव्हा महानगरपालिकेकडे अतिरीक्त पाणी उपलब्ध होईल त्यावेळी आपणांस पाणी पुरवठा करणे शक्य होईल. तरी पाणी पुरवठा बाबत अर्जदारास आग्रह धरता येणार नाही.

३५. प्रस्तावित मिळकतीच्या (सर्व्हे नंबर २६ च्या) क्षेत्र मर्यादेत अर्जदाराने नाल्याच्या बाजुने संरक्षित भिंतीचे बांधकाम केलेले आहे.

३६. गट क्रमांक १५३/पैकी मौजे हर्सूल औरंगाबाद येथे Folio No. 03/41 TDR CERTIFICATE No. AMC/TP/DRC//38/2020 Date 16/12/2020 अन्वये तयार झालेल्या टि.डी.आर क्षेत्रापैकी २९०.०० चौ.मी (F.S.I. CREDIT) क्षेत्र सदर मिळकतीवर वापरण्यात आलेले आहे..

३७. सद्यस्थितीत महानगरपालिकेस पाणी पुरवठा करणे शक्य नाही. जेव्हा महानगरपालिकेकडे अतिरीक्त पाणी उपलब्ध होईल त्यावेळी आपणांस पाणी पुरवठा करणे शक्य होईल. तरी पाणी पुरवठा बाबत अर्जदारास आग्रह धरता येणार नाही.

(प्रशासकीय तजविज दि. १७/०२/२०२१)

प्रशासक,
औरंगाबाद महानगरपालिका
यांचे करीता.

O. C. Signed by A.D.T.P.

Seal of the Sub-Registrar No.2 दुय्यम निबंधक औरंगाबाद क्र. २ AURANGABAD

प्रतिलिपी :-
०१. मा. जिल्हाधिकारी, औरंगाबाद यांना माहितीस्तव सादर.
०२. प्रशासकीय अधिकारी विभाग क्रमांक ०४ यांना माहितीस्तव व योग्य त्या कार्यवाहीस्तव.

सूचना

०१. जमीनीचे अनाधिकृत प्लॉटींग/गुंठेवारी करणे /विना परवानगी बांधकाम करणे, मंजूर परवानगीचे विरोधात बांधकाम करणे , भोगवटा प्रमाणपत्र घेतल्याविना इमारतीचा वापर करणे, परवानगी विना जमीनीचा/इमारतीचा वापर बदलणे. मंजूर परवानगी आदेशातील अटी शर्तींचे उल्लंघन करणे, इत्यादी बाबी या महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम ,१९६६ चे कलम ५२,५३,५४, च्या तरतुदीनुसार अजामीनपात्र दखलपात्र गुन्हा (Nonbailable Cognizable Offence) ठरविण्यात आले असून अपराध सिध्द झाल्यानंतर (After Conviction) संबंधीत जमीन मालक , विकासक, गुत्तेदार, अभिकर्ता,भोगवटादार या पैकी जे कोण संबंधीत असतील त्यांना एक महीना ते तीन वर्षे पर्यंत कैद किंवा रुपये २०००/- ते रूपये ५०००/- पर्यंत दंड किंवा दोन्ही या प्रमाणे शिक्षेची तरतुद आहे .

०२. वरील प्रकारच्या अनाधिकृत विकासाबाबत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम ,१९६६ चे कलम - ५२, ५३, ५४ नुसार औरंगाबाद महानगरपालिका इतर कोणतीही संबंधीत जमीन मालक, विकासक, गुत्तेदार , अभिकर्ता, भोगवटा धारक, यांचे विरोधात संयंधीत पोलिस स्टेशन कडे लेखी फिर्याद दाखल करु शकते. (महाराष्ट्र शासन नगरविकास विभाग यांचेकडील शासकीय परिपत्रक क्रमांक टी. पी.बी ४३८३ /१६५९/यु.डी.- ५ दि. १५ जुन १९८३).

०३. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ५३ (१) नुसार वरील अनुक्रमांक १ मध्ये नमुद अनाधिकृत विकास हे कायमस्वरुपी अनाधिकृत विकास ठरविण्यात आले असुन त्यानंतही संबंधीत जमीन मालक, विकासक, गुत्तेदार, अभिकर्ता, संबंधित शासकीय/ निमशासकीय संस्था किंवा खाजगी व्यक्ती यापैकी जे कोण संबंधीत असतील त्यांचे विरुध्द पोलिस स्टेशनकडे लेखी फिर्याद दाखल करु शकते. भोगवटादार जे जे कोण संबंधित असतील त्यांचे विरुध्द पोलिस स्टेशनकडे लेखी फिर्याद दाखल करु शकते.

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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 : P51500029599

Project: Parvati Enclave , Plot Bearing / CTS / Survey / Final Plot No.:Gut No 26/1 Himayatnagar Aurangabad at Aurangabad (M Corp.), Aurangabad, Aurangabad, 431001;

1. Sakshi Builders having its registered office / principal place of business at *Tehsil: Aurangabad, District: Aurangabad, Pin: 431001.*
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, Rates 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 schedule 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 entire of the amounts to be realised hereinafter 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 receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from 11/06/2021 and ending with 30/12/2024 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 herein, as per the Act and the rules and regulations made there under.

Seal of the Sub-Registrar No.2 AURANGABAD

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:11-06-2021 23:12:55

Dated: 11/06/2021
Place: Mumbai

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

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मुखत्यारनामा आम सर्वाधिकार पत्र

लिहुन घेणार : साक्षी बिल्डर्स तर्फे भागीदार

श्री.संभाजी रामकृष्ण अतकरे

वयः-४३ धंदाः-व्यापार

रा.३३,एन-४,सिडको,औरंगाबाद.

(ADHAR No-222710977858)

लिहुन देणार : साक्षी बिल्डर्स तर्फे भागीदार

१) श्री.अर्जुन रामकृष्ण अतकरे

वयः-३२ वर्षे धंदा-व्यापार

रा.३३,एन-४,सिडको,औरंगाबाद.

(ADHAR No-480589525882)

२) श्री.संभाजी रामकृष्ण अतकरे

वयः-४३ धंदाः-व्यापार

रा.३३,एन-४,सिडको,औरंगाबाद.

(ADHAR No-222710977858)

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कारणे मुखत्यार आम लिहुन देण्यात येते की, आमच्या मालकीची मे.साक्षी बिल्डर्स या नावाने नोंदणीकृत भागीदारी संस्था असुन आमचा जमीन खरेदी विक्री व जमिनीवर घरांचे व फ्लॅटचे बांधकाम करुन त्यांची विक्री करण्याचा व्यवसाय आहे.व त्या करीता आमच्या संस्थेच्या मालकी व ताब्यातील जमीनी तसेच बांधकाम केलेल्या सदनीकांची,रो-हाउस, फ्लॅटस,दुकाने ई.कोणत्याही प्रकारची मालमत्ता विक्री तसेच खरेदी करण्यासाठी तुमच्या हक्कात मुखत्यारपत्र करुन देत आहोत तुम्हांस मुखत्यारे आम म्हणुन नेमत असुन खालीलप्रनाणे अधिकार प्रदान करीत आहे.

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22/05/2017 4 16:52 PM

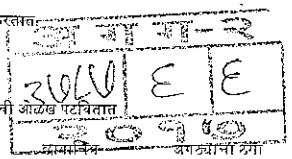
दस्त गोषवारा भाग-2

अगग2
दस्त क्रमांक:3787/2017

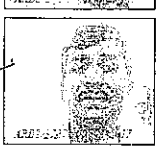
दस्त क्रमांक :अगग2/3787/2017
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:साक्षी बिल्डर्स तर्फे भागीदार श्री.संभाजी रामकृष्ण अतकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -43 , रोड नं: एन-4,सिडको,औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :- स्वाक्षरी:		
2	नाव:साक्षी बिल्डर्स तर्फे भागीदार श्री.अर्जुन रामकृष्ण अतकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: एन-4,सिडको,औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-32 स्वाक्षरी:-		
3	नाव:साक्षी बिल्डर्स तर्फे भागीदार श्री.संभाजी रामकृष्ण अतकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: एन-4,सिडको,औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:22 / 05 / 2017 04 : 13 : 58 PM



ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	ओळखकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंदिप सुरेश लगड - - वय:34 पत्ता:सिडको,औरंगाबाद पिन कोड:431001	स्वाक्षरी		
2	नाव:श्री.नरेंद्र रामधाम चव्हाण वय:33 पत्ता:हर्सूल,औरंगाबाद पिन कोड:431001	स्वाक्षरी		

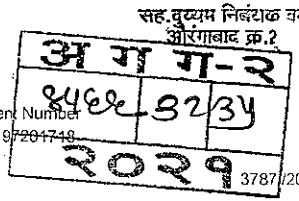


एकत्रित कुलमुखत्यार येते की वरील दस्तऐवज करुन देणा-या पक्षकाराने वरील ई पाने
शिक्षा क्र.4 ची वेळ:22 / 05 / 2017 04 : 14 : 57 PM आहेत नोंदणी पुस्तक क्रं.४ चे अनुक्रमांक ३७४७ वर नोंदविला.

शिक्षा क्र.5 ची वेळ:22 / 05 / 2017 04 : 15 : 31 PM नोंदणी पुस्तक क्र.४ दि. २२/५/2017

Joint S R Aurangabad II

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.२



3787/2017

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001514561201718E	0000934197201718

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भारत सरकार
Government of India

नरेंद्र रामदास चव्हाण
Narendra Ramdas Chavan
जन्म तारीख/DOB: 23/10/1983
पुरुष/ MALE

Issue Date: 20/12/2017
Download Date: 02/01/2021

8502 8645 5719
VID : 9169 5894 8515 5769

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O रामदास चव्हाण, फ्लॅट-बी-1, गट-229/2, अजिंक्य तारा अपार्टमेंट लदवाडा रोड, रामेश्वर पुरम 3, होनाजी नगर हर्सूल, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O Ramdas Chavan, Flat-B-1 Gut-229/2, AJINKYA TARA APP, Jatwada Road, RAMESHWAR PURAM 3, HONAJI NAGAR Harsul, Aurangabad, Aurangabad, Maharashtra - 431001

8502 8645 5719
VID : 9169 5894 8515 5769

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भारत सरकार
GOVERNMENT OF INDIA

संभाजी रामकृष्ण अतकरे
Sambhaji Ramkrishna Atkare
जन्म तिथि / DOB : 16/05/1973
पुरुष / MALE

2227 1097 7858

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O रामकृष्ण अतकरे, तापडिया पार्क मागे, 33, राधा-कृष्ण, पारिजात नगर, एन-४, सिडको, सिडको, औरंगाबाद, महाराष्ट्र - 431003

Address
S/O Ramkrishna Atkare 33, RADHA-KRISHNA, PARIJAT NAGAR, N-4, CIDCO BEHIND TAPADIA PARK CIDCO Aurangabad Maharashtra - 431003

2227 1097 7858

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Download Date: 7/2/2018
Generation Date: 11/07/2011

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LAGAD SANDEEP S
SURESH SHIVRAM LAGAD
Permanent Account Number
ACHPL9962F

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SAKSHI BUILDERS

01/05/2009
Permanent Account Number
ABOFS2748C

Seal of the Sub-Registrar No.2 सह दुय्यम निबंधक औरंगाबाद क्र. २ यांची मोहर
AURANGABAD

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159/4566
सोमवार,14 जून 2021 1:55 म.नं.

दस्त गोषवारा भाग-1

अगग2
दस्त क्रमांक: 4566/2021

दस्त क्रमांक: अगग2 /4566/2021

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

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

अ. क्रं. 4566 वर दि.14-06-2021

रोजी 1:53 म.नं. वा. हजर केला.

पावती:5660 पावती दिनांक: 14/06/2021

सादरकरणाराचे नाव: मे.साक्षी विल्डर्स तर्फे भागीदार 1.श्री.अर्जुन रामकृष्ण अतकरे व 2.श्री.संभाजी रामकृष्ण अतकरे यांच्या तर्फे मु.आम म्हणुन व स्वतःश्री.संभाजी रामकृष्ण अतकरे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकुण:	800.00

दस्त हजर करणाऱ्याची सही:

Joint S R Aurangabad II

Joint S R Aurangabad II

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 14 / 06 / 2021 01 : 53 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 06 / 2021 01 : 54 : 50 PM ची वेळ: (फी)

Seal of the Sub-Registrar No.2 AURANGABAD

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दस्त गोषवारा भाग-2

अगग2
दस्त क्रमांक:4566/2021

दस्त क्रमांक :अगग2/4566/2021
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.साक्षी बिल्डर्स तर्फे भागीदार 1.श्री.अर्जुन रामकृष्ण अतकरे व 2.श्री.संभाजी रामकृष्ण अतकरे यांच्या तर्फे मु.आम म्हणुन व स्वत:श्री.संभाजी रामकृष्ण अतकरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एन-4,सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 06 / 2021 01 : 55 : 28 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संदिप सुरेश लगड - - वय:38 पत्ता:सिडको,औरंगाबाद पिन कोड:431001		
2	नाव:नरेंद्र रामदास चव्हाण - - वय:38 पत्ता:हर्सुल,औरंगाबाद पिन कोड:431001		

स्वाक्षरी

स्वाक्षरी



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२०२१

शिक्का क्र.4 ची वेळ:14 / 06 / 2021 01 : 55 : 57 PM

Joint S R Aurangabad II

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAKSHI BUILDERS	eChallan	00040572021061250545	MH002152457202122E	500.00	SD	0001047457202122	14/06/2021
2		DHC		1406202105943	700	RF	1406202105943D	14/06/2021
3	SAKSHI BUILDERS	eChallan		MH002152457202122E	100	RF	0001047457202122	14/06/2021

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

4566 /2021

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प्रमाणित करण्यात येते की,सदर दस्तावेजात एकुण ३५ पाने आहेत,नोदणी पुस्तक क्र.1 चे अनुक्रमांक ४५६६वर नोंदला दि.१४/०६/२०२१

सह.दुय्यम निबंधक
औरंगाबाद