



पुष्पा निषाधः मा. २, नि. ४, १५३

SE-581-443421-X

정답 23

Page 52

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संस्कृतभाषा : अक्षरानुसृत

(1) विनिर्माण- $q=100$
(2) मापकाल
(3) वास्तविक मापकाल $\frac{1}{100} = 0.01$ से अधिक नहीं होना चाहिए।
(4) $q=100$ के लिए $\frac{1}{100}$ से अधिक नहीं होना चाहिए।

सिद्धांतमय

Table 1

● 2014.11.14

॥ श्रीगुरुभ्यो नमः ॥

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11. यदि $\vec{a}$ तथा $\vec{b}$ दो इकाई वेक्टर हों, जिनके बीच का कोण θ हो, तो $|\vec{a} + \vec{b}|$ का मान ज्ञात करें।

(2) अन्तर्गत कलम के अन्तर्गत निम्नलिखित बातें ध्यान में रखी जायगी—
(a) अन्तर्गत कलम के अन्तर्गत निम्नलिखित बातें ध्यान में रखी जायगी—
(b) अन्तर्गत कलम के अन्तर्गत निम्नलिखित बातें ध्यान में रखी जायगी—
(c) अन्तर्गत कलम के अन्तर्गत निम्नलिखित बातें ध्यान में रखी जायगी—

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पत्रांक ४०-४

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11-11-2011

16) कक्षा में एक ही प्रकार के अणुओं के समूह को सममूलक कहते हैं।
उदाहरण: H_2 , O_2 , N_2 , Cl_2 , F_2 , Br_2 , I_2 , HCl , H_2O , CO_2 , CH_4 , C_2H_6 , C_3H_8 , C_4H_{10} , C_5H_{12} , C_6H_{14} , C_7H_{16} , C_8H_{18} , C_9H_{20} , $\text{C}_{10}\text{H}_{22}$, $\text{C}_{11}\text{H}_{24}$, $\text{C}_{12}\text{H}_{26}$, $\text{C}_{13}\text{H}_{28}$, $\text{C}_{14}\text{H}_{30}$, $\text{C}_{15}\text{H}_{32}$, $\text{C}_{16}\text{H}_{34}$, $\text{C}_{17}\text{H}_{36}$, $\text{C}_{18}\text{H}_{38}$, $\text{C}_{19}\text{H}_{40}$, $\text{C}_{20}\text{H}_{42}$, $\text{C}_{21}\text{H}_{44}$, $\text{C}_{22}\text{H}_{46}$, $\text{C}_{23}\text{H}_{48}$, $\text{C}_{24}\text{H}_{50}$, $\text{C}_{25}\text{H}_{52}$, $\text{C}_{26}\text{H}_{54}$, $\text{C}_{27}\text{H}_{56}$, $\text{C}_{28}\text{H}_{58}$, $\text{C}_{29}\text{H}_{60}$, $\text{C}_{30}\text{H}_{62}$, $\text{C}_{31}\text{H}_{64}$, $\text{C}_{32}\text{H}_{66}$, $\text{C}_{33}\text{H}_{68}$, $\text{C}_{34}\text{H}_{70}$, $\text{C}_{35}\text{H}_{72}$, $\text{C}_{36}\text{H}_{74}$, 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$\text{C}_{194}\text{H}_{390}$, $\text{C}_{195}\text{H}_{392}$, C_{19

पत्राचार के लिए: श्री. राजेश कुमार, एम.एस.सी., जे.एस.सी. विभाग, राजधानी, पृथ्वी, 150001

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THE UNIVERSITY OF CHICAGO

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2015-12-15

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॥२॥ **ब्रह्मसामर्थ्यम्** ॥४॥५॥३॥

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31/10/2004

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सहस्रद्वयमन्तिवध्या (पर्व-२)
आलना-३

पञ्चानन-३

उत्पादित की गई 3-4000 प्रतियां स्वतंत्र

प्राप्त्यर्थी नमः ।

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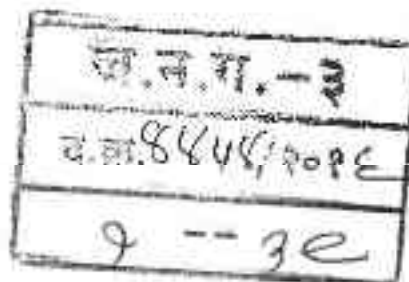


CHALLAN
MTR Form Number-6

8848/9E

GRN	MHC05786480201617E	BARCODE	[Barcode]		Date	05/11/2018-18:31:17	Form ID	252
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Stamp Duty		TAX ID (If Any)				
		Registration Fee		PAN No. (If Applicable)		ANNFB3067F		
Office Name		JUNI HIGH SUB REGISTRAR JALNA 1		Full Name		MS BHUMI LANDMARKS LLP		
Location		JALNA						
Year		2018-2017 One Time		Flat/Block No.		SURVEY NO 64 PART		
Account Head Details		Amount In Rs.		Premises/Building				
0030048401 Stamp Duty		1618000.00		Road/Street		17721.8 Sq.M		
0030053301 Registration Fee		30000.00		Area/Locality		JALNA		
				Town/City/District				
				PIN		4 3 1 2 0 3		
				Remarks (If Any)				
				PAN2-AKIPB00308--SecondPartyName=MR				
				SHIVKUMAR MAGANLAL BALJAL--Markata				
				=40444000				
				Amount In Sixteen Lakh Forty Eight Thousand Rupees Only				
Total		1648000.00		Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		REF No.		00300042016110583123 362784877		
Cheque/DD No.		Date		05/11/2018-18:31:50				
Name of Bank		Bank Branch		BANK OF MAHARASHTRA				
Name of Branch		Serial No.		Date				
				Not Verified with Serial				

Mobile No. : 9700332433



ज.न.ग.-३
द.क्र.८६५४/२०१६
२-- ३९



152
2800/-

DEVELOPMENT AGREEMENT

Government Valuation :- 4,04,44,000/-

Stamp Duty Paid :- 16,18,000/-

This Development Agreement is executed today on 7th day of November 2016 at Jalna between:

Mr. Shivkumar Magankal Bajjal

Age - 67 Years, Occ. Agriculture;

R/o. Shivshakti Green City, Jalna.

FAN No. - AKIP00308

[Hereinafter called as **OWNER** which expression shall mean and include all their heirs' successors, legal representatives, executors, administrators and assignees.]

AND

M/s. Bhuvil Landmarks LLP

A Limited Liability of Partnership

Registered Under LLP Act.

Pan No. AANF33057F

Through its Authorized Partner :

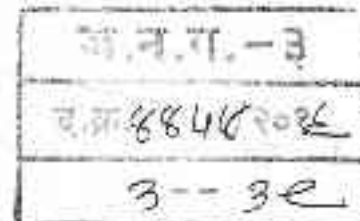
Mr. Ritesh Radheshamji Mantri

Age : 34 yrs, Occ. Business,

R/o. Station Road, Jalna.

Pan No. AMVPM1846R

[Hereinafter called as **DEVELOPER/BUILDER** which expression shall mean and include all heirs' successors, legal representatives, executors, administrators and assignees]



WHEREAS, the property Land Survey no. 94 totally admeasuring 03 Hectar 83 Aro, Out of which to the extent in which owner having 17,721.9 Sq. Mtr. Situated at Jalna Tq. & Dist. Jalna is owned and possessed by the owner which is specifically described in schedule A herein under.

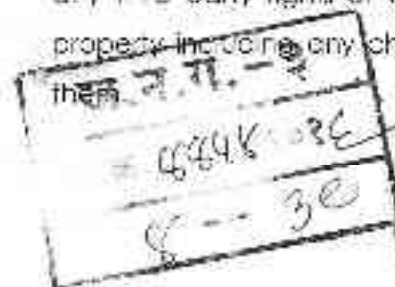
The owner has got the Building Permission sanctioned from the Jalna Municipal Corporation. The details of the permission are as under.

Permission No. 5031 (PBCAR/309/2016), Dt. 01/08/2016 sanctioned and then through revised Permission No. 6736 (PBCAR/309/2016), Dated 18/10/2016, the sanctioned built-up area is 7649.74 Sq.Mt.

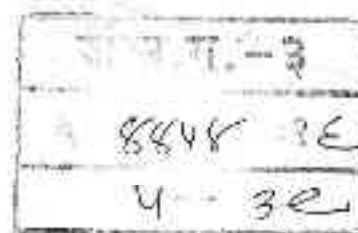
ANDWHEREAS, the owner desires to develop his property, but due to lack of time, funds, he is unable to develop the same and therefore he approached the Developer/Builder and requested to develop the property and construct the residential buildings, row-houses and shops, thereon developer agreed for the same on the following terms and conditions:-

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

1. The Owner hereby declares and confirms as under :-
 - (a) The Owner is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Owner is having absolute title of Ownership and possession on the same and their title to the said property is clear and marketable and free from all types of encumbrances.
 - (b) No other person except the Owner have any right, claim, interest or demand in respect of the said property or any part thereof;
 - (c) The Owner have not created any sale, gift, mortgage, charge, ten, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declare that they shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any change in the existing tenancies or any of



- (d) The Owner have not entered into any agreement or arrangement, oral or written with regards to the sale or create any interest in the above said property.
- (e) There is no proceedings instituted by or against the Owner in respect of the above said property and pending in any Court of Law or before any authority and the said property is not under any lispendens:
- (f) No Notice from any Government, Town Planning or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Council Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Owner in respect of the said property or any part thereof which restricts or may restrict the development of the said property; and
- (g) The said property is not under any reservation and there are no restrictions on development thereof.
2. The Owner hereby permits the Developer and the Developer shall develop at his own costs, efforts and expenses "the said property" more particularly described in the Schedule-A hereunder written. For development of the said property, the Developer shall be entitled to apply for layout, NA order U/s. 44 of Maharashtra Land Revenue Code 1966, obtain construction permission or Revise the permission from said Municipal Council or Town Planning by paying all the deposits and fees for the same and they also may obtain water connection, drainage connection, by paying all the charges, fees and deposits in the name of Owner. That the Developer/Builder will also be entitled to obtained for refund of deposit, after completion of the construction from Town Planning or any other authority if any.



The Developer may obtain all necessary sanctions and necessary permissions from all other concerned authorities for commencement and completion of the construction on the said premises, complete the construction work, to construct Row-Houses, Flats, shops etc. To acquire Transfer of development rights as per DC Rules and other relevant rules as may be applicable and to use and consume the same by putting up constructions, to sale the newly constructed premises to third parties/prospective buyers and receive consideration thereof and to do all other acts and deeds required for complete the proper development of the said property. All the increased, additional and further FSI, other benefits directly and/or indirectly attached to the said property and TDR available and/or made available in respect of the said property shall belong to the Developer and owner equally.

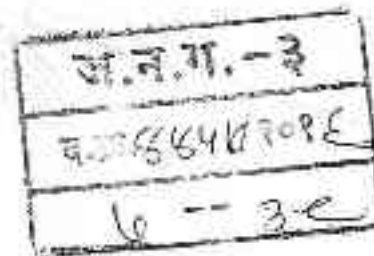
3. In consideration of the Owner do hereby permitting and confirming the development right to the Developer to **develop the said property**, the developer agreed to give 30 % sale proceed or constructed units to the Owner out of total construction or sale proceed as the case maybe and out of sale proceed, developer will retain 70 % sale proceed or constructed units and Developer also agreed and paid to the Owner in all a sum of Rs.11,00,000/- (Rupees Eleven Lacs only) as refundable security deposit as under :-

Sr	Date	Amount	Cheque no	Bank
1	17/10/2016	5,50,000/-	024378	ICICI Bank
2	17/10/2016	5,50,000/-	024379	ICICI Bank
Total		11,00,000/-		



As such Owner hereby acknowledges the receipt of the same, that the security deposit will be adjusted out of receivable sale proceed after selling of proposed construction, that all the sale proceeds shall be deposited in escrow account, out of which 30 % will be transferred in the account of owner and 70 % will be transferred in the account of Developer. That after completion of construction whatever un-sold units will be distributed as per ratio of Development Agreement. That entire sale proceed amount shall be deposited in Escrow account which is opened in the name of **Mr. Shivkumar Moganlal Bajjal and M/s Bhuvil Landmarks LLP.**

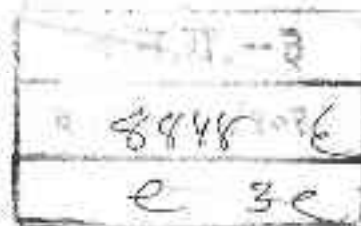
4. The Owner and the Developer shall jointly get the said property surveyed and ascertain the exact area of the said property. The Developer shall after the work of joint survey is complete construct at his own costs a boundary wall surrounding the said property. If required, if at the time of construction of the said boundary wall, the Developer receives any objection or obstruction then in that event, the Developer shall forthwith bring the same to the notice of the Owner and the Owner shall at his own costs remove such obstruction or objection.
5. That the Owner has delivered the physical possession of the property under development to the Developer today only i.e. just prior to execution of this agreement. The Owner shall within a period of seven days from the date of the execution of this Agreement, hand over to the Developer all original and relevant documents and title deeds relating to the said property for enabling the Developer Advocate to investigate the Owner title to the said property.



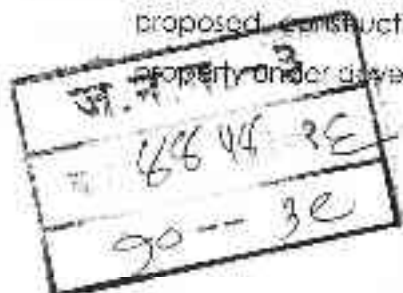
6. The Developers shall for and on behalf of the Owner entitled to submit to the competent authority and all other concerned authorities plans for getting the said property developed. The Developer shall at his own cost get the said plans revised sanctioned by the concerned authorities. The Developer shall also at all times be entitled to alter and modify the building plans as he may desire and as permitted in accordance with the rules. The Developer shall at his cost be entitled to appoint Architects, Contractors, Engineers and Supervisors and Labors etc. for development of the said property.
7. The Developer has agreed to develop the said premises as said to be free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title. The Developer shall after completing entire development work if any FSI balance or FSI increase by any reason he entitled to acquire TDR (Transfer of Development Rights) and use/consume the same on the said property by putting further and additional construction/structure, and it will be distributed as per ratio of this development Agreement.
8. That, the Developer/Builder shall carry on the construction of the building strictly in accordance with the building permission to be obtained from the Municipal Council Jalna and they shall not cause any deviation from the said construction permission. If any deviation is caused by the Developer/Builder while carrying on the construction, it will be the total responsibility of the Developer/Builder and they will have to pay the penalty if any imposed by the Town planning authority and in case if any action is taken by the Town planning for such deviation, the Developer/Builder will be totally responsible for the same.



9. That the Developer can dispose off total constructed units to the prospective purchasers at any price on any terms and conditions that may be agreed upon by the Developer with the purchaser and also execute and registered agreement to sale and the sale deed in favour of the purchasers and shall deposit entire sale proceeds in Escrow account as mentioned here in above.
10. That, the Owner hereby undertake that they are the absolute Owner and possessor of the above property and there is no defect in his title. If any defect in the title of the Owner or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of Owner to remove the same by taking proper steps on his own cost and risk.
11. That, the developer/builder will have to complete the construction of the building within 36 month, as per their own choice and Owner have no concern with the same, however due to any reason construction work and sale not completed within decided time it will be extend automatically without any written communication with owner.
12. That the builder/developer shall employ the services of the quality Architect and RCC Consultant for the construction of the building and their fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the Owner, developer and purchasers; the expenses of such documents and fees of the Advocate will be paid by the builder/developer.
13. That, the Owner is hereby undertake that he has already paid all the taxes of the property under development and as such there are no dues of any taxes of any authority on the same and if any taxes are found due on property under development, up to the date of this agreement, those will be paid by the Owner.



14. That it is distinctly understood by and between the parties there to that the Owner will not be entitled to any profit or loss arising out of the construction of the building on the said property or sale of property. Similarly, the Owner shall not liable to pay any taxes arising out of the development and construction of Row-Houses and commercial units, however Owner shall be liable to pay all the applicable taxes to the extent of their respective units retained by them or share of revenue recovered by them.
15. That the parties here to agree that in the event of any accident or damage is caused to the property or to the person such as labors, engineers or to the property and or person of neighbors during the development of the said property the builder/developer shall solely be responsible to pay the compensation in that regard and the Owner shall not be responsible in any manner therefore.
16. In the event of any litigation arising between the builder and the contractors or technical experts, skilled or unskilled labors or with any other person in relation to the development of the said property the Owner shall not be held responsible therefore.
17. That, the Owner also executing an irrevocable General Power of Attorney in favour of the partners of builder and thereby authorising them to obtain construction permission to carry on the construction/development work of the property, to get refund the construction deposits, to execute the necessary deeds and documents, to obtained project loans from financial institution and mortgage property under development and do all the deeds full work for complete the project, to sale constructed units or property without development, to enter into the Agreement to sale and to execute the agreement to sales and sale-deeds in respect proposed construction or sale as its is without developing the property and/or development.



SCHEDULE "A"

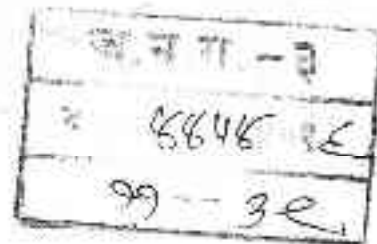
All the part and parcel of property Land Survey no. 94 totally admeasuring 03 Hectar 83 Acre. Out of which 17,721.8 Sq. Mtr. Situated at Jalna Tq. & Dist. Jalna bounded by;

EAST	:- River,
WEST	:- Part Of Gut No. 94,
SOUTH	:- Nalla,
NORTH	:- D.P. Road,

SCHEDULE-B

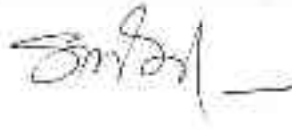
Specifications of Constructions.

STRUCTURE	:-	RCC framed structure
WALLS	:-	Outer walls 6" thick, inner wall 4" thick in bricks.
PLASTER	:-	Internal plaster in neeru finish and external sand face plaster.
DOORS	:-	Main door : of Teakwood frame with laminated flush door Other door: Pre-cast frame with oil painted commercial flush door.
PLUMBING	:-	Concealed UPVC & CPVC type with C.P. Fittings.
KITCHEN OTTA	:-	Green Marble kitchen platform with stainless Steel Sink.
FLOORING	:-	2' x 2' Vitrified Tiles Nano Polish of good Quality.
GLAZED TILES	:-	in W.C. colored tiles height up to 4 ft. in Bath Colored designed tiles height 7ft.
WINDOWS	:-	Three Track aluminum window and M.S safety grill.
ELECTRIFICATIONS	:-	Concealed wiring. 4.5 point in each room and power point in kitchen, Hall, Bathroom Respectively.
PAINTING	:-	Interior Emulsion from inside and Exterior Emulsion from outside, white Emulsion to ceiling, oil paint to doors, window grills & Gate.



IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY
ON 7TH DAY OF NOVEMBER 2016 JALNA.

OWNER:



Mr. Shivkumar Maganlal Bajjal

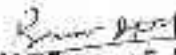
DEVELOPER:



M/s. Bhuvil Landmarks LLP
Through its Authorized Partners:

1. Mr. Rilesh Radheshamji Mantri

WITNESSES:

1. 
Mr. Pranav S. Bajjal
Age: 36 Yrs., Occ. Business,
R/o. Station Road, Jalna.

2. 
Mr. Amit A. Rajgor
Age: 26 Yrs., Occ. Service,
R/o. Station Road, Jalna.



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९५१ चातील नियम ३, ५, ६ आणि ७)

गाव :- जालना (नप)

तालुका :- जालना

जिल्हा :- जालना

अहवाल दिनांक :- 05-11-2016

भुमापन क्रमांक व भुधारणा पद्धती उपविभाग ०१ भोगवटदाराचे वर्ग १	भोगवटदाराचे नांव
रोतीये स्थानिक नांव श्रीपत गणेशना मळ	क्षेत्र आकारआणे व पो.ख. फे.फा खाते क्रमांक
क्षेत्र एकक हे.आर.ची.मी जिरायत ३.४३.०० बागायत - तरी - परवस - इतर - एकूण क्षेत्र ३.४३.०० पो.ख.राब (सागवडीस अयोग्य) वर्ग (अ) ०.०२.०० वर्ग (ब) - एकूण पो ०.०२.०० रय आकारपो १२.८५ जुडी किंदा १.६० विशेष आकारणी	शिवकुमार मंगनलाल बैजल ३.४३.०० १२.८५ (२१९६) ७३३ कुळाचे नाव इतर अधिकार इतर (१) अ-पिहीर १ (१) ब-आंबे १० (१)  ४४४४ २६ ९३-३६ सीमा आणि भुमापन चिन्हे

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



वर्ष: 2016-15

11/5/2016

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही
(आसामीवार खतावणी - जमाबंदी पत्रक)

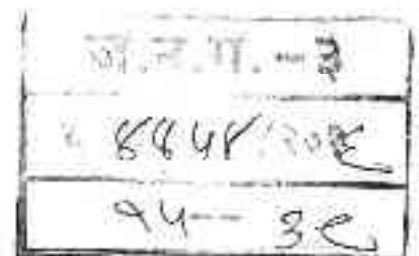
गाव: जालना (नप)

तालुका: जालना

जिल्हा: जालना

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी				एकूण
			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
					जि.प.	सा.प.	
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.733 शिवकुमार मंगनलाल बैजल.							
व्यक्तिगत	93	3.02.00	10.7	0	0	0	10.7
खातेदार	94	3.83.00	12.85	0	0	0	12.85
एकूण		6.85.00	23.55	0	0	0	23.55

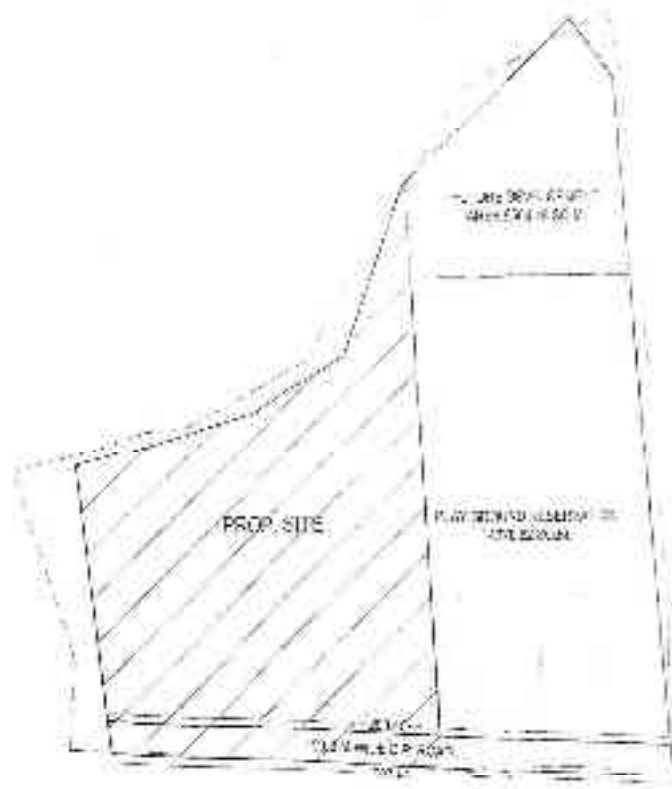
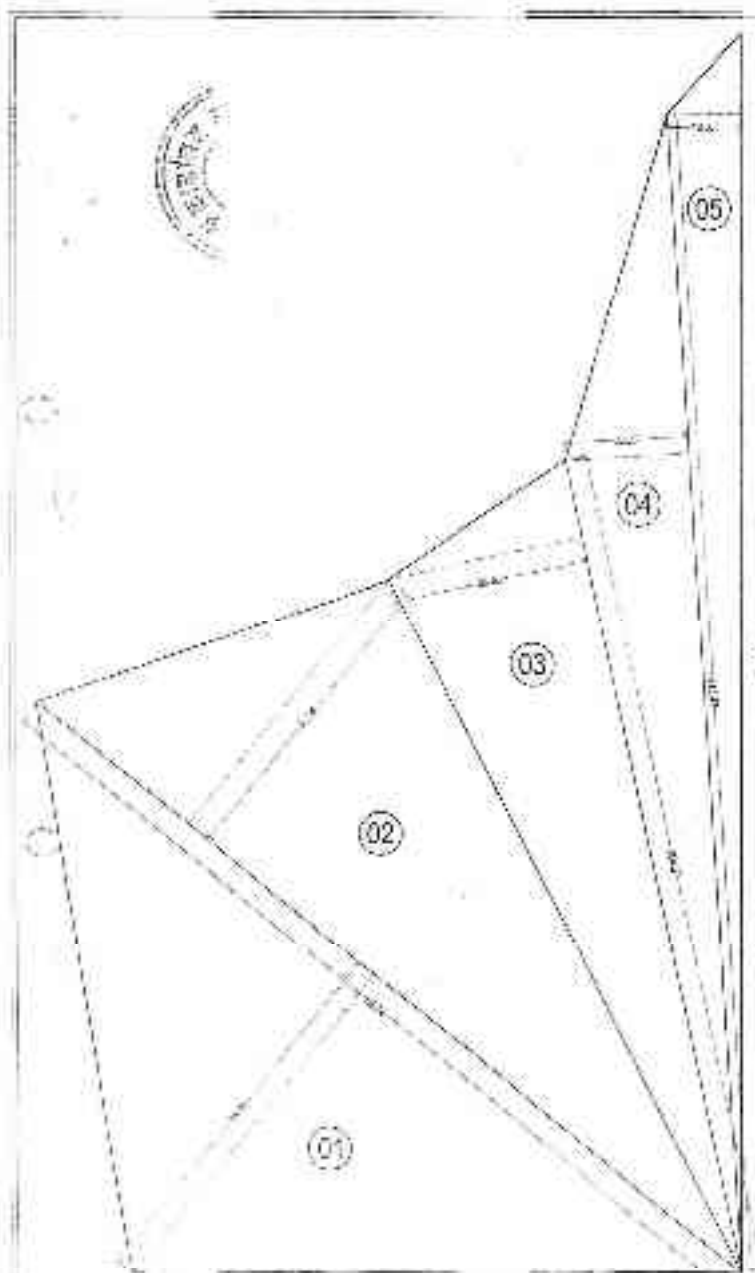
सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



ज.न.म. - ३
४४४४ ०३६
९६ ३६







100' PLAN

A) - AREA STATEMENT

1. $1/2 \times 168.02 \times 71.10 = 6073.11 \text{ SQ. M.}$
2. $1/2 \times 168.02 \times 55.86 = 4947.31 \text{ SQ. M.}$
3. $1/2 \times 152.11 \times 36.55 = 2820.01 \text{ SQ. M.}$

BOUNDARY FROM WATER
EDGE



ज.न.ग.-३
व.क्र. ४४४२०५
१८-३८