

मुळदस्त परत केला

REGISTRATION

Monday, April 03, 2017
4:20 PM

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

पावती क्र.: 2324 दिनांक: 03/04/2017

गावाचे नाव: पदमपुरा
दस्तावेजाचा अनुक्रमांक: अयग6-1405-2017
दस्तावेजाचा प्रकार: डेव्हलपमेंट ऑफीमेंट
सादर करणाऱ्याचे नाव: डेव्हलपमेंट विल्डर - मे. नमराज कन्स्ट्रक्शन पार्टनरशिप फर्म तर्फे
पार्टनर श्री. राजेश बालावध बुटोले --
नोंदणी फी रु. 30000.00
दस्त द्याताळणी फी रु. 480.00
पृष्ठांची संख्या: 24

एकुण: रु. 30480.00

आपणास मूळ दस्त, धंभनेल प्रिंट, सूची-२ अंदाजे
4:37 PM ह्या वेळेस मिलेल.
Joint S R Aurangabad VI

बाजार मूल्य: रु. 7153000 /-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क:
रु. 357700/-

Regd. देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डेव्हलपमेंट/वि ऑर्डर क्रमांक: MH00004122201718E दिनांक: 03/04/2017
करीबकरीत नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: रु. 480/-

21/27

मुळदस्त परत केला



दस्तावेज सेवेची माहिती
CHALLAN
MTR Form Number-6

GRN	MH00004122201718E	BARCODE			Date	03/04/2017-13:25:46		Form ID	25.1
Department		Inspector General Of Registration		Payer Details					
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)					
Office Name		ARB6_AURANGABAD NO 6 SUB REGISTRAR		PAN No.(If Applicable)		AAGFN3184L			
Location		AURANGABAD		Full Name		NABHRAJ CONSTRUCTION AURANGABAD THROUGH PARTNER SHRI RAJESH B BUTOLE			
Year		2017-2018 One Time		Flat/Block No.		CTS NO. 1904B/160, S.NO. 22/1 AND 23			
Account Head Details		Amount In Rs.		Premises/Building		JALAN NAGAR, PADAMPURA			
0030046401 Stamp Duty		357700.00		Road/Street		AURANGABAD			
0030069301 Registration Fee		30000.00		Area/Locality					
				Town/City/District					
				PIN		4 3 1 0 0 1			
				Remarks (If Any)		SecondPartyName=SOW PREMLATA OMPRAKASH SHARMA THROUGH GPA SHRI NILESH OMPRAKASH SHARMA-			
				Amount In		Three Lakh Eighty Seven Thousand Seven Hundred Rup			
		3,87,700.00		Words		as Only			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		00040572017040360690 GKCD847722	
Name of Bank				Date		03/04/2017-13:27:21			
Name of Branch				Bank-Branch		STATE BANK OF INDIA			
				Scroll No. , Date		Not Verified with Scroll			
				Mobile No.:		Not Available			



NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

सदर चलण केवल दस्तावेज निबंधक कार्यालयपर नोंदणी करायल्यानंतर धरंतांखणी लागू आहे. नोंदणी व करारयाच्या दस्तांसाठी सदर चलण लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-343-1405	0000035112201718	03/04/2017-16:18:14	IGR210	30000.00
2	(IS)-343-1405	0000035112201718	03/04/2017-16:18:14	IGR210	357700.00
Total Defacement Amount					3,87,700.00



DEVELOPMENT AGREEMENT

This development agreement is executed today on 3rd day of April 2017 at Aurangabad between :

Smt. Premlata w/o. Omprakash Sharma

(PAN NO.AEPPS9707K)

Age : 54 years, Occupation : Business,

R/o. 5, Prachi Complex, Kokanwadi, Aurangabad.

Through her GPA :

Shri. Nilesch s/o. Omprakash Sharma

(PAN NO.AVHPS2866E)

Age : 32 years, Occupation : Business,

R/o. 5, Prachi Complex, Kokanwadi, Aurangabad.

Vide registered GPA No.AGG-3-759 dated 18.03.2017

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

AND

M/s. Nabhraj Construction

A registered partnership firm,

(AAGFN3184L)

Under the Indian partnership Act

Through its authorised partner :-

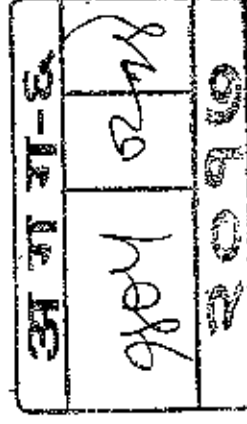
Mr. Rajesh Balabax Butole

Age. 49 Years, Occ. Business,

R/o. Plot no. 72, N-2, CIDCO, Aurangabad.

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

AND WHEREAS N.A.Order No.RB/Desk/II/LND/NAP/CR/87/87 dated 04.11.1987 has been passed by the Collector, Aurangabad, in favour of M/s. Deccan Flour Mill Ltd., in respect of S.No.22/1 & 23, CTS No.19048/1 and 19048/2 admeasuring 52246.18 + 3277.41 sq.mtrs., Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.

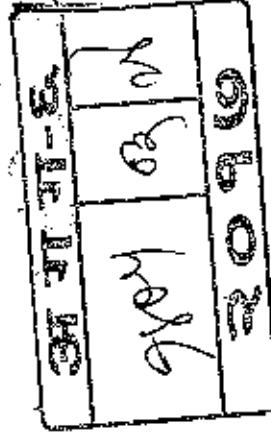


WHEREAS plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the demised plot) was owned and possessed by M/s. Deccan Flour Mill Ltd., since year 1987 and its name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 28.10.1987 taken on the basis of layout sanction order No.MANAPA/AMC/NARAVI/REKHANKAN/2953 dated 28.09.1987 passed by the Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS the demised plot was purchased by Shri. Bhagirath Madanlalji Chandak vide registered sale deed No.617 dated 09.08.1989 and his name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 22.08.1989 taken on the basis of registered sale deed No.617 dated 09.08.1989 executed by M/s. Deccan Flour Mill Ltd., in his favour.

AND WHEREAS the owner has purchased the demised plot vide registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour and her name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 27.07.2001 taken on the basis of registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour.

AND WHEREAS the Owner is desirous to develop the demised plot (more particularly described in Schedule-I) but due to lack of time and man power, she finds it difficult to do it and at the same time the Builder / Developer is interested in developing the demised plot as he is doing the said business in the locality, where the plots are situated, and therefore, Builder / Developer requested the Owner to permit him to develop the demised plot. Accordingly both the parties have decided that they will enter in to registered development agreement so as to construct a flattened housing scheme on the demised plot. The parties are



desirous of recording the said terms and conditions in the manner hereinafter appearing.

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

1. The owner hereby declare and confirms as under :-

(a) The owner is otherwise well and sufficiently entitled to the demised plot described in the schedule hereunder written. The owner is having absolute title of ownership and possession and her title to the demised plot is clear and marketable and free from all types of encumbrances and the Developer has also verified the title of the owner from his legal consultant and satisfied by all means in respect of title of owner.

(b) No other person except the owner has any right, claim, interest or demand in respect of the demised plot or any part thereof;

(c) The owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the demised plot and the demised plot is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the owner hereby declares that they shall hereafter not create any third party rights of whatsoever nature in respect of the demised plot.

(d) The owner has not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the demised plot.



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(e) There are no proceedings instituted by or against the owner in respect of the demised plot and pending in any Court of Law or before any authority and the demised plot is not under any lispendens;

(f) No Notice from any Government, Municipal Corporation 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 Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the owner in respect of the demised plot or any part thereof which restricts or may restrict the development of the demised plot; and

1. The Owner hereby permits the Developer and the Developer shall develop at their own costs, efforts and expenses the demised plot more particularly described in the Schedule-A hereunder written by constructing flats on the demised plot.

2. That, In consideration of the development rights given by the owner to the developer, the developer shall give and the owners shall be entitled to retain 47% construction on the demised plot i.e. the Developer and the Owners shall share the entire construction on the demised plot in the ratio of 53 : 47 (i.e. 53% construction will come to the share of the developer and 47% construction will come to the share of the plot owner).

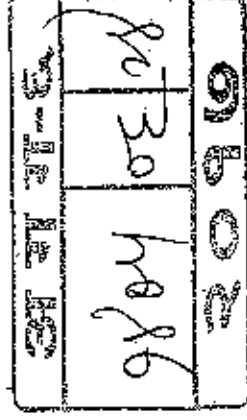
3. That, for development of the demised plot, the Developer shall be entitled to apply for and obtain construction permission from Aurangabad Municipal Corporation by paying all the deposits and fees for the same and they may obtain water connection, drainage connection, by paying all the charges, fees and deposits in the name of Owner. The Developer/Builder will also be entitled to obtain for refund of deposit, after completion of the construction from Aurangabad Municipal Corporation or concerned authority.

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4. The Developer is entitled to obtain all necessary sanctions and permissions from all other concerned authorities for commencement and completion of the construction on the said land and complete the construction work i.e. to construct Flats.
5. That, the developer shall be entitled to use and consume permissible FSI available to the plot and additional FSI/TDR purchased by the developer by putting up the construction for sale to third parties and receive consideration thereof and to do all other acts and deeds required for complete and proper development of the demised plot.
6. That, all the increased, additional and further FSI, other benefits directly and/or indirectly attached to the demised plot and TDR available and/or made available in respect of the demised plot shall belong to the Developer and owners jointly in ratio of 53 : 47 (i.e. 53% will come to the share of the developer and 47% will come to the share of the plot owner).
7. That, it is categorically agreed that, the developer shall purchase maximum permissible Transferable Development Rights i.e. TDR for the land under development at their own cost and the additional construction out of TDR shall be distributed between the Developer and the Owner in ratio of 53 : 47 (i.e. 53% will come to the share of the developer and 47% will come to the share of the plot owner).

8. The entire booking, advances, final sale proceeds received from customers shall be deposited in the escrow account, out of which **47%** amount will be transferred in the account of owner and balance **53%** amount will be transferred in the account of Developer till the last unit is sold. That entire sale proceed amount shall be deposited in Escrow account which shall be opened with the Union Bank of India.



9. That after obtaining completion certificate, if due to any reason all the constructed units are not sold out, in that situation owner and developer distribute all the remaining units as per ratio of this Development Agreement.
10. The owners and the Developer shall jointly get the demised plot surveyed and ascertain the exact area of the demised plot. The Developer shall after the work of joint survey is complete construct at their own cost a boundary wall surrounding the demised plot. 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 owners and the Owner shall at her own costs remove such obstruction or objection.
11. That the Owner has given license of the demised plot under development to the Developer to commence and complete the construction work on demised plot more particularly described in schedule A.
12. The Developer shall for and on behalf of the owner and in the name of the Owner be entitled to submit to the competent authority and all other concerned authorities building plans for getting the demised plot developed. The Developer shall at their own cost get the said building plans sanctioned by the concerned authorities. The Developer shall also at all times be entitled to alter and modify the building plans as they may deem fit and as permitted in accordance with the rules. The Developer shall at their cost be entitled to appoint Architects, Contractors, Engineers, Supervisors and Labours etc. for development of the demised plot.
13. That, the Developer shall carry on the construction of the buildings and all other construction strictly in accordance with the building permission to be obtained from the competent authority and he shall not cause any deviation from the said construction permission. If any deviation is caused by the

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Developer/Builder while carrying on the construction, it will be the sole responsibility of the Developer and they will have to pay the penalty, if any, imposed by the competent authority and in case, if any action is taken by the competent authority for such deviation, the Developer will be solely responsible for the same and the plot owners shall always be kept indemnified by the developer in this regard.

14. That, the Agreement to Sale and Sale Deed shall be executed jointly by the owner and the developer and the sale price of the flats will be mutually decided by both the parties.

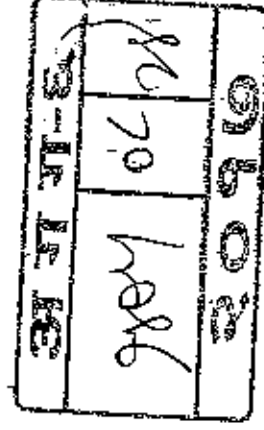
15. That, the developer will submit monthly report to the owner on or before 5th every month giving full particulars of progress of work, booking of flats, final payment in respect of flats etc.

16. That, the owner hereby undertakes that she is the absolute owner and possessor of the demised plot and there is no defect in her title, if any defect is found in the title of the owner or any dispute on account of title, boundaries or area of the demised plot are found, it will be the sole responsibility of owner and they will have to remove / cure the same by taking proper steps at her own cost and risk.

17. That, the Developer shall complete the construction of the Flats within 24 months from the date of Construction Permission issued by Aurangabad Municipal Corporation. However, if the construction work is delayed due to any reason, beyond the control of the developer, the period of construction shall automatically be deemed to have been extended for 03 months grace period without any penalty.



That the Developer can employ the services of the qualified 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 adviser for drafting of documents either in between the owner, developer and purchasers; the expenses of drafting and fees of the Advocate will be paid by the developer. The Developer shall comply with all statutory obligations and compliances as per the provisions of law in State of Maharashtra at their own cost.

19. That, the Owner hereby declares that she has already paid all taxes, cess and Government dues in respect of the Demised plot under development till date and as such there are no dues of any taxes and if any taxes are found due on demised plot under development, up to the date of this agreement, those will be paid by the owners.

20. That, all taxes in respect of sale of flats such as Sales Tax, VAT etc. shall be borne/paid by the developer only.

21. That the parties hereto agree that in the event of any accident or damage caused to the person or property of any third party, such as labors, engineers or to the person or property of neighbors during the development of the demised plot, the Developer shall be solely responsible to pay the compensation / damages etc. in that regard and the owners shall not be responsible / liable in any manner thereof.

22. That, in the event of any litigation between the Developer and the contractors or technical experts, skilled or unskilled labors or customers or with any other person in relation to the development work, the owner shall not be held responsible therefor in any situation.

23. That, similarly the developer shall maintain high quality of construction and workmanship. The developer shall be solely responsible for any complaints in respect of quality of work or deficiency in service for any reason.

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24. That, the owner hereby gives her consent and authorize the developers for obtaining project loan from any Bank or Financial Institution and separate consent or signatures of the owners are not necessary for mortgaging the demised plot as a security for the project loan to be obtained by the developer. However, if the financing Bank requires signatures of the owner, the same shall be given by the owners without any demur. However, it is clarified that, it will be the sole liability/responsibility of the developer to repay the loan with interest and the owner will not be liable for the same in any manner whatsoever.
25. That, the owner is also executing an Irrevocable General Power of Attorney in favour of the Developer, thereby authorising them to obtain construction permission to carry out the construction/development work on the demised plot, to get refund the construction deposits, to obtain project loan from financial institution and mortgage demised plot under development and to do all the acts and deeds necessary to complete the project to execute the necessary documents and do all the deeds full work for complete the project, to enter into the Agreement to sale and to execute the agreement to sale and sale-deeds jointly with the owner and obtain consideration and deposit in Escrow account to be opened in Union Bank of India, Aurangabad.

SCHEDULE "A"

All the part and parcel of plot CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., S.No.22/1 & 23, Padampur, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad bounded by:-

EAST : PLOT NO.52.
 WEST : PLOT NO.48.
 SOUTH : PLOT NO.51.
 NORTH : 9.00 MTR. WIDE ROAD.



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SCHEDULE-B

Specifications of Construction

1. **STRUCTURE** : R.C.C. FRAMED STRUCTURE. 9", 6" AND 4" THICK BRICK WORK.
2. **FLOORING** : PREMIUM QUALITY VITRIFIED TILES (24"x24") IN ALL ROOMS.
FOR TOILETS : ANTI SKID TILES FOR FLOOR & GLAZED TILES OF PREMIUM QUALITY FOR WALL DADO.
3. **KITCHEN** : KITCHEN PLATFORM IN GRANITE. PLATFORM WITH STAINLESS STEEL SINK WITH WALL TILES UPTO LINTEL LEVEL.
4. **ELECTRICALS** : CONCEALED WIRING WITH MODULAR SWITCHES INVERTER POINT IN EACH ROOM.
5. **WINDOWS** : POWDER COATED ALUMINIUM WINDOW WITH MOSQUITTO NET & M.S. SAFETY GRILLS WITH WINDOW SEAL ON ALL 4 SIDES OF THE OPENING.
6. **DOOR FRAMES & SHUTTERS** : **A)** MAIN DOOR - FRAME IN TEAK WOOD AND SHUTTER IN PINE-WOOD WITH BOTH SIDE LAMINATE.
B) TOILET DOOR FRAMES OF GRANITE. FLUSH DOORS
BOTH SIDES LAMINATION.
C) REST OF ALL DOOR FRAMES WITH R.C.C. OR GRANITE FRAME WITH FLUSH DOORS.
7. **PAINTING** : **A)** BIRLA WALL PUTTY OR EQUIVALENT FROM INSIDE.
B) INTERNAL PAINT WILL BE PLASTIC PAINT.
C) EXTERNAL PAINT WILL BE ACRYLIC PAINT.
8. **LIFT** : SCHINDLER / KONE / OTIS OR EQUIVALENT MAKE LIFT WITH BATTERY BACK-UP WILL BE PROVIDED.
9. **PLUMBING** : JAGUAR/ASIAN (ESSESS) OR EQUIVALENT FITTINGS IN ALL TOILETS & KITCHEN SINK.

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10. **TANK** : ONE OVERHEAD WATER TANK PROVISION AND ONE UNDERGROUND TANK WITH SEPARATE PARTITION FOR DOMESTIC USE AND DRINKING WATER USE WITH ELECTRIC MOTOR & ALSO ADDITIONAL FROM BORE-WELL.

IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY
ON 3RD DAY OF APRIL 2017 AT AURANGABAD.

OWNER :

Smt. Premlata Omprakash Sharma
Through her GPA :
Nilesh Omprakash Sharma



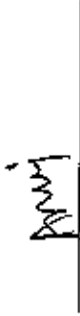
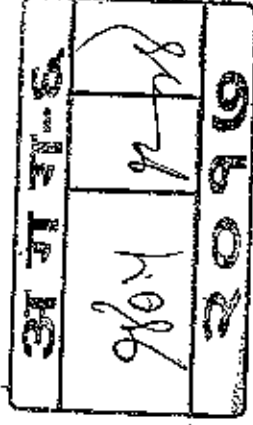
DEVELOPER :

M/s. Nabhraj Construction
Through its authorised partner
Mr. Rajesh Balabax Butole



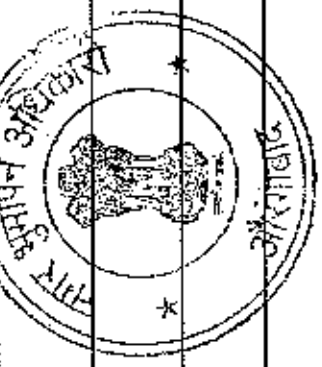
WITNESSES :

1. MR. AKASH RAJESH BUTOLE
AGE:- 24 YEARS OCC:- BUSINESS
R/O CIDCO, AURANGABAD.
2. MR. ANUJ LALIT CHOPDA
AGE:- 31 YEARS OCC:-
R/O SAMARTH NAGAR, AURANGABAD

मालमत्ता पत्रक

दिनांक/मौजे -- Aurangabad तालुका/न.भु.म.का. -- CTSO Aurangabad जिल्हा -- Aurangabad
 भाग भुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणीधिकार
 क्षेत्रीय चौ.मी. ५५०.२० चौ.मी. क



मालमत्ता मुळ धारक

जिल्हा

गार

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क्र.सं.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षरकेंद्र
२८/१०/१९८७	मा.न.भू.अ.आदेशा नुसार मनमा ए.एम.सी. नरविरीखाकन/२९५३/ दि. २८/९/८७ मंजूर लेआवट प्रमाणे मोजणी केली प्लॉट क्र. ५० जावननगर २१ X २६.२	-	H दि.डेक्कन फ्लोअर मिला लि. औरंगाबाद.	सही - २०/१२/१९८७ न.भू.अ. १ औरंगाबाद. औरंगाबाद
२२/०८/१९८९	खरेदीने खेती खत क्रमांक ६१७ दि. १ ऑगस्ट १९८९ अन्वये र.रु.५९२२५/- खरेदीने ख.ख.क्र. ६१९ रिनॉव ८/२/२००१ किमते र.रु. ४.७५५०/- क्षेत्र. ५५०. २० चौ.मि. श्री. भारीय मन्सलाल जी. चांडक बाचे कबूत.	-	श्री. भारीय मदनलालजी चांडक. फे.क्र. ११५४ ने कमी धा श्रीमती प्रेमलता औमकाश रम	सही - ०९/०८/१९८९ न.भू.अ. क्र. D-७७१९ औरंगाबाद फे.रु.र.क्र. ११५४ प्रमाणे सही - २७/०७/२००१ न.भू.अ. १ औरंगाबाद. औरंगाबाद

भुमापन कार्यालया -

खरी नक्कल -

वरिष्ठ लिपिक
नगर भुमापन अधिकारी
औरंगाबाद

CTSO Aurangabad
Aurangabad

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२०	१७			

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IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is made and executed at Aurangabad on this 18th day of March 2017 by :

Smt. Premlata w/o. Omprakash Sharma
(PAN NO.AEPPS9707K)
Age : 54 years, Occupation : Business,
R/o. 5, Prachi Complex, Kokanwadi, Aurangabad.

Hereinafter referred to as "**the Owner / Grantor**" or "**The First Party**" (Which expression shall unless repugnant to the context or meaning thereof shall mean include her legal heirs, successors, executors, administrators, survivors, and assignees)

IN FAVOUR OF :

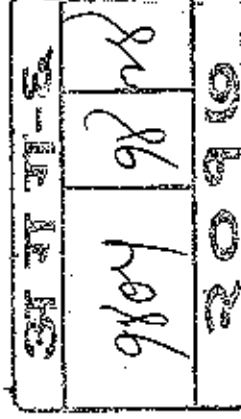
Shri. Nilesh s/o. Omprakash Sharma
(PAN NO.AVHPS2866E)
Age : 32 years, Occupation : Business,
R/o. 5, Prachi Complex, Kokanwadi, Aurangabad.

Hereinafter referred to as "**The Attorney**" or "**The Second Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors and administrators of last of such survivors or survivor and assignees).

AND WHEREAS, the First Party is the absolute owner and possessor of plot No.50, CTS No.19048/1/50, admeasuring 550.20 sq.mtrs., situated at Jalan Nagar, Within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the "demised plot") purchased by her vide registered sale deed No.699 dated 08.02.2001.



AND WHEREAS the First Party or the owner desires to develop the demised plot. However, the First Party has no time, expertise or money to do the



18/03/2017

same on her own and therefore, decided to give the demised plot for development to M/s. Nabhraj Construction, Aurangabad.

AND WHEREAS, the First Party has full faith in the Second Party as Shri. Nilesb Omprakash Sharma is her son.

AND WHEREAS the First Party expressed her wish and willingness to execute this Power of Attorney in favour of the Second Party and the Second Party agreed to accept the same.

Now therefore these presents witnesses that, I **Smt. Premlata w/o. Omprakash Sharma**, constitute and appoint **Shri. Nilesb s/o. Omprakash Sharma** to be my lawful attorney in my name and on my behalf to do any one or all of the following deeds and things, and the same shall be binding on me as if I have done or performed the same in respect of the demised plot.

To perform or cause to be done or performed all or any of the following deeds, deeds, things and matters in respect of demised plot, namely :

To discuss and finalize the terms and conditions on which the demised plot is to be given for development to M/s. Nabhraj Construction, Aurangabad at his absolute discretion.

2. To execute registered Development Agreement and General Power of

Attorney in favour of M/s. Nabhraj Construction, Aurangabad.

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1/2 12/11/2018

SH	6	8	9	2
6	8	9	2	0



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3. To appear and represent us before all concerned Government authorities and parties as may be necessary in connection with the development of the demised plot and submit applications, representations etc.
4. To undertake the construction work according to the building plans to be approved by the Aurangabad Municipal Corporation and obtain completion certificate.
5. To appoint architects, engineers, supervisors, RCC consultants, construction labour etc. for the purpose of development of the land. However the necessary fees, charges, salary & wages of the persons engaged by the builder/developer shall be borne by the builder/developer only. The attorney may obtain the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder/developer.



To apply to the M.S.E.D.C. Ltd., and other concerned authorities for obtaining electricity connection for the demised plot and the buildings/units constructed thereon.

To apply for and obtain water connection from the Aurangabad Municipal Corporation or appropriate local authority for the demised plot and the buildings / units constructed thereon.

8. To fix or install or construct water storage & septic tank/s for the purpose of proposed development of the demised plot.

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34-11-15	10/09/96	6160910
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9. To identify the purchaser, negotiate & finalise sale price with him in respect of the construction in the proposed building coming to my share.

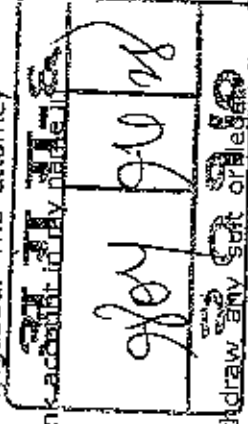
10. To execute registered Agreement to Sale & Sale Deed in respect of the flats / residential units etc. in the proposed building and to accept & retain amount of consideration in respect of such flats / residential units coming to my share.

11. To approach any Bank or Financial Institution for the purpose of obtaining financial assistance, loan for construction / development of the property and for that purpose mortgage the demised plot in favour of the financing Bank or Financial Institution by executing necessary documents as required by the financier or to authorize the developer for the same.

12. To operate i.e. to deposit amount in cash or kind and to withdraw amount in cash or kind from my Savings Bank Account No.615702010002534 with

Union Bank of India, Station Road Branch, Aurangabad. The attorney

holder is also authorized to open and operate Bank account in my name in any other Bank or Financial Institution.



20/09/2018

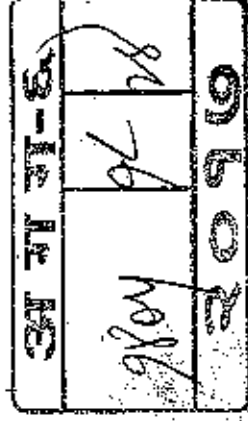
20/09/2018

14. To do all other acts, deeds, matters and things, which may be necessary to be done for rendering terms of said Development Agreement and this General Power of Attorney valid and effectual to all its intents and purposes according to the laws and customs in India.
15. That the owner hereby declares that, the powers and authority granted under this General Power of Attorney are irrevocable till the demised plot is fully developed or disposed off by the Second Party.
16. That, the powers hereby given can be used by the developer M/s. Nabhraj Construction, after registered Development Agreement and General Power of Attorney is executed in their favour by the Second Party.

Schedule -- I
(Description of demised plot)

All that piece and parcel of portion of plot No.50, CTS No.19048/1/50, admeasuring 550.20 sq.mtrs., situated at Jalan Nagar, Within the limits of Aurangabad Municipal Corporation, Aurangabad the boundaries of which are as under :

On or towards East	:	Plot No.52.
On or towards West	:	Plot No.48.
On or towards North	:	9.00 mtr. wide road
On or towards South	:	Plot No.51.



14/08/14

14/08/14

In witness whereof the parties hereto have subscribed their hands, seal and signatures on the date and place mentioned hereinabove.

OWNER / FIRST PARTY :

Smt. Premiata Omprakash Sharma



ATTORNEY / SECOND PARTY :

Shri. Nitesh Omprakash Sharma

18/12/2023



WITNESS :

17 OMPRAKASH SHARMA
AGE - 57 YEARS
5 PRACHI COMPLEX
KOKANWADI AURANGABAD



27 ANUJ CHOPDA
AGE - 31 YEARS
PLOT NO-37 SAMARTH
NAGAR - AURANGABAD



PLAN FOR SALEDEED OF PLOT NO. 50 CTS NO. 19046/50
SHEET NO. 25A TO 25B AT TALAN NAGAR BEHIND
DECCAN FLOUR MILLS, PATHAN ROAD, MUMBAI 400 001

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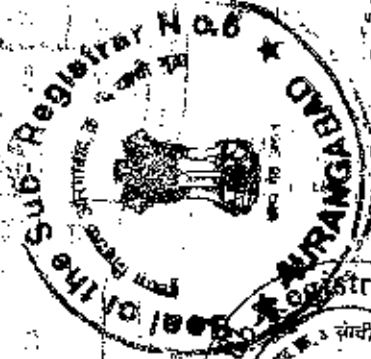
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28	28	28	28

Plot No. 51

COYE 90 93

Plot No. 51



18/03/2017 12:40:55 PM

दस्त गोपचारा भाग-2

अंगक 3
दस्त क्रमांक: 759/2017

दस्त क्रमांक: अंगक 3/759/2017

दस्तावेज प्रकार: इरिकोव्हिल पॉवर ऑफ अटॉर्नी

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. निलेश पिता ओमप्रकाश शर्मा
पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. 1, रोड नं. रा. 5, प्राची कॉम्प्लेक्स, कोकणवाडी, औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पैन नंबर:

2 नाव: प्रेमलता पती ओमप्रकाश शर्मा
पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. 1, रोड नं. रा. 5, प्राची कॉम्प्लेक्स, कोकणवाडी, औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पैन नंबर:

पक्षकाराचा प्रकार

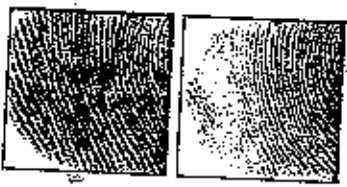
पॉवर ऑफ अटॉर्नी
होल्डर
वय: 32
स्वाक्षरी:

कुलमुखत्यार देणार
वय: 54
स्वाक्षरी:

आयाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तयारकथित इरिकोव्हिल पॉवर ऑफ अटॉर्नी चा दस्त रोज करून दिक्याचे मजबुत करतात.
शिक्षा क्र. 3 ची वेळ: 18 / 03 / 2017 12 : 25 : 20 PM

ओळख:

खालील दस्त, असे निवेदीत करतात की ते दस्तऐवज करून देणा-याला व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
अनु क्र. पक्षकाराचे नाव व पत्ता

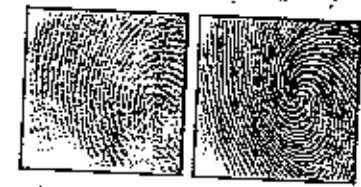
1 नाव: श्री. ओमप्रकाश भवरलाल शर्मा
वय: 57
पत्ता: रा. 1, कोकणवाडी औरंगाबाद
पिन कोड: 431001

स्वाक्षरी

आयाचित्र



अंगठ्याचा ठसा



शिक्षा क्र. 4 ची वेळ: 18 / 03 / 2017 12 : 26 : 08 PM

शिक्षा क्र. 5 ची वेळ: 18 / 03 / 2017 12 : 26 : 28 PM नोंवणी पुस्तक 4 मध्ये
नवरी नोव्हिलता सारीख 92/18/2017

EPayment Details.

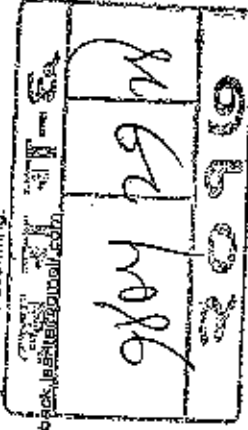
Sr. 1
Epayment Number
MH009512800201617E

Defacement Number
0005182277201617

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759 /2017

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Summary1 (GoshwaraBhag-1)

पञ्चाङ्ग

सोमवार, 03 एप्रिल 2017 4:21 म.नं.

दस्त गोवधारा भाग-1

अगस 6

दस्त क्रमांक: 1405/2017

दस्त क्रमांक: अगस 6 /1405/2017

बाजार मूल्य: रु. 71,53,000/- सोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 3,57,700/-

दु. नि. सह. दु. नि. अगस 8 यांचे कार्यालयात

अ. क्र. 1405 वर दि. 03-04-2017

रोजी 4:16 म.नं. वा. हुजर केला.

पावती: 2324

पावती दिनांक: 03/04/2017

सावरकरणाराचे नाव: डेव्हलपर/विल्डर - मे. नमराज
कन्सल्टेशन पार्टनरशिप फर्म तर्फे पार्टनर श्री. राजेश दालाबक्ष
बुढोले --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकुण: 30480.00

दस्त हुजर करणाऱ्याची सही:

Joint S/R Aurangabad VI

Joint S/R Aurangabad VI

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

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

शिक्षा क्र. 1 03 / 04 / 2017 04 : 16 : 36 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 03 / 04 / 2017 04 : 17 : 20 PM ची वेळ: (फी)



Summary-2(दस्त गोपवारा भाग - २)



03/04/2017 4 23:05 PM

दस्त गोपवारा भाग-2

अगस 6

दस्त क्रमांक: 1405/2017

दस्त क्रमांक : अगस 6/1405/2017

दस्ताचा प्रकार : डेव्हलपमेंट ॲप्लीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: डेव्हलपराविल्डर - मे. नमराज कान्दुकशम पार्टनरशिप फर्म तर्फे पार्टनर श्री. राजेश बालाबस बुटोले पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: रा.- एन-2, सिडको, औरंगाबाद., महाराष्ट्र, औरंगाबाद. फोन नंबर: AAGFN3184L	लिहून घेणार वय: -49 स्वाक्षरी:- 		
2	नाव: प्लॉट/बागा मालक - सौ. प्रेमलता पती ओमप्रकाश शर्मा यांच्या तर्फे दस्त क्र. 759/2017 अन्वये मुख्यारथ्याम म्हणुन श्री. तिलेश पिता ओमप्रकाश शर्मा - पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: रा.- 5, प्राची कॉम्लेक्स, कोकणवाडी, औरंगाबाद., महाराष्ट्र, औरंगाबाद. फोन नंबर:	लिहून घेणार वय: -32 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तयाकधीत डेव्हलपमेंट ॲप्लीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 03 / 04 / 2017 04 : 18 : 41 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आकाश राजेश बुटोले वय: 24 पत्ता: रा. समर्थनगर औरंगाबाद पिन कोड: 431001	 स्वाक्षरी 	
2	नाव: अनुज ललित चोपडा वय: 31 पत्ता: रा. समर्थनगर औरंगाबाद पिन कोड: 431001	 स्वाक्षरी 	

शिक्का क्र.4 ची वेळ: 03 / 04 / 2017 04 : 19 : 41
प्रमाणित करण्यात येते की, पुढे आहेत,
सह-दुय्यम निवेदितम्त एकुण पुढे आहेत,
नंबराचे निवेदना दि. 03/04/2017

Joint S R Aurangabad VI

EPayment Details
Sr. 1
EPayment Number
MH000041222201718



सह-दुय्यम निवेदितम्त-२
औरंगाबाद क्र.5
Defacement Number
0000035112201718

1405/2017

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