

DEVELOPMENT AGREEMENT

Govt. Valuation: 24,16,200/-

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

Total Plot area under Development is 200.13 sq.mtrs

Construction retain by owner is 120.81 sq mtrs

Area remains for Developer is 79.32 sq mtrs.

This development agreement is executed today on 30 th day of May
2016 at Aurangabad by and between;

Mrs. Suchita Balkrishna Satarkar,

Age: 61 years, Occupation : Household,

Resident of : 26, S.B.H Colony, Osmanpura, Aurangabad.

PAN-AYGPS-7922-M UID-4950-4229-5316

[Hereinafter called as " **The Owner**" which expression shall mean and
include her legal heir, successors, legal representatives, executors,
administrators and assignees]

AND

M/s. Gayatri Developers, PAN-AAKFG-2655-P

A-registered Partnership firm duly registered under the
Indian Partnership Act having its Registered Office at
Shop No. 2 and 3, Plot No. 115, Mythili Towers,

Tilak Nagar, Aurangabad.

Through its partners:-

1) Mr. Anand Radhakrishna Satarkar

Age : 43 years, Occ.: Business

UID-CVT-3971744

2) Mrs. Gayatri Anand Satarkar

Age : 38 years, Occ.: Business

Both R/o:- Plot No. 30-H, New Shantiniketan Colony

Jawahar Colony Road, Aurangabad

UID-2204-8587-1563



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

DESCRIPTION OF PROPERTY UNDER DEVELOPMENT

All that the part and parcel of property Plot No. 31, admeasuring 101.11 sq mtrs and Plot No 32, admeasuring 99.02 sq mtrs. Totally admeasuring 200.13 sq mtrs Situated at Gut No.58 [Part], village Satara, within the municipal limits of Aurangabad, and owned and possessed by the owner.

The collective boundaries of the said plots are as follows :-



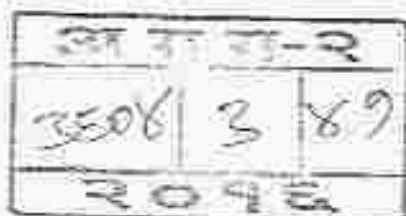
On or Towards the East	:-	6.0 meter wide Road,
On or Towards the West	:-	Plot No. 33,
On or Towards the North	:-	7.5 meter wide Road
On or Towards the South	:-	Plot No.43.

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

WHEREAS the said plots are self-acquired properties of the owner which she has purchased vide registered sale deed bearing day book serial No. 3833 dated 25-08-1999 from its erstwhile owner Mrs. Meeta Madhavrao Patil. The said sale deed is duly registered with the office of the sub registrar No.1 at Aurangabad.

WHEREAS, as per revise layout permission No.1288 dt 24/09/2015, area of Plot No.31 & 32 is increased by 1.75 sq. mtrs. than previous sanction and hence Correction Deed is executed and registered between erstwhile owner Mrs. Meeta Madhavrao Patil & Owner with the office of the sub registrar at Aurangabad vide day book No.3603 on dt 30/05/2016. (Xerox copy of Correction Deed is enclosed with this deed)

WHEREAS the Owner, and the partners of the developer firm know each other very well and as such have collectively decided of developing the said plots.



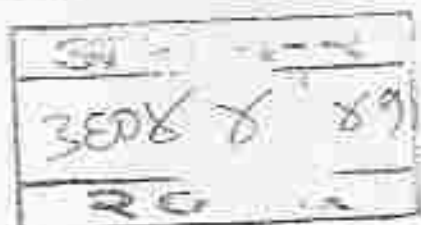
AND WHEREAS, the owner is desirous to get develop the said plots, however due to lack of expertise, time, funds she is not able to develop the same and therefore, she has approached the Developer and requested to construct and develop the said plots.

WHEREAS the owner has agreed and authorized the developer to develop the said plots, by way of constructing new building and structures thereon as per the convenience of the developer and subject to permissions to be obtained from competent authorities and the rules and regulations governing such development activities. The owner has also agreed to execute a Power of Attorney in favour of the developer, builder thereby authorizing the Developer and its Partners to convey by way of sale the superstructure, flats, Shops, offices, godowns, and other units etc. which will be constructed on the said plots by the developer, to any person, Co-Operative Society, other body which the developer may deem fit subject to the terms and conditions agreed herein.

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

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

- 1] The owner has represented to the developer that she alone is the absolute owner and possession of the said plots as stated herein above and that the said plots are not subject to any mortgage, charge, or any other encumbrances, and has further represented that she has got in her the absolute right and authority to enter into and execute this development agreement with the developer.





The owner hereby entrust and allow the developer, its servants, workers, agents, supervisors and others, to enter upon the said plots, referred to in the Schedule "A" enclosed herewith, so as to develop the said plots, as would be permitted by the concerned authorities and the Municipal Corporation, Aurangabad.

3] The developer hereby agrees to develop and/or cause to be develop the said plots on the terms and conditions mentioned herein and as would be permitted by the concerned authorities and the Municipal Corporation, Aurangabad by constructing flats, shops, godowns, stores, and other units on ownership basis, including the laying of drainage, cables, water pipe lines and connections, getting electric connections, lighting and others items as per the terms and conditions imposed by the Municipal Corporation Aurangabad while sanctioning the development plans.

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

5] CONSIDERATION :-

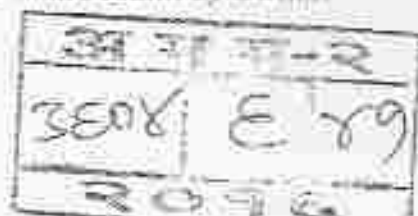
5A] The developer agrees to allocate and give, as a consideration for the transaction under the present development agreement, to the owner constructed built up area in the form of a residential flat measuring to the extent of Built up area **120.81 Sq. Meters** and Carpet area **92.715 Sq. Meters**, which shall be situated on the **Third Floor** over the building to be constructed in pursuance to the development agreement. The owner shall not be entitled to claim or get any other amount or share in nature of constructed area from the Developers, except as the one agreed to herein para No. 5A.



The owner and the developer have arrived at the aforesaid consideration to be paid to the owner by way of constructed portion admeasuring to the extent of **120.81 sq. Meters** taking into account the area of the said plots given for development by the owners. However it is specifically agreed and decided by and between the parties hereto that after completion of the construction at the time of allocating the flat for the share of the owner if it is found that the flat area to be allocated to the share of the owner admeasures in excess to the area as agreed in para 5A above then the owner shall be liable to pay to the developer net amount for such excess area to be computed at the then prevailing market rates. Such difference amount shall be paid by the owner to the developer as a consideration for purchasing such excess area. This amount shall be payable by the owner before getting the possession deed in respect such flat executed from the developer.

5B] It is specifically agreed between the parties hereto that, in addition to the allocation of the residential flat as mentioned in para No. 5 A herein above the developer shall have exclusive right and absolute authority to sell and transfer all the remaining construction such as flat / units in the proposed buildings to be constructed over the said plots or any part thereof in pursuance to this development agreement and upon such terms and conditions which the developer may feel just and proper. The owner hereby grant her unconditional consent for parting with their all her rights, title and interest in and over the said remaining construction which is agreed to be given to the share of the developer, and which is to be constructed over the said plots.

5C] It is distinctly understood by and between the parties therein that the Owner will not be entitled to any profit or loss arising out of the Development on the said property or sale of property, however owner will liable to pay all the applicable taxes to the extent of her share only and also liable to pay the all the applicable taxes such as service tax and out tax to the extent of her share retain by Owner.





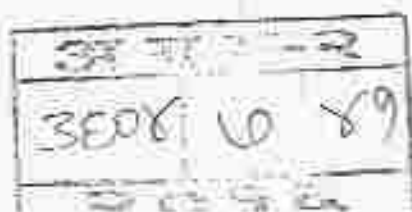
case any additional FSI is increased by the Competent Authorities at any time in future, the Developer only and exclusively shall be entitled to benefits arising thereof and shall only have exclusive rights to retain the same, to utilize the FSI upon the constructed area to be constructed in pursuance to this development agreement and/or to sell or otherwise deal with such FSI at that point of time.

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

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

7) The developer shall do the work as per the sanctioned plan and / or revised sanction plan as may be sanctioned by the Local Authorities. It shall be the sole responsibility of the developer to carry out the construction strictly as per the sanctioned plans as would be permitted by the concerned authorities and the Municipal Corporation, Aurangabad. The developer agrees to complete the development work in pursuance of this agreement within a period of **Twenty-four** months commencing from the commencement certificate issued by the AMC.

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

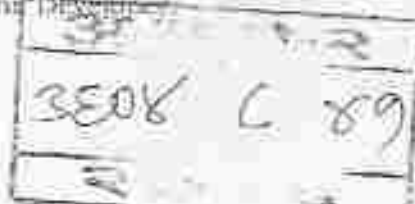


The owner hereby categorically agree and state that, for the commencement and completion of the development works if it is necessary and if thought proper by the developer, the developer may amalgamate the said plots with any other adjacent plots of land and for the said purpose the owner shall not cause any objection or obstruction for the same. Further the owner hereby state and declare that the developer shall have all and exclusive right and authority to apply for and on behalf of the owner for completing all the documentations work necessary for seeking necessary permissions from the competent authorities for the said purposes of amalgamation of the said plots with any other plots of land and for utilizing such plots for the purpose of commencement and completion of the developmental activities undertaken hereby.

9) All the deposits and fees required henceforth for obtaining the necessary permissions, clearances if any, shall be paid and deposited by the Developer alone and after the completion of the construction work the developer shall be entitled to get refund of such deposits or any other refund of amount from such Authorities in its name. However, if the refund is given in the name of the Owner, the Owner, shall arrange to pay the same to the Developer, forthwith.

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

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





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

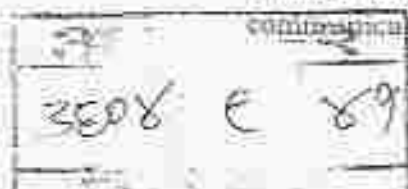
13] That the Owner has delivered the physical possession of the said plots under development to the Developer today i.e. just prior to execution of this agreement.

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

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

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

16] The Owner hereby assure the Developer that the owner is the absolute Owner and possessor of the said plots and that there is no defect in the title of the owner to the said plots, and if any defect in the title of the Owner or any dispute / obstruction on account of title, boundaries or area of the said plots arises, it will be the total responsibility of the Owner and that she shall remove the same by taking proper steps at her own costs and risk. It is also agreed that if such contingency arises then the period for completion of the development work will be extended to the extent of the time spent for removal of such obstructions etc. without any further written compensation.





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

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

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

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

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

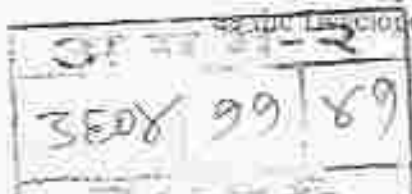


That, the Developer, shall be entitled to apply for permission, revised permission, or renew construction permission from the Competent Authority, Aurangabad, Municipal Corporation Aurangabad in the name of the Owner. The concept and design of the proposed building will be as per the sole discretion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

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

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

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



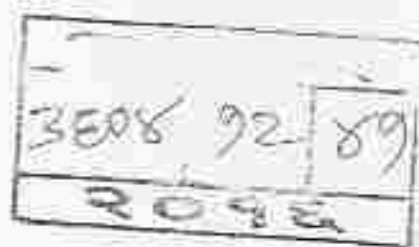
25] That, if any dispute between the Owners and the builder arises in respect of the terms and conditions and its implementation mentioned in this agreement, it shall be referred to Arbitrators and Arbitration and Conciliation Act, 1996 will be applicable to such disputes proceedings.

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

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

28] The parties hereto have agreed that the materials and fixtures to be used for the construction over the said plots shall be of standard and good quality.

29] The Owner hereby declares and confirms that no notice from any Government, Grampanchayat, CIDCO or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and / or any other statute has been received or served upon the Owner in respect of the said plots property or any part thereof which restricts or may restrict the development of the said plots property and that the said property is not under any reservation and there are no restrictions on development thereof.





IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS
EXECUTED TODAY ON 30 TH DAY OF MAY 2016 AT AURANGABAD.

OWNER :-

Smt. Suchita B. Satarkar
Mrs. Suchita Balkrishna Satarkar



THE DEVELOPER :-

M/s. Gayatri Developers

Through its partners:-

Signature of Mr. Anand Radhakrishna Satarkar

1) Mr. Anand Radhakrishna Satarkar



Signature of Mrs. Gayatri Anand Satarkar

2) Mrs. Gayatri Anand Satarkar



Witnesses :-

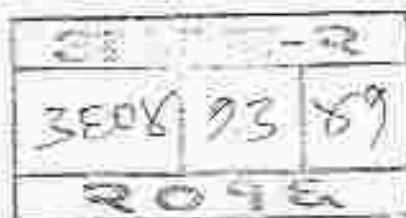
1.

Signature of Hemant Kashinath Sarone
Hemant Kashinath Sarone
Age: 41 Years, Occ: Service
R/o: Juna Mondha, Aurangabad
UID: 4852-4176-0499



2.

Signature of Mrs. Meena Madhavrao Patil
Mrs. Meena Madhavrao Patil
Age: 56 years, Occ: Housewife
R/o: Plot No. 01, Gut No. 58,
Near Bajaj Hospital, Beed bypass Road,
Satara, Aurangabad



निम्नांकित व्यक्तियों द्वारा प्रेषित पत्रों में से कोई एक चुनकर उत्तर दें। (प्रश्न 1994 कागजी प्रश्नपत्र में था।)

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सिद्धिस्तु श्रीरामायणाय

Ding et al.

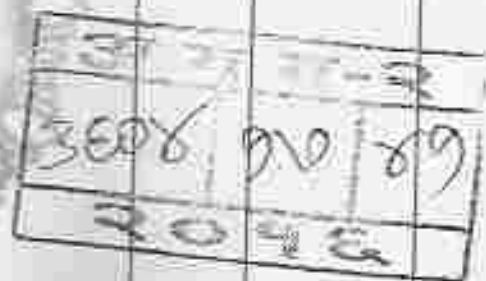
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सतत बाराची ही मीट महामंडळाच्या मदतीने निर्माणित झाली आहे. या तारखेनुसार अद्ययावत आहे.
पडताळणीसाठी कृपया www.mahatransaction.gov.in या संकेतस्थळावर मीट द्या

Abstract

सात बाघांनी जै नंद महाजॉनलाईनद्वारे निर्मिती झाली आणि ती _____ या तारखेपर्यंत अद्वयता आहे.
५६ताजगातीसाठी कृपया www.mahajonline.gov.in या संकेतस्थळात भेट द्या

2007-08	अप्रैल	2.08.00
2008-09	अप्रैल	2.08.00
2009-10	अप्रैल	2.08.00
2010-11	अप्रैल	2.08.00
2011-12	अप्रैल	2.08.00
2012-13	अप्रैल	2.08.00
2013-14	अप्रैल	2.08.00
2014-15	अप्रैल	2.08.00



Transaction No. 16515413/2132300/63673

सर्वतः करावही ही सर्व महामंडळांद्वारे निर्धारित झाली आणि ती या तारखेपर्यंत अद्ययावत आहे.
पडताळणीसाठी कृपया www.mahaonline.gov.in या संकेतस्थळात भेट द्या

औरंगाबाद महानगरपालिका, औरंगाबाद

नगर रचना विभाग



☎ : २३३३५३६-७०, २३४८००१-०५

P.B.X. २३२५२८१, २३०९२८३

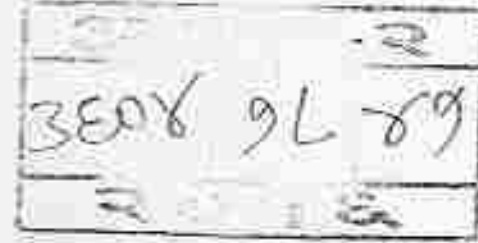
Fax : (०२४०) - २३३५२९३

रजिस्ट्रेशन क्रमांक : 309/2015
वा.क्र./मनपा/नरति/समन/२०१५/1288

दिनांक २५/९/२०१५

आदेश

सी. मिना माधवराव पाटील व इतर
गट क्रमांक ५८/पैकी.
नौजे सात्तारा, औरंगाबाद.
हारा श्री. प्रसाद कुलकर्णी (आर्कि),
२२, सार्जनगर, औरंगाबाद.



नौजे सात्तारा औरंगाबाद येथील गट नंबर ५८/पैकी करिता दाखल केलेल्या रेखांकनात मूखंड क्रमांक १ ते २६ (एकूण २६ मूखंडांमधील) मधुन अंतिम मंजुरी रेखांकन क्रमांक ३५७६/१९९७ दिनांक ०६/१०/१९९७ रोजी देण्यात आलेली आहे. या मान्यतेवरील या रेखांकनात २५३१.९३ चौ.मी. क्षेत्र Future Development साठी खुले सोडण्यात आले होते. आता या सोडण्यात आलेल्या क्षेत्र २५३१.९३ करिता मूखंड क्रमांक २७ ते ३२ साठी (एकूण ६) मूखंडांसाठी मधुन अंतिम मंजुरी झालेली जटील देण्यात येत आहे.

०१. सदर मूखंडाचा वापर निवारी बापरासाठी करण्यात यावा. अन्य कोणत्याही वापर महानगरपालिकेची पूर्ण परवानगी घेतल्याशिवाय करू नये.
०२. रेखांकनातील स्वातंत्र्य मूखंडाचे क्षेत्र २५० चौ.मी. पेक्षा कमी असू नये व सेमी डिटेल्ड मूखंडाचे क्षेत्र १२५ चौ.मी. पेक्षा कमी असू नये व रो-डालास वापरकाम स्वरूपाच्या मूखंडाचे क्षेत्र ५०.०० चौ.मी. कमी असू नये. मूखंडाच्या हद्दीचे दगड हस्ताक्षरित केले नये.
०३. मंजूर केलेल्या रेखांकनातील कोणत्याही मूखंडाची पुन्हा पोट विभागणी किंवा एकात्रिकरण करावयाचे झाल्यास महानगरपालिकेची पूर्ण परवानगी घेणे आवश्यक राहील.
०४. रेखांकनामधील खुली जागा विकास नियंत्रण नियमावलीस अंतिम राहून कायमची खुली राहील.
०५. श्री. माधव श्रीनिवास पाटील यांनी रेखांकनामधील खुल्या जागेचे क्षेत्र, अतर्गत रस्त्याचे क्षेत्र व ६०.०० मीटर रुंद विकास योजना रस्त्याचे क्षेत्र महानगरपालिकेत दुरुपम निबंधक (नॉदणी) यांच्या कार्यालयात नोंदणी क्रमांक २०८९ दि. ०७/०६/१९९७ अन्वये महानगरपालिका हक्कात हस्तांतर करून दिलेले आहे. हे रस्ते सार्वजनिक रस्ते म्हणून वापरात राहतील.

०६. मूखंडांमध्ये बांधकाम नियंत्रण व बांधकाम क्षेत्रातील विकास नियंत्रण नियमावली करण्यात येणारे बांधकाम उपविधी (बिल्डींग बाय लाईन) व विकास नियंत्रण नियमावली (डेव्हलपमेंट कंट्रोल रूल) च्या अनुषंगाने करावे लागेल.

०७. भाविण्यात राहदारीच्या दृष्टीकोनातून आपत्ती रस्ता रुंदीसाठी जागेची गरज भासल्यास ती भूमि अधिग्रहण कायदा आणि महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या तरतुदी नुसार संपादन करण्यात येईल.

०८. तालुका निरीक्षक भूमी अभिलेख, औरंगाबाद यांना मूखंड आखणी करण्यासाठी पत्र दिनांक २९/१२/२००४ द्वारे कळविल्यानुसार यांनी प्रकरण क्रमांक मोर/सावर/१६३०/२००४ मोर्जणी दिनांक ०६/०४/२००५ द्वारे मूखंड आखणी करून तसा मोजणी नमाऱ्या पुरविलेला आहे.

॥२॥



मुख्यालय महानगरपालिकेच्या मालकीची जल वाहिनी किंवा भूमीगत गटार गेलेली असेल तर ते सुख्खातून स्वतांतर करून घ्यावी लागेल. अशा जलवाहिनी, भूमीगत गटारावर कोणत्याही प्रकारचे बांधकाम करता येणार नाही.

गैलफायरेच्या पाठगारा बांधकामा पयले जर मुख्यदातून जल असेल तर सुख्खाच्या एका बाजूने भूमीगत पाईप लाईन, गटारासाठी मार्ग सोडल्या करून देवाया लागेल. त्यासाठी कोणत्याही प्रकारचा मोबदला दिला जाणार नाही. हे काम महानगरपालिकेच्या संबंधित विभागाच्या मार्गदर्शनानुसार करावे लागेल.

११. सदरील सुख्ख अंमल २७ ते ४३ करीत खालील प्रमाणे इच्छेने भरणा केलेला आहे.

अ.क्र.	विवरण	भरणा केलेली रक्कम	माध्यस्थित अंमल दिनांक
०१	जमिन विकारा शुल्क	५०,३३७/-	०२६/०२ दि. ३१/१२/१९९८
०२	विकास खर्च	१,७६,१७८/-	०२६/०२ दि. ३१/१२/१९९८

१२. सदर रेखांकनात महानगरपालिकेची सदर भागातील पाणी पुरवठा व जलनिस्तारण योजना पूर्ण झाल्या खेरीज सदर मुख्यदातू पाणी पुरवठा व जलनिस्तारणाची व्यवस्था करण्यात येणार नाही.

१३. सदर रेखांकनासाठी महाराष्ट्र जमिन व गृहसुल अधिनियम १९६६ चे कलम ४४ अन्वये अकृषिक लागू पडणाऱ्या ना. जिल्हाधिकारी, औरंगाबाद यांच्याकडून क्रमांक १६/नशा/जमीन-४/अकृषि/सीआर २६/९६ दिनांक ०४/०३/१९९६ अन्वये प्राप्त आहे.

१४. मालकी हक्क, व जमीनीच्या हद्दी इत्यादी बाबत मा. न्यायालयात कोही वाद उद्भवल्यास त्यांचे परस्पर निराकरण करावे लागेल त्यास महानगरपालिका जबाबदार राहणार नाही. रेखांकनास पिछमान मोठे रस्त्याबाबत भविष्यात कोही वाद उद्भवल्यास त्याची जबाबदारी रेखांकन घारताची राहिल, त्यास महानगरपालिका जबाबदार राहणार नाही.

उत्थापी उक्ता आदेशात कोहीही त्रुटि असले तरी, त्याबाबत या बदला करणाने कोही वाद उत्पन्न झाल्यास/ अशा प्रकरण न्यायप्रविष्ट झाल्यास, मोकळीतार मुख्यदातूचा मोबदलात बदल घडून असल्यास त्या अनुषंगाने गत्यलंघन पूर्ववत् प्रभावाने पुनःविचार करण्यात येईल व अशा परिस्थितीत कार्यालयाचा झालेला निर्णय अंतिम राहील, याची नोंद घ्यावी.

मा. आयुक्त यांची मान्यता,

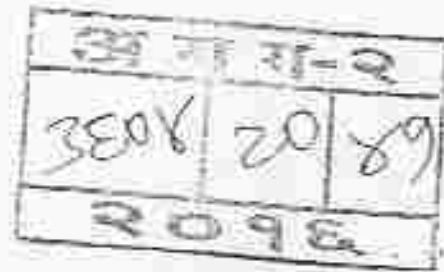
दिनांक. ११/०९/२०१५

सहाय्यक उपायक नगर स्वता,
महानगरपालिका, औरंगाबाद.

प्रत:-

०१. मा. जिल्हाधिकारी, औरंगाबाद यांना माहितीसाठी सविनय सादर.
०२. वॉर्ड कमिटी वॉर्ड ७ महानगरपालिका, औरंगाबाद यांना माहितीसाठी
०३. गालनता अधिकारी, महानगरपालिका, औरंगाबाद यांना अंतर्गत रस्तो, खुली जागा, विकास सोडना रस्त्याबाबतची बाबीत लेख नोंद घ्यावी. दक्षाने इच्छितरीत झालेली आहे संबंधी माहितीसाठी.
०४. मुख सचिवनाची.





पुनः (१) अध्यापक अतीत मद्रास अधिनियम, १९११ से कानून-५४

(२) श्री मिना माधवराव पाटील

प्राप्तकर्ता श्रीरंगाबाद शाखा श्रीरंगाबाद

विद्युत अधिकाधिक प्राप्ति वर्ष दिनांक : ११-१-१९६६



२. १९६६/२०/४९/२०१६

विद्युत अधिकाधिक प्राप्ति, श्रीरंगाबाद

दिनांक : ४-३-१९६६

मार्ग

विद्युत अधिकाधिक प्राप्ति, श्रीरंगाबाद शाखा श्रीरंगाबाद

वेपथु दस्तावेज / ४८ / १९६६/२०/४९/२०१६

अधिकाधिक प्राप्ति, श्रीरंगाबाद शाखा श्रीरंगाबाद

विद्युत अधिकाधिक प्राप्ति, श्रीरंगाबाद शाखा श्रीरंगाबाद

विद्युत अधिकाधिक प्राप्ति, श्रीरंगाबाद शाखा श्रीरंगाबाद

विद्युत अधिकाधिक प्राप्ति, श्रीरंगाबाद शाखा श्रीरंगाबाद

३. सर्व अधिकार अधिकारी कानून अधिनियम, १९११ से कानून-५४

(१) अधिकार प्राप्ति : अधिकारी अधिकार / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति

अधिकाधिक प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति

अधिकाधिक प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति

अधिकाधिक प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति / अधिकार प्राप्ति

(मार्ग) १२