

158/4502

Friday, June 21, 2019

11:57 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39M

Regn.:39M

पावती क्रं.: 7092 दिनांक: 21/06/2019

गावाचे नाव: पडेगांव

दस्तऐवजाचा अनुक्रमांक: अगगा1-4502-2019

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: शेख सबा मसरूर - -

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 28300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:24 PM ह्या वेळेस मिळेल.

Sub Registrar Aurangabad I

सह.दुय्यम निबंधक दफतर

औरंगाबाद क्रमांक - १

बाजार मूल्य: रु.2750000 /-

मोबदला रु.1673830/-

भरलेले मुद्रांक शुल्क : रु. 165000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.27500/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH002951743201920E दिनांक: 21/06/2019

बँकेचे नांव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.800/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: 2006201913491 दिनांक: 21/06/2019

बँकेचे नांव व पत्ता:

Sub-Registrar  
औरंगाबाद क्र. १



औरंगाबाद

NG

S. M. Laba

# दस्त स्कॅन झाले



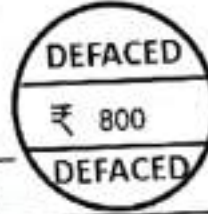
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

PRN 2006201913491

Receipt Date 21/06/2019

Received from self, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4502 dated 21/06/2019 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



## Payment Details

Bank Name IBKL

Payment Date 20/06/2019

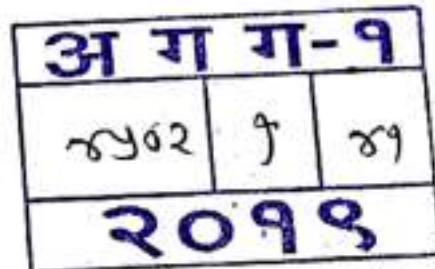
Bank CIN 100041520190620449490

REF No. 220045247

Deface No 2006201913491D

Deface Date 21/06/2019

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





CHALLAN  
MTR Form Number-6



GRN	MH002951743201920E	BARCODE	[Barcode]		Date	20/06/2019-17:25:02	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty Registration Fee				TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name ARB2_AURANGABAD 2 JT SUB REGISTRAR				Full Name	SHAIKH SABA MASROOR			
Location AURANGABAD				Flat/Block No.	GUT NO.42 PEACE APARTMENT FLAT NO 101			
Year 2019-2020 One Time				Premises/Building	FIRST FLOOR			
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			165000.00	Road/Street	VIDYANARAYAN NAGAR PADEGAON			
0030063301 Registration Fee			27500.00	Area/Locality	AURANGABAD			
				Town/City/District				
				PIN	4	3	1	0
				Remarks (If Any)				
				SecondPartyName=SALEEM SHAMSHER PATEL-				
				Amount In	One Lakh Ninety Two Thousand Five Hundred Rupees 0			
Total			1,92,500.00	Words	n/y			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332019062016495	220044224	
Cheque/DD No.				Bank Date	RBI Date	20/06/2019-17:25:39	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. Date	Not Verified with Scroll			

Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालन फॉर्मक दुरुयम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



**अ ग ग-१**  
 ४५०२ २ ४९  
 २०१९

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2006201913491

Date 20/06/2019

Received from self, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

Payment Details

Bank Name IBKL

Date 20/06/2019

Bank CIN 100041520190620449490

REF No. 220045247

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

अ ग ग-१		
४५०२	३	४९
२०१९		



**SALE-DEED**

**[As per provision of The Maharashtra Apartment Ownership Act, 1970)**

Zone No.18.563 Rate: 29,500/- per sq.mt

Stamp duty Rs.1,92,500/-

Consideration Rs.27,50,000/-

Government Valuation Rs.16,73,830/-

Rera Registration No. P51500015185

THIS SALE-DEED is made & executed at Aurangabad on this 18<sup>th</sup> Day of June 2019.

BETWEEN:-

**Mr. Saleem Shamsher Patel,**

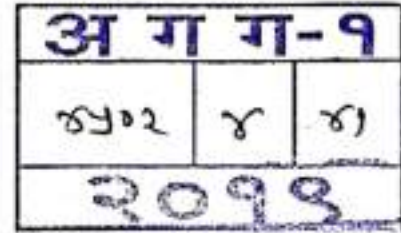
Age - 52 years, Occu- Business,

Registered Office at

Shop No.27&28, Cosmo Avenue, Opp. Baba Petrol Pump,

Near Mhada Colony, Aurangabad

Pan No. AMCPP1988J



Through their registered attorney holder registered on 04 January 2019 day book Sr.No. AGG-1 /100/2019 with sub-registrar Aurangabad.

1) **Mr. Shoeb Patel Saleem Patel**

Age: 30 Years, Occu: Business

R/o: - Kaiser Colony, Aurangabad.

OR

2) **Mr. Syed Wahed Babamiya**

Age: - 45 yrs. Occu: - Business

R/o:- Roshan Gate, Aurangabad

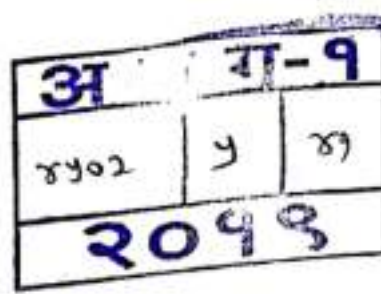


(Hereinafter referred to as the OWNER/PROMOTER/VENDOR (which expression shall mean and includes its directors, legal heirs, successors, executors, administrators, attorney & assignees etc)

**Of the First Part**

AND

Ms. Shaikh Saba Masroor  
AGE -38Years, OCCU.Housewife  
R/o:-D-56,Vasant Villa, Amrutnagar,  
Ghatkopar (W), Mumbai-86.  
PAN No. AZAPS2220D



(Hereinafter referred to as The Purchaser/ Vendee/ Allottee" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its executors or administrators). Of the Second Part

WHEREAS the Promoter is the absolute Owner and possessor of the Property Bearing Land Gut No.42/p, admeasuring 20R, situated at Vidyanarayan Nagar, Padegaon, Dist: Aurangabad (hereinafter referred as said Land/said property). The property is particularly described in the schedule hereunder.

1. Whereas On perusal of documents and records placed before me it appears that, Sanjaykumar Parasmal Jain and Lalitkumar Parasmal Jain purchased land admeasuring 20 R forming part of Gut No. 42 (Survey no. 21/2) in all admeasuring 02 Hectors 65 R assessed at Rs. 07 Ps. 72 situated at Vidyanarayan Nagar, Padegaon Tq. Dist. Aurangabad from Dhamaji Barku Wani by virtue of registered Sale Deed dated 16.06.2000 registered at day book serial no. 3769-2000 with the office of Sub-Registrar, Aurangabad. It further appears that on the basis of the said sale deed names of Sanjaykumar Parasmal Jain and Lalitkumar Parasmal Jain are mutated as owner 20 R forming part of Gut No. 42 vide mutation entry no. 1763.



Whereas Sanjaykumar Parasmal Jain and Lalitkumar Parasmal Jain sold the said land admeasuring 20 R forming part of Gut No. 42 (Survey no. 21/2) in all admeasuring 02 Hectors 65 R assessed at Rs. 07 Ps. 72 situated at Vidyanarayan Nagar Padegaon Tq. Dist. Aurangabad to Sow. Suchita Umakant Makne by virtue of registered Sale Deed dated 10.02.2005 registered at day book serial no. 269/2005 with the office of Sub-Registrar, Aurangabad. It further appears that on the basis of the said sale deed names of Suchita Umakant Makne is mutated as owner 20 R forming part of Gut No. 42 vide mutation entry no. 1892 dated 24.03.2005. also that Suchita Umakant Makne got said 20 R land measured and demarcated from the Office of Taluka Inspector Land Record, Aurangabad on 27-04-2010 file bearing MORE No. A.S/5971/2010. Later on Sow Suchita Umakant Makne sold said land admeasuring 20 R forming part of Gut No. 42 in all admeasuring 02 Hectors 65 R assessed at Rs. 07 Ps. 72 situated at Vidyanarayan Nagar, Padegaon Tq. Dist. Aurangabad to Syed Harun Hashmi S/o Ishtiyak Khan and Devendra Gangadhar Jagtap by virtue of registered Sale Deed dated 01.06.2010 registered at day

book serial no. 4624/2010 with the office of Sub-Registrar, Aurangabad. It further appears that on the basis of the said sale deed names of Syed Harun Hashmi S/o Ishtiyak Khan and Devendra Gangadhar Jagtap are mutated as owner 20 R forming part of Gut No. 42 vide mutation entry no. 3752 dated 17.07.2010.

Syed Harun Hashmi S/o Ishtiyak Khan and Devendra Gangadhar Jagtap sold said land admeasuring 20 R forming part of Gut No. 42 in all admeasuring 02 Hectors 65 R assessed at Rs. 07 Ps. 72 situated at Padegaon Tq. Dist. Aurangabad to Mr. Saleem Shamsher Patel by virtue of registered sale deed dated 11.08.2010 registered at day book serial no. 5593/2010 with the office of Sub-Registrar, Aurangabad. It further appears that on the basis of the said sale deed names of Mr. Saleem Shamsher Patel is mutated as owner 20 R forming part of Gut No. 42 vide mutation entry no. 3842.

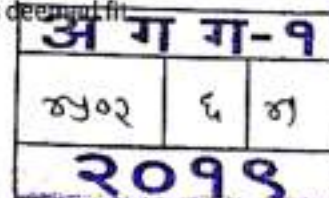
It also appears that Mr. Saleem S/o Shamsher Patel got said 20 R land measured and demarcated from the Office of Taluka Inspector Land Record, Aurangabad on 11.10.2010 in file bearing MORE No. A.S/6777/2010. Thereafter the Collector, Aurangabad has sanctioned the use of Non-Agriculture purpose and issued the N.A. Order dated 10-06-2011 bearing file No. 10-06-2011

2. Thereafter the Owner/promoter desired to develop the above said property and as such Owner/promoter has prepared a plan for Residential cum Commercial building for constructions upon said land and submitted the same towards the Town Planning Municipal Corporation, Aurangabad for approval and Corporation has approved the plan and granted the construction permission through vide commencement certificate file No. 623/17/2017-18, bearing commencement Certificate No. 826/17/2017-2018) dated 22.11.2017

3. AND WHEREAS, the project., which is to be constructed on, said Land should be known as "PEACE APARTMENT" and in no case the said name will be changed.

4. AND WHEREAS the Registered Deed of Declaration dated 22 July 2018 bearing Daybook No. AGG2/755/2018, as per the section 2(a) of The Maharashtra Apartment Ownership ACT 1970 is also executed by the Owner/Vendor. All the terms, conditions & covenants are applicable & binding on the purchaser of the Flats/Shops in the above said residential cum commercial building/ apartment. Also, henceforth whenever there is a need of revision of Deed of declaration for the said land, the purchaser hereby gives

consent to the developer to revise the deed of declaration as deemed fit.



5. AND WHEREAS, according to the building plan, the Owner/Vendor have started construction thereon and the same is in progress.

6. AND WHEREAS, the Owner/Vendor alone has exclusive right to sale the Flats/Shops in the said Project & to be constructed by them on the said Property and to enter into agreement with the purchaser of the Flat and to receive the consideration price in respect thereof.

7. AND WHEREAS, the Flats purchaser herein intended to purchase the Flats in the said "PEACE APARTMENT" and therefore he approached to the Vendor and took inspection of all the documents of title relating to the property & said project such as TITLE DOCUMENTS, Search Report of the Advocate, building plan, building permission, layout, Plan, design and specifications prepared by the Architect and civil engineer and other relevant documents as are specified under the relevant Act.

8. AND WHEREAS, the copies of certificate of title issued by the advocate of the Owner/Vendor, copies of other relevant revenue record showing the nature of the title of the Owner/Vendor to the said land and the copies of the said plan approved by the concerned local authority have been made available for inspection to the purchaser.

9. The purchaser can use & utilize the Flats/Shops purchased by him with the common facility including the staircase, passage, common terrace etc. But Owner/Vendor only is entitled for all the compensations, F.S.I., T.D.R. or any other benefits of the reservation and acquisition of the said Land & the purchaser or any other unit holder cannot object for the same or demand or claim anything for the same. The Vendor/owner having full rights to utilize the F.S.I on the terraces of the said building as per his own will & he can make further construction of Flats/Shops or others on the terrace after obtaining the necessary permission from the concern authority and for that no permission/consent of the purchaser or unit holder in the building or society/association of apartment Owner will be required. Further for the use of additional FSI/TDR in the existing building plan, the purchaser has given consent for the same and the purchaser doesn't have any objection for the use of FSI/TDR in the existing buildings.

10. AND WHEREAS the Purchaser being satisfied with the title of the Vendor and plan of building, requested to the Vendor to sell the aforesaid Flat No. 101 on First Floor admeasuring Carpet area as per notification RERA June 2017, 56.74 Sq. Mts for a lump sum consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only) & other proportionate common areas, boxes, common passages, area under staircase, ducts, common parking, lift duct (if any), common & individual terrace if any in condominium known as 'PEACE APARTMENT' situated at Land Gut No.42/p, admeasuring 20R, situated at Vidyanarayan Nagar, Padegaon, Dist: Aurangabad (more particularly described in the Schedule of property written hereunder), on the terms and conditions as mentioned below:



अ ग ग-१		
४२	७	४१
२०१९		





अ ग ग-१		
४५२	८	४९
२०१९		

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Flat Purchaser hereby agree to purchase the Flat from the Vendor/Owner hereby agree to sale Flat to the Purchaser bearing Flat No. 101 on First Floor admeasuring Carpet area as per notification RERA June 2017, 56.74Sq. Mts for a lump sum consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only) & the proportionate common area is additional area which. includes open & enclosed terrace/balconies, boxes, common passages, area under staircase, ducts, common parking & individual and/or common terrace if any in condominium known as "PEACE APARTMENT" situated at Land Gut No.42/p, admeasuring 20R, situated at Vidyanarayan Nagar, Padegaon, Dist: Aurangabad. The said mat/Shops more particularly described in SCHEDULE - II written hereunder. It is decided that, common area parking will be allotted to the purchaser on booking and this is allocated on first cum first basis, the purchaser has seen the open/space allocated to him and is satisfied with the same. Also, the Purchaser is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately four to five percent. The Purchaser consents for the same and is aware that the consideration being lump sum will not change.

2. That, out of the agreed sale price of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only), the Purchaser has paid amount of Rs.22,00,000/- (Rupees Twenty Two Lakhs Only) to the vendor as earnest amount/ advance payment as under:-

Sr. No.	Date	Chq.No	Bank Name	Amount
1.	14/01/2019	416886	State Bank of India	Rs. 5,00,000/-
2.	10/06/2019	416889	State Bank of India	Rs. 17,00,000/-
3.	01/10/2019	416892	State Bank of India	Rs. 5,50,000/-
Total				Rs. 27,50,000/-

Further the purchaser agreed to pay the entire consideration.

For any out station cheque, the purchaser shall bear all the cost & expense charged by the bank for the encashment of the same. If the cheque issued by purchaser is dishonoured due to any reason whatsoever, then he shall pay additional charges in addition to cheque amount immediately & on failure to do so the this agreement stand cancelled automatically without any notice or intimation.

3. The general specifications of construction, general and specific amenities to be provided by the Vendor to the said Building and particularly to the said Unit are already mentioned & described the deed of declaration

4. If the purchaser does not require any material/amenities/things or Item(s) as per the standard specification provided by the Owner/vendor, the consideration amount will remain unchanged. There will be no changes or/and extra work will be done other than what is mentioned in the deed of declaration. If the purchaser want to make any changes then he should obtained the N.O.C. from the association and whatever the changes wants to be done that shall be done only after the possession of the flat given to the purchaser.

5. That the Vendor shall give possession of the said Flat to the purchaser on 25<sup>th</sup> November 2020 provided that the Vendor shall be entitled to reasonable extension of time limit for giving delivery and completion of building, getting the Occupancy certificate from the competent authority in which the said Unit is situated is delayed on account of :-

(i) Non availability of steel, cement, other material, labour, water or electric supply.

(ii) War, Civil commotion or Act of God.

(iii) Any notice, order, rule Notification of Government and/or competent authority by which the construction is stopped and/or for any other reason or circumstances which may be beyond reasonable control of the Vendor and in such case period of possession shall be treated as automatically extended.

The purchaser can avail the benefits of possession, and can use the flat after getting the occupancy certificate/ completion certificate from the competent authority. After handing over the possession to the purchaser, the purchaser or the society/ association of Owners is liable to pay all the necessary service charges of the Corporation. At anytime, due to nonpayment of the service charges by the purchaser or association/ society, the completion of the project is delayed & if Owner/vendor pays the same then the Owner/vendor shall recover the same from the purchaser & association/ society with incidental charges & penalty along with interest & until the recovery of the same the Owner/vendor shall have first charge over the Unit of the purchaser.

6. That Flat Purchaser agree to pay to the Vendor bank interest per annum on all the amounts which becomes due and payable by the Unit purchaser to the Vendor under the terms of this agreement from the date the said amount is payable by the Flat purchaser to the Vendor. And if the Unit purchaser failed to pay the due amount with interest within a month from, the due date then Vendor shall terminate this agreement without giving any notice to the Unit purchaser and after the termination of this agreement by the Vendor, the amount whatever paid by the Unit purchaser will be forfeited. Thereafter the Owner/Vendor shall be at liberty to dispose of and sell the Flat to such person and at such price as the Owner/Vendor may in his absolute discretion think fit & after cancellation/termination the Flat purchaser shall have no right to obstruct the Owner/Vendor in the sale of the said Unit to any other party.

7. Notwithstanding the clause of payment of interest on delayed payment by the unit purchaser, it is specifically agreed by the unit purchaser, that on committing default in payment of any amount due and payable by the flat purchaser to the Vendor under this Agreement including his/her proportionate share of taxes levied by the concerned local authorities and other outgoing and on committing breach of any other terms and conditions herein contained by the purchaser, the Vendor shall be entitled at his own option to terminate this agreement.

8. The Vendor shall do all such necessary things for registration for the association of department Owners of the said building; however, there shall be no specific time limit on completing registration and formation of the association, as the case may be.



अ ग ग-१		
४३०२	२	०१
२०१९		



अ ग ग-१		
२५०२	१०	२९
२०१८		

9. The Flat purchaser shall take possession of the premises within 15 days after giving written notice by Owner/Vendor to the Flat purchaser intimating that the said premises are ready for use and occupation.

10. The Flat purchaser shall use the said premises or any part thereof or permit the same to be used for purpose of residential only and cannot be used for any commercial or business activity or purpose. If the purchaser wants to use the said flat for any commercial or business purpose then he shall obtain the NOC from the association. The flat purchaser shall not use the flat for any other purpose than the Business. The purchaser shall not use the parking space for any purpose other than for keeping or parking the unit Purchaser's own motor car.

11. Commencing a week after notice is given by the Vendor to the Flat Purchaser that the premises are ready for use and occupation, the Flat Purchaser shall be liable to bear and pay the proportionate share of outgoing in respect of the said land and buildings namely local taxes, water charges, insurance common lights, repairs and salaries of clerks, bill collections, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building including the MSEB meter bills for common facilities including street lights, motor pumps, common staircase and passage lights, bore wells etc. as well as to run and maintain all the machinery so provided by the Owner/ Vendor. Until the maintenance society is formed, the Flat Purchaser shall pay to the Owner/Vendors such proportionate share of outgoing as may be determined.

12. Before taking the possession the Flat purchaser shall pay one time maintenance of Rs. 1,00,000 / - per unit and building maintenance 7% Registry Charges of total Flat Sale consideration Amount taking the possession of the respective unit i.e. Flat and the said amount will be deposited in the account of the onetime maintenance and building maintenance of the project. Similarly, infrastructure charges of lump sum Rs.,75,000/- per unit against the MSEB, water, documentation charges, legal charges, 7/12 expenses will be payable before taking possession.

13. The Flat purchaser hereby agrees to pay all the taxes like Service Tax, VAT, TDS, Labour Cess, GST, CGST, SGST & all the current or future taxes whatever applicable or made applicable in future also. If the any taxes rates change in the future & made applicable on the unit already sold out in that situation the purchaser is liable to pay the same. The Purchaser hereby irrevocably granted and shall be deemed always to have granted his/ her consent for the same.

14. The Flat purchaser shall observe and perform all the rules and regulations which the Owners/ or society or the limited company may adopt at its inception and additions, alterations or amendment. Thereof that may be made from time to time or protection and maintenance of the said building and the Flat therein and for the observance and performance of the building rules, Regulations and by laws for the time being of the concerned local authority and of government and other public bodies. The Flat purchaser shall also observe and perform all the stipulations and conditions laid down by the society limited company regarding the occupations and use of the premises in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoing in accordance with the terms of this agreement.

15. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said plot and building or any part thereof. The Flat purchaser shall have no claim in the project, except in respect of the premises/unit hereby agreed to be sold to him along with the exclusive rights allotted to him/her for all the open spaces, parking spaces, lobbies staircases, terraces, recreations spaces etc. will remain the property of the Vendor until the completion of the project/ scheme.

16. Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this agreement or any forbearance or giving of time to the Flat purchaser by the Vendor/Owner shall not be construed as a waiver on the part of the Vendor/ Owner of any branch or non compliance of any of the terms and conditions of this agreement by the Flat purchaser nor shall be same in any manner prejudice the rights of the Vendor. And in case of default or breach of the term and condition of this agreement on the part of Flat purchaser the vendor shall remain full rights to terminate the agreement without giving any notice to the Flat purchaser.

17. In case of termination of this agreement/sale transaction by the Flat purchaser by any whatsoever reason, then all the losses, damages, expenses regarding Registration of the Document, Stamp Duty, Documents regarding the cancellation and others shall be bear by Flat Purchaser only.

18. All notices to be served on the Flat Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat Purchaser by Registered post A.D. at his/her address specified above. Each flat holder shall pay the maintenance charges as stated. In clause no.12 to the Owner/Vendor before taking the possession. On failure to pay the charges as mentioned by the purchaser then the required amenities shall be disconnected by the Owner/Vendor and all the responsibility of the same will be on the purchaser.

19. The Flat purchaser and/or the Vendor shall from time to time sign all applications papers and documents and do all such acts, deeds and things as the Vendor and/or the society may require for safeguarding the interest of the Vendor and/or Flat Purchaser and the other purchaser of the said premises in the said buildings.

20. After the construction some times in the natural course some very minor cracks develops in the wall of the building due to elastic deformation, moisture, creep chemical reactions, earthquake, climatic changes, compressive nature of cement, thermal variations or any other reason both internally and externally. The purchaser will never consider this as a fault in the construction and as such if the purchaser of the Flat wantsto rectify the same then he has to do the same at his cost only. The Owner/Vendor will be liable for the RCC defects for the period of five years. The purchaser has to follow the user manual which provides the instructions for the use of all the facilities/ equipments provided to him/her for the said flat/shop. If any variations in the use of the facilities/equipments are done by the purchaser Owner/Vendor will not be liable for the defects arising due to it.



अ ग ग-१		
४३०२	११	४१
२०१९		

21. The Owner/Vendor can make changes or revise the construction plan at any time & for that the Owner/Vendor not required to take consent or permission of the purchaser or association/society. The Owner/Vendor can make changes in the parking, staircase, passage, lift, configuration or other facility and change or, reduce open spaces. The Owner/Vendor can also change the specifications at its own discretion and add or delete any specification subject to availability of the same. The Owner/Vendor hereafter can execute the revised deed of declaration at any time as the Owner/Vendor feel it necessary. As well as the Owner/Vendor shall, not liable to pay any society/ association charges for the unsold unit of the scheme/project till the sale of the said unit & after the sale of the same the unit purchaser will pay that amount which becomes due to the society from the date of the purchase only.

22. The Owner/Vendor has issued or published the brochure for the overall idea of the scheme & it is not legally binding on the Owner/Vendor. The specification, facility, amenities described in the sale deed will be final one & it will supersede to all the documents.

23. The purchaser hereby expressly consented to the Owner/Vendor to obtain the project loan or to change/ transfer the existing project loan taken by the Owner/Vendor to any other bank or financial institution for that no separate permission or consent of the purchaser shall required.

24. The Purchaser shall pay all the expenses, stamp duty and Registration Charges regarding the Registration of Agreement for Sale, Sale Deed and other documents.

25. This Sale Deed shall be always to the provision of The Maharashtra Apartment Owners Act, 1970 and the rules made there under.

26. That, the purchaser is in full knowledge that the Owner/Promoter has raised project finance for the said property & individual NOC from The Latur Urban Co-op Bank Ltd, Khadkeshwar Branch will be issued in the name of customer. The repayment of finance with interest is the sole liability of Owner/Promoter and purchaser will have no liability.

#### SCHEDULE-1

#### (Description of the Property)

All the part and parcel of the Property Bearing Gut No-42, Admeasuring 2000.00 Sq. Mts. Project known as "PEACE APARTMENT", situated at Vidyanarayan Nagar Padegaon, Dist. Aurangabad within the limits of Aurangabad Municipal Corporation.

#### Boundaries of the Property/Land:-

- Towards East :- Land Forming Part of Gut No. 42  
Towards West :- Land Forming Part of Gut No. 42  
Towards South :- Nasik- Aurangabad Road  
Towards North :- Land Forming Part of Gut No. 42

अ ग ग-१		
४५०२	१२	४१
२०१९		

**SCHEDULE-2**

**(Description of the Flat under Sale)**

Flat No.101, on First Floor admeasuring Carpet area as per notification RERA June 2017 56.74 Sq. Mtrs, the proportionate common area is additional area which includes common passages, area under staircase, ducts, common and individual parking slot for one car on the Ground floor will be allotted & individual and/or common terrace if any in the said condominium known as "PEACE APARTMENT", constructed on Property Bearing Gut No-42, Admeasuring 2000.00 Sq. Mtrs, situated at Vidyanarayan Nagar Padegaon, Dist. Aurangabad within the registration sub-registrar office, Aurangabad and the same is bounded as below:-



- Towards East :- Side Margin
- Towards West :- Flat No. 102
- Towards North :- Flat No. 106
- Towards South :- 60 Meter Road

अ १  
४९०३ ०३ २७  
२०१९

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS AGREEMENT ON THE DATE AND YEAR HEREIN ABOVE MENTIONED.

Owner	Signature	Photo
Mr. Saleem Shamsheer Patel Through their registered attorney holder		
Mr. Shoeb Patel Saleem Patel		
Purchaser		
Ms. Shaikh Saba Masroor		
Witnesses		
1) Mr. Abdul Quadar Shaikh Vazir AGE - 72 Years, Retd. R/o.:- Shah Bazar, Aurangabad		
2) Mr. Ishwar Kishan Gour AGE - 28 Years, OCCU. Service R/o.:- Cantonment, Aurangabad		

गाव नमुना सात

अधिकार अभिलेख पत्रक  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे )  
नियम, १९७९ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- पडेगांव

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

भुमापन क्रमांक व उपविभाग : 42

अ म म-१

४५०२ १४ ४१

२०१९

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव	खाले क्रमांक
42	भोगवटादार वर्ग -1		
खेताचे स्थानिक नांव :-		क्षेत्र अधिकार आरपी सी ख. के. फा	
क्षेत्र एकक हे.अ.र.सो.सी.डी.डी. नारायण रघुनाथ राजदेरफूर	0.27.00 0.79	(1)	722, 723, 724, 727, 728, [729], 730, 731, 732, 733, [735], 736, [737], 738, 740, 741, 1156, 1234, 1599, 1702, 1704, 1799, 1841, 2339, 2351, [2425], 2625, [2679], 2685, 3083, 3259, 3560, 3841, 4193, 4194, [4195], [4196], 4327, 4620, 4639
जिरापत 2.65.00	श्री नि सुप्रिया दर्शनी स ग नि सं	0.00.39 0.01	(30)
बागायत -	मुमताज बानो प्र मो हमीद		(291)
तरी -	बोरीया देगामध पाणीक		(291)
वरकस -	सामाईक क्षेत्र	0.07.44 0.22	
इतर -			
एकूण क्षेत्र 2.65.00	स अशफाक अली पि स महेबूब अली		(393)
	[ म काशीम खान पि म रहेमान खान		
पोट-खराब (सागवडीस अयोग्य)	सबा काशीम खान		
वर्ग (अ) -			
वर्ग (ब) -	माही खान अ.पा.क आई सबा खान		
एकूण पो 0.00.00			
आकारणी 7.72	काहजद खान काशीम खान अ.पा.क.आई सबा खान		5877
	सामाईक क्षेत्र	0.03.35 0.10	
खुडी किंवा विशेष आकारणी	संजय पि शंकरराव होतीवाते प्लाट नं 39	0.02.04 0.06	(404)
	सौ विजया प्र वेजीनाथराव मंडलिक प्लाट नं 37		5956

गाव :- पडेगांव

तालुका :- औरंगाबाद

भूमापन क्रमांक व उपविभाग : 42

उज्वला प्रभाकर मोदी प्लॉट नं 41	0.01.70 0.05	( 435 )	र.रु.20000000/- कर्ज. ( 5923 )
सोपानराव कोडीबा वाघवसे प्लॉट नं 40	0.00.17	( 489 )	
पद्मविरसिंह पि फतेहसिंह अहतावत	0.03.35 0.10	( 679 )	
मेजर पद्मविरसिंह फतेहसिंह अहतावत	0.09.29 0.27	( 827 )	
एकबालखो पि दादेखो.	0.02.04 0.06	( 4014 )	
सु. महाराजोद्दीन स. कमालोद्दीन प्लॉट नं 41	0.01.75 0.05	( 1341 )	
मो. युसूफ मो. यासीन प्लॉट नं 45	0.03.00 0.09	( 3269 )	
अ. रशीद पि अ. सत्तार प्लॉट नं 38	0.01.19 0.03	( 3677 )	
न. प्र. दा. दस्ते व. खलीलबाबा.	0.01.37 0.05	( 1365 )	
सावन किरपाल रोहानी मिथन सोसायटी मु. प्र. श्री रमेशचंद्र पजाराम गुप्ता	0.27.27 0.79	( 1534 )	
सावन कृपाल सहाणी मिथन दिति या. औ.बाद		( 1534 )	
तर्फ केंद्र अध्यक्ष श्री रमेशचंद्र पजाराम		( 1994 )	
.. गुप्ता प्लॉट नं 42		( 1994 )	
— सामाईक क्षेत्र —	0.01.70 0.05	( )	
खो. खाजा फरीद अहेमद खाजा वसारत अहेमद प्लॉट 35	0.05.86 0.17	( 3358 )	
नुरुद्दीन खेर महमद	0.07.44 0.22	( 3731 )	

P-T T

PCC

महाराष्ट्र



For View Only

अ ग ग-

8402 94

2019





गाव :- पडेगांव  
भुमापन क्रमांक व उपविभाग : 42

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

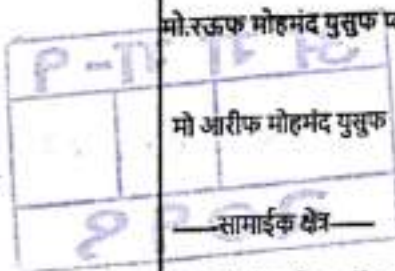
शे.कादर शे दाऊद प्लॉ न.36	0.05.80 0.17	( 3648 )
सुतारी कौसर गुलाम अहमद प्लॉट नं 46	0.02.04 0.06	( 1341 )
सलीम पटेल समशेर पटेल	0.20.00 0.58	( 3842 )
शे जब्बार शे कादर प्लॉ 33	0.01.79 0.05	( 3905 )
नुरुद्दीन शेर् मोहेसाद चारणीया	0.12.56 0.37	( 3350 )
खाजा फरीद अहेमद खाजा बरसात प्लॉट 34	0.03.94 0.11	( 3357 )
खाजा फरीद अहेमद खाजा बरसात अहेमद प्लॉ न.38	0.01.75 0.05	( 3675 )
गिरीष जुगतकिशोर सिंकवी		( 5168 )
सलीम पटेल समशेर पटेल		( 5168 )
सोहेल मुजफ्फर सिध्दीकी		( 5168 )
सामाईक क्षेत्र	0.82.04 2.39	
शरद किसनराव गवळी प्लॉ न 31		( 5751 )
मो.रऊफ मोहमंद युसुफ प्लॉट 45		( 5948 )
मो आरीफ मोहमंद युसुफ		( 5948 )
सामाईक क्षेत्र	0.02.30 0.07	
मो साबेर मो हुसेन प्लॉ 29	0.01.75 0.05	( 3609 )

**ई महा भूमि**

**For View Only**

**अ ग ग-१**

४५०२	१६	३९
२०१९		



2/14/2019

७१२

गाव :- पडेगांव भुमापन क्रमांक व उपविभाग : 42	तालुका :- औरंगाबाद	जिल्हा :- औरंगाबाद
(3298),(3312),(4248),(5168),(5635),(5689),(5702),(5719),(5726)		

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

खालील नमूद टी।हि गाव नमुना सात बारा चा भाग नाही.

टीप :- या ७/१२ वरील नमूद एकूण क्षेत्रफळ व भोगवटदारांच्या नावासमोर नमूद क्षेत्रफळांची एकूण वेरीज सत्य मेळात नाही. याबाबत संबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा.

गाव नमुना बारा

पिकांची नोंदवही

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

गाव :- पडेगांव

भुमापन क्रमांक व उपविभाग : 42

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

जिल्हा :- औरंगाबाद

इ म ल अ न											सांगवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचित क्षेत्र
मिश्र पिकांसाठी क्षेत्र											निभळ पिकांसाठी क्षेत्र		
धटक पिके व प्रत्येकासाठी 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)
2013-14	खरीप		हे.आर. ये.मी	हे.आर. ये.मी	पडीत		2.6500		हे.आर. ये.मी	हे.आर. ये.मी			
2014-15	खरीप				पडीत		2.6500						
2015-16	खरीप				पडीत		2.6500						

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



अ ग ग-१		
४५०२	१७	४१
२०१९		

[https://mahabhulek1.maharashtra.gov.in/Aurangabad/pg712\\_changes.aspx](https://mahabhulek1.maharashtra.gov.in/Aurangabad/pg712_changes.aspx)

# औरंगाबाद महानगरपालिका, औरंगाबाद

## " बांध का मा चा पर वा ना " COMMENCEMENT CERTIFICATE



आधारित बांधकाम परवानगी  
परवाना क्रमांक :- २७६ / २०१७-१८



मॉडेल क्रमांक :- ६२३/१७/२०१७-१८

दिनांक : २२/११/२०१७

परवाना धारण करणाऱ्याचे नाव :- श्री. सलीम पटेल समशेर पटेल

गट क्रमांक :- ४३/पैकी, मोजे :- पडेगाव, औरंगाबाद

मुखई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या कलम २५३ व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ च्या कलम ४४ अन्वये व तत्संबंधित नियमास अनुसरून खालीलप्रमाणे बांधकामाची/दुरुस्तीची परवानगी दिली जाते. सदरील परवान्याचा अंमल आज कारखे घालून एक वर्षांपर्यंत राहिल. बांधकाम पूर्ण झाल्याबरोबर लेखी माहिती तयारवावीसाठी या कार्यालयात पाठविण्यात यावी. नगर रचनाकार यांनी हळू हळू रंगाने दुरुस्ती/ बांध केलेल्या नकाशा प्रमाणे बांधकामाची परवानगी खालील अटीवर दिली जाते.

०१. सध्या बांधकाम परवाना हा विकसित परवानगीच्या अनुषंगाने दिला जात आहे. यामध्ये नमुद केलेल्या मुळाव्या संबंधी भविष्यात कोणाचे नातकी हक्क, इज्जत हक्क, अगर इतर कोणत्याही हित संबंधात बाधा निर्माण होत असेल तर त्यांनी आपल्या हक्कारी / घाट न्यायालयामार्फत परस्पर दुर करून घ्याव्यात या संबंधाने उद्भवणाऱ्या कोणाच्याही बाबीची जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही.
०२. बांधकामाच्या कोणत्याही प्रकारच्या हक्कास बाधा निर्माण होईल असे बांधकाम करण्यात येऊ नये.
०३. प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी नगर भूभाषण अधिकारी/ तालुका निरीक्षक भूमि अभिलेख, औरंगाबाद बांधकामावरील भूखंड आच्छादी करून घेणे अर्जावर व वास्तुविशारद बांधकाम व धनकारक राहिल.
०४. बांधकाम वास्तव्य व माली महानगरपालिकेच्या हस्तान्तर ठेऊ नये. बांधकाम दिनांक ०९/०९/२०१७ रोजी वाचिके सोबत दिलेले हनीमंत्र अर्जाद्वारात बंधनकारक राहिल.
०५. सध्या भूखंडास / मिकळीस वा जिल्हाधिकारी यांचे मार्फत न.ज.प.अधि. १९६६ चे कलम ४४ अन्वये अड्डेविक बांधकामाचा आदेश / परवाना व अड्डेविक आदेश जा.क्र.२०१०/महाक्र/जमीन-३/ए/ए/सी-३४/मोजे पडेगाव त. औरंगाबाद/प.क्र. ५६२ दिनांक १०/०६/२०१७ अन्वये प्राप्त आहे.
०६. या कार्यालयाचे संबंधीत अधिकारी जाणून प्रत्यक्ष पाहणीसाठी आले असता त्यांचे अड्डेविकार्थी मांडणीचे संबंधीत कागदपत्रे दाखविण्यात यावे.
०७. जोपासपटीत (Plinth Level) ये बांधकाम झाल्यानंतर सदरधु कर्मचारीनास त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणपत्रावरत घेण्याचे व Plinth Level Completion प्रमाणपत्र कार्यालयालास घेणे आवश्यक आहे.
०८. मंजूर बांधकाम नकाशाच्या विषय वर बांधकाम करण्यात आले तर आपल्या विषय महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम-४३ सह ५२, कलम-५४, कलम-५३ प्रमाणे पूर्वीत कार्यवाही करण्यात येईल.
०९. मुखई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेण्यात यावे व त्यानंतरच दुय्यरीत्या बांध सुरु करावा. नकाशा अन्वये वास्तव्य म.ज.नि.व न.र. अधि.१९६६ चे कलम-५३ अन्वये पूर्वीत कार्यवाही करण्यात येईल.
१०. भोगवटा प्रमाणपत्र घेतेवेळी महानगरपालिका परवानाधारक यांवरचे जलनिःसारण जोडणी बाबतचे प्रमाणपत्र जोडणे आवश्यक आहे.
११. घरावर पडणाऱ्या पावसाचे पाणी संकलीत करून विहीर असल्यास त्यांचे पुर्ननिर्माण करावे. जोडे विधान विहित नाही अशा ठिकाणी सोकरीट (सोकरीट) तयार करून त्याच्ये रचना निघरा करावा.
१२. मापुचीचे बांधकाम परवानगी देवी (जा.प. १४६/१०-११) सहर विकास निधी रक्कम रु. ४८,६००/- घ.क्र. १८६९२ दिनांक २६/१४/२०१० रोजी व उर्वरित सहर विकास निधी रक्कम रु. २,४२००/- घ.क्र. १८७२० दिनांक -/१२/२०१० रोजी मरणा केला आहे. आज सहर विकास निधी रक्कम रु. ५,५४,२००/- घ.क्र. १९८२४ दिनांक २०/१४/२०१७ रोजी मरणा केला आहे.
१३. मापुचीचे बांधकाम परवानगी देवी (जा.प. १४६/१०-११) जमीन विकास शुल्क रक्कम रु. ५०,०००/- घ.क्र. १८६५२ दिनांक २६/१४/२०१० रोजी जमा केली आहे.
१४. मापुचीचे बांधकाम परवानगी देवी (जा.प. १४६/१०-११) स्वयं विकास अनागत रक्कम रु. ५०,०००/- घ.क्र. १८६५४ दि. २६/१४/२०१० रोजी जमा केली आहे.
१५. मापुचीचे बांधकाम परवानगी देवी (जा.प. १४६/१०-११) प्रिनिपल रक्कम रु. १४,४००/- दि. १८६५३ दि. २६/१४/२०१० रोजी मरणा केला आहे.
१६. प्रिनिपल (Paid of FSI) करिता रक्कम रु. १४,०४,०००/- दि. १९८२५ दि. २०/११/१७ रोजी मरणा केला आहे.
१७. भोगवटा प्रमाणपत्र घेणे पूर्वी सानासाठी अंतरागम्ये कमीत कमी ( २२ ) फाडे सावुन त्यांचे संकेपन करावे. जागेवरील फाडे लोकांच्याची आल्यास प्रथम सहाय प्राधिकरनास मार्फत परवानगी घेण्यात यावी.
१८. जागेवर विद्युत वाहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी संकरीत खाल्याकडून काढून घ्यावी. नंतरच बांधकाम सुरु करावे.



**अ ग ग-१**

७५०२	१८	४)
<b>२०१७</b>		





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

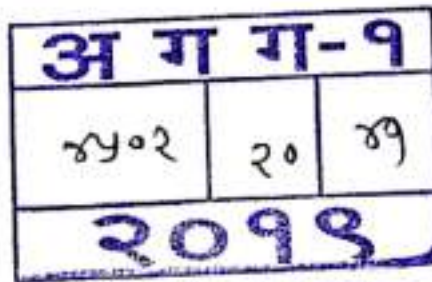
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51500015185**

**Project: Peace Apartment, Plot Bearing / CTS / Survey / Final Plot No.:42-P at Aurangabad (M Corp.), Aurangabad, Aurangabad, 431002;**

1. Mr./Ms. Saleem Shamsheer Patel son/daughter of Mr./Ms. Shamsheer Hussain Patel Tehsil: Aurangabad, District: Aurangabad, Pin: 431001, situated in State of Maharashtra.
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 (l) 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 07/02/2018 and ending with 31/01/2021 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.



Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 2/7/2018 10:22:28 AM

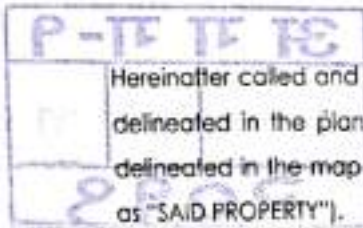
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

**FIRST :**

All that piece and parcel land admeasuring 2000.00 Sq.meters bearing Gut No. 42/p situated at Vidya Narayan Nagar, Padegaon, Aurangabad and within the limits of Aurangabad Municipal Corporation.

Bounded as under:-

East : Gut No.42/p  
West : Gut No.42/p  
North : Gut No.42/p  
South : 60 Meter Aurangabad-Nasik Road

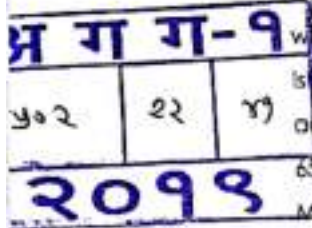


Hereinafter called and referred to as said property and which is more particularly delineated in the plan annexed hereby by red lines, which is more particularly delineated in the map annexed hereto. Hereinafter above property is referred to as "SAID PROPERTY".



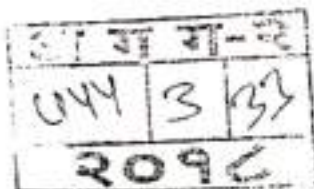
**FIRST/ TITLE:**

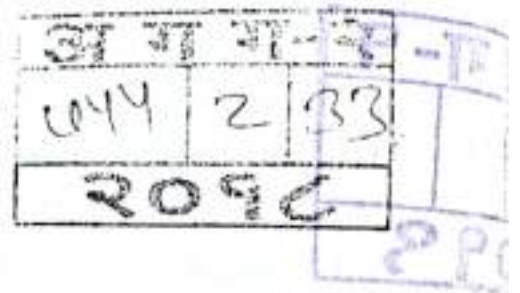
1. The Owner and possessor of land admeasuring 2000.00 Sq.meters bearing Gut no. 42/p, situated at Vidyanarayan Nagar, Padegaon, Aurangabad, which he have purchased from its previous owners Syed Harun Hashmi S/o Ishtiyak Khan and Devendra Gangadhar Jagtap sold said land admeasuring 20 R forming part of Gut No. 42 in all admeasuring 02 Hectors 63 R assessed at Rs. 07 Ps. 72 situated at Padegaon Ta. Dist. Aurangabad to Mr. Saleem Shamsher Patel by virtue of registered sale deed dated 11.08.2010 registered at day book serial no. 5593/2010 with the office of Sub-Registrar, Aurangabad. It further appears Saleem Shamsher Patel is mutated as owner 20 R forming part of Gut No. 42 vide mutation entry no. 3842.



**SECOND:**

The "OWNER/PROMOTER" submitted the building plan with the Town Planning Department of Aurangabad Municipal Corporation for carrying out construction of Apartment building consisting of 66 (2 Bed Room, Hall Kitchen) flats and 6 Shops. Aurangabad Municipal Corporation vide has approved the plan and granted the construction permission through vide commencement certificate file No. 623/17/2017-18, bearing commencement Certificate No. 826/17/2017-2018) dated 22.11.2017. The Copy of Building Permission is annexed herewith and marked as Annexure B.





**DEED OF DECLARATION**

**Peace Apartment**

(Together with the Bye-laws)

(Under Section 2 of the

Maharashtra Apartment Ownership Act, 1973

[Gul No. 42/p, situated at Vidyantaryan Nagar, Padegaon, Aurangabad]

This DEED OF DECLARATION is executed here at Aurangabad, on this 22<sup>nd</sup> day of January month of the year, 2018, At Aurangabad

By

Shri. Saleem S/o Shamsher Patel  
Age: - 51 Years; Occur:- Business  
R/o: - Kaiser Colony, Aurangabad  
Pan No. AMCPP1988J

...hereinafter absolute called as the "OWNER/PROMOTER", (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective legal heirs, successors, executors, representatives and assigns)



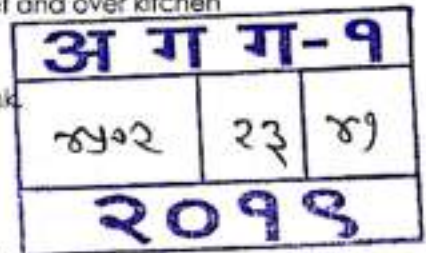
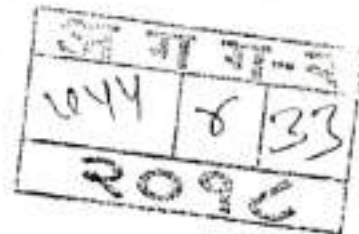
**THIRD:**

(a) In pursuance to the said sanctioned building plans, the "OWNER/PROMOTER" has commenced construction work in accordance to the Sanctioned Building Plans and has evolved the scheme of Apartment Building consisting of 66 (2 BHK) independent residential flats and 6 shops. The specification or area in respect of unit which are sold and possession is handed over will not be changed.

(b) Specifications of the independent flats will be as under:-

**SPECIFICATIONS FOR EACH FLAT:**

- a. R.C.C. Frame structure.
- b. Masonry Work in AAC Block /Brickwork.  
External: - 6"/9" Thick & internal: - 4"/6" Thick Plaster to Masonry Work.
- c. POP wall punning for internal wall surface.
- d. Flush door
- e. Aluminium windows with safety Grill.
- f. Vitrified tile flooring
- g. Colored glazed tile dado up till lintel Level in toilet and over kitchen otta.
- h. Granite top for Kitchen otta with stainless steel sink.
- i. Concealed type electrification
- j. Concealed type internal plumbing
- k. Parking space for two motorcycles for each flat.
- l. Provision of Two Lifts for the building. (With Generator Back-up)



**FOURTH:**

The building will be called as "Peace Apartment"

That Apartment building has a total built-up area admeasuring 4566.44 Sq. Mtrs.

**FIFTH:**

- 1) That as per the building plan approved by the Aurangabad Municipal Corporation there will be 66 Two BHK flats and 6 Shops in apartment tower consisting of one building. The parking will be on Ground Floor.:
- 2) The details of area of each independent flats is as under





FLOOR	SHOP/FLET NO.	CARET AREA (sq. m.) (As Per Area 1)	AREA (sq. m.) (As Per Building Permission)	RUP AREA (sq. m.) (As Per Building Permission)	EXCESS BALCONY AREA (sq. m.) (As Per Building Permission)	TOTAL SHOP/FLET AREA (sq. m.) (As Per Building Permission)	BALCONY AREA (sq. m.) (As Per Building Permission)	RIZ AREA (sq. m.) (As Per Building Permission)	TRUSSE AREA (sq. m.) (As Per Building Permission)	SHARE IN COMMON AREA (sq. m.) (As Per Building Permission)	TOTAL AREA (sq. m.) (As Per Building Permission)	PERCENTAGE OF SHARED BY EACH UNIT/FLAT HOLDER IN COMMON AREA (%)	EAST	WEST	NORTH	SOUTH
GROUND	SHOP 1	19.67	19.87	21.87	0.00	21.87	0.00	0.00	0.00	3.87	25.74	0.55%	SHOP No. 2	SHOP No. 3	PARKING	60 WETER ROAD
	SHOP 2	18.02	19.55	20.70	0.00	20.70	0.00	0.00	0.00	3.07	24.57	0.52%	SHOP No. 3	SHOP No. 2	PARKING	60 WETER ROAD
	SHOP 3	20.21	20.02	22.34	0.00	22.04	0.00	0.00	0.00	3.87	25.91	0.52%	SHOP No. 4	SHOP No. 2	PARKING	60 WETER ROAD
	SHOP 4	20.31	20.02	22.34	0.00	22.04	0.00	0.00	0.00	3.87	25.91	0.52%	SHOP No. 5	SHOP No. 2	PARKING	60 WETER ROAD
	SHOP 5	19.02	19.25	20.70	0.00	20.70	0.00	0.00	0.00	2.87	24.57	0.52%	SHOP No. 8	SHOP No. 4	PARKING	60 WETER ROAD
	SHOP 6	19.67	19.87	21.87	0.00	21.87	0.00	0.00	0.00	3.87	25.74	0.55%	SHOP No. 8	SHOP No. 4	PARKING	60 WETER ROAD
FIRST	101	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	SHOP No. 101	FLAT No. 102	PARKING	60 WETER ROAD
	102	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	FLAT No. 101	SHOP No. 102	PARKING	60 WETER ROAD
	103	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	SHOP No. 103	SHOP No. 102	PARKING	60 WETER ROAD
	104	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	FLAT No. 104	SHOP No. 102	PARKING	60 WETER ROAD
	105	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	SHOP No. 105	SHOP No. 102	PARKING	60 WETER ROAD
	106	36.74	35.04	38.18	3.56	41.74	1.35	1.35	17.73	12.42	102.01	1.46%	FLAT No. 106	SHOP No. 102	PARKING	60 WETER ROAD
SECOND	201	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	SHOP No. 201	SHOP No. 202	PARKING	60 WETER ROAD
	202	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	FLAT No. 201	SHOP No. 202	PARKING	60 WETER ROAD
	203	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	SHOP No. 203	SHOP No. 202	PARKING	60 WETER ROAD
	204	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	FLAT No. 204	SHOP No. 202	PARKING	60 WETER ROAD
	205	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	SHOP No. 205	SHOP No. 202	PARKING	60 WETER ROAD
	206	51.66	50.04	53.18	10.02	63.20	8.73	1.35	0.00	12.42	88.73	1.46%	FLAT No. 206	SHOP No. 202	PARKING	60 WETER ROAD
THIRD	301	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	SHOP No. 301	SHOP No. 302	PARKING	60 WETER ROAD
	302	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	FLAT No. 301	SHOP No. 302	PARKING	60 WETER ROAD
	303	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	SHOP No. 303	SHOP No. 302	PARKING	60 WETER ROAD
	304	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	FLAT No. 304	SHOP No. 302	PARKING	60 WETER ROAD
	305	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	SHOP No. 305	SHOP No. 302	PARKING	60 WETER ROAD
	306	55.95	52.03	56.55	2.65	59.20	8.73	2.89	0.90	12.42	85.41	1.47%	FLAT No. 306	SHOP No. 302	PARKING	60 WETER ROAD
FOURTH	401	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 401	SHOP No. 402	PARKING	60 WETER ROAD
	402	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 401	SHOP No. 402	PARKING	60 WETER ROAD
	403	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 403	SHOP No. 402	PARKING	60 WETER ROAD
	404	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 404	SHOP No. 402	PARKING	60 WETER ROAD
	405	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 405	SHOP No. 402	PARKING	60 WETER ROAD
	406	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 406	SHOP No. 402	PARKING	60 WETER ROAD
FIFTH	501	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 501	SHOP No. 502	PARKING	60 WETER ROAD
	502	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 501	SHOP No. 502	PARKING	60 WETER ROAD
	503	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 503	SHOP No. 502	PARKING	60 WETER ROAD
	504	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 504	SHOP No. 502	PARKING	60 WETER ROAD
	505	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	SHOP No. 505	SHOP No. 502	PARKING	60 WETER ROAD
	506	55.66	55.09	58.18	2.85	61.20	8.73	1.35	0.00	12.42	80.41	1.47%	FLAT No. 506	SHOP No. 502	PARKING	60 WETER ROAD

P-2

444  
209



अ ग ग-9  
7302 28 81  
2099

**THIRTEENTH:**

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 (a) 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 apartment.



**FOURTEENTH:**

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 acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care-taker bases by the apartment owners thereof for transient or hotel 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 payment guest services other than the foregoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it and leave and license or care-taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the By-laws in Exhibit B attached hereto.

**FIFTEENTH:**

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.



**SIXTEENTH:**







That where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such family unit, then the mortgagee and/or the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable, for assessments by the Association which became due prior to the acquisition of title by such

SI	NO	DATE
044	E-33	2018

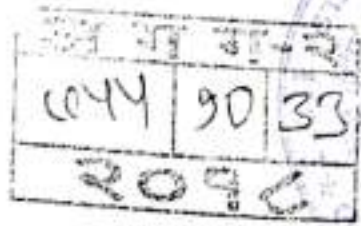
<b>अ ग ग-१</b>		
२०२	२५	१९
२०१९		

**SEVENTEENTH:**

That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable all unpaid assessments by the Association of Apartment Owners for common expenses from the date of their respective possession and shall keep the grantors indemnified against the same.

Owners/Promoter	Signature	Photo
Mr. Saleem Patel S/o Shamsher Patel		
WITNESS 1. Syed Wahed Babamiya Age:-43 years Occur:- Business Add:- Azam Colony Aurangabad		
2. Manoj Madanlal Duggad Age :- 50 years, Occur:- Business Add:- Garkeda, Aurangabad.		

Seal of the





महाराष्ट्र राज्य न्यायिक प्रशासन विभाग  
 महाराष्ट्र राज्य न्यायिक प्रशासन विभाग

© 2018 ©

AN 635154

29 DEC 2018

क्रमांक 20131 दिनांक 1.1.2019

सौ. रजनी खंडाकर  
 स्टॅम्प वेंडर  
 26, भाय्य नगर, औरंगाबाद  
 LIC No. 2101084, Ph. 22201 JE

मुद्रांक प्रमुखिपति  
 श. को. आ. र. उ. वा. का. का. का.

व्यक्तिगत  
 Saleem Shamsher Patel

वैश्वर कृष्ण गुरु

**SPECIAL POWER OF ATTORNEY**

(Only for Admission/Presentation)

This special Power of Attorney is made and executed at Aurangabad on this 01<sup>st</sup> Day of January 2019 by:-

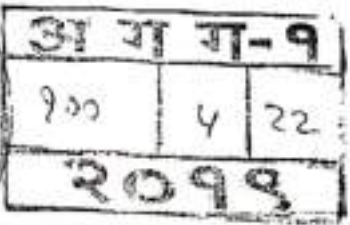
**Peace Apartment**

A Housing Project of Flats & Shops on Gut No. 42/p, situated at Vidyanarayan Nagar, Padegaon, Aurangabad, Rera Registration No. P51500015185

Shri. Saleem S/o Shamsher Patel

Age: - 51 Years; Occu:- Business

R/o: - Kaiser Colony, Aurangabad

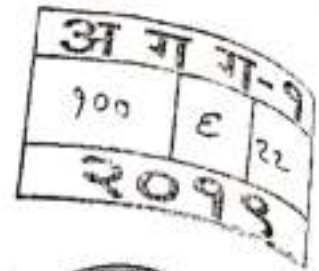


Herein called the executors of the First Part



AND

- 1) Mr. Shoeb Patel Saleem Patel  
Age: 30 Years, Occu: Business  
R/o:- Kaiser Colony, Aurangabad



OR

- 2) Mr. Syed Wahed Babamiya  
Age: - 45 yrs, Occu:- Business  
R/o:- Roshan Gate, Aurangabad.



Herein called the Attorney Holder or the Second Part

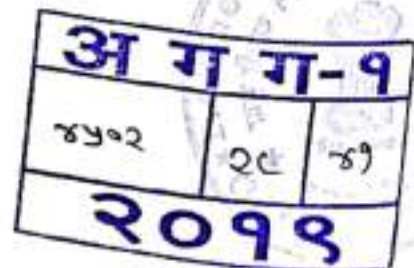
WHEREAS The Executor of the first part are citizen of India, having their normal place of residence & business at Aurangabad.

AND WHEREAS due to heavy work load and other business engagements it is not possible for the Executors to every time visit the office of the Sub-Registrar and admit execution of various documents such as Agreement to Sale, Sale Deed Conveyance Deed, Deed of Assignment and such other documents required to be registered in the office or Registrar of Assurance Aurangabad.

AND WHEREAS the Executors decided to execute this Special power of Attorney in favour of the Attorney Holder or the Second Party for doing acts mentioned herein below and the Second Party accepted the same.

KNOW ALL MEN BY THESE PRESENTS THAT WE

Mr. Saleem Shamsher Patelin the capacity of Owner/promoter in Peace Apartment. Gut No. 42/p, situated at Vidyanarayan Nagar, Aurangabad, Rera Registration No. P51500015185



Do hereby constitute and appoint:-(1) Mr. Shoeb Patel Saleem Patel Age: 30 Years, Occu: Business, R/o:- Kaiser Colony, Aurangabad,

(2) Mr. Syed Wahed Babamiya Age: - 45 yrs, Occu:- Business R/o:- Roshan Gate, Aurangabad to be our true and lawful attorney and on my behalf for the purpose of doing following acts and deed on our behalf and the same shall be binding on us as if we have done or performed the same.

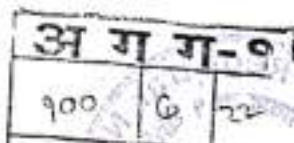
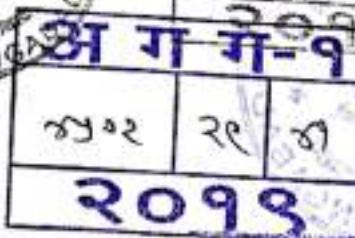
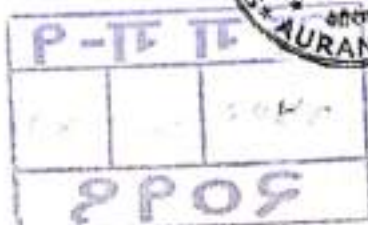
1) To present any documents strictly signed and/or executed by us as :-

Peace Apartment

A Housing Project of Flats & Shops on Gut No. 42/p, situated at Vidyanarayan Nagar, Padegaon, Aurangabad, Rera Registration No. P51500015185

For registration before Sub-Registrar, Aurangabad (i.e. Sub-Registrar No. 1, 2, 3, 4, 5 & 6 Aurangabad), to admit the execution thereof and to do any act that may be necessary for the registration of the said document and also present such other documents which may be executed in favour of Peace Apartment

2) That any one of the Attorney Holder can exercise the power given under this Power of Attorney separately and individually i.e. any one can present the documents before the Sub-Registrar and admit execution thereof.



IN WITNESS WHEREOF this Special power of attorney is executed,  
 signed, and sealed by the parties hereto on the day and year  
 mentioned hereinabove.

**EXECUTORS/FIRST PARTY**

Signature  
/Thumb

Photo

Mr. Saleem Shamsher Patel

*[Handwritten signature]*



**ACCEPTED BY ATTORNEY HOLDERS  
/ SECOND PARTY**

1. Mr. Shoeb Patel Saleem Patel

*[Handwritten signature]*



Mr. Syed Wahed Babamiya

*[Handwritten signature: Wahed]*

अ ग ग-१		
१००	८	२२
२०१९		

1) Mr. Manoj Madanlal Duggad

Age: - 51 yrs, Occu:- Business

R/o:- Garkheda, Aurangabad.

*[Handwritten signature]*



2) Mr. Ishwar Kishan Gour

Age: - 28yrs, Occu:- Service

R/o:- Cantonment, Aurangabad.

*[Handwritten signature: Ishwar]*



अ ग ग-१		
४४०२	३०	४१
२०१९		

**DEED OF MORTGAGE**

This Deed of Mortgage made on 15 Day of July-2018

**BETWEEN**

- 1) Mr Saleem s/o Shamsher Patel  
( PAN NO.-AMCPP1988J )  
Age:51 years Occu: Business  
Prop of Patel Saleem Shamsher  
R/o Kaiser Colony, Aurangabad

.....hereinafter called as 'Borrower / Mortgagor'  
(Which expression shall unless it be repugnant to the context or meaning thereof includes its Successors and assignees, representatives etc)

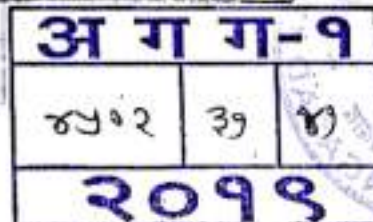
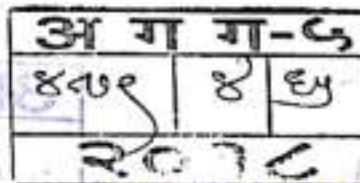
**AND**

The Latur Urban Co-Operative Bank Ltd.  
Having its registered head office at  
shivaji Nagar,Latur,  
Branch at Aurangabad  
Through it's Branch-Manager  
Mr Balaram S/o Shivnaryan Mantri  
Age: 43 years Occu: Service  
R/o Khadkeshwar Aurangabad

.....Hereinafter called as the 'Mortgagee Bank'.



WHEREAS the borrower above named i.e.Saleem s/o Shamsher Patel is ow er and possessor of the area of land adm 1596.20 sq. mtr situated at Vidya Narayan Nagar, guf No. 42/p, padegaon, Aurangabad ( More particularly mentioned in the schedule given below) and after obtaining commencement certificate form the Municipal





corporation of Aurangabad for construction of flatted building over the said area of land/plot, applied to the mortgagee bank i.e. The Latur Urban co-operative Bank Ltd. Latur for grant of Term Loan more particularly Loan against property amounting to Rs. 2,00,000,00/- (Rs. Two crore only) upon said application and after detailed scrutiny of the application, the mortgagee bank having agreed to lend and advance the said amount

NOW THIS DEED WITNESSES as under, In consideration of mortgagee bank having agreed to lend and advance the said Term Loan against property Rs. 2,00,000,00/- (Rs. Two crore only) to the borrower / mortgagor doth hereby grants, conveys, assigns, transfers and assures to hold unto mortgagee bank, by way of 'Simple Mortgage' all that part and parcel of the land/ of plot adm 1596.20 sq mtr situated at Vidya Narayan Nagar, gut No. 42 / P, Padegaon, Aurangabad ( More particularly mentioned in the schedule given below) including present, future construction, fixtures, structure and building to be constructed over the said plot/land. Which was purchased by the borrower/mortgagor vide registered sale deed bearing No.5593/2010 dated 11.08.2010 from Sayyad Harun Hashmi s/o Ishtiyak Khan and Devendra Gangadhar Jagtap and since then said land is absolutely owned and possessed by the borrower/mortgagor.

And thereafter, present mortgagor have applied for building permission with the office of Municipal Corporation Aurangabad and as per directions of the Municipal Corporation present borrower has relinquished area adm 403.80 sq. mtr affected due to development roads from the total area of the plot 2000 sq. mtr and thereafter vide permission no.826/2017-18 dated 22.11.2017 in file No 623/17/2017-18 building permission has been accorded for constructing of multi storied building over the said area of plot.

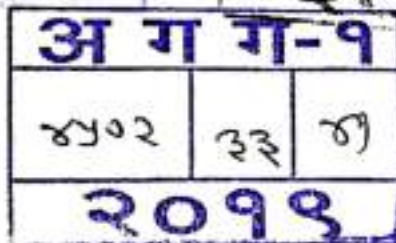
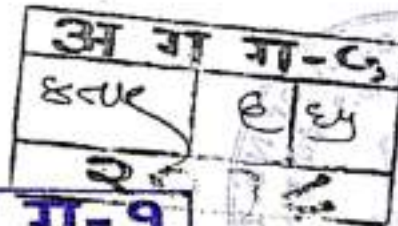
Present borrower/mortgagor vide registered deed of declaration dated 02.01.2018 bearing its day book registration No. 755-2018 submitted said project to the provisions of the Maharashtra apartment Ownership Act, 1970 and named said project as "Peace Apartment",

As such flatted building of ground + 11 floors consisting of 66 flats and 5 shops ( specifications of which is given in the separate chart annexed herewith which shall be treated as part and parcel of this deed of mortgage) proposed on said area of plot to be mortgaged by the said mortgagor.

The mortgagor doth hereby represent declare and covenant with mortgagee bank as under:

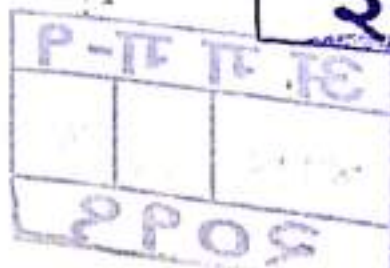
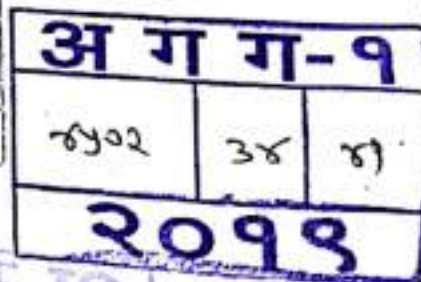
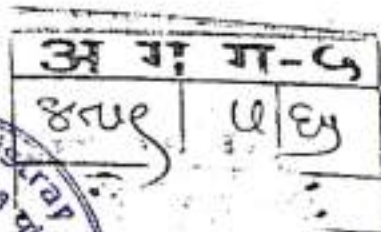


- 1) The mortgaged property is the sole and absolute property belonging to him and same is at his sole disposal and free from any prior charge or encumbrances and that he now have good right, full power and absolute authority to grant, assign, transfer and assure the same unto and to the use of mortgagee bank as per below mentioned conditions.
  
- 2) AND plot and proposed construction, i.e. 6 shops and 66 flats and if any additional proposed construction in case of any revision in plan, which is in possession of the Mortgagor / Borrower to hold unto and for the benefits of the mortgagee, it's executors, representatives and assignees, the possession of the mortgaged property remaining with the above - named mortgagor, for securing the repayment of the sum of Rs. 2,00,000,00/- (Rs.Two Crore only) with interest @ 18 % P.A.by way of monthly rest method, within period of Thirty Months (THREE YEARS) amongst which period of first 12 months from the date of disbursement will be "moratorium period" during which mortgagee will have to pay only an amount of interest which will be accrued on the loan amount and thereafter from 13<sup>th</sup> months of disbursement of loan amount, an amount of (EMI) Rs.9,98,482/- (Rupees Nine Lacs Ninety Eight Thousand Four Hundred Eighty Two only ) as equated monthly instalment for the period of 24 months and or till the entire repayment of the loan amount as per the demand of the mortgagee bank, and in case of default or event in the opinion of the bank contrary to the terms and conditions of the loan agreement penal interest of @ 2% shall be charged by the bank the rate of interest shown above are liable to be varied as per the directives of the Reserve Bank of India and or as per the directions of the Board of Directors of the mortgagee bank.
  
- 3) The borrower / mortgagor further agrees that as on today he has not sold or created any type of third party interest in respect of above referred 66 flats and 6 shops to be constructed on the said area of plot, and henceforth in case of any type of transaction of 66 flats and 6 shops and or any of the area portion of the mortgaged property and or Peace Apartment to be constructed over the said area, will be only with written permission of the mortgagee bank and on such terms and conditions of the deposit of proportionate amount receivable from such sale transaction, and sale and any type of transfer creation of third party interest without permission of the mortgagee bank is deemed to be void at the instance of the bank and will not be binding on the bank and entails bank for civil and criminal action against Mortgagor./ borrower and other persons.



- 4) The mortgagor shall at all times during the continuance of this deed and security hereby created pay all the ground rents, rates, levies and taxes present as well as future and all dues payable in respect of the mortgaged premises immediately the same shall have become due and will indemnify and keep indemnified fully and effectually mortgagee bank against all actions, proceedings, charges, expenses claims and demands which may be incurred or sustained by reason of non-payment of the said charges etc.
- 5) The loan shall be disbursed only after compliance with all the terms and conditions of sanction including execution of documents and creation of security as stipulated.
- 6) The mortgagors agrees that mortgagor shall:
- Not create any charge on any of mortgaged property.
  - Not give any guaranty without any prior permission of mortgagee bank.
- 7) The mortgagor agrees and undertakes to reimburse the all sums borne by the mortgagee bank in respect of legal, technical affairs of the mortgaged property.
- 8) The Mortgagor agreed that, if borrower fails to paid up the said sum of Rs.2,00,000,00/- ( Rs. Two Crore Only) along with interest at the aforesaid rate, within the time stipulated above, the Mortgagee bank shall be at liberty to cause the said properties hereby mortgage particularly mentioned in the Schedule given below, to be sold to satisfy its claim, and if the sale proceeds be found insufficient to satisfy the claims of the Mortgagee, Mortgagee shall be at liberty to recover the balance amount from the Guarantors and by sale of other properties moveable and immovable of the said Mortgagor.

IN WITNESSES WHEREOF, the mortgagor, borrower above named sets his signature on this 25 - day of July -2018.



### SCHEDULE OF THE PROPERTY / PLOT/ AREA OF LAND

All the piece and parcel of land including present and proposed/future all construction of 6 shops and 66 flats as shown in the separate chart annexed herewith on the area of plot/land adm 1596.20 sq mtr situated at Vidya Narayan Nagar, Padegaon from gut No.42/p within limits of Municipal Corporation Aurangabad, Padegaon ,Aurangabad, Tq and Dist Aurangabad and bounded as under:

- On or towards East:- Land from gut No. 42/p
- On or towards West: - Land belongs to Nadmi Mohmad Rajaula and Naresh Arjundas Mangwani
- On or towards South:- Internal road and Aurangabad- Nashik highway
- On or towards North:- Land from gut No. 42/p.

#### BORROWER / MORTGAGORS



Mr. Saleem Shamsheer Patel  
Prop Patel Saleem Shamsheer



#### MORTGAGEE

For The Latur Urban Co-op. Bank Ltd. Latur  
Dr. Khandeshwar, AURANGABAD.



Latur Urban Co-Op. Bank Ltd., Latur Branch - Aurangabad  
Through its Branch Manager  
(BALARAM SHIVNARAYAN MANTRI )



#### WITNESSES:

1. Ishwar Kishan Gour  
P/o - Aurangabad  
Age - 28

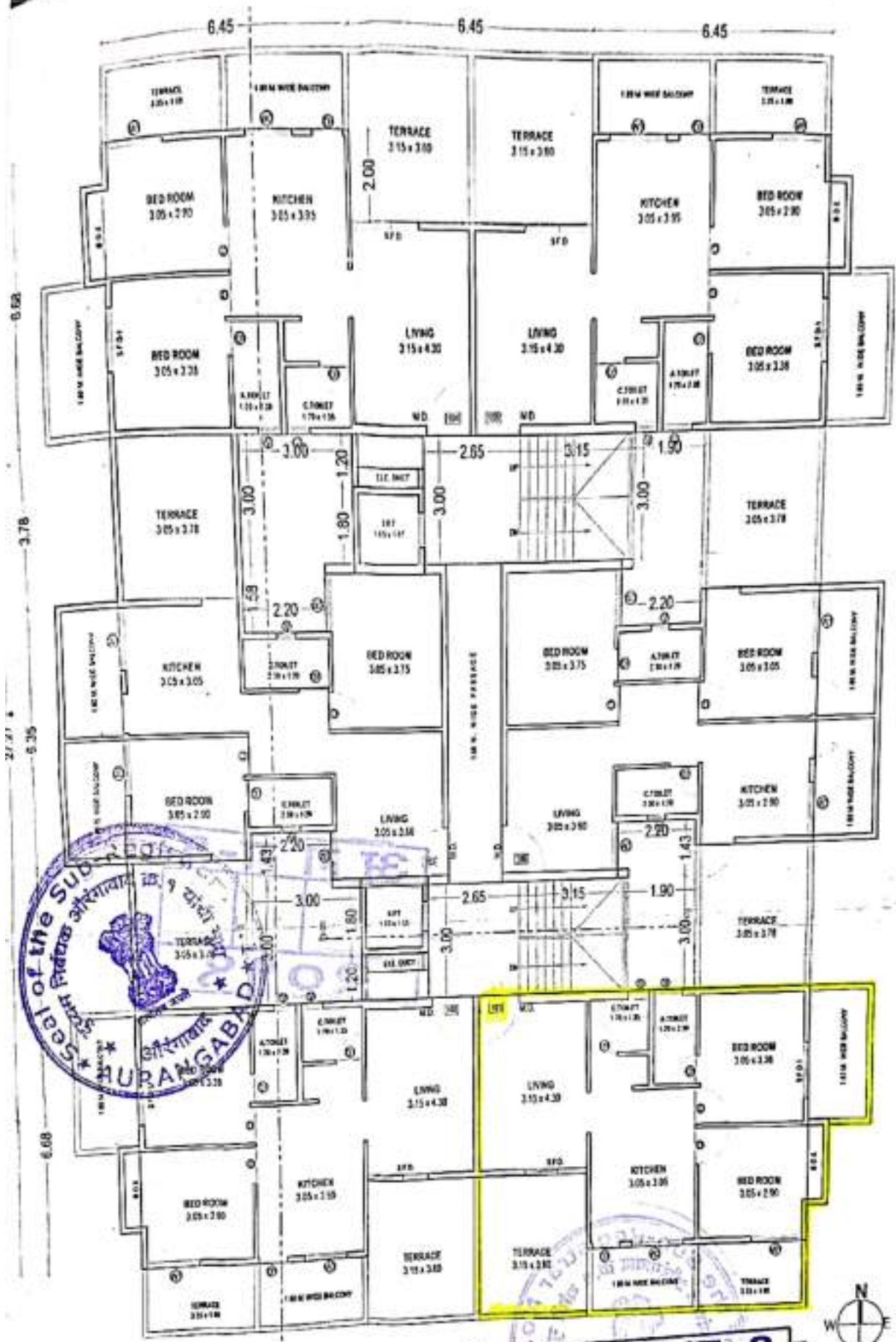


2. Manoj somadanta dugad  
P/o - 51 P/o Aurangabad



अ ग ग-१		
४५०२	३५	४१
२०१९		

अ ग ग-५		
४५०५	६५	४५
२०१९		



FIRST FLOOR PLAN

**अ ग ग-१**

2892 36 0

**२०१९**



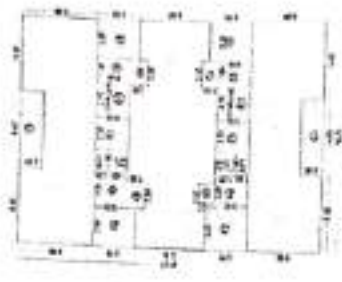
Scanned by CamScanner

OFFICE USE ONLY: 35

**REFERENCES:**  
 1. P.O. REGISTRATION ACT, 1906  
 2. P.O. REGISTRATION RULES, 1907  
 3. P.O. REGISTRATION ACT, 1908

**TITLE:**  
 REGISTERED PLAN OF COMMERCIAL RESIDENTIAL BUILDING IN PLOT NO. 36, 37 & 38, SUB-DIVISION 1, BLOCK 'A', MOUNTAIN VIEW ESTATE, AURANGABAD.  
 P.O. - MR. NAJIB UDDIN KHAN, AURANGABAD.

**NOTICE:**  
 THIS PLAN IS REGISTERED UNDER THE P.O. REGISTRATION ACT, 1906, AND THE P.O. REGISTRATION RULES, 1907, AND IS VALID AND EFFECTIVE FROM THE DATE OF REGISTRATION.  
 THE REGISTRAR HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN.  
 THE REGISTRAR'S OFFICE IS OPEN FROM 10:00 AM TO 5:00 PM, MONDAY TO FRIDAY, AND ON SATURDAY FROM 10:00 AM TO 1:00 PM.  
 THE REGISTRAR'S OFFICE IS CLOSED ON SUNDAY AND PUBLIC HOLIDAYS.



BLOCK PLAN  
 EAST - EIGHTH FLOOR, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH & TENTH FLOOR

AREA CALCULATIONS FOR TOTAL FLOOR  
 FIRST SECOND THIRD FOURTH FIFTH SIXTH SEVENTH EIGHTH NINTH TENTH ELEVENTH

NO.	AREA	PERCENTAGE	NO.	AREA	PERCENTAGE
1	1000	10.00	6	1000	10.00
2	1000	10.00	7	1000	10.00
3	1000	10.00	8	1000	10.00
4	1000	10.00	9	1000	10.00
5	1000	10.00	10	1000	10.00
6	1000	10.00	11	1000	10.00
7	1000	10.00	12	1000	10.00
8	1000	10.00	13	1000	10.00
9	1000	10.00	14	1000	10.00
10	1000	10.00	15	1000	10.00
11	1000	10.00	16	1000	10.00
12	1000	10.00	17	1000	10.00
13	1000	10.00	18	1000	10.00
14	1000	10.00	19	1000	10.00
15	1000	10.00	20	1000	10.00
16	1000	10.00	21	1000	10.00
17	1000	10.00	22	1000	10.00
18	1000	10.00	23	1000	10.00
19	1000	10.00	24	1000	10.00
20	1000	10.00	25	1000	10.00
21	1000	10.00	26	1000	10.00
22	1000	10.00	27	1000	10.00
23	1000	10.00	28	1000	10.00
24	1000	10.00	29	1000	10.00
25	1000	10.00	30	1000	10.00
26	1000	10.00	31	1000	10.00
27	1000	10.00	32	1000	10.00
28	1000	10.00	33	1000	10.00
29	1000	10.00	34	1000	10.00
30	1000	10.00	35	1000	10.00
31	1000	10.00	36	1000	10.00
32	1000	10.00	37	1000	10.00
33	1000	10.00	38	1000	10.00
34	1000	10.00	39	1000	10.00
35	1000	10.00	40	1000	10.00



**अ ग ग-१**  
 ४५०२ ३० ४१  
**२०१९**



BLOCK PLAN  
 SUB-DIVISION

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्यात आला / Enrolled No 2039298312101135

To: श्रीमती शर्मिष्ठा शर्मा  
Sudeek Sharmar Patil  
S/O Sharmar Patil  
House no 4-12/2 B  
Lane no 4  
Kusar Colony Aurangabad  
Aurangabad  
Aurangabad Ymca/Aurangabad Aurangabad  
Maharashtra 431001  
9422775690

Rel: 50 / 01K / 115068 / 115710 / P



आपला आधार क्रमांक / Your Aauthaar No.  
**2792 3397 0220**  
आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India



श्रीमती शर्मिष्ठा शर्मा  
Sudeek Sharmar Patil  
आधार क्रमांक / UID: 20-10-1983  
पुरुष / Male

2792 3397 0220

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India  
श्रीमती शर्मिष्ठा शर्मा  
Shruti Sharmar Patil  
आधार क्रमांक / UID: 2402915884  
पुरुष / Male

4997 1566 9528

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पता: S/O श्रीमती शर्मिष्ठा शर्मा, आठवाळी S/O, Sarmar Patil, 2039298312101135  
वस्तु क्र. 2039298312101135, पिन कोड: 431001, पत्ता क्र. 4-12/2 B  
म. 4 कोला कॉलोनी, अहमदाबाद, कोला, अहमदाबाद, अहमदाबाद, महाराष्ट्र, 431001  
अहमदाबाद (सि.) महाराष्ट्र, 431001 Maharashtra, 431001

4997 1566 9528

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India  
श्रीमती शर्मिष्ठा शर्मा  
Shruti Sharmar Patil  
आधार क्रमांक / UID: 2402915884  
पुरुष / Male

9717 3597 5753

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पता: S/O श्रीमती शर्मिष्ठा शर्मा, आठवाळी S/O, Sarmar Patil, 2039298312101135  
वस्तु क्र. 2039298312101135, पिन कोड: 431001, पत्ता क्र. 4-12/2 B  
म. 4 कोला कॉलोनी, अहमदाबाद, कोला, अहमदाबाद, अहमदाबाद, महाराष्ट्र, 431001  
अहमदाबाद (सि.) महाराष्ट्र, 431001 Maharashtra, 431001

9717 3597 5753

मेरा आधार, मेरी पहचान

अ ग ग-१  
४५०२ ३८ ४९  
२०१९

भारत सरकार  
Government of India  
श्रीमती शर्मिष्ठा शर्मा  
Shruti Sharmar Patil  
आधार क्रमांक / UID: 2402915884  
पुरुष / Male

2867 4140 8767

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पता: S/O श्रीमती शर्मिष्ठा शर्मा, आठवाळी S/O, Sarmar Patil, 2039298312101135  
वस्तु क्र. 2039298312101135, पिन कोड: 431001, पत्ता क्र. 4-12/2 B  
म. 4 कोला कॉलोनी, अहमदाबाद, कोला, अहमदाबाद, अहमदाबाद, महाराष्ट्र, 431001  
अहमदाबाद (सि.) महाराष्ट्र, 431001 Maharashtra, 431001

2867 4140 8767

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India  
श्रीमती शर्मिष्ठा शर्मा  
Shruti Sharmar Patil  
आधार क्रमांक / UID: 2402915884  
पुरुष / Male

9475 6343 0984

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पता: S/O श्रीमती शर्मिष्ठा शर्मा, आठवाळी S/O, Sarmar Patil, 2039298312101135  
वस्तु क्र. 2039298312101135, पिन कोड: 431001, पत्ता क्र. 4-12/2 B  
म. 4 कोला कॉलोनी, अहमदाबाद, कोला, अहमदाबाद, अहमदाबाद, महाराष्ट्र, 431001  
अहमदाबाद (सि.) महाराष्ट्र, 431001 Maharashtra, 431001

9475 6343 0984

मेरा आधार, मेरी पहचान



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	201906211555				21 June 2019, 11:51:05 AM	
मूल्यांकनाचे वर्ष	2019					
जिल्हा	औरंगाबाद					
मुख्य विभाग	तालुका : औरंगाबाद मौजे : पडेगांव ( औरंगाबाद महानगरपालिका )					
उप मुख्य विभाग	18.563 - मुंबई महामार्गावर सर्व रहिवस मिळकती					
क्षेत्राचे नांव	Aurangabad Municipal Corporation			सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर 842	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
चुली जमीन (sqft)	29500	3500	39500	0		
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up) बांधकामाचे वर्गीकरण. उदवाहन सुविधा -	56.74 चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर. मिळकतीचे वय. मजला -	निवासी सदनिका 0 TO 2वर्षे 1st To 4th Floor	मिळकतीचा प्रकार. मूल्यदर/बांधकामाचा दर.	बांधीव Rs.29500/-	
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
पसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * पसा.यानुसार टक्केवारी) * मजला निहाय घट.वाढ = (29500 * (100 / 100)) * 100 / 100 = Rs.29500/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 29500 * 56.74 = Rs.1673830/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तुल्यप्राप्ते मूल्य + मेडिनेशन मजला क्षेत्र मूल्य + लग्नाच्या गांधीचे मूल्य + वरील गांधीचे मूल्य + बंदिस वाहन तक्रारीचे मूल्य + खून्य जमिनीवरील वाहने तक्रारीचे मूल्य + इमारती भोक्तीच्या कुटुंब वाणीचे मूल्य + बंदिस बायकनी = A + B + C + D + E + F + G + H + I = 1673830 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1673830/-					

Home Print





158/4502

शुक्रवार, 21 जून 2019 11:57 म.पू.

दस्त गोपवारा भाग-1

अगग1	२०	४१
दस्त क्रमांक: 4502/2019		

दस्त क्रमांक: अगग1 /4502/2019

बाजार मूल्य: रु. 27,50,000/-

मोबदला: रु. 16,73,830/-

भरलेले मुद्रांक शुल्क: रु. 1,65,000/-

द. नि. सह. द. नि. अगग। यांचे कार्यालयात

अ. क्रं. 4502 वर दि. 21-06-2019

रोजी 11:59 म.पू. वा. हजर केला.

पावती: 7092

पावती दिनांक: 21/06/2019

सादरकरणाराचे नाव: शेख सबा मसरूर - -

नोंदणी फी

रु.

27500.00

दस्त हाताळणी फी

रु.

800.00

पृथांची संख्या: 40

कमी दस्त हज्जा. शुल्क रु. 20/-

पा. क्र. 7160 ने बसुल

21/06/19

एकुण: 28300.00

S. H. Saba

दस्त हजर करणाऱ्याची सही:

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्रं. 1 21 / 06 / 2019 11 : 59 : 33 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 21 / 06 / 2019 12 : 04 : 18 PM ची वेळ: (फी)





21/06/2019 12:00:44 PM  
 दस्ता क्रमांक : अगग1/4502/2019  
 दस्तावा प्रकार :- सेल डीड

दस्ता गोपवारा भाग-2

अगग1 29/6  
 दस्ता क्रमांक:4502/2019

अनु क्र. 1 पक्षकाराचे नाव व पत्ता  
 नाव:शेख सबा मसरूर - -  
 पत्ता:-, -, -, वसंत विल्सा अमृतनगर घाटकोपर  
 वेस्ट मुंबई, घाटकोपर वेस्ट, MAHARASHTRA,  
 MUMBAI, Non-Government.  
 पिन नंबर:

पक्षकाराचा प्रकार  
 लिहून देणार  
 वय :-38  
 स्वाक्षरी:



अनु क्र. 2 नाव:सलीम शमशेर पटेल पांच्यातर्फे कबुली जवाब  
 देणार शेख पटेल सलीम पटेल - -  
 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -,  
 ब्लॉक नं: -, रोड नं: कैसर कॉलनी औरंगाबाद,  
 महाराष्ट्र, औरंगाबाद.  
 पिन नंबर:

लिहून देणार  
 वय :-30  
 स्वाक्षरी:-



बरीत दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्ता ऐवज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ:21 / 06 / 2019 12 : 06 : 15 PM

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

अनु क्र. 1 पक्षकाराचे नाव व पत्ता  
 नाव:ईश्वर किशन गौर - -  
 वय:28  
 पत्ता:कॅटोमॅट औरंगाबाद  
 पिन कोड:431001

स्वाक्षरी



अनु क्र. 2 नाव:अब्दुल कादर शेख वजीर - -  
 वय:72  
 पत्ता:शाहबाजार औरंगाबाद  
 पिन कोड:431001

स्वाक्षरी



शिक्का क्र.4 ची वेळ:21 / 06 / 2019 12 : 07 : 20 PM

Sub Registrar Aurangabad I

EPayment Details.

Sr.	Epayment Number
1	2006201913491
2	MH002951743201920



Refacement Number  
 2006201913491 सह. दुय्यम निबंधक कार्यालय  
 0001618496201920 औरंगाबाद क्रमांक-९  
 4502/2019

१२ बुकाचे ४५०२  
 नंबरी नोंदला दिनांक २१.६.२०१९  
 प्रमाणित करण्यात येते की, या  
 दस्तामध्ये एकुण ४१ पाने आहेत

1. Verify Scanned Document for correct registration through email (4 pages on a side) printout after scanning.
  2. Get print immediately after registration.
- For feedback please write to feedback.isrita@gmail.com