

CHALLAN
MTR Form Number-6

Pandey

GRN MH000639765201415E		BARCODE		Date 13/05/2014-06:54:59	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Non-Judicial Customer-Direct Payment			TAX ID (If Any)		
Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)		AMCPP1918N
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR			Full Name		MS SHANTINIKETAN CONSTRUCTION
Location AURANGABAD					PROP MRS MANJUSHA G PANDE
Year 2014-2015 One Time			Flat/Block No.		CTS NO 17427 AND 17427/1
Account Head Details		Amount in Rs.	Premises/Building		
0030046401 Sale of NonJudicial Stamp		224800.00	Road/Street		296.7 SQ MTS
			Area/Locality		AURANGABAD
			Town/City/District		
			PIN		4 3 1 0 0 1
			Remarks (If Any)		
			PAN2--PN=VIJAY D PAITHANE SANJAY D		
			PAITHANE GAJANAN U GOVIDWAR--CA=		
Total		224800.00	Amount in Words	Two Lakh Twenty Four Thousand Eight Hundred Rupees Only	
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	02300042014051364799 167130401
Cheque/DD No			Date	13/05/2014-06:53:54	
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

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CHALLAN
MTR Form Number-6

GRN	INH000639770201416E	BARCODE	[Barcode Image]			Date	13/05/2014-07:00:24			Form ID	25.2		
Department Inspector General Of Registration					Payer Details								
Type of Payment Registration Fees Ordinary Collections IGR					TAX ID (If Any)								
					PAN No. (If Applicable)			AMCPP1918N					
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR					Full Name			MS SHANTINIKETAN CONSTRUCTION PROP MRS MANJUSHA G PANDE					
Location AURANGABAD													
Year 2014-2015 One Time					Flat/Block No.			CTS NO 17427 AND 17427/1					
Account Head Details				Amount In Rs.	Premises/Building								
0030063301 Amount of Tax				30000.00	Road/Street			299.7 SQ MTS					
					Area/Locality			AURANGABAD					
					Town/City/District								
					PIN			4	3	1	0	0	1
					Remarks (If Any) PAN2=--PN=VUJAY D PAITHANE SANJAY D PAITHANE GAJANAN U GOVINDWAR-CA=								
					Amount In	Thirty Thousand Rupees Only							
Total				30000.00	Words								
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	REF No.	02300042014051354300			187130535			
Cheque/DD No					Date		13/05/2014-08:58:06						
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

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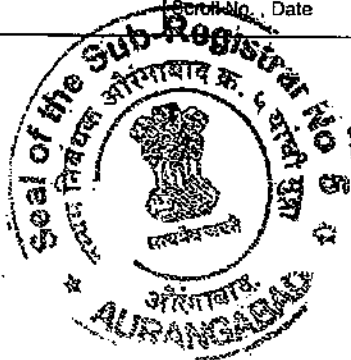




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Mobile No. : Not Available



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Development Agreement

Zone No. 1.365

Land Rate : Rs.15,000/- Per Sq. Mtrs.

Construction Rate : Rs. 11,000/- Per Sq. Mtrs.

THIS AGREEMENT FOR DEVELOPMENT OF PROPERTY IS
MADE AND EXECUTED AT AURANGABAD ON THIS 13TH
DAY OF MAY 2014,

BETWEEN**1. Mr. Vijay s/o Devidas Paithane,**

Age : 34 Years, Occ : Education

R/O M.H. No. 5-16-43/2-P, Nutan Colony, Aurangabad.

(PAN NO.: AZ1PP-1727-C.....)

Hereinafter referred to as the Party of First Part.

(Which expression shall unless repugnant to context or
meaning thereof shall mean and include the company,
all its Shareholders, Directors, executors,
administrators, assigns, their legal heirs, successors
etc. PARTY OF FIRST PART).

AND**2. A) Mr. Sanjay S/o Devidas Paithane,**

Age: 57 Years Occ: Service

R/O: M.H. No. 5-16-43/2-P, Nutan Colony, Aurangabad.

(PAN NO.: AECP-7400-B.....)

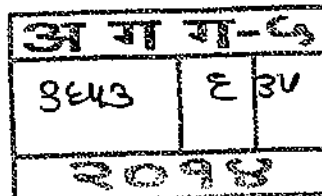
B) Mr. Gajanan S/o Uttamrao Govindwar,

Age: 39 Years, Occ: Business

R/O: First Floor, M.H. No. 5-16-43/2-P, Nutan Colony,
Aurangabad.

(PAN NO.: AWQPG2523C)

Hereinafter referred to as the party of Second Part of the
property under this Development Agreement.



(Which expression shall unless repugnant to context or meaning thereof shall mean and include the executors, administrators assigns their legal heirs, successors etc.. / PARTY OF SECOND PART).

AND

M/s. Shantiniketan Constructions, through its sole proprietor
Mrs. Manjusha W/o. Girish Pande

Age: 39 Years, Occ: Business

R/o: N-2, CIDCO, Aurangabad.

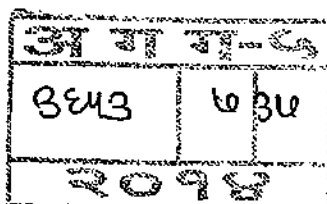
(PAN NO.: AMCPP-1918-N)

Hereinafter referred to as 'Developer'.

(Which expression shall unless excluded by or repugnant to the context, or meaning thereof be deemed to mean and include the executors, administrators assigns their legal heirs, successors, legal representatives etc. DEVELOPER / PARTY OF THE THIRD PART).

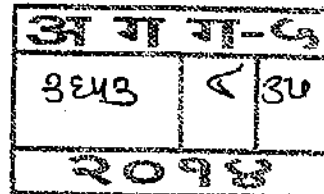
WHEREAS, the parties of First Part and Second Part (A) are real brothers and owners & possessors of the property specifically described in schedule 'A' herein under and the same is received by them in inheritance. The names of both Parties are also recorded in CTS record and the copies of property card are also made Part of this Development Agreement.

AND WHEREAS the party of Second Part (B) is the owner and possessor of property specifically mentioned in Schedule 'B' as the same has been purchased by him vide registered sale deed, which is registered vide its daybook Sr. no. 5884 dated 20/09/2001. After execution and registration of said sale deed name of Party of Second Part (B) also came to be mutated in CTS record of property under development.



AND WHEREAS, the Developer being interested in developing the Property specifically described in Schedule 'A' and 'B', approached the Party of First Part and Parties of Second Part with its proposals; and on detailed negotiations it was decided by the Party of First Part and Parties of Second Part to give their respective properties for development to the Developer and now all the Parties have decided to reduce the terms and conditions in writing which are as follows:

1. That, the Developer shall prepare the necessary plan of the building/s, get it approved Firstly from the party of First and Parties of Second Part, and then from Aurangabad Municipal Corporation, so as to develop the property.
2. The parties have agreed that the Developer will incur all the expenses for the development such as cost of construction, expenses for obtaining construction permission, completion permission, electricity transformer, architect fees, contractors, betterment charges payable to Aurangabad Municipal Corporation, charges payable for obtaining Fire NOC, expenses for obtaining any other NOC if required from any other authorities, out of pocket expenses, interest payable on loan, brokerage, commissions, legal expenses, property taxes, etc., that may be required for completing the project in all respect.
3. That, the Developer shall pay the necessary charges, comply with the required formalities and obtain required construction and permissions for the demised property. The parties of First Part and Second Part shall clear the payment of N.A. cess and other taxes, duties, etc. to the extent of their share, till the date of execution of this agreement and any taxes, duties, cess etc. hereafter from the date of execution of this agreement shall be borne by the Developer.



4. If any such dues are found unpaid by the parties of the First and second part to the extent of their share till the execution of this agreement, the developer shall be entitled to recover it from such respective owner.

5. It is agreed between the parties that the Developer will provide specification and amenities as per the schedule of specifications and amenities provided hereunder to the proposed units constructed on the said plot.

6. The Developer shall be responsible from the date of occupation and/or possession of the said plot for development, for safeguarding and protecting the said plot in all respect and to prevent encroachment and trespass thereon.

7. The Developer shall ensure that all the building and structures are built in accordance with the prescribed standards, rules and regulations prescribed by any government, semi-government or local authority.

8. The Developer shall defend all suits, actions and other legal proceedings of whatsoever which may arise or to be instituted hereafter, only in respect of and in pursuance of the construction and Development work and sale and transfer thereof;

9. It is agreed between the parties that Developer shall be responsible to provide all the basic facilities, infrastructure, amenities and specifications, railings, electrification to the ultimate purchasers at his own cost. The details of the specifications, facilities, amenities etc. to be provided by the Developer to ultimate flat/unit purchasers, will be particularly mentioned in this Development Agreement and it shall be binding on the Developer.

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11 The parties of First Part and Second Part gives license and permission to the "Developer" to enter upon the Said Plot described in the schedules 'A' & 'B' herein above or any part thereof as aforesaid with full right and authority, to commence & carry on the complete development thereof, in accordance with the permission herein mentioned.

13. It is not the intention of the parties hereto to enter into partnership with each other and nothing herein contained shall be construed as creating any such relationship between the parties.

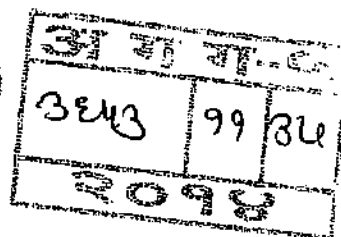
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15. That, after obtaining the building permission, the Developer shall be authorized by the parties of First Part and Second Part to execute construction work on all or any Part of the demised property as per the plans sanctioned by the Aurangabad Municipal Corporation.

16. It specifically agreed between the parties that that the owner i.e. parties of first and second part and Developer shall be at liberty to sell their respective flats mentioned hereinabove. The Developer will be entitled to execute Agreements of Sale in favor of prospective purchasers in respect of the flats granted to Developer, under this Development Agreement. Similarly the Owners will be entitled to execute Sale Deed in favor of prospective purchasers in respect of the flats granted to the parties of first and second part. It is understood between the parties, in case, the total number of units except the Unit No.2 (First floor-back side) granted to the Party of the Second Part (B), comes to an odd numerical figure then, on dividing the units equally between parties of first & second part (A) and the Developer, the remaining unit will be sold by the parties of first & second part (A) and Developer jointly and the consideration for such unit will be divided amongst them equally.

17. That, all the construction expenses of the building/s to be constructed on the demised Property shall be borne by the Developer alone and the party of First Part and Second Part shall in no way be liable to reimburse the same, in any circumstances. That the Developer shall carry out the construction of the building/s as per the plans sanctioned by the Municipal Corporation and obtain the Completion Certificate and in case any penalty is levied by the Municipal Corporation it shall be borne and paid by the Developer alone.

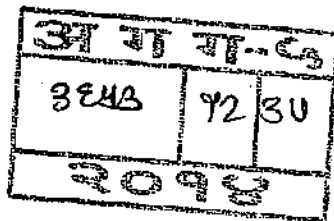


18. That, as on today the parties of the First and Second Parts are residing at their respective areas and both the parties will vacate after getting construction permission, their respective areas and hand over to the Developer for carrying out the development activity and the Developer and his representatives, servants etc. thereafter will have the uninterrupted right of entry on the plots for construction work. The party of First Part and party of Second Part or anyone claiming through them shall not interrupt the construction work of the Developer in any condition whatsoever, unless it is a breach of condition of this Development Agreement.

19. The Developer shall abide, observe and perform all the rules and regulations, guidelines and directions of Municipal Corporation of Aurangabad, while providing infrastructure in the said project such as lights in common area, passages, terrace, water connection. Internal pipe lines etc.

20. That, the party of First Part and Parties of Second Part and Developer have mutually decided that, the proposed building shall consist of 08 flats and 02 offices as described in Schedule 'C'.

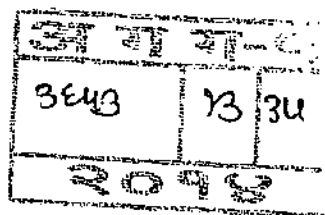
The demised property is a small piece of land and therefore it is decided that, the Developer shall apply the expertise and try to get the maximum benefits as per the rules from Aurangabad Municipal Corporation & utilize maximum FSI.



21. That, in consideration of the development rights, the rights to construct and the right to sell and retention of consideration in respect of the constructed area being retained by the Developer, the Developer shall handover constructed portion within a period of 15 months from the date of receipt of building permission from Aurangabad Municipal Corporation (Or handing over possession of properties by Parties of the First & Second Part to the Developer, whichever is later) to party of First Part and party of Second Part respectively as described in the schedule 'C' given hereunder. It is specifically admitted by the Party of First Part and Parties of Second Part that, they will have no right to ask right except constructed portion allotted to them as per schedule 'C' and therefore remaining entire constructed portion shall be retained by Developer alone.

22. That, the Developer shall provide common Parking space in proportionate share to all subject to the provisions of the Maharashtra Apartment Ownership Act. The Developer shall provide at least one common lift for the entire building. The specifications of the constructed portion to be handed over to the Party of First Part and Party of Second Parts shall be as narrated in the Schedule - 'C' annexed hereto.

23. That, it is also agreed between the parties of this presents that as on failure of developer to construct the building and hand over the same to party of first and second part and in that circumstance if it requires to find and enter in new development agreement with any third party, in that circumstance the party of first part will have no right to enter in any agreement without parties Nos. 2-A and 2-B of the Second part. The party of first part and third part of this presents are putting their respective free hands on this present to indemnify the property and rights of parties of second part.

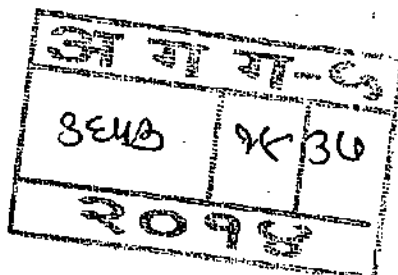


24. That, it is specifically decided between the Parties that the premium payable for Balcony, Staircase & passages shall be borne by the Developer and Parties of First part & Second Part-A, but whatever is received against it, same will be included in area of party of First Part and party of Second Part (A) only in their proportionate ratio.

25. That, the Developer shall also try to obtain sanction for additional FSI for the complex and in this case the cost of this additional FSI shall be borne by the Developer and the same will be utilized in the proposed building. In consideration of the additional FSI, the Developer shall handover 50% area of this additional FSI to the party of First Part and party of Second Part (A) only, and same shall be shared in equal proportion by Party of First Part and Party of Second Part (A) only.

26. That, in consideration of the construction work and/or the consideration amount the Developer shall be vested with right of party of First Part and parties of Second Part and therefore the right to sell, lease or dispose by any other mode the constructed premises in the said property, except the constructed portion to be handed over to the Party of First Part and party of Second Part as a part of consideration of this development agreement.

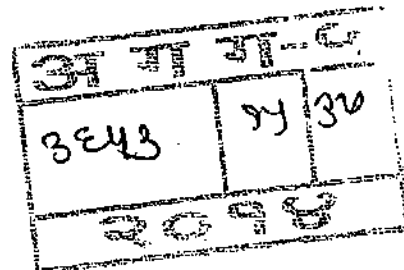
27. That, the Developer shall have to install or construct water storage, tank/s for the purpose of proposed scheme in the property of the party of First Part and parties of Second Part and the party of First Part and parties of Second Part shall not take any objection for the same at any time.



28. The parties of First and Second part assure that they have their respective good, clear, marketable and perfect title to their respective properties. That, there are no encumbrances, loans, mortgages upon the properties offered for development vides this agreement. The parties of the First and Second part undertake and assure to clear off the claims, objections, liens etc., if any, to the extent of their respective share. Both the First and Second part undertake and assure to indemnify the Third Part i.e. the Developer in the event of finding the titles of the respective parties in trouble.

29. That, the Developer may be authorized to approach to bank or financial institution for the purpose of obtaining any finance required for development of the Demised Property by the party of First Part and party of Second Part, however the developer shall not mortgage or cause any encumbrance on the properties coming to the shares of parties of First Part and Second Part or the land.

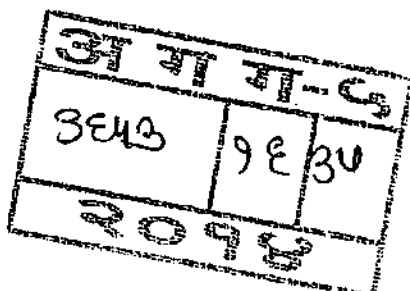
30. That, the party of First Part and parties of Second Part hereby agrees and assure the Developer to sign all necessary application, affidavits, plans and other deeds, things, documents etc. that may be required to be signed and executed for obtaining building permission and other required papers from Aurangabad Municipal Corporation. The parties of First Part and Second Part hereby authorize the *Developer* to complete necessary/work of construction of the building and to obtain necessary completion certificate from the competent authority in that behalf.



31. The Developer shall carry construction work and make arrangement for material at site at its risk and costs for which the party of First Part and Second Part shall not be in any way liable or responsible.

32. For the purpose of facilitating the execution of the various documents, compliance of necessary formalities, execution of agreements and execution of conveyance of the constructed area other than the area to be handed over to the party of First Part and Second Parts as specified herein, the party of First Part and Parties of Second Part are also executing an Irrevocable General Power of Attorney in favor of the Developer.

33. The Developer shall be entitled to enter into the necessary Agreements of sale with the intending purchaser/s of the Flats, etc. in the property to be retained by the Developers as specified herein and sell the same and /or dispose of the premises on ownership basis to the said intending purchaser/s on such terms and condition as the Developer may think fit (excluding the property mentioned in schedule 'C'). The Developer shall have right to obtain consideration amount in his name in such transactions. However the Developer shall not and is not authorized to part with possession, execute sale deeds/ assignment deeds in favor of intending purchasers unless she hands over the possession of the property as described in schedule 'C' to the party of First Part and parties of Second Part. The Developer shall be authorized to assign all or any Part of this development agreement in favor of anybody on the same terms and conditions with prior written consent of the party of First Part and parties of Second Part.

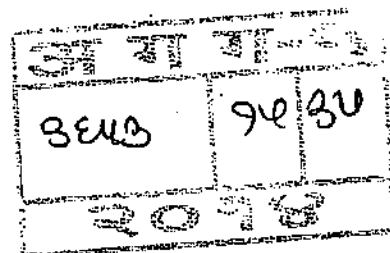
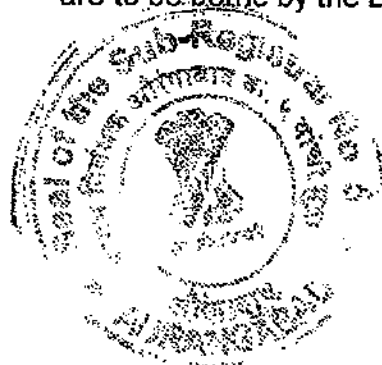


34. All the necessary costs, expenses for stamp duty, registration, typing and out of pocket expenses of this Development Agreement shall be borne and paid by the Developer. The party of First Part and Second Part shall not in any way responsible for the same. Each Party shall bear their lawyer's charges/fees.

35. That, the Developer has paid Rs.Fifteen Lakhs to the Parties of the First Part and Second Part (A) towards refundable Security Deposit (in two installments i.e. Rs.7.5 Lakhs on execution of this agreement and balance upon one month hereinafter both by RTGS in equal proportion to parties of First part and Second Part-A). further to above the Party of third Part i.e. Developer is also depositing two cheques worth Rs. Twenty Five Lakhs each with Party of First Part and Second Part (A) as security till the completion of present project and same shall be refunded by both the Parties to Developer after completion of entire construction work, after obtaining Completion Certificate from competent authority and after handing over possession of property mentioned in schedule 'C'. That, if the project is not completed or left incomplete by the Developer in compliance of above terms and conditions of this present, the First Party and Second Party shall have every right to deduct or forfeit this security amount including cancellation of agreement without any notice to Developer.

36. The Developer shall be entitled to prepare necessary scheme, to advertise the same by putting up a board in the Demised Property or any other place and by publishing the advertisement/sign/boards any media as it deems fit and proper entirely at his risks and costs.

37. All the professional charges/fees, pertaining the proposed construction, sale and execution of conveyance etc. are to be borne by the Developer.



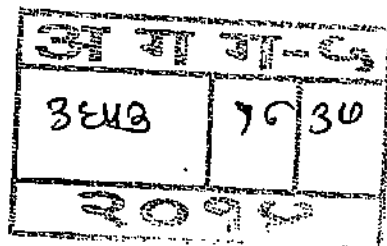
38. That the Developer shall be entitled to submit revised plans if required and get the same sanctioned from the Aurangabad Municipal Corporation, subject to approval of owners.

39. All the Parties to this Development Agreement shall try to maintain the cordial relations during the course of construction activities on the said plot of land and shall try to avoid disputes as far as possible, and disputes as regards execution of the terms and conditions of this agreement if any, shall be settled amicably by referring the same to mediators or arbitrations.

40. That, all the taxes, duties, cess and other charges in respect of the plot till this date shall borne by the party of First Part and parties of Second Part proportionate to their share and in case the Developer is put to pay the old dues of the party of First Part and parties of Second Part during the course of obtaining building permission or during the course of construction, the Developer shall be eligible to recover the same from the party of First Part and parties of Second Part respectively proportionate to their shares.

41. That, the party of First Part and parties of Second Part and *Developer* shall declare the common areas by way of declaration U/s 2A of the Maharashtra Apartment Ownership Act, 1970 through the Developer-Third Part under the Power of Attorney given herewith, and the expenses of the same shall be borne by the Developer.

42. That, in case FSI of the property is increased by competent authority after the completion of the project. It shall vest with the party of First Part and party of Second Part (A) only. And the party of First Part and party of Second Part (A) only, may construct the upper floors wherein the party of the Second Part (B) shall have no right or interest whatsoever.



However, the top terrace of the building will be used jointly by all the occupants of the building as per rules.

43. Both the parties are empowered to amend, alter, add, and delete any of the provision of these presents by mutual consent.

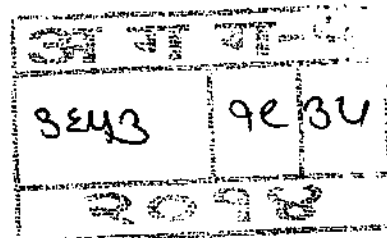
44. That, the parties of the First Part and Second Part shall apply for and obtain separate electric meters, water connections etc. If they desire to maintain the present electric meters and water connections, they may retain the same.

45. The parties of the First and Second Part shall not be liable for any liability if arises against any mishap, accident during the construction, since the Developer shall be making the construction at his own risk as to costs and consequences being the principal employer. The Developer alone shall be liable for the making good such liability. So also, the parties of First and Second Part shall not be responsible for any liability that may arise out of the employer-employee relationship of the Developer with a third Party. In any such circumstances, the Developer undertakes to indemnify the Parties of the First and Second Parts.

46. The other , specifications of construction i.e. the material, parameters, specifications, dimensions etc. are described in the schedule given hereunder as 'D'.

47. It is agreed by the Developer that proposed unit will have as far as possible east-west ventilation and the units shall be Vastu compliant.

48. It is agreed by the Developer that he will give development work report every three months to the Party of First Part and Second Part.



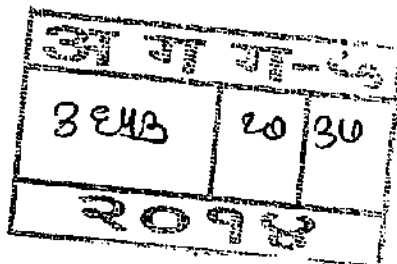
49. That from the month of handing over the possession of the properties for the development the *Developer* agrees to pay and shall pay to the Party of First Part and Second Part (A), Rs. 10,000/- per month for residing in the rental nearby house till the end of the month of delivery of possession of the agreed constructed portion of property.

50. It is specifically agreed and understood between the Developer and the party of First Part and Second Part that development of said plot is to be completed in all respect within 15 months from the date of obtaining construction / building permission (Or handing over possession of properties by Parties of the First & Second Part to the Developer, whichever is later). In case the Developer fails to complete construction within stipulated period of 15 months from the date of obtaining building permission then the Party of First Part and Second Part shall be entitled to terminate the contract.

It is specifically understood and agreed by and between all the parties that the aforesaid 15 months period shall exclude such period which constrain stoppage of development work 'on account' of vies major, natural calamity, Govt. commands, Municipal obligation & bars, objection if raised by any party to the rights of the Parties of First and Second part, objection if raised by any party incidental to the development work etc.

51. The Developer ensures and guarantees quality of the construction with full maintenance for one year from the date of handing over the possession to the Parties of First and Second part.

52. The building should be Earth Quake Resistance, Rain Harvesting, Vermi-culture & Boring for flush tanks should provide for building by the Developer.



53. The name of the building shall be – “PADMADEVI ENCLAVE” which will be written on building in an artistic way and it shall not be changed by anyone in future.

SCHEDULE – ‘A’

(Property owned by First Party)

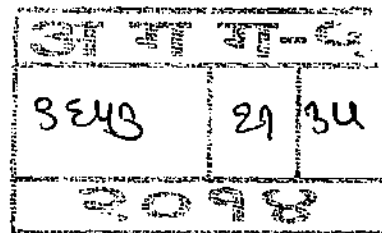
All piece and parcel of ground floor of Municipal House no. 5-16-43/2-P, CTS no. 17427 : and admeasuring 159.40 sq. mtrs. respectively situated within the jurisdiction of Sub – Registrar of Aurangabad more specifically as demarcated in red color in the plan annexed and bounded as under;

On or towards East	:	Property of Mr. Muley
On or towards West	:	Property of Mr. Joshi
On or towards South	:	C.T.S. No.17427/1
On or towards North	:	Colony road

(Property owned by Second Party-A)

All piece and parcel of ground floor of Municipal House no. 5-16-43/2-P, CTS no. 17427/1 and admeasuring 96.14 sq. mtrs. respectively situated within the jurisdiction of Sub – Registrar of Aurangabad more specifically as demarcated in red color in the plan annexed and bounded as under;

On or towards East	:	Property of Mr. Muley
On or towards West	:	Property of Mr. Joshi
On or towards South	:	C.T.S. No.
On or towards North	:	C.T.S. No.17427



SCHEDULE – 'B'

(Property owned by Second Party -B)

All piece and parcel of well constructed 3 rooms of First floor and the one room on Second floor of Municipal House no. 5-16-43/2-P, CTS no. 17427/1 admeasuring 44.16 sq. mtrs. situated within the jurisdiction of Sub – Registrar of Aurangabad more specifically as demarcated in red color in the plan annexed and bounded as under;

On or towards East : Property of Mr. Muley
On or towards West : Property of Mr. Joshi
On or towards South : C.T.S. No.
On or towards North : C.T.S. No.17427

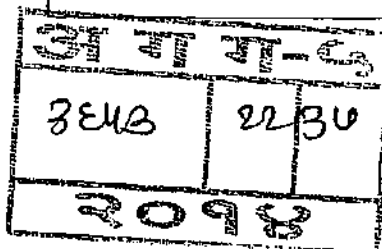
Schedule 'C'

(Properties to be handed over to Parties of First Part and Second Part after completion of development by the Party of third Part i.e. *Developer*)

C-1: Properties allotted to Party of the First part

Mr. Vijay Devidas Paithane

Description of the property	Four boundaries
Office No.1, Front side at ground floor 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad area: 50.24 sq.mt. B/up	East : Property of Mr. Muley West : Property of Mr. Joshi South : Office No.2 North : Colony road
Flat No.4, rear side of 2 nd floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad area: 59.45 sq.mt. B/up	East : Property of Mr. Muley West : Property of Mr. Joshi South : C.T.S. No. North : Flat No.3

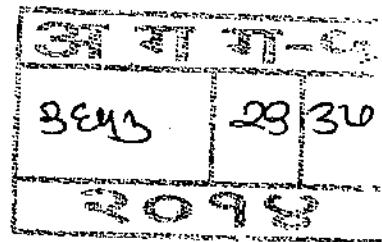


**C-2:- Properties allotted to Party of the First part
Mr. Sanjay Devidas Paithane**

Description of the property	Four boundaries
Flat No.3 Front side at 2 nd floor 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad area : 59.45 sq.mt. B/up	East : Property of Mr.Muley West : Property of Mr. Joshi South : Flat No.4 North : Colony road'
Flat No.6, rear side of 3 rd floor, 'Padma-Devi' Enclave, C.T.S.No.17427 & 17427/1, Nutan Colony, Aurangabad area: 59.45 sq.mt. B/up	East : Property of Mr.Muley West : Property of Mr. Joshi South : C.T.S. No. North : Flat No.5

**C-3: Property allotted to the share of party of
Second Part-B Mr.Gajanan Uttamrao Govindwar**

Description of the property	Four boundaries
Flat No.2, rear side of 1 st floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad area: 59.45 sq.mt. B/up	East : Property of Mr.Muley West : Property of Mr. Joshi South : C.T.S. No. North : Flat No.1



C-4:- Property allotted to the share of

THIRD PART- DEVELOPER

Unit No.	Area B/up
Office No.2, rear side of Ground floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad	59.45 sq.mt.
Flat No.1 at Front side of 1 st floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad	59.45 sq.mt.
Flat No.5 at Front side of 3 rd floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad	59.45 sq.mt.
Flat No.7 at Front side of 4 th floor, 'Padma-Devi' Enclave, C.T.S. No.17427 & 17427/1, Nutan Colony, Aurangabad	59.45 sq.mt.

Schedule-D

(details of construction quality & quantity)

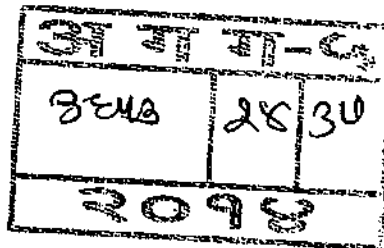
GENERAL SPECIFICATIONS AND AMENITIES TO BE
PROVIDED BY DEVELOPER

Structure :

R.C.C. Frame Structure with brick walls

Doors and Shutters:-

Main door frame and shutter in teak wood with standard brass
fitting. Other doors are waterproof or commercial flush doors
fixed on teak wood frame with standard C.P. fittings



Window:-

Three track aluminium sliding window with powder coating and outside protective M.S. grills

Kitchen platform:-

Kitchen Otta with granite top having length 8' X 26' with steel sink

Plaster:-

Smoot neeru finish plaster inside and sand face cement plaster outside.

Bathroom:-

Attractive antiskid flooring and colour glazed tiles dado upto 7" high. W.C. Indian type w/c pan

Tiles:-

Vitrified tiles in all rooms, Ceramic tiles in Balcony

Painting:-

Internal painting with oil bond distemper, doors, and windows with enamel paint ceiling with wash and external painging with water proof cement paint.

Plumbing:-

G.I./PVC pipe concealed fitting, shower, hot and cold mixer pointes in bathroom and half turn flush cock for W.C..

Electrification:-

Concealed electric fitting in with adequeate points in all the rooms.

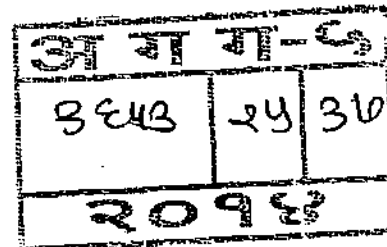
Lofts:-

One loft in kitchen and one loft in each bedroom.

Parking:-

Ample parking space

Water proofing to the terrace & W. C. bath should be provided.



In witness whereof the Parties hereto have subscribed their, hands, seals and signature on the date and place mentioned hereinabove.

Party of the First Part

Mr. Vijay Devidas Paithane

Party of the Second Part

A) Mr. Sanjay Devidas Paithane

B) Mr. Gajanan Uttamrao Govindwar

DEVELOPER

M/S. Shantiniketan Constructions
through its prop.

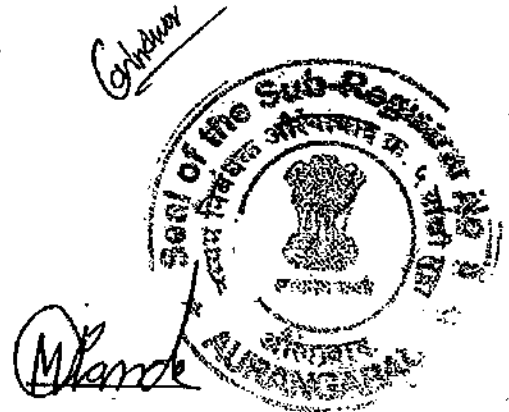
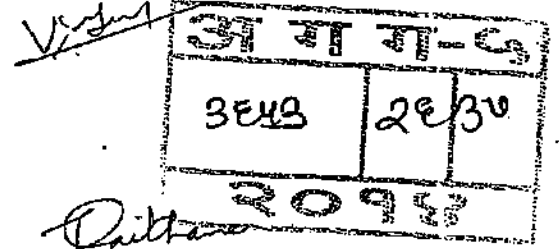
Mrs. Manjusha Girish Pande

Witnesses:-

1. Mr. Girish Dattatraya Pande
Age : 43 years, Occ. : Business
R/o. : N-2, Thakre Nagar Aurangabad
Pan : AAVPP-3233-H

2. Mrs. Vanita Gajanan Govindwar
Age:- 35 Years, Occ:- Service
P/o:- Nutan Colony Aurangabad

3. Dr. Bhashi Hemant Lavekar
Age:- 47 Years Occ:- Medi. Business
P/o:- 1504, Building No. 7-A, New MHADA Corner
Andheri (W) Mumbai



G.P. Pande

Vanita

B. Lavekar

मालमत्ता पत्रक

विभाग/मौजे -- Aurangabad

तालुका/न.भू.मा.का. -- CTSO Aurangabad

जिल्हा -- Aurangabad

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेला आक्षरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ

१७४२७

१७४२७

[२९७.७]
[+०२.०]

[२९९.७]
[-१४०.३]

१५९.४ चौ.मी.



सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९७१

श्रीमती पदमाबाई देविदासराव पैठणे.

पट्टेदार

इतर भार

इतर शीरे

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०३/११/१९७८	सौ.पदमाबाई पैठणे. यांचे दि.२१.१०.७८ चे. जबाबा वरून भागशा	---	H श्री.संजय देवीदासराव पैठणे. नवीन आखीव पत्रीका क्र.२७५. वर नोंद	सही - १७/१२/१९७८ C.T.S.O. Aurangabad ओ.बाद
३१/०७/१९८७	मृत्यु पत्र क्र.१०३. दि.२९.१.८० व जाहीर प्रगटन दि.३१.७.८७ अन्वये भागशा	---	H श्री.विजय देवीदास पैठणे.	सही - २०/०८/१९८७ न.भू.अ कर औरंगाबाद. औरंगाबाद
१४/०८/१९८७	पो.वि.मोजणी प्रमाणे व न.भू.अ.१ यांच्या आदेशा प्रमाणे क्षेत्रात. दुरुस्ती करून ताबा व मोजणी प्रमाणे पो.विभागणी करण्यात आली.	---	Seal of the Sub-Registrar औरंगाबाद	सही - १४/०८/१९८७ न.भू.अ कर औरंगाबाद. औरंगाबाद

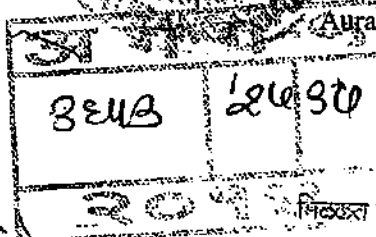
नासणी करणारा -

खरी नक्कल -

CTSO Aurangabad

Aurangabad

वरिष्ठ लिपीक
नगर भूमापन अधिकारी
औरंगाबाद.



अर्जदार
वर्ग आख्यायिका विनांक
नक्कल देण्या दिनांक
नक्कल देण्या करणारा
नक्कल देण्याची ठिकाण
नक्कल देण्याची ठिकाण

नक्कल
आख्यायिका विनांक
नक्कल देण्या
नक्कल देण्या
नक्कल देण्या
नक्कल देण्या

मालमत्ता पत्रक

विभाग/मोजे - Aurangabad

तालुका/न.भु.मा.का. - CTSO Aurangabad

जिल्हा - Aurangabad

नगर भुमापन शिट नंबर प्लॉट नंबर क्षेत्र घारणाधिकार शासनाला दिलेल्या अकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ

१७४२७/१

१७४२७/१

१४०.३ चौ.मी.

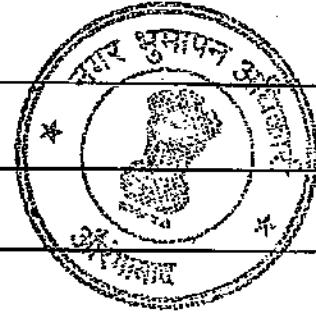
सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/०८/१९८७	न.भु.अ.१ ओ.बाद यांचे आदेश दि.१४.८.८७ अन्वये पो.विभाग मोजणी प्रमाणे	--	H श्री.संजय देवीदास पैठणे.	सही - १६/०९/१९८७ न.भु.अ.१ औरंगाबाद. औरंगाबाद
०८/०२/२००२	खरेदीने -रजि.ख.क. ५८८४ दि.२०.९.०१ रु.३,२०,०००/-नुसार. क्षेत्र ४४.१६ चौ.मी.	--	श्री.गजानन उत्तमराव गोविंदवार.	सही - ०८/०२/२००२ न.भु.अ.१ औरंगाबाद. औरंगाबाद

तपासणी करणारा -

05/01/14

खरी नक्कल -

5-5-2014

वरिष्ठ लिपीक
नगर भुमापन अधिकारी
औरंगाबाद.



CTSO Aurangabad

Aurangabad

अ ग ग-६		
843	25	30
2098		

आर्जदार - 414112
वर्ग आख्याचा दिनांक 414112
नगरभूमापन अधिकारी 414112
नगरभूमापन अधिकारी 414112
नगरभूमापन अधिकारी 414112

मिळकत पट्टेदार 301
नकाशा
सहीकारी सही
व.सहीकार
निर्देश
तपासणी
धु.न.न. 324



भारत निवडणूक आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD

HHZ2116887



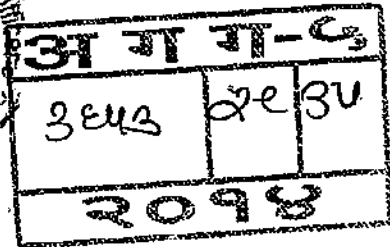
मतदाराचे नांव : वनिता गजानन गोविंदवार
Elector's Name : Vanita Gajanan Govindwar
पतिचे नांव : गजानन गोविंदवार
Husband's Name : Gajanan Govindwar
लिंग : स्त्री Sex : F
1/1/2007 रोजी वय : 31
Age as on 1/1/2007

पत्ता 893, विठ्ठल वार्ड, मुळावा, मुळावा

गाव मुळावा
तालुका उमरखेड
जिल्हा यवतमाळ- 445211

Address 893, Vitthal Ward, Mulawa,

Village Mulawa
Taluka Umarkhed
District Yavatmal- 445211



संचालक नोंदणी अधिकारी
167-उमरखेड विधानसभा मतदारसंघा करिता

Electoral Registration Officer
For 167-Umarkhed Assembly Constituency

स्थळ : उमरखेड
Place : Umarkhed

दिनांक/Date : 05/01/2008

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल.
This card may be used as an Identity Card under
different Government Schemes

69/1532

भारत निर्वाचन आयोग
भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UZZ4412815

मतदाताचे नाव : निरंज दत्त पंडे
ELECTOR'S NAME : Girish Dattapani Panda
वडीलाचे नाव : दत्त पंडे
FATHER'S NAME : Dattapani Panda
लिंग / Sex : पुरुष / MALE
जन्म तारीख / DATE OF BIRTH : XXXX/1968

UZZ4412815

पत्ता : एन-2, ए. सी. रोड, सिव्हील स्टेशन-2
मुंबई-400 002
राज्य : महाराष्ट्र
जिल्हा : ठाणे
पोस्टाळी कोड : 400 002

Address: N2/A, Sec-2, Station-2
Mumbai-400 002
Distt. Thane
Pin-400 002

Date : 02/09/2009

109-ओरंगाबाद पूर्व विधानसभा मतदारसंघी कार्यालय
109-Aurangabad East Constituency
सोबतचे अधिकारी
सोबतचे अधिकारी
Festive Signature of the
Election Registration Officer
for 109-Aurangabad East Constituency

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AECPP7400B

नाम / NAME
SANJAY DEVIDASRAO PAITHANE

पिता का नाम / FATHER'S NAME
DEVIDASRAO VISHVANATHRAO
PAITHANE

जन्म तिथि / DATE OF BIRTH
12-07-1956

हस्ताक्षर / SIGNATURE
[Signature]

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT
SAJANANIL GOVINDWAR
LITAMRAO GOVINDWAR

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY PAITHANE
DEVIDASRAO VISHWANATHRAO PAITHANE
13/07/1980
Permanent Account Number
AZIBP172702
[Signature]



SAJANANIL GOVINDWAR
LITAMRAO GOVINDWAR
13/07/1980
Permanent Account Number
AZIBP172702
[Signature]

अ ग ग-६

345	80	30
2098		

भारत निवडणूक आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD
H22116887



नाम : वनिता गजानन गोविंदवार
Name : Vanita Gajanan Govindwar
पति : गजानन गोविंदवार
Husband's Name : Gajanan Govindwar
दिनांक : 05/01/2008 Sex : F
This card may be used as an Identity Card under
different Government Schemes 69/1552

पत्ता 893, विठ्ठल वार्ड, मुळावा, मुळावा

गाव मुळावा
ता. उमरखेड
जिल्हा यवतमाळ - 445211
Address 893, Vitthal Ward, Mulawa, Yavatmal



Village Mulawa
Taluka Unmarked
District Yavatmal-445211

मतदार नोंदणी अधिकारी
167-उमरखेड विधानसभा मतदारसंघा करिता

Electoral Registration Officer
For 167-Unmarked Assembly Constituency

स्थळ : उमरखेड
Place : Unmarked

दिनांक/Date : 05/01/2008

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल.
This card may be used as an Identity Card under
different Government Schemes 69/1552

भारत निवडणूक आयोग
Election Commission of India
भारती H DAVEKAR
V PAITHANE
06/05/1966
Attachment Account No.
ABHPL7242D
4/5



अ ग ग-८
३६७ ७९ ३७
२०१४



भारतीय पहचान प्रमाण प्रणाली
भारत सरकार
 Unique Identification Authority of India
 Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1207/82329/00129

To,
 गजानन उत्तमराव गोविंदवार
 Gajanan Uttamrao Govindwar
 S/O: Uttamrao Govindwar
 5-16-43/2
 penton pura
 brain hospital nutan colony
 Aurangabad
 Aurangabad (mh) Aurangabad Aurangabad
 Maharashtra 431001
 9637236360

Ref: 527 / 02C / 514179 / 514245 / P



SH234857075DF



आपका आधार क्रमांक / Your Aadhaar No. :

4208 1898 6675

आधार — आम आदमी का अधिकार

 भारत सरकार GOVERNMENT OF INDIA		अ ग ग-६	
 गजानन उत्तमराव गोविंदवार Gajanan Uttamrao Govindwar जन्म वर्ष / Year of Birth : 1975 पुरुष / Male	3E43		B230
	2098		

4208 1898 6675

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAJANAN U GOVINDWAR

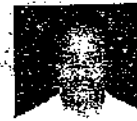
UTTAMRAO BAPURAO GOVINDWAR

01/07/1975

Permanent Account Number

AWQPG2523C

Signature

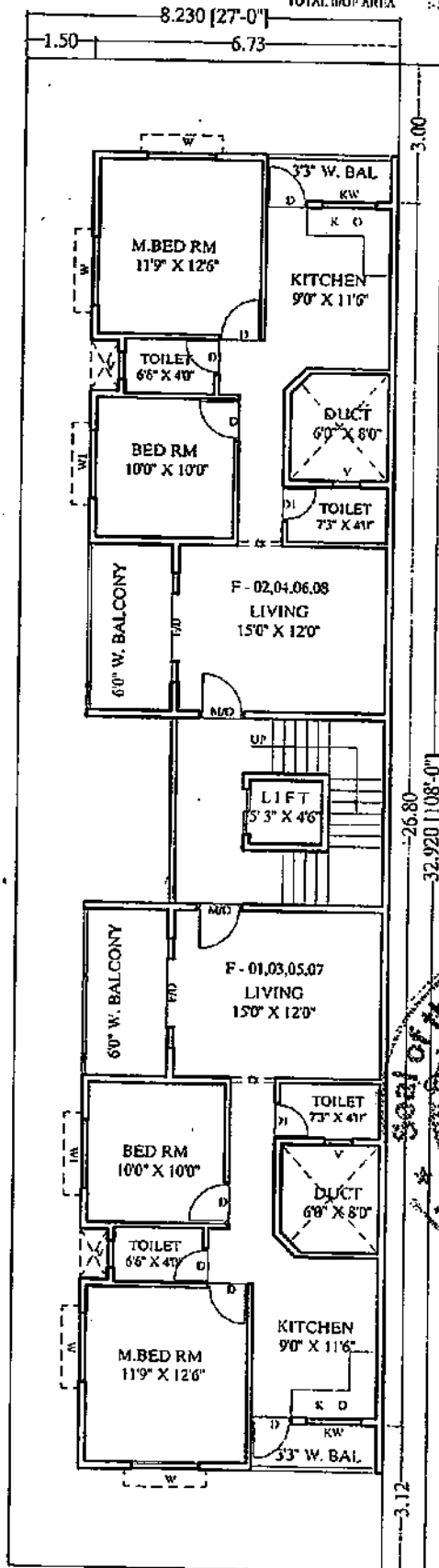


03112010



अ ग ग-५		
५६५३	८३	३०
२०१४		

TOTAL FLOT AREA : 600.000 SQ.MT.
 GROUND FLOOR AREA : 109.700 SQ.MT.
 1ST FLOOR AREA : 118.907 SQ.MT.
 2ND FLOOR AREA : 118.907 SQ.MT.
 3RD FLOOR AREA : 118.907 SQ.MT.
 4TH FLOOR AREA : 118.907 SQ.MT.
 TOTAL FLOT AREA : 585.326 SQ.MT.



अ ग ग-६
 ३६८ ८४३०
 २०१८

TYPICAL 1ST, 2ND, 3RD, 4TH FLOOR PLAN

PROPOSED PLAN FOR RES. CUM COMM. BLDG. ON PLOT NO. ON GUT NO. (PT), SITUATED AT: NUTAN COLONY, AURANGABAD, DISTRICT: AURANGABAD, STATE: MAHARASHTRA.

DATE: 02/05/2014
 SCALE: 1:100
 DRAWN BY: A.V.K. CHUDRY

VASTU SHILP ASSOCIATES
 1. VASTU SHILP ASSOCIATES
 2. VASTU SHILP ASSOCIATES
 3. VASTU SHILP ASSOCIATES

342/3653

मंगळवार, 13 मे 2014 12:54 म.नं.

दस्त गोषवारा भाग-1

अगग5

दस्त क्रमांक: 3653/2014

दस्त क्रमांक: अगग5 /3653/2014

बाजार मूल्य: रु. 44,95,500/- मोबदला: रु. 44,95,500/-

भरलेले मुद्रांक शुल्क: रु.2,24,800/-

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

पावती:5853

पावती दिनांक:

अ. क्र. 3653 वर दि.13-05-2014

13/05/2014

रोजी 12:52 म.नं. वा. हजर केला.

सादरकरणाचाचे नाव: पक्ष क्र 3 मे शांतीनिकेतन
कन्स्ट्रक्शन तर्फे प्रो सौ मंजुषा गिरीष पांडे

दस्त हजर करणाऱ्याची सही:

नोंदणी फी

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दस्त हाताळणी फी

रु.

740.00

डाटा एन्ट्री

रु.

20.00

पृष्ठांची संख्या: 37

एकुण: 30760.00

Joint Sub Registrar Aurangabad



Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्र. 1 13 / 05 / 2014 12 : 52 : 11 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 13 / 05 / 2014 12 : 52 : 51 PM ची वेळ: (फी)

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दस्त गोपवारा भाग-2

अगग5

दस्त क्रमांक:3653/2014

दस्त क्रमांक :अगग5/3653/2014

दस्ताचा प्रकार :-डेव्हलपमेंट अँग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पक्ष क्र 3 मे शांतीनिकेतन कन्स्ट्रक्शन तर्फे प्रो सौ मंजुषा गिरीष पांडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एन-2, सिडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AMCPP1918N	लिहून घेणार वय :-39 स्वाक्षरी:- 		
2	नाव:पक्ष क्र 1 श्री विजय देविदास पैठणे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 5-16-43/2-पी, नुतन कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-34 स्वाक्षरी:- 		
3	नाव:पक्ष क्र 2 श्री संजय देविदास पैठणे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 5-16-43/2-पी, नुतन कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-57 स्वाक्षरी:- 		
4	नाव:पक्ष क्र 2 श्री गजानन उत्तमराव गोविंदवार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 5-16-43/2-पी, नुतन कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AWQPG2523C	लिहून देणार वय :-39 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत डेव्हलपमेंट अँग्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:13 / 05 / 2014 12 : 55: 29 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

1 नाव:भारती हेमंत लव्हेकर
वय:47
पत्ता:म्हाडा कॉलनी मुंबई



स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा

