
पावती

Original/Duplicate

Thursday, September 04, 2014

मोडपी क्र. 39म

5:12 PM

Regn.:39M

पावती क्र.: 10083 दिनांक: 04/09/2014

गावाचे नांव: औरंगाबाद शहर

वस्तुसंचयनाचा अनुक्रमांक: अमन2-6136-2014

वस्तुसंचयनाचा प्रकार: डेव्हलपमेंट अॅरीमेंट

सादर करणाऱ्याचे नाव: मे. अमृत डेव्हलपर्स तर्फे पार्टनर श्री.विजय रामदास सद्गुणवार

मोडपी फी ₹. 30000.00

वस्तु हाताळणी फी ₹. 480.00

हाटा माली ₹. 20.00

पूर्वाची संख्या: 24

एकूण: ₹. 30500.00

आपलाय मुद्रा वस्तु संयोजित प्रिंट मुची:- २ व मॉडी अंदाजे 5:23 PM ला वेळीस मिळाले

Joint S R Aurangabad II

वाजार शुल्क: ₹.44373500/-

मोबइला: ₹.44373500/-

भरलेले मुद्रांक शुल्क: ₹. 2443700/-

1) देवकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/बनादेश/मे अईर क्रमांक: MH002847347201415M दिनांक: 04/09/2014

अॅकचे नाव व पत्ता:

2) देवकाचा प्रकार: By Cash रकम: ₹ 500/-

Swiggy

E93E

दस्त स्कॅन झाले

Received Adjusication Fee Rs. 100/-
 Vide Chalan No. Receipt No. 598529 Dt. 31/7/14
[Signature]
 Collector of Stamp
 Aurangabad.

Certificate u/s 32(1)(b) of the Bombay Stamp Act, 1958

ADJ/3100901/ 235 12046-1
 Office of the Collector of Stamp
 Dated 31/7/2014
 Received from Shri M/s. Amresh Development
 residing at CTS No. 14812/12/1, Ramnagar Nagar, Usmanpura
 Stamp duty of Rs. 2442700/- Twenty Four Lakh
Forty Three Thousand Seven Hundred only
 Chalan No. 598529 Dt. 31/7/14
 Certified under Section 32(1) (b) of Bombay Stamp Act, 1958
 that the full duty of Rs. 2442700/- with which
 this instrument is chargeable has been paid vide article no. 519
2014 of Schedule I
 This Certificate is subject to the provisions of section
 53 (A) of the Bombay Stamp Act, 1958
 Place :- Aurangabad.
 Date :- 31/7/2014

[Signature]
 Collector of Stamps
 Aurangabad.



M.V. Rs. 4,43,73,500/-

DEVELOPMENT AGREEMENT

This development agreement is executed today on 01st day of September 2014 at Aurangabad between:

M/s. Nisha Construction

A registered partnership firm

Under the Indian Partnership Act and
 having its registration no. ABD/1452

Having registered office at Shop No. 16, Jethliya Towers,
 Gulmardi, Aurangabad, Through its Partners:-



1. Mr. Raju Lekhraj Tanwani

Age: 48 Years, Occ.: Business

R/o: Arihant Market, Machhal Khadak,

Aurangabad.

2. Mr. Balaji S/o Chandrabhan Patil

Age: 39 Years, Occ.: Business

R/o: Town Center, CIDCO, Aurangabad.

[Hereinafter called as the **OWNER** which expression shall unless repugnant to the context or meaning thereof is deemed to mean and includes all its present and future partners, their heirs, executors, administrators, successors, assigns.]

AND

M/s. Amrut Developers

A registered partnership firm Under the Indian Partnership Act

And having its registration no. ABD/1984 Having registered office at Labh chambers, Station Road, Aurangabad

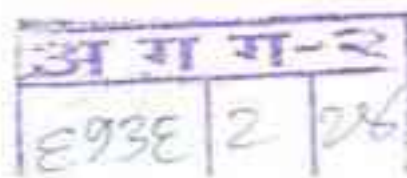
Through its authorized partner :-

Mr. Vijay Ramdas Sakkarwar

Age: 37 Years, Occ.: Business,

R/o: Labh Chambers, Station Road, Aurangabad.

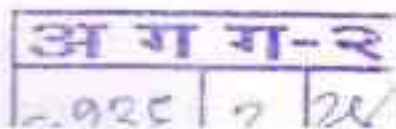
[HEREINAFTER called as the **DEVELOPER** which expression shall unless repugnant to the context or meaning thereof is deemed to mean and includes all its present and future partners, their heirs, executors, administrators, successors, assigns.]



WHEREAS the owners are the absolute owner and possessor of the property CTS No. 14813 totally admeasuring 11860.5 Sq.Mt. out of which to the extent of 1871.74 Sq.Mt. Sheet No.138 situated at Pannalalnagar, Aurangabad within the limits of Aurangabad Municipal Corporation Aurangabad and said property purchased by the owner under the registered sale deed bearing registration no. 4731/2010 dated 10.06.2010 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed name of owner came to be mutated in CTS record as per Mutation entry no. 5398 on dated 08.07.2010 and said property specifically described in schedule A herein under.

AND WHEREAS the Owners transferred 89.00 Sq.Mt. area to the Aurangabad Municipal Corporation Aurangabad as per registered Relinquishment Deed bearing registration no. 6051/20010 dated 23.07.2010 registered at the office of Sub-registrar Aurangabad and thereafter owner got the divided remaining area from CTS no. 14813 and accordingly separate PR was opened as CTS no. 14813/121 admeasuring 1782.74 Sq.Mt. and accordingly mutation entry no. 5438.

AND WHEREAS owner with the intention to develop its property prepared the plan for residential cum commercial building on the above property CTS no. 14813/121 admeasuring 1782.74 Sq. Mt. and accordingly the obtained construction permission from Aurangabad Municipal Corporation Aurangabad in file no. 285/17/2010-11 dated 06.08.2010 vide permission no. 525/2010-11 in book no. 27, Sr. no. 675 and also commenced construction up to basement floor construction, but due to non-availability of sufficient time and manpower to construct and sale constructed units, and therefore, the owner decided to give the said property for development, the and on detailed negotiations the owner agreed for the same on the following terms and conditions:



4

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

1. The owner hereby declares and confirms as under:-

- (a) The owner is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the owners having absolute title of ownership and possession on the same and their title to the said property is clear and marketable and free from all types of encumbrances.
- (b) No other person except the owner have any right, claim, interest or demand in respect of the said property or any part thereof;
- (c) The owner has declared that it has obtained Project loan from The Malkapur Urban Co-operative bank Ltd. Against the security of the project, which is being given for development. Apart from this, the owner has not created any sale, 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 owner hereby declares that they shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any charge in the existing ownership or any of them.
- (d) The owner has not entered into any agreement or arrangement, oral or written with regard to the sale or created any interest in the above said property.
- (e) No Notice from any Government, Aurangabad Municipal Corporation Aurangabad or any other local or public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act and Urban Land Ceiling Act, or any other statute has been received or served upon the owner in respect of the said property or any part thereof which restricts or may restrict the development of the said property.

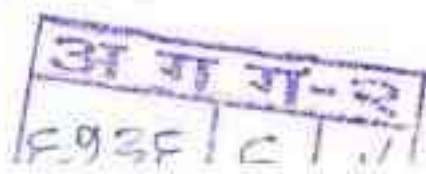
(F) That the owners hereby agreed and confirmed that they paid full betterment charges, NA charges and other applicable taxes till today and nothing is payable in any manner and said property is free from all encumbrances. The owner shall bear and pay the NA charges and all other applicable taxes, charges etc. till the date of this agreement and all the charges hereafter shall be borne and paid by the developer.

2. The owner hereby permits to the Developer and the Developer shall develop at their own cost, "the said property" more particularly described in the Schedule-A hereunder written, for development of the said property; the Developer will be entitled to apply and obtain revised construction permission from Aurangabad Municipal Corporation Aurangabad by paying all the deposits and fees for the same and they also may obtain water connection, drainage connection, by paying all the charges, fees and deposits at its own cost. That the Developer/Builder will also be entitled to obtain for refund/s of only those deposit/s which are paid by it, after completion of the construction from competent authority. The Developer shall obtain necessary sanctions and necessary permissions from all other concerned authorities for commencement and completion of the construction on the said property complete the construction work, to construct residential-cum-commercial buildings.
3. The developer shall continue the construction work of the project as per specifications, which specifically described in the Schedule "B" of this Development Agreement only.
4. That the owner have delivered the physical possession of the property under development to the Developer today prior to execution of this Agreement and the Developer can raise further construction thereon as per foundation made by owner and construct residential cum commercial complex thereon.



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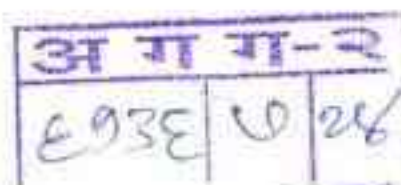
5. That, the Builder/Developer shall carry on the construction of the building strictly in accordance with the building permission obtained from the Municipal Corporation Aurangabad and they shall not cause any deviation from the said construction permission. If any deviation is caused by the developer while carrying on the construction, it will be the total responsibility of the Developer/Builder and they will have to pay the penalty. If any penalty imposed by the Town Planning authority/Aurangabad Municipal Corporation Aurangabad and in case if any action is taken by the Town Planning authority/AMC for such deviation, the Builder/Developer will be totally responsible for the same. However the owner completed construction up to basement floor construction i.e. present actual stage of construction and on the basis of these footing/foundation the Developer have to construct building thereon. If any diversion or deviation caused by the owner while the existing construction in that situation owner shall be responsible by all means and if any penalty imposed by the Town Planning authority/Aurangabad Municipal Corporation Aurangabad and in case if any action is taken by the Town Planning authority/AMC for such deviation, the owner will be totally responsible for the same and developer have no concern with the same.
6. That the Developer will have to carry out the development of the property and construct residential cum commercial buildings etc. at its own costs, risks and responsibilities, and the developer shall as per specification of construction as per schedule-B and in consideration of the property being given for the development by the owner to the Builder/Developer, the Builder/Developer shall give **53 %** sale proceeds received from sale and Developer/Builder will retain **47 %** of sale proceeds and in addition to above consideration the developer has also paid towards interest free refundable security deposit amount Rs.75,00,000/- (Rupees Seventy five lacs only) as under :-



Sr.	Cheque	Date	Amount	Bankers
1	184445	21.01.2014	24,00,000	SunderlalSawji Urban co-op.
2	184551	22.01.2014	12,00,000	SunderlalSawji Urban co-op.
3	184895	06.02.2014	10,00,000	SunderlalSawji Urban co-op.
4	187212	23.03.2014	09,00,000	SunderlalSawji Urban co-op.
5	188361	09.04.2014	10,00,000	SunderlalSawji Urban co-op.
6	191701	21.06.2014	05,00,000	SunderlalSawji Urban co-op.
7	191721	20.07.2014	02,50,000	SunderlalSawji Urban co-op.
8	191722	20.08.2014	02,50,000	SunderlalSawji Urban co-op.
		Total	75,00,000	

As such the owner received the above security deposit amount of Rs.75,00,000/- (Rupees: Seventy five lacs only) and the owner hereby acknowledges the receipt of the same and there remain no dispute for the same.

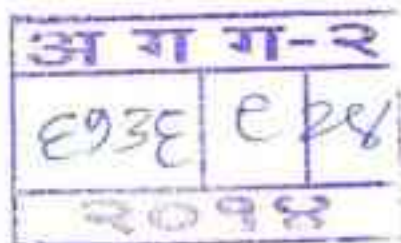
That the security deposit will be repay by owner to Developer Rs. 3,00,000/- from sale deed Stage of each unit up to refund of Rs.75,00,000/-. The entire booking advances, final sale proceeds received from customers shall be deposited in the escrow account, out of which **53 %** will be transferred in the account of owner and balance **47 %** will be transferred in the account of Developer till the last unit is sold. That entire sale proceed amount shall be deposited in Escrow account which shall be opened with the Malkapur Urban Co-operative Bank Ltd. If due to any reason all the constructed units not sold in that situation owner and developer get distribute all the remaining units as per ratio of this Development Agreement.



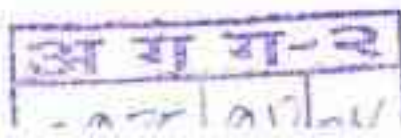
7. It is further agreed between the owners and developers that the Developers shall pay all the applicable taxes such as income tax, vat tax, service tax towards their 47 % and owners have no concern with the same and similarly owners shall pay all the applicable taxes such as income tax, vat tax, service tax, society maintenance, towards their 53 % share also pay MSEB/GTL connection charges and society charges and one time maintenance charges to the extent of flats retained by Owners to Developers, however whatever units sold by Developer in that case the developer shall collect the service tax and vat and deposit the same to concern authorities without any demur.
8. That the Developer/Builder can finalize the sale of the constructed units in the project to the prospective purchasers at price and terms and conditions that may be mutually agreed upon by the purchaser and Developer/Builder with the purchaser and the owner hereby undertakes to join with the builder for signing and executing the required documents on execution of agreement to sale and the sale deed and thereby confirm absolute title in favour of the proposed purchaser as and when required.
9. That, the proposed buildings forming part of the housing project being constructed on the property referred above will be governed by the provisions of Maharashtra Apartment Ownership Act 1970 and the builder/developer on the basis of Power of Attorney executed by the owner in favour of the builder, will execute and register the Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act 1970 and also execute and registered Agreement of sale, sale deeds or any other deeds and documents in respect of proposed construction and owner hereby rectify the same.



10. That, the owners hereby undertake that they are the absolute owners and possessors of the above property and there is no defect in their title, if any defect in the title of the owner or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of owners to remove the same by taking proper steps at their own cost and risk.
11. That, the Developer/Builder will have to complete the construction of the project within 24 months from today. However, if the construction work is delayed due to any reason, beyond the control of the Builder/developer or shortage of construction material, water, sand or any litigation or prohibition of sale, in these situations the period of construction shall automatically be deemed to have been extend with written communications with owners.
12. That the owner already appointed quality Architect and RCC Consultant for the construction of the building and their fees will be paid by the owners alone. Similarly, the developer may also obtain the services of legal documents either in between the owner and developer or purchasers; the expenses of such documents and fees of the Advocate will be paid by the Builder/developer.
- That, the Owners are hereby undertake that they have already paid all the taxes of Aurangabad Municipal Corporation Aurangabad, Town planning Authority, betterment charges, N.A. Taxes 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 owners.



14. That it is distinctly understood by and between the parties thereto that the owner will not be entitled to any profit or loss arising out of the construction of the buildings on the said property. Similarly, the Owners will not be liable for any taxes arising out of the development and construction and sale it, but however the owners shall be liable to pay income tax and all other applicable taxes in respect of units retained by them under this Development Agreement.
15. That the parties hereto agreed that in the event of any accident or damage is caused to the property or to the person such as labours, 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 owner shall not be responsible in any manner therefore.
16. 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 owners shall not be held responsible therefore in any manner, however if any litigation arise in respect of title of owners in that situation Developer will not responsible in any manner.
17. That, in case FSI is increase and further construction is allowed by Aurangabad Municipal Corporation Aurangabad in future, the Builder/Developer can raise further construction either on terrace of buildings or in the open space around the building and can dispose of the said construction to anybody by Developer and owner as per ratio of this Development Agreement. The parties have mutually decided to utilize the entire available TDR on the project and the cost of acquisition of TDR is to be borne and paid by the owner and sale proceeds shall be shared in the same ratio as contained in this development agreement).



That, the owner is also executing an Irrevocable General Power of Attorney in favour of the Developer/Builder and thereby authorizing him to obtain revised construction permission if required and 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, to execute Agreements and sale deeds along with owners and complete work of registration alone, to obtain occupancy certificate from Aurangabad Municipal Corporation along with owners and to do all the deeds for formation of association, and obtain consideration in respect of total construction or sale proceed of property under development.

SCHEDULE "A"

DESCRIPTION OF PROPERTY UNDER DEVELOPMENT

That part and parcel of Property CTS No. 14813 totally admeasuring 11860.5 Sq. Ft. out of which to the extent of 1871.74 Sq. Mt. Sheet No.138 and after subdivision CTS no. 14813/121 admeasuring 1782.74 Sq. Mt. i.e. actual area under Development, situated at Pannalalnagar, Aurangabad within the limits of Aurangabad Municipal Corporation Aurangabad bounded by;

TOWARD EAST	>	Road
TOWARD WEST	>	CTS property 14503/1
TOWARD SOUTH	>	Road
TOWARD NORTH	>	Road

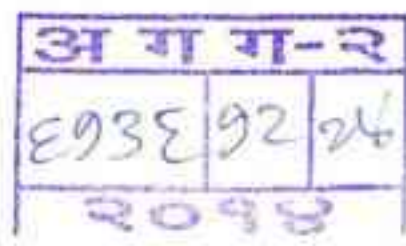
Situated at Pannalalnagar, Aurangabad.



SCHEDULE-B
SPECIFICATIONS OF CONSTRUCTIONS.

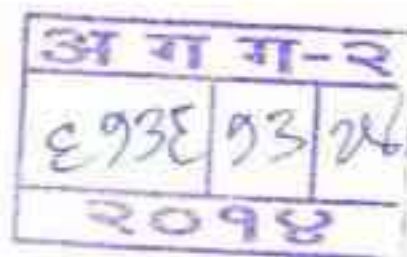
- STRUCTURE** :- RCC framed structure
- WALLS** :- Outer walls 6" brick inner 4" brick.
- DOORS** :- Main door: Teakwood frame with one side laminated flush door. Other door: Pre-cast frame all painted commercial flush door.
- PLUMBING** :- Concealed G.I. type with C.P. Fittings
- KITCHEN OTTA** :- Cudappa stone along with Green Marble Top & Steel Sink.
- FLOORING** :- In all room Vitrified tiles.
- GLAZED TILES** :- In W.C. white tiles up to 4 Ft. Height.

In Bath Colored designed tiles up to 7 Ft. with anti skid flooring.
- WINDOWS** :- Aluminum powder coated sliding windows and safety M.S. Grill.
- ELECTRIFICATIONS:-** In concealed wiring, 3.5 points in each room.



IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

OWNER :-



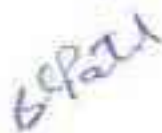
M/s. Nisha Construction.

Through its Partners:-

1. Mr. Raju Lekhraj Tanwani



2. Mr. Balaji S/o Chandrabhan Patil



DEVELOPER

M/s. Amrut Developers

Through its authorised partner:-



Mr. Vijay Ramdas Sakkarwar



WITNESSE

1. Shri Kailas Balaji Bhonsawade
Age- 42 yrs. occ: service
R/O- Pathan Road, Aurangabad



2. Shri Babasaheb Balasaheb Dulkare
Age- 34 years, occ: service
R/O- Vedant Nagar, Aurangabad



मालमत्ता पत्रक

Aurangabad

तात्कालीन मु.मा.का. - CTSO

Aurangabad

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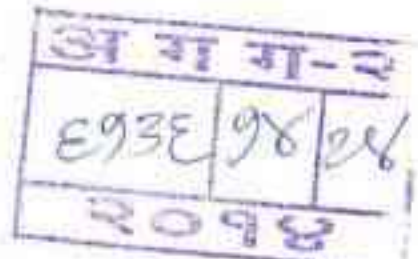
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CTSO Aurangabad
Aurangabad

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औरंगाबाद महानगरपालिका, औरंगाबाद

पृष्ठ नं० - 27

"वां घ का मा धा प र वा ना"
COMMENCEMENT CERTIFICATE

34.5 175

पर्यायाना श्रमांक : 55/2010-11

प्राईम क्रमांक 285/90/2010-11



दिनांक 06/08/2010

नाम :- श्रीमती/श्री. निशा कल्याणराव तर्फे करिणु शेखराज

क/मट. १५२७/६

संकेतः : २२४४५५५५ ऑरिगायतः

संस्थापक अध्यक्ष, ११४६ गंगा कालम ३५४० ० बंगलुरु ५६०००० भारत
संस्थापक अध्यक्ष, ११४६ गंगा कालम ३५४० ० बंगलुरु ५६०००० भारत

१०-२०७३

१३. **गंगा नदी** : गंगा नदी भारत की सबसे बड़ी नदी है। यह हिमालय के गंगोत्री से निकलती है और बंगाल की खाड़ी में बहती है।

हमने, इससे पहले कि हम इस बात को स्पष्ट करें कि हमारे पास कोई भी योजना नहीं है, हमने यह भी स्पष्ट किया है कि हमारे पास कोई भी योजना नहीं है।

[illegible][illegible]

आशा है कि आप इस अवसर पर अपने विचारों को व्यक्त करने में सक्षम होंगे।

आदेश नं. RB/191/CR/9/66 दिनांक 4/5/1966

अभिप्रेतः १२/११/२०१८

५. कार्योन्मुखी संचालित अधिकारी जगज्जन जयप्रकाश आहनीस्युती शान्ति प्रमिता गिरी अपादीकणधी कर्तव्यी

उच्च पाठ्यक्रम (High Level) के पाठ्यक्रम प्रत्येक वर्ष अलग-अलग पाठ्यक्रम अद्ययावक

संयोजक: प्रमुख, प्रशासन, राजस्थान विश्वविद्यालय, जयपुर-302002।
संयोजक: प्रमुख, प्रशासन, राजस्थान विश्वविद्यालय, जयपुर-302002।

११६६. यथा कालम्—४३ सङ्घ-५२, कलम्—५४, सङ्घ-५३ नमोऽयं विदितं कार्यार्थं कलाम्भम् ॥

सुदूर प्रादेशिक महाशालास्थितिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्या लोखे धोरणद्वारे प्रमाणपत्र (Occupancy Certificate) प्राप्त झाले आहे. बांधकाम प्रकल्पिकाचे नाव: _____

3366 १० कलम - ५३ अन्वये सुप्रीम कोर्टाशी कायदा येईल

[illegible][illegible]

विभाग 2-4/1-2010
दिनांक 23/3/2016

1.90,020	0.16509	20/3/2010	मूल्य जमा करी अर्को
		20/3/2010	मूल्य जमा करी अर्को

पानवारी ८/१२/२०२३ 60000 रु / 6506 दिनांक 02/12/2023 मृतक जगात होती आहे
मरणाचा प्रमाणपत्र घ्यायची समारंभाला आचारामध्ये केली आहे। 25 मृतक जगात होती आहे

जानकारी प्राप्त होना कि आपने इस प्रश्न का उत्तर दे दिया है।

जोषी प्रतिष्ठान बाहेर असल्यामुळे या प्रत्यक्ष संशोधन शुभ कामासाठी संपत्ति शुद्धीकरण करून घ्यावी. नंतरच बांधकाम शुभ कार्य होईल. त्यासाठी प्रमाणित योजनापत्र / जोषीचे प्रमाणित योजनापत्र / सहाय्य ही काय करावी / करावी ही योजना बांधकाम शुभ कार्य होईल.

प्रमाणित। महात्मागान्धीकेन्द्र भागी पुरस्कार कक्षा शस्त्र गौरी, लेखा महात्मनगरी, कक्षा अतिथिगण (भागी अतिथिगण)।

नि.सं. प्रोजेक्ट संख्या: २०१८/२०१९

दि २५/११/१० को काठमाडौंमा भएको भर्ना कार्यक्रममा सहभागी भएका विद्यार्थीहरूको तस्वीरहरू प्रकाशित गरिएको छ। (२६०)

30 दिवस पूर्व आग साक्षर डरामे

30/02/86 दि. 31/05/86 मंगळीर पंचायत समिती, तालुका, जिल्हा. 1310

आयुक्त 6.10

20/7/2018
P.T.O.
जिल्हाभाषा महाविद्यालय

O. C. Signed by ADT

32

12/25/98 (2)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

राज्य MAHARASHTRA

KX 809424

अ.क्र. 12001 किमत 100 दिनांक 02/09/2013

कोणाकरीता किरण डेवराय

हस्त देवराय 2111/1214 342

8311

मुद्रांक दिवस

सतीश आर. शिंदेकर

नं. उस्मानपुरा, औरंगाबाद, पिन 431004

परवाना क्र. 30/11/13

MEMORANDUM OF UNDERSTANDING

This MDU is executed today on 02nd day of September 2013 at
Aurangabad by :-

M/s. Nisha Construction

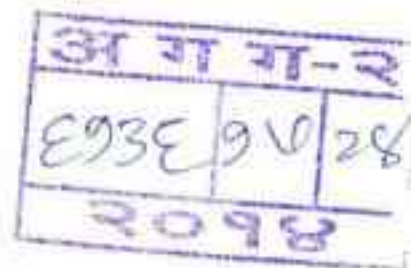
A registered partnership firm

Under the Indian Partnership Act and

having its registration no. ASD/1452

Having registered office at Shop No. 16, Jethliya Towers,

Gulmandi Aurangabad. Through its Partners:-



Signature

प्रतिभाषण कोणाकडे सादर करावयाचे
 प्रतिभाषणसाठीचे कारण 32/8/15
 मुद्रांक विभाग घेणाऱ्याचे नांव व रहिवासी पत्ता : 22/1/15
 रहिवासी पत्ता 22/1/15
 मुद्रांक विभाग बाबतची नोंद वही अनु क्रमांक 32/8/15
 मुद्रांक विभाग घेणाऱ्याची राहणी
 परवानपरक मुद्रांक विक्रेत्याची राहणी परवाना क्र. ABD115
 मुद्रांक विभागाचे नांव श्री एस.आर. विलसन
 तसेच मुद्रांक विभागाचे ठिकाण/ पत्ता उस्मानपूरा, औरंगाबाद

1. Mr. Raju Lekhraj Tanwani

Age: 48 Years, Occ.: Business

R/o: Amant Market, Macholi Khadak,
 Aurangabad.

2. Mr. Balaji S/o Chandrabhan Patil

Age: 37 Years, Occ.: Business

R/o: Town Center, CIDCO, Aurangabad.

(Hereinafter called as the Party of First Part which expression shall unless repugnant to the context or meaning thereof is deemed to mean and includes all its present and future partners, their heirs, executors, administrators, successors, assigns.)

AND

M/s. Amrut Developers

A registered partnership firm Under the Indian Partnership Act

And having its registration no: ABD/1784

Having registered office at Labh chambers

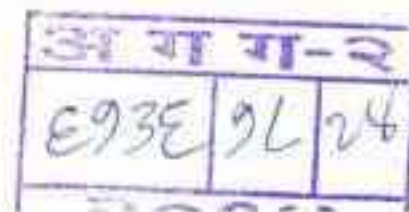
Station Road, Aurangabad Through its authorised partner :-

Mr. Vijay Ramdas Sakkarwar

Age: 39 Years, Occ.: Business

R/o: Labh Chambers, Station Road, Aurangabad.

(HEREINAFTER called as the PARTY OF SECOND PART which expression shall unless repugnant to the context or meaning thereof is deemed to mean and includes all its present and future partners, their heirs, executors, administrators, successors, assigns.)



Handwritten signature and date '22/8/15'.

2. That the Party of First Part agreed to repay the amount of Rs.1,00,00,000/- (Rupees One Crore only) and party of second party regularly repaying to bank by monthly instalment and what ever interest occurred on said amount will be paid by party of First part.

IN WITNESS WHEREOF, THIS MOU IS EXECUTED ON 02ND DAY OF SEPTEMBER 2014 AT AURANGABAD.

PARTY OF FIRST PART

M/s. Nisha Construction
Through its Partners:-

1. Mr. Raju Lekhraj Tariwari

2. Mr. Balaji S/o Chandrabhan Patil



PARTY OF SECOND PART

M/s. Amrut Developers
Through its authorised partner :-
Mr. Vijay Ramdas Sakkarwa



WITNESSES

1. Shri Kailash B. Bhaswadkar
Age: 42, OCC service
810 Pritham Road, A. Bad.

2. Shri Babasaheb B. Dukare
Age 34 years, OCC service
Vedant Nagar, A. Bad.

04 सप्टेंबर 2014 5:12 म.नं.

इस्त नोंदवाच भाग-1

अगम2

इस्त क्रमांक: 6136/2014

अगम2 /6136/2014

मूल्य: ₹. 4,43,73,500/- मोबदला: ₹. 4,43,73,500/-

मूल्य: ₹. 24,43,700/-

नि. सह. दु. नि. अगम2 बांधे कार्यालय

अ. 8136 वर दि. 04-09-2014

5:02 म.नं. बा. हुजर केला.

पावली: 10083

पावली दिनांक: 04/09/2014

सादरकाराचे नाव: श्री. अमृत डेव्हलपर्स प्रा. पार्टनर
श्री. विजय रामदास सक्करवार

मोदणी फी

₹. 30000.00

इस्त हाताळणी फी

₹. 480.00

वाटा एन्ट्री

₹. 20.00

पुढांची संख्या: 24

एकुण: 30500.00

S. R. Aurangabad II

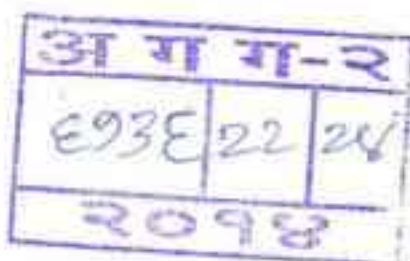
Joint S R Aurangabad II

प्रकार: डेव्हलपमेंट अर्चीमेंट

नका: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
(दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

1 04 / 09 / 2014 05 : 02 : 33 PM ची वेळ: (सादरीकरण)

2 04 / 09 / 2014 05 : 03 : 07 PM ची वेळ: (फी)





09/2014 5 15:43 PM

दस्तावेज आग-2

अगस्त

दस्तावेज क्रमांक: 6136/2014

दस्तावेज क्रमांक: अगस्त/6136/2014

दस्तावेज प्रकार: वेबसाइट डेटा

1. दस्तावेजाचे नाव व पत्ता

1. नाव मे. अमृत वेबसाइट सर्व्हर पार्टनर प्री. विवेक रामदास मकरवार

दस्तावेजाचा प्रकार

विह्वल वेबसाइट

वर्ग - 37

छायाचित्र

अंगठ्याचा ठसा



पत्ता: प्लॉट नं. - भाऊ नं. - इमारतीचे नाव - जॉब स्वाधीन नं. - रोड नं. नाम जॉब स्वाधीन रोड औरंगाबाद महाराष्ट्र, AURANGABAD पिन नंबर: AAKFA8857B

2. नाव मे. निशा कस्तुरबाबाय लॉके पार्टनर प्री. राहु केशवराज मलवार

विह्वल वेबसाइट

वर्ग - 48



पत्ता: प्लॉट नं. - भाऊ नं. - इमारतीचे नाव - जॉब स्वाधीन नं. - रोड नं. जॉब स्वाधीन रोड मधली इंडिया औरंगाबाद महाराष्ट्र, औरंगाबाद पिन नंबर: ABWPT0845K

3. नाव मे. निशा कस्तुरबाबाय लॉके पार्टनर प्री. बाबाजी केशवराज मलवार

विह्वल वेबसाइट

वर्ग - 39



पत्ता: प्लॉट नं. - भाऊ नं. - इमारतीचे नाव - जॉब स्वाधीन नं. - रोड नं. जॉब स्वाधीन रोड मधली इंडिया औरंगाबाद महाराष्ट्र, औरंगाबाद पिन नंबर: ACEPP9427A

दस्तावेज बनवत देणार दस्तावेजाची वेबसाइट डेटा वेबसाइट व दस्तावेज बनवत देणार दस्तावेजाची वेबसाइट डेटा

दस्तावेज क्रमांक: 04 / 09 / 2014 05 : 04 : 53 PM

दस्तावेज क्रमांक: 04 / 09 / 2014 05 : 04 : 53 PM

दस्तावेजाचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

नाम बाबासाहेब बाबासाहेब हुको

वर्ग - 34

पत्ता वेबसाइट औरंगाबाद

पिन कोड: 431001

स्वाधीन



नाम रामदास इन्द्रावराज मकरवार

वर्ग - 70

पत्ता वेबसाइट औरंगाबाद

पिन कोड: 431001

स्वाधीन



अ ग ग-2

दस्तावेज क्रमांक: 04 / 09 / 2014 05 : 05 : 51 PM

Joint S.R. Aurangabad-II

EPayment Details.

Sl
1 Epayment Number
MH002647347201415M

Defacement Number
0001613047201415

6136

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प्रमाणित करण्याल येते की, सार दस्तावेजाल एकूण २४ पाने
आहेत, नोंदणी घुसकट रु. १ चे अनुक्रमेण E93E सर नोंद
दि. ४/११/२०१४

सह. दुय्यम निबंधक सग. २
औरंगाबाद क्र. २



04/09/2014

सूची क्र.2

मुख्य निबंधक : सह.पु.नि. औरंगाबाद 2

दस्तावेज क्रमांक : 6136/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) औरंगाबाद शहर

(1)चिन्हेबाचा प्रकार	डेव्हलपमेंट जेडीमेंट
(2)मोबदला	44373500
(3) बाजारभावा(माडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते समुई करावे)	44373500
(4) भू-मापन,गोटेहिस्सा व परक्रमांक (अगल्यास)	1) पालिकेचे नाव:औरंगाबाद मन.पा.इतर वर्णन : इतर माहिती: मोहल्ला-गुमालालनगर न्यु इस्मानपुरा औरंगाबाद मनपा हद्दीतील मिळकत लि.स. नं. 14813/121 पैकी क्षेत्र 1871.74 चौ.मी. चे दस्ताव नमुद प्रमाणे विकास करारनामा ((C.T.S. Number : 14813/121 ;))
(5) क्षेत्रफळ:	1) 1871.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज काल देणा-या/लिहून देण्या-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता.	1): नाव:-मे. निशा कन्व्हेन्सन्स तर्फे पार्टनर श्री. राजु लेखराज तनबाणी वध:-48; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- जरीहत मार्केट माझलीखडक औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 फोन नं:-ABWPT0845K 2): नाव:-मे. निशा कन्व्हेन्सन्स तर्फे पार्टनर श्री. बालाजी चंद्रभान पाटील वध:-39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- टाऊन सेंटर मिडको औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 फोन नं:-ACEPP9427A
(8)दस्तऐवज काल देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव:-मे. जमुत डेव्हलपर्स तर्फे पार्टनर श्री.विजय रामदास सख्खरवार वध:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- लाम बेबर्स स्टेशनरोड औरंगाबाद, महाराष्ट्र, AURANGABAD. पिन कोड:-431001 फोन नं:-AAKFA8857B
(9) दस्तऐवज काल दिव्याचा दिनांक	04/09/2014
(10)दस्त नोंदणी केल्याचा दिनांक	04/09/2014
(11)अनुक्रमांक,खंड व पृष्ठ	6136/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2443700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घ्यावेला
वर्षातील:-

मुद्रांक शुल्क आकारनामा निवडलेला
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.