



09/05/2017

सूची क्र.2

दुधम निबंधक : सह पु.नि. औरंगाबाद 6

दस्त क्रमांक : 1904/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) सातारा

(1) विलेखाचा प्रकार	कन्फर्मेशन डीट
(2) मोबदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार अकारणी देतो की पट्टेदार ते मनुष्य करावे)	0
(4) भू-सापन, पोटहिन्मा व घरक्रमांक (असल्यास)	1) पापिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे-मानाश, ता.जि. औरंगाबाद महानगरपालीका हद्दीतील गट नंबर 69 जुना मने नंबर 43 मधील मिळकतीबाबत दस्तात नमुब केव्हापमाणे((GAT NUMBER : 69 जुना मने नंबर 43 :))
(5) क्षेत्रफळ	1) 185.90 NA
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या विलेखन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.बाहेरी हौसिंग ठर्के प्रो.प्रा.अशोक जयनारायण बाहेरी वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: केळी बाजार, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 2): नाव:-गोपिकिशन श्रीमकारदास विचाणी - - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:- 3): नाव:-विनोदकुमार गोपिकिशन विचाणी (एचयुएफ) - - वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शिव अक्की कॉवनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 4): नाव:-व्यंकटेश राजेंद्रकुमार विचाणी (एचयुएफ) - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:- 5): नाव:-विनीतकुमार गोपिकिशन विचाणी (एचयुएफ) - - वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:- 6): नाव:-गोविंद राजकुमार विचाणी (एचयुएफ) - - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:- 7): नाव:-मौगेश राजकुमार विचाणी (एचयुएफ) - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून देणा-या दिनांक	08/05/2017
(10) दस्त नोंदणी केव्हाचा दिनांक	08/05/2017
(11) अनुक्रमांक, खंड व पृष्ठ	1904/2017

- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100
(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना विचारातलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

Affidavit



सहदुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. ६

Registrar No. 9
ad. *

DEED OF CONFIRMATION
FOR DEVELOPMENT AGREEMENT

This deed of confirmation of Development Agreement dated 25-Feb-2010 is made and executed on this 08th day of May, 2017 at Aurangabad by and between:

1. **Shri. Gopikishan Onkadas Chechani (HUF),**
Age :- 82 years; Occupation:- Business;
R/o:- House No. 177, Sambhaji Nagar, Havaladar
Hospital, Jalna.
PAN :- AAGHG1298G.
2. **Shri. Vinodkumar Gopikishan Chechani (HUF),**
Age :- 56 years; Occupation:- Business;
R/o:- Shiv Shakti Colony, Aurangabad.
PAN :- AAHV2141M.
3. **Shri. Vyankatesh Rajendrakumar Chechani (HUF),**
Age :- 29 years; Occupation:- Business;
R/o:- House No. 177, Sambhaji Nagar, Havaladar
Hospital, Jalna.
PAN :- AAOHR9475A.
4. **Shri. Dilipkumar Gopikishan Chechani (HUF),**
Age :- 54 years; Occupation:- Business;
R/o:- :- House No. 177, Sambhaji Nagar, Havaladar
Hospital, Jalna.
PAN :- AAGHD9924G.
- 5a. **Shri. Govind Rajkumar Chechani (HUF),**
Age :- 36 years; Occupation:- Business;
R/o:- House No. 177, Sambhaji Nagar, Havaladar
Hospital, Jalna.
PAN NUMBER APPLIED : AKNOWLEDGEMENT
NUMBER N-051129700254463.
- 5b. **Shri. Yogesh Rajkumar Chechani (HUF),**
Age :- 34 years; Occupation:- Business;
R/o:- House No. 177, Sambhaji Nagar, Havaladar
Hospital, Jalna. PAN NUMBER APPLIED :
AKNOWLEDGEMENT NUMBER N-
051129700254474.



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Herein after referred to as "**Owner / Confirming party**", (which expression includes his legal heirs, successors, assignees etc.) of the First Part

AND

Shri. Ashok Jainarayan Baheti,

Age :- 35 years; Occu:- Business,

R/o. Keli Bazar, Aurangabad.

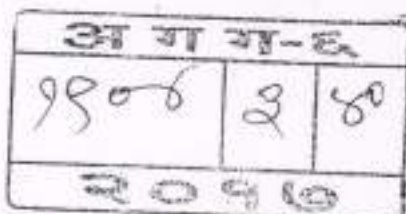
PAN : AGWPB8745K

Proprietor of M/s. Baheti Housing.

Herein after referred to as "**Developer**" (which expression includes his respective legal heirs, successor and assignees etc.) of the **Second Part.**

WHEREAS, the **Shri. Gopikishan Omkardas Chechani** had purchased the Land in the name of **Shri. Rajkumar Gopikishan Chechani** adm. 3 Acres 39 Guntha [1 Hectar 60R], forming part of old Survey No. 43/1A in all adm. 4 Hectar 82 R situated at Mauje Satara, Aurangabad from Jugalkishor Murlidhar Sikchi by virtue of Sale Deed dated 14-Mar-1974 registered in the office of registrar of assurances At Aurangabad at day book Sr. No. 611 on 14-Mar-1974. Thereafter land adm. 1 Hectar 40 R out of aforesaid land purchased under aforesaid sale Deed is separately numbered / renumbered as Gut No. 69. According to the said sale deed name of **Shri. Rajkumar Gopikishan Chechani** has been mutated in 7/12 extract of Gut No. 69 for land adm. 1 Hectar 36 R and Pot Kharab 4 R vide mutation entry No. 1.

AND WHEREAS, **Shri. Rajkumar Gopikishan Chechani** and Others has executed Development Agreement in respect of land adm. 3 Acres 20 Gunthas, forming part of Gut No. 69 (old Survey No. 43/1A), in all adm. 1 Hectors 36 R excluding a constructed house of Bhaskarrao Kedare adm. 185.90 Sqm., situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad more particularly described in the Schedule (hereinafter called and referred to as "the said land") in favour of the Developer on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010. Also **Shri. Rajkumar Gopikishan Chechani** has executed the irrevocable General Power of Attorney dated 25-Feb-2010 in favour of the Developer which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1581-2010 on 26-Feb-2010.

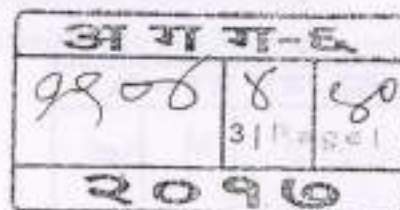


AND WHEREAS, Shri. Rajkumar Gopikishan Chechani and the Developer have evolved a scheme of Residential and Commercial units and common amenities described in deed of declaration on the Said Land which is known as **Hrim Ssky City**. The owner has obtained construction permission from the Aurangabad Municipal Corporation, Aurangabad, vide Commencement Certificate No. 628/2015-16 dated 02-Dec-2015 in file No. 624/17/2012-13.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani through his GPA. i.e. the Developer has executed **deed of Declaration U/s. 2 A** of Maharashtra Apartment ownership Act, 1970 in respect of said Land and the building proposed to be constructed thereon and thereby submitted entire project of "**Hrim Ssky City**" to the provisions of **Maharashtra Apartment ownership Act, 1970**. The said Declaration Deed is executed on **11-May-2016** which is registered in the office of sub-registrar Class-II Aurangabad at day book Sr. No. **AGG-3-1790-2016** on same day. The copy of the relevant plans of Flats and open space, common amenities of the Project Known as "**Hrim Ssky City**" has been filed with it.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani & others with the Developer has obtained permission for Non-agricultural use permission 37/2014 U/s. 42 (A) of Maharashtra Land Revenue Code, 1966 of the Land from Collector, Aurangabad under order No. 2016/Jam-2/Pari B/ CR 43 on 29-Aug-2016, by paying respective charges.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani died intestate leaving behind 1. Shri. Gopikishan Onkardas Chechani, 2. Shri. Vinodkumar Gopikishan Chechani, 3. Shri. Vyankatesh Rajendrakumar Chechani, 4. Shri. Dilipkumar Gopikishan Chechani, 5a. Shri. Govind Rajkumar Chechani, 5b. Shri. Yogesh Rajkumar Chechani who are the aforesaid "Owners / Confirming parties", and 1. Smt. Alkadevi Rajendrakumar Chechani, 2. Sau. Shweta Nitin Somani, 3. Smt. Mangalabai Rajkumar Chechani and 4. Sau. Nitisha Amol Somani (hereinafter called and referred to as "Releasers") accordingly their names have been mutated in 7/12 extract vide mutation entry No. 30448.



AND WHEREAS, Mangalabai Rajkumar Chechani and Sau. Nitisha Amol Somani released their share in the aforesaid land in favour of Shri. Govind Rajkumar Chechani and Shri. Yogesh Rajkumar Chechani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1031-2017 on 18-Mar-2017. According to the said Release Deed Shri. Govind Rajkumar Chechani and Shri. Yogesh Rajkumar Chechani applied for removing names of Mangalabai Rajkumar Chechani and Sau. Nitisha Amol Somani from 7/12 extract of Gut No. 69.

AND WHEREAS, Smt. Alkadevi Rajendrakumar Chechani and Sau. Shweta Nitin Somani released their share in the aforesaid land in favour of Shri. Vyankatesh Rajendrakumar Chechani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1032-2017 on 18-Mar-2017. According to the said Release Deed Shri. Vyankatesh Rajendrakumar Chechani applied for removing names of Smt. Alkadevi Rajendrakumar Chechani and Sau. Shweta Nitin Somani from 7/12 extract of Gut No. 69.

AND WHEREAS, due to death of Shri. Rajkumar Gopikishan Chechani, mutation of names of his legal heirs / HUF Members and due to release Deed executed by releasers the Owners / Confirming Parties became absolute owners of the said land. The Developer requested the Owners / Confirming Parties to execute this confirmation deed to confirm the Development Agreement executed by Shri. Rajkumar Gopikishan Chechani on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010 in favour of Developer.

AND WHEREAS considering the request of the Developer and to confirm same terms and conditions of the Development Agreement dated 25-Feb-2010 the Owners / Confirming Parties agreed to execute this deed of confirmation without any Consideration.

NOW THEREFORE THIS DEED OF CONFIRMATION WITNESSETH AS FOLLOWS:-

The recitals contained herein above shall form and be treated as integral part of the operative portion hereof.

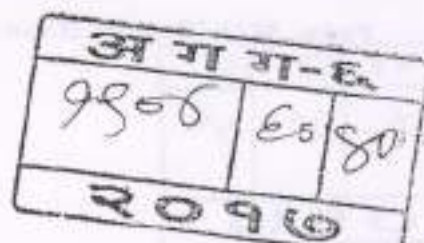
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1. The Owners / Confirming Parties hereby confirms the development rights granted by Late Shri. Rajkumar Gopikishan Chechani in favour of the Developer under Development Agreement dated 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010.
2. The Owners / Confirming Parties further confirms that the construction sharing ratio will be same as agreed in the aforesaid Development Agreement i.e. 40 % of the Owners / Confirming Parties and 60% of the Developer. The Developer will have no concern about the internal sharing of the Owners / Confirming Parties. In the 40% agreed to be given to Owners they have following shearing :

Sr. No.	Name	Internal share	Share in Development
1	Shri. Gopikishan Onkardas Chechani (HUF)	20%	8%
2	Shri. Vinodkumar Gopikishan Chechani (HUF)	20%	8%
3	Shri. Vyankatesh Rajendrakumar Chechani (HUF)	20%	8%
4	Shri. Dilipkumar Gopikishan Chechani (HUF)	20%	8%
5a	Shri. Govind Rajkumar Chechani (HUF)	10%	4%
5b	Shri. Yogesh Rajkumar Chechani (HUF)	10%	4%

3. The Owners / Confirming Parties shall jointly / severally refund the Security Deposit of to the Developer as mentioned in the Development Agreement Dated 25/02/2010.
4. The Owners / Confirming Parties indemnify and keep indemnified the Developer against the claims, suits, charges and disputes if any created by any person calming as heir of Shri. Rajkumar Gopikishan Chechani.
5. The Owners / Confirming Parties confirms that the Developer has right to develop and he is continuing the development work of the said land on agreed terms and conditions. The Owners / Confirming Parties further confirms that they will sign all necessary documents as required by the Developer.



**Schedule
Description of the Said Plot**

All the piece and parcel of Land Gut No. 69 (old survey No. 43) adm. 3 Acres 20 Gunthas, excluding a constructed house sold to Bhaskarrao Kedare adm. 185.90 Sqm., which land is bounded as below :

East : Satara Road,
West : Part of same survey No. 43,
North : Land of Modani,
South : Nala.

IN WITNESSTH WHEREOF BOTH THE PARTIES TO THIS AGREEMENT HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR THAT IS WRITTEN ABOVE.

SIGNED SEALED & DELIVERED by :

Owner



गोपिकिशन ओंकारदास चेंबेनी
1. Shri. Gopikishan Onkardas Chechani (HUF),



2. Shri. Vinodkumar Gopikishan Chechani (HUF),



3. Shri. Vyankatesh Rajendrakumar Chechani (HUF)



4. Shri. Dilipkumar Gopikishan Chechani (HUF),

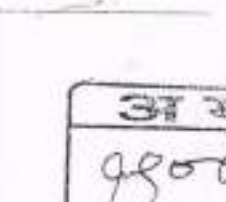


5a. Shri. Govind Rajkumar Chechani (HUF),



5b. Shri. Yogesh Rajkumar Chechani (HUF),

Developer



Shri. Ashok Jainarayan Baheti
Prop. M/s. Baheti Housing

37 77-5		
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2096		



WITNESSES

2



1. Shri. Nilesh Madhukarrao Dahale

Age : 35 Years, Occupation : Service

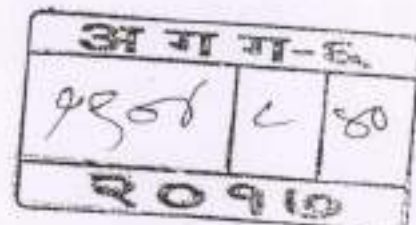
R/o. Aurangabad.

Sahib

2. Shri. Sahib Ramesh Taksali

Age : 33 Years, Occupation : Service

R/o. Aurangabad





आधार - सामान्य माणसाचा अधिकार



आधार / Your Aadhaar No.
6354 8775 5539



आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार



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२०१७		


THE GOVT OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LIC. LIC.
 DL NO: MH22/2015044156 DOB: 29-12-2009
 Valid Till: 29-12-2029 (M)

AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLE THROUGHOUT INDIA
 CDV DOV
 LMV 29-12-2009
 MOWO 29-12-2009

DOB: 29-12-2009 GO: Not

Name: NILESH M. DHALE
 S/O: M. NAGHURAM DHALE
 Add: AT. AYODHYA NAGAR, RT, CDDO,
 DIST. AURANGABAD.

PAN:
 Signature & ID of
 Issuing Authority: MH22-200953

Signature/Thumb
 Impression of Holder



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सोमवार, 08 मे 2017 4:35 म.न.

दस्त मोपबारा भाच-1

अगसठ

दस्त क्रमांक: 1904/2017-32/80

दस्त क्रमांक: अगसठ /1904/2017

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. अगसठ यांचे कार्यालयात

पावती: 3182

पावती दिनांक: 08/05/2017

अ. क्र. 1904 वर दि. 08-05-2017

सादरकरणाचे नाव: मे. बाहेती हौसिंग वर्क प्रो. प्रा. अशोक
जयनारायण बाहेती

रोजी 4:27 म.न. वा. हजर केला.

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची मही:

कमी पडलेली दस्त हाताळणी

एकूण: 780.00

पाने... २६६ फी रु. 1282

पावती क्रमांक:

अन्वये वधुल

3196

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: कन्फर्मेशन डीड

मुद्रांक शुल्क: प्रतिज्ञालेख

शिफा क्र. 1 08 / 05 / 2017 04 : 27 : 07 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 08 / 05 / 2017 04 : 27 : 39 PM ची वेळ: (फी)





08/05/2017 4:39:09 PM

दस्त गोपवारा भाग-2

अंगक 6

दस्ता क्रमांक: 1904/2017 - 38/80

दस्ता क्रमांक : अंगक 6/1904/2017

दस्ताचा प्रकार :- कल्पकेशन डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: वे. बाहेरी हीसिंग तर्फे प्रो. डा. अशोक जयनारायण बाहेरी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: केळी बाजार, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	लिहून देणार वय :- 35 स्वाक्षरी:- 		
2	नाव: गोविंदिश ओमकारदास बिचाणी -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन नंबर:	लिहून देणार वय :- 82 स्वाक्षरी:- 		
3	नाव: विनोदकुमार गोविंदिशान बिचाणी (एचयुएफ) -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शिव शक्ती कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	लिहून देणार वय :- 56 स्वाक्षरी:- 		
4	नाव: अंकटेश राजेंद्रकुमार बिचाणी (एचयुएफ) -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन नंबर:	लिहून देणार वय :- 29 स्वाक्षरी:- 		
5	नाव: दिनीपकुमार गोविंदिशान बिचाणी (एचयुएफ) -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन नंबर:	लिहून देणार वय :- 54 स्वाक्षरी:- 		
6	नाव: गोविंद राजकुमार बिचाणी (एचयुएफ) -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन नंबर:	लिहून देणार वय :- 36 स्वाक्षरी:- 		
7	नाव: योगेश राजकुमार बिचाणी (एचयुएफ) -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन नंबर:	लिहून देणार वय :- 34 स्वाक्षरी:- 		

यरीक दस्तऐवज करून देणार तथाकथीत कल्पकेशन डीड वा दस्त ऐवज करून दिण्याचे कपूर करणान.
शिफा क्र.3 ची वेळ: 08 / 05 / 2017 04 : 31 : 22 PM

ओळख:-

खालीलच इमान असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: निलेश मधुकरराव इहाले -
वय: 35
पत्ता: रा औरंगाबाद
पिन कोड: 431001



स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव:सचीन रमेश टकतानी - -
वय:33
पता:औरंगाबाद
पिन कोड:431001

Sachin
स्वाक्षरी



शिकका क्र.4 ची वेळ:08 / 05 / 2017 04 : 31 : 57 PM

Joint S/R Aurangabad VI

EPayment Details.

sr.	Epayment Number	Defacement Number
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२०१७		

प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकूण १ पाने आहेत,
१ पाने हस्ताक्षरित आहेत.
नंबराचे नोंदवले दि. ०८/०५/२०१७

Sachin
सह. दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.६

