

342/5871

पावती

Original/Duplicate

Wednesday, September

02, 2015

नोंदणी क्र. :39म

12:21 PM

Regn.:39M

पावती क्र.: 9333

दिनांक: 02/09/2015

गावाचे नाव: चिकलठाणा

दस्तऐवजाचा अनुक्रमांक: अगग5-5871-2015

दस्तऐवजाचा प्रकार : डेव्हलपमेंट ऑर्गनाईजेशन

सादर करणाऱ्याचे नाव: नभराज कन्स्ट्रक्शन्स पाटनर नं 1 सजेश बालाबक्ष बुटोले - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण

रु. 30520.00

आपणास मूळ दस्त, थबनेल प्रिंट, सूची-२ व सीडी अंदाजे

12:38 PM ह्या वेळेस मिळेल.

Joint Sub Registrar

Aurangabad V

बाजार मुल्य: रु.24750000 /-

मोबदला: रु.24750000/-

भरलेले मुद्रांक शुल्क :

रु. 1237500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003311738201516E दिनांक: 02/09/2015

बँकेचे नाव व पत्ता:

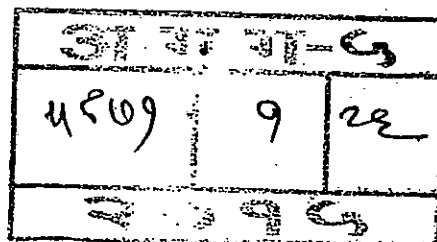
2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

21/05

CHALLAN
MTR Form Number-6

GRN	MH003311738201516E	BARCODE	Date		01/09/2015-16:41:11	Form ID	25.1
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Registration Fee			TAX ID (If Any)				
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1				
Location			AURANGABAD				
Year			2015-2016 One Time				
Account Head Details			Amount In Rs.				
0030046401 Stamp Duty			1237500.00				
0030063301 Registration Fee			30000.00				
Full Name			NABHRAJ CONSTRUCTION THROUGH				
Flat/Block No.			GUT NO. 734				
Premises/Building			ARTNER RAJESH BALABAX BUTOLE				
Road/Street			2000 SQ.MTR.				
Area/Locality			CHIKALTHANA AURANGABAD				
Town/City/District			PIN				
			4 3 1 0 0 1				
Remarks (If Any)			SecondPartyName=JIJABAI GOVIND DHOT				
			RE AND OTHERS~CA=24750000				
Amount In			Twelve Lakh Sixty Seven Thousand Five Hundred Rupee				
Words			es Only				
Total			1267500.00				
Payment Details			STATE BANK OF INDIA				
FOR-USE IN RECEIVING BANK			Bank CIN				
Cheque-DD Details			REF No.				
			00040572015090192762				
Cheque/DD No			CK73883010				
Name of Bank			Date				
			01/09/2015-16:42:28				
Name of Branch			Bank-Branch				
			STATE BANK OF INDIA				
			Scroll No. , Date				
			Not Verified with Scroll				

Mobile No. : Not Available





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२०१९	

GRN		MH0033173121516	ARCODE	NIL	DATE	01/09/2015	TIME	15:48:37	USER	IGR209(ARB5)
Department		Inspection General Of Registration			AMOUNT	02/09/2015	Form ID			25.1
Type of Payment		Sr.No.	Deface Number	Amount	Payer Details					
1		0002053844201516	0002053844201516	30000.00	TAX ID (If Any)					
2		0002053844201516	0002053844201516	1237500.00	PAN No. (If Applicable)					
(Amt.in words)		Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only								
Office Name		ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name		NABHRAJ CONSTRUCTION THROUGH			
Location		AURANGABAD					ARTNER RAJESH BALABAX BUTOLE			
Year		2015-2016 One Time			Flat/Block No.		GUT NO. 734			
Account Head Details		Amount In Rs.			Premises/Building					
0030046401 Stamp Duty		1237500.00			Road/Street		2000 SQ.MTR.			
0030063301 Registration Fee		30000.00			Area/Locality		CHIKALTHANA AURANGABAD			
					Town/City/District					
					PIN		4 3 1 0 0 1			
					Remarks (If Any)					
					SecondPartyName=JIJABAI GOVIND DHOT					
					RE AND OTHERS -CA=24750000					
Total		1267500.00			Amount In Words		Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only			
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		REF No.		00040572015090192762		CK73883010		
Cheque/DD No		Date		01/09/2015-04:42:18						
Name of Bank		Bank/Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No., Date		245, 02/09/2015						

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DEVELOPMENT AGREEMENT

This development agreement is executed today on 2nd day of sep. 2015 at Aurangabad between: -

1. Smt. Jijabai Govind Dhotre
Age. 60 Years, Occ. Agril & Housewife
R/o. Chikalthana, Tq. & Dist. Aurangabad.

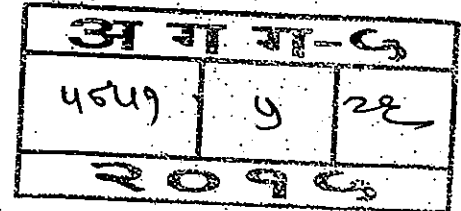
2. Smt. Venubai Govind Dhotre
Age. 50 Years, Occ. Agril & Housewife
R/o. Chikalthana, Tq. & Dist. Aurangabad.

3. Smt. Kalabai Kachru Dhotre
Age. 52 Years, Occ. Agril & Housewife
R/o. Chikalthana, Tq. & Dist. Aurangabad.

4. Shri. Durgadas Kachru Dhotre
Age. 42 Years, Occ. Agril
R/o. Chikalthana, Tq. & Dist. Aurangabad.

5. Shri. Maruti Dagdu Dhotre
Age. 53 Years, Occ. Agril
R/o. Chikalthana, Tq. & Dist. Aurangabad.

6. Shri. Babasaheb @ Babaji Dagdu Dhotre
Age. 47 Years, Occ. Agril
R/o. Chikalthana, Tq. & Dist. Aurangabad.



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

AND

M/s. Nabhraj Construction
 A registered partnership firm,
 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]

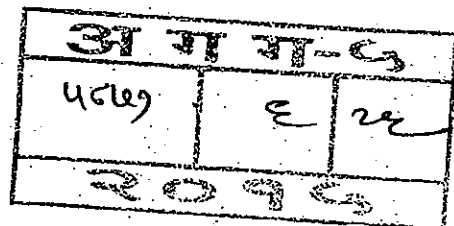
WHEREAS, the property Land **Gut no. 734** totally admeasuring 02 Hector 39 Are, Land Revenue 22.22 ps. out of which to the extent **01 Hector 69.72 Are**, out of which to the extent of 00 Hector 20 Are, (2000 Sq.Mt.) situated at Village Chikalthana Tq. and Dist. Aurangabad is owned and possessed by the owners.

ANDWHEREAS, the owners desire to develop their property, but due to lack of time, funds they are unable to develop the same and same time Developer approached to owners and shown willingness to develop the property as described in **Schedule A** herein under and construct the flats / shops thereon and owners also 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 owners hereby declare and confirms as under :-

(a) The owners are otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the owners 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 and the Developer also verified from his legal consultant and satisfied by all means in respect of title of owners.

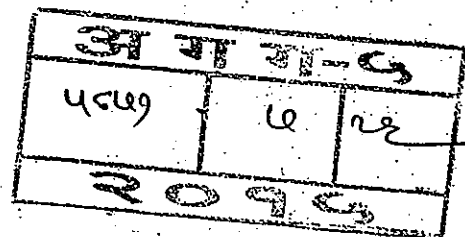
(b) No other person except the owners have any right, claim, interest or demand in respect of the said property or any part thereof;

(c) The owners have not created any sale, gift, mortgage, charge, lien, 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 owners hereby declares 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 them.

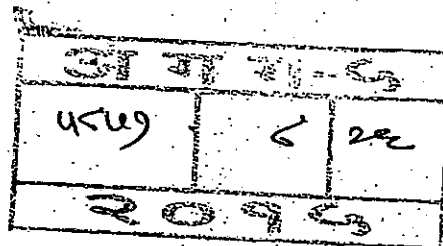
(d) The owners have not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the above said property.

(e) There are no proceedings instituted by or against the owners 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, 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 owners in respect of the said property or any part thereof which restricts or may restrict the development of the said property; and



1. The Owners hereby permit the Developer and the Developer shall develop at their own costs, efforts and expenses "the said property" more particularly described in the Schedule-A hereunder written by constructing flats/ shops on the said property.
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 45% construction on the said property i.e. the Developer and the Owners shall share the entire construction on the said property in the ratio of 55 : 45 (i.e. 55% construction will come to the share of the developer and 45% construction will come to the share of the land owner).
3. That, 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 from Town Planning Aurangabad 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 Owners. The Developer/Builder will also be entitled to obtain for refund of deposit, after completion of the construction from Town Planning Department or concerned authority.
4. The Developer is entitled to obtain all necessary sanctions and necessary 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, shops etc.
5. That, the developer shall be entitled to use and consume permissible FSI available to the land and additional FSI/TDR purchased by the owners 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 said property.
6. That, 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 owners jointly in ratio of 55 : 45 (i.e. 55% will come to the share of the developer and 45% will come to the share of the land owner).

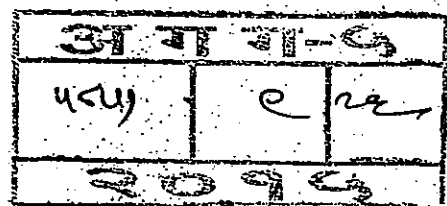
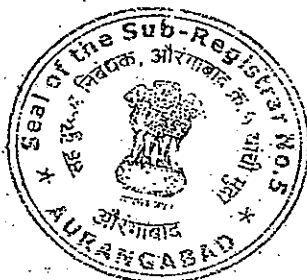
7. That, it is categorically agreed that, the owners shall purchase maximum permissible Transferable Development Rights i.e. TDR and paid FSI for the land under development at their own cost and the additional construction out of TDR shall be distributed between the Developer and the Owner in ratio of 55 : 45 (i.e. 55% will come to the share of the developer and 45% will come to the share of the land owner). This condition is the essence of this Development Agreement.

8. In consideration of the owners permitting or confirming the development right to the Developer to develop the said property, in addition to 45% share in construction, the developer has agreed and paid to the owners in all a sum of Rs.4,00,000/- (Rupees Four lac only) as a cash consideration as under :-

Sr.	Date	Cheque No.	Bankers	Amount
1.	31-08-2015	0008626	Union Bank Of India	Rs.1,00,000/-
2.	1-09-2015	0008627	Union Bank Of India	Rs.1,00,000/-
3.	2-09-2015	0008628	Union Bank Of India	Rs.1,00,000/-
4.	3-09-2015	0008629	Union Bank Of India	Rs.1,00,000/-
		Total		4,00,000

As such owners hereby acknowledge the receipt of the same, subject to realization of cheques, if any cheque dishonored in that situation this agreement will be automatically stand cancelled. The it is mandatory on the part of Developer to obtain completion certificate from AMC or submit the file to the AMC for obtaining completion certificate.

9. The entire booking, advances, final sale proceeds received from customers shall be deposited in the escrow account, out of which 45 % amount will be transferred in the account of owner and balance 55 % 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.



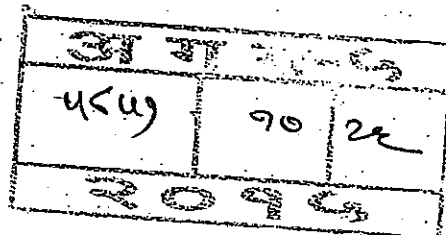
10. That after obtaining completion certificate, if due to any reason all the constructed units are not sold out, in that situation owner and developer distribute all the remaining units as per ratio of this Development Agreement.

11. The owners 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 their own cost a boundary wall surrounding the said property. 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 Owners shall at his own costs remove such obstruction or objection.

12. That the Owners have given license of the property under development to the Developer to commence and complete the construction work on property more particularly described in schedule A.

13. The Developers shall for and on behalf of the owners and in the name of the Owners be entitled to submit to the competent authority and all other concerned authorities building plans for getting the said property 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 said property.

14. 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 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



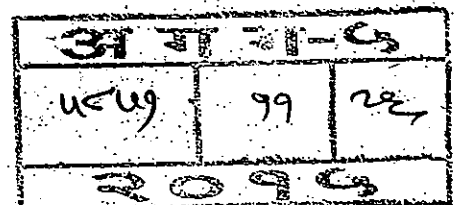
competent authority for such deviation, the Developer will be solely responsible for the same and the land owners shall always be kept indemnified by the developer in this regard.

15. That the Developer can dispose all the constructed units, to the prospective purchasers at a price fixed by owner and Developer jointly, the developer shall get fixed sale price from owners every month. It is mandatory on the part of Developer to get confirmed and fixed sale price in writing from owners before taking booking and also give details about the customers and transaction as well as commitment details to owners on every 15th day basis.

16. That, the owners hereby undertake that they are the absolute owners and possessors of the above property and there is no defect in their title, if any defect is found in the title of the owners or any dispute on account of title, boundaries or area of the property are found, it will be the sole responsibility of owners and they will have to remove / cure the same by taking proper steps at their own cost and risk.

17. That, the Developer shall complete the construction of the Flats and Shops within 30 months from today. 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 month grace period without any penalty; however after three months the Developer shall pay the penalty rupees 05 lac for 100 % work every month up to the completion of construction as per approved building plans and submission of file to AMC for obtaining completion certificate.

18. 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 documents either in between the owners, developer and purchasers; the expenses of such documents and fees of the Advocate will be paid by the developer. That the Developer shall comply all statutory obligation and



compliances as per applicable provisions of law in State of Maharashtra at their own cost.

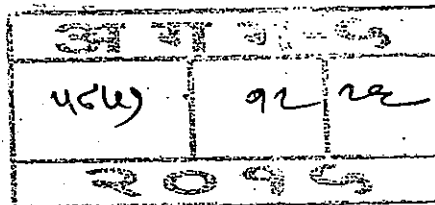
19. That, the Owners hereby declare that they have already paid all the taxes in respect of the Property under development till date and as such there are no dues of any taxes same and if any taxes are found due on property under development, up to the date of this agreement, those will be paid by the owners.

20. That it is distinctly understood by and between the parties hereto that the owners 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 owners will be liable to pay the taxes including Service Tax and Vat etc. in respect of 45% construction area coming to their share, and if the said units are sold the owners will be entitled to collect such taxes from prospective purchasers.

21. That the parties hereto 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 Developer shall solely be responsible to pay the compensation / damages etc. in that regard and the owners shall not be responsible 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 of the said property the owners shall not be held responsible thereof in any situation.

23. That, the owners hereby give their 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 said land as a security for the project loan to be obtained by the developer. However, if the financing Bank requires signatures of the owners, the same shall be given by the owners without any demur.

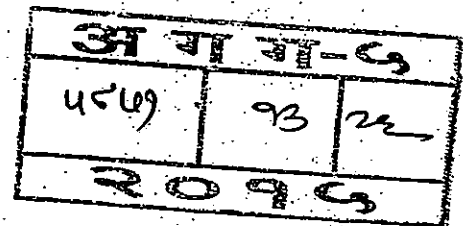


24. That, the owners are also executing an Irrevocable General Power of Attorney in favour of the Developer and thereby authorising him to obtain construction permission to carry out the construction/development work of the property, to get refund the construction deposits, to obtain project loan from financial institution and mortgage property under development, to do all the deeds full work for complete the project to execute the necessary documents along with owner no.4, 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 and obtain consideration and deposit in Escrow account to be opened in Union Bank of India, Aurangabad.

SCHEDULE "A"

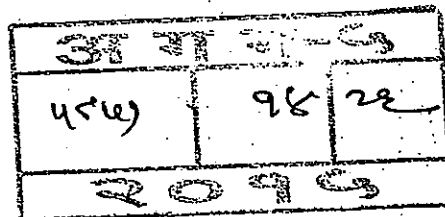
All the part and parcel of property Land Gut no. 734 totally admeasuring 02 Hectar 39 Are, Land Revenue 22.22 ps. out of which to the extent 01 Hectar 69.72 Are owned and possessed by owners out of which to the extent of 00 Hectar 20 Are, (2000 Sq.Mt.), situated at Village Chikalthana Tq. and Dist. Aurangabad bounded by:-

EAST	:-	Remaining part of Gut no. 734.
WEST	:-	Main Road.
SOUTH	:-	Gut no. 735.
NORTH	:-	Remaining part of Gut no.734.



SCHEDULE-B
Specifications of Constructions.

1. **STRUCTURE** :- R.C.C. FRAMED STRUCTURE. 9", 6" & 4" THICK
BRICK WORK OR BLOCK WORK
2. **FLOORING** :- PREMIUM QUALITY VITRIFIED TILES (24"x24") IN ALL
ROOMS.
FOR TOILET:- 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 UP TO
LINTEL LEVEL.
4. **ELECTRICAL** :- CONCEALED WIRING WITH MODULAR SWITCHES.
INVERTER POINT IN EACH ROOM.
5. **WINDOWS** :- POWDER COATED ALUMINUM WINDOW WITH
MOSQUITO NET & M.S. SAFETY GRILLS WITH WINDOW
SILL ON ALL 4 SIDES OF THE OPENING
6. **DOOR FRAMES:-** A) MAIN DOOR- TEAK WOOD.
& SHUTTERS B) TOILET DOORS FRAME OF STONE. FLUSH DOORS
BOTH SIDES LAMINATION
C) REST ALL DOOR FRAMES WITH R.C.C OR GRANITE
FRAME WITH FLUSH DOORS
7. **PAINTING** :- A) BIRLA WALL PUTTY FROM INSIDE
B) INTERNAL PAINT WILL BE PLASTIC PAINT.
C) EXTERNAL PAINT WILL BE ACRYLIC PAINT.
8. **LIFT** :- LIFT WITH BATTERY WITH BACKUP.
9. **PLUMBING** :- JAGUAR/ JONSON OR EQUIVALENT FITTINGS IN ALL
TOILETS & FOR KITCHEN SINK.
10. **TANK** :- ONE OVERHEAD WATER TANK PROVISION AND ONE
UNDERGROUND TANK WITH SEPARATE PARTITION
FOR DOMESTIC USE & DRINKING WATER USE WITH
ELECTRIC MOTOR & ALSO ADDITIONAL FROM BORE



IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY
ON _____TH DAY OF _____ 2015 AT AURANGABAD. *Drafted By Smt. Prasad*

OWNERS



1. Smt. Jijabai Govind Dhotre



2. Smt. Venubai Govind Dhotre



3. Smt. Kalabai Kachru Dhotre



4. Shri. Durgadas Kachru Dhotre



5. Shri. Maruti Dagdu Dhotre

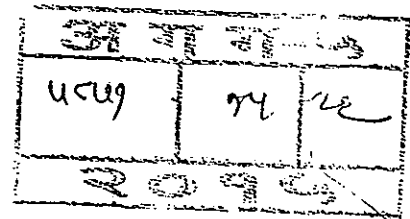
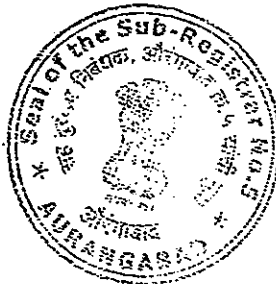


6. Shri. Babasaheb @ Babaji Dagdu Dhotre

DEVELOPER



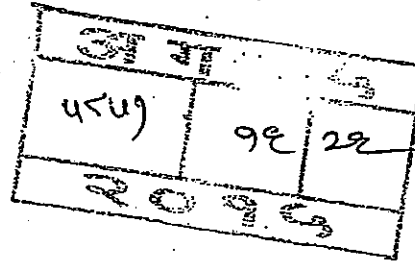
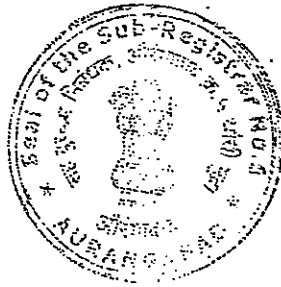
M/s. Nabhranj Construction
Through its authorised partner :-
Mr. Rajesh Balabax Butole





WITNESSES :-

1. MR. DEEPAK BABASAHEB DHOTRE
AGE :- 28 YEARS, OCC :- BUSINESS
R/O CHIKALTHANA, AURANGABAD
2. MR. DATTU NARAYAN NAVPUTE
AGE :- 40 YEARS, OCC :- BUSINESS
R/O CHIKALTHANA, AURANGABAD.
3. MR. CHANDAN KUNDANLAL PADEWAL
AGE :- 37 YEARS, OCC :- BUSINESS
R/O CHIKALTHANA, AURANGABAD.



गाव नमुना सात
अधिकार अभिलेख पत्रक

अहवाल दिनांक : ०४/०६/२०१५

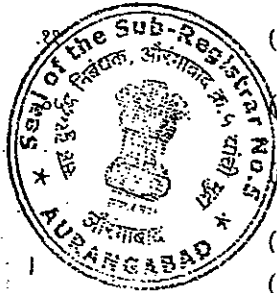
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : चिक्लठाणा

तालुका : औरंगाबाद

जिल्हा : औरंगाबाद

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव					
भोगवटादार वर्ग -१								
७३४								
शेताचे स्थानिक नाव धोबेचा मळा			क्षेत्र	आकार	आणे पै	पो.ख.	फो.फा.	खाते क्रमांक
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.			डॉ पंडीत आनाराव पळसकर				(१००७४)	५६८,३३१९,३३२०,३३२१,३३२२,३३२३
जिरायत	२.३९.००		डॉ रिकु पंडीत पळसकर	०.००.२१	.०१		(१००७४)	
			गोविंद दगडू	१.६६.७६	१५.५०		(५५९)	३३२४,३३२५,३३२६,३३२७,३३२८,३३२९,३३३०,
			कचरु दगडू				(५५९)	३३३१,३३३२,३३३३,३३३४,३३३५,३३३६,३३३७,३३३८,३३३९,३३४०,
			मारुती दगडू				(५५९)	०.६८५६,
			बाबाजी दगडू				(५५९)	१७४९,११४३७,२६३५१,३६०४७,२५
			गंगाधर भानुदास धुले प्लॉ न	०.०१.१२	.१०		(४५६९)	७०७,
एकूण	२.३९.००		२६,२७					२५६७२४
गोटखराब (लागवडी अयोग्य)			साहेबराव राणुजी काशिदे प्लॉ न	०.०१.२९	.११		(४६७९)	कुळाचे नाव
वर्ग (अ)			१२					इतर अधिकार
वर्ग (ब)			प्रभाकर शंहादेव सुरासे प्लॉ न	०.००.८१	.०७		(४७१०)	इतर
एकूण			१२					ग न ७०५ व ७३३ चे पाणी येते (१)
आकारणी	२२.२२		गणेश विश्वभर आगलावे प्लॉ न	३.००.७९	.०७		(४७१३)	इतर
जु. न्वा			३					गणेश विश्वभर यानो आपला प्लॉट
विशेष आकारणी			बलभिम प्रभाकरराव कुलकर्णी	०.००.७४	.०६		(४७९५)	मलाकापूर को ऑ ई (५६३६)
			प्लॉ न २				(४९९०)	तारण देऊन १,५०,०००/- रु कजे घेतले
			गोविंद मन्साराम बोडखे प्लॉ न	०.०१.२९	.१३		(५१६०)	
			भगवान विनायकराव निबाळकर	०.००.५६	.०५		(५५९६)	
			प्लॉ न ५२					
			यशोदाबाई पाडूरग				(५५९६)	
			रत्नपारखी प्लॉ न ५				(५५९६)	
			बाळासाहेब पाडूरग रत्नपारखी				(५५९६)	
			दादासाहेब पाडूरग रत्नपारखी				(५५९६)	
			राजू पाडूरग रत्नपारखी				(५५९६)	
			सामायिक क्षेत्र	०.००.८४		आकारणी ०.०७	(५६३९)	
			मंगलबाई प्रल्हाद तारो प्लॉ न	०.००.५६	.०५		(५६३९)	
			२८					
			लक्ष्मीबाई तुकाराम खडागळे	०.००.६४	.०५		(५६३९)	
			प्लॉ न ६					
			तुकाराम आसाराम खडागळे	०.००.५६	.०५		(५६३९)	
			प्लॉ न २२					
			प्रभाकर शिवराम तुपे प्लॉ न	२४.००.९८	.०९		(५८५२)	
			कान्ताबाई मच्छिंद्र बोडखे प्लॉ न	३.००.५६	.०५		(५८५२)	
			४३					
			ज्ञानेश्वर आसाराम भेसर प्लॉ न	३.००.७२	.०६		(५९२७)	
			४१					
			साहेब तुकाराम खोटे प्लॉट न	७०.००.६४	.०५		(७४७६)	



५८५२	१५	२६
२०९६		



31	7	3
4269	95	22
72		

गाव नमुना सात

अहवाल दिनांक : ०४/०६/२०१५

अधिकार अभिलेख पत्रक

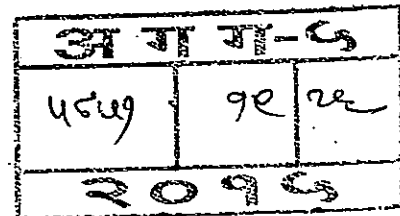
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव चिकलठाणां

तालुका : औरंगाबाद

जिल्हा : औरंगाबाद

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	क्षेत्र	आकार	आणे पै	पो.ख.	फे.फा.	खाते क्रमांक
७३४		भोगवटादार वर्ग - १							
१७	शेताचे स्थानिक नाव धोडेचा मळा								
			सौ दमयंती विनायक गायक	०.००.८७	.०८			(७१२०)	
			प्लॉट नं ५८						
			महानगर पालिका औबाद	०.०१.४६	.१३			(१०२२६)	
			जालिंदर संतराम सुरासे प्ला नं १४	०.००.५६	.०५			(१०२७९)	
			अशोक बिसनराव क्षिरसागर प्लॉ ८/९	०.०१.२९	.११			(१००५६)	
			विजय पंढरीनाथ सुरासे प्ला नं २८	०.००.५६	.०५			(१११७५)	
			पाल इस्टेट डेव्हलपर्स तर्फे प्रो प्रा रविंद्र पालसिंह					(१०६१८)	
			हरभजनसिंह माथारु	०.२३.००	.२१३			(१०६१८)	
			भुमी डेव्हलपर्स तर्फे प्रो प्रा रविंद्रपालसिंह माथारु	०.३५.२४	.३.२७			(९३६६)	
			[नारायण रामराव औताडे प्लॉट नं ४६	०.००.५६	.०५			(७३३९)	
			कमला संभाजीराव वाघ	०.००.५६	.०५			(७३३९)	
									सीमा आणि भूमापन चिन्हे



तालुका : औरंगाबाद

जिल्हा : औरंगाबाद

गाव नमुना बारा

पिकांची नोंदवही

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

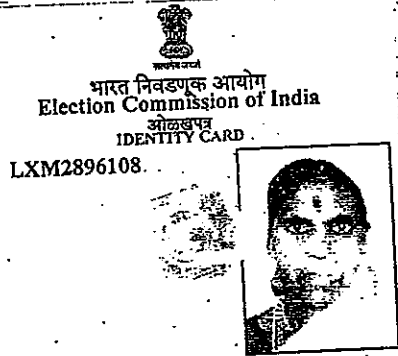
वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र		अजल सिंचित				
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव			
२०१२-१३	खरीप									खुद
							घास (गवत)	०.४०.००		-/-
							गाजर	०.२०.००		-/-
							भाजी पाला	०.२०.००		-/-
							प्रडीत	१.५९.००		

Print Serial No 271900050239030000/14023

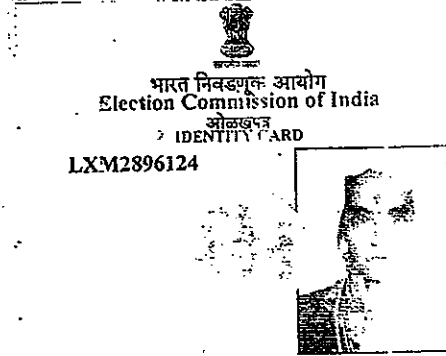
आ. नं. ४१०६/२०१२



अ ग ग-६
५८५ २० २६
२०१६



मतदाराचे नांव : येणुबाई गोविंद धोत्रे
 Elector's Name : Yenubai Govind Dhotre
 पतिचे नांव : गोविंद धोत्रे
 Husband's Name : Govind Dhotre
 लिंग : स्त्री Sex : F
 1/1/2006 चे वय : 45
 Age as on 1/1/2006



मतदाराचे नांव : जिजाबाई गोविंद धोत्रे
 Elector's Name : Jijabai Govind Dhotre
 पतिचे नांव : गोविंद धोत्रे
 Husband's Name : Govind Dhotre
 लिंग : स्त्री Sex : F
 1/1/2006 चे वय : 53
 Age as on 1/1/2006



पत्ता : 5-7-1-246, माळी गल्ली, चिकलठाणा
 शहर : औरंगाबाद
 तालुका : औरंगाबाद
 जिल्हा : औरंगाबाद- 431201
 Address : 5-7-1-246, Mali Galli, Chikalthana

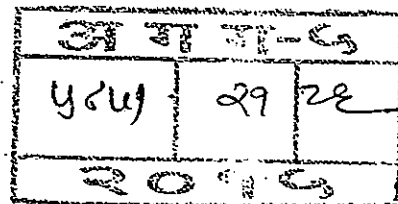
पत्ता : 5-7-1-246, माळी गल्ली, चिकलठाणा
 शहर : औरंगाबाद
 तालुका : औरंगाबाद
 जिल्हा : औरंगाबाद- 431201
 Address : 5-7-1-246, Mali Galli, Chikalthana

Town : Aurangabad
 Taluka : Aurangabad
 District : Aurangabad-431201
 मतदार नोंदणी अधिकारी
 194-औरंगाबाद(पूर्व) विधानसभा मतदारसंघा करिता
 Electoral Registration Officer
 For 194-Aurangabad(East) Assembly Constituency

Town : Aurangabad
 Taluka : Aurangabad
 District : Aurangabad-431201
 मतदार नोंदणी अधिकारी
 194-औरंगाबाद(पूर्व) विधानसभा मतदारसंघा करिता
 Electoral Registration Officer
 For 194-Aurangabad(East) Assembly Constituency

स्थळ : औरंगाबाद
 Place : Aurangabad
 दिनांक/Date : 15/02/2008
 हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोग करता येईल.
 This card may be used as an Identity Card under different Government Schemes 190 173

स्थळ : औरंगाबाद
 Place : Aurangabad
 दिनांक/Date : 15/02/2008
 हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोग करता येईल.
 This card may be used as an Identity Card under different Government Schemes 190 173



भारत सरकार
GOVERNMENT OF INDIA

जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

4160 3697 4722

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मरुती दगदु धोत्रे
Maruti Dagadu Dhotre
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male

5541 9417 1920

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

दिपक बाबासाहेब धोत्रे
Deepak Babasaheb Dhotre
जन्म तिथि / DOB: 02/07/1987
पुरुष / MALE

9874 7317 6341

भारत सरकार
GOVERNMENT OF INDIA

चंदनकुंदल पडेवात
Chandan Kundal Padewa
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

6107 6689 3575

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

कलाबाई कचरु धोत्रे
Kalabai Kacharu Dhotre
जन्म तारीख / DOB: 01/01/1963
महिला / FEMALE

9655 5810 6721

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

दुर्गादास कचरु धोत्रे
Durgadas Kacharu Dhotre
जन्म तिथि / DOB: 01/07/1974
पुरुष / MALE

8996 9184 3467

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

चंदन कुंदलाल पडेवात
Chandan Kundanal Padewa
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

2501 7767 8760

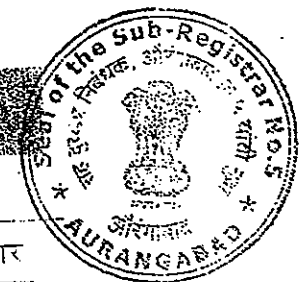
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

राजेश बलाबख बुटोरा
Rajesh Balabax Butora
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

2355 1068 1507

आधार - सामान्य माणसाचा अधिकार



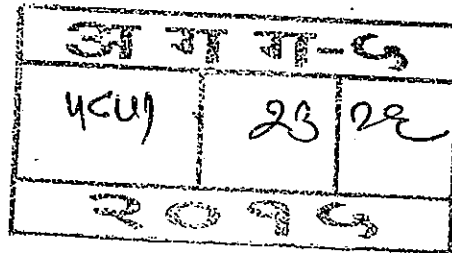
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201508272285			27 August 2015,05:26:17 PM	
मूल्यांकनाचे वर्ष	2015				
जिल्हा	औरंगाबाद				
मूल्य विभाग	तालुका : औरंगाबाद मॉजे : चिकलठाणा (औरंगाबाद महानगरपालिका)				
उप मूल्य विभाग	10.158-उर्वरीत सर्व मिळकती				
क्षेत्राचे नांव	Aurangabad Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :		सर्व्हे नंबर#734
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11100	27500	30800	53900	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	900चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.27500/-
उद्ववाहन सुविधा	नाही	मजला -	Ground Floor/Stilt Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ = (27500 * (100 / 100)) * 100 / 100 = Rs.27500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 27500 * 900 = Rs.24750000/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमजल्याचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळचे मूल्य + खुल्या जमिनीवरील वाहन तळचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 24750000 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.24750000/-					

Home Print

246,50,000/-

७६:

१४८५,००० ११



342/5871

बुधवार, 02 सप्टेंबर 2015 12:21
म.नं.

दस्त गोश्वारा भाग-1

अगग5

दस्त क्रमांक: 5871/2015

दस्त क्रमांक: अगग5 /5871/2015

बाजार मुल्य: रु.

2,47,50,000/-

मोबदला: रु. 2,47,50,000/-

भरलेले मुद्रांक शुल्क: रु.12,37,500/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

पावती:9333

पावती दिनांक:

अ. क्र. 5871 वर दि.02-09-2015

02/09/2015

रोजी 12:16 म.नं. वा. हजर केला.

सादरकरणाचे नाव: नभराज कन्ट्रिशनस पाटनर नं 1
राजेश बालाबक्ष बुटोले - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 30520.00

Joint Sub Registrar Aurangabad V



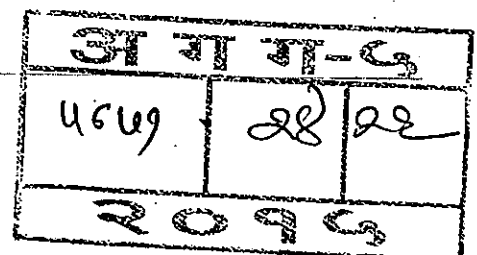
Joint Sub Registrar Aurangabad V

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

शिवका क्र. 1 02 / 09 / 2015 12 : 16 : 36 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 02 / 09 / 2015 12 : 18 : 41 PM ची वेळ: (फी)





02/09/2015 12 26:36 PM

दस्त क्रमांक :अगग5/5871/2015

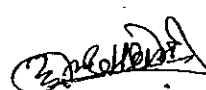
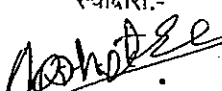
दस्ताचा प्रकार :-डेव्हलपमेंट अँग्रीमेंट



अगग5

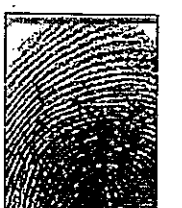
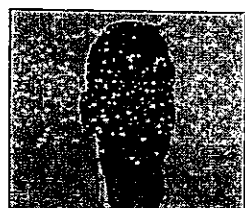
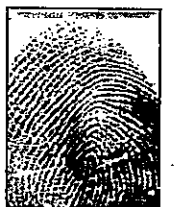
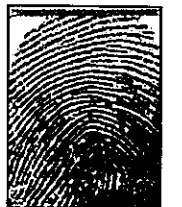
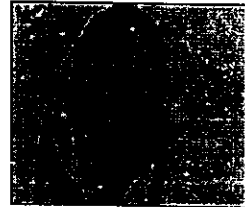
दस्त क्रमांक:5871/2015

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:नभराज कन्ट्रेशनस पाटनर नं 1 राजेश लिहून घेणार
बालाबक्ष बुटोले - - वय :-57
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वाक्षरी:-
-, ब्लॉक नं: -, रोड नं: एन - 2 सिडको
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 2 नाव:1 जीजावाई गोवींद धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-60
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 3 नाव:2 येनुबाई गोवींद धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-50
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 4 नाव:3 कलाबाई कचरु धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-52
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 5 नाव:4 दुर्गादास कचरु धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-42
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 6 नाव:5 मारेती दगडु धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-53
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-
औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर: 
- 7 नाव:6 बाबासाहेब दगडु धोंत्रे - - लिहून देणार
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वय :-47
-, ब्लॉक नं: -, रोड नं: चिकलठाणा स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



अ ग ग-५		
५८५१	२५	१६
२०१५		

औरंगाबाद , महाराष्ट्र, औरंगाबाद.
पॅन नंबर:

बिडी फ्रेम



वरील दस्तऐवज करून देणार तथाकथीत डेव्हलपमेंट अॅग्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:02 / 09 / 2015 12 : 22 : 25 PM

ओळख:-

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

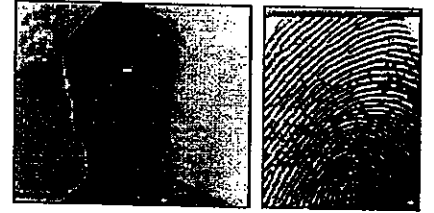
अनु
क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

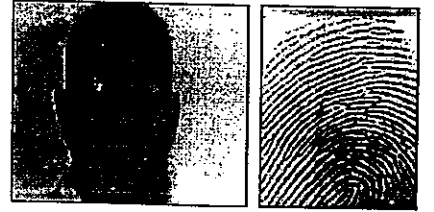
1 नाव:दिपक बाबासाहेब धोंत्रे - -
वय:28
पत्ता:चिकलठाणा औरंगाबाद
पिन कोड:431001

स्वाक्षरी



2 नाव:चंदन कूदंनलाल पडेवाल - -
वय:37
पत्ता:चिकलठाणा औरंगाबाद
पिन कोड:431001

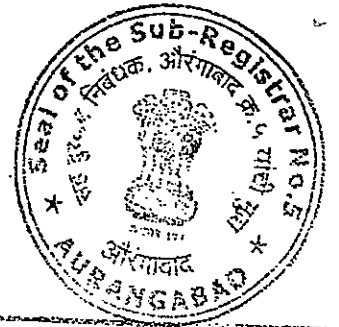
स्वाक्षरी



शिकका क्र.4 ची वेळ:02 / 09 / 2015 12 : 23 : 29 PM

शिकका क्र.5 ची वेळ:02 / 09 / 2015 12 : 23 : 52 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Aurangabad V



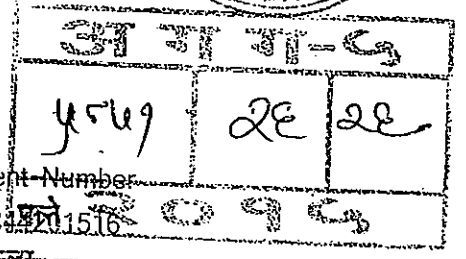
EPayment Details.

sr. Epayment Number

Defacement Number

1 MH0030101/2015-16 कोटी, सदर दस्तावेजात एवढी 1516

आहत, नोंदणी पुस्तक क्र. 1 चे अनुक्रमिक पदव्यवर नोंदला
दि. 21/9/2015



5871 /2015

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