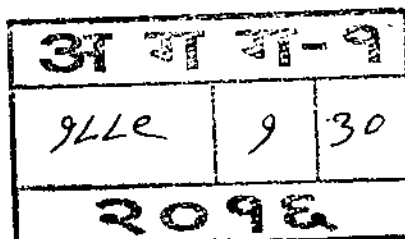




CHALLAN
MTR Form Number-6

SR#	MH008558793201516E	BARCODE	Date 29/03/2016-14:57:55		Form ID 25.1
Department Inspector General Of Registration		Payer Details			
Type of Payment Stamp Duty		TAX ID (If Any)			
Registration Fee		PAN No. (If Applicable)		AATFR5910M	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		Ms RANVEER BUILDERS AND DEVELO	
Location AURANGABAD				PERS THROUGH PARTNER PUNJAB SHIVAJI	
Year 2015-2016 One Time		Flat/Block No.		GUT NO. 105, AREA- 3400.00 SQ.MTR.	
Account Head Details		Amount In Rs.		Premises/Building	
0030046401 Stamp Duty		886800.00		Road/Street WALUJ MAHANAGAR-1, TISGAON	
0030063301 Registration Fee		30000.00		Area/Locality AURANGABAD	
				Town/City/District	
		PIN		4 3 1 0 0 1	
पावती/चलन क्रमांक- 3112 / जिलासुपरी क्रमांक- 8558 सीआयन- 1910 दिनांक- 29/03/16 अन्तर्गत- 886800.00 व 30000.00 एवढे मुदतक शुल्क हे संशोधने / दर्शना घेताकामाद्वारे / ईमेलने द्वारे भरण्यात आले सह.दुय्यम निबंधक कार्य-3 औरंगाबाद क्रमांक-1		Remarks (If Any)		SecondPartyName=KISHOR BALRAM BEDEK AR-	
Total		916800.00		Amount In Nine Lakh Sixteen Thousand Eight Hundred Rupees On Words ly	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016032941310 CK88934836	
Cheque/DD No		Date		29/03/2016-14:58:53	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available



3/29/2016 2:59 PM

DEVELOPMENT AGREEMENT

Zone no. 11.3 Rs. 3,300/- Per Sq.Mt.

Govt. Valuation: 2,14,20,000/-

Consideration :-

This Development Agreement is executed today on 30th day of February 2016 at Aurangabad between:

Mr. Kishor Balram Bedekar

Age.: 52 Years, Occ.: Business

R/o. 4-11-18, Sarang, Aurangpura,

Aurangabad.

PAN No.

[Hereinafter called as **ASSIGNOR/LESSEE** which expression shall mean and include all, their heir's successors, legal representatives, executors, administrators and assignees.]

AND

M/s. Ranveer Builders and Developers

A Partnership firm registered under the Indian Partnership Act, PAN No. of Firm :- AATFR5910M

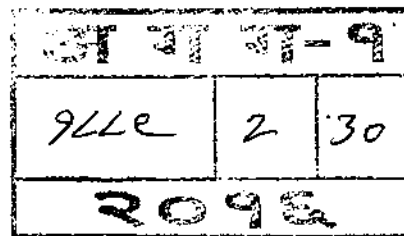
Through it's Partner :-

Mr. Paunjab Shivajirao Taur

Age. 41 Years Occ: Business

R/o: Flat no. 6, Smart Apartment,

Vidaya Nagar, Aurangabad.



2

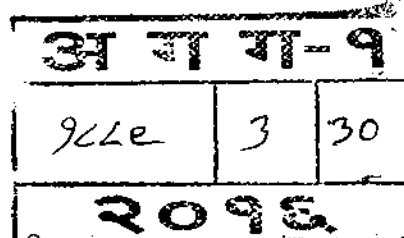
[Hereinafter called as **DEVELOPER/BUILDER** which expression shall mean and include all its present and future partners; their legal representatives, executors, administrator and assignees.]

WHEREAS, the property Plot no. / Gut No. 105 admeasuring 3400.00 Sq.Mt. Situated Village Tisgoan, Tq. & District Aurangabad, allotted by CIDCO authority to Assignor in consideration of compulsory acquisition of his land from Gut no. 174 Situated Village Tisgoan, Tq. & District Aurangabad and accordingly executed Agreement to Lease dated 19th June 2006 and Deed of correction dated 30.03.2015 and said Agreement of Lease Registered on 09.06.2015 vide registration no. 1500/2015 and CIDCO authority executed and registered Lease Deed on 27th day of August 2015 and which was registered on 04.09.2015 vide registration no. 2147/2015 registered at the office of Sub-registrar Aurangabad no. 6 and said property is specifically described in Schedule "A".

ANDWHEREAS the Assignor/Lessee with intend to develop his property Prepare Plan and got it sanction from CIDCO vide Letter no. CIDCO/ATPO/BP/AUR/(WL-1)2013(TLP)102 date 13.06.2013 and also obtained construction Permission from CIDCO/SP(NT)/BP/WLJ/2015/Planning(HS)04 dated 20.01.2015 for construct Row Houses and Flats.

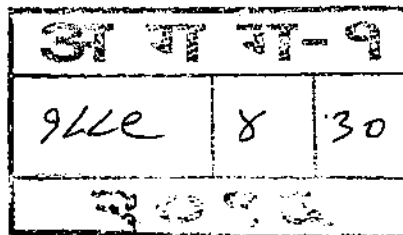
AND WHEREAS Lessee/Assignor desire to develop his property by making construction of Row-houses and Flats, but due to lack of time, funds and experience in construction business, he is unable to develop the same and therefore, he approached the Developer and requested to develop his property and construct the residential Complex and Row-houses thereon developer agreed for the same, therefore the parties have entered into this development agreement on the following terms and conditions.

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



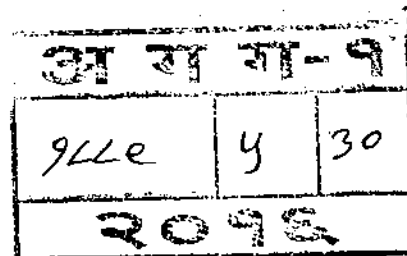
1. The Lessee/Assignor hereby declares and confirms as under :-

- (a) The Lessee/Assignor is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Lessee/Assignor having absolute leasehold rights and possession on the same and his rights to the said property is clear and marketable and free from all types of encumbrances.
- (b) That, the Lessee/Assignor has not created any right, claim, interest or demand in respect of the said property or any part thereof;
- (c) The Lessee/Assignor has not created any agreement, 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 Lessee/Assignor hereby declares that he will 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 Lessee/Assignor has not entered into any other 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 Lessee/Assignor 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 lis-pendens;
- (f) No Notice from any Government, CIDCO 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 Assignor/Lessee in respect of the said property or any part thereof which restricts or may restrict the development of the said property; and
- (g) The said property is not under any reservation and there are no



restrictions on development thereof.

2. That, the Lessee/Assignor hereby undertake that the property under development is free from all types of encumbrances and it is having absolute title of leasehold rights and possession of the same as a lessee.
3. That, the Developer may apply for obtain revise construction permission to the CIDCO authority in the name of the Lessee/Assignor, but all the deposit and fees required for obtaining permission for construction will be paid by the Developer/Builder and Developer/Builder will also be entitled for the refund of deposit amount after completion of the construction from CIDCO authority.
4. That, the Developer/Builder shall carry on the construction of the building strictly in accordance with the building permission granted by the CIDCO authority and they shall not cause any deviation from the said construction permission. If any deviation is caused by the developer while carrying on the construction it will be the total responsibility of the developer and he will have to pay the penalty if any imposed by the CIDCO authority and in case if any action is taken by the CIDCO authority for such deviation, the developer will be totally responsible for the same.
5. That, Developer/Builder can be assign or transfer 55 % of constructions to any Assignee/purchaser at any terms and conditions and consideration will be fixed by Developer/Builder alone, but however, Lessee/Assignor hereby undertake to join with the Developer/Builder for signing and executing the required documents, such as Agreement of Assignment and Deed of Assignment, Deed of Declaration or any other document which require during course Assignment, thereby confirm of absolute lease hold rights in favour of the prospective purchaser as lessee as and when required.

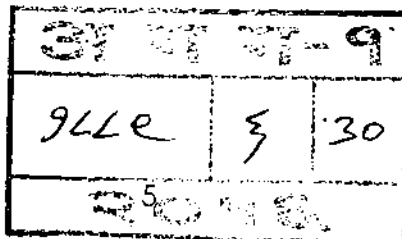


6. That the Builder/Developer will have to carry out the development of the property and construct residential cum commercial building etc. at his own costs, risks and responsibilities, however, in consideration of the property being given for the development by the owner to the Builder/Developer, the Builder/Developer agreed to give and paid Rs.10,00,000/- (Rupees ten lacs only) as a interest free security deposit and **45 %** Construction from proposed construction vide cheque no. 859177 drawn on SBI dated 17.06.2014.

As such the Assignor/Lessee received the above security deposit amount of Rs.10,00,000/- (Rupees ten lacs only) and the Assignor/Lessee hereby acknowledges the receipt of the same and there remain no dispute for the same. That Assignor/Lessee will refund the security deposit amount to Developers from first sale of Assignor units and on consideration of above security deposit the Developer Agreed to give units as defined in Schedule-B here in under.

7. It is further agreed between the Assignor/Lessee and Developer shall pay all the applicable taxes such as income tax, vat tax, service tax, Electric Connection Chargers and Society formation and common contribution for maintenance as well one time maintenance charges or corpus funds in respect of their respective units without any demure.

8. That the Developer/Builder can assign and transfer of all the 55 % constructed units and Assignor/Lessee will dispose off or transfer 45 % of constructed units, during the development or within 36 Months from today, however due to any reason construction work and sale not completed within decided time it will be extend automatically without any written communication. That Developer/Builder can assign and transfer all 55 % constructed units to the prospective purchasers at the price fixed by Developer/Builder and the Assignor/Lessee can transfer 45

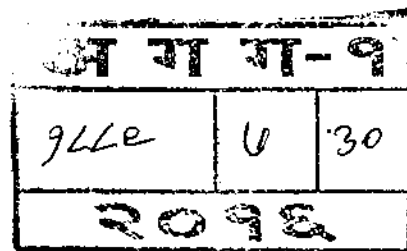


% constructed units and Developer and Assignor/Lessee hereby undertakes to join with the each other for signing and executing the required documents on execution of Deed of Declaration U/s. 2-A, Agreement of Assignment, Deed of Assignment and thereby confirm absolute leasehold rights in favour of the proposed Assignee or purchaser as and when required.

09. It is clearly understood between the parties i.e. Assignor/Lessee and Developers/Builder that this agreement for development and the Developer at its own cost obtain revise building permission and complete the development work and pay staircase and passage premium, Similarly Developer and Assignor/Lessee is hereby undertakes they will pay the charges of MSEDCL for electric connection as well infrastructure development charges, Association formation and one time corpus funds, initial maintenance, service tax and vat etc. without any demur in respect of their respective units only.

11. That, the proposed building being constructed on the property referred above will be governed by the provision of Maharashtra Apartment Ownership Act 1970 and the builder/developer on the basis of Power of Attorney executed by the Assignor/Lessee in favour of the Developer, will be registered the Deed of Declaration U/s. 2-A of Maharashtra Apartment Assignor/Lessee hip Act 1970 executed by Assignor/Lessee and also registered all the deeds and documents executed by Assignor/Lessee in respect of proposed construction and Assignor/Lessee hereby rectify the same.

12. That, the Assignor/Lessee hereby undertake that they are the absolute Lessee and possessor of the above property and there is no defect in his leasehold rights, if any defect in the title of the Assignor/Lessee or any dispute on account of title, boundaries or area of



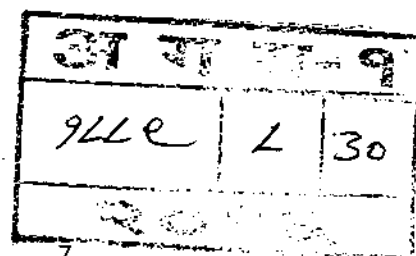
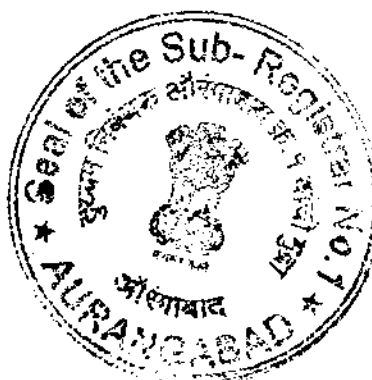
the property are found, it will be the total responsibility of Assignor/Lessee to remove the same by taking proper steps at his own cost and risk.

13. That the Developer/Builder shall employ the services of the quality Architect and RCC Consultant for the construction of the building and his fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the Assignor/Lessee and developer or purchasers; the expenses of such documents and fees of the Advocate will be paid by the builder/developer.

14. That, the Assignor/Lessee are hereby undertake that Assignor/Lessee already paid all the taxes in respect of the property under development and as such there are no dues of any taxes of any authority on the same and if any taxes or dues are found due on property under development, up to the date of this agreement, those will be paid by the Assignor/Lessee.

15. That it is distinctly understood by and between the parties thereto that the Assignor/Lessee will not be entitled to any profit or loss arriving out of the construction of the building on the said property. Similarly, the Assignor/Lessee will not be liable for any taxes arising out of the development and Construction and sale it, but however the Assignor/Lessee shall be liable to pay income tax and other taxes and charges on the units retained by Assignor/Lessee received under this Development Agreement.

16. 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/Builder shall solely be

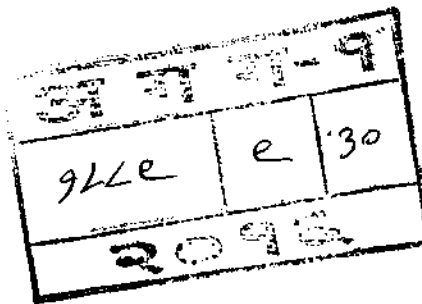


responsible to pay the compensation in that regard and the Assignor/Lessee shall not be responsible in any manner therefore.

17. In the event of any litigation arising between the Developer/Builder and the contractors or technical experts, skilled or unskilled labors or with any other person in relation to the development of the said property the Assignor/Lessee shall not be held responsible therefore in any manner.

18. That, in case FSI is increase and further construction is allowed by CIDCO in future, the Builder/Developer can raise further construction either on terrace of flatted buildings or in the open space around the building and it can dispose of the said construction or in the form of TDR to anybody as per ratio of this Development Agreement only.

19. That, the Assignor/Lessee also executing an Irrevocable General Power of Attorney in favour of the Developer/Builder and thereby authorising him to obtain construction permission to carry on the construction/development work of the property, to get refund the construction deposits, to execute the declaration U/s. 2-A of Maharashtra Apartment ownership Act 1970 etc. and to do all the deeds for formation of association, to enter into the Agreement to Assignment and Deed of Assignment and obtain consideration in respect of total construction or sale proceed of property under development, except units retained by Assignor/Lessee.



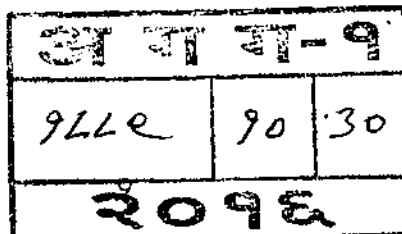
SCHEDULE "A"**DESCRIPTION OF PROPERTY UNDER DEVELOPMENT**

All that part and parcel of Plot no. / Gut No. 105 admeasuring 3400.00 Sq.Mt. Waluj Mahanagar Nagar-1, Situated Village Tisgoan, Tq. & District Aurangabad bounded by,

TOWARD ESAT :- Part of Land Gut no. 105
 TOWARD WEST :- Part of Land Gut no. 105
 TOWARD SOUTH :- Part of Land Gut no. 105
 TOWARD NORTH :- Mhada

Units retained by Assignor/Lessee in consideration as under :-

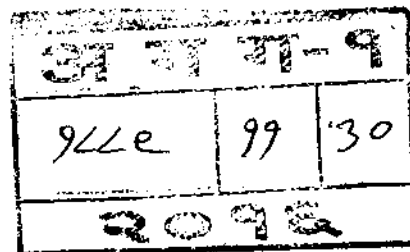
SR	Unit	Floor	Built-up Area	Carpet Area
01	Row House no. A-1		83.20 Sq.Mt.	78.29 Sq.Mt.
02	Row House no. A-2		82.20 Sq.Mt.	76.41 Sq.Mt.
03	Row House no. B-3		88.10 Sq.Mt.	79.58 Sq.Mt.
04	Row House no. B-4		87.83 Sq.Mt.	79.58 Sq.Mt.
05	Row House no. C-1		75.28 Sq.Mt.	70.64 Sq.Mt.
06	Row House no. C-2		74.72 Sq.Mt.	70.64 Sq.Mt.
07	Row House no. C-3		74.72 Sq.Mt.	70.64 Sq.Mt.
08	Flat no. D-3	Stilt First	55.48 Sq.Mt.	56.08 Sq.Mt.
09	Flat no. D-4	Stilt First	55.38 Sq.Mt.	58.15 Sq.Mt.
10	Flat no. D-7	Stilt Second	55.48 Sq.Mt.	59.09 Sq.Mt.
11	Flat no. D-11	Stilt Third	55.48 Sq.Mt.	58.15 Sq.Mt.
12	Flat no. D-12	Stilt Third	55.38 Sq.Mt.	44.93 Sq.Mt.
13	Flat no. D-14	Stilt Fourth	56.20 Sq.Mt.	48.37 Sq.Mt.
14	Flat no. D-16	Stilt Fourth	58.38 Sq.Mt.	45.35 Sq.Mt.
15	Flat no. E-01	Stilt First	43.47 Sq.Mt.	44.93 Sq.Mt.
16	Flat no. E-03	Stilt First	44.02 Sq.Mt.	48.37 Sq.Mt.
17	Flat no. E-06	Stilt Second	43.73 Sq.Mt.	45.35 Sq.Mt.



18	Flat no. E-09	Stilt Third	43.47 Sq.Mt.	44.93 Sq.Mt.
19	Flat no. E-11	Stilt third	44.02 Sq.Mt.	48.37 Sq.Mt.
20	Flat no. E-13	Stilt Fourth	43.72 Sq.Mt.	44.93 Sq.Mt.

Units retained by Developer/Builder as under :-

SR	Unit	Floor	Built-up Area	Carpet Area
01	Row House no. A-3		82.20 Sq.Mt.	76.41 Sq.Mt.
02	Row House no. A-4		83.20 Sq.Mt.	76.41 Sq.Mt.
03	Row House no. B-1		88.86 Sq.Mt.	81.74 Sq.Mt.
04	Row House no. B-2		88.10 Sq.Mt.	79.58 Sq.Mt.
05	Row House no. C-4		74.72 Sq.Mt.	70.64 Sq.Mt.
06	Row House no. C-5		74.72 Sq.Mt.	70.64 Sq.Mt.
07	Row House no. C-6		74.72 Sq.Mt.	70.64 Sq.Mt.
08	Row House no. C-7		76.00 Sq.Mt.	72.73 Sq.Mt.
09	Flat no. D-1	Stilt First	56.70 Sq.Mt.	59.74 Sq.Mt.
10	Flat no. D-2	Stilt First	56.20 Sq.Mt.	59.09 Sq.Mt.
11	Flat no. D-5	Stilt Second	56.70 Sq.Mt.	59.74 Sq.Mt.
12	Flat no. D-6	Stilt Second	56.20 Sq.Mt.	59.09 Sq.Mt.
13	Flat no. D-8	Stilt Second	56.70 Sq.Mt.	59.74 Sq.Mt.
14	Flat no. D-9	Stilt Third	56.20 Sq.Mt.	59.09 Sq.Mt.
15	Flat no. D-10	Stilt Third	56.20 Sq.Mt.	59.09 Sq.Mt.
16	Flat no. D-13	Stilt Fourth	56.70 Sq.Mt.	59.74 Sq.Mt.
17	Flat no. D-15	Stilt Fourth	55.91 Sq.Mt.	50.08 Sq.Mt.
18	Flat no. E-02	Stilt First	43.73 Sq.Mt.	45.35 Sq.Mt.
19	Flat no. E-04	Stilt First	43.47 Sq.Mt.	44.93 Sq.Mt.
20	Flat no. E-05	Stilt Second	43.72 Sq.Mt.	44.93 Sq.Mt.
21	Flat no. E-07	Stilt Second	44.02 Sq.Mt.	48.37 Sq.Mt.
22	Flat no. E-08	Stilt Second	43.85 Sq.Mt.	48.07 Sq.Mt.
23	Flat no. E-10	Stilt Third	43.73 Sq.Mt.	48.07 Sq.Mt.
24	Flat no. E-12	Stilt Third	43.85 Sq.Mt.	48.07 Sq.Mt.
25	Flat no. E-14	Stilt Fourth	44.11 Sq.Mt.	48.07 Sq.Mt.



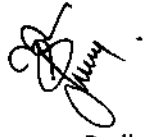
IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS
EXECUTED TODAY ON ___TH DAY OF FEBRUARY 2016 AURANGABAD.

ASSIGNOR/LESSEE


Mr. Kishor Balram Bedekar



BUILDER/DEVELOPER


M/s. Ranveer Builders and Developers
Through it's Partner :-
Mr. Paunjab Shivajirao Taur

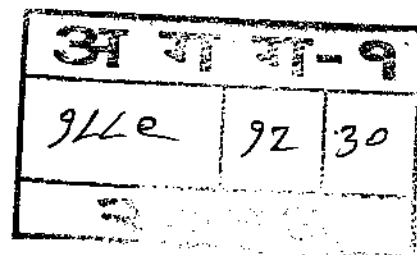
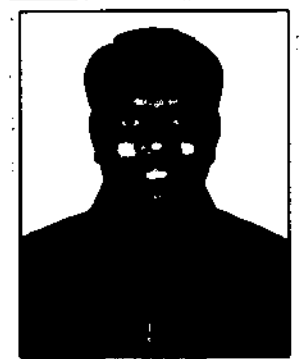


WITNESSES

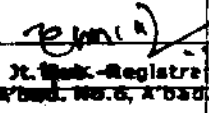

1. Pandurang Narsingrao Mane
Age. 63 years Occ. Retired
R/o: Ulkanagri garkheda Aurangabad .



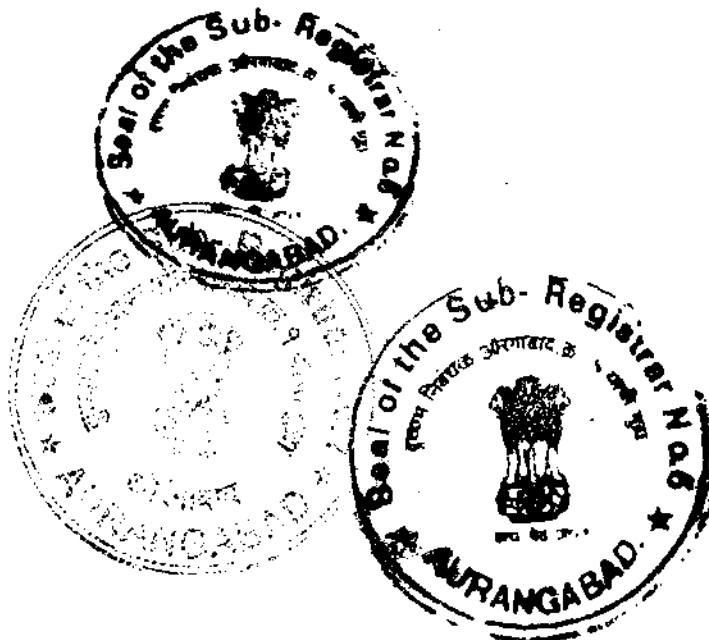

2. Abhijeet Pandurang mane
Age. 26 years Occ. Business
R/o. Ulkanagri garkheda Aurangabad .



CHALLAN
MTR Form Number-6

GRN	MH003392016201516E	BARCODE	Date: 04/09/2015-15:34:06		Form ID	25.1
Department: Inspector General Of Registration			Payer Details			
Type of Payment: Stamp Duty			TAX ID (If Any)			
Registration Fee			PAN No. (If Applicable)			
Office Name: ARB5_AURANGABAD NO 6 SUB REGISTRAR			Full Name		KISHOR BALARAM BEDEKAR	
Location: AURANGABAD						
Year: 2015-2016 One Time			Flat/Block No.		GLT NO. 105 WALUJ MAHANAGAR AREA	
Account Head Details		Amount In Rs.	Premises/Building		- 3400.00 SQMTR	
0030046401 Stamp Duty		500.00	Road/Street		TISGAON	
0030063301 Registration Fee		100.00	Area/Locality		AURANGABAD	
			Town/City/District			
THIS CHALLAN IS DEFACED			PIN		4 3 1 1 3 6	
 Jt. Sub-Registrar Aurangabad, A'bad. No. 6, A'bad.			Remarks (If Any)			
			SecondPartyName=CIDCO AURANGABAD-			
Total			Amount In	Six Hundred Rupees Only		
			Words			
Payment Details: UNION BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	REF No.	02901792015090400680 36599370	
Cheque/DD No			Date	04/09/2015-15:35:03		
Name of Bank			Bank-Branch	UNION BANK OF INDIA		
Name of Branch			Scroll No. . Date	Not Verified with Scroll		

Mobile No. : Not Available



अ ग ग-६		
2986	9	22
२०१५		

अ ग ग-९		
9442	93	30
२०१६		



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**

**LEASE DEED
FOR
RESIDENTIAL PURPOSE**

**THIS LEASE DEED MADE AT CIDCO WALUJ MAHANAGAR
[AURANGABAD]**

ON THE 27th DAY OF Aug 2015

IN BETWEEN

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

CIDCO WALUJ MAHANAGAR PROJECT

[AURANGABAD]

[A Company incorporated under companies act, 1956 [1 of 1956] and having it's registered office at "NIRMAL" 2nd Floor, NARIMAN POINT, MUMBAI-400021]

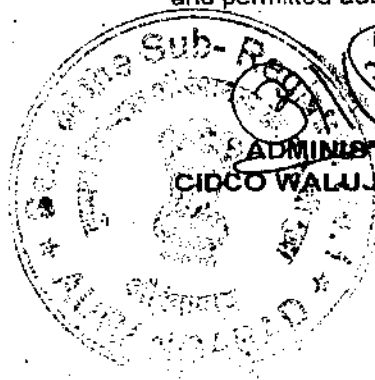
[Hereinafter referred to as "THE CORPORATION" which expression shall where the context so admits, be deemed to include it's successors and assigns] of the ONE PART.

AND

SHRI. KISHOR BALARAM BEDEKAR.

Address : SARANG 4-11-18, AURANGPURA, Aurangabad
FOR GUT NO. 105 [PART], Area-3400.00 SQ.Mtrs VILLAGE: TISGAON,
CIDCO WALUJ MAHANAGAR-I [AURANGABAD]
[ALTERNATE LAND ALLOTTED IN GUT NO. 105 [PART], VILLAGE: TISGAON IN
LIEU
OF LAND ACQUIRED IN GUT NO.174 [PART], VILLAGE: TISGAON]

[Hereinafter referred to as "THE LESSEE" which expression shall where the context so admits, be deemed to include, their executors, administrators, representatives, successor successors and permitted assigns.]



**ADMINISTRATOR
CIDCO WALUJ MAHANAGAR**

अ ग ग-६		
2900	3	72
2095		

LESSEES SIGNATURE

अ ग ग-९		
9442	98	30
2095		

**DESCRIPTION OF PROPERTY
SCHEDULE- I**

All that piece of land known as **ALTERNATE LAND** Survey No. 105 [part] allotted area admeasuring 0.34 H.a. [3400.00 square meters] situated at Village Tisgaon now known as CIDCO WALUJ MAHANAGAR- I [AURANGABAD] are bounded as below that is to say :

On or towards the East	Gut No. 105 [part]
On or towards the West	Gut No. 105 [part]
On or towards the North	MHADA
On or towards the South	Gut No. 105 [part]

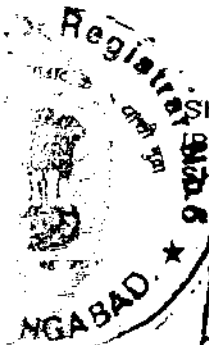
Delineated on the site plan annexed hereto and shown thereon by a red colour boundary line.

SIGNED AND DELIVERED for and on behalf of
CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED [By hand of]

SHRI. H.V.Argunde



ADMINISTRATOR
CIDCO WALUJ MAHANAGAR



SIGNED AND DELIVERED
by the hands of]

SHRI. KISHOR BALARAM BEDEKAR.

अ ग ग-६		
29/04	90	72
२०१५		

LESSEES SIGNATURE



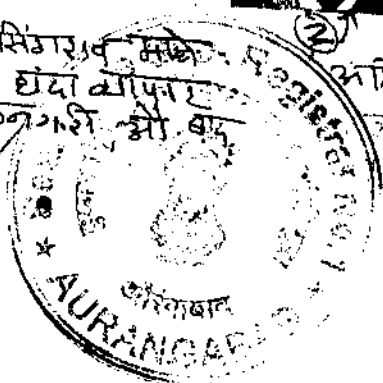
IN PRESENCE OF WITNESSES :

01] Shri R.P.Kure (AMO)

02] Shri R.V.Mhaske (C/T)



अ ग ग-१		
9/11/94	94	30
२०१६		



① पांडुरंग नरसिंह राव म्हाडिकर
वयः ६२ दंडा बाजार
रा. उल्हासगरी, मो. वाद
अमित दिलिप राव दिवसनाथ १२
वयः २६ दंडा बाजार
राजा बाजार, मो. वाद

शहर व औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

वाळूज महानगर कार्यालय
 पंचवर्ती सुविधा केंद्र कार्यालय,
 विकास केंद्र, नगर क्रमांक १,
 तिसगाव, ता.जि.औरंगाबाद-४३११३६
 ☎: २४०-२५५४८८०/८९

नवीन औरंगाबाद कार्यालय
 उद्योग भवन,
 नवीन औरंगाबाद-४३१००३
 ☎: २४८५३२९/२२/२३
 फॅक्स: १०२४०-२४८५३२४

नोंदणीकृत कार्यालय
 'निर्मल', बुतरा मजला
 नरिमन पॉईन्ट, मुंबई-४०००२९
 ☎: २२०२२४२०, २२०२२४८९, २२०२२५७९
 फॅक्स: ०२२-२२०२२५०९

क. सिडको/प्रशा/पणन/वाळूज/२०१५/ २२

प्रति,
 श्री किशोर बाळाराम बेडेकर,
 रा. सारंग ०४-११-१८, औरंगपुरा,
 औरंगाबाद.



दिनांक ४/११/२०१५

विषय - वाळूज महानगर प्रकल्प.

पर्यायी जमिन गट क्र - १०५ मौजे तिसगाव येथील क्षेत्रफळ ३४००.०० चौमी चे लिजडीड (Lease Deed) नोंदणीकृत करणे बाबत.

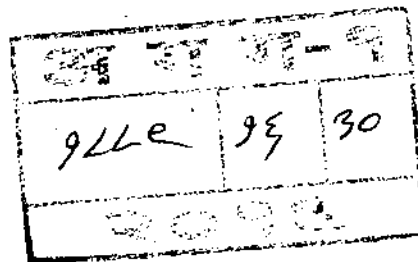
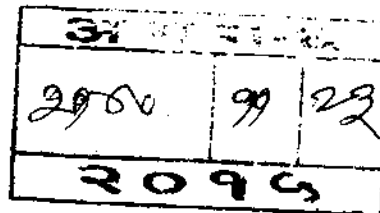
संदर्भ - आपला दि. २४/०६/२०१५ रोजीचा प्राप्त अर्ज.

उपरोक्त संदर्भीय विषयान्वये कळविण्यात येते की, पर्यायी जमिन गट क्र - १०५ मौजे तिसगाव येथील क्षेत्रफळ ३४००.०० चौमी या पर्यायी जमिनीचा करारनामा दि. १९/०६/२००६ रोजी केलेला असून सदरचा करारनामा (Agreement To Lease) जमिनीची एकूण किंमत रक्कम रु ८३,८४२/- या रक्कमेवर शासनाच्या नियमानुसार मुद्रांक शुल्क व नोंदणी रक्कमेचा भरणा करून गा.दुय्यम निबंधक कार्यालय औरंगाबाद येथे दस्तऐवज क्र - १५००, दिनांक ०९/०६/२०१५ रोजी नोंदणीकृत केलेले आहे.

तसेच आपण भुखंडाचा भाडेपट्टा (Lease Deed) नोंदणीकृत करणे बाबत संदर्भीय अर्ज सादर केलेला आहे. त्यानुसार आपण गा.दुय्यम निबंधक कार्यालय औरंगाबाद येथे भुखंडाचा भाडेपट्टा नोंदणी रक्कमेचा भरणा करून नोंदणीकृत करून घ्यावा. तसेच सदरच्या नोंदणीकृत दस्तऐवजांची प्रमाणित प्रत या कार्यालयास ३० दिवसांच्या आत सादर करावी.

प्रत - गा.दुय्यम निबंधक कार्यालय औरंगाबाद.


 प्रशासक
 सिडको, वाळूज महानगर.



शुक्रवार, 04 सप्टेंबर 2015 4:22 म.नं.

दस्त गोपवारा भाग-1

अगग6

दस्त क्रमांक: 2147/2015

दस्त क्रमांक: अगग6 /2147/2015

बाजार मूल्य: रु. 83,842/-

मोबदला: रु. 5,27,713/-

भरलेले मुद्रांक शुल्क: रु. 500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1500-2015 Amt. 5280

ड. नि. सह. ड. नि. अगग6 यांचे कार्यालयात

अ. क्र. 2147 वर दि. 04-09-2015

रोजी 4:18 म.नं. वा. हजर केला.

पावती: 4616

पावती दिनांक: 04/09/2015

सादरकरणाऱ्याचे नाव: श्री. किशोर बाळाराम वेडेकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची सही:

एकूण: 560.00

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्तावा प्रकार: लीजबीड

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्का क्र. 1 04 / 09 / 2015 04 : 14 : 37 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 09 / 2015 04 : 19 : 56 PM ची वेळ: (फी)



अ ग ग-६		
2980	22	23
२०१५		

iSarita v1.3.0



9776	90	30
२०१५		



04/09/2015 4 24:42 PM

दस्त गोपचारा भाग-2

अगम6

दस्त क्रमांक:2147/2015

दस्त क्रमांक अगम6/2147/2015

दस्तावा प्रकार : सीजरीड

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराच्या प्रकार

छायाचित्र

अंगठ्याचा ठसा

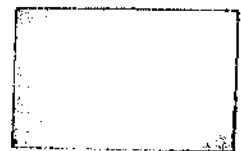
1 नाव: श्री. किशोर बाळाराम बेडेकर
पत्ता: पली: नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक
नं. - रोड नं. - औरंगाबाद, औरंगाबाद, महाराष्ट्र.
पिन नंबर:

भाडेकर
वय: 51
व्यावृत्ती:



2 नाव: प्रभासक, सिडको, औरंगाबाद, कार्यालय- सिडको
वाळुज महानगर, औरंगाबाद - -
पत्ता: पली: नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक
नं. - रोड नं. - कार्यालय- सिडको वाळुज महानगर,
औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर:

मानक
वय: 49
व्यावृत्ती:



बरील दस्तऐवज करून देणार तयाकडील सीजरीड चा दस्त निघव करून दिल्याचे पडवून करणार
शिफा क्र.3 ची वेळ: 04 / 09 / 2015 04 : 21 : 46 PM

ओळख:-

खालील इसम असे निघवीत करतात की ते दस्तऐवज करून देणा.यांना व्यक्तीत: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. पंडुरंग सरसिंगराव माने - -
वय: 62
पत्ता: रा. - जयकलमरी, औरंगाबाद.
पिन कोड: 431001

व्यावृत्ती



2 नाव: श्री. अमित दिलीपराव औरंगाबाद - -
वय: 28
पत्ता: रा. - जयकलमरी, औरंगाबाद.
पिन कोड: 431001

व्यावृत्ती



शिफा क्र.4 ची वेळ: 04 / 09 / 2015 04 : 22 : 54 PM

शिफा क्र.5 ची वेळ: 04 / 09 / 2015 04 : 23 : 18 PM नोंदणी पुस्तक 1 मध्ये

Joint S.O. Aurangabad VI

EPayment Details.

Sr. Epayment Number
1 MH003392018201516E

Defacement Number
0002092808201516

सदर दस्तऐवजात घेतलेली पाने आढळत
.....पाने आढळत
.....पाने आढळत
.....पाने आढळत

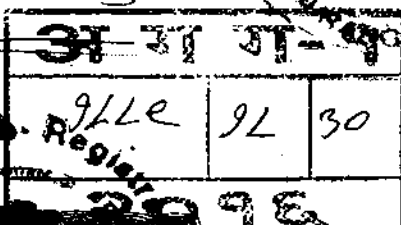
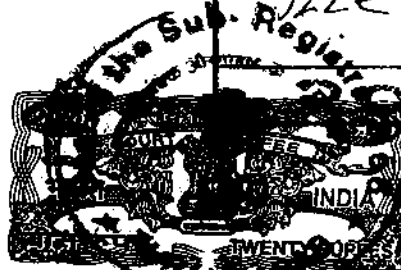
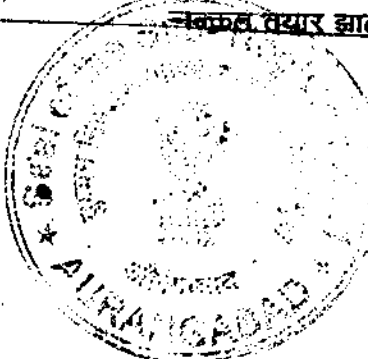
.....पाने आढळत
.....पाने आढळत
.....पाने आढळत

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printed 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@smi-ila@gmail.com

अर्ज क्रमांक: 9389/94

अर्ज दाखल केल्याचा दिनांक: 05/09/2015

निकाल तयार झाल्याचा दिनांक: 05/09/2015

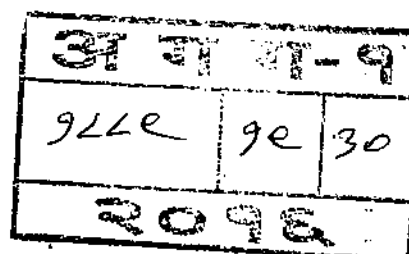


सत्यवस्त

.....पाने आढळत
.....पाने आढळत
.....पाने आढळत

FIRST SCHEDULE OF AGREEMENT TO LEASE
WALSH MANAGEMENT, INC.

NAME OF LICENCEE - KISHOR BALARAM BEDEKAR



**City & Industrial Development Corporation of
Maharashtra Limited**

NO. CIDCO/SP(NT)/BP/WLJ/2015/PLN(CH.S/04

Town Planning Officer, (Waluj)
CIDCO Ltd.
AURANGABAD - 431- 003

Date : 20 / 01 / 2015

To,

Shri./Smt./M/s. KISHOR B. BEDEKAR

40 Archi. KIRAN PATIL

Dhananjay Complex, Plot no. 265
Ulka Nagari, Garkheda
Aurangabad.

WALUJ MAHANAGAR PROJECT

Sub. : Development Permission for the proposed Layout / Building Permission on
Plot No. /G.No. 105(P)..... Village Tisgaon..... Tq. A'bad..... Dist. Aurangabad.

Ref. : 01. Your Architect / owner's letter dated 17/12/2014.....

Sir/Madam,

Please refer to your application for the Development on. Plot No. / Gut No. 105(P)..... The
Development Permission is hereby granted to construct the Building on Plot No./Gut No. 105(P)
Village Tisgaon..... Tq. A'bad..... and Dist. Aurangabad. The Plans are approved as shown in red.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town
Planning Act. 1966, is enclosed herewith for the structures referred as above.

You will also assure that the development/construction material will not be stacked by you on the
road during the construction/ development. You shall have to arrange water supply at your own cost
for your Project.

This Permission is valid only after N.A. permission obtained by you from collector under M.L.R.
Code 1966.

One set of approved building plan is enclosed herewith.

Encl. : 01/ Architect/ Engineer.
C.O. to 02/ Collector, Aurangabad,
Tahasildar Gangapur / Aurangabad.

Yours Faithfully,



Add. Town Planning Officer (Waluj)
CIDCO, New Aurangabad.

City & Industrial Development Corporation of Maharashtra Limited

NO. CIDCO/SP(NT)/BP/MLJ/2015/PLNI(G.H.S)/04

Town Planning Officer, Waluj)
CIDCO Ltd.
AURANGABAD - 431-003

Date : 20/01/2015

COMMENCEMENT CERTIFICATE

GE/ Private Layout ✓

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town planning Act, 1966 (Maharashtra XXXVII) of 1966) to Shri. / Smt. / M/s. KISHOR BALRAM

BEDEKAR

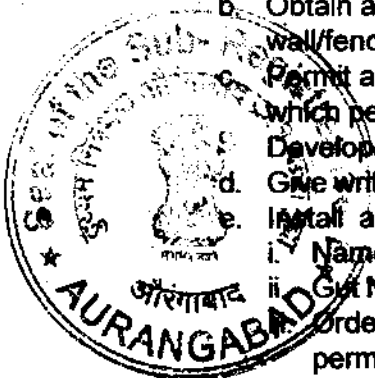
in Plot Nos. —

Gut No. 105(P) Nagar I Neighbourhood / Sector — Village Tisgaon

Tq. A'bad and Dist. Aurangabad. As per the approved plans and subject to the following conditions for the development work of proposed residential / Commercial / Industrial building.

1. No. of Buildings 01 Apartment + 15 Row Houses
2. Total Built up Area 2821.96 Sq.m/Layout on — Sq.m. And approved for the plots/ plot Area 3400.00 Sq.m.
F.S.I. Consumed 0.829

01. This Certificate is liable to be revoked by the Corporation if :-
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is obtained by the application through fraud or mis-representation and the applicant and every person deriving title through or under him such and event shall be deemed to have carried out the development work in contravention of Section -43 and 45 of the Maharashtra Regional and Town Planning Act 1966, and Corporation remains indemnified from the effects of approval or refusal of any such permission.
02. The applicant Shall :-
 - a. Give notice to the Corporation on completion upto the plinth level & seven days before the Commencement of the further work.
 - b. Obtain a Completion Certificate from the Corporation after due completion of compound wall/fencing as per the General Development Control Regulations.
 - c. Permit authorised officers of the Corporation to enter the Promises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and the conditions of this Certificate.
 - d. Give written notice to the corporation regarding completion of the work.
 - e. Install a Display Board on the conspicuous place on site indicating :-
 - i. Name and Address of the owner/ developers, architect and contractor.
 - ii. Gut Nos./CTS No./Ward No./Village Name along with description of its boundaries.
 - iii. Order number and date of grant of development permission/redevelopment permission/ issued by Planning Authority.



9/12	29	30
2015		

- iv. F. S. I Permitted.
- v. No. of Residential /Commercial Flats and shope with their areas.
- vi. Address where copies of detailed approved plans shall be available for inspection.
- vii. A notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall be published in 2 widely circulated news papers one of which should be in regional language.

03. The structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical installation etc. shall be in accordance with the provision (except for the provision in respect to Floor Area Ratio As perscribed in the National Building Code amended from time to time by the Bureau of india Standards.
04. This Certificate shall remain valid for a preiod of one year for the date of its issue.
05. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.
06. A certified copy of approved plan shall be exhibited on site.
07. Easement Right or the right of way. on approved layout included within holding the same shall remain undisturbed.
08. The land vacated in Consequence of the enforcement of the set back rule shall from part of the public street.
09. No new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person untill occupancy certificate has been granted by this Corporation.
10. This permission does not entitle you to develop the land which dose not vest in you.
11. You should approach Executive Engineer (M.S.E.D.C.) for the temporary powar requirement, location of transformer etc. The permanent power connection from (M.S.E.D.C.) can be obtained only after getting the necessary occupancy Cetificate from this Corporation.
12. 34..... Nos. of trees shall be planted on site before obtaining occupancy certificate.
13. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act 1976 and getting and building plans approved from various authorities.
14. The amount of Rs. 28,220/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Controal Regulations & conditions attached to the permission covered by the commence ment Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
15. You shall provide perpetual potable water to the consumer/occupier of tenements/units at your cost.

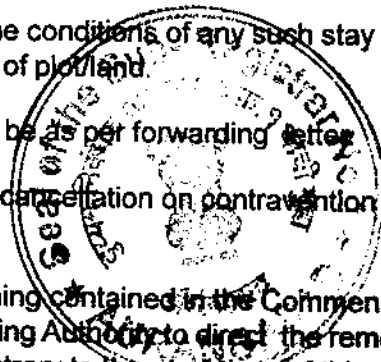
2015/PLN(G.H.S)/04		
9/11/15	22	30

The owner shall get the approved layout demarcated on the site by the Surveyors of the D.I.L.R. Aurangabad and shall submit to the planning Authority (CIDCO) for records the measurement plan certified by the D.I.L.R. Aurangabad, The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations.

17. The owner shall provide at his own cost his plot the following infrastructural facilites of such standard (I.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.



- a. Internal access roads along with storm water drains.
 - b. Channalisation of water course and culverts, if any.
 - c. The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d. Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
 - e. Arrangements for collection of solid waste.
18. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
 19. The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.
 20. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
 21. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/ utilities passing through the layout while designing the individual building and while getting the approval of the authority.
 22. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
 23. No plot should be disposed off unless the sale permission under Section -43 of the B-T & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
 24. No development shall be taken up unless the N.A permission is obtained from the Collector under the provisions of M.L.R. code 1966.
 25. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the conveyance to be executed by him to his proposed buyers.
 26. The plinth level will be 600 mm above the nearby road level (top of camber).
 27. Technical Report of Executive Engineer, CIDCO about development work of roads, drainage electrification and all other services shall be obtained prior to application for Occupancy Certificate and forwarded to the Town Planning Officer for completion Certificate.
 28. You shall abide with the conditions of any such stay or injunction granted by the competent court for development of plot/land.
 29. Other conditions shall be as per forwarding letter.
 30. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
 31. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the planning Authority to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out same from the grantee/ successors and every person deriving title through or under them.
 32. CIDCO WILL NOT PROVIDE WATER FOR CONSTRUCTION.
 33. VIOLATION IN MARGINAL DISTANCES SHALL NOT BE ALLOWED.



31-9		
9LLR	23	30
2096		

Addl. Town Planning Officer, (Waluj)
CIDCO Ltd. New AURANGABAD.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE

Central Facility Building,
Growth Centre, Nagar,
CIDCO, Waluj Mahanagar,
☎: 0240 - 2554880 / 81

NEW AURANGABAD OFFICE

Udyog Bhavan,
New Aurangabad-431 003
☎: 2485321 / 22 / 23
Fax : 0240 - 2485324

REGD. OFFICE-"NIRMAL", 2nd Floor

Nariman Point
Mumbai - 400 021
☎: 22022420, 22022481, 22022579
Fax : 022 - 22022509

No. CIDCO/ATPO/BP/AUR(WLJ)/2014(TLP)/ 52

Date: 22/07/2014

To,

Mr. Kishor Balram Bedekar

C/o. Arch. Mr. Kiran Patil,
Dhannanjay Complex, Plot No.265,
Ulkanagari, Garkheda,
AURANGABAD.

Sub: Waluj Mahanagar Project

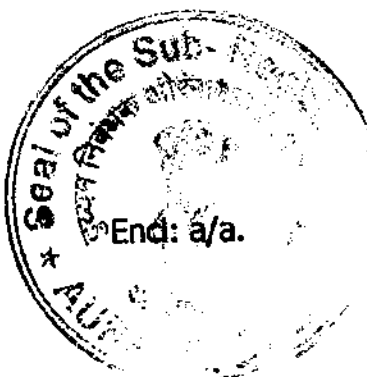
Revised Tentative Layout Permission for 'Group Housing Scheme' layout in Gut No. **105(p) (Alternate Land)**, Village – **Tisgaon, Nagar-I**, CIDCO, Waluj Mahanagar, Ta. & Dist. Aurangabad.

Ref: Your application dated 07.03.2014 and subsequent correspondence.

The Layout Plans & documents submitted by you vide your above referred letter for seeking Layout Permission under Section-45 of the Maharashtra Regional & Town Planning Act, 1966, are insufficient. Hence, your case may be processed for approval only after submission of the following.

- 1) You have to do internal Infrastructure development at your own cost by taking permission from Executive Engineer, CIDCO, Waluj Mahanagar.
- 2) You have to submit Demarcated Layout on C.D.

One set of Layout Plan **Tentatively Approved** is returned herewith. This Tentative Layout Permission is for demarcation purpose only.



अ र ग - १		
१८८२	२४	३०
२०१६		

ASHUTOSH UIKEY

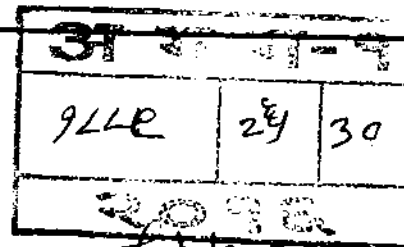
(Additional Town Planning Officer);
CIDCO, Waluj Mahanagar,
Aurangabad.

FOR OFFICE USE

AREA STATEMENT

TOTAL AREA OF LAND	= 3400.00 SQM
AREA UNDER OPEN SPACE 10%	= 340.00 SQM
AREA UNDER D.P., D.B. & R.W.H.	= 49.50 SQM
AREA UNDER ROAD	= 174.24 SQM
NET PLOT AREA	= 2836.26 SQM
TOTAL F.S.I. ALLOWABLE	= 2836.26 SQM

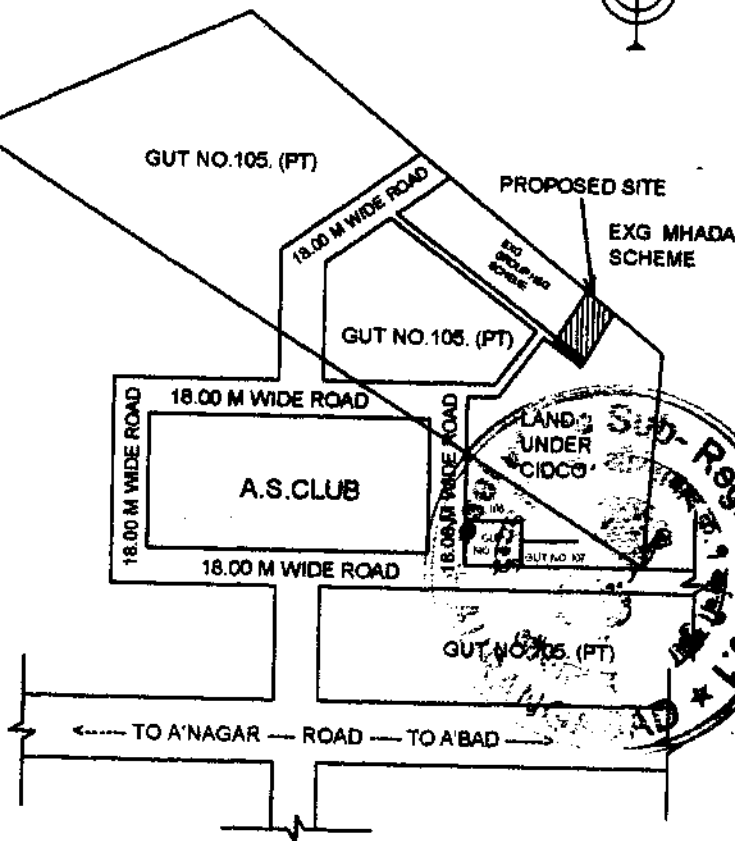
REVISED LAYOUT PLAN FOR
GROUP HOUSING ON GUT NO.105(P)
(ALTERNATE LAND)
AT. VILLAGE - TISGAON, NAGAR I,
TQ.DIST. AURANGABAD FOR,
SHRI. KISHOR BALRAM BEDEKAR



OWNER SIGN

SITE LOCATION PLAN
SCALE - NTS

NORTH

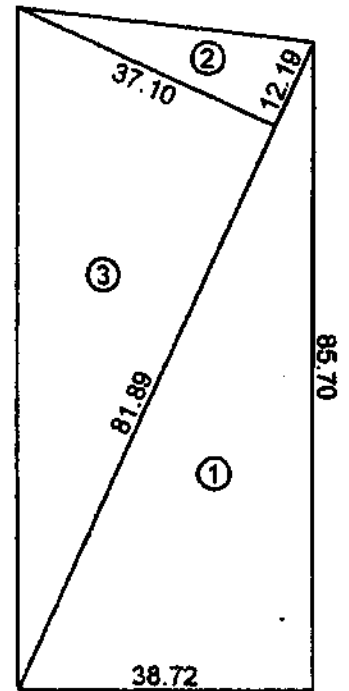
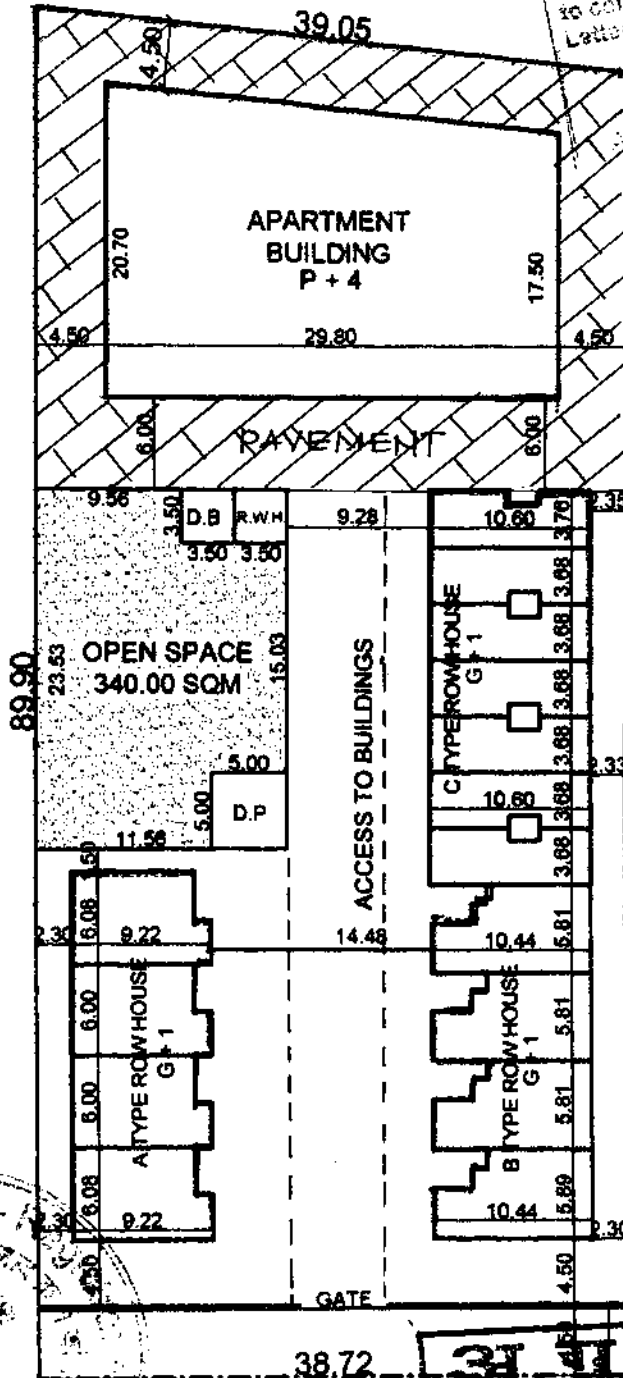


KIRAN V. PATIL
ARCHITECTURAL PLANNER
Regd. No. E- 459/2008
Dhananjay Complex, Plot No. 265,
Ulkanagari, Garkheda, Aurangabad
Mobile: 9422210270, 9970737777

DRG NO 1	SCALE - 1:500	CHKD - S.MIRKUTE
JOB NO.	DATE - 06.03.2014	DRN - S.MIRKUTE

EXG MHADA
SCHEME

Approved as amended in and subject
to conditions mentioned in this office
Letter enclosed
MC.2014(Rev.TW)/52
22.09.2014



PLOT AREA CALCULATION

ADDITIONS :-		
1.	$0.5 \times 38.72 \times 85.70$	$= 1659.15 \text{ SQ.M}$
2.	$0.5 \times 37.10 \times 12.19$	$= 226.12 \text{ SQ.M}$
3.	$0.5 \times 37.10 \times 81.89$	$= 1519.06 \text{ SQ.M}$
TOTAL ADDITIONS =		3404.33 SQ.M
NET AREA = 3404.33 =		3404.33 SQ.M

9.00 M WIDE ROAD

LAND UNDER CIDCO

NORTH

अ. ग. ग-९
१८८ २५ ३००
२०१६

LAYOUT PLAN FOR GROUP HOUSING

SCALE :- 1:500

ONLY FOR DEMARCATION
AND NOT FOR
NON
AGRICULTURAL
PURPOSE

WALUJ PROJECT NAGAR- I, II, III & IV



S. No.

5722

FORM C

S.B.I./COSMOS/BANK OF MAHARASHTRA

RECEIPT OF OFFICE

DATE: 16/11/15

Plot No./House No./Gut No. 105(P) Alternate land

Sector No./SCH No. Tisgaon

for credit to the A/c of Shri./Smt./Kum. Kishor
B. Bedekar

for credit to the A/c of CIDCO.

CONDITION

Amount is accepted subject to confirmation but not any claim for allotment of Tenement / Plot / Land / Shop / Society Plot etc.

4) Building Permission Fees	5644/-
2) Security Deposit for Building Permission	28,220/-
3) Development Charges	4,57,977/-
4) Demolition Charges	
5) Additional Lease Premium	1,84,701/-
6) Late Plan Submission Fees	
7) Revalidation Charges for Commencement Certificate	
8) Compounding Fees	
9) Relaxation Charges for side margin (Compensation)	
10) Advertisement Charges	
11) External Electrification Charges	
12) Service Charges	
13) Part Plan	
14) Internal change	
15) Initial Security Deposit	
16) Other (Staircase Premium)	3,56,870/-
Total Rs.	10,33,412/-

Rupees. Ten Lakhs Thirty three Thousand Four Hundred Twelve only

Signature of CIDCO Officer

Cash Scroll No.

Cashier

Signature of Depositor

Cash Officer

WALUJ PROJECT NAGAR- I, II, III & IV



S. No.

5722

FORM D

S.B.I./COSMOS/BANK OF MAHARASHTRA

RECEIPT TO BE PRESERVED BY ALLOTTEE

DATE: 16/11/15

Plot No./House No./Gut No. 105(P) Alternate land

Sector No./SCH No. Tisgaon

for credit to the A/c of Shri./Smt./Kum. Kishor
B. Bedekar

for credit to the A/c of CIDCO.

CONDITION

Amount is accepted subject to confirmation but not any claim for allotment of Tenement / Plot / Land / Shop / Society Plot etc.

4) Building Permission Fees	5644/-
2) Security Deposit for Building Permission	28,220/-
3) Development Charges	4,57,977/-
4) Demolition Charges	
5) Additional Lease Premium	1,84,701/-
6) Late Plan Submission Fees	
7) Revalidation Charges for Commencement Certificate	
8) Compounding Fees	
9) Relaxation Charges for side margin (Compensation)	
10) Advertisement Charges	
11) External Electrification Charges	
12) Service Charges	
13) Part Plan	
14) Internal change	
15) Initial Security Deposit	
16) Other (Staircase Premium)	3,56,870/-
Total Rs.	10,33,412/-

Rupees. Ten lakhs Thirty three Thousand four Hundred Twelve only

Signature of CIDCO Officer

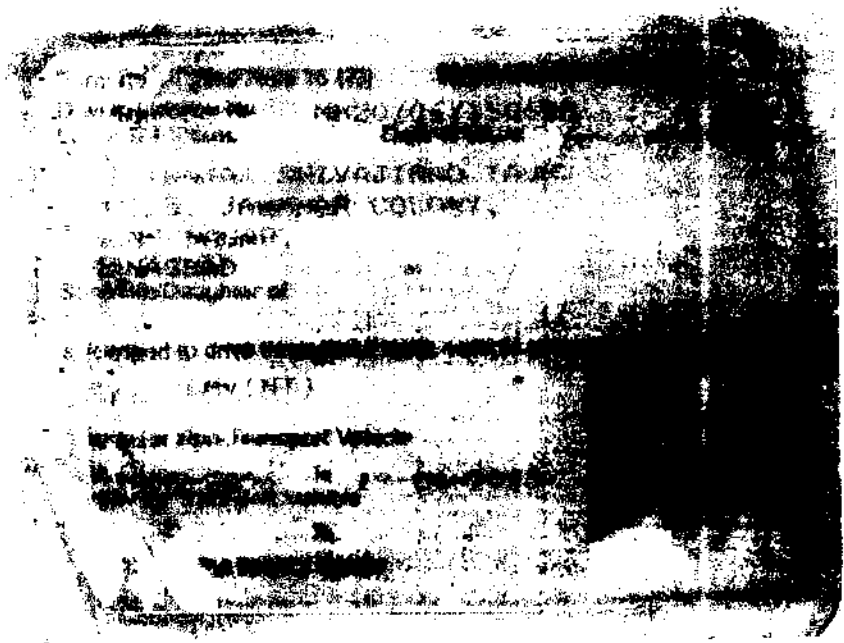
Cash Scroll No.

Cashier

Signature of Depositor

Cash Officer

31-11-15	
9/16	29/30
2015	



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABXPM4807F



नाम /NAME

PANDURANG NARSING MANE

पिता का नाम /FATHER'S NAME

NARSING BASWARAJ MANE

जन्म तिथि /DATE OF BIRTH

05-05-1952

R. D. Khandekar

हस्ताक्षर /SIGNATURE



असुकर जायक, नासिक

COMMISSIONER OF INCOME-TAX, NASIK



अ व ग-१		
१८८	२६	३०
२०१८		



बुधवार, 30 मार्च 2016 2:02 म.नं.

दस्त गोषवारा भाग-1

अगग1

22/30

दस्त क्रमांक: 1889/2016

दस्त क्रमांक: अगग1 /1889/2016

बाजार मूल्य: रु. 2,14,20,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.8,86,800/-

दु. नि. सह. दु. नि. अगग1 यांचे कार्यालयात

पावती:3717

पावती दिनांक: 30/03/2016

अ. क्र. 1889 वर दि.30-03-2016

सादरकरणाचे नाव: डेव्हलपर - मे. रनवीर बिल्डर्स एण्ड
डेव्हलपर्स तर्फे भागीदार श्री. पंजाब शिवाजीराव तौर - -

रोजी 1:59 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा.धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 30 / 03 / 2016 01 : 59 : 43 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 03 / 2016 02 : 01 : 09 PM ची वेळ: (फी)





30/03/2016 2 30:55 PM

दस्त गोषवारा भाग-2

अगम1 30/30

दस्त क्रमांक:1889/2016

दस्त क्रमांक :अगम1/1889/2016

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मालक - श्री. किशोर बलराम बेडेकर -- पत्ता:-, -, -, औरंगापुरा, औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पैन नंबर:	लिहून देणार वय :-52 स्वाक्षरी:- 		
2	नाव:डेव्हलपर - मे. रनवीर बिल्डर्स एण्ड डेव्हलपर्स तर्फे भागीदार श्री. पंजाब शिवाजीराव तौर -- पत्ता:-, -, -, विद्या नगर, औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पैन नंबर:	लिहून घेणार वय :-41 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:30 / 03 / 2016 02 : 03 : 53 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:अभिजीत पांडुरंग माने -- वय:26 पत्ता:उल्कानगरी, औरंगाबाद पिन कोड:431001		
2	नाव:पांडुरंग नरसिंगराव माने -- वय:63 पत्ता:उल्कानगरी, औरंगाबाद पिन कोड:431001		

शिक्षा क्र.4 ची वेळ:30 / 03 / 2016 02 : 04 : 47 PM

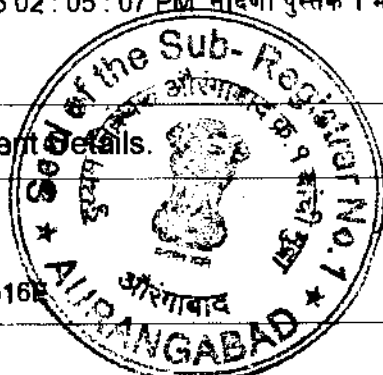
शिक्षा क्र.5 ची वेळ:30 / 03 / 2016 02 : 05 : 07 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Aurangabad I

EPayment Details.

sr. Epayment Number
1 MH008558793201516

Defacement Number
0004968889201516



१४ बुकाचे १८८९
नंबरी नोंदला दिनांक 30/3/2016
प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण 30 पाने आहेत

सह. दुय्यम निबंधक वर्ग - २
औरंगाबाद क्रमांक - १

1889 /2016

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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