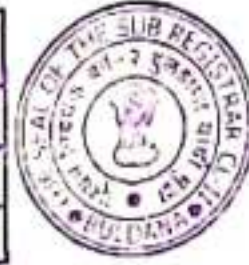
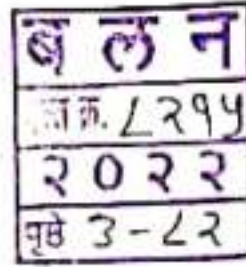


	AGREEMENT OF DEVELOPMENT, CONSTRUCTION
Stamp Duty Rs	8,25,500/- E Challan No MH010881758202223E Date 19/11/2022
Reg Fees Rs	30,000/-
Stamp Purchased	Sanjaykumar Ramchandra Narkhede



(1)

AGREEMENT OF DEVELOPMENT, CONSTRUCTION

Valued at Rs1,65,10,000/-
(Rs One Crore only)

Market Value of Rs1,65,10,000/- (Open plot area rate Rs7,000/- per square meter)

(Flat R.C.C. construction rate Rs22,600 /- per square meter) Zone No. 1.103

Stamp Duty of Rs825500/- is paid
Registration fees of Rs30000/- is paid

THIS AGREEMENT OF DEVELOPMENT, CONSTRUCTION is made on this 18 day of November – 2022 at Buldana between

Mr. Dhiraj Rambhauji Lingade,

Aged about: 48 years, Occupation: Business,

R/o Suwarna Nagar, Buldana Tq. & Dist. Buldana 443001

Aadhar No.7606 0880 4397,

Pan No. : AAKPL3321M

Mobile No. 9822470681

hereinafter referred to as the "Owner / Party No.1" with term and expression shall unless repugnant to the context or meaning thereof always mean and include the said Owner / Party No.1 as well as her legal representatives, legal heirs, executors, administrators, successors and assigns of the FIRST PART.



AND

TITUS BUILDCON BULDANA
Through Its Partners,

1) Mr. Sanjaykumar Ramchandra Narkhede

Aged about 50 years, Occu: Business,
R/o Gurukunj Housing Society, Malkapur Road,
Buldana Tq. Dist. Buldana 443001.
Aadhar No 3188 9506 8475.
PAN No. AAMPN1415E
Mobile No. 9422929021.,

AND

2) Mrs. Sarita Dinesh Aher

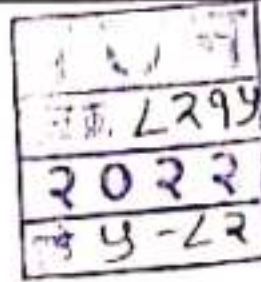
Aged about 42 years, Occu: Business,
R/o Sarvoday Building, Solanke layout,
Buldana Tq. Dist. Buldana 443001
Aadhar No 3219 0896 5852.
PAN No. BMKPA8532J
Mobile No. 9420444111

AND

3) Mr. Santosh Subhash Malu

Aged about 42 years, Occu: Business,
R/o Chaitanyawadi,
Buldana Tq. Dist. Buldana 443001
Aadhar No 9912 2335 0081.
PAN No. AKJPM9376J
Mobile No. 94221804711

AND

**4) Mr. Shivaaji Ananda Chankhore**

Aged about 62 years, Occu: Business,

R/o Buldana Tq Dist Buldana 443001

Aadhar No 5493 6823 4111..

PAN No AANHS5584C

Mobile No. 9421493805

AND

5) Mrs. Sonal Hariprasad Mishra

Aged about 40 years, Occu: Business,

R/o Chaitanyawadi,

Buldana Tq Dist Buldana 443001

Aadhar No 8723 4856 6956

PAN No BSAPM3769F

Mobile No. 8007233744

AND

6)-A Mrs. Varsha Ganesh Narkhede

Aged about 45 years, Occu: Housewife,

R/o Samarth Housing Society, Malkapur road,

Buldana Tq Dist Buldana 443001

Aadhar No 6279 2676 5963

PAN No APZPN0954N

Mobile No. 9420005374

AND

6)-B Mrs. Jyoti Rajendra Kolte

Aged about 46 years, Occu: Housewife,

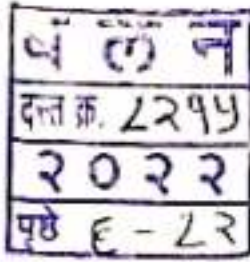
R/o Gurukunj Housing Society, Malkapur Road,

Buldana Tq Dist Buldana 443001.

Aadhar No 9030 0500 6100,

PAN No. CNOPK0491F

Mobile No. 7588416739



AND

6)-C Mr. Avinash Murlidhar Ingle

Aged about 45 years. Occu. Service

R/o Gurukunj Housing Society, Malkapur Road.

Buldana Tq. Dist. Buldana 443001.

Aadhar No 6502 7828 3477

PAN No. AAPPI7704J

Mobile No. 9970390827

hereinafter referred to as the "Developer / Party No.2" with term and expression shall unless repugnant to the context or meaning thereof always mean and include the said Developer / Party No.2 as well as his legal representatives, legal heirs, executors, administrators, successors and assigns of the **SECOND PART**.

AND WHEREAS all that piece and parcel of land bearing original Plot No. 72 admeasuring total 150 sq. mtrs., Plot No. 73. admeasuring 150 sq. mtrs., Plot No. 74 admeasuring 150 sq. mtrs., Plot No. 75 admeasuring 150 sq. mtrs., Plot No. 76 admeasuring 150 sq. mtrs., Plot No. 83 admeasuring 150 sq. mtrs., Plot No. 84 admeasuring 150 sq. mtrs. & Plot No. 85 admeasuring 251 250 sq. mtrs. from Survey No. 54 of Buldana which is demarcated as per NA order passed by Collector Buldana passed in case No. NAP/34Buldana/53/1991-1992 decided on 30/03/1992 and which is subsequently amalgamated into one plot i.e. **plot No. 72 total 1290.50 sq. mtrs.** situated within the limits of Municipal Council, Buldana in view of order passed by Tahasildar Buldana in Rev. Case No. MRC-81/Buldana/4/2018-2019 dt. 07/02/2019 and Rev. Case No. MRC-81/Buldana/25/2020-2021 dt. 30/04/2021 within the jurisdiction of the Sub-Registrar Buldana which is bounded as under-

To East : 9 mtrs. Layout road

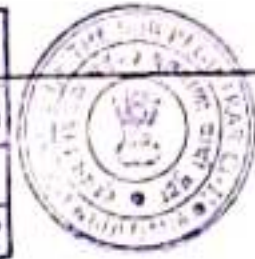
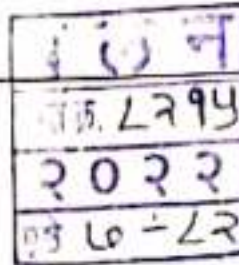
To West : 6 mtrs. Layout road

To North : 12 mtrs. Layout road

To South : Plot No. 77 & plot No. 82.

is owned and possessed by Shri Dhiraj Rambhau Lingade.

AND WHEREAS total land, bearing Plot No. 72 admeasuring 1290.50 sq. mtrs. from survey No. 54 of Buldana is capable of being developed into a multistoried building thereon and Shri Dhiraj Rambhau Lingade is desirous of constructing and developing the said land more specifically described in the SCHEDULE hereunder



written with entire F.S.I. available thereon into a residential estate by constructing a multi-storied building thereon consisting of various self contained separate residential units / apartment therein.

AND WHEREAS few members of party No. 2 / Developer have the necessary experience and expertise, in the field of construction and development of lands and being desirous of developing the said land and party No. 1 due to lack of time and unavailability in town having agreed to permit party No. 1 to develop the said plot no. 72 admeasuring 1290.50 sq. mtrs., by constructing an affordable residential building / complex containing various separate affordable residential apartments and exhaust the entire available F.S.I. in relation to the said plot area and utilize the same and to use the future FSI in relation to land area that may be available or permitted by the concerned authorities as per the Building plan sanctioned by the local authority i.e. Municipal Council, Buldana dt. 25/02/2021 bearing approval No. CBBBM/B/2021/APL/00281 as per rules and regulations of building construction on the following terms and conditions.

IT IS THEREFORE AGREED AND DECLERED BY AND BETWEEN THE PARTIES HERETO AS UNDER-

- It is specifically agreed between Party No. 1 & 2 that the total construction will be carried out in five floors by the party no 2 as per approved plan which is as follows,
the entire upper ground floor shall consists of total 8 affordable residential flats i.e. flat No. U-1, U-2, U-3, U-4, U-5, U-6, U-7, & U-8 respectively,
the entire first floor shall consists of total 8 affordable residential flats i.e. flat No. F-1, F-2, F-3, F-4, F-5, F-6, F-7, & F-8 respectively,
the entire second floor shall consists of total 8 affordable residential flats i.e. flat No. S-1, S-2, S-3, S-4, S-5, S-6, S-7, & S-8 respectively,
the entire third floor shall consists of total 8 affordable residential flats i.e. flat No. T-1, T-2, T-3, T-4, T-5, T-6, T-7, & T-8 respectively,
the entire fourth floor shall consists of total 8 affordable residential flats i.e. flat No. L-1, L-2, L-3, L-4, L-5, L-6, L-7, & L-8 respectively

- Below Flat Mentioned will be exclusively of party No 1

Mr. Dhiraj Rambhauji Lingade,

UPPER GROUND FLOOR

Flat Sr. No.	Carpet (Saleable) Area	Built Up Area	in Sq mtr
U-1	82.25	86.98	
U-4	83.06	85.98	

FIRST FLOOR

Flat Sr. No.	Carpet (Saleable) Area	Built Up Area
F-6	57.29	64.31
F-7	62.94	66.78

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SECOND FLOOR

Flat Sr. No.	Carpet (Saleable) Area	Built Up Area
S-4	62.94	66.65
S-8	62.94	66.65

THIRD FLOOR

Flat Sr. No.	Carpet (Saleable) Area	Built Up Area
T-2	62.94	66.65
T-3	77.79	87.49

FOURTH FLOOR

Flat Sr. No.	Carpet (Saleable) Area	Built Up Area
L-1	82.25	91.88
L-5	62.94	66.78

Total Built-up Area = 730.15 sq. mtrs

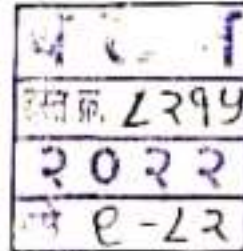
3. Below Flat Mentioned will be exclusively of party No 2
TITUS BUILDCON BULDANA

Through Its Partners,

- 1) Mr. Sanjaykumar Ramchandra Narkhede
- 2) Mrs. Sarita Dinesh Aher
- 3) Mr. Santosh Subhash Malu
- 4) Mr. Shivaji Ananda Chankhore
- 5) Mrs. Sonal Hariprasad Mishra
- 6)-A Mrs. Varsha Ganesh Narkhede
- 6)-B Mrs. Jyoti Rajendra Kolte
- 6)-C Mr. Avinash Murlidhar Ingle

UPPER GROUND FLOOR

Flat Sr No.	Carpet (Saleable) Area	Built Up Area
U-2	62.94	66.89
U-3	62.94	66.89
U-5	57.29	64.38
U-6	63.06	66.12
U-7	60.47	66.89
U-8	77.79	89.10

FIRST FLOOR

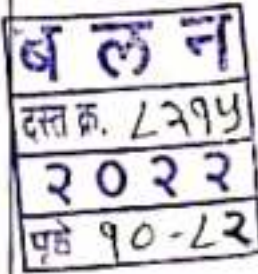
Flat Sr No.	Carpet (Saleable) Area	Built Up Area
F-1	82.25	91.88
F-2	62.94	66.65
F-3	77.79	87.49
F-4	62.94	66.65
F-5	62.94	66.78
F-8	62.94	66.65

SECOND FLOOR

Flat Sr No.	Carpet (Saleable) Area	Built Up Area
S-1	82.25	91.88
S-2	62.94	66.65
S-3	77.79	87.49
S-5	62.94	66.78
S-6	57.29	64.31
S-7	62.94	66.78

THIRD FLOOR

Flat Sr No.	Carpet (Saleable) Area	Built Up Area
T-1	82.25	91.88
T-4	62.94	66.65
T-5	62.94	66.78
T-6	57.29	64.31
T-7	62.94	66.78
T-8	62.94	66.65

**FOURTH FLOOR**

Flat Sr No.	Carpet (Saleable) Area	Built Up Area
L-2	62.94	66.65
L-3	77.79	87.49
L-4	62.94	66.65
L-6	57.29	64.31
L-7	62.94	66.78
L-8	62.94	66.65

Total Built-up Area = 2151.84sq. mtrs

it is specifically agreed between Party No.1 & 2 that, the flats on upper ground floor bearing Flat No. U-1 & U-4, on first floor bearing Flat No. F-6 & F-7, on second floor bearing Flat No. S-4 & S-8, on third floor bearing Flat No. T-2 & T-3 and on fourth floor bearing Flat No. L-1 & L-5 will be exclusively of party No. 1 whereas the remaining entire construction i.e. flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 will be exclusively of party no. 2.

3. That, party no. 1 / owner has already delivered the actual, physical and peaceful possession of the schedule property to the party no. 2 / developer for development / construction for the purpose of construction and development and which is under progress as per approved plan.

4. That, it is further specifically agreed by party No. 2 that, they shall complete the construction of proposed multi storied building in all respect within 10 months i.e. till August 2023 from the date of handing over possession of the said property by the party No. 1 / owner to the party No. 2 and if the same is not completed within said period then the time will not be extended without the consent of party no. 1 unless the project is affected by any natural calamity or any government or court order.

5. That party No.2 shall have full liberty to advertise for sale of the residential apartments blocks in the proposed building and also has absolute right and full authority to receive the amounts of the sale price from the prospective buyers for development of said land along with future F.S.I. only with respect to the property i.e. flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on



first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 and the party No.2 will not have any right to disturb the peaceful possession and ownership of property of party No. 1 i.e. flats on upper ground floor bearing Flat No. U-1 & U-4, on first floor bearing Flat No. F-6 & F-7, on second floor bearing Flat No. S-4 & S-8, on third floor bearing Flat No. T-2 & T-3 and on fourth floor bearing Flat No. L-1 & L-5.

6. That the party No 1 & 2 shall also have right to put up the board on the construction site giving names of the developers, name of Architect, Engineer etc. and also by publishing the material inviting the prospective buyers for the purchase of apartments / units in the said proposed building after the execution of this agreement.

7. That, after execution of this deed the party No.1 shall not be responsible for any dispute between the developer/ party No.2 and the prospective buyer of the residential apartments/units/flats of his share.

8. That the party No. 2 shall be responsible for the wages and remuneration to be paid to Architect, Engineers, workers, labors etc., and it shall be absolute responsibility of party No 2 alone in respect of development work of said property.

9. That party No 2 shall bear the expenses for depositing the required amount with the concerned authorities for the development work. However if such amount is deposited in the name of party No. 1, the party No 2 shall be entitled to withdraw such amounts from such authorities and party No.1 shall not have any right or claim over the same.

10. That party No 1 in person or through constituted attorney agrees to sign the building map (revised/new), necessary applications, forms, indemnity bonds and swear affidavits required for the development/construction of said building and also extend necessary co-operation for all matters in this regard to party No.2 after the execution of this agreement and the expenses with respect to this activity shall be borne by the party No.2 exclusively.

11. That party No. 1 shall not interfere or obstruct with the right of party No.2 to appoint its own architect, engineer, supervisor, contractor or sub-contractors for the proposed construction activity to be carried out by party No 2. The party No 2 shall have absolute control over the construction activity without any objection or obstruction from party No.1. However the party no. 1 will have liberty to observe the work in progress by visiting the ongoing construction.

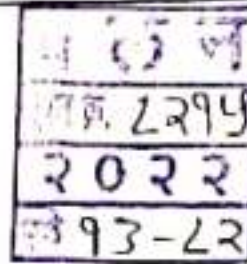
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12 That party No.2 shall have full liberty to deal with the transfer and sale of various units along with undivided proportionate variable and individual share and interest in the said plot of land (with respect to flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8 on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8) to the prospective buyers for such cost as party No.2 may agree or fix in its absolute discretion and by this document automatically the party No.2 will have exclusive right to record their names in the concern record maintained at Municipal Council Buldana and revenue record with respect to the flats referred above on upper ground floor, first floor, second floor, third floor & fourth floor and no separate document is required to be executed for that purpose. Because the entire expenses of the construction is borne by the party no. 2 only and not by party no. 1 and therefore no other amount of consideration is required to be paid to the party no. 1. That the party No. 2 towards the consideration amount of the plot is constructing and handing over the possession of total 10 flats to his share i.e. flats on upper ground floor bearing Flat No. U-1 (admeasuring 86.98 sq. mtrs.) & Flat No. U-4 (admeasuring 65.98 sq. mtrs.), on first floor bearing Flat No. F-6 (admeasuring 64.31 sq. mtrs.) & Flat No. F-7 (admeasuring 66.78 sq. mtrs.), on second floor bearing Flat No. S-4 (admeasuring 66.65 sq. mtrs.) & Flat No. S-8 (admeasuring 66.65 sq. mtrs.), on third floor bearing Flat No. T-2 (admeasuring 66.65 sq. mtrs.) & Flat No. T-3 (admeasuring 87.41 sq. mtrs.) and on fourth floor bearing Flat No. L-1 (admeasuring 91.88 sq. mtrs.) & Flat No. L-5 (admeasuring 66.98 sq. mtrs.) i.e. total carpet area admeasuring 730.07 sq. mtrs. So no other consideration amount is paid to the party No. 1.

13 It is agreed between the party no. 1 & 2 that the party no. 1 will have also exclusive right to get his name recorded / mutated with respect to flats on upper ground floor bearing Flat No. U-1 & U-4, on first floor bearing Flat No. F-6 & F-7, on second floor bearing Flat No. S-4 & S-8, on third floor bearing Flat No. T-2 & T-3 and on fourth floor bearing Flat No. L-1 & L-5 and no other separate document is required to be executed for getting the same recorded / mutated in the name of party no. 1.

14. That party No.2 shall be entitled to enter into agreement of sale or execute and register such agreement of sale, execute conveyance / sale deeds of undivided share in land and also the deeds of apartment including the constructed / built up areas in favour of prospective buyers and present such documents for registration after execution of this document of the proposed site only with respect to, flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8.



15. That party No. 2 shall draft the deed of declaration of entire proposed site and then will only be entitled to enter / execute agreements to / for sale, sale deeds, deeds of apartments required to complete the sale or transfer of the various units of their share with undivided share in the land at its cost or at the cost of prospective buyers of apartments and party No 1 shall not be responsible for such expenses on this count.

16. That party No. 1 shall extend all co-operation and assistance for the formation of Association within the meaning of the provisions of The Maharashtra Apartments Ownership Act, 1970 if so desired by party No 2 or the prospective buyers in the said building and party No. 1 or through power of attorney agrees to execute a deed of declaration under the said Act, if at all said legislation is applicable to the area where subject matter situates.

17. That party No. 1 declares that the property is free from all encumbrances such as taxes, levy, cess mortgage, lien, and the said property is not affected by any scheme of acquisition or requisition of any authority and have no such notice of acquisition or requisition whatsoever.

18. That the party No.2 shall be entitled to take water connection, electricity connection etc. for the said construction development activity at its own cost and shall pay the charges of such consumption as per departmental bills till the construction work is over. The party no. 2 shall not be responsible to obtain water connection, electric connection from the concerned authorities for the purpose of allotting water and electric supply to the individual units either in the name of party No.2 or in the names and share of party no.1 and the requisite amount will be borne by the respective unit holder.

19. That the party No.2 shall invest its own funds required for the construction of the proposed multi storied building and it shall also be entitled to raise funds for the construction activities by receiving booking money, earnest money, advances, installments and consideration from the prospective buyers of the units in the said building and also party No 2 and / or the prospective buyers may raise funds by obtaining loan from the financial Institutions etc., if necessary by mortgaging the individual unit in the said proposed building after execution of this agreement (with respect to flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8). It is specifically understood by party No.2 that, in case the property is mortgaged in full or in part for the purpose of loan by party no.2 or prospective buyers they shall be responsible for repayment of the same and keep the party no.1 fully indemnified against such loans / financial assistance and no charge can be created on the

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property of party no. 1 i.e. (with respect to flats on upper ground floor bearing Flat No. U-1 & U-4, on first floor bearing Flat No. F-6 & F-7, on second floor bearing Flat No. S-4 & S-8, on third floor bearing Flat No. T-2 & T-3 and on fourth floor bearing Flat No. L-1 & L-5).

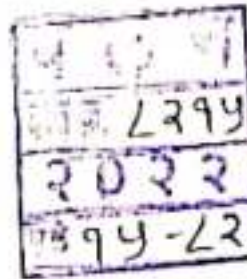
20. That, it is expressly agreed between the parties that developing party No. 2, while developing the property in the manner described under this agreement shall act lawfully and protect and indemnify party No. 1 from all sorts of litigations if any in future with intending purchasers, losses/claims, damages and compensation etc. of any nature whatsoever to the extent of this agreement and it will be the duty of party no. 2 to use material of good quality for construction as per standards and norms and should take due care and caution and maintain the quality of construction.

21. It is hereby agreed between the parties that the engineer of the ongoing site is common i.e. Swapna Shrinagre & therefore the engineer will be looking after the quality & material of work & the work will be proceeded as per her directions & under her guidance & to which the party no. 1 & 2 will have no right to raise any objection.

22. The party No. 2 shall obtain no objection certificate if required from concerned authorities for registration of sale deeds in favour of prospective buyers at its own cost and produce the same at the time of registration of agreement of sale, sale deeds before the registration authority with respect to their own shares as referred above.

23. The property hereby agreed to be developed is the absolute property of party No. 1 and he has absolute right to sell, transfer, convey and assign the same and no other person whatsoever has any right, title or interest in the same. In the event of any claim by any person is made or in case of any defect in the title of party No. 1, the party No. 1 shall clear the same and shall give clear and marketable title to party No. 2 and or to the prospective purchasers of the residential units and party No. 1 undertakes to indemnify and keep indemnified the party No. 2 in the event of any loss or damages suffered by party No. 2 on this count.

24. That all disputes arising out of this agreement or regarding any matter connected with this agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the arbitration of two arbitrators one to be appointed by party No. 1 and other to be appointed by party No. 2. The decision of the arbitrators shall be final and binding.



upon both the parties. The Provisions of The Arbitration Act, 1996 as modified from time to time and in force shall apply to such arbitration.

25. That party No.1 shall execute power of attorney in favour of party No 2, immediately after the execution of this agreement for the purposes of construction and matters connected therewith such as execution and registration of agreements to sell/ conveyance/ sale deeds of his part only so also for the purpose of execution of deed of declaration and for sanction of building map, signing various applications, indemnities, affidavits, declarations in connection with construction activities including water, sewerage, electric connections etc. and power of attorney holder is expected to place, entire facts before party no 1 from time to time. It is made clear that even if for any other reason the power of attorney is cancelled in that case also this development agreement will prevail and on the basis of this document the party No. 2 will have right to execute sale transactions of the flat of their share as specified above.

26. The party No. 1 will execute confirmation deed if required in favour of party No. 2 of all the flats which went to the share of party No. 2. The party No. 1 & 2 will jointly execute a registered conveyance deed in favour of the society which will be formed as per the provisions of law.

27. That the expenses for Stamp Duty, Registration fees, legal fees and other incidental expenses for this agreement is and will be borne by party No.2.

28. That if any tax regarding GST is imposed in respect of development of the property, sale and construction of proposed site then in that event the party No. 2 will bear all such GST in respect of all the units.

29. That if any other taxes are imposed in respect of the proposed site then in that event the party No. 1 & 2 respectively will bear all such taxes in respect of their respective share of units retained by them in view of this agreement.

SCHEDULE OF THE PROPERTY REFERRED ABOVE

All that piece and parcel of land bearing original Plot No. 72 admeasuring total 150 sq. mtrs., Plot No. 73, admeasuring 150 sq. mtrs., Plot No. 74 admeasuring 150 sq. mtrs., Plot No. 75 admeasuring 150 sq. mtrs., Plot No. 76 admeasuring 150 sq. mtrs., Plot No. 83 admeasuring 150 sq. mtrs., Plot No. 84 admeasuring 150 sq. mtrs. & Plot No. 85 admeasuring 251.250 sq. mtrs. from Survey No. 54 of Buldana which is demarcated as per NA order passed by Collector Buldana passed in case No. NAP/34Buldana/53/1991-1992 decided on 30/03/1992

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and which is subsequently amalgamated into one plot i.e. plot No. 72 total 1290 50 sq. mtrs. situated within the limits of Municipal Council, Buldana in view of order passed by Tahasildar Buldana in Rev. Case No. MRC-81/Buldana/4/2018-2019 dt. 07/02/2019 and Rev. Case No. MRC-81/Buldana/25/2020-2021 dt. 30/04/2021 within the jurisdiction of the Sub-Registrar Buldana which is bounded as under-

To East : 9 mtrs. Layout road
To West : 6 mtrs. Layout road
To North : 12 mtrs. Layout road
To South : Plot No. 77 & plot No. 82.

SCHEDULE - II

(Specifications to be provided by the developer for the flats)

Structure : R.C.C. frame structure with brick walls.

Doors & shutters : Main door frame and shutter in pine wood with laminate.

Windows : Aluminium sliding window with powder coating and outside protective M.S. Grills.

Kitchen platform : Kitchen otta with granite top as per shown in map.

Plaster : Wall POP inside and sand face cement plaster outside.

Bathroom : Attractive antiskid flooring and colour glazed tiles dado upto 7' high W.C. India type w/c pan with 7' height white.

Tiles : Vitrified 2 X 2 tiles in all rooms.

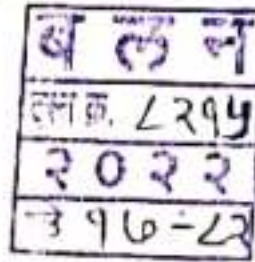
Painting : Internal painting with Plastic emulsion, external painting with weather shield paint.

Plumbing : U-PVC for every cold water connection and C-PVC for hot water connections. Every bathroom will have four way diverters of branded ISI quality, commode and Orissa pan with cistern facility.

Water facility : Separate underground and overhead water tanks to each unit holder. (The unit holder will bear expenses for water connection and electric pumps and the party No. 2 will provide that facility if the amount / expenses are paid separately for it).

Electrification : Concealed electric fitting with adequate points in all the rooms of ISI mark with LED panels.

Parking : Separate covered parking for each unit holder as specified in the Deed Of Declaration and sanctioned map on lower ground floor.



IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands to this Agreement of Development, Construction and Sale before the attesting witnesses on this 18 day, of November - 2022 hereinabove FIRST WRITTEN.

Date - 18 /11/2022

Place : Buldana



(Dhiraj Rambhau Lingade)
(Owner/Vendor/Party No.1)



1) Mr. Sanjaykumar Ramchandra Narkhede
(Developer/Party No.2)
Partner of Titus Buildcon Buldana



2) Mrs. Sarita Dinesh Aher
(Developer/Party No.2)



3) Mr. Saptosh Subhash Malu
(Developer/Party No.2)
Partner of Titus Buildcon Buldana



4) Mr. Shivaji Ananda Chankhore
(Developer/Party No.2)
Partner of Titus Buildcon Buldana



5) Mrs. Sonal Hariprasad Mishra



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दस्ता नं. ८२१५
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(Developer/Party No.2)

Partner of Titus Buildcon Buldana

Narkhede

6)-A Mrs. Varsha Ganesh Narkhede)



(Developer/Party No.2)

Partner of Titus Buildcon Buldana



Kolte

6)-B Mrs. Jyoti Rajendra Kolte)

(Developer/Party No.2)

Partner of Titus Buildcon Buldana



Ingle

6)-C Mr. Avinash Murlidhar Ingle)

(Developer/Party No.2)

Partner of Titus Buildcon Buldana

WITNESSES:



1. *Balram*

Nandkishor Balram Tupkar

Age -42 Years

At - Khupgaon Buldana

Sao Tq. Distt Buldana 443001

Aadhar No 2951 1843 9916.



2. *Sakharam*

Dinesh Sakharam Ahor

Age -48 Years

At - Maikapur Ring Road Mahatma

Fule Nagar Solanke lay out

Buldana Tq. Distt Buldana

443001.

Aadhar No 7251 9779 3101.



घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महाविभाग म.रा.पुणे यांचे दि. 26/11/2012 रोजीचे परिपत्रकानुसार अन्ने घोषित करतो की, नोंदणीसाठी सदर केलेल्या दस्तऐवजातील मिळकत ही कायबुकीदार अथवा दुचा विक्री होत नाही, याबाबतचा शोध मी / आम्ही अभिलेखात घेतलेला आहे, दस्तावेज लिहून देणार / कुलमुख्यत्वारधारक हे खरे असून मी / आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रीदेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तावेजातील मिळकतीचे मालक / वारस हक्कदार / कर्जदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकीने नेमून दिलेल्या कुलमुख्यत्वारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत व उक्त मुख्यत्वारधारक अदखलही अस्तित्वात आहे व आजपावेतो वट झालेले नाही याची मी / आम्ही खात्री देत आहे / आहेत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, घोजे, विकसन घोजे व शासन घोजे व कुलमुख्यत्वारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून शाहीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजात संपूर्ण सत्यता, निष्पादक व्यक्ती, साहीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावेजी सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दप्ता या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडल्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सधम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महापट्ट नोंदणी नियम 1919 चे नियम 44 नुसार घाबित होत नाही याची मी / आम्ही याची देत आहे / आहेत.

नोंदणी नियम, 1919 चे नियम 44 व वेळोवेळी मा. न्यायालय / मा. उच्च न्यायालयाचे दिलेले निर्णयानुसार दस्तऐवजातील मिळकतीचे मालक, कुलमुख्यत्वारधारक यांनी मालकी व दस्तावेजाची वैधता तपासणे ही नोंदणी अधिकारी याची जबाबदारी नाही. याची आम्हांस पूर्णपणे जाणीव आहे.

स्थायर मिळकतीविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / रंगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले नुठे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी / आम्ही दहाता घेतलेली आहे. नोंदणी अधिनियम 1906 चे कलम 62 नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली नोती असल्यास अथवा नोंदणी अधिनियम 1906 चे कलम 62 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे / आहेत, याची मला / आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुरहा घडणारे कृत्य केलेले नाही, जर भविष्यात सदर प्रकरणी कायदयानुसार कोणताही गुरहा घडल्यास मी / आम्ही नोंदणी अधिनियम 1906 चे कलम 62 व भारतीय दंड संहिता 1940 मधील तरतुदीनुसार 9 वर्षांच्या शिक्षेस पात्र राहणार आहे / आहेत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

① लिहून देणार
② S.D. Bhele
③
④
⑤
⑥ A) Egnarkhede

लिहून देणार
देणार
⑥ B) Kaitc
⑥ C)



शेताचे सभानिक न्याय

कुल केंद्र ३

			पिकाखातील क्षेत्राचो तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हुराम	खाता क्रमांक	पिकाचो प्रकार	पिकाचो नाव	जल सिंचित	जल नसिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे जल नसिंचित	हे जल नसिंचित			हे जल नसिंचित

। नाव :- सोनलीसित वी. वि. मण्डल राजपूत ।
लगायी हाकुरा :- बुनदागा भाग । तार :- बुनदागा । छि :- बुनदागा



- 48 / Co. C9 2nd 1st 2011/12 18015 30 21st 1992 21st 1992
 - 37/2011-0 2nd 1st 1992

Rev. Case No. WAF/36/ - 153/ 1991 - 74

Applicant's Name: James E. Long By James E. Long

C H D E F

(Passed this 30th day of March 1994)

This case has been stored on the application of Shelley Mings.

Ranunculus ligularis f. *bulbosus*

from 5:45 - 5:55 of 6:00 AM

applicant has submitted the copy of VII-XII, and the layout of the land in question.

2. - Verbalized the VII-XII covers rent the last 12 months in the name of the applicants and it is in the possession of the owners. Necessary enquiry into the application has been made.

Publication inviting objections to the proposed conversion was issued on 11/20/83.

for which the following is the basis:

For which the people have a great deal of interest.

3. The opinions from the Town Planner, Holdings and Chief of Police, N.C., *Baldwin* *accepted*

officer, N.C., [redacted] were called for [redacted]
[redacted] [redacted] [redacted]

for the purpose of the investigation and approval of the proposed business.

4. The Town Planner, Bolson vide his letter No. [21] 2. N. 2. 2. /

Bulldare/A1211-1468 - dated 23-12-91 - has recommended the grant of N.A. permission to the

grant of N.A. permission to the applicant and also approved the lay-out with due modifications.

May-one with due modifications. The Town Planner, Bulding has also imposed specific conditions with

has imposed specific conditions, vide his letter mentioned above.

5. The land is situated within the municipal limit -

the rate of P.A. Assessment of the land in question is $\frac{0.21}{100}$ per cent.

6. : Since the Low Blower, 3000 ft.

6. Since the Town Planner, Buldana has recommended the grant of permission for construction of the building.

of permission for conversion of the land for residential use

apart from the layout, I find no reason to interfere with lay-out or modified by the same.

with pay-out as modified by the Town Planner, Buldana. The applicant has agreed to abide the conditions.

applicant has agreed to abide the conditions which may be
provided in this regard.

In view of the facts mentioned above, I, collector, Bulawa

In view of the facts mentioned above, I, collector, Buldana, exercise of the powers conferred upon me u/s 44 of the M.I.

do, 1966 read with Govt. Circular, Revenue and Forests Dept.

...NMF-1088/FRA-KFA/ L-2, dated 12-10-88, hereby grant

1987-1988/AA-AA/L-2, dated 12-10-88, hereby grant
mission to the applicant for - conversion of land measuring

Application to the applicant for - conversion of land measuring 1.66 acres into 2.00 acres.

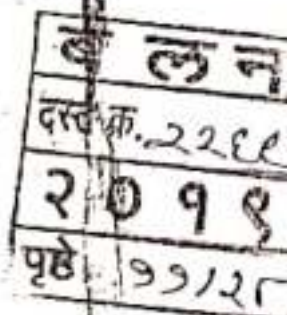
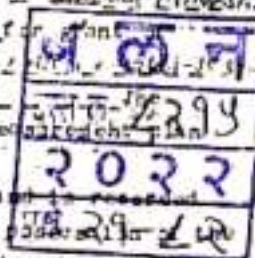
_____ and approve the

_____ And approve the
subject to the conditions mentioned in Town Planner _____

... subject to the conditions mentioned in Town Planner,
Dane's letter dated 27-12-91 and on the following
conditions:-

and on the following

(21)





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In this case

1) The grant of permission is subject to the provision of the M.L.R. Code, 1966, and the Rules made thereunder.

ii) The applicant shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by constructing roads, lanes, drains, culverts etc. to the satisfaction of Collector, Municipal Council. The applicant shall be measuring and demarcating the plots by Survey Department and until the land is so developed and unless a certificate from the local authority i.e. Municipal Council having completed the development of the land is submitted, the plot therein shall be disposed by the applicant granted in any manner.

iii) If the plot is sold or otherwise disposed of by the applicant, grantee, it shall be the duty of the applicant to sell or otherwise disposed of the plot subject to the conditions mentioned in this order and guard and to make specific mention about this in the deeds to be executed by the grantee.

iv) The applicant grantee shall use the land for residential purpose only and should not use it or any plot on the land or building therein for any other purpose without obtaining previous written permission to the effect from the Collector. For this purpose the use of the building shall decide the use of land.

v) The applicant grantee shall follow the Dev. Control Rules incorporated in the Development Plan of Municipal Council Buldana while construction. The marginal open space in each plot shall be as stipulated in the Dev. Control Rules and as mentioned in schedule II and schedule III under Rule 4(1) (e) of the M.L.R. (Conversion of land and N.A.A.) Rules, 1969.

vi) The grantee shall not sub-divide the plot or sub-plots if any as approved in this order, without getting the sub-divisions previously approved from the authority granting this permission.

vii) All the existing features such as, shady trees, wells etc. should be retained as far as possible.

viii) The applicant grantee shall relinquish to the local authority the lands reserved in the layout for roads, lanes, open spaces, culverts etc. for public purpose in accordance with the provisions of Code.

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२०२२
पृष्ठ २२-४२



(3)

ix) The applicant grantee shall be bound to obtain requisite building permission from the local planning authority before starting the construction of the proposed buildings on the plots in the layout.

x) The applicant grantee shall commence the N.A. use of the site within a period of one year from the date of this order failing which unless the said period is extended by the competent authority from time to time the permission granted shall be deemed to have been lapsed.

xi) In case any change in the approved layout is required at the time of demarcating the plots the revised layout should be prepared and got approved.

xii) The applicant grantee shall communicate the date of the Non-Agri use of the suit land to the Joint Sub Registrar Buldana through the taluqa, within one month from the date of the N.A. use, failing which he shall be liable to be dealt with under Rule 6 of the M.L.R. (Conversion of land and N.A.A.) Rules, 1969.

xiii) The applicant grantee shall pay the Non-Agri. Assessment is worked out to Rs. 2011-55 (as per attached annexure 'A') per year, in the event of any change in the use of land, the N.A. Assessment shall be liable to be revised at different rates irrespective of the fact that the guarantee period of N.A. Assessment fixed in this case shall be granted for a period of duration of first guarantee period i.e., till 31-7-1991 and after which it shall be liable to revision of -- revised rate if any.

xiv) The applicant grantee shall pay the amount of Rs. 61811-55 (Rs. Sixty thousand one hundred eighty two rupees five paise) on account of conversion tax which is equal to three times of the Non-Agri. Assessment within a period of one month from the date of this order, failing which the permission shall be deemed to have been cancelled.

xv) The applicant grantee shall execute a deed in the Schedule IV under Rule 7 of the M.L.R. (Conversion of use of land and N.A. Assessment) Rules, 1969 within a period of three months.

xvi) If the grantee contravenes any of the conditions mentioned in this order and shown in the deed, the competent authority may,

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पृष्ठ 23-22



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पृष्ठ 23/25

(C7)

without prejudice to any other penalty to which he may be liable for action under the provisions of M.L.R. Act, 1966 and the rules framed thereunder continue the said land/plots in the occupation of the applicant on the payment of such fine and assessment as the competent authority may direct. It shall also be lawful for the collector to direct the removal of the alterations of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the collector, and as such removal of alteration not being carried out and recover the cost of carrying out the same to be carried out and recover the cost of carrying out same from the grantee an arrear of land Revenue.

xvii) The grant of permission in subject to the provision of any other law for the time being in force and that may be applicable to the relevant other facts of case.

8. The necessary corrections should be effected in the concerning records.

CC Collector, Buldana.

Copy submitted to the Commissioner Aravati division, Aravati, for information.

2. Copy forwarded to the Tahsildar Buldana for information and necessary action. He is requested to obtain report from the concerned Palathi for commencement of the land in line. On receipt of the report to keep necessary note in V.F.II and Tahsil F-II.

Copy forwarded to :-

- 1) Chief Officer, Municipal Council, Buldana
- 2) Rural Maintenance Surveyor Buldana
- 3) Palathi Buldana, for information and necessary action.

Copy along with a copy of approved layout is forwarded Shri. San. Mahakshi Bhandari Lingade, Bogshree Lingade, High school Buldana for necessary action.

4) Town Planner, Buldana, for information.

CC Collector, Buldana.

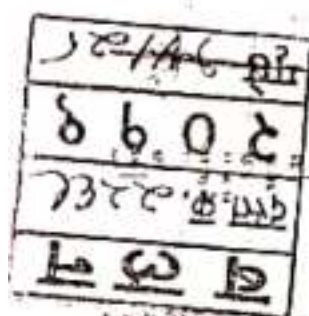
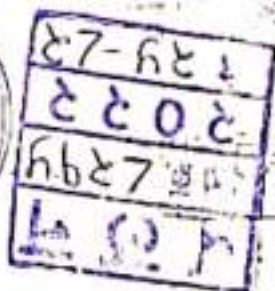
हा प्रमाणित प्रतीको की मूल्य नवीन
है २५ दिनांक.

23/3/22

हस्त लिखित
हस्ताक्षर

सत्यप्रत

मुख्य अधिकारी
सहायक अधिकारी एवं कार्यालय
बुलढाना

[illegible]

Expenditure	Revenue	Capital
Salaries & Wages		
Maintenance		
Repairs		
Depreciation		
Interest on Loans		
Taxes		
Grants-in-Aid		
Subsidies		
Dividend		

5584-10-10

शाला कार्यालय, मुंबई

Email-tp_buldhana@rediffmail.com

प्रशासकीय ईमारत, बुलडाणा-४४३००९

दि. 03/09/2019

कुलडागा :

21. बुलडाणा अ. सं. ५४/१

संदर्भ :- आपल पत्र क्र. काशि प्रसूपाकार-91348/209 दि. 4.10.209/

संदर्भ :- आपले पत्र क्र. काशी प्रमुखार-91348/2094 दि. 4.30.2094

9) विमान-नगर प्रस्तावित भूखंड क्र. 103 व 104 है।
उक्त भूखंड भूगण बांधकामासाठी उपयुक्त नहीं है।

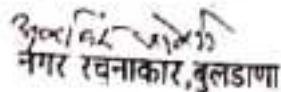
३) प्रस्तावित भूखंडावरील बांधकामासाठी ^अथ व क वर्ग नगर परिषदांकरीता लागू असलेल्या प्रमाणित बांधकाम उपविधी तथा विकास नियंत्रण नियमावलीतील नियमांचे पालन करणे आवश्यक राहिल.

४) गा. जिलाधिकारी कुलजाना यांनी दिनांक 30/03/2022 रोजी पारीत केलेल्या मूळ अकृषक आदेशातील तसेच या कार्यालयाचे पत्र क्र. ३०६६ दि. 23-30-2022 पधील अटीचे पालन करणे आवश्यक राहिल.

पूखंड विभाजनान्वी शिफारस केलेल्या नकाशांच्या दोन प्रती सोबत पाठवित आहे.

सहपत्र : धरीलप्रमाणे.

ब ल न
दस्ता क्र. ८२१५
२०२२
पृष्ठ २E-22



तहसिलदार तथा तालुका दंडाधिकारी, बुलडाणा यांचे कार्यालय

Email : tahsildarbuldana@gmail.com	दुरध्वनी क्रमांक : 07262 - 242283
क्र. कावि/प्रस्तुतकार- 1/ ५५८ /2018	दिनांक : 05/10/2018

प्रति,

मुख्याधिकारी,

नगर परिषद, बुलडाणा

विषय :- मीजे बुलडाणा ता.जि.बुलडाणा येथील सर्व्हे नं.५४/१ मधील प्लॉट क्र.७३,७४,७५,७६, ८३,८४,८५ असे एकूण ७ प्लॉटचे एकत्रीकरण करून मिळणेबाबत.

संदर्भ :- श्री.धिरज रामभाऊ लिंगाडे, यानखेडे ले-आऊट, बुलडाणा ता.जि.बुलडाणा यांचा अर्ज दि.०३.१०.२०१८

उपरोक्त विषयावरील संदर्भीय पत्राचे अनुषंगाने आपणास कळविण्यात येते की, मीजे बुलडाणा ता.जि.बुलडाणा येथील सर्व्हे नं.५४/१ मधील प्लॉट ७३,७४,७५,७६,८३,८४,८५ असे एकूण ७ प्लॉट चे क्षेत्रफळ ११२५.२५ चौ.मी.चे एकत्रीकरण करून मिळणेबाबत नमूद केलेले आहे.

सदर अर्जासोबत त्यांनी ७/१२, खरेदी खताची प्रत, अकूपक आदेशाची प्रत, नकाशाची प्रत जोडलेली आहे. सदर अर्जाच्या अनुषंगाने मीजे बुलडाणा ता.जि.बुलडाणा येथील सर्व्हे नं.५४ नं.५४/१ मधील प्लॉट क्र.७३,७४,७५,७६,८३,८४,८५ असे एकूण ७ प्लॉटचे एकत्रीकरण करून देण्यात यावे किंवा कसे याबाबत आपले कार्यालयाचा स्वयंस्पष्ट अभिप्राय या कार्यालयास सादर करावा.

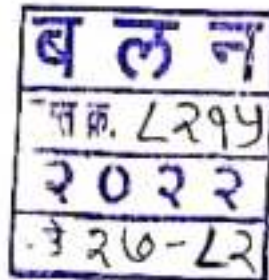
सहपत्र - ७/१२, नकाशाची प्रत, खरेदी खताची प्रत,
अकूपक आदेशाची प्रत

-स्वा-
तहसिलदार, बुलडाणा

प्रतिलिपी :-

✓ श्री.धिरज रामभाऊ लिंगाडे, यानखेडे ले-आऊट, बुलडाणा ता.जि.बुलडाणा ता.जि.बुलडाणा यांना माहितीकरीता रवाना.


तहसिलदार, बुलडाणा



बुलडाणा नगर परिषद कार्यालय, बुलडाणा

*** जिन्ह्या - बुलडाणा (महानगर) ***

ई-मेल - mccbuldana@gmail.com

दुरध्वनी क्र.

07262/242318

आ.क्र./न.र.वि./न.प.व./६१२६/२०००-२००१

दि. २०.०२/२०२१

अर्जदार :- १) श्री. धिरज रामभाऊ निगाडे
न. बुलडाणा.

...आदेश...

(पारित दि. २०/०२/२०२१)

उपरोक्त विषयाम अनुसूचित आरण अर्जांमध्ये भेत मळई क्र. ५४ मधील भूखंड क्र. ७२ व भूखंड क्र. ७३ असे एकूण भूखंडाचे क्षेत्रफळ १२९०.५० चौ.मी. चे एकत्रीकरणाम परवानगी मागितली आहे. सदर क्षेत्रफळाने एकत्रीकरण करण्यास परवानगी देण्यास येत आहे. सदर एकत्रीकरणानंतर भूखंडाची वातु.सीमा खालील प्रमाणे असेल.

(पूर्वेकटून ९ मी. रूंदीचा रस्ता, पश्चिमेस ८ मी रूंदीचा रस्ता, तसेच उत्तरेस १२ मी रूंदीचा रस्ता आणि दक्षिणेस भूखंड क्र. ७६ व ८२)

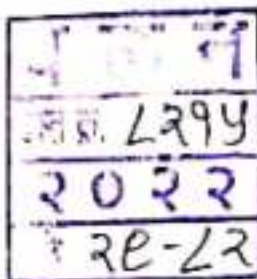
- १) प्रस्तावित भूखंडावर बांधकाम करण्यापूर्वी / बांधकामाने फेरफार करण्यापूर्वी बांधकाम नकाशांना स्थानिक निवोजन प्राधिकरण / संबंधित मंडळ कार्यालय यांचेकडून रीतसर मंजूरी प्राप्त करणे बंधनकारक राहील.
- २) प्रस्तावित भूखंडाचे विभाजन करण्यापूर्वी स्थानिक प्राधिकरण / संबंधित मंडळ कार्यालय यांचेकडून रीतसर मंजूरी प्राप्त करणे बंधनकारक राहील.
- ३) प्रस्तावित भूखंडावर बांधकामासाठी नगर परिषद करिता लागू असलेल्या प्रस्तावित बांधकाम उपविधी तथा विकसन नियंत्रण नियमावलीतील नियमाने पालन करणे बंधनकारक राहील.
- ४) प्रस्तावित भूखंडास रोड / सर्विस लाईन सोडणे आवश्यक राहील.

मुख्याधिकारी

नगर परिषद, बुलडाणा

प्रतिलिपी :-

- १) मा. उपविभागीय अधिकारी, बुलडाणा यांना माहितीस्वरुप सादर.
- २) मा. तहसीलदार, तहसील कार्यालय बुलडाणा यांना माहितीस्वरुप सादर.
- ३) झा. उपअधिक्षक, तालुका भूमी अभिलेख कार्यालय, बुलडाणा यांना माहिती तथा पुढील कार्यावाहीस्वरुप अर्पणित.
- ४) मा. तलाठी कार्यालय बुलडाणा यांना माहिती करिता तथा पुढील कार्यावाहीस्वरुप अर्पणित.
- ५) अर्जदार यांना अर्पणित.



मुख्याधिकारी

नगर परिषद, बुलडाणा

तहसिलदार बुलडाणा यांचे कार्यालय

रा.प्र.क्र.एम.आर.सो-८१/बुलडाणा/२-५/२०२०-२१

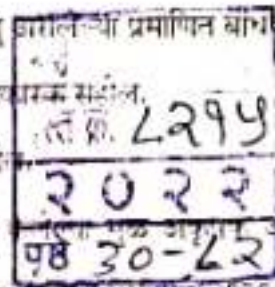
(आदेश पारित दिनांक ३०/०४/२०२१)

ज्याअर्थी जनरल श्री.धरज रामभाऊ लिगाडे रा.बुलडाणा ता. नि.बुलडाणा यांनी कार्यालयात तत्कालीन वि.नित्याधिकारी, बुलडाणा यांचे फाईलवरील रा.प्र.क्र.एम.आर.सो/३४/बुलडाणा/५३/११/१९९२-९३, नि.ता.३०/०३/१९९२ चे आदेशानुसार मोजे बुलडाणा येथील न.पा. हद्दीतील सर्व्हे क्र. ५४ मधील प्लॉट नं.७२ चे एकूण क्षेत्रफळ १५० चौ.मी. व प्लॉट क्र.७३ चे एकूण क्षेत्रफळ ११४०.५० चौ.मी. आहे. अशा दोन्ही प्लॉटचे एकत्रीकरण करून सनद मिळण्याबाबत विनंती केलेली आहे अनांशिकत त्यांनी ७/१२ उतारा, खरेदीखत, समती लेख, नकाशा (निलवत) इत्यादी कागदपत्रे जोडलेली आहेत.

प्रकरणात मुख्याधिकारी नगर परीषद, बुलडाणा यांचे आदेश जा.क्र./न.र.वि/न.पा.बु/४१२६/२०२०-२१ दि.२२.०२.२०२१ नुसार सर्व्हे नं.५४ मधील भुखंड क्र.७२ व ७३ असे एकूण भुखंडाचे क्षेत्रफळ १२९०.५० चौ.मी.चे एकत्रीकरणास स्थानिक प्राधिकरण यांनी अटी व शर्तीचा अधिन राहून शिफारस केलेली आहे सदर भुखंडाच्या चतुर्दिगात पुर्वेकडून ९ मी. रुंदीचा रस्ता पश्चिमेक ६ मी. रुंदीचा रस्ता तसेच उत्तरेक १२ मी. रुंदीचा रस्ता आणि दक्षिणेक भुखंड क्र.७६ व ८२ आहे. सोबत मंजूर आभ्यासांनी प्रत सोबत जोडलेली आहे.

- १) प्रस्तावित भुखंडावर बांधकाम करण्यापूर्वी बांधकामाचे फेरफार करण्यापूर्वी बांधकाम नकाशांना स्थानिक नियोजन प्राधिकरण/संबंधीत सक्षम कार्यालय यांचेकडून रितसर मंजूरी प्राप्त करणे बांधकामास राहतील.
- २) प्रस्तावित भुखंडाचे विभाजन करण्यापूर्वी स्थानिक प्राधिकरण/संबंधीत सक्षम कार्यालय यांचेकडून रितसर मंजूरी प्राप्त करणे बांधकामास राहतील.
- ३) प्रस्तावित भुखंडावर बांधकामासाठी नगर परीषद करीता लागू झालेल्या प्रमाणित बांधकाम उद्देशी तथी विकास नियंत्रण नियमावलीतील नियमांचे पालन करणे बांधकामास राहतील.
- ४) प्रस्तावित भुखंडास रोड/सर्व्हेस लार्डन सोडणे आवश्यक राहतील.
- ५) नित्याधिकारी, बुलडाणा यांचे दि.३०/०३/१९९२ रोजी पारित झालेला सर्व्हे क्र.५४ आदेशानुसार तसेच मुख्याधिकारी नगर परीषद, बुलडाणा यांचे आदेश जा.क्र.न.र.वि/न.पा.बु/४१२६/२०२०-२१ दि.२२.०२.२०२१ मधील अटी व शर्ती बांधकामास राहतील.

आजरांगी मोजे बुलडाणा येथील सर्व्हे क्र.५४ मधील प्लॉट नं.७२ व ७३ चे एकत्रीकरण करण्याची विनंती केली आहे. तथापि एकत्रीकरणानंतर भुखंड क्र.७२ मध्ये ठरविण्यात आलेल्या आपल्या हिश्यानुसार भूखंडाचे प्लॉट क्र.७२ मध्ये भुखंडावर बांधकाम करणे बांधकामास राहतील तत्कालीन नित्याधिकारी, बुलडाणा यांचे दि.३०/०३/१९९२ रोजीचे अकृपक आदेश आजरांगी कायम असल्यामुळे



उपरोक्त अटी व शर्तीस अधिन राहून भूखंड क्र. ७२ चे निवासी कारसंरिस्ता विभाजन करण्यास परवानगी देण्यास हरकत नाही या निष्कर्षाप्रत मी आलो असून मी रुपेश खंडारे, तहसिलदार बुलडाणा खालील प्रमाणे आदेश पारित करित आहे.

आदेश

सबब अर्जदार श्री.धिरज रामभाऊ लिगाडे रा.बुलडाणा ता. जि.बुलडाणा यांचे मोजे बुलडाणा ता.जि.बुलडाणा येथील सर्व क्र. ५४ मॉल भूखंड क्र. ७२ चे एकूण क्षेत्र १५०.०० चौ.मी व ७३ चे एकूण क्षेत्र ११४०.५० चौ.मी असून दोन्ही भूखंडांचे क्षेत्रफळ १२९०.५० चौ.मी आहे त्यानुसार खालील प्रमाणे निवासी कारसंरिस्ता भूखंडाचे एकत्रिकरण करून देण्यात येत आहे.

अ.क्र.	भूखंड क्रमांक	७/१२ उतान्या नुसार आज रोजीचे एकूण क्षेत्रफळ
१	७२	१५०.०० चौ.मी.
२	७३	११४०.५० चौ.मी.
	एकूण =	१२९०.५० चौ.मी.
एकत्रिकरणानंतर भूखंडाची स्थिती		
१	७२	एकूण क्षेत्र = १२९०.५० चौ.मी.

वरीलप्रमाणे अटीच्या व शर्तीच्या अधिन राहून भूखंडाची एकत्रिकरण करण्यास परवानगी प्रदान करित आहे.

खर्चाबाबत आदेश नाही, संबंधितांना कळवा.

आज रोजी मंडळ कार्यालयात आदेश पारित करण्यात आला आहे.

दस्त क्र. ८२९५
२०२२
पृष्ठ ३९-८२



(रुपेश खंडारे)
तहसिलदार, बुलडाणा

- १) तल्ले, बुलडाणा ता.जि.बुलडाणा यांना माहिती तथा उचित कार्यवाहीकरिता अग्रप्रेषित, वरील आदेशाप्रमाणे आपले दफ्तरी नोंद घेवून तसा अहवाल या कार्यालयास सादर करावा.
- २) श्री.धिरज रामभाऊ लिगाडे रा.बुलडाणा ता.जि.बुलडाणा यांना माहितीकरिता रवाना.
- ३) मुख्याधिकारी, नगर पौरपद बुलडाणा यांना माहिती तथा उचित कार्यवाहीकरिता अग्रप्रेषित.



तहसिलदार मोहर

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PROPOSED AMALGAMATION
OF RESIDENTIAL PLOT NO 79
A 77.12 SQ. MT. & 14 PART NO.
B 77.12 SQ. MT. BELONGING TO
MILKAR, P. D. MILKAR, SMT.
MILKAR

AREA STATEMENT

Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
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Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

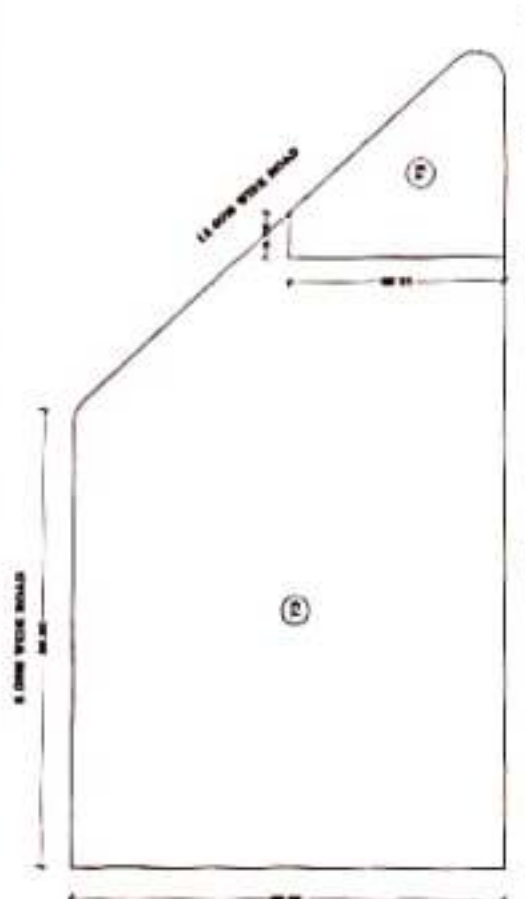
Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
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Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.

Area of Plot No. 79	77.12 SQ. MT.
Area of Plot No. 14	77.12 SQ. MT.
Area of Plot No. 79 & 14	154.24 SQ. MT.



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