

DEVELOPMENT AGREEMENT

Govt. Valuation:- 2,20,00,000/-

Zone No. 1.39 Plot @ Rs. 19,000/- P Sq mtrs. Construction @
Rs. 20,000/- P Sq mtrs.

Total Plot area under Development is 1614.45 sq.mtrs

Construction retain by owners is 1099.97 sq.mtrs

Area remains for Developer is 514.48 sq.mtrs.

This development agreement is executed today on 31 st day of
May 2016 at Aurangabad by and between:

1] Mr. Yashwant Panditrao Putanik,

Age: 53 years, occ.: Agriculturist

R/o:- Ramkrishna Nagar, Parbhani

PAN-BBSPP-4777-K UID-8670-4729-2851

2] Mr. Satish Sudhakar Rao Lonikar HUF PAN-AABHL-2862-A

Age: 48 years, occ.: Business

R/o:- 14, Shree Laxmi, Vivekanand Housing Society,
Tilak Nagar, Aurangabad

3] Mr. Saurabh Madhav Rao Patil

Age: 29 years, occ.: Business

R/o:- Plot No 02, Gut No 58,

Near Bajaj Hospital bypass Road,

Satara, Aurangabad VID-NWT-7839590

4] Mr. Satish Sudhakar Rao Lonikar

Age: 48 years, occ.: Business

R/o:- 14, Shree Laxmi, Vivekanand Housing
Society, Tilak Nagar, Aurangabad

PAN-AHHPL-3256-B UID-S014-5802-7409

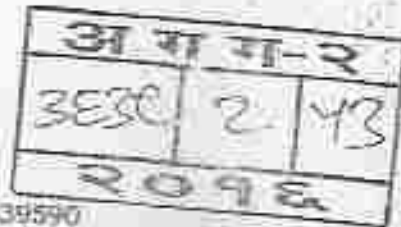
5] Mrs. Meena Madhav Rao Patil

Age: 56 years, occ.: Business

R/o:- Plot No 02, Gut No 58,

Near Bajaj Hospital bypass Road, Satara, Aurangabad

UID-5429-4323-7986



[Hereinafter collectively called as "The Owners" which expression shall mean and include their heir, successors, legal representatives, executors, administrators and assignees]

AND

M/s. SAM Realities,

PAN-ACYPS-8745-A

A registered Partnership firm duly registered under the Indian Partnership Act having its Registered Office at G-5 Orion Apartments, Opposite Hotel Rajdhani, Station Road Aurangabad

Through its partners:-

1] Mr. Satish Sudhakar Rao Lonikar

Age: 48 years, occ.: Business

R/o:- 14, Shree Laxmi, Vivekanand Housing Society, Tilak Nagar, Aurangabad

2] Mr. Madhav Shrinivas Patil

Age: 60 years, occ.: Business

R/o:- Plot No 02, Gnt No 58,

Near Bajaj Hospital bypass Road, Satara, Aurangabad

UID-6916-8911-3116

3] Mr. Anand Radhakrishna Satariker

Age: 43 years, occ.: Business

R/o:- Plot No B-30-B, New Shantiniketan Colony Jawahar Colony, Aurangabad

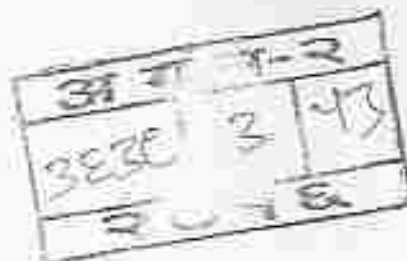
VID-CVT-3971744

4] Mr. Yashwant Panditrao Puranik

Age: 53 years, occ.: Agriculturist

R/o:- Ramkrishna Nagar, Parbhani

[Hereinafter called as "The Developer" which expression shall mean and include all its present and future partners, its legal representatives, executors, administrators and assignees]



DESCRIPTION OF PROPERTY UNDER DEVELOPMENT

All that the part and parcel of property Plot No. 08,09,13,14,15 and 16 Situated at Gut No.58, Satara, within the municipal limits of Aurangabad, and owned and possessed by the below named owners respectively as follows :-

Sr. No.	Plot NO.	Area of said plot [In Sq. Meters]	Name of Owner
1]	08	457.20	Mreeta Madhav Patil
2]	09	480.00	Mreeta Madhav Patil and Satish Sudhakar Lonikar, To the extent of 240 Sq. mt. each
3]	13	168.00	Satish Sudhakar Lonikar
4]	14	168.00	Saurabh Madhav Patil
5]	15	168.00	Satish Sudhakar Lonikar
6]	16	173.25	Yeshwant Panditrao Puranik



Totally measuring 1614.45 sq mtrs. The collective boundaries of the said plots are as follows :-

On or Towards the East	:	Plot No 10 & 12
On or Towards the West	:	9.0 meter wide Road
On or Towards the North	:	15.00 meter Service Road Then Beed bypass Road
On or Towards the South	:	6.0 meter wide Road

[Hereinafter all the aforesaid plots are mentioned collectively and stated to be " The said Plots "]

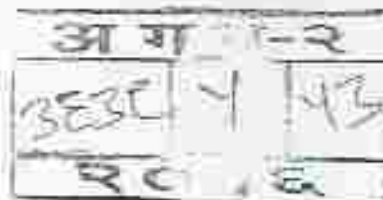
WHEREAS the Owners, know each other very well and as such have collectively decided of developing the said plots, and have already obtained orders for amalgamation all the said plots from competent authorities i.e. from the office of Assistant Director, Town Planning, Aurangabad under order no.53 dt.08/01/2016 shows the total area of above said plots is 1614.15 sq.mtrs.

WHEREAS the owners have also got prepared plans for construction of multistoried building consisting of Shops, Offices and other units and have also obtained building permission from the Municipal Corporation Aurangabad vide permission No.777/2015-16 in file No.340/17/2015-15 dated 08-01-2016.

ANDWHEREAS, the owners desire to develop their property by converting it into commercial complex erecting shops, offices thereon and require completing construction works but due to lack of expertise, time, funds they are unable to develop the same and therefore, they have collectively approached the Developer and requested to construct and develop the said plots.

WHEREAS the owners have agreed and authorized the developer to develop the said plots, by way of constructing new building and structures thereon as per the plan that has been sanctioned by the Municipal Corporation, Aurangabad under permission No.777/2015-16 in file No.340/17/2015-15 dated 08-01-2016. The owners have agreed to execute a Power of Attorney in favour of the developer, builder thereby authorizing the Developer and its Partners to convey by way of sale the superstructure, Shops, offices, godowns, and other units etc. which will be constructed on the said plots by the developer, to any person, Co-Operative Society, other body which the developer may deem fit subject to the terms and conditions agreed herein.

AND WHEREAS, pursuant to detail discussions, deliberations and negotiations etc., the owners, and the Developers, i.e. the parties to this agreement, have agreed upon certain terms and conditions in respect of the said development work which they have decided to reduce the same in writing by way of executing this development agreement which is being written and executed on the following terms and conditions:



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

- 1] The owners have represented to the developer that they only are the absolute owners and possessors of the said plots respectively as stated herein above and that the said plots are not subject to any mortgage, charge, or any other encumbrances, and have further represented that they respectively have the absolute right and authority to enter into and execute this development agreement with the developer.
- 2] The owners hereby entrust and allow the developer, their servants, workers, agents, supervisors and others, to enter upon the said plots, referred to in the Schedule "A" enclosed herewith, so as to develop the said plot, as has been permitted by the concerned authorities and the Municipal Corporation, Aurangabad in under permission No.777/2015-16 in file No.340/17/2015-15 dated 08-01-2016. A copy of the said permission is enclosed herewith along with the sanctioned Maps are enclosed herewith as Annexure "B" and "B-1" respectively. The said Annexure "B" and "B-1" shall form part and parcel of this development agreement.
- 3] The developer hereby agrees to develop and/or cause to be develop the said plots on the terms and conditions mentioned herein and as has been permitted by the concerned authorities and the Municipal Corporation, Aurangabad by constructing shops, godowns, stores, offices and other units on ownership basis, including the laying of drainage, cables, water pipe lines and connections, getting electric connections, lighting and others items as per the terms and conditions imposed by the Municipal Corporation Aurangabad while sanctioning the development plan.



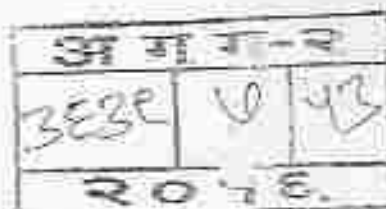
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4) The owners hereby assure and undertake that they shall fully co-operate the developer and they shall sign all the necessary documents, applications, papers etc. which would be required to be moved before competent authorities, Municipal Authorities and all other Government, Semi Government authorities, etc. from time to time and necessary for obtaining necessary further permissions etc. required for commencement, carrying out and completion of all the developmental activities over the said plots. The owners shall allow the developer to use their names for the said purposes.

5] CONSIDERATION :-

5A] The developer agrees to allocate and give, as a consideration for the transaction under the present development agreement, to the owners respectively the shop. In consideration of this development agreement and rights, the Developers, agree to allocate and give to the Owners, constructed built up area in the form of Shops and Offices which will be allocated to and falling in the share of the owners & / offices / units in the proposed buildings to be constructed over the said plots in pursuance to this development agreement. The details of the said shops / offices / units to be given to the owners respectively are stated in detail in the Annexure " A " enclosed herewith. The said Annexure " A " shall form part and parcel of this development agreement. The owners will not be entitled to claim or get any other amount or share in nature of constructed area from the Developers, except as the one agreed to herein para No. 5 A above.

5B] It is specifically agreed between the parties hereto that, in addition to the allocation of the shops, offices, units etc. as mentioned in para No. 5 A herein above the developer shall have exclusive right and absolute authority to sell and transfer all the remaining shops / offices / units in the proposed buildings to be constructed over the said plots in pursuance to this development agreement and upon such terms and conditions



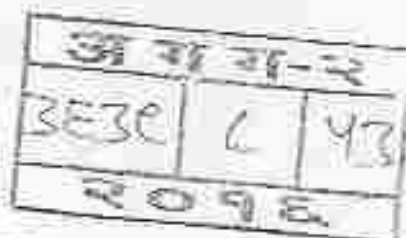
which the developer may feel just and proper. The owners hereby grant their unconditional consent for parting with their all their rights, title and interest in and over the said remaining construction which is agreed to be given to the share of the developer, and which is to be constructed over the said plots. The developer will not be entitled to claim or get any other amount or share in nature of constructed area from the Owners except the one as has been agreed herein para No. 5B above.

5C] It is distinctly understood by and between the parties thereto that the Owners will not be entitled to any profit or loss arriving out of the Development on the said property or sale of property, however owners respectively will liable to pay all the applicable taxes to the extent of their share only and also liable to pay the all the applicable taxes such as service, and vat tax to the extent of their respective share retain by Owners.

5D] In case any FSI or additional FSI is increased by the Competent Authorities at any time in future, the Developer alone, shall be entitled to benefits thereof, in proportion of their allocated portions and to utilize the FSI anywhere upon the constructed area to be constructed in pursuance to this development agreement as per the convenience of the developer and/or the developer may sell or otherwise deal with such FSI at that point of time.

6] The Owners, hereby agrees to sign and give N.O.C. and other deeds and documents required by the Developers, for furnishing the same to its Bankers for the purpose of raising loans, funds etc. for the completion of the project.

The No Objection Certificate and other deeds and documents will be limited to mortgaging/hypothecating the allocated portion of the Developer out of the construction/under construction buildings (as mentioned in the Development agreement) and is without prejudice to the terms and conditions of the said agreement. It is specifically agreed by and between the parties hereto that signing and giving of N. O. C. and other deeds and documents by the owners, for the convenience in obtaining the loan in itself does not and will not attach any financial liability on the Owners, and the loan repayment liability would remain absolutely of the Developer.

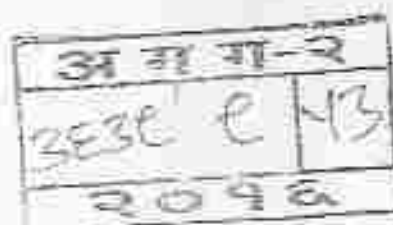


7] The developer shall do the work as per the sanctioned plan and / or revised sanction plan as may be sanctioned by the Local Authorities. It shall be the sole responsibility of the developer to carry out the construction strictly as per the sanctioned plans as has been permitted by the concerned authorities and the Municipal Corporation, Aurangabad in under permission No.777/2015-16 in file No.340/17/2015-15 dated 08-01-2016. The developer agrees to complete the development work in pursuance of this agreement within a period of 24 months commencing from the date of registration of this development agreement.

8] The developer shall be at liberty to make necessary applications for any work connected with the developmental activities, to the concerned authorities at its own costs and expenses in the names of the owners and the owners shall join, in such applications.

9] All the deposits and fees required henceforth for obtaining the necessary permissions, clearances if any, shall be paid and deposited by the Developers, alone and the Developer after the completion of the construction work shall be entitled to get refund of such deposit amounts or any other refund of amount from the Competent Authority, Aurangabad in their name. However, if the refund is given in the name of the Owners, the Owners, shall arrange to pay the same to the Developers, forthwith.

10] The Developers, shall be entitled to deal with, sell, transfer, mortgage or create any right, title and interest of whatsoever nature in and over the said shops/offices/other buildings/parking areas etc. allocated to its share as stated in para No. 5B above, to any prospective Purchasers / financiers or any other third party, directly without any further consent or permission from the owners and further the developer shall be entitled to get and receive the entire consideration of the same and retain the same with it, however this right of disposal of premises is excluding the area hereby allocated to the Owners as stated in para No. 5A above.



11] The Developer will be alone responsible for loading of TDR, and to complete the entire procedure with the Competent Authority, however the expenses thereof will be borne by the Developers.

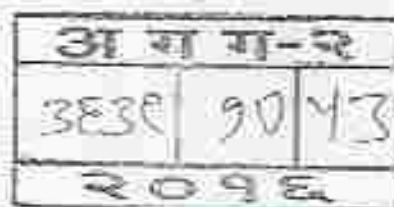
12] The Owner and the Developer jointly and collectively shall, if required, get the said property surveyed and measures to ascertain the exact area of the said plots and fix the boundaries of the said plots under development. If at the time the Developer receives any objection or obstruction, from the adjoining owners / third parties the Developer shall forthwith bring the same to the notice of the Owners and the Owners shall at their own costs remove such obstruction or objection immediately by taking appropriate steps.

13] That the Owners respectively have delivered the physical possession of the said plots under development to the Developer today i.e. just prior to execution of this agreement.

14] The Developer shall also at all times be entitled to alter and modify the layout plans as it may desire and feel necessary and as permitted in accordance with the rules and regulations. The Developer shall at its own cost be entitled to appoint Architects, Contractors, Engineers, Supervisors and Labors etc. for the purpose of commencement, carrying out and completion of all the developmental activities in and over the said plots.

The developer may also obtain the services of advocate/s for getting drafted the necessary legal documents etc. between the Owners and developer inter-se or with purchasers, third parties etc. and the expenses of such documents and fees of the Advocate will be paid by the developer alone.

15] The Developer has agreed to develop the said property as aforesaid free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title.

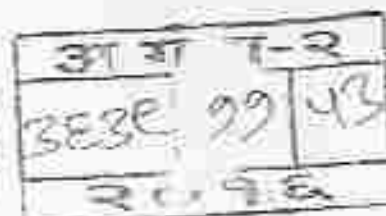


16] The Owners individually as well as collectively hereby assure the Developer that the owners respectively are the absolute Owner/s and possessor/s of his / her / their respective plot/s and that there is no defect in their title, if any defect in the title of the Owner/s or any dispute / obstruction on account of title, boundaries or area of the said plots arises, it will be the total responsibility of the Owners and that they shall remove the same by taking proper steps at their own costs and risk and the time spend for removal of such dispute / obstruction the same, then the period for completion of the development work will be extended without any written communication will be extended accordingly.

17] The owners shall indemnify and keep indemnified the developer from and against all the actions, objections, suits, proceedings and all losses, costs, charges, expenses, and damages that may be incurred or suffered by the developer, due to any objection, claim, interruption, made by any third party or by reasons of any disputes, litigations etc between the owners, in respect of the construction to be carried out in pursuance to this development agreement.

18] The Owners hereby assure the Developer that the owners have already paid all the taxes in respect of the said plots under development and as such there are no dues or any taxes payable to any authority for or in respect of the said plots, however if any taxes are found due and payable on the said plots under development, for the period prior to and up to the date of execution of this development agreement, the same shall be borne and paid by the Owners exclusively.

19] That the parties hereto agree that in the event of any accident, mishap or damage during the course of carrying out the developmental activities is caused to the property or to the persons such as labor, engineers or any other person on site or to any adjoining properties and/or person/s in neighbors, the Developer shall solely be responsible to bear and pay the compensation in that regard and also to face the penalties, punishments and consequences, litigation arising therefrom, and the Owners shall not be responsible in any manner therefor.

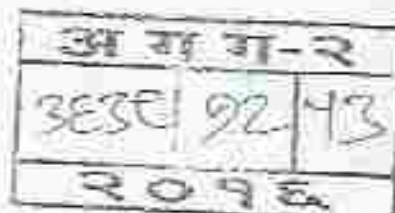


20) In the event of any litigation arising between the Developer and the contractors or technical experts, skilled or unskilled labor or with any other person in relation to the development of the said property the Owners shall not be held responsible therefore.

21) The Owners hereby agree to execute an Irrevocable General Power of Attorney in favour of the Developer thereby granting to the developer all such powers that may be required for carrying out the necessary works and activities in pursuance to this development agreement and authorizing the developer and its partners etc. to get revise permission, obtain occupancy certificate, commence the construction as per permission granted by competent authority, to execute the necessary deeds, documents, and do all other things as would be stated in detail in such documents of power of attorney.

22) That, the Developers, shall be entitled to apply for revised or renewed construction permission from the Competent Authority, Aurangabad in the name of the Owners. The concept and design of the proposed building will be as per the sole discretion of the Developers. The Developers, of their own free will and wish, will be entitled to change, modify, amend or scrap any plans or designs from time to time. The Developer will be at liberty and will be entitled to design, fix the location as well as the nature and use of the proposed buildings and amenities in the property under development.

23) Likewise, the Developers shall be entitled to decide the design, fix the location as well as the nature and use of the proposed buildings for amenities and will be entitled to the management, the Ownership and control of the said amenities. The Developers shall be entitled to receive all deposits, charges and other amounts to be recovered for the amenities as well as the recurring charges thereof. In case, the Owners are desirous of availing the benefits and use of any of the said amenities, they will have to share and contribute for the development and construction expenses as well as for all the recurring expenses in relation thereto.

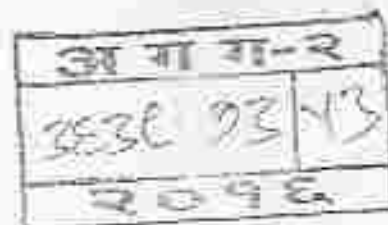


24] That, the Owners, hereby assure and undertake to join and execute, if required, along with the Developers, for signing and executing the required deeds and documents whatsoever necessary for conveying and conferring absolute title in favor of the purchasers in respect of shops/offices other buildings etc. agreed to be purchased by them, however provided that the signing of agreements of sale and sale deeds by the Owners, in respect of the portion allocated to the Developers, shall be only for passing valid title to the purchaser and the Builder and Developer. Such signing and execution of documents by the Owners will never mean attaching any legal or financial liability on the Owners.

25] That, the proposed buildings being constructed on the said plots described in Schedule "A" will be governed by the provisions of Maharashtra Ownership of Flats and Apartments Act, 1970 and the Developer, on the basis of the power of attorney, executed by the Owners, in their favor, will be entitled to execute and register the statutory Declarations under section 2-A of the said Act and all amendments therein from time to time, jointly or severally for the portions of the Owners, as well as the Developer.

26] That, if any dispute between the Owners and the builder arises in respect of the terms and conditions and its implementation mentioned in this agreement, it shall be referred to Arbitrators and Arbitration and Conciliation Act, 1996 will be applicable to such disputes proceedings.

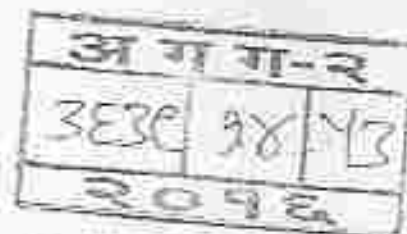
27] The Developers shall be entitled to collect and receive one time deposit charges towards maintenance apart from the amount of monthly maintenance and towards the formation and registration of Flat Owners Association and other facilities, if any, and every unit holder including the Owners, or their successor-in-title, shall be liable to pay the said deposits and charges at the time of receiving possession as determined by the Developer.



28] The Developer, shall be bound to convey and transfer the property in favour of the Association of shop / office / unit owners, after its registration and after selling and transferring the entire shops/offices/units of their share in the building. Further at the time of such transfer, the maintenance fund will be handed over to the said Association of owners.

29] The Owners hereby declares and confirms as under:-

- i] The Owners respectively are, otherwise well and sufficiently entitled to the said plots respectively as described in the Schedule hereunder written. That the Owner/s are having absolute title of Ownership and possession on the said plots respectively and their title to the said plots is clear and marketable and free from all types of encumbrances.
- ii] No other person except the Owners have got any right, claim, interest or demand in respect of the said plots or any part thereof; if anybody claims such, the same will be defended and cleared by the Owners at their own cost, risk and responsibility.
- iii] The Owners have not created any right, title or interest in and over the said plots, of any nature e.g. sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said plots properties and the said plots properties are not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority.
- iv] No Notice from any Government, Grampanchayat, 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 / or any other statute has been received or served upon the Owners in respect of the said plots property or any part thereof which restricts or may restrict the development of the said plots property; and



v) The said property is not under any reservation and there are no restrictions on development thereof.

IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON 31 ST DAY OF MAY 2016 AT AURANGABAD.

OWNERS :-

[Signature]



1. Mr. Yashwant Panditrao Paralikar

[Signature]



2. Mr. Satish Sudhakarrao Lonikar HUF

[Signature]



3. Mr. Saurabh Madhavrao Patil

[Signature]

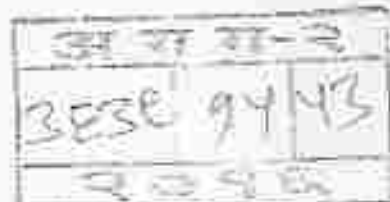


4. Mr. Satish Sudhakarrao Lonikar

[Signature]



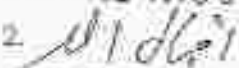
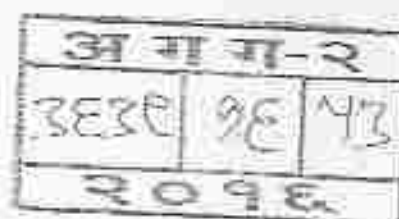
5. Mrs. Meena Madhavrao Patil



THE DEVELOPER :-

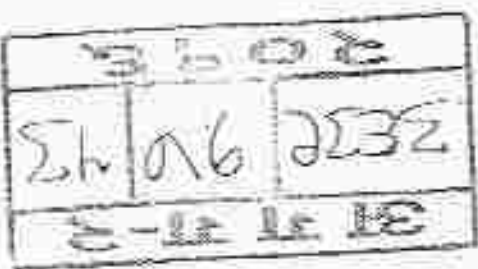
M/s. SAM Realty

Through its partners:-

1.  Mr. Satish Sudhakarrao Lonikar2.  Mr. Madhav Shrinivas Patil3.  Mr. Anand Radhakrishna Satarikar4.  Mr. Yashwant Panditrao Puranik**Witnesses :-**1. 
Hemant Kashinath Sarone
Age: 41 Years, Occ:-Service
R/o:- Juna Mondha, Aurangabad
UID-4852 4175-04992. 
Iqbal Ahmed Sk Chand
Age: 55 years, Occ:-Service
R/o:- Araf Colony, Aurangabad

Annexure 'A'

Sr No	NAME OF PLOT HOLDER	OFFICE/SHOP NO	AREA IN SQ/ MET (carpet)	AREA IN SQ/M (S. BUILT UP)
1	MEENA MADHAV PATIL	SHOP NO-4(GROUND FLOOR) SHOP NO-5(GROUND FLOOR) OFFICE NO-103(FIRST FLOOR) OFFICE NO-104(FIRST FLOOR)	54.49 32.46 70.06 59.11	120.825 51.119 91.413 76.699
2	SATISH SUDHAKAR LONIKAR	SHOP NO -1(GROUND FLOOR) SHOP NO -2(GROUND FLOOR) SHOP NO -3D(GROUND FLOOR) SHOP NO -13(GROUND FLOOR)	54.49 54.43 23.8 23.8	100.707 100.599 40.777 40.937
3	SATISH SUDHAKAR LONIKAR (H & F)	OFFICE NO-102(FIRST FLOOR) OFFICE NO-101(FIRST FLOOR)	70.06 59.11	91.413 77.495
4	SAURABH MADHAV PATIL	SHOP NO-13(GROUND FLOOR) SHOP NO-14(GROUND FLOOR)	27.35 27.35	46.927 47.087
5	YESHWANT N PURANIK	SHOP NO-8(GROUND FLOOR) SHOP NO-9(GROUND FLOOR) OFFICE NO-107(FIRST FLOOR) OFFICE NO-108(FIRST FLOOR)	32.46 23.8 46.479 30.026	61.66 40.937 61.369 40.029
TOTAL			689.285	1099.973



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शिवः श्रीगणेशाय नमः

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Transaction No. 1051541372132300463823

राज्य भरामधी ही मोठे महामंडळांमधील निवडित आराम आराम ...
पडताळणीसाठी कृपया www.mahatmanline.gov.in या संकेतस्थळात जाणे

२०) सातखेपर्वत जटुरयावन आहे.

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संलग्न बाणची ही नोंद महाभॉनलाईनद्वारे निर्ममित झालेली आहे. या संकेतस्थळावर शोध करा
पत्रवाळणीसाठी संपर्क www.mahabonline.gov.in या संकेतस्थळावर शोध करा

औरंगाबाद महानगरपालिका, औरंगाबाद

नगर रचना विभाग



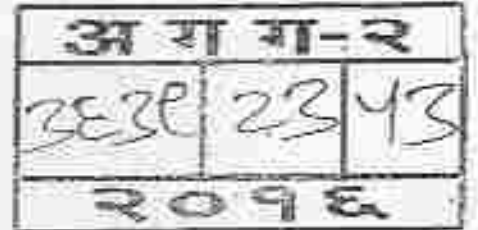
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Fax : (०२४०) - २३३५२९३

रेखांकन क्रमांक : ३०३/२०१५
जा.क्र./मनपा/नरीद/ससंन/२०१५ / १२८८

दिनांक २४/९/२०१५

आदेश

सौ. निना माण्यराव गादील व इतर
गट क्रमांक ५८/पीकी,
मौजे सातारा, औरंगाबाद.
द्वारा श्री. प्रसाद कुलकर्णी (आर्कि),
२२, समर्थनगर, औरंगाबाद.



मौजे सातारा औरंगाबाद येथील गट नंबर ५८/पीकी करीता दाखल केलेल्या रेखांकनात मूखंड क्रमांक १ ते २६ (एकुण २६ मूखंडांकरिता) म्हणुन अंतिम मंजुरी रेखांकन क्रमांक ३५७६/१९९७ दिनांक ०६/१०/१९९७ रोजी देण्यात आलेली आहे. या मान्यतेवेली या रेखांकनात २५३५.९३ चौ.मी. क्षेत्र Future Development यादी खुले सोडण्यात आले होते. मात्र या सोडण्यात आलेल्या क्षेत्र २५३५.९३ करीता मूखंड क्रमांक २७ ते ४३ साठी (एकुण १७) मूखंडांसाठी म्हणुन अंतिम मंजुरी खालील अटीवर देण्यात येत आहे.

०१. सदर मूखंडाच्या पापर निवासी वापरासाठी जमिनीत राहणारे अन्य कोणताही वापर महानगरपालिकेची पूर्ण परवानगी घेतल्याशिवाय करू नये.
०२. रेखांकनातील स्वतंत्र मूखंडाचे क्षेत्र २५० चौ.मी. पेक्षा कमी असू नये व सेमी डिटेम मूखंडाचे क्षेत्र १२५ चौ.मी. पेक्षा कमी असू नये व रो-हाऊस बांधकाम स्वरूपाच्या मूखंडाचे क्षेत्र ५०.०० चौ.मी. कमी असू नये. मूखंडाच्या हद्दीचे दगड हलविण्यात येऊ नये.
०३. मंजूर केलेल्या रेखांकनातील कोणताही मूखंडाची पुन्हा वोट विभागणी किंवा एकत्रिकरण करावयाचे झाल्यास महानगरपालिकेची पूर्ण परवानगी घेणे आवश्यक राहिल.
०४. रेखांकनामधील खुली जागा विकास नियंत्रण नियमावलीत अधिन घडून कायमची खुली राहिल.

श्री. माण्य भीमिवास गादील यांनी रेखांकनामधील खुल्या जागेचे क्षेत्र अंदाजे २२५० चौ.मी. पेक्षा ६०.०० मीटर रुंद विकास योजना रस्त्याचे क्षेत्र महानगरपालिकेस दुय्यम निबंधक (सिटींग) यांच्या कार्यालयात नोंदणी क्रमांक २०८९ दि. ०४/०६/१९९७ अन्वये महानगरपालिका हक्कात हस्तांतर करून दिलेले आहे. हे रस्तें सार्वजनिक रस्तें म्हणुन वापरात राहतील.



०५. मूखंडांमध्ये बांधकाम नियमाप्रमाणे या कार्यालयाची परवानगी घेऊन करण्यात यावे. तसेच करण्यात येणारे बांधकाम उपविधी (फ्लॅटिंग बाय लॉज) व विकास नियंत्रण नियमावली (डेव्हलपमेंट कंट्रोल रुल) च्या अनुषंगाने करावे लागेल.
०६. भविष्यात रहदारीच्या दृष्टीकोणातून आणखी रस्ता रुंदीसाठी जागेची गरज नासल्यास ती भूमी संग्रहण कायदा आणि महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या तरतुदी नुसार संग्रहण करण्यात येईल.
०७. तालुका निरीक्षक भूमी अभिलेख, औरंगाबाद यांना मूखंड आधारी करण्यासाठी प्रत्येक दिनांक २९/१२/२००४ द्वारे नोंदविल्यानुसार यांनी प्रकरण क्रमांक सीए/५४५२/१६३०/२००४ मोडणी दिनांक ०६/०४/२००५ द्वारे मूखंड आणखी कडून तरतुदी नीचणी नकाशा पुरविलेला आहे.

०९. भूखंडातून महानगरपालिकेच्या मालकीची जल वाहिनी किंवा भूमिगत गटार गेलेली असेल तर ते रवखर्चाने स्वतांतर करून घ्यावी लागेल. अशा जलवाहिनी, भूमिगत गटारावर कोणत्याही प्रकारचे बांधकाम करता येणार नाही.
१०. नैसर्गिकरित्या वाढणारा धाण्याचा प्रवाह वर भूखंडातून जात असेल तर भूखंडाच्या एका बाजूने भूमिगत गार्डप साईन, गटारासाठी मार्ग मोकळा करून द्यावा लागेल. त्यासाठी कोणत्याही प्रकारचा मोबदला दिला जाणार नाही. हे काम महानगरपालिकेच्या संबंधित विभागाच्या मार्गदर्शनानुसार करावे लागेल.
११. सधरीत भूखंड क्रमांक २७ ते ४३ करिता खालील प्रमाणे रकमेचा भरणा केलेला आहे.

अ.क्र.	विवरण	भरणा केलेली रक्कम	पावतीसहस्र क्रमांक व दिनांक
०१.	जमीन विकारा शुल्क	५०,३३७/-	०२६७२५ दि. ३१/१२/१९९८
०२.	विकासात खर्च	१,७४,१७८/-	०२६७२४ दि. ३१/१२/१९९८

१२. खंदर रेखांकनात महानगरपालिकेची सधरी भागातील पाणी पुरवठा व जलनिःसारण योजना पूर्ण झाल्या खेरीज सधरी भूखंडांना पाणी पुरवठा व जलनिःसारणाची व्यवस्था करण्यात येणार नाही.
१३. सधरी रेखांकनासाठी मध्यराष्ट्र जमिन व महसूल अधिनियम १९६६ चे कलम ४४ अन्वये अकृषिक वापराची परवानगी भा. जिल्हाधिकारी, औरंगाबाद यांच्याकडून क्रमांक १६/मरा/जमीन-३/अकृषि/सीआर २४/९६ दिनांक ०४/०३/१९९६ अन्वये प्राप्त आहे.
१४. मालकी हक्क, व जमीनीच्या हद्दी इत्यादी बाबत गा. न्यायालयात काही बाब उद्भवल्यास त्यांचे परस्पर निराकरण करावे लागेल त्यात महानगरपालिका जबाबदार राहणार नाही. रेखांकनास विद्यमान पंच रस्त्याबाबत भविष्यात काही बाब उद्भवल्यास त्याची जबाबदारी रेखांकन धारकांची राहिल, त्यात महानगरपालिका जबाबदार राहणार नाही.

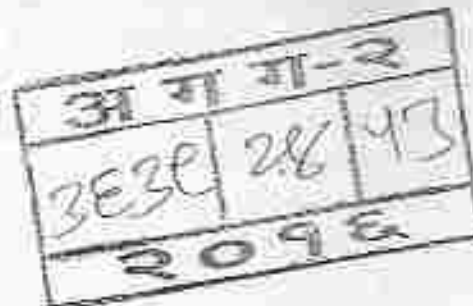
तरापी उत्त आदेशात काहीही त्रुटी असले तरी, त्याबाबत या बदला काढ्याने काही बाब संपन्न झाल्यास/ अथवा प्रकरणा न्यायप्रसिध्द झाल्यास, मोजणीनंतर भूखंडाच्या मोजमागात बदल घडून असल्यास त्या अनुषंगाने नात्यांचा पूर्णपणे प्रभावाने पुनर्विचार करण्यात येईल व अशा परिस्थितीत कार्यालयाचा झालेला निर्णय अंतिम राहील, याची नोंद घ्यावी.

मा. आशुक्त यांची मान्यता,
दिनांक. ११/०१/२०१५

सहायक संचालक नगर रचना,
महानगरपालिका, औरंगाबाद.

सा. :-

०१. भा. जिल्हाधिकारी, औरंगाबाद यांचे माहितीरतम सचिव सार्व.
०२. बॉर्ड अरिफता एंडे या महानगरपालिका, औरंगाबाद यांचे माहितीरतम
०३. गा.समस्त अधिकारी, महानगरपालिका, औरंगाबाद यांचे अल्पत रत्न, खुली जगा, विकास योजना
०४. रस्त्यावरील पाणीत सेव नोंदणीकृत दसाणे इत्यादीत झालेली आहे सधरी माहितीरतम
०५. भूख संश्लेषणाची.



औरंगाबाद महानगरपालिका, औरंगाबाद

नगर रचना विभाग



डि: २३३१३६-४०, २३४८००१-०१

P.B.X. २३३१२८५, २३३१२८३

फ़ोन : (०२४०) - २३३१२१३

जा.क्र./मनपा/नरोप/संसंनर/२०१६/५५

दिनांक ११/१/२०१६

प्रति,

सी. मिना माधवराव पाटील व इतर.

प्लॉट क्र. २८, ०९, १३, १४, १५ व १६ गट क्र. ५८/पैकी

मीजे सातारा, औरंगाबाद.

द्वारा श्री. प्रसाद कुलकर्णी (वार्किंग), औरंगाबाद.

विषय :- गृहक्र क्रमांक ०८, ०९, १३, १४, १५ व १६, गट क्र. ५८/पैकी, मीजे सातारा, औरंगाबाद या मिळकतीच्या एकत्रिकरण बाबत.

संदर्भ :- १. जाणवत बांधकाम परवानगीसाठी एकत्रिकरण प्रस्ताव) जा.प.सं.क्र. ३४४/१४/२०१५-१६ दिनांक २५/०८/२०१५

महोदय,

वरील विषयी संदर्भ प्रस्तापान्वये गृहक्र क्रमांक ०८, ०९, १३, १४, १५ व १६, गट क्र. ५८/पैकी, मीजे सातारा, औरंगाबाद या मिळकतीचे एकत्रिकरण आपण प्रस्तावित केल्यामुळे भासकी हक्काच्या हद्दीपर्यंत एकत्रिकरण ठाणीत अटीवर मान्य करण्यात येत आहे.

गुपीक्षेची:-

अ.क्र.	मिळकत धारकाचे नाव	प्लॉट क्र.	गट नंबर	क्षेत्र चौ.मी.
०१	सी. मिना माधवराव पाटील	०८	५८/पैकी	४५४.२० चौ.मी.
०२	श्री. सतिष सुधाकरराव लोणीकर, सी. मिना माधव पाटील	०९	५८/पैकी	४८०.०० चौ.मी.
०३	श्री. सौरभ माधवराव पाटील	१३	५८/पैकी	१६८.०० चौ.मी.
०४	श्री. सतिष सुधाकरराव लोणीकर, श्री. मिना माधव पाटील	१४	५८/पैकी	१६८.०० चौ.मी.
०५	श्री. सतिष सुधाकरराव लोणीकर	१५	५८/पैकी	१६८.०० चौ.मी.
०६	श्री. यशवंत पंढरीराव पुराणीक	१६	५८/पैकी	१०३.२५ चौ.मी.

एकत्रिकरण :-

अ.क्र.	मिळकत धारकाचे नाव	प्लॉट क्र.	गट नंबर	क्षेत्र चौ.मी.
०१	सी. मिना माधवराव पाटील, श्री. सौरभ माधवराव पाटील, श्री. सतिष सुधाकरराव लोणीकर, श्री. यशवंत पंढरीराव पुराणीक	०८, ०९, १३, १४, १५, १६	५८/पैकी	१६१४.४५ चौ.मी.

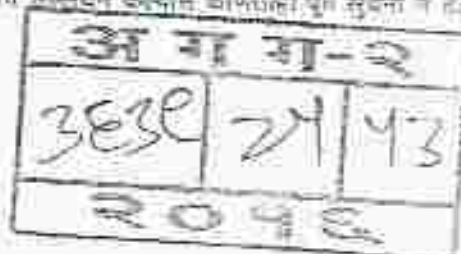
अटी :-

१. येथील मिळकतीला बांधू निर्माण होईल असे एकत्रिकरण व पोटनिहाळ प्रस्ताव जाणवत करू नये.
२. तापणीत येथील गृहक्र क्रमांक ०८, ०९, १३, १४, १५ व १६ या मिळकतीच्या एकत्रिकरण प्रस्तावित करण्यात येत आहे.
३. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे.

गटणीत गृहक्र क्र. ०८, ०९, १३, १४, १५ व १६ या मिळकतीच्या एकत्रिकरण प्रस्तावित करण्यात येत आहे. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे.

प्रस्तावित पोटनिहाळ नकशा वरील गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे. यास पोटावित्ताने संदर्भित गटणी हक्काच्या हद्दी वर एकत्रिकरण प्रस्तावित करण्यात येत आहे.

पॉलिट ऑफीस मधील केवळ कोणत्याही पूर्ण सुचना व तिला सदर एकत्रिकरण कर करण्यात येईल.



सहायक सहायक नगर रचना,
महानगरपालिका, औरंगाबाद.

