

8998

$$32 + 2 = 34$$

Registered Under the Companies Act and  
Having Registration No. 145702PT0001  
PTC16880, dated 18.6.2021  
PAN No. AAKCB7605B  
Through: It's Director,

*[Signature]*

*[Signature]*

1000000000

Wednesday, August 07, 2013  
4:12 PM

पावडी

Original/Duplicate

सीरिज नं. : 39W

Regn. 39M

पावडी नं. : 5350 दिनांक : 07/08/2013

मागचे सीरिज : इलेक्ट्रॉनिक

इलेक्ट्रॉनिकचा अनुक्रमंक : अवरम-2-4114-2013

इलेक्ट्रॉनिकचा प्रकार : विद्युतवाहतवादाचा

वाहत करवाऱ्याचे नाव : वे.राजवीर इन्फ्रा प्रोपर्टीज लि. पावडीरा. सी.बी.एल. अवरम मुरेल -

सीरिज नं.

₹. 30000.00

इलेक्ट्रॉनिकचा

₹. 680.00

मुद्रांक संख्या : 34

**मुद्रांक परत केली**

रक्कम :

₹. 30680.00

वाहतवादाचा मुद्रांक, संश्लेषित दि. ४ गीरी अवरम ४:३१ PM हात वेळेत मिळेल.

Joint S R Arranged at 2

वाहतवादाचा मुद्रांक : ₹. 30680.00/-

वाहतवादाचा मुद्रांक :

वाहतवादाचा मुद्रांक : ₹. 680.00/-

1) देवदासा प्रकार : By Demand Draft रक्कम : ₹. 30000/-

सी.बी.एल.अवरमचा सीरिज अवरम : 019174 दिनांक : 06/08/2013

सीरिज नं. व पावडी : The Akola urban Co Operative Bank Ltd Sitabuldi

2) देवदासा प्रकार : By Cash रक्कम : ₹. 680/-

**मुद्रांक परत केली**

THE AKOLA JANATA COMMERCIAL  
CO-OP BANK LTD  
SHREEHARI CHEMBERS, ANANDWADI CHOWK  
JALNA ROAD, AURANGABAD - 431001  
D-5/STP(V)/C.R.3047/00/10/1059-42/10



SPECIAL  
ADRESEVE  
AUG 06 2013  
14:13  
R.1825130/- PB6999

INDIA STAMP DUTY MAHARASHTRA

*P. B. Parandekar*  
Code No. 168

The Akola Janata Comm. Co. Op. Bank Ltd. of Aurangabad  
Registration No. D-5/STP(V)/C.R.3047/00/10/1059-42/10 D. 18.06.2013

Nature of Document Development Agreement

Registration District Regionals / Non Regionals

Franchising Unique No. 26582 / 129111

Property Description (Village) \_\_\_\_\_ Tal. \_\_\_\_\_

S. R. No. \_\_\_\_\_

CTD No. \_\_\_\_\_ Area \_\_\_\_\_

Consideration Amount Rs. 1825130/-

Stamp purchase Name Rajesh Kumar

Name of the other party \_\_\_\_\_

If through Name & Address \_\_\_\_\_

Stamp Duty Amount No. 1825130/-

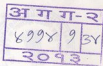
in words Eighteen Lakhs Twenty Five

Thousand only

Authorized Persons *P. B. Parandekar*

Signature & Seal *P. B. Parandekar*

Code No. 168



### Development Agreement

This Development Agreement is being executed today on **6<sup>th</sup>** day of August, 2013 at Aurangabad between:

M/s. Shreehari Associates Pvt. Ltd.,  
Registered Under the Companies Act and  
Having Registration No. U45202PN2001  
PTC16249, dated 18.6.2001.  
PAN No. AAHCS7405B  
Through : It's Director,

*[Signature]*

*[Signature]*



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| २०९३   |   |    |

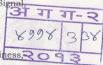
*[Handwritten signature]*

Sachin Madhukarrao Mulay,  
 Age : 47 years, Occup.: Business,  
 R/o. : Sai Sharan, Gut No.41,  
 Village Golwadi, Paithan Road,  
 Aurangabad.  
 PAN No. AJCPM1317P

(Hereinafter called as Owner, which expression shall mean and include all the present and future directors of the firm, their heirs, successors, legal representatives, executors, administrators and assignees)

**AND**

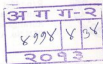
M/s. Rajveer Infra Projects,  
 A partnership firm, having it's  
 Registered Office at First Floor,  
 Ahinsa Bhavan, Plot Nos.1 and 3,  
 Ahinsa Nagar, Akashwani Signal,  
 Jalna Road, Aurangabad.  
 PAN No. AAPFR7950M  
 Through: It's Partner:  
 Pritesh Arun Munot,  
 Age: 31 years, Occup.: Business,  
 R/o.: Plot Nos.4 and 5,  
 Ahinsa Nagar, Jalna Road,  
 Aurangabad.  
 PAN No. AHGPM1836M



(Hereinafter called as "Developer", which expression shall mean and include all the present and future partner of the firm, their heirs, successors, legal representatives, executors, administrators and assignees)

*Ganesh*

*Shubhash*

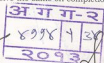


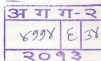
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WHEREAS, the land at Gut No.55, Old Survey No.27, to the extent of 61 R., situated at Itkheda, Tq. and Dist. Aurangabad, and which is specifically described in Schedule "A" is owned and possessed by the Owner and the Owner has already converted the said land in to non-agriculture by obtaining N.A. permission U/sec.44 of the M.L.R. Code, from the competent authority.

AND WHEREAS, the Owner decided to develop the said property and at the same time, Developer also came forward and expressed its willing to do the said job and accordingly, agreement for development came to be executed between the parties on dated 6<sup>th</sup> June, 2013, and in accordance with the said agreement, this Development Agreement is being executed as under, therein modifying certain terms of the said agreement.

- 1) That the Developer will prepare the layout of the property under development, will demarcate the same on the spot and will get it approved from the competent authority at its own costs and risk and the Developer will also carry out the internal development of the land including therein amenities like sport complex etc.,
- 2) That, the developer will obtain the construction permission from the town planning authority by incurring all expenses for the same and will also entitled to revise the said construction permission from time to time in accordance with the needs of the customers. Developer will also pay the deposit amount for obtaining the construction permission and will be entitled to receive the same on completion of the construction.





3) That, the Developer shall carry on the construction of the building strictly in accordance with the building permission granted by the Town Planning Authority, and it 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 he will have to pay the penalty if any imposed by the Town Planning Authority and in case any action is taken by the Town Planning Authority for such deviation, the developer will be totally responsible for the same.

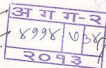
4) That, the Owner has delivered the possession of the property under development to the Developer for development purpose only and Developer will carry on the construction thereon at its own costs, risk and responsibility.

5) That, in consideration of the property being given for development, the Owner will retain 50% and Developer will be allotted 50% of the construction. The specific units to be retained by each party will be decided after obtaining the construction permission and at that time, Deed of Correction to this Development Agreement will be executed.

6) That, the construction to be retained by the Owner and specification of the material or amenities to be provide for the same, will be as per Schedule "B". However, if the Owner itself or its prospective purchaser desire to have any change in the said specification, the Developer on such request either by the Owner or its prospective purchaser will do such changes, provided that such changes are within the permissible limits as per the building bye laws and further provided that the Owner or its prospective purchaser will pay additional separate charges for such changes suggested by them. A tentative layout has been



*Seemant*





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| २०९३    |   |    |

*Signature*

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| ४ | ९ | ९ | ४ |
| २ | ० | ९ | ३ |

