20/01/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 2
दस्त क्रमांक : 469/2017
नोंदणी :
Regn:63m

गावाचे नाव : **1) तिसगांव**

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: मौजे तिसगांव सा.जि.औरंगाबाद मनपा हददीतील गट नं.174 पार्ट मामधील जी सेक्टर-1,नगर-1 या पैकी प्लॉट नं.454 व 455, नामे इंद्रधनु A च्याचे एकुण क्षेत्र 1573.00 चौ.मी.चे घोषणापत्र ((GAT NUMBER : 174 Part ;-))
(5) क्षेत्रफळ	1) 1573 NA;
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पार्थराज डेव्हलपर्स प्रा.लि.कपंनी तर्फे डिरेक्टर नानासाहेब मार्गे - - वय:-50; पत्ता:-, -, -, भाग्यनगर जालना, अंबिका मार्केट,जालना , MAHARASHTRA, JALNA, Non-Government, पिन कोड:-431203 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/01/2017
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2017
(11)अनुक्रमांक,खंड व पृष्ठ	469/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

CANCELLED

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

Tuesday,January 10 ,2017
5:12 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn. :39M

पावती क्रं.: 354 दिनांक: 10/01/2017

गावाचे नाव: तिसगांव
दस्तऐवजाचा अनुक्रमांक: अरग2-214-2017
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. पार्थराज डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टरपैकी अधिकृत स्वाक्षरीकर्ता - श्री. दिगंबर नामदेवराव [illegible]

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण	रु. 30600.00

आपणास मूळ दस्त, सूचनापत्र पिटा यांचा दिनांक 5:27 PM ह्या वेळेत मिळेल.

Sub Registrar Aurangabad II

बाजार मुल्य: रु.10800000/-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 432100/-

1) देयकाचा प्रकार; eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007518855201617E दिनांक: 10/01/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

CHALLAN

MTR Form Number-6

DEFACED FOR RS.429200.00

GRN	MH007[illegible]16E	GRN Date	10/01/2017 (IST)15:14
Department	Inspector General Of Registration	Date	10/01/2017 (IST)15:14
Type of Payment	Stamp Duty	Bank CIN	00041645022016
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Location	AURANGABAD
Year	2016-2017 One Time		

Sr No.	Deface Number	AMOUNT
1	0004164502201617	30000.00
2	0004164502201617	399200.00

(Amt.in wor Four Lakh Twenty Nine Thousand Two Hundred Rupees Only)

Account Head Details	Amount in Rs.
0030045401 Stamp Duty	399200.00
0030063301 Registration Fee	30000.00
Total	429200.00

Payment Details: BANK OF MAHARASHTRA

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Mobile No. : Not Available

USER: IGR206(ARB2)

Print By: IGR206(ARB2) Print ID: 25.1

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	AAFCP4731K
Full Name	Parbhraj Developers Pvt Ltd
Flat/Block No.	Gat No.154/Part Plots No.454 and 4
Premises/Building	56
Road/Street	Growth Center, Tisgaon
Area/Locality	Aurangabad
Town/City/District	
PIN	4 3 1 0 0 1

Remarks (If Any)

PAN2=ABAPG7203M~SecondPartyName=Nar ayan Janardhan Gawande and Other~CA =0~MarketVal=9979000

Amount In Words: Four Lakh Twenty Nine Thousand Two Hundred Rupees Only

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	00330042017011011810	423401046
Date		10/01/2017-14:22:19	
Bank Branch		BANK OF MAHARASHTRA	
Scroll No., Date		Not Verified with Scroll	

पावती /चलान क्रमांक [illegible]; दिनांकरण क्र. [illegible]

दिनांक 1810 ते 10/1/17 रु. 429200/-

सदर मुद्रांक [illegible]

[illegible]

सह दुय्यम निबंधक वर्ग-२

औरंगाबाद क्र.-२.

CHALLAN
MTR Form Number-6

DEFACED FOR RS.32900.00

GRN	MH007527[illegible]2016[illegible] BARCODE	[illegible] Date	[illegible]/2017-16:44.05 Form ID 25.1
Department	Inspector General Of Registration	AMOUNT	32900.00
Type of Payment	Stamp Duty	Deface Number	0004164500201617
Sr No.	1	(Amt.In words	Thirty Two Thousand Nine Hundred Rupees Only)
	Registration Fee		
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR		
Location	AURANGABAD		
Year	2016-2017 One Time		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	32900.00
Total	32900.00

Payment Details BANK OF MAHARASHTRA

Cheque-DD Details

Cheque/DD No	
Name of Bank	
Name of Branch	

Mobile No. : Not Available

USER ARB206(ARB2)

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	Parthraj Developers Pvt Ltd
Flat/Block No.	Gat No.174/Part, Plots No.454 and
Premises/Building	455
Road/Street	Growth Center, Tisgaon
Area/Locality	Aurangabad
Town/City/District	
PIN	4 3 1 0 0 1

Remarks (If Any)

SecondPartyName=Narayan Janardhan G awande and Other~CA=0~MarketVal=108 00000

Amount In Words: Thirty Two Thousand Nine Hundred Rupees Only

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	00300042017011012461	423521239
Date		10/01/2017-16:42:57	
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

MH007527[illegible]7E

DEVELOPMENT AGREEMENT

Zone no. 5-1 @ Rs.8,800/- Per Sq.Mt.
Govt. Valuation : Rs.1,08,00,000/-

This Development Agreement is made & executed today on 10th day of January 2017 at Aurangabad.

BY AND BETWEEN

1) Mr. Narayan Janardhan Gawande,
Age : 49 Years, Occ. : Service,
R/o. : Ankush Nagar, Tq. Ambad, Dist. Jalna. ,
(PAN – ASAPG 7203 M)

2) Mr. Sudhakar Shankarrao Chimane,
Age.: 65 Years, Occ.: Service,
R/o. : Ankush Nagar, Tq. Ambad, Dist. Jalna.
(PAN – ADHPC 3245 J)

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

AND

M/s. Parthraj Developers Pvt. Ltd.
A Company registered under companies Act 1956 and having registered office at Ajinkya Bunglow, Bhagyanagar, Jalna.
Through it's director and authorised signatory
As per board resolution dated 07.01.2017
Mr. Digamber Nanasaheb Marge,
Age.: 50 Years, Occ.: Service,
R/o. Ajinkya Bangla. Bhagaya Nagar, Old Jalna.

Seal of the Sub-Registrar AURANGABAD

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

WHEREAS the Property **Plot no. 454 and 455 admeasuring 1573.00 Sq.Mt Situated at Sector G.C.-I, Nagar-I of Village Tisgaon Forming part of Land Gut no. 174 (Pt), Situated Village Tisgaon Tq. Aurangabad** allotted by CIDCO Authority as per Agreement of Lease dated 14.11.2006 to Assignor/Lessee and subsequently CIDCO authority also executed Agreement to Lease on dated 14th November 2006, and executed Lease Deed on 19.05.2015, which is launched for registration on 21.07.2015 and registered at Sr. No. 4396/2015 registered at the office of Sub-Register Aurangabad, which is specifically described in Schedule "A".

AND WHEREAS Lessee/Assignor desire to develop their property, but due to lack of time, funds and experience they are unable to develop the same and therefore, they approached the Developer and requested to develop their property and construct the residential cum commercial complex thereon developer agreed for the same, therefore the parties have entered into this development agreement on the following terms and conditions.

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

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

(a) The Lessee/Assignor is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Lessee/Assignor having absolute leasehold rights and possession on the same and their rights to the said property is clear and marketable and free from all types of encumbrances.

(b) No other person except the Lessee/Assignor have any right, claim, interest or demand in respect of the said property or any part thereof;

(c) The Lessee/Assignor have not created any agreement, gift, mortgage,





charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Lessee/Assignor hereby declares that they shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any change in the existing tenancies or any of them.

(d) The Lessee/Assignor have not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the above said property.

(e) There are no proceedings instituted by or against the Lessee/Assignor in respect of the above said property and pending in any Court of Law or before any authority and the said property is not under any lis-pendens;

(f) No Notice from any Government, CIDCO or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act or any other statute has been received or served upon the Assignor/Lessee in respect of the said property or any part thereof which restricts or may restrict the development of the said property &

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

2. That, the Lessee/Assignor hereby undertake that the property under development is free from all types of encumbrances and it is having absolute title of leasehold rights and possession of the same as a lessee.

3. That, the Developer may apply for obtain construction permission to the CIDCO authority in the name of the Lessee/Assignor, but all the deposit and fees required for obtaining permission for construction will be paid by the Developer/Builder and Developer/Builder will also be entitled for the refund of deposit amount after completion of the construction from CIDCO authority.

Seal of the Sub-Registrar No. 2

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4. That, the Developer/Builder shall carry on the construction of the building strictly in accordance with the building permission granted by the CIDCO authority and they shall not cause any deviation from the said construction permission. If any deviation is caused by the developer while carrying on the construction it will be the total responsibility of the developer and they will have to pay the penalty if any imposed by the CIDCO authority and in case if any action is taken by the CIDCO authority for such deviation, the developer will be totally responsible for the same.

5. In consideration of the Lessee/Assignee permitting and confirming the Development rights to the Developer to develop the said property as described in schedule-A, the developer agreed to give **4 2BHK and 4 1BHK Flats on Fourth floor** approximately 356.16 Sq.Mt. built-up area including proportionate area of staircase, balcony, parking, lobby and terrace etc. each in proposed flatted building.

As such the Lessee/Assignee hereby acknowledges the receipt of the same and there remain no dispute for the same. That remaining

6. That the Builder/Developer will have to carry out the development of the property and construct residential building at their own costs, risks and responsibilities, however, in consideration of the property being given for the development by the owner to the Builder/Developer, the Builder/Developer agreed to give **4 2BHK and 4 1BHK Flats on Fourth floor** approximately 356.16 Sq.Mt. built-up area in consideration of Development Agreement to Assignor/Lessee and Developer/Builder Will be retain remaining flats along with all the additional benefits and additional FSI if any.

7. That Assignor/ Lessee retained **8 Flats on Fourth floor and** Developer/Builder can dispose of all the remaining Flats, during the development or within 36 Months from obtaining building permission from CIDCO, however due to any reason construction work and sale not completed within decided time it will be extend automatically without any written communication. That Developer/Builder can assign and transfer all

Office of the Sub-Registrar No. 2 AURANGABAD

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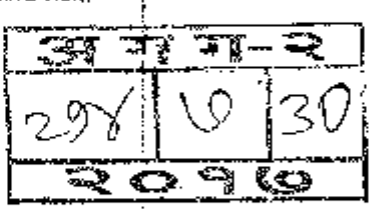
constructed units to the prospective purchasers at the price fixed by Developer/Builder and the Assignor/Lessee hereby undertakes to join with the builder for signing and executing the required documents on execution of Deed of Declaration U/s. 2-A, Agreement of Assignment, Deed of Assignment and thereby confirm absolute leasehold rights in favour of the proposed purchaser as and when required.

8. It is clearly understood between the parties i.e. Assignor/Lessee and Developers/Builder that this agreement for development and the Developer at its own cost obtain building permission and complete the development wok and pay staircase and passage premium. Similarly Developer/Assignor hereby undertakes they will pay the charges of MSEDCL, Association formation and one time initial maintenance, service tax and vat etc. without any demur.

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

10. That, the Assignor/Lessee hereby undertake that they are the absolute Lessee and possessor of the above property and there is no defect in their leasehold rights, if any defect in the title of the Assignor/Lessee or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of Assignor/Lessee to remove the same by taking proper steps at their own cost and risk.





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

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

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

14. That the parties hereto agree that in the event of any accident or damage is caused to the property or to the person such as labors, engineers or to the property and or person of neighbors during the development of the said property the Developer/Builder shall solely be responsible to pay the compensation in that regard and the Assignor/Lessee shall not be responsible in any manner therefore.

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

Joint Sub-Registrar No.2 ★ AURANGABAD ★

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16. That, in case FSI is increase and further construction is allowed by CIDCO in future, the Builder/Developer can raise further construction either on terrace of flatted buildings or in the open space around the building and it can dispose of the said construction and obtain consideration on that effect Lessee/Assignee have no concern with the same.

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

SCHEDULE "A"

DESCRIPTION OF PROPERTY UNDER DEVELOPMENT

All that part and parcel of **Plots no. 454 and 455 admeasuring 1573.00 Sq.Mt. Situated at Sector G.C.-I, Nagar-I of Village Tisgaon Forming part of Land Gut no. 174 (Pt), Situated Village Tisgaon Tq. Aurangabad** bounced by :

TOWARD EAST	:	Plot No. 453 & Parking,
TOWARD WEST	:	Plots No. 439, 440, 441,
TOWARD SOUTH	:	Plots No. 443, 444, 445,
TOWARD NORTH	:	Plot No. 456.

Seal of the Sub-Registrar Office AURANGABAD

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SCHEDULE-B

Flats Retained by Assignor/ Lessee as under

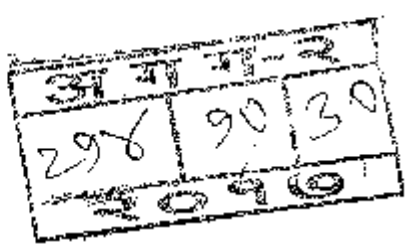
Sr.No.	Unit no.	Floor	Carpet Area	Built-up Area
01	Flat no.401	Fourth	32.45 Sq.Mt.	38.02 Sq.Mt.
02	Flat no.402	Fourth	32.45 Sq.Mt.	36.02 Sq.Mt.
03	Flat no.403	Fourth	46.94 Sq.Mt	54.24 Sq.Mt.
04	Flat no.404	Fourth	46.94 Sq.Mt.	54.24 Sq.Mt.
05	Flat no.405	Fourth	32.45 Sq.Mt.	36.02 Sq.Mt.
06	Flat no.406	Fourth	32.45 Sq.Mt.	36.02 Sq.Mt.
07	Flat no.407	Fourth	46.87 Sq.Mt.	51.80 Sq.Mt.
08	Flat no.408	Fourth	46.87 Sq.Mt.	51.80 Sq.Mt.

SCHEDULE-C

SPECIFICATION OF CONSTRUCTIONS :

STRUCTURE	:-	RCC framed structure
WALLS	:-	Outer walls 6" brick inner 4" brick.
PLASTER	:-	Internal plaster in neeru finish & external sand plaster.
DOORS	:-	Main door : Teakwood frame with Laminated flush door Other door : Pre-cast frame oil Painted commercial flush door.
PLUMBING	:-	Concealed G.I. type with C.P. Fittings.
KITCHEN OTTA	:-	Green marble platform with stainless Steel Sink.
FLOORING	:-	In all room ceramic tiles.
GLAZED TILES	:-	In W.C. colored tiles full height up to 3 ft. In Bath Colored designed tiles 7 ft. height.
WINDOWS	:-	Aluminum sliding windows with & safety M.S.Grill.
ELECTRIFICATIONS	:-	In PVC Casing Capping Type, 3.5 point in each room and power point in kitchen.
PAINTING	:-	Oil bond Distemper from inside and cement paint from outside, white wash to selling, oil paint to doors and window grills.





IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS MADE & EXECUTED TODAY ON 1st DAY OF JANUARY 2017 AURANGABAD.



ASSIGNOR / LESSEE :

1) Mr. Narayan Janardhan Gawande,



2) Mr. Sudhakar Shankarrao Chimane,

BUILDER/DEVELOPER

M/s. Parthraj Developers Pvt. Ltd.

Through it's director and authorised signatory



(Mr. Diganiber Nanasaheb Marge)

WITNESSES :

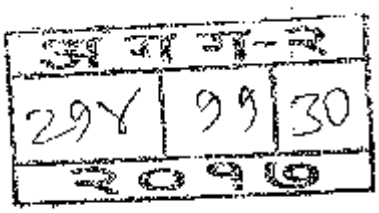
1)



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PARTHRAJ DEVELOPERS PRIVATE LIMITED

REGISTERED OFFICE: AJINKYA BUNGLOW, BHAGYA NAGAR JALNA - 431203
CIN: U45400MH2007PTC172732

==========

RELEVANT EXTRACTS OF THE MINUTES OF THE PROCEEDINGS OF THE MEETING OF BOARD OF DIRECTORS OF PARTHRAJ DEVELOPERS PRIVATE LIMITED HELD ON SATURDAY 7TH JANUARY, 2017 AT 02:30 PM AT THE REGISTERED OFFICE OF THE COMPANY AT AJINKYA BUNGLOW, BHAGYA NAGAR JALNA MH 431203 IN

AUTHORITY TO ENTER DEVELOPMENT AGREEMENT

Chairman informed that a development agreement is required to be executed with Mr. Narayan Janardhan Gawande and Mrs. Sudhakar Shankarrao Chimane for development of land. After discussions following resolution was unanimously passed;

"Resolved That the company, do enter into an Development Agreement with Mr. Narayan Janardhan Gawande and Mrs. Sudhakar Shankarrao Chimane for development of land on the terms and conditions contained in the drafts Agreement of placed before the meeting and initialed by the Chairman Shri Rajesh Tope for the purpose of identification.

Resolved Further that,Shri Digamber Nanasaheb Marge, 'Authorised Signatory, be and is hereby authorized to sign the Development Agreement on behalf of the company and such other documents and papers as may be necessary and lodge the Agreement for registration with the Sub-Registrar at Aurangabad and admit execution thereof and complete all registration formalities and to do all acts, deeds, matters and things on behalf of the Company.

CERTIFIED TRUE COPY
FOR PARTHRAJ DEVELOPERS PRIVATE LIMITED

DIRECTOR
RAJESH ANKUSHRAO TOPE
DIN NO: 01658643

Seal of the Sub-Registrar Aurangabad

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Waluj - Mahanagar - (Dist. Aurangabad)

FOR ~~COMMERCIAL~~ / RESIDENTIAL CUM COMMERCIAL PURPOSE

LEASE DEED (FOR Addl. C.S. fsi)

THIS LEASE DEED made at Waluj Mahanagar, on the 19th Day of May Two thousand Fifteen BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956 (I of 1956) and having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Bombay - 400021 (hereinafter referred to as 'the Lessor' which expression shall, Where context so admits, be deemed to include its successors and assigns) of the One Part AND (1) (Name of person)

(1) - (1) When the Lessee is all individual

(1) (Name of person) Shri/Smt. _____

of (Address and Occupation) _____

(hereinafter referred to as 'the Lessee' which expression shall, where context so admits, be deem to include his heirs, executors, administrators, representatives and permitted assigns.)

(2) - (2) when the Lessee are more than one individual

(2) (Name of Person's) Shri/Smt. (1) Narayan Jnardhan Gawande and Shri (2) Sudhakar Shankarrao Chinane

and (Name of Person) R/o Sawangaon old

of (Address & Occupation) Tal. Kaij

(2) (Name of Person) _____

of (Address & Occupation) _____

(hereafter referred _____ to collectively



ADMINISTRATOR

LESSEES SIGNATURE

land and secure loan for construction of a commercial Residential building on the said land and whereas the Corporation has agreed to grant the lease as a special case.

NOW THIS LEASE WITNESSETH as follows:

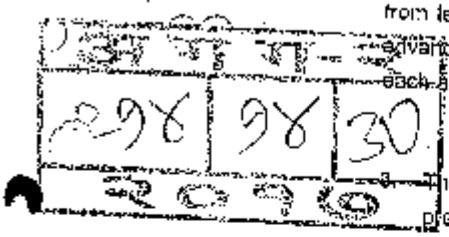
1. In these presents, the term 'Managing Director' shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorised by him by a general or special order.

Total cost for 0.5 FSI - 57,67,974/-

DESCRIPTION OF LAND

2. In consideration of the premises and of the sum of Rs. 23,61,073/- (Rupees Twenty three Lakhs Sixty one ~~thousand Seventy three only~~) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the convenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land described in the Schedule hereunder written containing by measurement 1573.00 Sq. Mtr. or thereabout and more particularly delineated on the site plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereinafter standing and being and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part there of TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premisses") unto the Lessee for the term of 60 years computed from the 1st day of DEC 2006.

subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah XXXVII of 1966) and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees 100/- only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 10th the day of January each and every year.





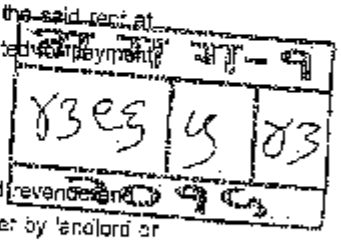
CONVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows:

TO PAY RENT

(a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.





TO PAY RATES AND

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

31/03

ADMINISTRATOR

LESSEES SIGNATURE

DESCRIPTION OF PROPERTY

SCHEDULE - II.

All that piece of land known as plot No. 454/455 area 1593.00 M² situated at Sector S.C. of Village Tisgaon Survey No. 174, Tal. & Dist. Aurangabad are bounded as below that is to say

On or towards the East Plot- 453, 6.00 M.W. Road
On or towards the West Plot- 439, 440, 441, Parking
On or towards the North Plot- 456,
On or towards the South Plot- 443, 444, 445,

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

SIGNED AND DELIVERED for and on behalf of the City and Industrial Development Corporation of Maharashtra Limited by the hand of)

Shri. H.V. Argunde.



ADMINISTRATOR
City & Ind. Dev. Corp. Maharashtra Ltd.

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2016

SIGNED AND DELIVERED
BY WITHINNAMED LESSEE

1) Shri. Narayan Janardhan Mavande



2) Shri Sudhakar Shankarrao Chimane

Shri M Smt. _____

in the presence of

LESSEES SIGNATURE

1) Shri. B.P. Kure (A.M.G)

2) Shri. B.V. Mhaske.

The lease deed is being executed and registered as the plot holder is availing loan for construction of Commercial & residential building.

from the financial institution i.e. _____

_____ vide their loan sanction letter

No. _____ Date. _____

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8365 90 83
2016

ADMINISTRATOR

LESSEES SIGNATURE

OF MAHARASTRA LIMITED.

SECOND SCHEDULE TO LEASE DEED

WALUJ MAHANAGAR PROJECT NAGAR I

GUT NO 174 (PT) VILLAGE - TISGAON TAHASIL & DIST A'BAD

PLOT NO. 454 & 455 SECTOR - G. C. NAGAR - I

AREA OF PLOT- 1573.00 SQ.MTR.

NAME OF LICENCEE - SHRI. NARAYAN JANARDHAN GAWANDE
SHRI. SUDHAKAR SHANKARRAO CHIVANE

SITE PLAN





438 | 456 | 439 | 440 | 441 | 442 | 443 | 444 | 445

31.60 | 17.50 | 42.60 | 9.20 | 25.00

6.00 M.W. ROAD

6.00 M.W. PARKING

454 & 455

SCALE : 1:1000

NORTH

PREPARED BY

LICENCEE

WITNESSES-
1) Shri. P. P. Kure
2) Shri. P. V. Bhaske

CHECKED BY
NAME S.P. Deshmukh
DESIGNATION- SURVEYOR D'man
FOR AND BEHALF OF CIDCO LTD.

ADMINISTRATOR
CIDCO WALUJ MAHANAGAR

CIDCO

City And Industrial Development Corporation Of Maharashtra Limited.

Waluj Mahanagar Project.

Possession Slip

अ ग ग-१
२०९४

I Shri/Smt. Narayan Janardhan Gawande and Gaikwad Shankarrao Chinne of Aurangabad have received the possession of plot No. 454 Sector C.C.I Nagar J Admeasuring 1573.00 sq. mtrs. as 155 Shown in the site plan annexed to the Agreement to lease dated

Seal of the Sub Registrar No.1 AURANGABAD

Signature of Licencee

Witness
1) Asstt. Marketing Officer.
2)

Possession handed-over.

Administrator (NT)
CIDCO, Waluj Mahanagar

Asstt. Survey Officer.
CIDCO, Waluj Mahanagar

Seal of the Sub-Registrar No.1 AURANGABAD

अ ग ग-१
४३९३ | २३ | ४३

अ ग ग-२
२९४ | ९० | ३०

Seal of the Sub Registrar No.2 AURANGABAD

21/07/2015 11:55:52 AM

दस्त गोषवारा भाग-2

अगग1 02103
दस्त क्रमांक:4396/2015

दस्त क्रमांक :अगग1/4396/2015
दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. नारायण जनार्दन गव्हाडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: संजोग नगर, जुना कोलना., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पॅन नंबर:	भाडेकरू वय :-48 स्वाक्षरी:		
2	नाव:श्री. सुधाकर शंकरराव चिमणे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंकुशनगर, ता. अंबड, जि. जालना., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र-जालना. पॅन नंबर:ADHPC3245J	भाडेकरू वय :-65 स्वाक्षरी:		
3	नाव:सिडको, औरंगाबाद. - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: औरंगाबाद., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर	मालक वय :-66 स्वाक्षरी:		

वरील दस्तऐवज करुन देणार तथाकथीत लीजडीड - ला दस्त ऐवज करुन दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ:21 / 07 / 2015 11 : 53 : 58 AM

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. दिगंबर नागनाथराव मार्गे वय:47 पत्ता:जुना जालना, जि. जालना. पिन कोड:431203	स्वाक्षरी	
2	नाव:नरेश गणपत पानखडे - - वय:45 पत्ता:राजमोरी ता गेवराई जि बीड पिन कोड:431001	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:21 / 07 / 2015 11 : 54 : 52 AM

शिक्का क्र.5 ची वेळ:21 / 07 / 2015 11 : 55 : 08 AM नोंदणी पुस्तक 1 मध्ये

iSarita v1.5.0

Sub Registrar Aurangabad I

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH000993330201516E	0001504626201516
2	MH000994102201516F	0001504631201516

दस्त नं. क-१
४३९६ | ४३ | ४३

4396 /2015

Know Your Rights as Registrants

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

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

दस्त बुकाचे ४३९६
नंबरी नोंदला दिनांक 22/6/2015
प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण ४३ पाने आहेत

सह. दुय्यम निबंधक वर्ग -२
औरंगाबाद क्रमांक -१

Seal of the Sub-Registrar No.1 AURANGABAD

Seal of the Sub-Registrar No.2 AURANGABAD

उ ज गा-२
२९४ | ९६ | ३०

iSarita v1.5.0

CIDCO
WE BUILD CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, WALUJ MAHANAGAR, AURANGABAD

Town Planning Officer,
CIDCO, Waluj Mahanagar,
Aurangabad - 431 003.

No. CIDCO/ATPO/BP/AUR(WLJ)/2014(BP)/514 Date: 25/03/2014.

COMMENCEMENT CERTIFICATE

Growth Centre

Permission is hereby granted under Section-45 of the Maharashtra Regional and Town Planning Art, 1966 (Maharashtra XXXVII of 1966) to **Mr. Narayan Janardhan Gawande & Mr. Sudhakar Shankarrao Chimane** on **Residential-cum-Commercial Plot Nos. 454 & 456, Growth Centre, Nagar-I, CIDCO,** Waluj Mahanagar, Ta. & Dist. Aurangabad, as per the approved plans and subject to the following conditions, for the development work of proposed **Residential-cum-Commercial** Building.

1. No. of Buildings .. **One**
2. Total Built-up Area .. **1544.32 Sq.m. [(+Staircase Premium Paid Area = 127.16 Sq.m.) (Residential)** / Layout on ---------- Sq.m. and approved for the plots / **Plot Area = 1573.00 Sq.m.**
3. F.S.I. Consumed = **0.981**

01. This Certificate is liable to be revoked by the Corporation if :-

a. The development work in respect of which permission is granted under this certificate is not carried-out or the use there of is not in accordance with the sanctioned plan.

b. Any of the conditions subject to which the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, such an event shall be deemed to have carried-out the development work in contravention of Section-43 and 45 of the Maharashtra Regional and Town Planning Act, 1966, and the Corporation remains indemnified from the effects of approval or refusal of any such permission.

02. The applicant shall –

a. Give notice to the Corporation on completion upto the plinth level within seven days before the commencement of the further work.
b. Obtain Completion Certificate from the Corporation after due completion of compound wall / fencing as per the General Development Control Regulations.
c. Permit authorized officers of the Corporation to enter into the premises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and the conditions of this Certificate.
d. Give written notice to the Corporation regarding completion of the work.
e. Install a Display Board on the conspicuous place on site indicating –

i) Name and Address of the Owner / Developer, Architect and Contractor.
ii) Gut Nos. / CTS No. / Ward No. / Village Name alongwith description of its boundaries.
iii) Order No. and date of grant of development permission / re-development permission issued by Planning Authority.
iv) F.S.I. permitted.
v) No. of Residential Flats / Commercial Shops with their areas.
vi) Address where copies of detailed approved plans shall be available for inspection.
vii) A Notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall be published in two widely circulated newspapers, one of which should be in regional language.

03. The Structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical Installation, etc. shall be in accordance with the provision (except for the provision in respect to Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Bureau of India Standards).

04. This Certificate shall remain **valid for a period of one year** from the date of its issue.

05. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.

06. A certified copy of approved plan shall be exhibited on site.

07. Easement Right or the Right of Way on approved layout included within holding the same shall remain un-disturbed.

08. The land vacated in consequence of the enforcement of the set back rule shall form part of the public street.

09. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by this Corporation.

10. This permission does not entitle you to develop the land which does not vest in you.

11. You should approach Executive Engineer (M.S.E.D.C.) for the temporary power requirement, location of transformer, etc. The permanent power connection from M.S.E.D.C. can be obtained only after getting the necessary Occupancy Certificate from this Corporation.

12. **16** No. of trees shall be planted on site before obtaining Occupancy Certificate.

13. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act, 1976 and getting the building plans approved from various authorities.

14. The amount of **Rs.15450/-** deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the Building Control Regulations & conditions attached to the Permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

..Contd.on 03..

CIDCO

..03..

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2015

15. You shall provide perpetual potable water to the consumer / occupier of tenements / units at your cost.

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

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

a. Internal access roads alongwith Storm Water Drains.
b. Channelization of water courses and culverts, if any.
c. The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
d. Arrangements for conveyance and disposal of salvage and sewage without creating any in-sanitary conditions in the surrounding area.
e. Arrangements for collection of solid waste.

18. The owner shall permit the use of the internal access roads to provide access to an adjoining land.

19. The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.

20. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

21. The owner shall observe all the rules in force regarding overhead / underground electric lines / transmission lines / utilities passing through the layout while designing the individual building and while getting the approval of the authority.

22. Open Space shown in the layout shall be kept open permanently and shall be handed-over to the appropriate authority.

23. No plot should be disposed off unless the sale permission under Section-43 of the B.T. & A.L. Act is obtained from the Sub-Divisional Officer concerned if the land under reference is a restricted tenure land.

24. No development shall be taken up unless the N.A. permission is obtained from the Collector under the provisions of M.L.R. Code, 1966.

25. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the covenant to be executed by him with the proposed buyer.

26. The plinth level will be 600 mm above the nearby road level (top of camber).

27. Technical Report of the Executive Engineer, CIDCO about development work of roads, drainage, electrification and all other services shall be obtained prior to application for Occupancy Certificate and, forwarded to the Additional Town Planning Officer for Occupancy Certificate.

28. You shall abide with the conditions of any such stay or injunction granted by the competent Court for development of plot / land.

29. Other conditions shall be as per the forwarding letter.

30. This order is liable for cancellation on contravention or breach of any of the conditions contained herein.

31. Notwithstanding anything contained in this Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried-out and recover the cost of carrying-out the same from the grantee / successors and every person deriving title through or under them.

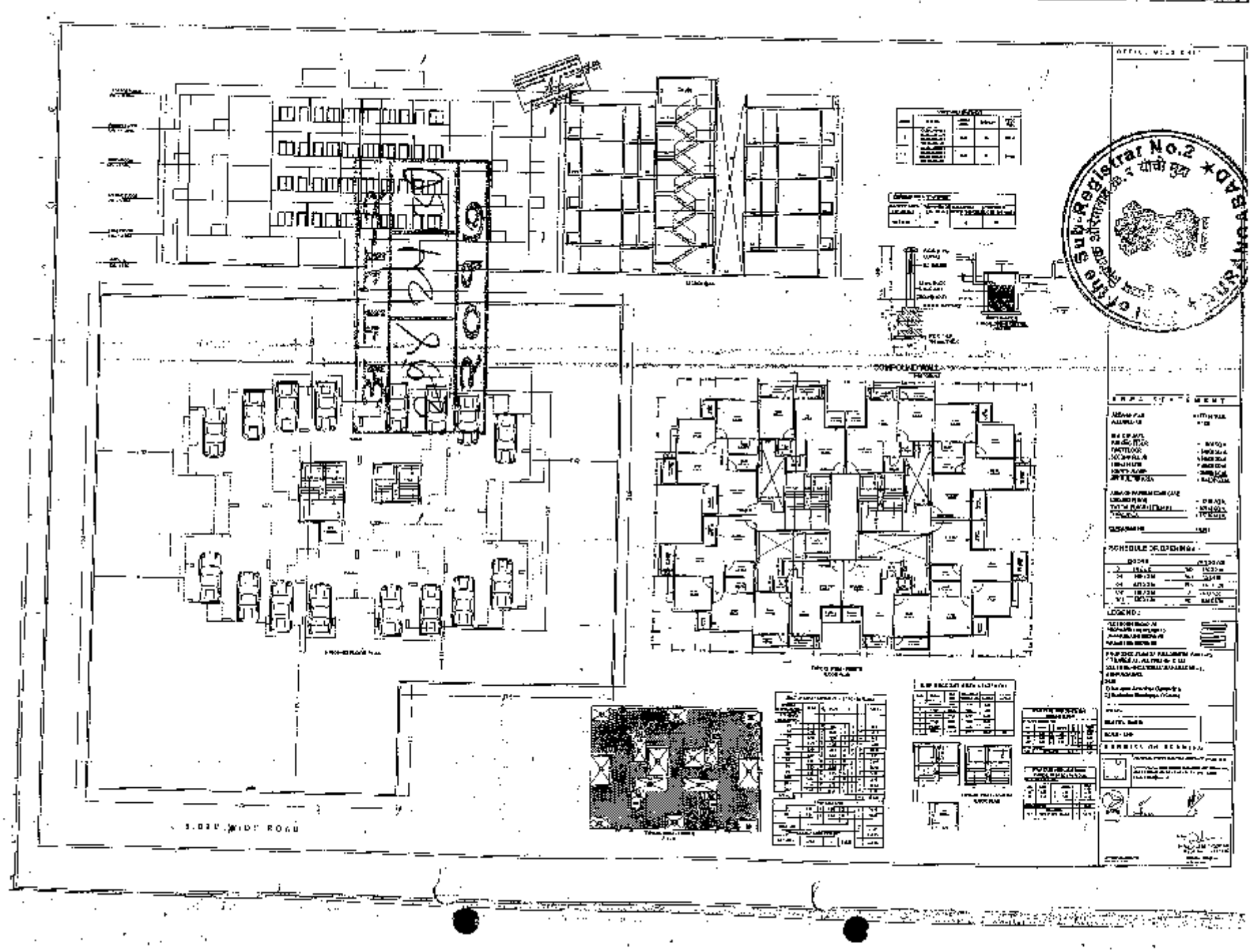
32. CIDCO will not supply water for construction purpose.

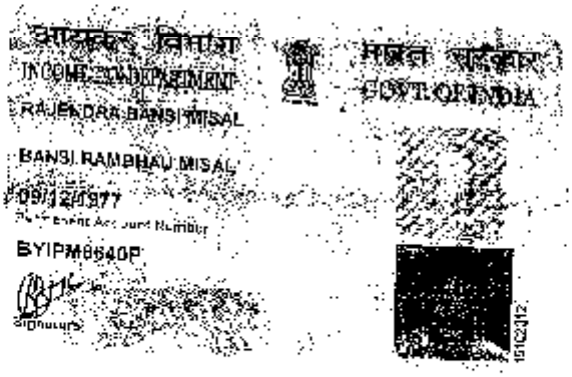
33. Violations in the marginal distances shall not be allowed.

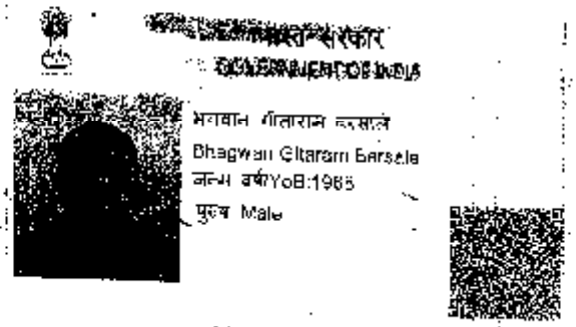
ASHUTOSH DIKEY
(Additional Town Planning Officer),
CIDCO, Waluj Mahanagar,
Aurangabad.

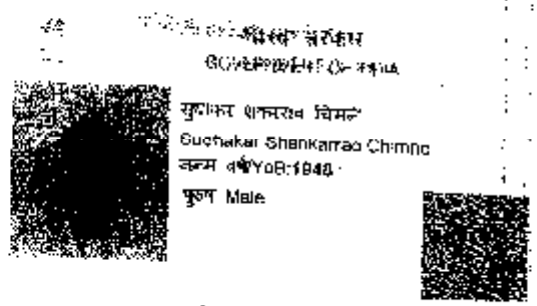
Sub-Registrar No.2 AURANGABAD

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Sub-Registrar No.2
COMPOUND WALL
SCHEDULE OF OPENINGS
LEGEND









दस्त क्र. ५३-२
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मंगळवार, 10 जानेवारी 2017 5:12 म.नं.

दस्त गोषवारा भाग-1

अगव2
दस्त क्रमांक: 214/2017

दस्त क्रमांक: अगव2 /214/2017

बाजार मुल्य: रु. 1,08,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.4,32,100/-

दु. नि. सह. दु. नि. अगव2 यांचे कार्यालयात

अ. क्र. 214 वर दि.10-01-2017

रोजी 5:07 म.नं. वा. हजर केला.

पावती:354 पावती दिनांक: 10/01/2017

सादरकरणाराचे नाव: मे. पार्थराज डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर व अधिकृत स्वाक्षरीकर्ता - श्री. दिगंबर नागासाहेब मार्गे

दस्त हजर करणाऱ्याची सही:

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	30600.00

Joint S R Aurangabad II

Joint S R Aurangabad II

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानिय असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निर्धारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक दिवरणपत्रातील दरापेक्षा कमी प्रभाव क्षेत्रात.

शिक्का क्र. 1 10 / 01 / 2017 05 : 07 : 27 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 01 / 2017 05 : 07 : 55 PM ची वेळ: (फी)

Seal of the Sub-Registrar
AURANGABAD

दु. नि. अगव-2
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2017

10/01/2017 5:15:20 PM

दस्त गोषवारा भाग-2

अगर2

दस्त क्रमांक:214/2017

दस्त क्रमांक :अगर2/214/2017

दस्ताचा प्रकार :-विक्रीपत्र(करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. पार्थराज डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर व अधिकृत स्वाक्षरीकर्ता - श्री. दिगंबर नानासाहेब माने पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भाग्यनगर, जुना जालना., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पॅन नंबर:AAECP4731K	लिहून देणार वय :-50 स्वाक्षरी:		
2	नाव:श्री. नारायण जनार्धन गावंडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंकुश नगर, ता. अंबड, जि. जालना. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पॅन नंबर:ASAPG7203M	लिहून देणार वय :-49 स्वाक्षरी:		
3	नाव:श्री. तुषाकर शंकरराव चिमणे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंकुश नगर, ता. अंबड, जि. जालना. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पॅन नंबर:ADHPC3245J	लिहून देणार वय :-65 स्वाक्षरी:		

वरील दस्तऐवज करुन देणार तथाकथित विक्रीपत्र(करारनामा) नावाचे दस्त ऐवज करुन दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ:10 / 01 / 2017 05 : 09 : 40 PM

अ ग ा-२
298 | 2E | 30
2017

ओळख:-

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

अ.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. राजेंद्र बन्सी गिमाळ पत्ता:अंकुशनगर, ता. अंबड, जि. जालना. पिन कोड:431203	स्वाक्षरी	
2	नाव:[illegible] वय:47 पत्ता:अंकुशनगर, ता. अंबड, जि. जालना. पिन कोड:431203	स्वाक्षरी	

Sub-Registrar AURANGABAD

शिक्का क्र.4 ची वेळ:10 / 01 / 2017 05 : 11 : 04 PM

शिक्का क्र.5 ची वेळ:10 / 01 / 2017 05 : 11 : 16 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Aurangabad II

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH007527747201617E	0004164506201617
2	MH007518855201617E	0004164502201617

214 /2017

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अ. य. चा-२		
२९४	३०	३०
२०१७		

प्रस्तावित अस्तावेज सोबत जोडलेल्या एकुण ३० पाने आहेत.नोंदणी पुस्तक क्रं. १ अनुक्रमांक २९४ वर नोंदला दि.९/१/२०१७

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.२

Seal of the Sub-Registrar
AURANGABAD

10/01/2017

सूची क्र.2

दुय्यम निबंधक : मसु क्र.नि. औरंगाबाद 2
दस्त क्रमांक : 214/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) तिसगांव

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिपटाकार आकारणी देतो की पटेदार ते नमूद करावे)	12800000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: . इतर माहिती: तालुका औरंगाबाद हद्दीतील मौजे तिसगांव येथील ग्रोथ सेंटर-1,महानगर-1 मधील गट नं.174/पार्ट पैकी प्लॉटस नं. (454 व 456)त्याचे एकूण क्षेत्रफळ १५७३.०० चौ.मी. वरील सदर मिळकत लिहून देणार यांनी लिहून घेणार याना यापुर्वी विकसित करारनामा दिली.((GAT NUMBER : 174/Part ; Plot Number : 454 and 456)
(5) क्षेत्रफळ	1) 1573.0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा:	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. नारायण जनार्धन गाडेकर वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंकुश नगर, टी. व्हि. सेंटर जालना, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-ASAPG7203M 2): नाव:-श्री. सुधाकर शंकरराव चिमणे वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंकुश नगर, टी. व्हि. सेंटर जालना, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-ADHPC3245J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. पार्श्वराज डेव्हलपर्स तर्फे भागीदार व अधिकृत स्वाक्षरीकर्ता - श्री. दिगंबर नानासाहेब मार्गे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भाग्यनगर, जुना जालना., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-AAFCP4731K
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/01/2017
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2017
(11)अनुक्रमांक,खंड व पृष्ठ	214/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.