पावती

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Tuesday, October 03 ,2017
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नोंदणी क्रं. :39म
Regn. :39M

मुळदस्त परत केला

पावती क्रं.: 6955 दिनांक: 03/10/2017

गावाचे नाव: इटखेडा

दस्तऐवजाचा अनुक्रमांक: अमग6-4117-2017

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे. नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे पार्टनर नं. 1 व 2 यांच्या तर्फे विकासक मे. कुंडलवाल ॲण्ड ग्रुप तर्फे पार्टनर श्री. राजेंद्र बन्सीलाल कुंडलवाल व इतर 3 यांच्या तर्फे मुखत्यारआम दस्त हजर कबुली जबाब देणार श्री. अजिंक्य राजेंद्र कुंडलवाल - -

नोंदणी की	रु. 100.00
दस्त हाताळणी की	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:06 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005942562201718E दिनांक: 03/10/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

Registrar No. 6 Aurangabad

Khurekakal

मुळदस्त परत केला

दस्त स्कॅन झाला

CHALLAN

MTR Form Number-6

GRN	MH005942562201718E	BARCODE		Date	03/10/2017-15:41:49	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB6_AURANGABAD NO 6 SUB REGISTRAR	Full Name	NAVRATNA INFRA ESTATE LLP AURANGABAD
Location	AURANGABAD		AND KUNDALWAL AND GROUP AURANGABAD
Year	2017-2018 One Time	Flat/Block No.	DEED OF CORRECTION TO THE
		Premises/Building	DECLARATION DOC SR NO 4867/2016

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	100.00	Road/Street	PLOT NO. 1 TO 10 - GUT NO. 66 AND 67 - ITKHEDA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=JOINT SUB REGISTAR CLASS II AURANGABAD~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

DEFACED ₹200.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017100360403	CKD6923893
Cheque/DD No.		Bank Date	RBI Date	03/10/2017-15:42:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-343-4117	00033113742017 18	03/10/2017-16:51:22	IGR210	100.00

Print Date 03-10-2017 04:51:25

Seal of the Sub-Registrar No.6 Aurangabad.

Thanks

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Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६, Aurangabad.

DEED OF CORRECTION

This Deed of Correction to the Declaration U/sec 2-A of Maharashtra Apartment Ownership Act 1970 is executed today on 03rd Day of October 2017 at Aurangabad by:-

M/s. Navratna Infra Estate LLP, A limited liability Partnership firm formed under the provisions of Limited Liability Partnership Act, 2008 having its registered office at Office No. 2, First Floor, Gopinath Chambers, Near Chunilal Petrol Pump, Adalat Road, Aurangabad, through its authorised partners :-

1. Mr. Kamalkishor Narayandas Laddha Age.: 50 years, Occ. : Business, R/o : 26, Vasant Nagar, Near Sai Baba Mandir, Trimurti Chowk, Jawahar Colony, Aurangabad.

PAN no.: **AAHPL2971N**, AADHAR No.: **4075 7226 2899**.

2. Mr. Kachrulal Gopulal Karwa Age.: 56 years, Occ. : Business, R/o : 88, 'Shrihari', Sant Tukoba Nagar, N-2, CIDCO, Aurangabad.

PAN no.: **ABPPK7108R**, AADHAR No.: **6224 5999 6607**.

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

AND

M/s. Kundalwal and Group, A partnership firm registered under Indian Partnership Act, 1932, dated 17.10.2016 and having its principal place of business at Shop No. 4 & 5, Raghuveer Apartment, Suyog Colony, Padampura, Aurangabad, (PAN NO. AARFK0370J) Through its through its partner: -

1. Mr. Rajendra Bansilal Kundalwal Age.: 54 yrs, Occ.: Business R/o.: Padmpura, Aurangabad

PAN NO.: **ABPPK1710D**, AADHAR NO.: **7202 6134 2554**.

2. Mr. Sanjay Bansilal Kundalwal Age.: 47 yrs, Occ.: Business R/o.: Padmpura, Aurangabad.

PAN NO.: **ABPPK6733N**, AADHAR NO.: **4695 5487 8193.**

3. Mr. Ajiknya Rajendra Kundalwal Age.: 29 yrs, Occ. : Business R/o.: Padmpura, Aurangabad.

PAN NO.: **AWRPK4562E**, AADHAR NO.: **8211 3070 7419.**

4. Mrs. Rupali Sanjay Kundalwal Age.: 45 yrs, Occ.: Business R/o.: Padmpura, Aurangabad

PAN NO.: **BADPK0679K**, AADHAR NO.: **2696 1743 9956.**

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hereinafter referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

WHEREAS the Owner/Grantor LLP is absolute Owners and possessors of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.49 Sq.Mt. situated at Land Gut No. 66 and 67 at village Itkheda, Aurangabad and it has purchased the same under the following registered sale deeds as under : -

Sr	Plot	Area	Sale deed	Vendor
1	1-A	391.890 Sq.Mt.	2103/14.06.2011	Jugalkishor B. Tapadiya
2	1-B	386.740 Sq.Mt.	2100/14.06.2011	Kachrulal G. Karwa
3	2-A	408.180 Sq.Mt.	2099/14.06.2011	Omprakash G.Somani
4	2-B	400.080 Sq.Mt.	2101/14.06.2011	Rajendra M. Rathi
5	3	369.460 Sq.Mt.	2113/14.06.2011	Shamsunder N. Laddha
6	4	356.450 Sq.Mt.	2104/14.06.2011	Nandkishor R.Mantri
7	5	381.360 Sq.Mt.	2111/14.06.2011	Sarita Satish Jaju
8	6	383.755 Sq.Mt.	2112/14.06.2011	Satish Bansilal Jaju
9	7	381.870 Sq.Mt.	2110/14.06.2011	Rekha K. Laddha
10	8	323.760 Sq.Mt.	2109/14.06.2011	Anuradha S. Mantri
11	9	363.960 Sq.Mt.	2108/14.06.2011	Reshma R. Saboo
12	10	361.120 Sq.Mt.	2102/14.06.2011	Shivprasad H.Jaju
13	---	241.890 Sq.Mt.	4773/26.07.2012	M/s. Ferry Fax Farms
	Total	**4750.515 Sq.Mt.**		

That on the basis of above registered sale deeds, the name of **M/s. Navratna Infra Estates LLP**, came to be mutated in revenue record as Owner and possessors.

ANDWHEREAS Owner have purchased TDR admeasuring 1901 Sq.Mt. Under the registered TDR transfer Deed bearing registration no. 4941/2012 dated 31/08/2012 registered at the office of Sub-Registrar Aurangabad and Municipal Corporation Aurangabad loaded said TDR on the property vide order no. _____ dated _____.

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Seal of the Sub-Registrar No.6 Aurangabad

ANDWHEREAS, the Owner with intends to develop their property, prepared Plan for Construction of Row-houses and Flatted Buildings towers and got sanction from AMC vide permission No.296/20/2012-13 in file No.1065/17/2012-13 dated 11.06.2012 AND 438/2012-13 in file no. 26/17/2012-13 dated 20.07.2012 and also commenced the construction as per permission grated by Aurangabad Municipal Corporation.

ANDWHEREAS Owner, initially given property for Development to M/s. Vastu Infra Projects under the registered Development Agreement bearing registration no. 4386/2013 dated 13.06.2013 and Power of Attorney bearing registration no. 4387/2013 dated 13.06.2013 and which was cancelled as per registered Cancellation Deed bearing registration no.4957/2016 dated 27.07.2016 registered at the office of Sub registrar Aurangabad.

ANDWHWEREAS the M/s. Vastu Infra Projects also executed and registered Deed of Declaration U/s. 2-a of Maharashtra Apartment Ownership Act 1970 and registered at Sr. no. 5583/2014 dated 11.08.2014 which is cancelled as per Deed of Cancellation bearing registration no. 4308/2016 dated 12.09.2016 registered at the office of Sub registrar, Aurangabad.

ANDWHEREAS that the Flat/Row-House being constructed on the property described in Schedule-A, will be known as **"RAGA ALTIS-PHASE-I"** and **"RAGA ALTIS-PHASE-II"** apartment and in no case the said name will be changed, in this project consist of Five buildings as follows: - In Building "A" as per present sanction 03 Flats after revises sanction total 08 Flats, In Building "B" as per present sanction 08 Flats **A and B Building includes Phase-I** and in **Phase-II** Building **"C"** consist of **14 Flats**, Building **"D"** as per present sanction **02 3BHK** Flats after revises sanction total **28 Flats 2BHK Flats**, Building "E" consist 2 Blocks in one block 3 Row-houses and in second Block 2 Row-Houses and in Building **"F"** as per present sanction Amenities and as per revise sanction **12 3BHK Flats** and amenity floor.

ANDWHWEREAS that Declaration U/Sec. 2-a of **Maharashtra Apartment Ownership Act 1970** is executed and registered at Sr. No. 4867/2016 dated 22.12.2016 at the Office of Sub-Registrar Aurangabad; thereby the Proposed residential cum commercial building **"RAGA ALTIS-PHASE-I"** is submitted to the provisions of **Maharashtra Apartment Ownership Act 1970.**

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ANDWHEREAS the Developer/Builder applied for obtain revise building permission and also deposited Challan for revise construction permission of Rs. **1,54,700/-** on **26 July 2017** and revise permission is awaited.

ANDWHEREAS as per this correction deed Builder/Developer along with other corrections in Deed of Declaration added flats, which will be sanction in, revise building permission and sold only after receiving revise building permission from Aurangabad Municipal Corporation.

ANDWHEREAS that the Provisions of The Real Estate (Regulation and Development) Act 2016 and Maharashtra Real Estate (Regulation and Development) Rules 2017 are made applicable in state of Maharashtra from 01.05.2017 and as per new law the Definition of carpet area changed and also need to mention % in common area of each unit holder, now need to add **Phase-II** and corrected schedule-A, therefore this Deed of Correction to the declaration is being executed as under.

1. That as per this Correction Deed **RAGA ALTIS PHASE-1** replaced with **RAGA ALTIS PHASE-1 AND PHASE-2** in entire Deed of Declaration.

2. That on Page no. 11 and 12 Schedule-B is hereby corrected and replaced as under :-

Seal of the Sub-Registrar No.6 Aurangabad.

SCHEDULE–B

PHASE -1

A–BUILDING

3BHK FLATS, ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in comm on area	% in Land Shar e Area
01	Flat no. A-101	Stilt	120.51	128.34	14.97	11.98	56.71	6.25
02	Flat no. A-102	Stilt	120.51	128.34	14.97	11.98	56.71	6.25
03	Flat no. A-201	Stilt 1st	120.51	128.34	14.97	12.45	56.71	6.25
04	Flat no. A-202	Stilt 1st	120.51	128.34	14.97	12.45	56.71	6.25
05	Flat no. A-301	Stilt 2nd	120.51	128.34	14.97	11.98	56.71	6.25
06	Flat no. A-302	Stilt 2nd	120.51	128.34	14.97	11.98	56.71	6.25
07	Flat no. A-401	Stilt 3rd	120.51	128.34	14.97	12.45	56.71	6.25
08	Flat no. A-402	Stilt 3rd	120.51	128.34	14.97	12.45	56.71	6.25

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B–BUILDING

3BHK FLATS, ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in common area	% in Land Share Area
0	Flat no. B-10	Stilt	120.51	128.34	14.97	11.98	56.71	6.25
02	Flat no. B-10	Stilt	120.51	128.34	14.97	11.98	56.71	6.25
03	Flat no. B-20	Stilt 1st	120.51	128.34	14.97	12.45	56.71	6.25
04	Flat no. B-20	Stilt 1st	120.51	128.34	14.97	12.45	56.71	6.25
05	Flat no. B-30	Stilt 2nd	120.51	128.34	14.97	11.98	56.71	6.25
06	Flat no. B-30	Stilt 2nd	120.51	128.34	14.97	11.98	56.71	6.25
07	Flat no. B-40	Stilt 3rd	120.51	128.34	14.97	12.45	56.71	6.25
08	Flat no. B-40	Stilt 3rd	120.51	128.34	14.97	12.45	56.71	6.25

PHASE - 2

C-BUILDING

3BHK FLATS, ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in common area	% in Land Share Area
01	Flat no. C-101	Stilt	118.24	126.43	14.87	11.98	47.69	2.07
02	Flat no. C-102	Stilt	118.24	126.43	14.87	11.98	47.69	2.07
03	Flat no. C-201	Stilt 1st	118.24	126.43	14.87	12.45	47.69	2.07
04	Flat no. C-202	Stilt 1st	118.24	126.43	14.87	12.45	47.69	2.07
05	Flat no. C-301	Stilt 2nd	118.24	126.43	14.87	11.98	47.69	2.07
06	Flat no. C-302	Stilt 2nd	118.24	126.43	14.87	11.98	47.69	2.07
07	Flat no. C-401	Stilt 3rd	118.24	126.43	14.87	12.45	47.69	2.07
08	Flat no. C-402	Stilt 3rd	118.24	126.43	14.87	12.45	47.69	2.07
09	Flat no. C-501	Stilt 4th	118.24	126.43	14.87	11.98	47.69	2.07
10	Flat no. C-502	Stilt 4th	118.24	126.43	14.87	11.98	47.69	2.07
11	Flat no. C-601	Stilt 5th	118.24	126.43	14.87	12.45	47.69	2.07
12	Flat no. C-602	Stilt 5th	118.24	126.43	14.87	12.45	47.69	2.07
13	Flat no. C-701	Stilt 6th	118.24	126.43	14.87	11.98	47.69	2.07
14	Flat no. C-702	Stilt 6th	118.24	126.43	14.87	11.98	47.69	2.07

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D-BUILDING

2BHK FLATS, ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in commo n area	% in Land Share Area
01	Flat no. D-101	Stilt	64.84	70.38	0.00	10.22	24.61	1.15
02	Flat no. D-102	Stilt	64.84	70.38	0.00	10.22	24.61	1.15
03	Flat no. D-103	Stilt	64.84	70.38	0.00	10.22	24.61	1.15
04	Flat no. D-104	Stilt	64.84	70.38	0.00	10.22	24.61	1.15
05	Flat no. D-201	Stilt 1st	64.84	70.38	0.00	10.22	24.61	1.15
06	Flat no. D-202	Stilt 1st	64.84	70.38	0.00	10.22	24.61	1.15
07	Flat no. D-203	Stilt 1st	64.84	70.38	0.00	10.22	24.61	1.15
08	Flat no. D-204	Stilt 1st	64.84	70.38	0.00	10.22	24.61	1.15
09	Flat no. D-301	Stilt 2nd	64.84	70.38	0.00	10.22	24.61	1.15
10	Flat no. D-302	Stilt 2nd	64.84	70.38	0.00	10.22	24.61	1.15
11	Flat no. D-303	Stilt 2nd	64.84	70.38	0.00	10.22	24.61	1.15
12	Flat no. D-304	Stilt 2nd	64.84	70.38	0.00	10.22	24.61	1.15
13	Flat no. D-401	Stilt 3rd	64.84	70.38	0.00	10.22	24.61	1.15
14	Flat no. D-402	Stilt 3rd	64.84	70.38	0.00	10.22	24.61	1.15
15	Flat no. D-403	Stilt 3rd	64.84	70.38	0.00	10.22	24.61	1.15
16	Flat no. D-404	Stilt 3rd	64.84	70.38	0.00	10.22	24.61	1.15
17	Flat no. D-501	Stilt 4th	64.84	70.38	0.00	10.22	24.61	1.15
18	Flat no. D-502	Stilt 4th	64.84	70.38	0.00	10.22	24.61	1.15
19	Flat no. D-503	Stilt 4th	64.84	70.38	0.00	10.22	24.61	1.15
20	Flat no. D-504	Stilt 4th	64.84	70.38	0.00	10.22	24.61	1.15
21	Flat no. D-601	Stilt 5th	64.84	70.38	0.00	10.22	24.61	1.15
22	Flat no. D-602	Stilt 5th	64.84	70.38	0.00	10.22	24.61	1.15
23	Flat no. D-603	Stilt 5th	64.84	70.38	0.00	10.22	24.61	1.15
24	Flat no. D-604	Stilt 5th	64.84	70.38	0.00	10.22	24.61	1.15
25	Flat no. D-701	Stilt 6th	64.84	70.38	0.00	10.22	24.61	1.15
26	Flat no. D-702	Stilt 6th	64.84	70.38	0.00	10.22	24.61	1.15
27	Flat no. D-703	Stilt 6th	64.84	70.38	0.00	10.22	24.61	1.15
28	Flat no. D-704	Stilt 6th	64.84	70.38	0.00	10.22	24.61	1.15

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E-BUILDING ROW-HOUSES CONSIST TWO BLOCKS.

4BHK ROW-HOUSE, ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in common area	% in Land Share Area
01	Row-House no. 1	Ground-First	192.24	209.25	3.96	21.57	0.00	3.43
02	Row-House no. 2	Ground-First	192.24	209.25	3.96	21.57	0.00	3.43
03	Row-House no. 3	Ground-First	192.24	209.25	3.96	21.57	0.00	3.43
04	Row-House no. 4	Ground-First	192.24	209.25	3.96	21.57	0.00	3.43
05	Row-House no. 5	Ground-First	192.24	209.25	3.96	21.57	0.00	3.43

F-BUILDING
3BHK FLATS AND ONE AMENITY FLOOR
ALL AREAS MENTIONED HERE IN UNDER ARE IN SQ.MT.

Sr.	Unit No.	Floor	Carpet Area Sq. MT.	Built Up Area Sq. Mt.	Enclosed Balcony Sq. MT.	Open Balcony + Terrace Sq. MT.	% in common area	% in Land Share Area	
01	Flat no. F-101	Stilt	86.24	92.58	0.00	13.83	32.16	1.52	Amenity Floor
02	Flat no. F-102	Stilt	86.24	92.58	0.00	13.83	32.16	1.52	
03	Flat no. F-201	Stilt 1ST	86.24	92.58	0.00	13.83	32.16	1.52	
04	Flat no. F-202	Stilt 1ST	86.24	92.58	0.00	13.83	32.16	1.52	
05	Flat no. F-301	Stilt 2nd	86.24	92.58	0.00	13.83	32.16	1.52	
06	Flat no. F-302	Stilt 2nd	86.24	92.58	0.00	13.83	32.16	1.52	
07	Flat no. F-401	Stilt 3rd	86.24	92.58	0.00	13.83	32.16	1.52	
08	Flat no. F-402	Stilt 3rd	86.24	92.58	0.00	13.83	32.16	1.52	
09	Flat no. F-501	Stilt 4th	86.24	92.58	0.00	13.83	32.16	1.52	
10	Flat no. F-502	Stilt 4th	86.24	92.58	0.00	13.83	32.16	1.52	
11	Flat no. F-601	Stilt 5th	86.24	92.58	0.00	13.83	32.16	1.52	
12	Flat no. F-602	Stilt 5th	86.24	92.58	0.00	13.83	32.16	1.52	
13	Flat no. F-701	Stilt 6th	86.24	92.58	0.00	13.83	32.16	1.52	
14	Flat no. F-702	Stilt 6th	86.24	92.58	0.00	13.83	32.16	1.52	

Seal of the Sub-Registrar No. 1 दुय्यम निबंधक औरंगाबाद क्र. १

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3. That the Schedule-A on Page no. 11 replaced as under :-

SCHEDULE "A"

That all the part and parcel of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total admeasuring **4750.49 Sq.Mt.** situated at Land Gut No. 66 and 67 at village Itkheda, Aurangabad along with 1909 Sq.Mt. TDR thereon bounded by:-

Towards East	:-	12.00 Meter wide road and amenity Plot
Towards West	:-	Plot no. 11 and Road
Towards North	:-	60.00 Meter wide Road
Towards South	:-	Gut no. 64

4. That this deed of correction executed to the extent of change in carpet area, deleted built-up area and added % common area etc., added upcoming flats and Phase-2 and replaced schedule-A and the rest of contents of deed of declaration is the same and correct.

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Seal of the Sub-Registrar No.6 Aurangabad.

IN WITNESS WHEREOF THIS DEED OF CORRECTION IS EXECUTED TODAY ON 03RD DAY OF OCTOBER 2017 AT AURANGABAD.

OWNERS

M/s. Navratna Infra Estate LLP,
Through its authorised partners: -



1. Mr. Kamalkishor Narayandas Laddha



2. Mr. Kachruldl Gopulal Karwa

DEVELOPER

M/s. Kundalwal and Group,
Through it's through its partner :-



1. Mr. Rajendra Bansilal Kundalwal



2. Mr. Sanjay Bansilal Kundalwal



3. Mr. Ajiknya Rajendra Kundalwal



4. Mrs. Rupali Sanjay Kundalwal

Seal of Sub-Registrar No.5

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M/s. Kundalwal and Group,

Through it's GPA



Mr. Ajiknya Rajendra Kundalwal

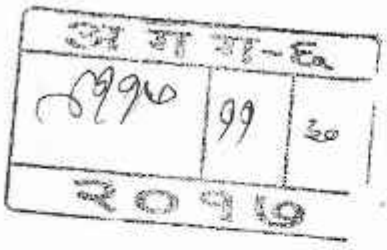
WITNESSES:-



1. Mr. Sagar Madhukar Kumavat
   Age: - 28, Occ.: - Service
   R/O: - Padampura, Aurangabad,



2. Mr. Pramod Vithalrao Deveatwal
   Age: - 28, Occ.: - Service
   R/O: - Padampura, Aurangabad,





DEED OF DECLARATION U/S 2(A) OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

This Deed Declaration is executed today on 21st day of December 2016, by:

M/s. Navratna Infra Estate LLP,
PAN No. AAIFN5604P.
A Limited Liability Partnership firm formed under the provisions of Limited Liability Partnership Act, 2008 having its registered office at Office No. 2, First Floor, Gopinath Chambers, Near Chunilal Petrol Pump, Adalat Road, Aurangabad through its authorized Designated Partners:-

1. **Mr. Kamalkishor Naryandas Laddha**
Age: 49 Years, Occ: Business
R/o.: 26, Vasant Nagar, Near Sai Baba Mandir, Trimurti Chowk, Jawahar Colony, Aurangabad.

2. **Mr. Kochrulal Gopulal Karwa**
Age: 55 Years, Occ: Business
R/o: 88, 'Shrihari', Sant Tukoba Nagar, N-2, CIDCO, Aurangabad.

(Hereinafter called the **OWNER/GRANTOR** which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include, its present and future partners, their successors executors, administrators and assigns)

AND

Seal of the Sub-Registrar No.8 Aurangabad.

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Seal of the Sub-Registrar No.6 Aurangabad.

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M/s. Kundalwal and Group
A partnership firm registered under Indian Partnership Act, 1932, Through it's authorised partners :-

1. Mr. Rajendra Bansilal Kundalwal
Age.: 53 Years, Occ.: Business,
R/o.:- Padampura, Aurangabad.

2. Mr. Sanjay Bansilal Kundalwal
Age: 46 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.

3. Mr. Ajinkya Rajendra Kundalwal
Age: 28 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.

4. Mrs. Rupali Sanjay Kundalwal
Age: 44 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.

(Hereinafter called the **DEVELOPER** which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include, its present and future partners, their successors executors, administrators and assigns)

WHEREAS the Owner/Grantor LLP is absolute Owners and possessors of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.49 Sq.Mt. situated at Land Gut No. 66 and 67 at village Itkheda, Aurangabad and it has purchased the same under the following registered sale deeds as under : -

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5. Security Room with CCTV and Intercom facility.
6. Standard make Lifts for all Towers.
7. Common Toilet / Bathrooms for Servants and Drivers.
8. Acoustically insulated standby power backup for Lifts and Light in common area.

SCHEDULE "A"

That all the part and parcel of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.49 Sq.Mt. situated at Land Gut No. 66 and 67 at village Itkheda, Aurangabad out of which to the extent of 6659.49 Sq.Mt. along with 1909 Sq.Mt. TDR thereon bounded by:-

Towards East :- 12 meter wide road and amenities plot
Towards West :- plot no 11 and road
Towards North :- 60 meter wide road
Towards South :- gut no 64

Seal of the Sub-Registrar No.6 Aurangabad.

SCHEDULE-B

BUILDING :- A

SR	Unit no.	Floor	Carpet Area	Built-up Area
01	Flat no. A-101	Stilt	117.74 Sq.Mt.	128.34 Sq.Mt.
02	Flat no. A-102	Stilt	117.74 Sq.Mt.	128.34 Sq.Mt.
03	Flat no. A-201	Stilt first	117.74 Sq.Mt.	128.34 Sq.Mt.

BUILDING :-B

SR	Unit no.	Floor	Carpet Area	Built-up Area
01	Flat no. B-101	Stilt	117.74 Sq.Mt.	128.34 Sq.Mt.
02	Flat no. B-102	Stilt	117.74 Sq.Mt.	128.34 Sq.Mt.
03	Flat no. B-201	Stilt first	117.74 Sq.Mt.	128.34 Sq.Mt.
04	Flat no. B-202	Stilt first	117.74 Sq.Mt.	128.34 Sq.Mt.
05	Flat no. B-301	Stilt second	117.74 Sq.Mt.	128.34 Sq.Mt.
06	Flat no. B-302	Stilt second	117.74 Sq.Mt.	128.34 Sq.Mt.
07	Flat no. B-401	Stilt third	117.74 Sq.Mt.	128.34 Sq.Mt.
08	Flat no. B-402	Stilt third	117.74 Sq.Mt.	128.34 Sq.Mt.

Seal of the Sub-Registrar No.6 Aurangabad.

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BUILDING :- C

SR	Unit no.	Floor	Carpet Area	Built-up Area
01	Flat no.C-101	Stilt	116.01 Sq.Mt.	126.54 Sq.Mt.
02	Flat no.C-102	Stilt	116.01 Sq.Mt.	126.54 Sq.Mt.
03	Flat no.C-201	Stilt first	116.01 Sq.Mt.	126.54 Sq.Mt.
04	Flat no.C-202	Stilt first	116.01 Sq.Mt.	126.54 Sq.Mt.
05	Flat no.C-301	Stilt second	116.01 Sq.Mt.	126.54 Sq.Mt.
06	Flat no.C-302	Stilt second	116.01 Sq.Mt.	126.54 Sq.Mt.
07	Flat no.C-401	Stilt third	116.01 Sq.Mt.	126.54 Sq.Mt.
08	Flat no.C-402	Stilt third	116.01 Sq.Mt.	126.54 Sq.Mt.
09	Flat no.C-501	Stilt fourth	116.01 Sq.Mt.	126.54 Sq.Mt.
10	Flat no.C-502	Stilt fourth	116.01 Sq.Mt.	126.54 Sq.Mt.
11	Flat no.C-601	Stilt fifth	116.01 Sq.Mt.	126.54 Sq.Mt.
12	Flat no.C-602	Stilt fifth	116.01 Sq.Mt.	126.54 Sq.Mt.
13	Flat no.C-701	Stilt sixth	116.01 Sq.Mt.	126.54 Sq.Mt.
14	Flat no.C-702	Stilt sixth	116.01 Sq.Mt.	126.54 Sq.Mt.

Note:- That as present as per permission granted to the extent the area mentioned in Schedule-A shown 25 3BHK flats and after obtaining revise building permission there will be total 42 3BHK Flats and same will be added after sanction in this deed by executing Correction Deed.

Row Houses :-

SR	Unit no.	Floor	Plotted Area	Carpet Area	Built-up Area
01	Row-House no. 1	Ground-First	164.77Sq.Mt.	176.71Sq.Mt.	209.25Sq.Mt.
02	Row-House no. 2	Ground-First	164.77Sq.Mt.	176.71Sq.Mt.	209.25Sq.Mt.
03	Row-House no. 3	Ground-First	214.77Sq.Mt.	176.71Sq.Mt.	209.25Sq.Mt.
04	Row-House no. 4	Ground-First	164.77Sq.Mt.	176.71Sq.Mt.	209.25Sq.Mt.
05	Row-House no. 5	Ground-First	277.63Sq.Mt.	176.71Sq.Mt.	209.25Sq.Mt.

Seal of the Sub-Registrar No.6 Aurangabad.

Summary-2(दस्त गोषवारा भाग - २)

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दस्त गोषवारा भाग-2

अगर6 ७८/६८
दस्त क्रमांक:4867/2016

दस्त क्रमांक :अगर6/4867/2016
दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नवरतना इफरा इस्टेट गलालखी याच्या तर्फे 1 श्री. कमलकिशोर नारायणदास लोहा 2 श्री. कचरूलाल गोपुलाल करवा तर्फे मुखत्यार आम म्हणुन विकासक कुंडलवाल अण्ड ग्रुप तर्फे पार्टनरम क्र. 1 श्री. राजेंद्र बन्सीलाल कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर	लिहून देणार वय :53 स्वाक्षरी -		
2	नाव:नवरतना इफरा इस्टेट गलालखी याच्या तर्फे 1 श्री. कमलकिशोर नारायणदास लोहा 2 श्री. कचरूलाल गोपुलाल करवा तर्फे मुखत्यार आम म्हणुन विकासक कुंडलवाल अण्ड ग्रुप तर्फे पार्टनरम क्र. 2 श्री. संजय बन्सीलाल कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर	लिहून देणार वय :46 स्वाक्षरी -		
3	नाव:नवरतना इफरा इस्टेट गलालखी याच्या तर्फे 1 श्री. कमलकिशोर नारायणदास लोहा 2 श्री. कचरूलाल गोपुलाल करवा तर्फे मुखत्यार आम म्हणुन विकासक कुंडलवाल अण्ड ग्रुप तर्फे पार्टनरम क्र. 3 श्री. अविनाश राजेंद कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर	लिहून देणार वय :28 स्वाक्षरी -		
4	नाव:नवरतना इफरा इस्टेट गलालखी याच्या तर्फे 1 श्री. कमलकिशोर नारायणदास लोहा 2 श्री. कचरूलाल गोपुलाल करवा तर्फे मुखत्यार आम म्हणुन विकासक कुंडलवाल अण्ड ग्रुप तर्फे पार्टनरम क्र. 4 श्री. रुपाली . संजय कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर	लिहून देणार वय :44 स्वाक्षरी -		

वरील दस्तऐवज करुन देणार तथाकथीत डिक्लरेशन चा दस्त ऐवज करुन दिल्याचे कबुल करतात
सिद्धा क्र 3 ची वेळ-21 / 12 / 2016 05 : 06 : 38 PM

ओळख :-
यावरुन इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात व त्यांची ओळख पटविताता

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री हरीवेश रतीभुषन मुखीया वय 29 पत्ता पदमपुर, औरंगाबाद पिन कोड 431001	स्वाक्षरी	
2	नाव:श्री. गौरव प्रभाकर कुलकर्णी पत्ता पदमपुरा, औरंगाबाद पिन कोड 431001	स्वाक्षरी	

Seal of the Sub-Registrar No.6 Aurangabad.

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DEVELOPMENT AGREEMENT

Government Valuation :- 2,06,72,000/-
Deposit Owner :- 1,00,00,000 /-

This development agreement is executed today on 06th day of October 2016 at Aurangabad between:

M/s. Navratna Infra Estate LLP,
PAN No. AAIFN5604P.
A Limited Liability Partnership firm formed under the provisions of Limited Liability Partnership Act, 2008 having its registered office at Office No. 2, First Floor, Gopinath Chambers, Near Chunilal Petrol Pump, Adalat Road, Aurangabad through its authorized Designated Partners:-

1. **Mr. Kamalkishor Naryandas Laddha**
Age: 49 Years, Occ: Business
R/o.: 26, Vasant Nagar, Near Sai Baba Mandir, Trimurti Chowk, Jawahar Colony, Aurangabad.
PAN NO.:-AAHPL2671N
2. **Mr. Kachrulal Gopulal Karwa**
Age: 55 Years, Occ: Business
R/o: 88, 'Shrihari', Sant Tukoba Nagar, N-2, Cidco, Aurangabad.
PAN NO.:- ABPPK7108R

(Hereinafter called the **OWNER** which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include, its present and future partners, their successors executors, administrators and assigns)

Seal of the Sub-Registrar No.6
Aurangabad.

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AND

M/s. Kundalwal and Group
A partnership firm registered under
Indian Partnership Act, 1932, Through it's
authorised partners :-

1. Mr. Rajendra Bansilal Kundalwal
Age:- 52 Years, Occ.: Business,
R/o.:- Padampura, Aurangabad.
PAN No.: - ABRPK1710D

2. Mr. Sanjay Bansilal Kundalwal
Age: 45 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.
PAN NO.: - ABPPK6733N

3. Mr. Ajinkya Rajendra Kundalwal
Age: 27 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.
PAN NO.: - AWRPK4562E

4. Mrs. Rupali Sanjay Kundalwal
Age: 42 years, Occ.: Business,
R/o.:- Padampura, Aurangabad.
PAN NO.: - BADPK0679K

(Hereinafter called the **DEVELOPER** which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include, its present and future partners, their successors executors, administrators and assigns)

Seal of the Sub-Registrar No.6 Aurangabad.

WHEREAS the Owner LLP is absolute Owners and possessors of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.49 Sq.Mt. situated at Land Gut No. 66 and 67 at village Ilkheda, Aurangabad and it has purchased the same under the following registered sale deeds as under : -

Sr	Plot	Area	Sale deed	Vendor
1	1-A	391.890 Sq. Mt.	2103/14.06.2011	Jugalkishor B. Tapadiya
2	1-B	386.740 Sq. Mt.	2100/14.06.2011	Kachrulal G. Karwa
3	2-A	408.180 Sq. Mt.	2099/14.06.2011	Omprakash G.Somani
4	2-B	400.080 Sq. Mt.	2101/14.06.2011	Rajendra M. Rathi
5	3	369.460 Sq. Mt.	2113/14.06.2011	Shamsunder N. Laddha
6	4	356.450 Sq. Mt.	2104/14.06.2011	Nandkishor R.Mantri
7	5	381.360 Sq. Mt.	2111/14.06.2011	Sarita Satish Jaju
8	6	383.755 Sq. Mt.	2112/14.06.2011	Satish Bansilal Jaju
9	7	381.870 Sq. Mt.	2110/14.06.2011	Rekha K. Laddha
10	8	323.760 Sq. Mt.	2109/14.06.2011	Anuradha S. Mantri
11	9	363.960 Sq. Mt.	2108/14.06.2011	Reshma R. Saboo
12	10	361.120 Sq. Mt.	2102/14.06.2011	Shivprasad H.Jaju
13	—	241.890 Sq. Mt.	4773/26.07.2012	M/s. Ferry Fax Farms
	Total	**4750.515 Sq.Mt.**		

That on the basis of above registered sale deeds, the name of **M/s. Navratna Infra Estates LLP**, come to be mutated in revenue record as Owner and possessors.

ANDWHEREAS Owner have purchased TDR and also applied to Municipal Corporation Aurangabad for loading on the property under Development and also deposited necessary fees and charges for the same on 07.09.2016.

Seal of the Sub-Registrar No.6 Aurangabad.

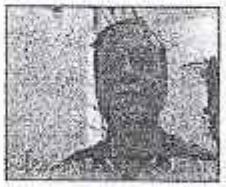
Summary-2(दस्त गोषवारा भाग - २)

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दस्त गोषवारा भाग-2 | जगग2 | दस्त क्रमांक:6962/2016

EEE2-32-33

दस्त क्रमांक :जगग2/6962/2016
दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे कुंडलवाल अँड ग्रुप तर्फे राजेंद्र बन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-52 स्वाक्षरी:-		
2	नाव:मे कुंडलवाल अँड ग्रुप तर्फे संजय बन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-45 स्वाक्षरी:-		
3	नाव:मे कुंडलवाल अँड ग्रुप तर्फे अजिंक्य राजेंद्र कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-27 स्वाक्षरी:-		
4	नाव:मे कुंडलवाल अँड ग्रुप तर्फे रुपाली संजय कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-42 स्वाक्षरी:-		
5	नाव:मे नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे मोहनकिशोर नारायणदास लड्ढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड न. त्रिमूर्तीचौक जवाहर कॉलनी औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-49 स्वाक्षरी:-		
6	नाव:मे नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे कचरुलाल गोपुलाल करवा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एन 2 सिडको औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-55 स्वाक्षरी:-		

Sub-Registrar Aurangabad

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट अॅग्रीमेंट या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 10 / 2016 12 : 56 : 24 PM

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

अनु

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Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र.६ Aurangabad.



IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED TODAY ON 06TH DAY OF OCTOBER 2016 AT AURANGABAD BY:-

M/s. Navratna Infra Estate LLP.

Pan no. AAIFN5604P.

A Limited Liability Partnership firm formed under the provisions of Limited Liability Partnership Act, 2008 having its registered office at Office No. 2, First Floor, Gopinath Chamber, Near Chunilal Petrol Pump, Adalat Road, Aurangabad through its authorized Designated Partners :-

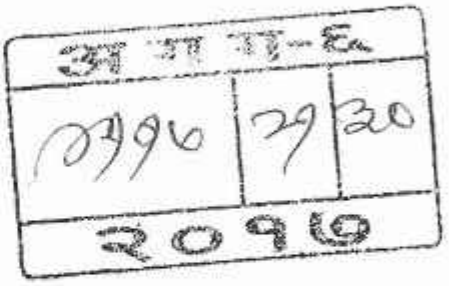
1. **Mr. Omprakash Gangabisan Somani**
Age: 55 Years, Occ: Service
R/o.: R/H-9, Orange City, Behind Best Price,
Paithan Road, Aurangabad.

2. **Mr. Kamalkishor Naryandas Laddha**
Age: 49 Years, Occ: Business
R/O: 26, Vasant Nagar, Near Sai Baba Mandir,
TrimurtiChowk, Jawahar Colony, Aurangabad.

3. **Mr. Kachrulal Gopilal Karwa**
Age: 55 Years, Occ: Business
R/O: 88, Shrihari, SantTukoba Nagar,
N-2, CIDCO, Aurangabad.

Hereinafter called as Executan

INFAVOUROF





1. Mr. Rajendra Bansilal Kundalwal
Age.: 52 Years, Occ.: Business,
R/o.:-Padampura, Aurangabad.
PAN NO.: - ABRPK1710D

2. Mr. Sanjay Bansilal Kundalwal
Age: 45 years, Occ.: Business,
R/o.:-Padampura, Aurangabad.
PAN NO.: - ABPPK6733N

3. Mr. Ajinkya RajendraKundalwal
Age: 27 years, Occ.: Business,
R/o.:-Padampura, Aurangabad.
PAN NO.: - AWRPK4562E

4. Mrs. Rupali Sanjay Kundalwal
Age: 42 years, Occ.: Business,
R/o.:-Padampura, Aurangabad.
PAN NO.: - BADPK0679K

Partners of M/s. Kundalwal and Group

Hereinafter called as Attorney Holder.

WHEREAS the executant LLP is absolute Owners and possessors of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.49 Sq.Mt. situated at Land Gut No. 66 and 67 at village Itkheda, Aurangabad and it has purchased the same under the following registered sale deeds as under: -

Sr	Plot	Area	Sale deed	Vendor
1	1-A	391.890 Sq. Mt.	2103/14.06.2011	Jugalkishor B. Tapadiya
2	1-B	386.740 Sq. Mt.	2100/14.06.2011	Kachrulal G. Karwa
3	2-A	408.180 Sq. Mt.	2099/14.06.2011	OmprakashG.Somani
4	2-B	400.080 Sq. Mt.	2101/14.06.2011	Rajendra M. Rathi
5	3	369.460 Sq. Mt.	2113/14.06.2011	Shamsunder N. Laddha
6	4	356.450 Sq. Mt.	2104/14.06.2011	NandkishorR.Mantri
7	5	381.360 Sq. Mt.	2111/14.06.2011	SaritaSatishJaju
8	6	383.755 Sq. Mt.	2112/14.06.2011	Satish Bansilal Jaju
9	7	381.870 Sq. Mt.	2110/14.06.2011	Rekha K. Laddha
10	8	323.760 Sq Mt.	2109/14.06.2011	Anuradha S. Mantri
11	9	363.960 Sq. Mt.	2108/14.06.2011	Reshma R. Saboo
12	10	361.120 Sq. Mt.	2102/14.06.2011	ShivprasadH.Jaju
13	—	241.890 Sq. Mt.	4770/26/2012	M/s. Ferry Fax Farms
	Total	**4750.515 Sq.Mt.**		

Seal of the Sub-Registrar No. 5 * Aurangabad. *

Summary-2(दस्त गोषवारा भाग - २)

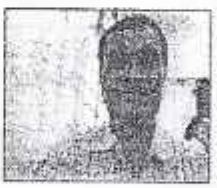
15/10/2016 1:09:52 PM

दस्त गोषवारा भाग-2

अगग2
दस्त क्रमांक:6963/2016

दस्त क्रमांक :अगग2/6963/2016
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

EEE 90,9L

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे कुंडलवाल अँड ग्रुप तर्फे राजेंद्र बन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-52 स्वाक्षरी:-		
2	नाव:मे कुंडलवाल अँड ग्रुप तर्फे संजय बन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-		
3	नाव:मे कुंडलवाल अँड ग्रुप तर्फे अजिंक्य राजेंद्र कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-27 स्वाक्षरी:-		
4	नाव:मे कुंडलवाल अँड ग्रुप तर्फे रुपाली संजय कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:-		
5	नाव:मे नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे ओमप्रकाश ~~बंसीबिलाल सोमाणी~~ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ~~अमिज सिटी पैठण रोड~~ औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
6	नाव:मे नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे ~~कमलकिशोर~~ नारायणदास लड्ढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विमुर्तीचौक जवाहर कॉलनी औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		
7	नाव:मे नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे कचरुलाल गोपुलाल करवा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एन 2 सिडको औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		

Seal of the Sub-Registrar No.6 Aurangabad.

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SPECIAL POWER OF ATTORNEY

This Special Power Of Attorney Is Executed On 21st this day of DECEMBER 2016 at Aurangabad

BY

M/s. Kundalwal and Group

A partnership firm registered under Indian Partnership Act, 1932, Through its authorized partners:-

1. Mr. Rajendra Banslial Kundalwal

Age. 53 Years, Occ.: Business,

R/o.:- Padampura, Aurangabad.

2. Mr. Sanjay Bansilal Kundalwal

Age: 46 years, Occ.: Business,

R/o.:- Padampura, Aurangabad.

3. Mr. Ajinkya Rajendra Kundalwal

Age: 28 years, Occ.: Business,

R/o.:- Padampura, Aurangabad.

Seal of the Sub-Registrar No.6 Aurangabad.

4. Mrs. Rupali Sanjay Kundalwal

Age: 44 years, Occ.: Business,

R/o.:- Padampura, Aurangabad.

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8121
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(Hereinafter called as Executants, which expression shall mean, include all its partners and future partners their heirs, successors, representatives, executors, administrators & assignees etc.)

Seal of the Sub-Registrar No.6 Aurangabad.

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9962830
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IN FAVOUR OF

1. Mr.Ajinkya Rajendra Kundalwal
   Age: 28 Years, Occu: Buisness
   R/o.:- Padampura, Aurangabad.

2. Mr.Gaurav Prabhakar Malwal
   Age: 24 Years, Occu: Buisness
   R/o.:- Padampura, Aurangabad.

(Hereinafter called as Attorney Holders)

WHEREAS , the executants firm is register under the Indian PARTNERSHIP Act and doing the business of builder ship and undertakes various housing projects in Aurangabad city as well as peripheral area of Aurangabad city and its one of the housing project **"RAGA ALTIS PHASE "** constructing on in land Gut No. 66 and 67 situated at village Ithkheda Tq. AND Dist .Aurangabad.

AND WHEREAS the executants firm through partner agreed to sale various constructed units as Flats and Row Houses and also agreed to purchase various properties therefore frequently required to execute deeds and documents in favor of purchaser or in favor of executants firm and launch said documents for admission and registration at the office of Sub- register Aurangabad.

Seal of the Sub-Registrar No.6 Aurangabad.

Seal of the Sub-Registrar No.6 Aurangabad.

Summary-2(दस्त गोषवारा भाग - २)

21/12/2016 5:18:02 PM

दस्त गोषवारा भाग-2

अगम6 339/16
दस्त क्रमांक:4868/2016

दस्त क्रमांक :अगम6/4868/2016
दस्ताचा प्रकार :-स्पेशल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कुंडलवाल अण्ड ग्रुप यांच्या तर्फे क. 1. श्री. राजेंद्र बन्सीलाल कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर:	कुलमुखत्यार देणार वय :-53 स्वाक्षरी -		
2	नाव:कुंडलवाल अण्ड ग्रुप यांच्या तर्फे क. 2. श्री. संजय बन्सीलाल कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन नंबर:	कुलमुखत्यार देणार वय :-46 स्वाक्षरी -		
3	नाव:कुंडलवाल अण्ड ग्रुप यांच्या तर्फे क. 3. श्री. अजिंक्य राजेंद्र कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन नंबर:	कुलमुखत्यार देणार वय :-28 स्वाक्षरी -		
4	नाव:कुंडलवाल अण्ड ग्रुप यांच्या तर्फे क. 4. मे. भागीदारी संस्था संजय कुंडलवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन नंबर:	कुलमुखत्यार देणार वय :-44 स्वाक्षरी -		
5	नाव:क्र. 1 . श्री. अजिंक्य राजेंद्र कुंडलवाल पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी -		
6	नाव:क्र. 2 . श्री. वीरेंद्र प्रभाकर माणकवाडे पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: -, रोड नं: राहणार पदमपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी -		

वरील दस्तऐवज करुन देणार तथाकथीत स्पेशल पॉवर ऑफ अॅटर्नी या दस्त लेखक करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 12 / 2016 05 : 13 : 38 PM

ओळख :-
वरील इसम अने निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. आशिकेश रवीभूषण गडपाल वय:29 पत्ता:राहणार- पदमपुरा, औरंगाबाद पिन कोड 431001	स्वाक्षरी	
2	नाव:सुभाष हरीशचंद्र कर्पे वय:38 पत्ता:Aurangabad Aurangabad पिन कोड 431001	स्वाक्षरी	

Seal of the Sub-Registrar No.9 Aurangabad.

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(४)

पैसे भरणाराचे उपयोगसाठी

औरंगाबाद महानगरपालिका

(नगर रचना विभाग)

बुक नं. 26 JUL 2017

चलन क्र. 17621

दिनांक:

रक्कम जमा करणाऱ्याचे नांव व पता लक्ष्मरत्न इन्फ्राडेव्हलपर्स तर्फे एल पी तर्फे कमल किशोर लड्ढा व इतर

रक्कम भरणा करण्याबाबत तपशील ३ लड्ढा

१) ~~शहर विकास निधी~~

२) ~~(का. प. साठी)~~

३)

सिटी सर्वे नं./गट नं./स.नं. (60/P) प्लॉट नं. (7409)

रु. (1,54,700/-)

रु. अक्षरी एक लाख चोपन्न हजार सातशे फक्त

रक्कम भरणाराची स्वाक्षरी

क.अ./सनर नगर रचनाकार

बँकचे उपयोगासाठी

रुपये (

अक्षरी

प्राप्त झाले.

शिक्का मॅनेजर/कॅशिअर

दिनांक:

RECEIVED
14 JUL 2017

Seal of the Sub-Registrar No.9
Aurangabad.

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७१६ | २०१७
२०१७

आयकर विभाग
INCOME TAX DEPARTMENT
KUNDALWAL AND GROUP

भारत सरकार
GOVT. OF INDIA

06/09/2016

Permanent Account Number

AARFK0370J

28102016

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABRPK1710D

नाम /NAME

RAJENDRA BANSILAL KUNDELWAL

पिता का नाम /FATHER'S NAME

BANSILAL KISHANLAL KUNDELWAL

जन्म तिथि /DATE OF BIRTH

18-02-1962

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नासिक

COMMISSIGNER OF INCOME-TAX, NASIK

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY BANSILAL KUNDELWAL
BANSILAL KISHANLAL KUNDELWAL
05/05/1970
Permanent Account Number
ABPPK6733N
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
ROOPALI SANJAY KUNDALWAL
KESHAORAO RAMKRISHNA NAIK
06/07/1972
Permanent Account Number
BADPK0679K
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
AXVPK8892J
SAGAR MADHUKAR KUMAVAT
MADHUKAR HARIBHAU KUMAVAT
03/01/1990

भारत सरकार
GOVT. OF INDIA

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
8996 2130
2010

Other Receipt (इतर पावती)

मंगळवार,03 ऑक्टोबर 2017 4:56 म.नं.

दस्त गोषवारा भाग-1

अगग6

दस्त क्रमांक: 4117/2017-2211

दस्त क्रमांक: अगग6 /4117/2017

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. अगग6 यांचे कार्यालयात

अ. क्रं. 4117 वर दि.03-10-2017

रोजी 4:45 म.नं. वा. हजर केला.

पावती:6955 पावती दिनांक: 03/10/2017

नादरकरणाराचे नाव: मे. नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे पार्टनर नं. 1 व 2 यांच्या तर्फे विकासक मे. कुंडलवाल ऍण्ड ग्रुप तर्फे पार्टनर श्री. राजेंद्र बन्सीलाल कुंडलवाल व इतर 3 यांच्या तर्फे मुख्त्यारआम दस्त हजर कबुली जबाब देणार श्री. अजिंक्य राजेंद्र कुंडलवाल - -

दस्त हजर करणाऱ्याची सही:

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	700.00

Joint S R Aurangabad VI

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दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: "दुरुस्ती विधानपत्र

शिक्का क्रं. 1 03 / 10 / 2017 04 : 45 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 10 / 2017 04 : 46 : 11 PM ची वेळ: (फी)

Seal of the Sub-Registar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६, यांची मुद्रा Aurangabad.

iSarita V1.6.0

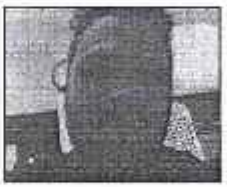
Summary-2(दस्त गोषवारा भाग - २)

03/10/2017 4 58:24 PM

दस्त गोषवारा भाग-2

अगग6
दस्त क्रमांक:4117/2017-29/30

दस्त क्रमांक :अगग6/4117/2017
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. नवरत्न इन्फ्रा इस्टेट एलएलपी तर्फे पार्टनर नं. 1 व 2 यांच्या तर्फे विकासक मे. कुंडलवाल ऍण्ड ग्रुप तर्फे पार्टनर श्री. राजेंद्र बन्सीलाल कुंडलवाल व इतर 3 यांच्या तर्फे मुख्त्यारआम दस्त हजर कबुली जबाब देणार श्री. अजिंक्य राजेंद्र कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.- पदमपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-27 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ:03 / 10 / 2017 04 : 47 : 03 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. प्रमोद विठ्ठलराव देवतवाल - - वय:35 पत्ता:रा. - पदमपुरा, औरंगाबाद पिन कोड:431001 स्वाक्षरी		
2	नाव:श्री. सागर मधुकर कुमावत - - वय:28 पत्ता:रा.- पदमपुरा, औरंगाबाद. पिन कोड:431001 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:03 / 10 / 2017 04 : 47 : 55 PM

Joint S R Aurangabad VI

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH005942562201718E	0003311374201718

4117 /2017

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प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकुण 30 पाने आहेत.
नंबराचे नोंदवला दि. 03/10/2017.

Seal of the Sub-Registrar No.6