IRREVOCABLE POWER OF ATTORNEY

THIS POWER OF ATTORNEY made at Aurangabad this 1ST day of February 2017

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I :-

Shri. Dilip Madanlal Patel
Age: 61 Occu: Business,
R/o- Gulmandi, Aurangabad.
(PAN NO. AJGPP5632A),
ADHAR CARD NO: 478765377720.

hereinafter called **"THE OWNER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators);

WHEREAS:—

(a) I Executant Owner Shri. Dilip Madanlal Patel is seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of the respective properties referred under the schedule. (hereinafter called the **said property"**).

(b) By an **Development Agreement dated 01.02.2017** the Owner has agreed to assign the development rights in respect of the said property to - (Deve. Agree. NO. 548 Dt. 1/2/2017)

M/s. Mahalaxmi Builders
(PAN No. AB[redacted]FM3301J)
A Registered Partnership Firm
Having its office at
Flat No. 1, Kalpataru Apartment,
Plot No. 51 & 52, Adityanagar,
Garkheda, Aurangabad.

Through its Partners

1. **Mrs. Charulata Moreshwar Kulkarni**
   Age: 55 Years, Occu: Business
   R/o Ramanand Colony Aurangabad

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2. **Mr. Swapnil Moreshwar Kulkarni**
   Age: 31 Years, Occu: Business
   R/o Ramanand Colony Aurangabad

3. **Mr. Dhananjay Babasaheb Doiphode**
   Age: 26 Years, Occu: Business
   R/o Singaon (Jahangir)Deolgaonraja
   Dist. Buldhana

4. **Mrs. Shipla Surendra Ratnaparkhi**
   Age: 37 Years, Occu: Business
   R/o Plot No. 35, Dnyaneshwarnagar,
   Satara parisar, Aurangabad

(hereinafter called **"the said Developers"**)

upon the terms and conditions contained therein, to enable the said M/s. Mahalaxmi Builders through its partners to develop the said property in accordance with the said agreement, we are executing the present Power of Attorney in favour of :-

Mr. Swapnil Moreshwar Kulkarni
Partner of M/s. Mahalaxmi Builders
Age: 31 Years, Occu: Business
R/o Ramanand Colony Aurangabad

to act for and on behalf of the owner of the property referred under the schedule in terms of the development agreement, as well as on behalf of other partners of the developer firm i.e. M/s. Mahalaxmi Builders and in my/our name to do all acts and things relating to the said property:—

NOW KNOW ALL AND THESE PRESENTS WITNESSETH that We the Executants, as my/our true and lawful Attorneys to act for me/us and in my/our name and do all necessary acts, deeds and things in connection with the "said property" more particularly described in the Schedule hereunder written that is to say:—

1. To deal with and correspond with the Municipal Corporation Aurangabad and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following *viz.*:

   (a) to apply for and obtain sanction of building plans or the

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revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.

(b) to apply for and obtain commencement certificate and and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.

(c) to deal with and correspond with the Assessment Department of the Municipal Corporation of Aurangabad, in connection with the assessment of the said property and fixation of ratable value.

(d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property; and

(e) To revised the construction plan according to need, except the plan of stilt floor flats allotted to the owner by the developer.

(f) generally to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.

2. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.

3. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.

4. To deal with and correspond with the MSEB. Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats for and/or in respect of or relating to the to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.

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5. To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.

6. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my/our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

7. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit. To sale flats/ parking spaces etc.

8. To sale the flats of his share i.e. 55% share of the Developer, constructed in the flatted building to any of the prospective purchaser & to retain & receive the consideration amount out of

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sale.

9. To load & utilize the TDR purchased by the owner on the property under development agreement dated 01.02.2017 same on the said plots referred under schedule. The developer has also authorized to sale those additional flats constructed after loading the TDR to the extent of his share i.e. 55% share of the Developer in additional construction, constructed in the flatted building to any of the prospective purchaser & to retain & receive the consideration amount out of sale.

10. To submit the flatted building under Maharashtra Apartment Ownership Act 1971 by executing the deed of Declaration on behalf of owners.

11. To execute and sign from time to time all the writings, agreements, deeds, agreement to sale, sale deed etc. on or in any other manner of the premises which may be constructed on the said property and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof to the extent of his share.

12. To sign and execute the Conveyance or Conveyances or Assignments or any other assurances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons i.e. prospective purchaser except the flats retained by the owner as the said Attorneys shall determine.

13. To lodge all the documents, writings etc referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

14. In general, to do all acts, things, deeds etc. in respect of the said property as also the development thereof and/or rights,

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authorities, benefits directly and/or indirectly attached to the said premises and which we could do ourselves.

15. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.

16. AND we hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per the Agreement with the Developers as per rules and regulations of the Aurangabad Municipal Corporation and the transfer and/or conveyance of the said property in favour of the ultimate transferee.

17. The Power of Attorney holder i.e. Developer is authorized to execute Power of Attorney in favour of third party or any other person for the purpose sale, transfer of the flats of developers share & to execute an Agreement to Sale, Sale Deeds, etc; to the extent of the share of the developer, in favour of the prospective purchaser of the flats & for the purpose of presentation of the documents before the office of Sub-Registrar Aurangabad, for registration. The Power of Attorney holder i.e. Developer is also authorized to execute Power of Attorney to the extent of his share referred under the Development Agreement, in favour of third party or any other person for the purpose presentation of the documents/Agreement to Sale, Sale Deeds in the office of the Sub-Registrar, Aurangabad.

18. I further clarify as under:—

    (a) That the entire development of the said property will be done by the said Developers at their own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us; and

    (b) That the said Developers have agreed to indemnify us against all proceedings, claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney.

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THE SCHEDULE ABVOE REFERRED TO:

All the part and parcel of the Plot No. 27, area admeasuring 490.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24 Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad

Boundaries of the Property/Land Under Development:-

East	9 Mtr. Wide Road
West	7.5 Mtr. Wide Road
South	Plot No. 26, Open space of the Lay out & Plot No. 31
North	7.5 Mtr. Wide Road

Shri. Dilip Madanlal Patel THE OWNER			
M/s. Mahalaxmi Builders, Through its Partner DEVELOPER			
1. **Mrs. Charulata Moreshwar Kulkarni**		Sau CM Kulkarni	

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2. Mr. Swapnil Moreshwar Kulkarni			
3. Mr. Dhananjay Babasaheb Doiphode			
4. Mrs. Shipla Surendra Ratnaparkhi			
Accepted by			
Mr. Swapnil Moreshwar Kulkarni Partner of M/s. Mahalaxmi Builders,			

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WITNESSES			
1. Mr. Sudhir Nagrao Deshpande Age : 58 Yrs., Occu.: Retired R.o Plot No. 2, Granthpal co-op. Hsg. Society, New Pahadsinghpura, Aurangabad. Aadhar No. 318981066517			
2. Mr. Dushyant Gajananrao Muley Age : 35 Yrs., Occu.: Business, R/o Satara Parisar, Aurangabad PAN NO. : AQVPM8982G			

Typed by: S.K. patni

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AURANGABAD

गाव नमुना सात

अहवाल दिनांक : 01/02/2017
11:48:28

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : सातारा　　तालुका : औरंगाबाद　　जिल्हा : औरंगाबाद

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव
70		भोगवटादार वर्ग -1	
शेताचे स्थानिक नाव			

लागवडी योग्य क्षेत्र हे. आर चौ.मी.	
जिरायत	10.84.00
बागायत	2.83.00
एकूण:	13.67.00
पोटखराब(लागवडी अयोग्य)	
वर्ग(अ)	0.15.00
वर्ग(ब)	
एकूण:	0.15.00
आकारणी	31.81
जुडी किंवा विशेष आकारणी	

भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.का.	खाते क्रमांक
दिपक व्यंकटराव कुलकर्णी				(28154)	649,980,1538,4084,4480,4789,4794,4795,8434,9172,9207,9275,11451,11507,11530,11531,11532,11533,11534,11535,11536,11901,11902,11936,12140,12141,12262,12610,13053,14026,14029,14030,14031,14032,14033,14034,14035,14036,14037,14038,14040,14041,14042,14043,14045,14047,14048,14049,14052,14053,15375,15376,15377,15379,15932,16222,16223,16224,16225,16226,16227,16228,16229,16230,16231,16232,16233,17085,17139,17698,18008,18022,18111,18561,20023,20024,20025,20026,20027,21159,21160,21412,21774,21775,21776,21777,21779,21780,21781,21782,21783,21784,21785,21786,21787,21788,21789,25876,26053,27112,27125,27167,27806,28026,28027,28028,28029,28033,28034,28035,28036,28037,28038,28040,28041,28042,28055,28113,28404,28786,30155,30156,30199,31208,31220,31221,31281,
विकास लक्ष्मणराव चौधरी प्लॉट न 61/62/63/64				(28154)	
सामाईक क्षेत्र 0.07.20		आकारणी 0.16			
सौ.विमल लिंबाजी कांबळे प्लॉ न 13				(28154)	
अंबादास लिंबाजी कांबळे				(28154)	
बेबी तुकाराम जाधव प्लॉ न67/68	0.00.01			(28154)	
सुनिता भिमराव माल्टे प्लॉ न. 83				(28154)	
महानगर पालीका औरंगाबाद	2.33.63	5.43		(28154)	
नंदकोरबाई मदनलाला	1.31.19	3.05	0.15.00	(28154)	
विरेंद्र सुंदरदास पटेल	0.07.31	.17		(28154)	
मनिश महेंद्र पटेल	0.09.91	.23		(28154)	
अनिल अमृतलाल सोरटी रो हा नं 1	0.01.65	.03		(28154)	
मच्छिंद्र विठ्ठल शेळके प्लॉ नं5	0.01.03	.02		(28154)	
गोरखनाथ वैधुनाथ कोटे				(28154)	
शितल गोरखनाथ कोटे फ्लॅट नं एफ 201				(28154)	
सामाईक क्षेत्र 0.00.64		आकारणी 0.01			
संतोष रिखबदास बडजाते प्लॉ.न. 20 21				(28154)	
शे अफसर महमंद प्ला न 61/62				(28154)	
सामाईक क्षेत्र 0.08.32		आकारणी 0.19			
श्री विकास रामाजी रौंदे				(28154)	
कंचन विकास रौंदे रो हाऊस 6				(28154)	
सामाईक क्षेत्र 0.01.27		आकारणी 0.02			
ओमप्रकाश हरीनारायण लापडीया प्लॉ बी एस 12	0.00.25			(28154)	
दिपक दिनकरराव लखनगावकर				(28154)	
अनिता दिपक लखनगावकर प्लॉ बी-01				(28154)	
सामाईक क्षेत्र 0.00.49		आकारणी 0.01			

Transaction No. 16515413721323006O8985

सात बाराची ही नोंद महाऑनलाईनद्वारे निर्गमित झाली आणि ती .... या तारखेपर्यंत अद्ययावत आहे.
पडताळणीसाठी कृपया www.mahaonline.gov.in या संकेतस्थळाला भेट द्या

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[रविकिरण शहादेव बडे प्लॉ बी -03	0.00.49	.01	] (28154)
संजय सांडुजी राऊत प्लॉ बी एस 10	0.00.25		(28154)
श्रीकांत रावसाहेब पाळदे प्लॉ बी एस 9	0.00.24		(28154)
वैशाली अनिल सोरसे प्लॉ बी एस -07	0.00.25		(28154)
ज्योती किशोर शिलोळे प्लॉ बी एस -04	0.00.24		(28154)
नंदकिशोर विष्णुपंडीत सावरगरकर प्लॉ बी एस 1	0.00.25		(28154)
निना नरेंद्र शर्मा प्ला नं 22	0.02.07	.04	(28154)
उमेश रामनारायण शर्मा प्ला नं 21	0.01.85	.04	(28154)
गणेश अर्जुन कटकधोंड फलॅट नं 2/3	0.01.47	.03	(28154)
सौ आशा मनोज चांडक प्लाट न 66 ए	0.01.72	.04	(28154)
श्री संतोष फुलचंद चांडक प्लाट न 66बी	0.01.72	.04	(28154)
सतेंद्रसिंग सितलसिंग राणा प्लॉट न 32			(28154)
सौ प्रभा सतेंद्रसिंग राणा			(28154)
सामाईक क्षेत्र 0.01.25		आकारणी 0.02	
बालमुकुंद यशवंतराव सोमवंशी री हा ई 1	0.00.10		(28154)
रविंद्र चंपालाल खिवसरा प्लाट न 43	0.03.24	.07	(28154)
विरेंद्र सुरदास पटेल	0.83.00	1.93	(28154)
शिवप्रसाद गोपीकिसन घरखा	0.28.00	.65	(28154)
स्वानंद चंद्रशेखर पाटोदकर	0.09.00	.20	(28154)
विनोद गोपीकिसन घरखा	0.23.00	.53	(28154)
चंदन मनोजी भोजराजजी खिवसरा			(28154)
श्रीमती विजया अशोक बाफना			(28154)
हेमंत चंदन मलजी खिवसरा			(28154)
सामाईक क्षेत्र 0.33.00		आकारणी 0.76	
शिवप्रसाद गोपीकिसन घरखा	0.03.50	.08	(28154)
विनोद गोपीकिसन घरखा	0.15.00	.34	(28154)
स्वानंद चंद्रशेखर पाटोदकर	0.02.50	.05	(28154)
दिलीप मदनलाल पटेल प्ला नं 1 ते 21 व 23 ते 30 / 55/65/66	0.10.15	.23	(28154) (28154)
श्रीनिवास मदनलाल पटेल प्लॉ नं 58,59,60	0.11.32	.26	(28154)
सुरेखा प्रवीण चंद पटेल प्ला नं / 47/48/49/54	0.07.07	.16	(28154)
विदुला मदनलाल पटेल प्ला नं. 22/57	0.04.06	.09	] (28390)
पुनम विष्णुभाई जिरीवाल प्लॉ नं. 31 /32/34/35 35 व 50	0.05.33	.12	(28154)
कुन्दाबाई सुभाषचंद पटेल	0.04.66	.11	(28154)
कन्हैय्या लाल मुलचंद अग्रवाल प्लॉ न 23/ 24/26			(28154)

31360,31387,31417,31419,31566,31601,31780,31783,31807,31821,31857,31858,31923,31938,31977,32025,32139,32141,32142,32143,32145,32146,32147,32214,32215,32557,33020,33248,33249,33250,33251,33252,33333,34101,34712,34860,34882,34883,35595,35709,35710,35711,35716,35735,37044,37304,37436,37446,38185,39853,40166,40454,41350,41522,42305,42648,42743,42744,42745,43206,43208,45013,45038,45039,45073,45217,45218,48269,48290,48299,49102,49119,49123,49124,49163,65201,65221,65222,250012,260011,260018,311029,330154,3111172,3111300,3111304,3111305,3111306,3111675,3112108,3112115,3112128,3112129,3112140,3112216,3112219,3112222,3112225,3112230,3112430,3112431,3112432,3112433,3112434,3112435,3112436,3112437,3112438,3112439,3112440,3112441,3112442,3112443,3112444,3112445,3112446,3112447,3112448,3112449,3112450,3112451,3112452,3112453,3112454,3112455,3112456,3112457,3112458,3112459,3112460,3112461,3112462,3112467,3112469,3112472,3112480,3112490,3112594,3112597,3112600,3112607,3112648,3112669,

UKG 93 20

Transaction No. 1651541372132300608985

सात बाराची ही नोंद महाऑनलाईनद्वारे निर्गमित झाली आणि ती 2016 या तारखेपर्यंत अद्ययावत आहे.
पडताळणीसाठी कृपया www.mahaonline.gov.in या संकेतस्थळाला भेट द्या

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव : सातारा

तालुका : औरंगाबाद

जिल्हा : औरंगाबाद

गट क्रमांक 70

		पिकाखालील क्षेत्रांचा तपशील												
		मिश्र पिका खालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन				
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरुप	क्षेत्र	जल सिंचनाचे साधन		
2014-15	संपूर्ण वर्ष						पडीत		13.67.0				खुद	

Seal of the Sub Registrar No.5 AURANGABAD

महा-ई-सेवा केंद्र (CSC)
गांव- औरंगाबाद
दिनांक-
तालुका- औरंगाबाद
जिल्हा- औरंगाबाद
महा-ई- सेवा केंद्राचा कोड- M. H. 061300571
केंद्र चालकाचे नाव- पुजारी सुधाकर एकाडे
महा-ई- सेवा केंद्र चालकाचा कोड- OPR02659
मोबाईल नं. 9595777555 सही
ई-७ /१२ प्रतीची सत्यतेची पडताळणी
'mahabhulekh.mumbai.nic.in'

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Transaction No. 1651541372132300608985

सात बाराची ही नोंद महाऑनलाईनद्वारे निर्गमित झाली आणि ती .... या तारखेपर्यंत अद्ययावत आहे.
पडताळणीसाठी कृपया www.mahaonline.gov.in या संकेतस्थळाला भेट द्या

CHALLAN
MTR Form Number-6

GRN MH005144968201617P	**BARCODE**	**Date** 01/02/2017-15:04:56	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	ARB5_AURANGABAD 5 JT SUB REGISTRAR	**Full Name**	MS MAHALAXMI BUILDERS TH PARTNER SWAPNIL MORESHWAR KULKARNI
Location	AURANGABAD		
Year	2016-2017 One Time	**Flat/Block No.**	PLOT NO 27 TO 30

Account Head Details	**Amount in Rs.**		
		Premises/Building	
0030046401 Stamp Duty	930000.00	**Road/Street**	GUT NO 70 SATARA
0030063301 Registration Fee	30000.00	**Area/Locality**	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
THIS CHALLAN IS DEFACED		**Remarks (If Any)**	
		SecondPartyName=DILIP MADANLAL PATEL~	
DEFACED ₹960000.00 DEFACED		**Amount In Words**	Nine Lakh Sixty Thousand Rupees Only
Total	9,60,000.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN Ref. No.	10000502017020141996 1794638754525
Cheque/DD No.		Date	01/02/2017-15:05:06
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-342-546	0004494475201617	01/02/2017-16:42:15	IGR209	30000.00
2	(iS)-342-546	0004494475201617	01/02/2017-16:42:15	IGR209	930000.00
			Total Defacement Amount		9,60,000.00

Sau C M Kulkarni

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Page

Print Date 01-02-2017 04:42:17

Seal of the Sub-Registrar (H.5) AURANGABAD

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DEVELOPMENT AGREEMENT

Zone No. 1.30 Rs. 19000 /- Per Sq. Meter. Government valuation is Rs. 1,85,26,160/-

This Development Agreement is executed on 1st day of February 2017 at Aurangabad

BETWEEN

Shri. Dilip Madanlal Patel
Age: 61 Occu: Business,
R/o- Gulmandi, Aurangabad.
(PAN NO. AJGPP5632A),
ADHAR CARD NO: 478765377720.

(Hereinafter received to as 'Owners', which expression shall mean and include his successors, legal representatives and assignees in interest)

......Party on the First Part

AND

M/s. Mahalaxmi Builders
(PAN No. ABBFM3301J)
A Registered Partnership Firm
Having its office at
Flat No. 1, Kalpataru Apartment,
Plot No. 51 & 52, Adityanagar,
Garkheda, Aurangabad.

Seal of the Sub-Registrar No.5 AURANGABAD

Through its Partners

1. **Mrs. Charulata Moreshwar Kulkarni**
   Age: 55 Years, Occu: Business
   R/o Ramanand Colony Aurangabad
2. **Mr. Swapnil Moreshwar Kulkarni**
   Age: 31 Years, Occu: Business
   R/o Ramanand Colony Aurangabad
3. **Mr. Dhananjay Babasaheb Doiphode**
   Age: 26 Years, Occu: Business
   R/o Singaon (Jahangir)Deolgaonraja
   Dist. Buldhana
4. **Mrs. Shipla Surendra Ratnaparkhi**
   Age: 37 Years, Occu: Business
   R/o Plot No. 35, Dnyaneshwarnagar,
   Satara parisar, Aurangabad

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(Hereinafter received to as 'The Developer/Builder, which expression shall mean and include his successors, legal representatives and assignees in interest)

......Party on the Second Part

Seal of the Sub-Registrar No.5 AURANGABAD

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WHEREAS Shri. Dilip Madanlal Patel has become the owner & possessor of the property Plot No. 27, area admeasuring 490.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24 Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, vide Registered Partition Deed bearing No. 4316 dtd., 28.07.2000 which is under development & particularly described in the schedule here under.

That, the party on the first part i.e. owner has decided to develop the said property through developer and as such approached to the party on the second part i.e. developer for the development of the above said property. The developer decided to develop the said property. It is further agreed between the owners and developer as stated in this agreement.

4. The Owner has agreed to authorize the Developer/Builder to develop the said land described in the Schedule hereunder written, by constructing buildings (consisting of flats) thereon on Flat Ownership basis, on the following terms and conditions agreed to between the parties hereto :

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. With a view to develop the said land described in the Schedule hereunder written (hereinafter referred to as "the said property") as may be permitted by all concerned authorities, the Owner hereby agrees to entrust and hand over to the Developer the property referred under the schedule, with work and right of Development of the said property described in the Schedule hereunder & on the terms hereinafter contained. As such, the owner hereby grants license to the developer enter upon the said property and carry out construction after obtaining building permission from Aurangabad Municipal corporation.

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2. The Developer hereby agrees to develop and or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing flatted building

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