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पावली

Original/Duplicate

Thursday, October 20, 2022

सौपशील 39M

11:29 AM

Regn 39M

पावली क्र. 6596 दिनांक: 20/10/2022

माताचे नाव: महापुरवाडी

इस्तरेवजाचा अनुक्रमांक: अगन2-5351-2022

इस्तरेवजाचा प्रकार: विषमरेखण

सादर करण्याबाबचे मातः मातक - श्री. प्रकाश राजारामपंत अचमकर व स मातक - श्री. सोमिंद हरी
 विरे प्राप्ता ठेके मू.जा. व विभासक - से. श्री. काळुजान सर्फे - भावीदार - अनिल विष्णुपंत
 अहिमदाकर -

सोपशीली

₹. 100.00

इस्त हाताळणी श्री

₹. 1200.00

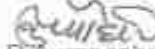
पुढाणी संख्या: 60

एकूण:

₹. 1300.00

आपलाग मुळ इस्त, बसलेल प्रिट, मुची-२ अवाजे

11:41 AM ह्या वेळीस मिळेल.


 Joint S R Aurangabad II

वाजार मुल्य: ₹. 1/-

मोवकसा ₹. 1/-

असलेल मुद्रांक मुल्य: ₹. 500/-

1) देवकसा प्रकार: DHC रकम: ₹. 1200/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: 1910202212748 दिनांक: 20/10/2022

विक्रीचे मात व घता:

2) देवकसा प्रकार: Chatan रकम: ₹. 100/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH008877159202223E दिनांक: 20/10/2022

विक्रीचे मात व घता:



CHALLAN
MTR Form Number-5



GRR 10W0587715002223E		BARCODE		Date 06/10/2022-17:25:44		Form ID 253	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No. (If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		MS SHREE CONSTRUCTION	
Location AURANGABAD				Flat/Block No.		PLOT NO. 41 AND 42 SURVEY NO 180	
Year 2022-2023 One Time				Premises/Building		MAYURGAN COLONY SHAHINOORWADI	
Account Head Details			Amount In Rs.		Road/Street		
000004001 Stamp Duty			200.00		Area/Locality		
0000063301 Registration Fee			100.00		TOWN/CITY/DISTRICT		
					PIN		
					Remarks (If Any)		
					Second Party Name - PRUKASH RAJARAMPANT BAWASKAR AND		
					GOVIND HARI KRIGE-		
					Amount In		
					200 Hundred Rupees Only		
Total			200.00		Worde		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Rat. No.	
				00040572022100678354		K060X09020	
Cheque/DD No.				Bank Date		RBI Date	
				06/10/2022-17:24:38		Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Schol No. , Date		Not Verified with Schol	

Document ID : 00000000
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
સરકાર દ્વારા એકલ દુકાન નિર્માણ કાર્યમાં એકમી કચ્છાવાળા વચગાંવી સરકાર અને, એકમી ન કચ્છાવાળા વચગાંવી સરકાર તરફથી
સહી :



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1910202212745	Date 19/10/2022
Received from self, Mobile number 0000000000, an amount of Rs.1200/- towards Document Handling Charges for the Document to be registered(SGA/UTA) in the Sub Registrar office B.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name MAHB	Date 19/10/2022
Bank CIN 10001532022101911774	REF. NH. 047581206
This is computer generated receipt, hence no signature is required.	



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

Receipt of Document Handling Charges

PRN 1910202212748

Receipt Date 20/10/2022

Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 5351 dated 20/10/2022 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name MAHB

Payment Date 19/10/2022

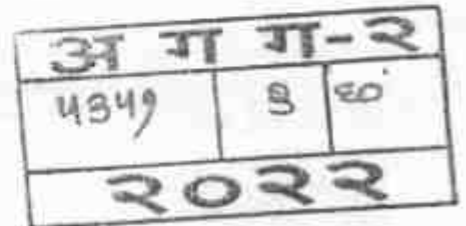
Bank CIN 10004152022101911774

REF No. 012562905

Deface No 1910202212748D

Deface Date 20/10/2022

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



Print Date 20-10-2022 11:33:12

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

THIS DECLARATION IS MADE TODAY ON THIS ^{7th} 20 DAY October
OF 2022 BY

SHRI. PRAKASH RAJARAMPANT BAWASKAR
Age : 66 years, Occupation – Retired Person,
Plot No. F/3, Windmil Village, Bavdhan,
PUNE-411021.
PAN No.ABLPB5130G

AND

SHRI. GOVIND HARI KINGE
Age : 77 years, Occupation – Retired Person,
Sadguru Krupa, Behind Laddhad Hospital,
BULDHANA-443001.
PAN No.ACHPK8156A

(Hereinafter called as PLOT Owner's which expression shall mean, include all
their heirs, successors, representatives, executors, administrators and assignees
etc.)

Through their Power of Attorney M/s Shree Construction
A registered partnership firm (PAN No.AEMFS5753G) through its
partners.

1. **Mr. ANIL VISHNUPANT AHERWADKAR,**
Age 67 years, Occupation – Business
R/o Plot No.49, Samarth Nagar, Aurangabad-431001
PAN No.AAPPA5472K

2. **Mr. VINAYAK SUDHAKARRRAO DESHMUKH,**
Age 49 years, Occupation – Business
R/o Plot No.2/13/513, Sai Sudha Nivas,Khadkeshwar,
Aurangabad-431001.
PAN No.AFMPPD9046A



(Hereinafter called as GRANTOR / BUILDER / DEVELOPER which expression
shall mean, include all their heirs, successors, representatives, executors,
administrators and assignees etc.)



AND WHEREAS THE GRANTOR/BUILDER/DEVELOPER Power of Attorney No.-5917 Dated 29/07/2021 (For Plot No.41) & Power of Attorney No.-8383 Dated 10/11/2021 (For Plot No.42) also obtained the construct on permission For Amalgamated Plot No.41 & 42, Survey No.18/2 AMC Letter No. O.W/AMC/NRV/USNR/2022/192 Dated 27.01.2022 of Mayur Ban Colony, Shahnoorwadi, from Municipal Corporation Aurangabad in Application File No. 674/17/2020-21, Building Permission Approval No.722/2020-21 Dated 27/01/2022.

THAT, the building being constructed on the Amalgamated Plot No.41 & 42, Survey No. 18/2, Mayur Ban Colony, Shahnoorwadi, Aurangabad, referred plot will be known as "SHREE RESIDENCY" and in no case the said name will be changed.

THAT, the building consists 20 Flats of Parking + 5 First floor, Second Floor, Third Floor, Forth Floor & Fifth Floor. The building covered parking is provided to flat owners. The building consist of Twenty Flats as shown in drawing all the rest marginal spaces are common for all the flats, they can use the margins as per their convenience for parking, gardening etc.

THAT, the upper floor are 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 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.

That the administration of "SHREE RESIDENCY" Condominium consists as above said building and parcel of the land described in Schedule-A of

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THAT, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act. So that the family unit of the upper floor may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and facility of the building each family unit holder having an exclusive and particular right, title, interest over his or her respective family unit 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 GRANTOR own one or more family units, the GRANTOR shall be subject to provisions of this Deed and of the Schedule-A and Schedule-B attached herewith and the GRANTOR consents to take no action which will adversely affect the right of the Association of the Apartment owner with respect to assurance against latent defects in the building or other rights assigned to the Association by reason of establishment of "SHREE RESIDANCY".

THAT, the general and/or restricted 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 facilities established herein shall not be changed except with the unanimous consent of All Apartment owners expressed in amendment to this deed duly registered.

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

THAT, each apartment owner shall comply within 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 for action to recover the sums or damages for injunction reliefs.



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THAT, 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 amended unless all of the mortgages covering the units un-anxiously all of the mortgages covering the units un-anxiously to such revocation or amendment or removal of the property from the plan by duly registered instruments.

THE, no apartment owner of a family exempt himself or herself 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. **Flat Owners have to Pay ONE TIME SERVICE CHARGES Contribution of RS. 1,00,000/- (Rs. One Lac Only.) & SOCIETY FORMATION CHARGES Rs. 10,000/- (Rs. Ten Thousand Only.) Per Flat Separately.**

THAT, all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner are subject to the provisions of this deed and that the mere building or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and satisfied.

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, where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage against the owner of such family unit, then neither the MORTGAGEE, nor the purchaser who, derives title no the family unit at such sale, or his successors or assignees shall be liable, for assessments by the association which became due prior to the acquisition of title by such acquirer, it

being understood, however, that the above shall not be construed to prevent the Association of Apartment owners from filing and claiming charge for assessments and enforcing same as provided by law, and that such charge be subordinate to such mortgage.



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THAT, in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owners against the letter for his share of the common expenses upto the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantee the amounts paid by the grantors therefore. However, any such grantee shall be entitled to a statement from the Manager or 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 by subject to a charge for, any unpaid assessments made by the Associations or Apartment owners, against the grantor in excess of the amount, therein set forth.

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

THAT, the manager, or board of managers of coverage shall be common expense to be paid by monthly assessment levied by the association of apartment 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 due. If FSI, of said plot increase in future, the BUILDER/DEVELOPER have right 50 % & PLOT OWNER have 50 % right to utilize the same FSI on last terrace of the building. No flat purchaser having any objection for the same. That, incase further construction is allowed by the Town planning authority in future, the Builder/Developer have 50 % & the have 50 % Plot owner MR. PRAKASH RAJARAMPANT BAWASKAR (Owner of Plot No.41) and MR. GOVIND HARI KINGE (Owner of Plot No. 42) can raise further construction either on the terrace of building or in the open space around the building and can dispose off the said construction to any body as per his choice provided that the purchaser of new construction will have to be the member of Association and they will have to may the regular subscription.

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on of the Association and further that, they will have right of voting as per the by 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 common for all unit holders. Common areas and facilities of the building will be as under

- 1) Part and parcel of the land described in Schedule - A
- 2) Total R.C.C. structure of the building
- 3) Compounds wall and main gate
- 4) Stair case on each floor
- 5) Underground water tank and electric motor installed thereon
- 6) Overhead tank
- 7) Bore well with electric motor there on
- 8) Plumbing network through out the building
- 9) Electric wiring network through out the building
Electric meter through which the electricity is supplied to the electric motors installed on the under ground water tank, bore well and also of the light fixed in common areas and facilities.
- 10) Last terrace of the building.

SCHEDULE - A

Part and parcel of the property bearing Mayurban Colony Amalgamated Plot No.41 & 42 Servey No. 18/2 area admeasuring $297.39 + 297.39 = 594.78$ Sq. Meters Bounded by :-

East	:	Plot No.40.
West	:	Plot No.43.
South	:	9 Mts. AMC Road.
North	:	Plot No.50 & 51



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Situated at Mayurban Colony, Sahanoorwadi, Aurangabad

SCHEDULE - B

Details of Flats

FLOOR	FLAT NO.	P.R. CARD AREA 594.0 SQ.M.	0.10 BASIC	0.50 PAID PREMIUM	T.D.R. 210.0 SQ.M.	ANCILLARY AREA	TOTAL BHP SQ.M.	REPA CARPET AREA
		(A)	(B)	(C)	(D)	(E)		
FIRST FLOOR	101	28.57	2.857	14.285	10.10	33.487	89.299	68.94
	102	30.54	3.054	15.27	10.80	35.797	95.461	68.65
	103	30.40	3.04	15.20	10.75	35.634	95.024	68.20
	104	29.29	2.929	14.645	10.35	34.33	91.544	66.60
SECOND FLOOR	201	28.57	2.857	14.285	10.10	33.487	89.299	68.94
	202	30.54	3.054	15.27	10.80	35.797	95.461	68.65
	203	30.40	3.04	15.20	10.75	35.634	95.024	68.20
	204	29.29	2.929	14.645	10.35	34.33	91.544	66.60
THIRD FLOOR	301	28.57	2.857	14.285	10.10	33.487	89.299	68.94
	302	30.54	3.054	15.27	10.80	35.797	95.461	68.65
	303	30.40	3.04	15.20	10.75	35.634	95.024	68.20
	304	29.29	2.929	14.645	10.35	34.33	91.544	66.60
FOURTH FLOOR	401	28.57	2.857	14.285	10.10	33.487	89.299	68.94
	402	30.54	3.054	15.27	10.80	35.797	95.461	68.65
	403	30.40	3.04	15.20	10.75	35.634	95.024	68.20
	404	29.29	2.929	14.645	10.35	34.33	91.544	66.60
FIFTH FLOOR	501	28.57	2.857	14.285	10.10	33.487	89.299	68.94
	502	30.54	3.054	15.27	10.80	35.797	95.461	68.65
	503	30.40	3.04	15.20	10.75	35.634	95.024	68.20
	504	29.29	2.929	14.645	10.35	34.33	91.544	66.60
TOTAL		594.0	59.40	297.0	210.0	696.24		



The Owner Plot No.41 Mr. Prakash Rajarampat Bawaskar
50% Share Consideration Allied Flat No. 401,402,403,404 & 501
by the Builder/developer.

AND

The Owner Plot No.42 Mr. Govind Hari Kinge, 50% Share
Consideration Allied Flat No. 301,302,303,304 & 201 by the
Builder/developer.

AND

The Builder/Developer 50% Share for
103,104,202,203,204,502,503 & 504



1. Flat No 101 is of Carpet Area 68.94 Sq. Meters Boundary's are : East Side - Flat No. 104, West Side- Plot No. 43, North Side-Flat No.102 & South Side - 9 Mets.AMC Road.
2. Flat No 102 is of Carpet Area 68.65 Sq. Meters Boundary's are : East Side - Flat No. 103, West Side- Plot No.43, North Side-Plot No.51 & South Side - Flat No. 101.
3. Flat No 103 is of Carpet Area 68.20 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.104 & South Side - Flat No. 104.
4. Flat No 104 is of Carpet Area 66.60 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.103 & South Side - 9 Mets.AMC Road.
5. Flat No 201 is of Carpet Area 68.94 Sq. Meters Boundary's are : East Side - Flat No. 104, West Side- Plot No. 43, North Side-Flat No.102 & South Side - 9 Mets.AMC Road.
6. Flat No 202 is of Carpet Area 68.65 Sq. Meters Boundary's are : East Side - Flat No. 103, West Side- Plot No.43, North Side-Plot No.51 & South Side - Flat No. 101.
7. Flat No 203 is of Carpet Area 68.20 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.104 & South Side - Flat No. 104.
8. Flat No 204 is of Carpet Area 66.60 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.103 & South Side - 9 Mets.AMC Road.
9. Flat No 301 is of Carpet Area 68.94 Sq. Meters Boundary's are : East Side - Flat No. 104, West Side- Plot No. 43, North Side-Flat No.102 & South Side - 9 Mets.AMC Road.
10. Flat No 302 is of Carpet Area 68.65 Sq. Meters Boundary's are : East Side - Flat No. 103, West Side- Plot No.43, North Side-Plot No.51 & South Side - Flat No. 101.
11. Flat No 303 is of Carpet Area 68.20 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.104 & South Side - Flat No. 104.
12. Flat No 304 is of Carpet Area 66.60 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side-Flat No.103 & South Side - 9 Mets.AMC Road.



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- 13 Flat No 401 is of Carpet Area 68.94 Sq. Meters Boundary's are : East Side - Flat No. 104, West Side- Plot No. 43, North Side - Flat No. 102 & South Side - 9 Mets. AMC Road.
- 14 Flat No 402 is of Carpet Area 68.65 Sq. Meters Boundary's are : East Side - Flat No. 103, West Side- Plot No. 43, North Side - Plot No. 51 & South Side - Flat No. 101.
- 15 Flat No 403 is of Carpet Area 68.20 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side - Flat No. 104 & South Side - Flat No. 104.
- 16 Flat No 404 is of Carpet Area 66.60 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side - Flat No. 103 & South Side - 9 Mets. AMC Road.
- 17 Flat No 501 is of Carpet Area 68.94 Sq. Meters Boundary's are : East Side - Flat No. 104, West Side- Plot No. 43, North Side - Flat No. 102 & South Side - 9 Mets. AMC Road.
- 18 Flat No 502 is of Carpet Area 68.65 Sq. Meters Boundary's are : East Side - Flat No. 103, West Side- Plot No. 43, North Side - Plot No. 51 & South Side - Flat No. 101.
- 19 Flat No 503 is of Carpet Area 68.20 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side - Flat No. 104 & South Side - Flat No. 104.
- 20 Flat No 504 is of Carpet Area 66.60 Sq. Meters Boundary's are : East Side - Plot No. 40, West Side- Flat No. 102, North Side - Flat No. 103 & South Side - 9 Mets. AMC Road.



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SCHEDULE - D
BYE LAWS OF "SHREE RESIDANCY"
Chapter - 1

I. SHORT TITLE AND APPLICATION :

These Bye laws may be called the bye laws of the "SHREE RESIDANCY"

ii) The provisions of these bye laws apply to the "SHREE RESIDANCY"

All present or future owners, tenants, future tenants, or their 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 more acquisitions or rental or taking or licence of any of the family units (hereinafter referred to as Units) of the building or mere act of occupancy of any of the said ratified, and will be complied with.

II. DEFINITIONS :

In these bye laws, unless the context requires otherwise.

- a) "Act" means the Maharashtra Apartment Ownership Act 1970
- b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of "SHREE RESIDANCY".
- c) Board means Board of Managers consisting of 3 persons all of whom shall be owners of apartment in "SHREE RESIDANCY".
- d) Building means the building located at Amalgamated Plot No.41 & 42 Survey No.18/2, Mayurban Colony, Shahnoorwadi, Aurangabad and known as "SHREE RESIDANCY" and included the land forming part thereof.
- e) "Declaration" means the Declaration which the sole owner of the building or all the owners of building have executed and registered as provided in section 2.
- f) Majority of Owners means those owners holding 51 per cent of the votes in accordance with the percentages assigned in the Declaration.



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- g) "Owner" of "Apartment Owner" means the person owning an Apartment in "SHREE RESIDANCY".
- h) "Section" means a section of the Act.
- i) "Unit" means a family unit in "SHREE RESIDANCY".
- j) "Registrar" means the Registrar of co-operative societies.
- 2) Words and expressions used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the Act.

3) **APARTMENT OWNERSHIP**

The Building is located at Amalgamated Plot No.41 & 42 Survey No. 18/2, Mayur Ban Colony, Shahnoorwadi, Aurangabad known as "SHREE RESIDANCY" is submitted to the provisions of the Act.

4) **OBJECT OF ASSOCIATION :**

- (1) The Objects of the Association shall be ...
- a) To be and to act the Association of Apartment owners of the building called "SHREE RESIDANCY" (hereinafter called as the said building) who have filed their respective Declaration submitting their apartment to the provisions of the Act.
- b) To invest or deposit moneys.
- c) To provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary by raising loans for that purpose.
- d) To retain and licence if possible, suitable portions of common areas to outsiders for commercial purpose, and to distribute the common profits left after deducting the common expenses against the Apartment owners as common profits or accumulate same for building up a reserve fund;
- e) To provide and do all and many of the matters provided in sub-section (2) of section 16;
- f) To advance with the consent of the Apartment owners, any short term loans to any apartment owners in case of any emergent necessity, and to provide for the repayment thereof in lump sum or in instalment.

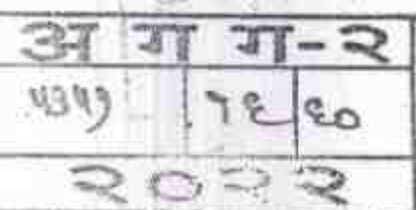


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- g) To establish and carry on, on its own account or jointly with individuals or institutions educational, physical, social and recreative activities for each benefit of the apartment owners :-
 - h) To frame rules, with the approval of the general meeting of the Association and after consulting the competent authority and may establish provident fund, if necessary, for the benefit of the employees of the Association;
 - i) To do all things necessary or and otherwise provided for the attain of the objects specified in these bye laws.
- (2) The Association shall not act beyond the scope of its objects without duly amending the provisions of these by laws for the purpose.

5) MEMBERS OF ASSOCIATION :

- (1) All persons who have purchased apartment in "SHREE RESIDANCY" and executed respective Declaration under section 5 submitting their apartment to provisions of the act shall automatically be the members of the Association and pay the sum of the rupee as entrance fee and may purchase at least one share of the face value of Rs.100/- each. Each apartment owner shall receive a copy of the bye laws on payment of one rupee.
- (2) Upon any apartment owners selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or donee shall automatically become a member on payment of the entrance fee of one rupee. The shares held by an apartment owner shall be transferred in the name of such purchaser or donee on payment of one rupee to the Association.
- (3) On the death of apartment owner, his apartment shall be transferred to the person or persons to whom the bequest the same by his will or to the legal representative 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 owners maintained by the Secretary for the purpose of administration of the "SHREE RESIDANCY" as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian for such minor.



6) **JOINT APARTMENT OWNERS :**

Where 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 vote.

7) **HOLDING OF THE SHARE COMPULSORY :**

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

8) **DISQUALIFICATION :**

No Apartment Owner shall be entitled to vote on the questions of 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 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 elections to the Board would take place.

Chapter II

Voting, Quorum and Proxies :

9) **VOTING :**

Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the declaration.

10) **QUORUM :**

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

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

Chapter III

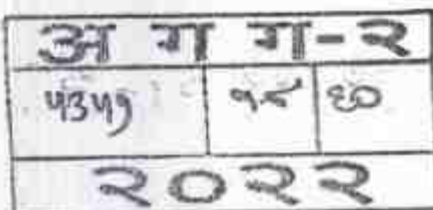
Administration

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

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- 13) **PLACE OF MEETINGS** : Meetings of the Association shall be held at suitable place convenient to the owners as may from time to time designated by the Association.
- 14) **ANNUAL MEETINGS** : The First annual meeting of the association shall be held on 30-9-2024. Therefore, the annual meeting of the Association shall be held on the 1st of Jan. each succeeding year. At such meetings there shall be elected by ballot of the Apartment owners a Board of Managers in accordance with the requirement of by law 23. The owners may also transact such other business of the Association as may properly come before them.
- 15) **SPECIAL MEETINGS** : It shall be the duty of president to call a special meeting of the apartment owners as directed by resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be the Registrar or any officer duly authorized by him on its behalf. The notice of any special meeting shall state the time 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 owners present in persons.
- 16) **NOTICE OF MEETING** : It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is so held, to each apartment owners, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law shall 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.

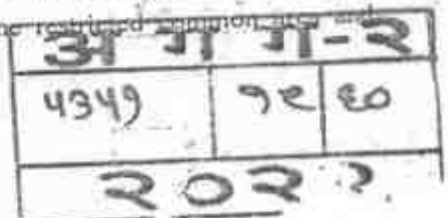


- 17) **ADJOURNED MEETING** : If any meeting of owners cannot be organized because a quorum has not attended the owner who present may adjourn the meeting to time not less than forty eight hours from the time original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than two shall form quorum.
- 18) **ORDER OF BUSINESS** : The order of business at all meeting of the owners of units shall be as follows :
- Roll Call
 - Proof of notice of meeting or waiver of notice
 - Reading of minutes of preceding meeting
 - Report of Officers
 - Report of the Housing Commissioner or the Registrar, or of the officer duly authorized by them, if present
 - Report of Committees
 - Election of Board Managers
 - Unfinished business if any
 - New business

CHAPTER IV

(Board of Managers)

- 19) **MANAGEMENT OF ASSOCIATION** : The affairs of the Association shall be governed by a Board of Managers.
- 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 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 to be exercised and done by the owners.
- 21) **OTHER DUTIES** : In addition to duties imposed by these bye law or by resolutions of the Association, the Board shall be responsible for the following that is to say:
- Care, upkeep and surveillance of the "SHREE RESIDENCY" the common areas and facilities and the restricted common areas and facilities.



- b) Collection of monthly assessment from the owners.
 - c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "SHREE RESIDENCY" the common areas and facilities and the restricted common areas and facilities.
 - d) To provide 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 Treasurer, 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 cash balance and deal with other miscellaneous business.
 - g) To see that cash book is written up promptly and is signed daily by one of the members of the Board, authorized in this behalf.
 - 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.
- 23) **ELECTION AND TERM OF OFFICE** : At the 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. 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 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 than 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 Manager until a successor is elected at the next annual meeting Association.

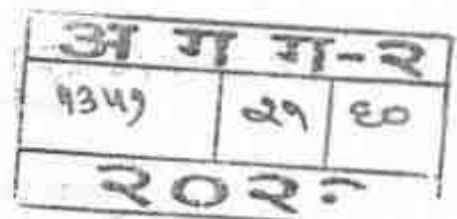
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- 30) **QUORUM** : At all meeting if the Board, one third of the total strength of the managers shall constitute a quorum for the transaction of business, and the acts or the managers presents at the meeting at which a quorum is present acts or the managers present shall be the acts if the Board. If at any meeting of the Board there be less than a quorum present the majority of those persons may adjourn the meeting, time to time. At any such adjourned meting, any, business, which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.
- 31) **FIDELITY BOND** : The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

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 Assistant Secretary and such other officers as in their judgement 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 OFICERS** : The officers of the Association shall be elected annually the Board at the organization meeting of each new board and shall hold offices at 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.



- 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 owners and a successor may then and there be elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be in the meeting.
- 26) **ORGANISATION 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 Manager at the meeting at which such Manager were elected and no notice shall be necessary to the newly elected Managers 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 a majority of Managers, but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each manager personally or by mail, or telegraph, at, least three days prior to the day named for such meetings.
- 28) **WAIVER MEETING** : Special meetings of the Board may be called by the president on three days notice shall state the time, place (as hereinabove provided) 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 three manager.
- 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 of a manager at any meeting of the Board shall be a waiver of notice by him, of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

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CHAPTER VI

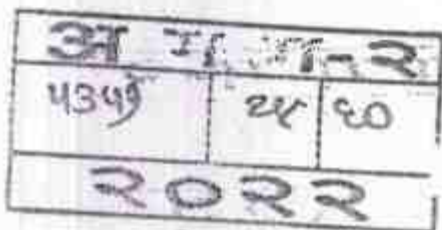
Obligations of the Apartment Owners

- 39) **ASSESSMENTS :** All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the **SHREE "RESIDANCY"** 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 perorate 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 Replacements.
- 40) **MAINTENANCE AND REPAIR :**
- (1) Every Owner must perform promptly, all maintenance and repair work within his own unit which if omitted would affect the **"SHREE RESIDANCY"** in entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so end-gaga.
 - (2) All the repairs of internal installations of the unit such as water, light gas, power, sewage, telephone are 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.
 - (3) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas and facility damaged through his fault.
- 41) **USE OF FAMILY UNITS INTERNAL CHANGES :**
- (1) All Units shall be utilized for residential purpose only.
 - (2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying of the Board, if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time, shall mean that there is no objection to the proposed modification, alteration of installation.



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- 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 owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.
- 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 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 President, shall also perform such other duties as shall from time to time be imposed upon him Board.
- 37) **SECRETARY** : The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board may direct and he shall in general, perform all the duties incidental 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 accounts of responsible for keeping full and accurate accounts or all receipts and disbursements in books belonging to all receipts and disbursements in books belonging to all receipts and disbursements in books belong into the Association. He shall responsible for the deposits of all moneys and other valuable effects in the name and to the credit of the Association such depositaries as may from time to time be designated by the Board.



CHAPTER VI

Obligations of the Apartment Owners

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42) **Use of Common Areas and Facilities and restricted Common Area Facilities :**

- (1) An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas, of "SHREE RESIDANCY" and facilities of a similar nature both common and restricted any furniture, packages, or objects of any kind such areas shall be used for no other purpose than for normal transit through them.

43) **RIGHT OF ENTRY :**

- (1) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association Inc. as of an emergency originating in or threatening his unit whether the owner is present at the time or not.
- (2) An owner shall permit other owners, or their representative when so required to enter his unit for the purpose of performing installations, alterations, or repairs to the mechanical or electrical 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.

44) **RULES OF CONDUCT :**

- (1) No resident of "SHREE RESIDANCY" shall post any advertisement, or posters of any kind in or on the building except as authorized by the Association.
- (2) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal sanitary by laws or regulations.
- (3) It is prohibited to hang garments, rugs etc from the windows balconies or from any of the facades of the "SHREE RESIDANCY".
- (4) It is prohibited to dust rugs, etc. from windows or clean rugs, etc by beating on the exterior part "SHREE RESIDANCY".



- (5) It is prohibited to throw garbage or fresh outside the disposal installations provided for such purpose, in the service areas. If such installations is not provided, all garbage or fresh shall be collected in a Vessel and thrown in the Municipal Dustbin.
- (6) No owner resident or lessee shall install wiring for electrical or telephone installation, television antenna machines of air conditioning units, etc. on the exterior of the "SHREE RESIDANCY" or that protrude through the walls of the roof of that condominium except as authorized by the Association.

CHAPTER VII

45) FUNDS :

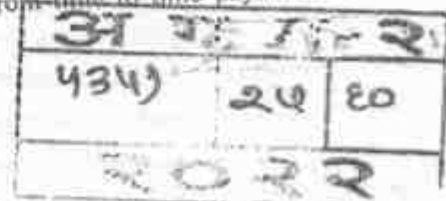
Funds may be raised by the Association in all or any of the following ways, namely :

- by shares
- by contributions and Donations from the apartment owners.
- From Common profits which shall form the nucleus of the reserve fund.
- Buy raising loans, if necessary subject to such terms and conditions as the Associations, 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.

- in the Central co-operative Bank or in the State co-operative Bank or;
- in any of the securities specified in section 20 of the Indian Trusts Act. 1882, or;
- 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 owners in the locality in which the "SHREE RESIDANCY" is situated, 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 rules thereof.



48) **ACCOUNTS :**

- (1) In a Banking account shall be opened by the Association in to which all moneys received on behalf of the Association shall be paid provided that the Secretary may retain in his personal custody an amount not exceeding Rs. 100/- for petty expenses. All payment above Rs.20/- shall be made by cheque signed by the secretary, and one member of the board.
- (2) Each Apartment owner shall have pass book in which the secretary shall enter amounts paid to or received for his share, in receipts of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any on respect of the apartments.
- (3) The Association shall on or before 31st July, in each year publish an audited financial statement in each year publish an audited financial statement in respect of the common areas and facilities containing.
- (4) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of Association and a copy thereof, shall be submitted to the competent authority not later than 15th August.
- (5) Every financial statement shall be accompanied by a complete list of the apartment owners.
- (6) There shall also accompany the financial statement shall state up to what date profits and expenses of common areas are included.

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 conspicuous 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 hereinbefore provided and shall examine the annual return, and verify the same as found by him to be correct duly vouched and accordance with law, or specially report to the association in what respect he finds it incorrect, unvouched or not accordance with law.

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- 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 require notice.

CHAPTER VIII

- 52) **NOTICE TO ASSOCIATION** : An owner who mortgages his units, shall notify the Association through the Manager. If any or president of the board, in the event there is no Manager, the name and address of his mortgagee; and the Association shall maintain such information in a book entitled Mortgagees or Units".
- 53) **NOTICE OF UNPAID ASSESSMENTS** : The Association shall the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER IX

Compliance

- 54) **COMPLIANCE** : These bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act 1970. In case any of these bye-laws 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



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CHAPTER X

Amendments to plan Apartment Ownership

- 56) **AMENDMENTS OF BY-LAWS** : These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75% of the total value of all unit in the "SHREE RESIDANCY" as shown in the declarations

IN WITNESS WHEREOF this declaration is executed today ⁷⁰ 20 day of October 2022 at Aurangabad.

SIGNED, SEALED AND DELIVERED

By the with in named Owner

Shri. Prakash Rajarampant Bawaskar

Shri. Govind Hari Kange

Through GPA Holder

By the with in named Partner/Grantor /Builder/Developer

M/s SHREE CONSTRUCTION

Through its name

1. ANIL VISHNUPANT AHIRWADKAR

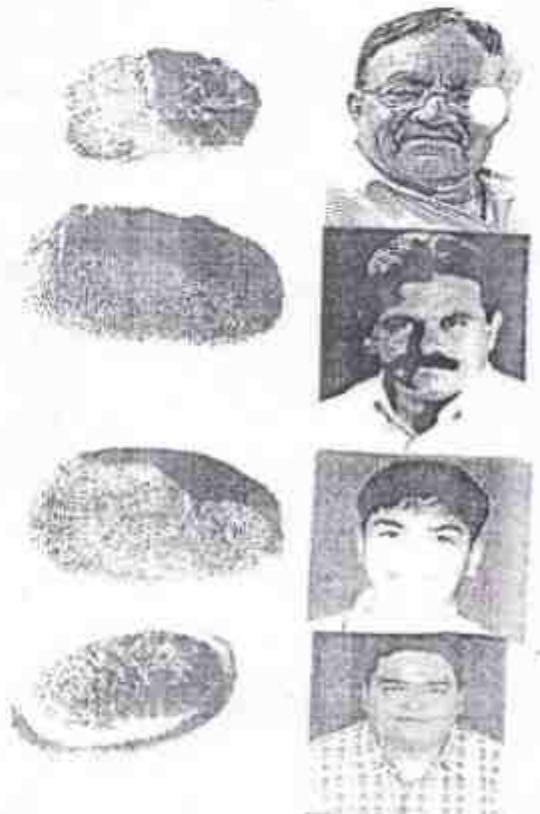
2. VINAYAK SUDHAKARRAO DESHMUKH

Witness

1. Mr. Rohit Vinayak Deshmukh

2. Mr. Pushkar Vaidya

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"बांध का माचा परवाना"

सुक्त नंबर :-

472

COMMENCEMENT CERTIFICATE

पर्यायाना क्रमांक नं 22/2021-22

फाइल क्रमांक : 674/97/2021-22



दिनांक 27/01/2022



सर्वानां पोषण करणान्याचे नाव :- श्रीमती/श्री. गोविंद हरी किनगे व डार तर्फेः पि.पी.ए.

पु.क्र. 4। व 4२ मोहल्ला :- साहाबूरवाडी औरंगाबाद जिल्हा

महर्षि आश्विनी महानगरपालिका आधुनिक, १९४९ ध्या कलम २५३ न महासाधु प्रादेशिक नगर रचना अधिनियम १९६६ ध्या कलम ४५ खन्नेय व सस्तरंगित भियमास अनुसरुन ध्यानीनप्रमाणे बांधकामाची/दुस्स्तीची परवानगी दिली जाते, सधरील परवान्याचा अपुस आज साखेपामुन एका वर्षापर्यंत राहिल. बांधकाम मूर्ध झाल्या बन्धत लेखी माहिती तपसणीसाठी या बांधकामात पातळिण्यात यावी नगर रचनाकार यांनी खाल देणाने दुस्स्ती/पाया केलेल्या गळाना प्रमाणे बांधकामाची परवानगी खालील अटीवर दिली जाते.

०१. सार्व बोधकाम परवाना हा नियमित परवानगीच्या अनुषंगाने दिले जात आहे. या मध्ये मनुद केलेल्या भुजंडासंबंधी बोधकाचे मासिकी हप्तक, इजिन्ट हप्तक, अगर इतर कोणत्याही शिंत संबंधित बाधा निर्माण होत असतील तर त्यांनी आपल्या सहायरी/बध मारवाल्यांनासह पत्स्यर दूर कलन घ्यामात या संबंधाने उद्भवणाऱ्या कोणत्याही बाबीची जाबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही.
०२. शेजाऱ्याच्या कोणत्याही प्रकारच्या हक्कास बाधा निर्माण होईल असे बोधकाम करण्यात येत नये.
०३. प्रत्यक्ष बोधकास सुरु करण्यापुर्वी नगर भूभाषण अधिकारी/तालुका निरीक्षक भूमी अभिलेख, औरंगाबाद यांच्या मार्फत घृष्ट आराखी करून घेणे अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहील.
०४. सार्व घृष्ट/मिळवणीस मा. शि. लाधिकारी यांचे मार्फत म.ज.न.अधि. १९६६ चे कलम ४४ अन्वये अकृषि बाधकास आदेश क्र. ८०/१०/१८/६६ दिनांक ३०/१०/१९८० नुसार प्राप्त आहे.
०५. बोधकाम साहित्य व माती महानगरपालिकेच्या रस्त्यावर ठेवू नये याबाबत दिनांक २१/१२/२०२१ रोजी दिलेले हातव आर्जदारास बंधनकारक राहील.
०६. या कार्यालयाचे संबंधित अधिकारी जेजेवर प्रत्यक्ष पाहणीसाठी आले असता त्याचे अवलोकनार्थ मंजुरीचे संबंधित कागदाले दाखविण्यात यावे. प्रत्यक्ष ईमारतीचे बांधकाम करताना संपूर्ण ईमारतीचे आधीचे बंधीस करूनच बांधकाम करावे.
०७. जोत्या पर्यंत (Pinth Level) ये बांधकाम झाल्यानंतर सदर कु कोणत्याही त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणानुसार कायद्याचे Pinth Level Completion प्रमाणपत्र येवाल्यालासह घेणे आवश्यक आहे.
०८. सार्व बोधकाम नकाशाच्या विरुद्ध जर बांधकाम करण्यात आले तर आपला विरुद्ध महत्त्व प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम-४३ सह ५२, कलम-५४, कलम-५३ नमूने घृष्टील कार्यवाही करण्यात येईल.
०९. मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पुर्ण झाल्या नंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेण्यात यावे व त्या नंतरच घमासतीचा काम सुरु करावा नसावा आपल्या विरुद्ध म.प्रा.नि.व.न.अधि. १९६६ चे कलम -५३ अन्वये घृष्टील कार्यवाही करण्यात येईल.
१०. भोगवटा प्रमाणपत्र घेतलेली महानगरपालिका परवानाधारक प्लॅटने जलनिःसारण जोडणी बाबतचे प्रमाणपत्र जोडणे आवश्यक आहे.
११. अतावर पडणाऱ्या पावसाचे पाणी सक्तीत करून विंधन विहीर असल्यास त्याचे पुर्नपरण करावे. जोधे विंधन विहीर नाही असा ठिकणी सोकपीट (शोसकुप) तयार करून त्यामाये त्याचा निवस करवा.
१२. सार्व विकास निधी रक्कम रु. ५,९३,५००/- रु. २९२०६ दिनांक ३१/०६/२०२२ नुसार देना केली आहे.
१३. भिषास रक्कम रु. १७,०४,८००/- रु. २९२०६ दिनांक ३१/०६/२०२२ नुसार देना केली आहे.
१४. भिषास रक्कम रु. ११,४३,८००/- रु. २९२०५ दिनांक ३१/०६/२०२२ नुसार देना केली आहे.
१५. भिषास रक्कम रु. २४,३६०/- रु. २९२०५ दिनांक २५/०६/२०२२ नुसार देना केली आहे.
१६. भोगवटा प्रमाणपत्र घेणे पूर्वी सभासतील अंतर्गतच्ये कमीत कमी (०६) झाडे लावून त्यांचे संगोपन करावे.
१७. जागेवर विधुत वाहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी संबंधित खाद्यापट्टा काढून घ्यावी नंतरच बांधकाम सुरु करावे.
१८. भोगवटा प्रमाणपत्र घेण्यापूर्वी / जोत्याचे प्रमाणपत्र घेण्यापूर्वी रवतंत्र पी.आर.कार्ड/एकडित पी.आर.कार्ड व टोप नकाशा मिळव करवा.
२०. सहासितीत महानगरपालिकेस पाणी पुरवठा करणे सार्व नाही, जेव्हा महानगरपालिकेकडे अतिरिक्त पाणी पुरवठा करणे आवश्यक आहे.
२१. सार्व विकास निधी रक्कम रु. ५,९३,५००/- रु. २९२०६ दिनांक ३१/०६/२०२२ नुसार देना केली आहे.

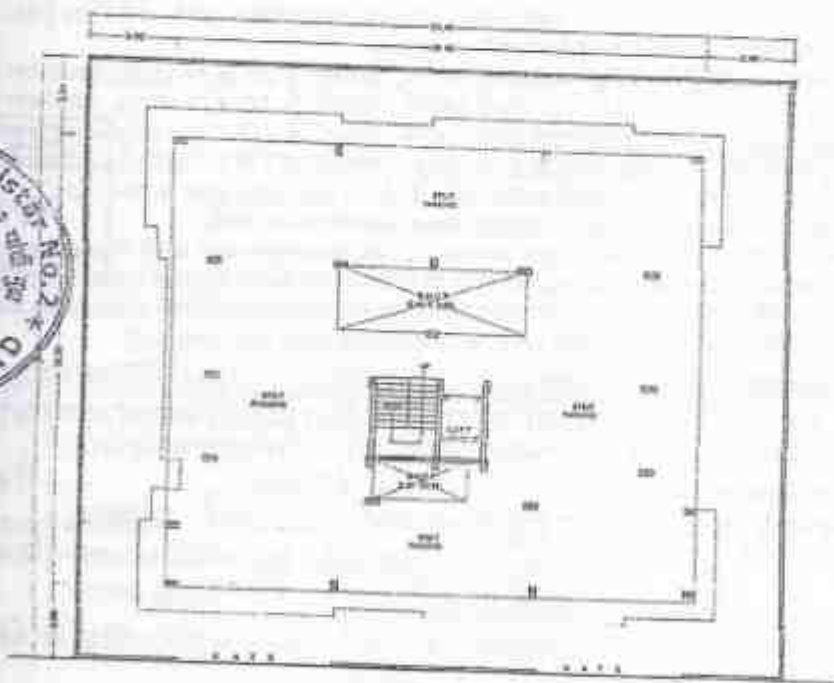
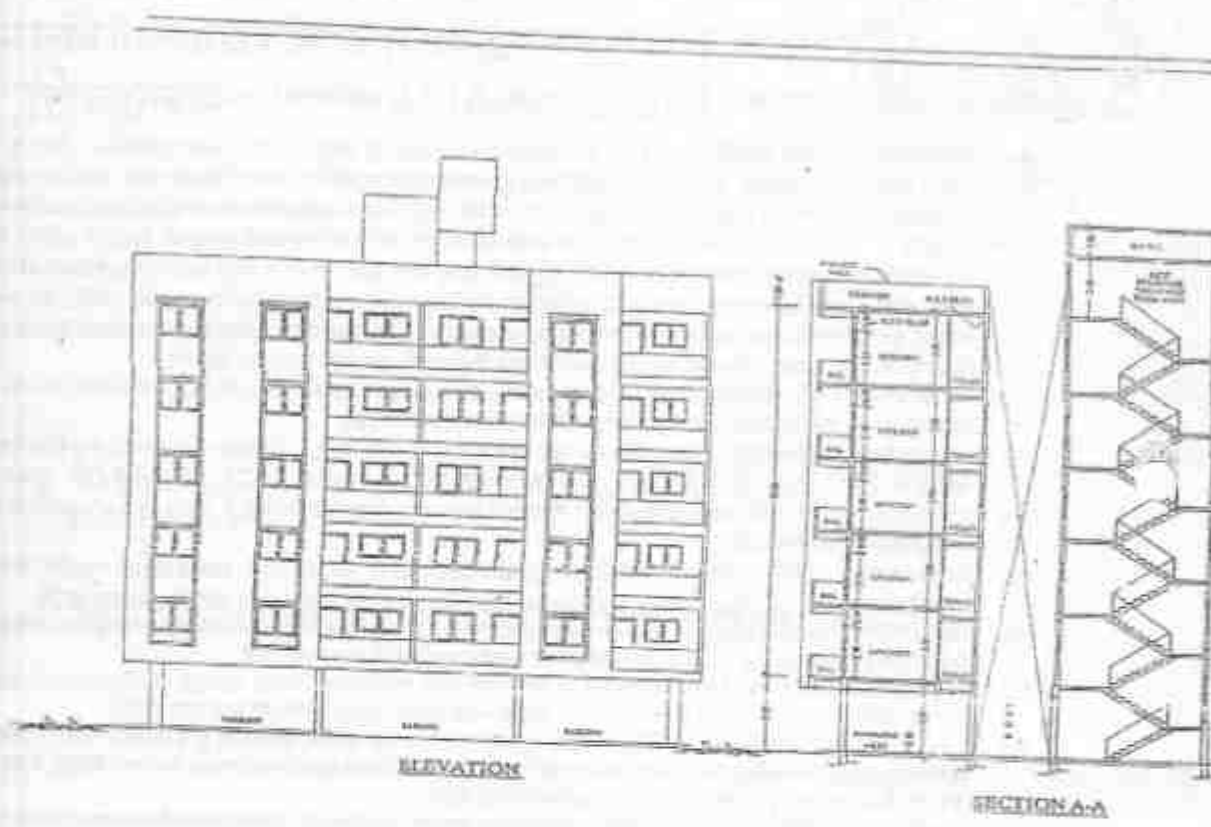
[illegible]

192/2022
2022 अक्टूबर मास आह. 24 दिनांक 372600/ पुलासु

तजवीज दिनांक : 12/01/2022 औरंगाबाद महानगरपालिका,
प्रतिनिधी :- ०१ मा. जिल्हाधिकारी औरंगाबाद यांना माहितीसाठी सादर
बघावे करिता.

प्रतिलिपी :- ०१ मा. जिल्हाधिकारी औरंगाबाद यांना माहितीस्वरूप सार.
०२ प्रशासकीय अधिकारी विभाग प्रमाणक अ. १, २, ३, ४ यांना माहितीस्वरूप सार. काढून दिले जात.

Teil VII



9.0 M. W. ROAD

अ म ग-२	
५३५१	३६ ६०
२०२२	

PARKING FLOOR PLAN

अ ग ग-२		
१३५५	३५	६०
२०२२		

Date	Transfer No.	Name(s) of transferee (s)	Municipal Commissioner's Signature
1	2	3	4
अ ग ग-२ ५३५९ ३६८० २०२२ 			

ASST. DIRECTOR OF TOWN PLANNING
Aurangabad Municipal Corporation
Aurangabad

MUNICIPAL COMMISSIONER
Aurangabad Municipal Corporation
Aurangabad

AURANGABAD MUNICIPAL CORPORATION Town Hall, Aurangabad - 431 001.

DEVELOPMENT RIGHT CERTIFICATE

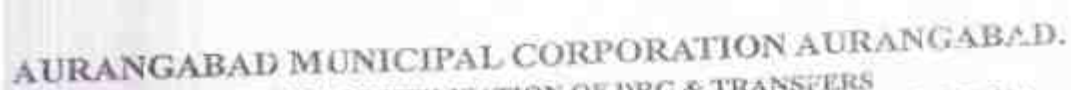
I, MUNICIPAL COMMISSIONER FOR AURANGABAD MUNICIPAL CORPORATION
Certify that the person (s) Institution within named in this certificate is / are the registered holder (s)
of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of regulation No.
23 (Appendix T) of the development control regulation for Aurangabad 1991.

- 1) Location & details of the land surrendered. GUT NO- 111, PART, NAKSHATRAVADI
- 2) Area of the Land in Sq. Mtrs. 2294.83 SQM.
- 3) Land handed over to AMC/ Govt. Vide Possession Receipt No. & Date of ALIQUOTMENT
SEAS NO- 58742-2872/2021
DATE- 14/06/2021
- 4) The area where D. R. C. can be utilized. 12:00 M AND 15:00 M. W. D. P. 604 DS

D.R.C. will be allowed to be
used as provided under
regulation No. 28 (Appendix T) of D.C.
regulations for Aurangabad.

Rolls No. 05/2021	Certificate No. AMC/TP/DSC/49	2021
Name (s) of the SHRI. ARVIND PUNDLIK DHAMNE TRC Holder		
F.S.I. Grade of land-use is in Sq. Mts. (In figure) 4853.26 SQM. ONLY		
(In words) FOUR THOUSAND EIGHT HUNDRED NINETEEN POINT TWO SIX SQM ONLY		

Given under official Seal on this 06th Day of AUGUST Year 2021
ANNUAL STATEMENT OF RATES-2021-22, RS. 8500 = 00
PAGE NO-045, SNO-7113



DETAILS OF UTILISATION OF DRC & TRANSFERS

Totals F.S.L. credit of built-up area in Sq. mts. 4815.06 Sqm. Ledger Folio. No. 03/22

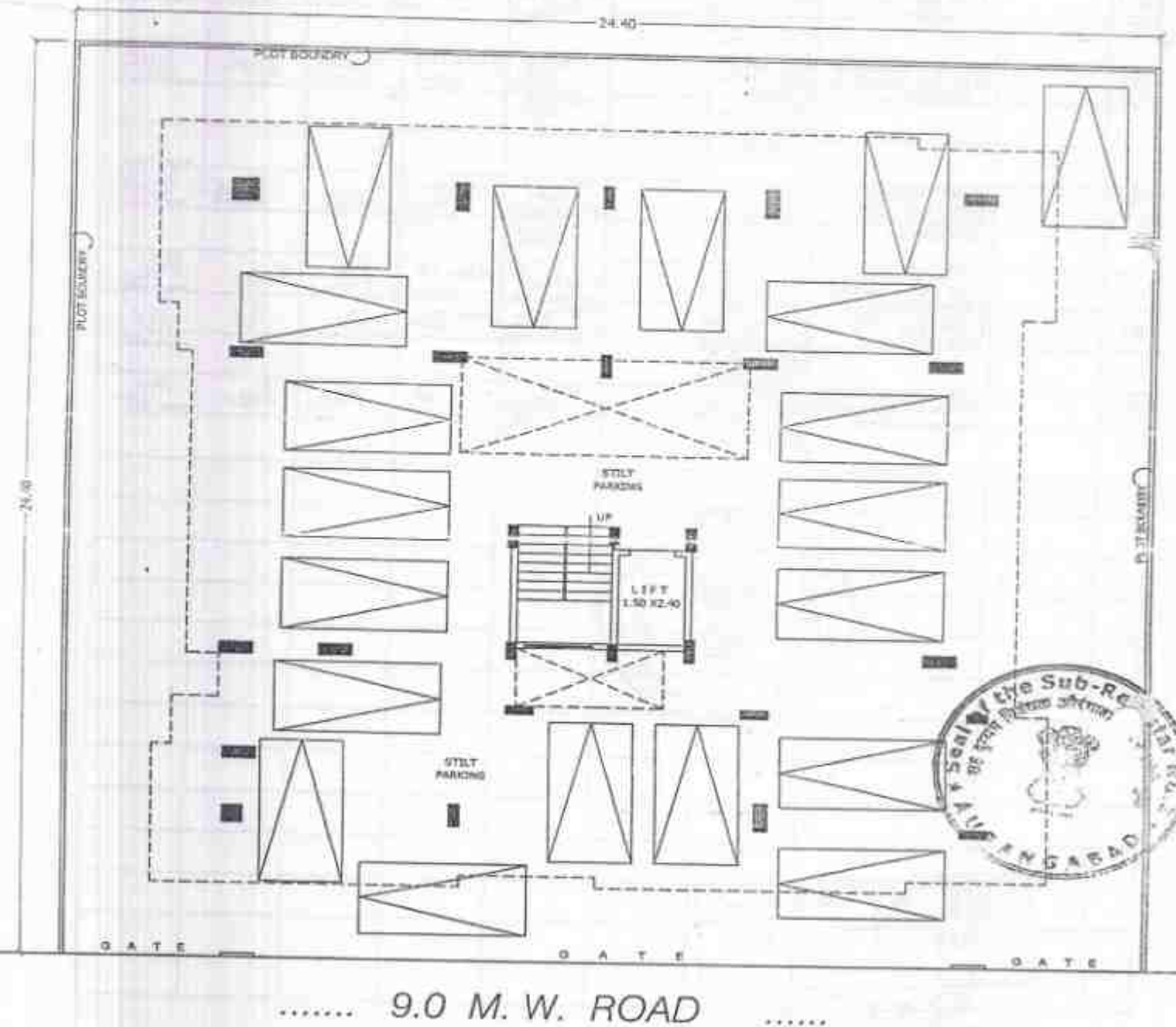
Sr. No.	Date	Details of Property Where D.R.C. is Proposed to be Used Le. receiving plot	Name & Address of Utiliser	Bldg. File No.	Area proposed to be used in Sq. mts.	Reduced Area D.R.C. in Words & Figures	D.E.T.P. Signatures & Date	Asstt. Dir. of Town Planning Signature & Date	Municipal Commissioner Signatures
1	2	3	4	5	6	7	8	9	10
[1]		C.T.S NO-12360/99 BASSEKHYENAKAR	SHRI RAMECHANDRA TESTMAL BAGARIA		1816.00 SQM F.A.C. CHART CSD-05 SQM	5443.06 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[2]		GUT NO-24/PART PLOT NO-20 ETHEDEA	M/S SHREE ANILKA AND CATERING WAREHOUSE HANUMANTH KULKARNI		151.15 SQM F.A.C. CHART 118.00 SQM	2842.11 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[3]		GUT NO-24/PART PLOT NO-20/20 ETHEDEA	M/S SAGAR PROPERTIES TURKISH RESTAURANT SUBHAS KHANNA		518.57 SQM F.A.C. CHART 100.00 SQM	2008.54 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[4]		KNO-55/1 PLOT NO-06 LAXMINAGAR GAREHEDA	SHRI SANDIP SHIRPAI KADIMAL AND OTHERS		100.00 SQM F.A.C. CHART 55.000 SQM	118.0000 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[5]		C.T.R.NO-15737/16 PLOT NO-16, SAMAYOG NAGAR, GAREHEDA	MS. REENA VISWANATH MOHAMMED		96.45 SQM F.A.C. CHART 60.00 SQM	1854.98 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[6]		C.T.S NO-16199 PLOT NO-113 JHOTINAGAR	MRS. KAMRANI BAI, PICHAI NIKAS, SONU MEV AND OTHERS		300.00 SQM F.A.C. CHART 128.00 SQM	1515.00 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022
[7]		KNO-181, PLOT NO-4 CH. MAYAPURMA CHAH SIHANMOCHIYAM	SHRI SURESH K. LAKSHMI COFFEE THROUGH PARTNER MRS Y. J. ANAND REDDANIL AND DASHMUKHI		386.89 SQM F.A.C. CHART 210.00 SQM	3126.66 SQM	[Signature] 20/04/2022	[Signature] 20/04/2022	[Signature] 20/04/2022

Seal of the Sub-Registrar, Aurangabad

अ ग र - २

१३५९ ३२ ६०

२०२२



PARKING FLOOR PLAN.



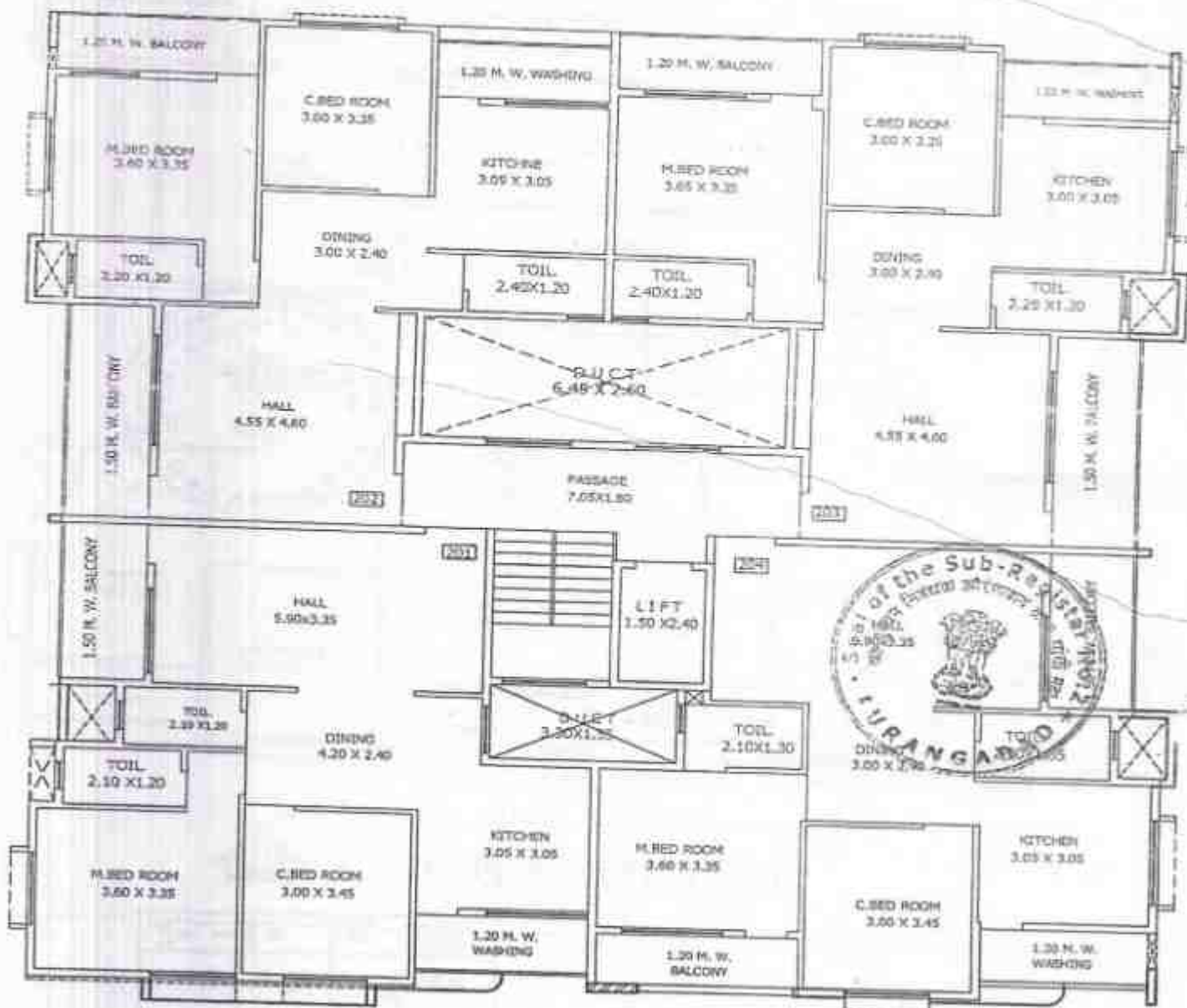
अ ग ग-२		
५३५९	४०	६०
२०२२		



FIRST FLOOR PLAN.



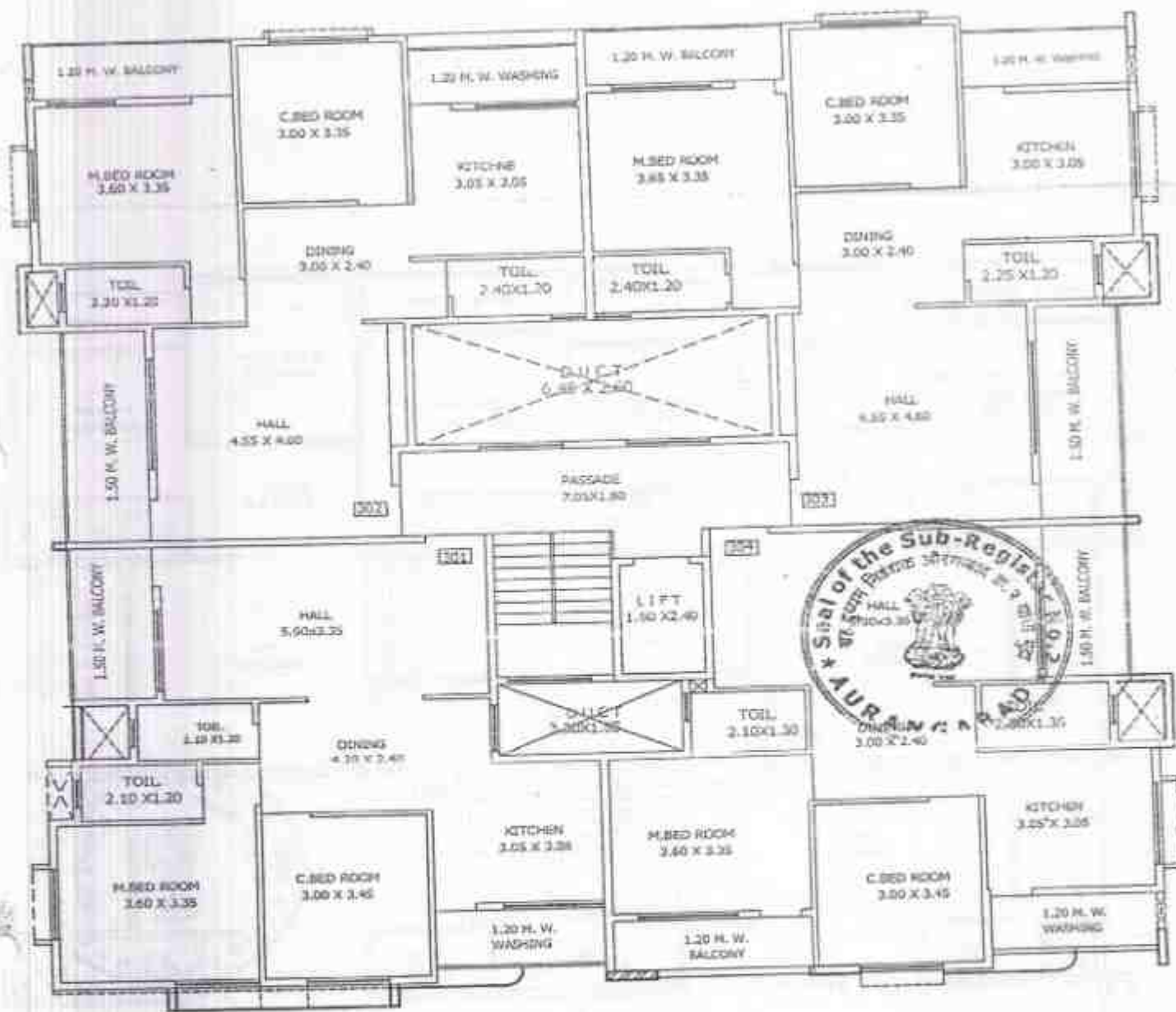
अ ग ग-२		
५३५१	४१	६०
२०२२		



..... 9.0 M. W. ROAD
SECOND FLOOR PLAN.



अ ग ग-२		
५३५१	४२	६०
२०२२		

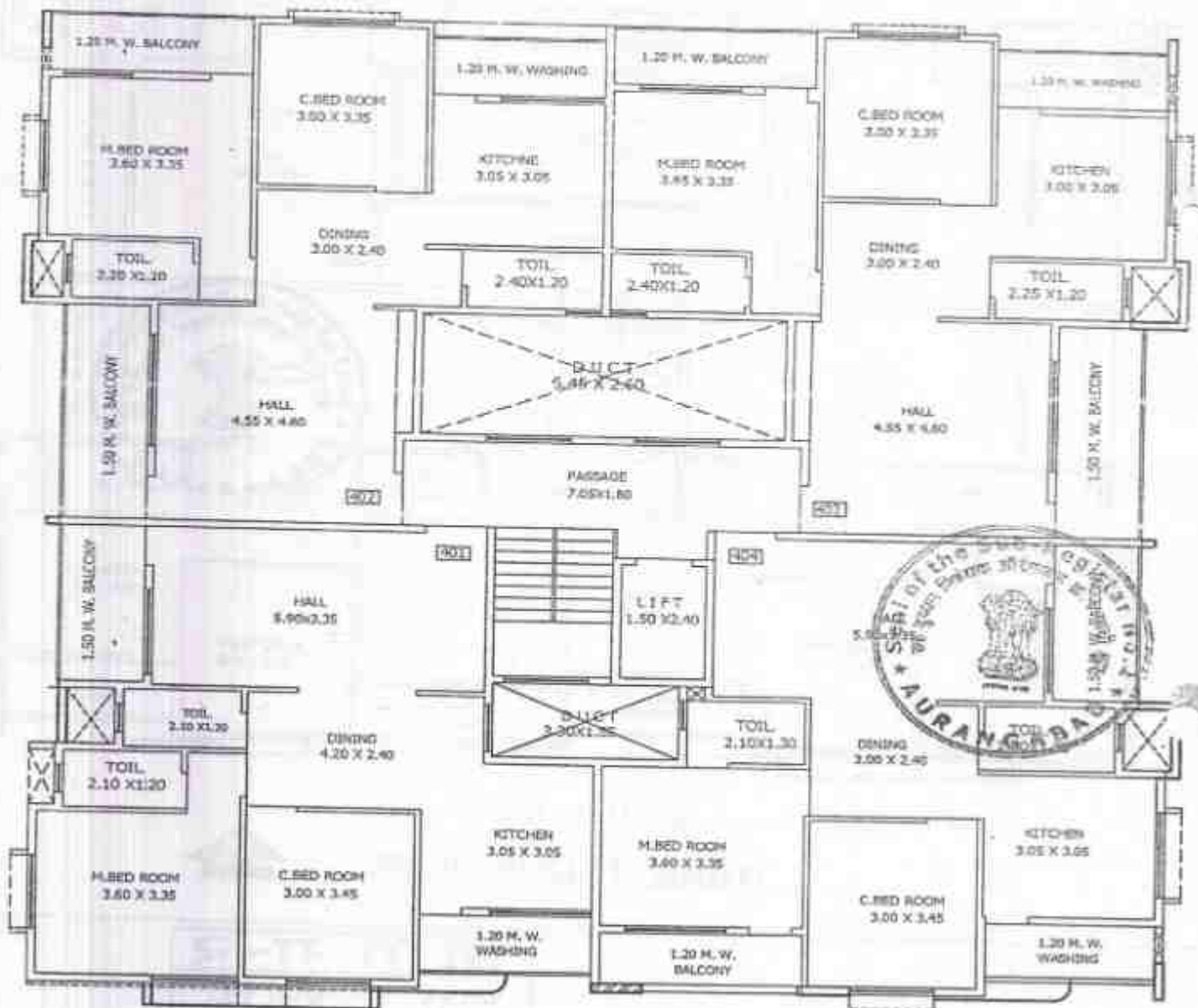


..... 9.0 M. W. ROAD

THIRD FLOOR PLAN.



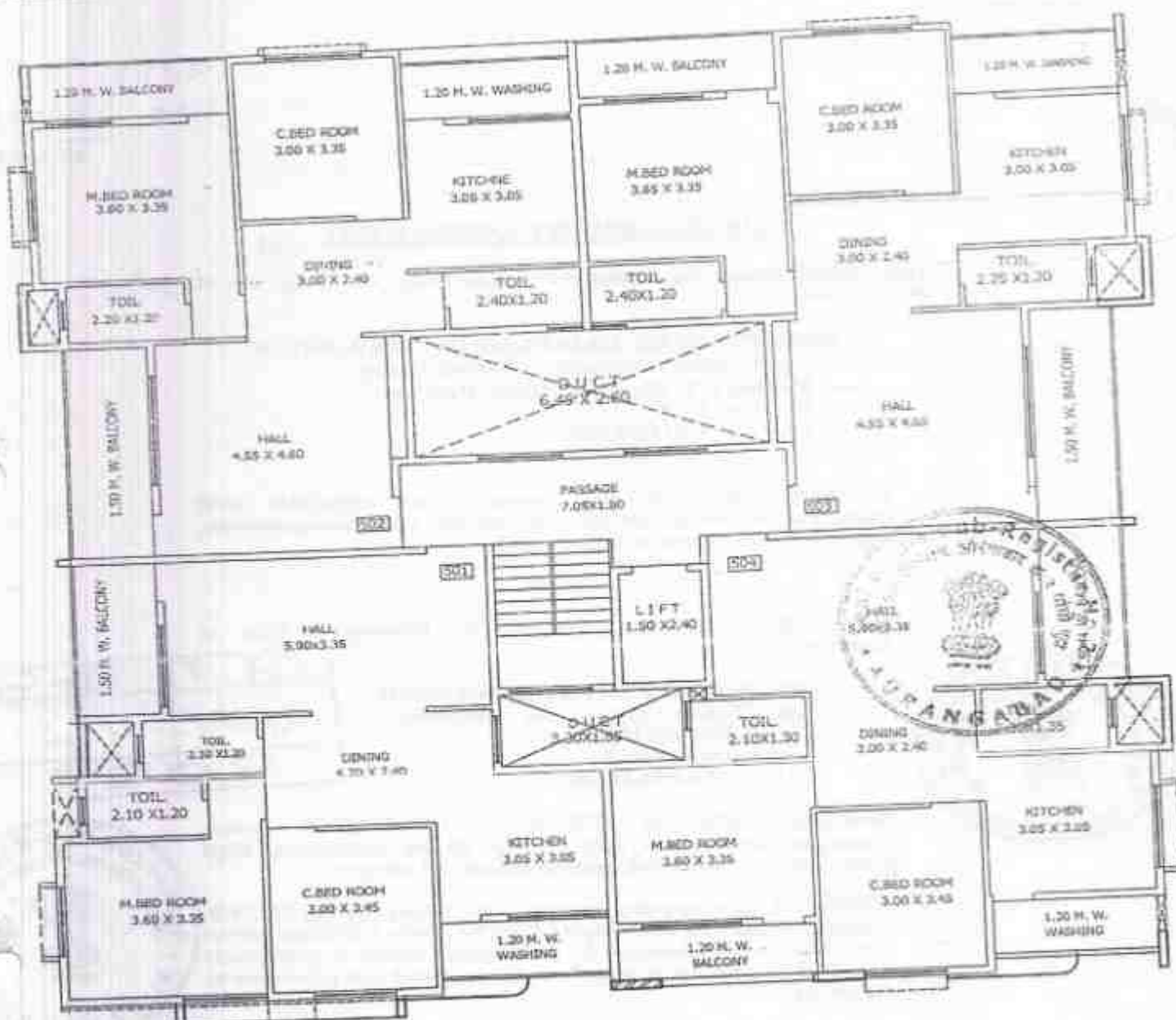
अ ग ग-२		
434)	४३	६
२०२२		



..... 9.0 M. W. ROAD
FOURHT FLOOR PLAN.



अ ग ग-२		
५३५)	४४	६०
२०२२		



..... 9.0 M. W. ROAD
FIFTH FLOOR PLAN.



अ ग ग-२		
४३५१	४५	६०
२००२		

9.12.22
Rate - 16600/-
5/mtg

DEVELOPMENT AGREEMENT

This Development Agreement is executed today on 29 day of July 2021 between

SHRI. PRAKASH RAJARAMPANT BAWASKAR

Age 66 years, Occupation : Retired Person,
Plot No. F/3, Windmill Village, Bavdhan,
PUNE-411021.
PAN No. ABLPB5130G

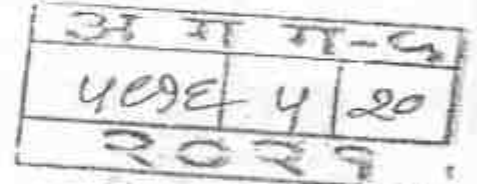
Hereinafter called the plot owner (which expression shall mean and include all her heirs, successors, legal representatives, executors, administrators and assigns)

AND

M/s SHREE CONSTRUCTIONS A Proprietary firm at
Aurangabad

1. **ANIL VISHNUPANT AHERWADKAR**

Age 67 years Occupation : Business
R/o 49, Samarth Nagar,
Aurangabad-431001.
PAN No. AAPPA5472K



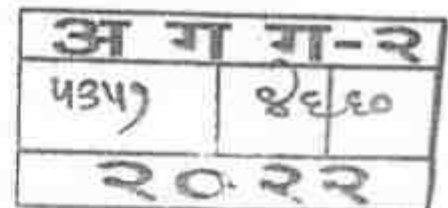
Hereinafter called as BUILDER / DEVELOPER (which expression shall mean and include all its successors, legal representatives, executors, administrators and assigns)

WHEREAS, the property bearing Plot No.41 Survey.No.18/2, admeasuring 297.39 Sq. Meters (3200 Sq. Feet) situated Mayur Ban Colony at Shahnoorwadi, Aurangabad which is particularly described in schedule A here in under is owned and possessed by the owner.

AND WHEREAS, the owner desires to develop the above said property and construct the Flats Building (Residency) thereon but the Owners found it difficult to carry on the construction due to their difficulty and at the same time the developer engaged themselves in the activities of development of properties and construction of building thereon. Therefore the parties have entered into this development agreement on the 50% / 50% Sharing Basic and other terms and conditions as follow.

Cont.....2

[Handwritten signatures]



21:43 AM

आगत: 5016/2021

प्रकार: 1-संयोजक अंगक

पदावलीचे नाव व पदा

पदा: विनायक - ये, श्री कन्हय्यराव लक्ष्मी, अनिता विष्णुपंत
 अतिथि/अतिथि - -
 पदा: पट्टी नं: -, माळा नं: -, हुमरलीचे नाव: -, खोली नं: -, रोड नं:
 समर्थनार, महापट्ट, श्रीगंगाबाद,
 पिन नंबर: AAPPAS472K

पदावलीचे प्रकार

विष्णु देवार

काय: -67

साक्षरी:-

विष्णु देवार

काय: -66

साक्षरी:-

छायाचित्र



अंगकचा उभार



पदा: पट्टी नं: - अकरा राजारामपंत काकरकर - -
 पदा: पट्टी नं: -, माळा नं: -, हुमरलीचे नाव: -, खोली नं: -, रोड नं:
 पट्टी नंबर एफ/3, विड रोड व्होलेज, काकरकर, महाराष्ट्र, पुणे,
 पिन नंबर: ABLPB5130G

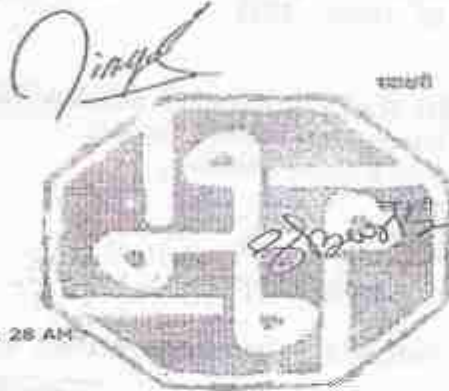
वरील दस्तावेज करून देणार साक्षरी/अंगक देणार. या दस्त देणक करून दिल्याचे कबुल करणार.
 दिनांक ज. 3 थी वेक: 29 / 07 / 2021 11 : 16 : 53 AM

टीपणी: -
 साक्षरी/अंगक देणार वरील दस्तावेज करून देणार. या दस्त देणक करून दिल्याचे कबुल करणार.

अंगक देणार

1. पदावलीचे नाव व पदा
 पदा: विनायक सुधाकरराव देवराव - -
 पदा: पट्टी नं: -, माळा नं: -, हुमरलीचे नाव: -, खोली नं: -, रोड नं:
 पट्टी नंबर एफ/3, विड रोड व्होलेज, काकरकर, महाराष्ट्र, पुणे,
 पिन नंबर: 431001

2. पदावलीचे प्रकार
 पदा: पट्टी नं: -, माळा नं: -, हुमरलीचे नाव: -, खोली नं: -, रोड नं:
 पट्टी नंबर एफ/3, विड रोड व्होलेज, काकरकर, महाराष्ट्र, पुणे,
 पिन नंबर: 411021



छायाचित्र



अंगकचा उभार



दिनांक ज. 4 थी वेक: 29 / 07 / 2021 11 : 18 : 28 AM

Joint Sub Registrar Aurangabad V

Payment Details

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHREE CONSTRUCTIONS THE PROP ANIL V AHERWADKAR	eChallan	02300042021072978222	MH004212136202122E	473200.00	SD	0001995960202122	29/07/2021
2		DHC		2207202111570	400	RF		
3	MS SHREE CONSTRUCTIONS THE PROP ANIL V AHERWADKAR	eChallan		MH004212136202122E	30000	RF	0001995960202122	29/07/2021

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

5916 / 2021

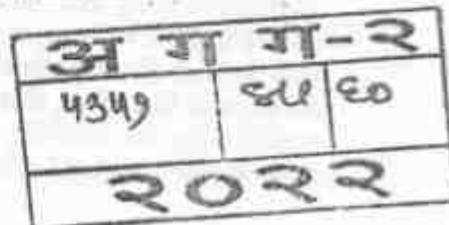
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दस्तावेज करून देणार वरील दस्तावेज करून देणार. या दस्त देणक करून दिल्याचे कबुल करणार.
 दि. 29/07/2021

सह-दफ्तार निबंधक वर्ग-2
 औरंगाबाद ज. 3



IRREVOCABLE GENERAL POWER OF ATTORNEY

This IRREVOCABLE GENERAL POWER OF ATTORNEY is executed today on 29th day of JULY 2021

1. **SHRI. PRAKASH RAJARAMPANT BAWASKAR**
Age : 66 years, Occupation - Retired Person,
Plot No. F/3, Windmill Village, Bavdhan,
PUNE-411021.
PAN No. ABLPB5130G

IN FAVOUR OF

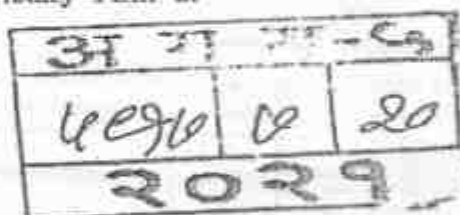
M/S SHREE CONSTRUCTION A Proprietary Firm at
Aurangabad

ANIL VISHNUPANT AHERWADKAR
Age : 67 years - Occupation : Business
R/o 49, Samarth Nagar,
Aurangabad-431001.
Pan No. AAPPA5472K

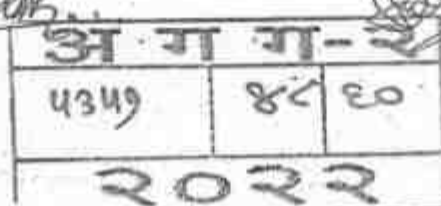
(Hereinafter Called as Attorney Holder)

WHEREAS, the executant is the owner and possessor of the property bearing Plot No. 41 Sr. No.18/2, Mayur Ban Colony at Shahnoorwadi, Aurangabad they also entered into Development Agreement with above builder developer for the development of the said property and construction of residential complex on the same and the attorney holder is the proprietary of the said firm.

AND WHEREAS, as per the development agreement the builder is entitled to carry on the construction of flatted building and to do all the things required to be done to complete the building in all respect and also to dispose off all the construction in the building and to sell the Flats/Shop to the purchaser, except the area retained by the executant and it is also necessary for the owner to join with the builder for execution of the agreement and sale deed in favour of purchaser, it is impossible for the owner to do so, and therefore, this power of attorney is being executed and accordingly the attorney holder is authorised to do the following acts, deeds on behalf of the executant.



[Signature]



P 505

1. To, apply for the construction permission to deposit the construction fees, construction deposit and other charges to obtain the construction permission or to revise the make construction permission already applied for and to construction area the above referred plot/property as per sanctioned plan by the competent municipal or other authority.

2. To approach the Collector office, Municipal Corporation M.S.E.B. and other relevant officer to obtain the water connection, electric connection and to do all other things to complete the building there at.

3. To attend all offices in connection with the above referred plot and to deposit the money on behalf of the executant and also to withdraw the money in respect of the above said plot.

4. To obtain the completion certificate and also to obtain the refund of the construction deposit after completion of the construction

5. To appoint advocate, Architect, and other consultant on behalf of the executant in respect of the above, said plot and also to appear in any court and sign and verify the plaint or to depose on behalf of executant if required.

6. To enter into agreement to sale and also sale deed in respect of all construction except area retained by executant and subject to the documents for registration and to obtain the consideration amount from the purchaser and also to give delivery and possession of the construction area to the purchaser

7. To do other things which are necessary and incidental to the above acts in respect of the above referred plot. All above acts and deeds done by the attorney holder will be deemed to have been done by the executant and they will be binding upon the executant.

8. Stamp Duty and Registration Fees already paid on Development Agreement Serial No. AGG-5-5A/16/2021 dated 07.07.2021.

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[Signature]

31	31	31-2
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Summary-2

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दस्तावेजकार भाग-2

आगत

दस्तावेजकार/5917/2021

दस्तावेजकार : आगत/5917/2021

दस्तावेजकार : इतिहासिक पॉवर ऑफ अटॉर्नी

अनु क्र. 1 पक्षकारचे नाव व पत्ता
 नाव: इतिहासिक-विकास - ये. श्री कल्याणबाई सती श्री. अनिल विष्णु
 अतिरिक्त -
 पत्ता: पॉवर ऑफ अटॉर्नी, माला नं. -, बंधनकारी नं. -, बंधनकारी नं. -, पेट नं. -
 समर्थन, माला नं. -, बंधनकारी नं. -, पेट नं. -
 पिन कोड: 431021

पक्षकारचा पत्ता
 पॉवर ऑफ अटॉर्नी होवर
 नं. 1-67
 बंधनकारी

छायाचित्र

अतिरिक्त दस्त

अनु क्र. 2 नाव: इतिहासिक-विकास - ये. श्री कल्याणबाई सती श्री. अनिल विष्णु
 अतिरिक्त -
 पत्ता: पॉवर ऑफ अटॉर्नी, माला नं. -, बंधनकारी नं. -, बंधनकारी नं. -, पेट नं. -
 समर्थन, माला नं. -, बंधनकारी नं. -, पेट नं. -
 पिन कोड: 431021

पक्षकारचा पत्ता
 पॉवर ऑफ अटॉर्नी होवर
 नं. 1-66
 बंधनकारी



पॉवर ऑफ अटॉर्नी करून देणारा पक्षकारास इतिहासिक पॉवर ऑफ अटॉर्नी चा दस्तावेज करून दिव्याचे कमुत करावा.
 दिनांक 29/07/2021 11:21:52 AM

नोटीस

पॉवर ऑफ अटॉर्नी करून देणारा पक्षकारास इतिहासिक पॉवर ऑफ अटॉर्नी चा दस्तावेज करून दिव्याचे कमुत करावा.
 दिनांक 29/07/2021 11:22:36 AM

अनु क्र. 1 पक्षकारचे नाव व पत्ता

नाव: इतिहासिक-विकास - ये. श्री कल्याणबाई सती श्री. अनिल विष्णु
 अतिरिक्त -
 पत्ता: पॉवर ऑफ अटॉर्नी, माला नं. -, बंधनकारी नं. -, बंधनकारी नं. -, पेट नं. -
 समर्थन, माला नं. -, बंधनकारी नं. -, पेट नं. -
 पिन कोड: 431021

नाव: इतिहासिक-विकास - ये. श्री कल्याणबाई सती श्री. अनिल विष्णु
 अतिरिक्त -
 पत्ता: पॉवर ऑफ अटॉर्नी, माला नं. -, बंधनकारी नं. -, बंधनकारी नं. -, पेट नं. -
 समर्थन, माला नं. -, बंधनकारी नं. -, पेट नं. -
 पिन कोड: 431021

अनु क्र. 2 नाव: इतिहासिक-विकास - ये. श्री कल्याणबाई सती श्री. अनिल विष्णु
 अतिरिक्त -
 पत्ता: पॉवर ऑफ अटॉर्नी, माला नं. -, बंधनकारी नं. -, बंधनकारी नं. -, पेट नं. -
 समर्थन, माला नं. -, बंधनकारी नं. -, पेट नं. -
 पिन कोड: 431021

छायाचित्र

अतिरिक्त दस्त



दिनांक 29/07/2021 11:22:36 AM

Joint Sub Registrar Aurangabad V

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHREE CONSTRUCTIONS THR PROP ANIL V AHERWADKAR	eChallan	02300042021072878258	MH004212783202122E	500.00	SO	0001986227202122	29/07/2021
2		DHC		2807202112122	400	RF	2807202112122D	29/07/2021
3	MS SHREE CONSTRUCTIONS THR PROP ANIL V AHERWADKAR	eChallan		MH004212783202122E	100	RF	0001986227202122	29/07/2021

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

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5917/2021

प्राप्तिलेख नमूनेचे को.सदर दस्तवेजात एकूण 20 पाने
 आहेत. नोदणी पुस्तक क्र.1 चे अनुक्रमांक 40-49 पर गोंदता



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4949	40	40
2022		

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२०२१		



DEVELOPMENT AGREEMENT

This Development Agreement is executed today on 10 day of NOVEMBER 2021 between

SHRI. GOVIND HARI KINGE
 Age : 77 years, Occupation - Retired Person,
 "Sadguru Krupa" Behind Laddhad Hospital,
 Buldhana - 443001.
 Pan No. : ACHPK8156A
 Aadhar No.: 9136 1670 8093

IN FAVOUR OF

M/S. SHREE CONSTRUCTION A Partnership Firm at
 Aurangabad

SHRI. VINAYAK SUDHAKARRAO DESHMUKH
 Age : 49 years - Occupation : Business
 House No. 2/13/513, "Sai Sudha Nivas, Khadkeshwar,
 Aurangabad-431001.
 Pan No. : AFNPD1856P
 Aadhar No. : 2749 6894 6953
 (Hereinafter Called as Attorney Holder)



Hereinafter called as **BUILDER / DEVELOPER** (which expression shall mean and include all its successors, legal representatives, executors, administrators and assigns)

WHEREAS, the property bearing Plot No. 42 Survey No. 18/2/4/A, admeasuring 297.39 Sq. Meters (3200 Sq. Feet) situated at Mayur Ban Colony, Shahnoorwadi, Aurangabad which is particularly described in schedule A here in under is owned and possessed by the owner.

AND WHEREAS, the owner desires to develop the above said property and construct the Flats Building (Residency) thereon but the Owners found it difficult to carry on the construction due to their difficulty and at the same time the developer engaged themselves in the activities of development of properties and construction of building thereon. Therefore the parties have entered into this development agreement on the 50% / 50% Construction Sharing Basic and other terms and conditions as follow.

[Signature] *[Signature]*

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२०२२		

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दस्तावेज संख्या: 20-20

दस्तावेज संख्या: 8383/2021

दस्तावेज संख्या: 8383/2021
दस्तावेज प्रकार: डेस्कटॉप ऑनलाइन

अनु क्र. 1 पञ्चमस्यै नमः व पञ्च
नाम: विक्रम - ये. श्री कल्याण लक्ष्मी विनायक मुखाकराय
पञ्चमस्यै नमः -
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पञ्चमस्यै नमः
पञ्चमस्यै नमः
पञ्चमस्यै नमः



अनु क्र. 2 नाम: विक्रम - ये. श्री कल्याण लक्ष्मी विनायक मुखाकराय
पञ्चमस्यै नमः -
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अन्य दस्तावेज संख्या: 8383/2021
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अन्य दस्तावेज संख्या: 8383/2021
दस्तावेज संख्या: 8383/2021
दस्तावेज संख्या: 8383/2021

अनु क्र. 1 पञ्चमस्यै नमः व पञ्च
नाम: विक्रम - ये. श्री कल्याण लक्ष्मी विनायक मुखाकराय
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अनु क्र. 2 नाम: विक्रम - ये. श्री कल्याण लक्ष्मी विनायक मुखाकराय
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अन्य दस्तावेज संख्या: 8383/2021
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अन्य दस्तावेज संख्या: 8383/2021
दस्तावेज संख्या: 8383/2021
दस्तावेज संख्या: 8383/2021



Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHREE CONSTRUCTION THR PARTNER VINAYAK S DESHMUKH	eChallen	02300042021111016801	MH008568523202122E	625000.00	SD	0004059930302122	10/11/2021
2	MS SHREE CONSTRUCTION THR PARTNER VINAYAK S DESHMUKH	eChallen		MH008568523202122E	30000	RF	0004059930302122	10/11/2021
3		DHC		0911202111817	400	RF	0911202111817D	10/11/2021

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अन्य दस्तावेज संख्या: 8383/2021
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