भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA अ.क्र. 1911 दि. 19 MAR 2014 रक्कम रु. 100

B38209

19 MAR 2014

अ. सनी खान

स्टॅम्प वेन्डर

परवाना क्र. AUD113

मुद्रांक जिल्हा अधिकारी

जिल्हा कोषागार कार्यालय औरंगाबाद

19 MAR 2014

मुद्रांक खरेदी करणाऱ्याचे नाव

मुद्रांक कोषागारी खरेदी केल्याचे सांक्षांकित

Seal of the Sub-Registrar of Assurances Aurangabad No. 1 & No. 2

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DEED OF CORRECTION

TO

DEVELOPMENT AGREEMENT





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२७६	2	२०
२०१४		

Seal of the Sub-Registrar No. 5 AURANGABAD

DEED OF CORRECTIONN TO DEVELOPMENT AGREEMENT

This Indenture of Deed of Correction to Development Agreement is made and executed today on this 20th day of March 2014 at Aurangabad.

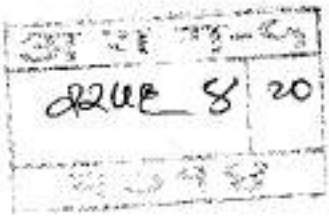
BY AND BETWEEN

1) Mr. Sanjay Shesherao Kachkure
Age: 33 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad
PAN NO.

2202	3	20




Seal of the Sub-Registrar No 2
ALIRANGABAD


20

2) Mr. Tejrao Shesherao Kachkure
Age: 46 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad

(Hereinafter jointly and severally called and referred as **"THE OWNERS"** Which expression shall unless contrary to the context shall mean and deemed to include all their legal heirs, representatives, successors, executors, administrators, partners, directors, attorneys and assignees etc.)

AND

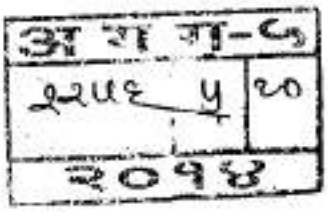
M/s. Vijayalaxmi Developers, a partnership firm registered under the Indian Partnership Act, having its office at Shop No. 17, Diamond Residency, Near Maratha Highschool, Chowraha, Aurangabad through its Partners :

1. Mr. Gopesh Narayanrao Yadav
Age: 31 years, Occu: Business & Agri.
R/o. 104, Tilak nagar,
Aurangabad, and
PAN NO. ADMPY3592L

2. Mr. Uday Jailal Kasliwal
Age: 31 years, Occu: Business & Agri.
R/o. 22, Vinayak Adarsha Housing society
Tilak nagar,
Aurangabad,
PAN NO. ALMPK3239L

(Hereinafter called as **"THE DEVELOPER"** Which expression shall unless contrary to the context shall mean and deemed to include all their legal heirs, representatives, successors, executors, administrators, and assignees etc.)





That Development Agreement came to be executed by and between the parties on 27.11.2013 at day book Serial No. 7008 at the office of Sub-Registrar No. 2, Aurangabad.

However, inadvertently on page No. 5 at para No. 5, there has occurred a mistake and said paragraph is corrected as under :

"**AND WHEREAS,** the developer agreed that, initially at the start of project they shall at their own costs and expenses develop and construct the property described in Schedule "A" within 24 months reasonably from the date of obtaining of commencement certificate and the developer shall be entitled for 60% share in the sale price of flats / row houses etc., whereas, owners will be entitled for 40% share in sale price (excluding the MSEB + water charges, society formation charges / fees and taxes and any other Govt. taxes). However, at the completion of project, the owner and Developer shall settle the accounts and 85% expenses of construction shall be borne by Developer and remaining 15% shall be borne by owners."

The para No. 8 of the Development Agreement is corrected as under :

Seal of the Sub-Registrar No. 2 AURANGABAD

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8) The Builder / Developer is authorized to execute Agreement to sale / Sale Deed of all the flats and "no objection certificate" is not required from respective owners.

That appropriate stamp duty is paid at the time of execution of Development Agreement and therefore this Deed of Correction is typed on Rs. 100/- stamp paper, which is sufficient.

Rest of the terms and conditions of the agreement remains unchanged.

IN WITNESS WHEREOF the owners and the Developer have set and subscribed their hands and signed hereunto on this Indenture of Deed of Correction to Development Agreement in the presence of witnesses without any pressure, coercion or influence of any person or liquor, with free will and consent.

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OWNERS

Witnesses:

1) Mr. Sanjay Shesherao Kachkure

2) Mr. Tejrao Shesherao Kachkure

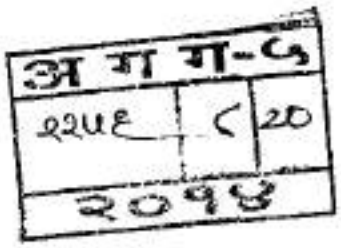
DEVELOPERS

M/s. Vijayalaxmi Developers
Through their Partners

1. Mr. Gopesh Narayanrao Yadav

2. Mr. Uday Jailal Kasliwal





LATUR URBAN CO-OP BANK LTD. KHADGAONKAR AURANGABAD

S-5/STR(V)/CR-3336/05-06/1338-42/98

भारत 09581 महाराष्ट्र
185257 NOV 27 2013
16:37
Rs.0171900/- PB6854
INDIA STAMP DUTY MAHARASHTRA

Nature of Document : Development Agreement
Registration Details : Registrable / Non Registrable If Registrable Name of S.R.O. 02
Franking Unique No. 09581
Property Description in brief Village Shendra (Bdrg) Tal. S.R.No. / C.T.No. Area
Consideration Amount ₹ 57,27,600/-
Stamp Purchasers Name : Vijay Jaibal Kachkure & other
Name of the Other Party : Sanjay Sheshrao Kachkure & Other
If Through Name & Address : Vivek Bapu Pardeshi Aurangabad
Stamp Duty Amt. : (in words) Fifty Seven Lac Twenty Seven Thousand Six Hundred Only
Franking Officer
The Latur Urban Co-Op. Bank Ltd, Latur Branch Khadgaonkar Aurangabad.

Customer Copy
Deposit By Date : 27/11/13
Pay to : The Latur Urban Co-Op Bank Ltd.
Bank A/c. Code
STAMP FA. A/c
Franking Value Rs. 171900/-
Service Charges Rs. 125/-
Total Rs. 172025/-
Rupees (in words)
Name of Stamp duty purchaser
Paid By
Signature
Drawer Bank
(For Bank Use Only)
Type ID
Franking Slip No.
Officer
THE LATUR URBAN CO-OP BANK LTD. LATUR
FRANKING DEPOSIT SLIP

Zone 7
Construction Rate 8500/- Per Sq. Mt.
Gove Valution Rs. 57,27,600/-

DEVELOPMENT AGREEMENT

This Indenture of Development Agreement is made and executed today on this 27th day of November 2013 at Aurangabad.

BY AND BETWEEN

1) Mr. Sanjay Sheshrao Kachkure
Age: 33 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad
PAN NO.

Seal of the Sub-Registrar AURANGABAD

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Seal of the Sub-Registrar No. 5 औरंगाबाद AURANGABAD

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2) Mr. Tejrao Sheshrao Kachkure
Age: 46 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad
PAN No.

(Hereinafter jointly and severally called and referred as **"THE OWNERS"** Which expression shall unless contrary to the context shall mean and deemed to include all their legal heirs, representatives, successors, executors, administrators, partners, directors, attorneys and assignees etc.)

AND

M/s. Vijayalaxmi Developers, a partnership firm registered under the Indian Partnership Act, having its office at Shop No. 17, Diamond Residency, Near Maratha Highschool, Chowraha, Aurangabad through its Partners :

1. Mr. Gopesh Narayanrao Yadav
Age: 31 years, Occu: Business & Agri.
R/o. 104, Tilak nagar, Aurangabad, and
PAN NO. ADMPY3592L

2. Mr. Uday Jailal Kasliwal
Age: 31 years, Occu: Business & Agri.
R/o. 22, Vinayak Adarsha Housing society
Tilak nagar, Aurangabad,
PAN NO. ALMPK3239L

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(Hereinafter called as **"THE DEVELOPER"** Which expression shall unless contrary to the context shall mean and deemed to include all their legal heirs, representatives, successors, executors, administrators, and assignees etc.)

Seal of the Sub-Registrar AURANGABAD

WHEREAS, the agricultural land property bearing Gut No. 109 totally admeasuring 3 H 41 R to the extent of Plot Nos. 4 to 12 and Plot No. 17 to 20 totally admeasuring 1816.19 sq. mtrs. is owned by owners and those plots are situated at village Shendraban, Tal. & Dist. Aurangabad, and which are specifically described in SCHEDULE "A" hereunder is subject matter of present Indenture Development Agreement.

Seal of the Sub-Registrar AURANGABAD

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AND WHEREAS, the present Owners are seized, possessed even otherwise entitled for the property mentioned and described to Schedule "A". The layout in respect of land Gut No. 109 is sanctioned by the Town Planning Authority, Aurangabad and area to the extent of 3901.83 sq. mtrs. is converted into Non-Agricultural use by sanctioning order u/ sec. 44 of the M.L.R. Code by collector, Aurangabad by order dated 13.03.2012.

AND WHEREAS, the owners intended to develop their property and therefore approached to the Developer and after verification and satisfaction of title, ownership, right, interest and possession of the present owners over the property described in Schedule "A", given a proposal for development of the said property and construction thereon of flats / row houses for group housing including other facilities which are more particularly described in separate schedule.

WHEREAS the Developers have undertaken to take necessary permission for amalgamation of plots and shall incur necessary expenditure to that effect.

AND WHEREAS, the developer has specifically assured the owners that, he has adequate knowledge, expertise, funds, experience, manpower, labour, machines, infrastructure and all that which is required for the developing of the similar kind of property and further assured that he is fully capable to develop and construct the property described in Schedule "A" within stipulated time.

AND WHEREAS, the developer agreed that, they shall at their own costs and expenses develop and construct the property described in Schedule "A" within 24 months reasonably from the date of obtaining of commencement certificate and the developer shall be entitled for 60% share in the sale price of flats / row houses etc., whereas, owners will be entitled for 40% share in sale price (excluding the MSEB + water charges, society formation charges / fees and taxes and any other Govt. taxes).

AND WHEREAS, the owners considering the aforesaid representations, assurances given by the developer agreed to

Seal of the Sub-Registrar of Assurances AURANGABAD

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Seal of the Sub-Registrar of Assurances AURANGABAD

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4) The Owners are also executing a separate Power of Attorney in favour of the Developers for doing all acts as per this development Agreement.

5) The Developers shall be duty bound to perform all development work by following due procedure of law and shall keep the owners indemnified in all respect.

6) The property described in Schedule-A, shall be divided suitably in three hypothetical phases by both parties.

7) The developed flats / row houses shall be sold at the mutually agreed rate.

8) The execution of Agreement to sale of the flats shall only be after obtaining no objection certificate / letter from respective owner. If any Agreement to sale of flats/ row house is executed without NOC from respective owners, then such Agreement to sale of the flats / row house from property described Schedule "A" shall not be binding upon the owners.

9) If the developers fails to complete the development work and sale of entire flats / row houses in the property described in Schedule A within reasonable period of 24 months, the developer shall hand over the vacant and peaceful possession of unsold / remaining flats to the owners as per decided ratio. Thereafter developer will be entitled to sale said flats / row houses without obtaining any NOC from the owners as stated in Clause "8" of the agreement.

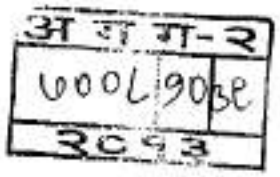
10) That, the Developers deposited the amount of Rs. 11,00,000/-(Rupees Eleven lacs only) with the Owners as mentioned below. That out of above deposit, owner No. 1 shall receive Rs. 7,92,000/- (Rupees Seven Lacs Ninty Two Thousand Only) and remaining amount shall be paid to owner No.2. 3,08,000/- (Rupees Three Lacs Eight Thousand Only)

Paid to	Paid By	cheque No.	Date	Bank's name	Amount
Sanjay Kachkure	Uday Jailal Kasliwal	32392	27/11/2013	Allahabad Bank	1,80,000

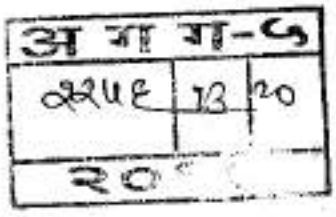
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Seal of the Sub-Registrar
AURANGABAD


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IN WITNESS WHEREOF the owners and the Developer have set and subscribed their hands and signed hereunto on this Indenture for Development in the presence of witnesses without any pressure, coercion or influence of any person or liquor, with free will and consent.

Witnesses:

1) Jagale Bhaskar Jeevanrao
age 28. occu. Service
R/o. Shivajinagar, Aurangabad.

2) Vivek Bhimrao pagare
age 26 occu. service
R/o. Satara, Aurangabad.

OWNERS

1) Mr. Sanjay Sheshrao Kachkure

2) Mr. Tejrao Sheshrao Kachkure

DEVELOPERS

M/s. Vijaya laxmi Developers
Through their Partners

1.Mr. Gopesh Narayanrao Yadav

2. Mr. Uday Jallal Kasliwal

Seal of the Sub-Registrar Aurangabad

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Seal of the Sub-Registrar of No. 5 Aurangabad

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Sakshipatra-2(दस्त गोषवारा भाग - २)

27/11/2013 5:36:06 PM

दस्त गोषवारा भाग-2

अवर2
दस्त क्रमांक:7008/2013

दस्त क्रमांक :अवर27008/2013
दस्ताचा प्रकार :-विक्रीसाठकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सौरभ तेजराव कनकुटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गेट्टा सा. वि. औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:CGWPK1186F	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:तेजराव लेखराव कनकुटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गेट्टा सा. वि. औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:	लिहून देणार वय :-46 स्वाक्षरी:-		
3	नाव:वसंत मारुतीराव वाघ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिवाणगर, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ADMPV1356L	लिहून देणार वय :-31 स्वाक्षरी:-		
4	नाव:जहुर अब्दुल फतमीखान पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिवाणगर, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ALMPK3239L	लिहून देणार वय :-36 स्वाक्षरी:-		

दरीत दस्तऐवज करुन देणार तथाकथीत विक्रीसाठकरारनामा या दस्त ऐवज करुन दिल्याचे कबुल आहात.
सिद्धा क.3 वेळ:27 / 11 / 2013 05 : 30 : 09 PM

ओळख:
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अरुण श्रीधरराव देवगे वय:26 पत्ता:केसरसगरी, औरंगाबाद पिन कोड:431001	स्वाक्षरी	
2	नाव:विवेक विलासराव पवार वय:26 पत्ता:बीड बाय पास, औरंगाबाद पिन कोड:431001	स्वाक्षरी	

Seal of the Sub-Registrar AURANGABAD

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Seal of the Sub-Registrar of H.S. No. 5 AURANGABAD

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Summary-3(दस्त गोषवारा भाग - २)

दिनांक क.4 ची वेळ:27 / 11 / 2013 05 : 31 : 09 PM

दिनांक क.5 ची वेळ:27 / 11 / 2013 05 : 31 : 46 PM गोषवारी पुस्तक 1 मध्ये

Joint S R Aurangabad II

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7008 /2013

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarlis@gmail.com

Seal of the Sub-Registrar II AURANGABAD

प्रमाणित करण्यात येते की सदर दस्तावेजात एकुण ३९ पाने
आहेत. मुद्रांक शुल्काचे ७४०८ रुपये भरलेले
दि.२७/११/2013

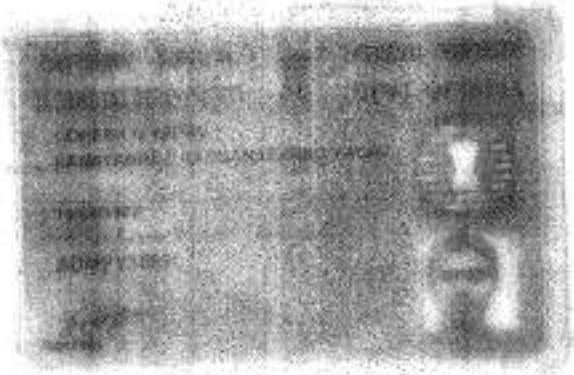
सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.२

Seal of the Sub-Registrar No. 5 AURANGABAD

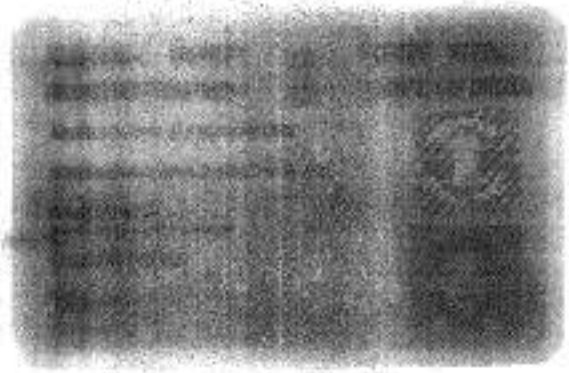
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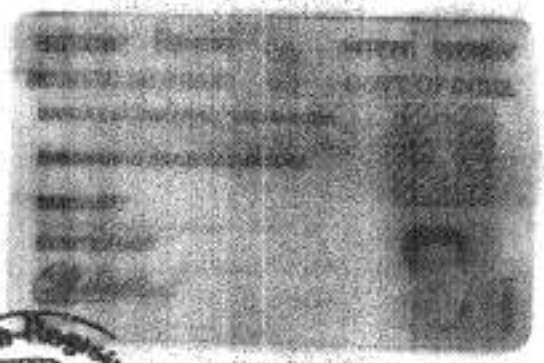














Seal of the Sub-Registrar No. 5 AURANGABAD

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342/2276
गुरुवार,20 मार्च 2014 1:06 म.नं.

दस्त गोषवारा भाग-1

अगग5
दस्त क्रमांक: 2276/2014

दस्त क्रमांक: अगग5 /2276/2014

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

अरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात
अ. क्रं. 2276 वर दि.20-03-2014
रोजी 12:57 म.नं. वा. हजर केला.

पावती:3677 पावती दिनांक: 20/03/2014

सादरकरणाराचे नाव: **मे.विजयलक्ष्मी डेव्हलपर्स तर्फे पार्टनर श्री. गोपेश नारायणराव यादव**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
झाडा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 20	
एकुण:	520.00

दस्त सादर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: 65-चुक दुरुस्ती पॉ
मुद्रांक शुल्क: •दुरुस्ती विधानपत्र
शिक्का क्रं. 1 20 / 03 / 2014 12 : 57 : 46 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 20 / 03 / 2014 12 : 58 : 09 PM ची वेळ: (फी)

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Summary-2(दस्त गोषवारा भाग - २)

20/03/2014 1 09:41 PM

दस्त गोषवारा भाग-2

अगम5
दस्त क्रमांक:2276/2014

दस्त क्रमांक :अगम5/2276/2014
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.विजयलक्ष्मी डेव्हलपर्स तर्फे पार्टनर श्री. गोपेश नारायणराव यादव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: टीळकनगर औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-31 स्वाक्षरी:-		
2	नाव:मे.विजयलक्ष्मी डेव्हलपर्स तर्फे पार्टनर श्री. उदय जयलाल कासलीवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: टीळकनगर औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-31 स्वाक्षरी:-		
3	नाव:संजय शेषराव कपकुरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शेंद्राबन ता जि औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-33 स्वाक्षरी:-		
4	नाव:तेजराव शेषराव कपकुरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शेंद्राबन ता जि औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती पत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिक्का क्र.3 वी वेळ:20 / 03 / 2014 01 : 00 : 04 PM

ओळख:-

खालील इसम असे निवेदीत करतात [illegible] करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विवेक भिमराव [illegible] वय:26 पत्ता:चिडवायपास औरंगाबाद	स्वाक्षरी	अ म ग-५ २२७६ | ७८ | २० २०१४

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पिन कोड:431001



2 नाव:मुरलीधर शेषराव कचकुरे
वय:38
पत्ता:शेंद्रा औरंगाबाद
पिन कोड:431001

स्वाक्षरी



शिक्का क्र.4 ची वेळ:20 / 03 / 2014 01 : 01 : 49 PM

शिक्का क्र.5 ची वेळ:20 / 03 / 2014 01 : 02 : 06 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Aurangabad V

2276 /2014

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या दस्त क्रमांक २२७६ सन २०१४

सह दुय्यम निबंधक वर्ग-
औरंगाबाद क्र.५

१ नंबरचे बुकाचे [illegible] २२७६ ते [illegible]
दि. २०/३/२०१४

सह दुय्यम निबंधक वर्ग-
औरंगाबाद क्र ५