(5)

M/S SHREE KUNDALWAL & SONS

ORIGINAL

DEVELOPMENT AGREEMENT

GUT NO 106,
NAKSHTRAWADI,

AURANGABAD

Wednesday, December 29, 2010

11:43:43 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10337

[illegible] [illegible] [illegible] 28/12/2010

दस्तऐवजाचा अनुक्रमांक आरम3 - 09520 - 2010

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव: मे.श्री कुंडलवाल अॅण्ड सन्स भागीदार फर्म तर्फे राजेंद्र चन्नीलाल कुंडलवाल

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:-	520.00
एकूण रु.		30520.00

आपणास हा दस्त अंदाजे 11:58AM ह्या वेळेस मिळेल

मुख्यम निंबधक
औरंगाबाद 3

बाजार मुल्य: 7537500 रु. मोबदला: 7546000रु.
भरलेले मुद्रांक शुल्क: 377300 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: एचडीएफसी बँक औ.बाद ;
डीडी/धनाकर्ष क्रमांक: 006260; रक्कम: 30000 रु.; दिनांक: 28/12/2010

Kundalwal

Wednesday, December 29, 2010

11:53:08 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10329

पाठवणाऱ्याचे नाव

दिनांक 29/12/2010

दस्तऐवजाचा अनुक्रमांक अगग3 - 09521 - 2010

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: संजय धनीलाल कुंडलवाल

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	:-	240.00
एकूण रु.		340.00

आपणास हा दस्ता अंदाजे 12:08PM ह्या वेळेस मिळेल

दुय्यम निबंधक
औरंगाबाद 3

बाजार मुल्य: 0 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

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THE AKOLA URBAN CO-OP. BANK LTD. AKOLA — FRANKING DEPOSIT SLIP

Customer Copy

Deposit Br. **Aurangabad** Date 28-12-10

Pay to : The Akola Urban Co-op. Bank Ltd., Akola
STAMP FR. A/c.

Franking Value	Rs.	377350/-
Service Charges	Rs.	10/-
Total	Rs.	377360/-

Name of Stamp duty paying party : Shree Kundalwal and Sons

Paid by A/C 322360/

DD / Cheque No. :
Drawn on Bank 28 DEC 2010

CASHIER AGENT Akola Urban Co-op. Bank Ltd. AURANGABAD

(For Bank Use only)

Tran ID 65166
Franking Sr. No.
Officer

The Akola Urban Co-operative Bank Ltd., Akola, Branch Aurangabad, Gopichand Complex, Jalna Road, Aurangabad.

D-5/STP(V)/C.R.1013/04/04/2260-59

भारत 65166 166972 Special Adhesive महाराष्ट्र DEC 28 2010 13:14
Rs.037350/-PB5086
INDIA STAMP DUTY MAHARASHTRA

28 DEC 2010

Sale Register Sr. No. 65166 ... Date.....
Name & Add Of Purchaser Shree Kundalwal and Sons ... by Bhanu Vijaya Pandit
Rs. 377350/- (Rupees Three Seventy Seven Thousand Three Hundred Fifty only)
Vendor-The Akola Urban Co-op. Bank Ltd.
Jalna Rd. Aurangabad Authorisation No. D-5/STP (V) / CR 1013/04/04/2260-59 Dt. 28.09.04

Authorised Signato

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Seal of the Sub Registrar Aurangabad No. 3

DEVELOPMENT AGREEMENT

(Zone No. 7, 10 @ 900 Per Sq.Mt. Govt. Valuation Rs. 75,46,000)

This Development Agreement made on this 28th day of December 2010 at Aurangabad, **BY AND BETWEEN:-**

1. Mr. Suhas S/o Laxmanrao Vaidya,
   Aged: 50 yrs., Occu: Agril & Business,
   R/o: SUKUL, 27, Samarth Nagar, Aurangabad.
   PAN NO AARPV4864C
2. Mrs. Sunita W/o Suhas Vaidya,
   Aged: 45 yrs., Occu. & R/o: As above
   PAN NO AALPV4545N
3. Mr. Visimadas S/o Harikishan Bajaj,
   Aged: 55 yrs., Occu : Service,
   R/o: 5, Gandhi Nagar, Bansilal Nagar, Aurangabad.
   PAN NO AAYPB1494P
4. Mr. Kamalkishor S/o Kaluram Bajaj,
   Aged: 51 yrs., Occu: Agril. & Business,
   R/o: Shilp Nagar, Near Bansilal Nagar, Aurangabad.
   PAN NO AASPB6949F

(hereinafter called as the **OWNERS**, which expression unless repugnant to the context or meaning thereof shall mean and include all their respective heirs, successors, representatives, executors, administrators and assignees) of the **FIRST PART.**

AND

M/s. Shree Kundalwal & Sons,
A partnership firm registered under the provisions of The Indian Partnership Act, having it's registered office at 4, Varad Apartment, Mama Chowk, Padampura Aurangabad,
Through it's Partners,

PAN NO ABRPK1710D

1. Mr. Rajendra Bansilal Kundalwal
Aged : 47 yrs., Occu: Business,
R/o: Padampura, Aurangabad.

2. Mr. Sanjay Bansilal Kundalwal
Aged : 40 years, Occu. & R/o: As above

PAN NO ABPPK6733N

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(hereinafter called the **DEVELOPER FIRM FIRM/BUILDER**, which expression unless repugnant to the context or meaning thereof, shall mean and include all it's successors, representatives, administrators, executors and assignees) of the **SECOND PART.**

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WHEREAS, the Owner No.1 is the owner in possession of the part of the land Gat No. 06, totally admeasuring 10 Hectors 09 Aars (24 Acre 3 Gunthas, Potkharab 2 Gunthas), situated at revenue Village Nakshatrawadi, Aurangabad, to the extent of 1 Hector 17 Aars, more particularly described in the Schedule-A hereunder written, which he has purchased under the Sale Deed bearing Reg. No. 414/2006, dated 25.01.2006, duly registered at the office of Sub-registrar, Aurangabad and according his name has been recorded in the revenue record of the said land as owner thereof vide the mutation entry no.1330;

AND WHEREAS, the Owner No.2 is the owner in possession of the part of the land Gat No. 06, totally admeasuring 24 Acre 37 Gunthas, Potkharab - Gunthas, situated at revenue Village Nakshatrawadi, Aurangabad, to the extent of 0 Hector 76 Aars, which he has purchased under the Sale Deed bearing Reg. No. 1546/1998, dated 05.08.1998, duly registered at the office of Sub-registrar, Aurangabad and

accordingly his name has been recorded in the revenue record of the said land as owner thereof vide the mutation entry no.834 and is desirous of developing an area of 649.00 Sq. Mtrs. out of the said entire portion of 0 Hector 76 Aars, more particularly described in the Schedule-A hereunder written;

AND WHEREAS, the Owner Nos.3 and 4 are the OWNERS in possession of the part of the land Gat No.106, totally admeasuring 24 Acre 37 Gunthas, Potkharab 2 Gunthas, situated at revenue Village Nakshatrawadi, Aurangabad, to the extent of 0 Hector 24 Aars, more particularly described in the Schedule-A hereunder written, which they have purchased under the Sale Deed bearing Reg. No. 9090/2010, dated 08-11-2010, duly registered at the office of Sub-registrar, Aurangabad and accordingly their names have been recorded in the revenue record of the said land as OWNERS thereof;

AND WHEREAS, the OWNERS are desirous of developing their abovesaid respective portions together, more particularly described in the Schedule-A hereunder written but due to unavailability of proper access and reservation made in development plan of Aurangabad City, they are unable to develop the same of their own unless the reservations are shifted and the proper access is made available for developing the said property suitably;

AND WHEREAS, the partners of the DEVELOPER FIRM are the OWNERS in possession of the part of the land Gat No.106, totally admeasuring 24 Acre 37 Gunthas, Potkharab 2 Gunthas, situated at revenue Village Nakshatrawadi, Aurangabad, to the extent of 0 Hectors 02 Aars, adjacent to the portion of land Gat No.106, owned by the

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OWNERS, which they have received under a Gift Deed bearing Reg. No. 9768/2010, dated 23-12-2010, duly registered at the office of Sub-registrar, Aurangabad and they also want to develop their said portion suitably by getting the reservation in the Development Plan of Aurangabad City shifted at proper place in the said land;

AND WHEREAS, the OWNERS and the DEVELOPER FIRM, have decided to develop the said portion of land Gat No.106, more particularly described in the Schedule-A hereunder written and delineated in the map annexed hereto, by constructing the residential buildings, bungalows, row houses and commercial units/sites thereon.

AND WHEREAS, the parties hereto have agreed to develop the said property jointly alongwith the property owned by the partners of the DEVELOPER FIRM, on the terms and conditions agreed upon by and between the parties hereto;

AND WHEREAS, the parties hereto have decided to reduce into writing the terms and conditions agreed upon by and between them;

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

1. The OWNERS hereby declare and covenant as under:—

(a) The OWNERS are having absolute title and possession over the said property, more particularly described in the Schedule-A hereunder written (hereinafter referred to as "the said property" for the sake of brevity) and they are otherwise well and sufficiently entitled to deal with the said property as OWNERS thereof and title of the said

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property is absolute, clear and marketable and free from all sorts of encumbrances.

(b) No other person except the OWNERS has any right, claim, interest or demand in respect of the said property or any part thereof;

(c) The OWNERS have not created any charge by way of sale, gift, mortgage, lien, lease or any other encumbrance, whatsoever or howsoever over 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 OWNERS hereby declares that they shall hereafter not create any third party right or interest of whatsoever nature in respect of the said property. The OWNERS undertake that, if any such charge or encumbrance is found, the OWNERS shall clear the same at their own costs and the DEVELOPER FIRM shall not be liable for the same.

(d) The OWNERS have not entered into any agreement or arrangement, oral or written with regard to the sale of the said property nor they shall hereafter create any such third party interest in the said property.

(e) There are no legal proceedings instituted by or against the OWNERS in respect of the said property pending in any Court of Law or before any Authority and the said property is not hit by lis-pendens;

(f) No Notice from the Government, Municipal Corporation or any other Public Body or Authority under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act,

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Urban Land Ceiling Act or any other Special Statute has been received by or served upon the OWNERS 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 other reservation except the reservation, as shown in the existing Development Plan of Aurangabad City for the purpose of School, to the extent of 2461.59 Sq. Mtrs. area out of the said property.

2. It is agreed between the parties hereto as under :

(a) The OWNERS hereby permit the DEVELOPER FIRM and the DEVELOPER FIRM shall develop the said property at it's own costs, efforts and expenses alongwith the land owned by the partners of the DEVELOPER FIRM by preparing the joint and common layout of the entire piece of land including the said land owned by the OWNERS and the land owned by the partners of the DEVELOPER FIRM. The DEVELOPER FIRM while preparing such lay out, may shift the reservations shown in the existing Development Plan of Aurangabad City which falls within the said land, in the land owned by the partners of the DEVELOPER FIRM.

(b). The DEVELOPER FIRM shall be entitled to apply for and obtain from the Assistant Director of Town Planning, Municipal Corporation, Aurangabad, the necessary sanction to the layout and construction permission by paying all the deposits and fees for the same and it also may obtain the water connection, drainage connection, electric connection required for the construction work only, by paying all the charges, fees and deposits in the name of OWNERS.

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(c). The DEVELOPER FIRM shall obtain all the necessary sanctions and permissions from all the other concerned authorities for commencement and completion of the development and construction of the said property and shall complete the construction work of the Residential Buildings, Bungalows, Row-Houses etc., within a period of three years from the date of grant of the permission for construction.

(d). The DEVELOPER FIRM shall also be entitled to acquire the available Transfer of development rights (TDR) as per DC Rules and other relevant rules and regulations as may be applicable for the same and to use and consume such TDR by putting up additional construction on the said property.

(e). In consideration of the OWNERS permitting the DEVELOPER FIRM or granting the development rights of the said property to the DEVELOPER FIRM at it's own costs, the DEVELOPER FIRM shall be entitled to retain the 60% of the saleable developed portion of the said property and the OWNERS shall be entitled to get the remaining saleable 40% portion of their respective shares in the said property free from all sorts of encumbrances, more particularly described in SCHEDULE-C hereunder written. The Owner No. , however, shall also be entitled to retain the proportionate share in the reservation area shown in the layout, more particularly described in the SCHEDULE-C hereunder written irrespective of it's situation i.e. the Owner No.1 shall get the proportionate area from the reservation even if the said reservation is shifted in the land owned by the partners of the DEVELOPER FIRM. The OWNER Nos.3 and 4 shall have no claim or right in the reservation area.

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(f). The DEVELOPER FIRM further has agreed to pay the OWNERS an amount of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand only) as interest free refundable Security Deposit and accordingly has paid the same in the following manner :-

(i) **Rs. 2,00,000/-** (Rupees Two Lac only) vide an account payee Cheque bearing No.354526, drawn on HDFC Bank Ltd., Branch Aurangabad, dated 22-12-2010, the Owner No.1, doth hereby admit and acknowledge the receipt thereof.

(ii) **Rs. 50,000/-** (Rupees Fifty Thousand only) vide an account payee Cheque bearing No.354527, drawn on HDFC Bank Ltd., Branch Aurangabad, dated 22-12-2010 the Owner No.2, doth hereby admit and acknowledge the receipt thereof.

(iii) **Rs. 50,000/-** (Rupees Fifty Thousand only) vide an account payee Cheque bearing No.354528, drawn on HDFC Bank Ltd., Branch Aurangabad, dated 22-12-2010 the Owner No.3, doth hereby admit and acknowledge the receipt thereof.

(iv) **Rs. 50,000/-** (Rupees fifty thousand only) vide an account payee Cheque bearing No.354529, drawn on HDFC Bank Ltd., Branch Aurangabad, dated 22-12-2010 the Owner No.4, doth hereby admit and acknowledge the receipt thereof.

(g). The DEVELOPER FIRM shall be entitled to sell the Flats, Row-Houses, Bungalows and Shops etc. those would be fallen to it's share of 60%, to third parties and to receive the entire consideration thereof. The OWNERS shall also be entitled to sell the Flats, Row Houses, Bungalows and Shops etc., those would be fallen to their respective shares, to third parties and to receive the entire consideration thereof.

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(h). It is agreed that, all the increased, additional and further FSI, other benefits directly and indirectly attached to the said property and the TDR available and that would be available in future in respect of the said property, shall also be used by the DEVELOPER FIRM for further development of the said property at it's own costs. It is further agreed that, in such additional development also the DEVELOPER FIRM shall get the 60% share and the OWNERS shall retain the 40% share.

3. That, the DEVELOPER FIRM shall be entitled to receive the refund of deposits made by it, after completion of the entire development and the construction from the concerned Authorities and the OWNERS shall not be entitled to claim any such refund.

4. The OWNERS and the DEVELOPER FIRM have already caused the joint measurement of the said property alongwith the property owned by the partners of the DEVELOPER FIRM and have ascertained the exact area of the said property under development. The DEVELOPER FIRM has agreed to construct at it's own costs a Boundary Wall surrounding the said property alongwith the property owned by the partners of the DEVELOPER FIRM. If at the time of construction of the Boundary Wall surrounding the said property, any objection or obstruction is caused by anybody to the DEVELOPER FIRM, it shall immediately bring the same to the notice of the OWNERS and the OWNERS shall remove such obstruction or objection at their own costs.

5. That the OWNERS have already delivered physical possession of the said property to the DEVELOPER FIRM prior to the execution and registration of these presents.

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The OWNERS shall within a period of seven days from the date of the execution of this Agreement, hand over to the DEVELOPER FIRM all the relevant documents and title deeds in original of the said property, so as to enable the DEVELOPER FIRM to investigate and ascertain the title of the OWNERS to the said property. The DEVELOPER FIRM, after receipt of the original documents and title deeds shall acknowledge the receipt of the same in writing.

6. The DEVELOPER FIRM for and on behalf of the OWNERS and in the name of the OWNERS, shall be entitled to submit to the Municipal Corporation, Aurangabad and all other concerned authorities, the applications alongwith the plans and shall get the same sanctioned at it's own costs. The DEVELOPER FIRM shall also at all times be entitled to alter and modify the Building Plans as it may desire and as may be permitted in accordance with the rules and regulations. The DEVELOPER FIRM shall be entitled to appoint Architects, Contractors, Engineers, Supervisors and Labour etc. for development of the said property, at it's own costs.

That, the DEVELOPER FIRM shall [illegible] construction of the building strictly in accordance with the building permission to be obtained from the Municipal Corporation, Aurangabad and other Authorities concerned. The DEVELOPER FIRM shall not cause any deviation in the said Permission. In case any such deviation is caused by the DEVELOPER FIRM while carrying out the construction, it will be the total responsibility of the DEVELOPER FIRM. The DEVELOPER FIRM will have to pay the penalty, if any, imposed by the Municipal Authorities for getting such deviation legalized. If any further action is taken by the

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Municipal Authorities in respect of such deviation, the DEVELOPER FIRM alone will be liable to face the same and the OWNERS shall not be held responsible for such deviation.

8. That the DEVELOPER FIRM shall be entitled to dispose off the 60% saleable area from the total constructed area out of the said property in the form of Row Houses, Flats, Bungalows, Shops etc. to the intending purchasers for any consideration and on any terms and conditions those may be agreed upon by and between the DEVELOPER FIRM and the intending purchasers. If the DEVELOPER FIRM desires, then the OWNERS shall join with it for execution and registration of the Agreements, Sale Deeds, Deeds of Apartment etc. for conveying the absolute title in favour of the intending purchasers, in respect of the saleable area that would be disposed off by the DEVELOPER FIRM. The DEVELOPER FIRM shall also be entitled to dispose off the 100% saleable area from the portion of the developed property situated in the portion owned by the partners of the DEVELOPER FIRM and the OWNERS shall not have any right or claim in the said salable area.

9. That, if any defect in the title or any dispute in respect of the title of the OWNERS to the said property arises, the OWNERS will be solely responsible for the same and they shall remove the same by taking appropriate steps, at their own costs.

10. That, the DEVELOPER FIRM shall complete the development of the said property by carrying out the construction of the proposed Buildings within a period of 36 months from the date of receipt of the Commencement Certificate from the Municipal Authorities. However, if the construction work is delayed due to any reason beyond the

control of the DEVELOPER FIRM or shortage of the construction material, the period hereby reserved shall automatically be extended for a further period till the cause of such delay is over. The DEVELOPER FIRM shall immediately inform the OWNERS about such reason/cause for the delay in writing.

11. That the DEVELOPER FIRM shall engage the services of the quality Architects and RCC Consultants required for the construction of the proposed Buildings. All the fees and remuneration for the services of such Architects and Consultants shall be paid by the DEVELOPER FIRM. The OWNERS shall not be liable for the same. The DEVELOPER FIRM may also obtain the services of legal advisors and attorneys for preparation of the necessary documents, deeds etc. between the OWNERS, the DEVELOPER FIRM and the Intending Purchasers. The fees and remuneration of the legal advisors and the expenses for preparing such documents shall also be borne by the DEVELOPER FIRM alone.

12. That, the OWNERS hereby ratify and confirm that they have paid all the taxes payable to the Government in respect of the said property, till the date of execution of these presents. The OWNERS shall be liable for any such taxes, if found due on the said property. The OWNERS shall also bear the expenses for conversion of the said property for non agricultural use and shall also pay the Betterment Charges of the said property to the extent of their respective shares in the said property. All other taxes, cess, city development charges and other outgoings shall be paid by the DEVELOPER FIRM.

13. That, the OWNERS shall bear the MSEDCL charges for obtaining the electrical connections for their respective units fallen to their respective shares. The OWNERS shall also bear

the proportionate maintenance charges to the Society or the Association after completion of the development.

14. That, the OWNERS shall produce or caused to be produced the relevant Certificates U/s.230-A of the Income Tax, if required by the concerned authorities.

15. The DEVELOPER FIRM shall be entitled for the profit or liable for the loss that may occur in respect of the 60% salable area retained by it out of the total constructed area and the OWNERS shall not be entitled or liable for the same nor the OWNERS shall be liable for any taxes those would be levied on the said 60% salable area retained by the DEVELOPER FIRM.

16. That, the DEVELOPER FIRM alone shall be liable for the damages/compensation that may be required to be paid to any claimant for any accident that may occur at the site during the development of the said property and the OWNERS shall not be liable for the same.

17. The OWNERS shall not be responsible or liable for any litigation arising between the DEVELOPER FIRM and it's contractors, technical experts, skilled or unskilled [illegible] with any third party in relation to the development of the said property.

18. That, the OWNERS shall execute an Irrevocable Power of Attorney in favour of the DEVELOPER FIRM or it's nominee thereby authorizing it/him/her to get the Layout sanctioned, to obtain the construction permissions to carry out the development of the said property, to get refund of the construction deposits, to execute the necessary documents, to obtain project loans from financial institution/s by mortgaging the 60% salable area retained by the DEVELOPER FIRM only

and to execute all deeds and documents and do all the necessary things for completing the development of the said property.

SCHEDULE "A"

1. All the piece and parcel of the land Gat No. 106, totally admeasuring 10 Hectors 09 Aars (24 Acres 37 Gunthas, Potkharab 2 Gunthas), situated at revenue village Nakshatrawadi, Aurangabad, owned by the Owner No.1 to the extent of 1 Hector 17 Aars and owned by the Owner Nos.3 and 4 to the extent of 24 Aars, together bounded by:

TOWARDS EAST : Portion of Gat No.106, owned by the partners of the DEVELOPER FIRM,

TOWARDS WEST : Portion of Gat No.106, owned by M/s. Pallavankur Nursery,

TOWARDS SOUTH : Portion of Gat No.106, owned by the Owner No.2 & the partners of the DEVELOPER FIRM, and

TOWARDS NORTH : Nala.

2. All the piece and parcel of the land Gat No. 106, totally admeasuring 10 Hectors 09 Aars (24 Acres 37 Gunthas, Potkharab 2 Gunthas), situated at revenue village Nakshatrawadi, Aurangabad, owned by the Owner No.2 to the extent of 649.00 Sq. Mtrs., bounded by:

TOWARDS EAST : Portion of Gat No.106, owned by the partners of the DEVELOPER FIRM,

TOWARDS WEST : Remaining portion of Gat No.106, owned by the Owner No. 2,

TOWARDS SOUTH : Waimi-Waluj M.I.D.C. Service Road and

TOWARDS NORTH : Portion of Gat No.106 owned by the partners of the DEVELOPER FIRM.

SCHEDULE-B

Specifications of Constructions.

STRUCTURE	:-	RCC framework.
WALLS	:-	Outer walls 6" in bricks and Inner walls 4" in bricks.
DOORS	:-	Main door of Teakwood frame with one side laminated flush door panel and other doors in Pre-cast frame oil painted commercial flush doors.
PLUMBING	:-	Concealed G.I. type with C.P. Fittings
KITCHEN PLATFORM	:-	Kadappa stone alongwith Green Marble Top & Steel Sink.
FLOORING	:-	Jointfree tiles in all rooms.
GLAZED TILES	:-	White tiles upto 3 Ft. in height in W.C. and colored designed tiles upto Ft. in height in bathroom with antiskid flooring.
WINDOWS	:	Powder coated Aluminum sliding windows with safety M.S. Grills.
ELECTRIFICATION:		Concealed wiring with 3.5 points in each room.
PAINTING	:-	Oil bond distemper for all rooms and cement paint from outside. Oil paint to doors and window grills.

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SCHEDULE - C

THE CONSTRUCTION AREA RETAIN BY OWNERS

1. The details of the developed area retained by Owner No.1:-

SR. NO.	Units	Area
1.	Total 15 Flats	Each admeasuring 104.26 Sq. Mtrs.
2.	Total 5 Bungalows	Each admeasuring 150 Sq. Mtrs.
3.	Total 2 Pent Houses	Each admeasuring 130 Sq. Mtrs.
4.	School Reservation	Admeasuring 2026.00 Sq. Mtrs.

The area of the abovesaid units is subject to the final sanctioned plan and it is likely to vary as per the sanctioned plan.

2. The details of the developed area retained by Owner No.2:-

SR. NO.	Units	Area
1.	Commercial Hall	Admeasuring 150.00 Sq.Mt.

The area of the abovesaid units is subject to the final sanctioned plan and it is likely to vary as per the sanctioned plan.

3. The details of the developed area retained by Owner Nos.3 and 4:-

SR. NO.	Units	Area
1	Total 2 Flats	Each Admeasuring 104.26 Sq. Mtrs.
2	Total 2 Bungalows	Each Admeasuring 150.00 Sq. Mtrs.

अ ग ग-३
९५२० | ९६ | २५
२०१०

Seal of the Sub Registrar Aurangabad No.3

The area of the abovesaid units is subject to the final sanctioned plan and it is likely to vary as per the sanctioned plan.

In WITNESS WHEREOF, the parties hereunto have set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED OWNERS

1. Mr. Suhas Laxmanrao Vaidya
2. Mrs. Sunita Suhas Vaidya
3. Mr. Vishnudas Harikishan Bajaj
4. Mr. Kamalkishor Kaluram Bajaj

SIGNED AND DELIVERED BYTHE WITHINNAMED DEVELOPER FIRM

M/s. Shree Kundalwal & Sons
Through it's Partners

1. Mr. Rajendra Bansilal Kundalwal
2. Mr. Sanjay Bansilal Kundalwal

IN PRESENCE OF

1. SUKRUT SUHAS VAIDYA.
'SUKUL' 279, SAMARTH NAGAR
AURANGABAD.
2. AJINKYA RAJENDRA KUNDALWAL
SONAR-GALLI, PADAMPURA.
AURANGABAD.

Seal of the Sub Registrar Aurangabad No.

गाव नमुना सात

अकबर । दिनांक : २८/१२/२०१०

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : नक्षत्रवाडी तालुका : औरंगाबाद जिल्हा : औरंगाबाद

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव
१०६		भोगवटादार वर्ग -१	

शेताचे स्थानिक नाव जाईवाला.

	क्षेत्र हे. आर.चो.मी.
लागवडी योग्य क्षेत्र	
जिरायत	१०.०९.००
एकूण	१०.०९.००
पोटखराब (लागवडी अयोग्य	
वर्ग (अ)	०.०२.००
वर्ग (ब)	
एकूण	०.०२.००
आकारणी	१४.५६
जुडी किंवा विशेष आकारणी	

	क्षेत्र	आकार रु. आणे प.	पो.ख.	फे.फा.
जनार्धन पाटिलचा आगळे	१.०३.००	१.४८		(३६०)
शिरीश मधूकर देशपांडे	०.४०.००	.५७		(८७७)
अनूसयाबाई बन्सीलाल कुडलवाल	२.०२.००	२.९१		(११९)
मे पल्लवांकूर नर्सरिज	१.३१.००	१.८९		(३८८)
[नियोजीत पूजा सह गृ निर्माण संस्था]	०.२४.००	.३४		(४८९)
नियोजित अमेय सह गृ निर्माण संस्था	०.६१.००	.८८		(३४५)
कृणाल थिराणी पि विनयकूमार थिराणी				(७७९)
माधवी थीराणी भ्र कृनाल थीराणी				(७७९)
सामायिक क्षेत्र	०.४०.००	आकारणी ०.५७		
नि सयोग सह गृ निर्माण संस्था तर्फे के एम पाटिल अर्शिन				(६७५)
ए एम शुक्ला				(६७५)
सामायिक क्षेत्र	०.२०.००	आकारणी ०.२८		
बाळकूसुम सह गृ नि संस्था मर्यादित	०.१९.००	.८८		(६६१)
[प्रयागबाई चंद्रभान सूर्यवंशि]	०.४१.००	.५९		(७४४)
सूनिता भ्र नहास वेद्य	०.७६.००	१.०९		(८३४)
मूकूद रेणूकादास गोंविदं				(८८०)
पदमावतिबाई व्यंकटेश				(८८०)
सूजाता संगमेश्वर रगड				(८८०)
वनिता रुपचंद लकडे				(८८०)
शिवकूमार नागनाथ जळके				(८८०)
पल्लवी चंद्रशेखर उमरीकर				(८८०)
सामायिक क्षेत्र	०.५१.००	आकारणी ०.७२		
शकूतलाबाई दामोधर	०.४१.००	.५९		
एकनाथ जनार्धन पिंपळ प्लॉ न ४	०.००.९६	.०१		
[मेफुजो बानो मो सलिम]				

अ ग गृ-३

५२०	१८	२५
२०१०		

Seal of the Sub Registrar • Aurangabad No.3 • सह दुय्यम निबंधक औरंगाबाद क्र.३

खाते क्रमांक

१,१४९,२२३,३००,३५२,३५३,३
३,३५६,३४९,३५०,३५१,३५२,८
०३,
८,१६१४,४५३६
चे नाव
अधिकार
१ जूनी (१)
नवाकूर १ स्व. [illegible] (५२१)
बाबाई ७-८-० , सूहास [illegible]
अनूसयाबाई [illegible] (६६४)
आबाद बांधा सूमर्तीव्यापन
[illegible] चे पाचे जमीनीवूरा ४८ ७५.००
[illegible] (७२६)
[illegible] (८२७)
[illegible] चोंगा सूहास [illegible] बांध्या [illegible]
[illegible]
[illegible] भावना राजीव , नयना [illegible]
[illegible] नर्सरीजचा खाणायाठी [illegible]
[illegible] (८७९)
[illegible] बाबाई यांच्या [illegible]
[illegible]
नोंदी रद्दागमा
[illegible] पाटिलचा आगळे यांची एक [illegible]
[illegible] आबा २५,नारळ १०,चिचकू
[illegible] २,फणसरंचिच १. (५८७)

पुरवणी क्रमांक : १

गाव नमुना सात

दिनांक : २८/१२/२०१०

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

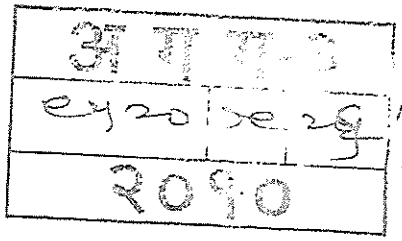
गाव : नक्षत्रवाडी तालुका : औरंगाबाद जिल्हा : औरंगाबाद

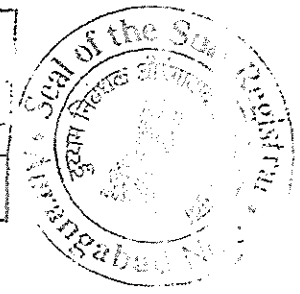
गट क्रमांक	गट क्रमांकाचा उपविभाग	पूर्वापार पद्धती	भोगवटादाराचे नाव
१०६		भोगवटादार वर्ग -१	

शेताचे स्थानिक नाव जाईवाला.

अन्न	आकार	आणे	प.	ग.खु.	क.फा.	खाते क्रमांक
[महंजबिन बानो अब्दुल अजिज झहिनी]					(१५६३)	
[रहेमाबानो सो खिलाल झहिनी]					(१५६३)	
[परविन बानो अब्दुल रज्जाक झहिनी]					(१५६३)	
[सनाबानो सो अलि झहिनी]					(१५६३)	
[दिपक व्यंकटराव कुलकर्णी	०.४१.००			.५९	(१६६५)	
विकास लक्ष्मणराव चोधरी					(१६६५)	
अतुल अशोक पाटील					(१६६५)	
सो शांतावेन अर्जुनभाई पटेल]					(१६६५)	
गिरीष चादमलजी करनावट	०.४१.००			.५९	(१९७५)	
सुहास लक्ष्मणराव वेद्य	१.१७.००			१.६८	(१३३८)	

सीमा चिन्हे भूमापन चिन्हे





गाव : नक्षत्रवाडी तालुका : औरंगाबाद जिल्हा : औरंगाबाद

गट क्रमांक

१०६

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २९]

वर्ष	हंगाम	मिश्र पिका खालील क्षेत्र: मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
२००९-१०	खरीप													
								बाजरी		४.००				
								ज्वार		०.०३.००				
								(मका)						
								मका		०.६०.००				
								मका		०.४०.००				
								ऊस		०.४०.००				
								आले						
								फुल झाडे						

90005023879000002442

Seal of the Sub Registrar

अ ग ग - ३

२५२० / २० / २५

२०१०

यांनी मागणी केलेल्या ७/१२ ची नक्कल ... तहसील कार्यालय, औरंगाबाद

औरंगाबाद.

गाव नं. ७, १ अ. ब १२

नक्कल

गाव : [illegible]

तालुका औरंगाबाद

कार्यालय तलाठी सजा [illegible] औरंगाबाद

भूमापन क्रमांक गट	हि. क्र. धारण प्रकार	क्रमांक गाव नं. ७	खाते क्रमांक
१०६		भोगवटदाराचे नाव	[illegible]

कारणापुरता उतारा

भू. मा. क्रमांकांकेस्थानिक नाव: [illegible]

लागवडी योग्य क्षेत्र	एकर/हेक्टर	गुंठे/आर
जिरायत	२५	३७
	१०	०८
बागायत	२५	३७
एकूण	१०	०८
पोट खराबी	०	०२
वर्ग (अ)	०	०२
वर्ग (ब)	०	०२
एकूण	०	०२
	रुपये	पैसे
आकारणी	७५	७६
जुडी किंवा विशेष आकारणी		
पाण्याबाबत		
एकूण		

१) [illegible] बजाज

२) [illegible] बजाज

[illegible] ०-२८ [illegible]

(१०७८)

[illegible] (६६९)

कुळाचे नाव [illegible]

(३२७) (२४०) (६७०)

इतर अधिकार [illegible] (८८२)

[illegible] (८२७)

[illegible] औ. बाद

[illegible] 3200001- [illegible]

[illegible] (५४) [illegible]

औ. बाद [illegible] १३.८० [illegible]

[illegible] (८६०)

म. रा. [illegible] औ. बाद [illegible]

[illegible] १९८७-८० [illegible]

[illegible] (७२८)

[illegible]

Seal of the Sub Registrar Aurangabad No. 3

गाव नं. ७अ

गाव नं. १२

वर्ष	जमीन करणाऱ्याचे नाव	रित	हंगाम	मिश्र पिकाचे एकूण क्षेत्र: मिश्र पिकाचे सांकेताक	जल सिंचित	अजल सिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकांचे नाव	जल सिंचित	अजल सिंचित	समिश्र पिकाचे क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकास निरुपयोगी जमीन: स्वरूप	क्षेत्र	जलसिंचनाचे साधन	शेरा
					हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.		
१	२		३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
१९८८ २००८	[illegible]			[illegible]	०-८०		[illegible]	०-२३								[illegible]

अ. नं.

नक्कल उतारा दिला

ता. आज

तारीख

तलाठी सजा, कांचनवाडी

मूल्यांकन पत्रक (शहरी)

Wednesday, December 29, 2010
10:59:23AM

मूल्यांकनाचे वर्ष 2010 नागरी (शहरी) खुल्या जमीनीचे मूल्यांकन पत्रक
जिल्हा औरंगाबाद
समग्र मूल्य विभाग 28 : बीजे : नक्षेत्रवाडी (औरंगाबाद महानगरपालिका)
उपमूल्य विभाग 7 : 10-सर्व रहिवासी मिळकती व भाग/क्षेत्र
नागरी क्षेत्राचे नांव Solapur/Aurangabad/Kolhapur/Nagpur
मिळकतीचा क्रमांक सर्वे नंबर 106

बाजार मूल्य दर मूल्यांकनाचा सामिलीचा दर

खुली जमीन	नागरी सदनिका	प्रशस्तीक	दुकान	औद्योगिक
900.00	0.00	10500.00	14000.00	0.00

मिळकतीचे क्षेत्र 1 : 1.00 चौ. मीटर

1 10000.00 चौ. मीटर क्षेत्रासाठी बाजार मूल्य दराचा 60.00 % मूल्य दर =540.00

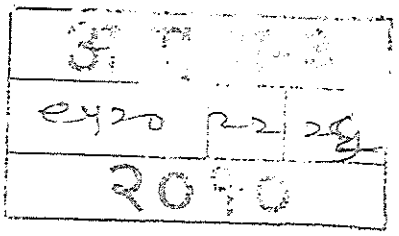
10000.00 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 10000.00 * 540.00
= 5400000.00

1 4750.00चौ. मीटर क्षेत्रासाठी बाजार मूल्य दराचा 50.00 % मूल्य दर =450.00

4750.00 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 4750.00 * 450.00
= 2137500.00

एकत्रित अंतिम बाजार मूल्य दर = क्षेत्रफळ 1 * मिळकतीचे क्षेत्र 2
= 5400000.00 + 2137500.00
=
= 7537500.00 /-

Seal of the Sub Registrar Aurangabad No-3

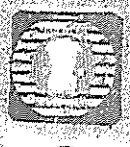


आयकर विभाग
INCOME TAX DEPARTMENT

VAIDYA SUKRUT SUHAS
SUHAS LAXMANRAO VAID
13/09/1989
Permanent Account Number
AEQPV9119P

Signature

भारत सरकार
GOVT. OF INDIA





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AALPV4545N



नाम /NAME
SUNITA SUHAS VAIDYA

पिता का नाम /FATHER'S NAME
VITTALRAO BALWANTRAO MANDE

जन्म तिथि /DATE OF BIRTH
24-04-1965

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नाशिक
COMMISSIONER OF INCOME-TAX, NASIK

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAIPV4864C



नाम /NAME
SUHAS LAXMAN VAIDYA

पिता का नाम /FATHER'S NAME
LAXMAN AKHARAM VAIDYA

जन्म तिथि /DATE OF BIRTH
23-11-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नाशिक
COMMISSIONER OF INCOME-TAX, NASIK

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABRPK1710D



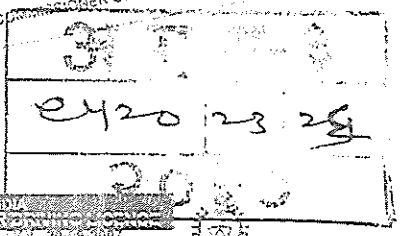
नाम /NAME
RAJENDRA BANSILAL KUNDELWAL

पिता का नाम /FATHER'S NAME
BANSILAL KISHANLAL KUNDELWAL

जन्म तिथि /DATE OF BIRTH
18-02-1962

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नाशिक
COMMISSIONER OF INCOME-TAX, NASIK



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No MH20 20070086013 DOI 20-09-2007
Valid Till 19-09-2027 (NT)

FORM 7
RULE 16(D)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	20-09-2007
LMV	20-09-2007

DOB 20-05-1988 BG B+
Name ABHINAV KUNDALWAL
S/D/W of RAJENDRA KUNDALWAL
Addr H NO 5-11-100, PADAMPURA, AURANGABAD

Signature & ID of Issuing Authority MH20 200725

Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

VISHNUDAS H BAJAJ
H C BAJAJ
07/08/1956
Permanent Account Number
AAYPB1797P

Signature

भारत सरकार
GOVT. OF INDIA



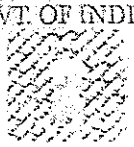


आयकर विभाग
INCOME TAX DEPARTMENT

SANJAY BANSILAL KUNDELWAL
BANSILAL KISHANLAL KUNDELWAL
05/05/1970
Permanent Account Number
ABPPK6703N

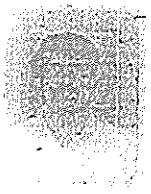
Signature

भारत सरकार
GOVT. OF INDIA





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AASPB6949F



नाम /NAME
KAMALKISHOR KALURAM BAJAJ

पिता का नाम /FATHER'S NAME
KALURAM CHAGANLAL BAJAJ

जन्म तिथि /DATE OF BIRTH
20-09-1959

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नाशिक
COMMISSIONER OF INCOME-TAX, NASIK

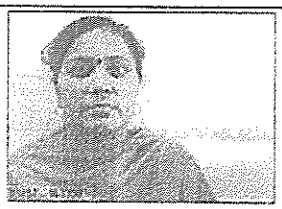
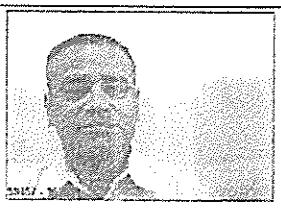
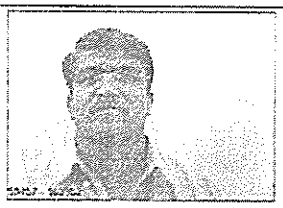
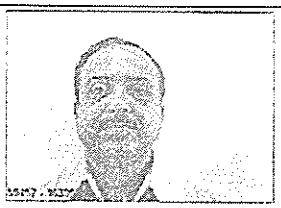
Seal of the Sub Registrar, Aurangabad No. 3

29/12/2010 सह दुय्यम निबंधक:
11:48:04 am औरंगाबाद 3

दस्त गोषवारा भाग-1

अगग3
दस्त क्र 9520/2010
२८-२८

दस्त क्रमांक : 9520/2010
दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुधारा लक्ष्मण [illegible] वय पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:समर्थनगर [illegible] तालुका: औ.बाद पिन: - पॅन नम्बर: -	लिहून देणार वय 50 सही		
2	नाव: सौ.सुनिता [illegible] वय पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 45 सही		
3	नाव: विष्णुदास [illegible] वय पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: [illegible] तालुका: औ.बाद पिन: - पॅन नम्बर: -	लिहून देणार वय 55 सही		
4	नाव: कमलबिया [illegible] वय पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: - शहर/गाव: शिवनगर [illegible] तालुका: औ.बाद पिन: - पॅन नम्बर:	लिहून देणार वय 51 सही		
5	नाव: [illegible] वय पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: पेठ/वसाहत: - शहर/गाव: [illegible] तालुका: औ.बाद	लिहून देणार वय 47 सही		

Seal of the Sub Registrar Aurangabad No.3

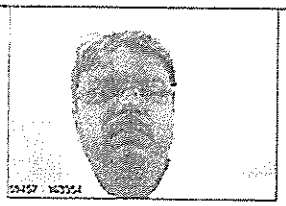
29/12/2010 दुय्यम निबंधकः
11:48:05 am अंधेरी वाद 3

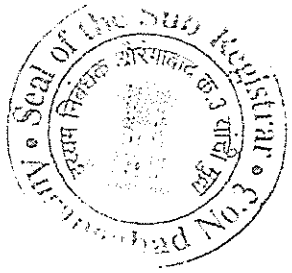
दस्त गोषवारा भाग-1

अगग3
दस्त क्र 9520/2010
६५-२६

दस्त क्रमांक : 9520/2010

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
6	नाव: संजय वन्सीलाल कुलतावाल पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर:	लिहून घेणार वय 40 सही		



दस्त गोषवारा भाग - 2

अगग3
दस्त क्रमांक (9520/2010)
२६-२६

दस्त क्र. [अगग3-9520-2010] चा गोषवारा
बाजार मुल्य :7537[illegible]0 मोबदला 7546000 भरलेले मुद्रांक शुल्क : 377300

दस्त हजर केल्याचा [illegible]नांक :29/12/2010 11:36 AM
निष्पादनाचा दिनांक 29/12/2010
दस्त हजर करणा-या [illegible]1 सही :

पावती क्र.:10337 दिनांक:29/12/2010
पावतीचे वर्णन
नांव: मे.श्री कुंडलवाल ॲण्ड सन्स भागीदार फर्म तर्फे राजेंद्र वन्सीलाल कुंडलवाल

30000 :नोंदणी फी
520 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30520: एकूण

दस्ताचा प्रकार :5) [illegible]करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिक्का क्र. 1 ची वे[illegible] :(सादरीकरण) 29/12/2010 11:36 AM
शिक्का क्र. 2 ची वे[illegible] :(फी) 29/12/2010 11:47 AM
शिक्का क्र. 3 ची वे[illegible] :(कबुली) 29/12/2010 11:47 AM
शिक्का क्र. 4 ची वे[illegible] :(ओळख) 29/12/2010 11:47 AM

दस्त नोंद केल्याचा [illegible]वेळ : 29/12/2010 11:47 AM

दु. निबंधकाची सही, औरंगाबाद 3

ओळख :
खालील इसम असे [illegible]निवेदन करतात की, ते दस्तऐवज करुन देणा-या/घेणा-या व्यक्तीस ओळखतात, व त्यांची ओळख पट[illegible]
1) सुशुता सुतार [illegible]वय/पत्ता नि:
गल्ली/रस्ता: -
ईमारतीचे नाव:
ईमारत नं:
पेठ/वसाहत: -
शहर/गाव: सातारा
तालुका: औरंगा
पिन:
2) अजिनाथ राजेंद [illegible]वय/पत्ता नि:
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेठ/वसाहत: -
शहर/गाव: लासुरा
तालुका: औरंगा
पिन: -

प्रमाणित करण्यात येते की
या दस्ता[illegible]त एकूण २६ पाने आहेत
दस्त हा[illegible]ताचा अनुक्रमांक २६२०
बाजारभाव[illegible]नुसार दस्ताचे मोबदला आकारणी २९/१२/२०१० ला

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र ३

दु. निबंधकाची सही
औरंगाबाद 3

Seal of the Sub Registrar, Aurangabad No.3