4

Thursday, May 12, 2011
3:01:40 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 3692

गावाचे नाव नक्षत्रवाडी

दिनांक 12/05/2011

दस्तऐवजाचा अनुक्रमांक अगग5 - 03545 - 2011

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव:श्री कुंडलवाल अॅण्ड सन्स तर्फे पार्टनर श्री बाळकृष्ण दासराव भाकरे -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (14)	:-	280.00
एकूण रु.		30280.00

आपणास हा दस्त अंदाजे 3:16PM ह्या वेळेस मिळेल

दुय्यम निबंधक
औरंगाबाद 5

बाजार मुल्य: 13384000 रु. मोबदला: 13384000रु.
भरलेले मुद्रांक शुल्क: 669200 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: दि लातूर अर्बन को ऑप बँक लि ;
डीडी/धनाकर्ष क्रमांक: 014813; रक्कम: 30000 रु.; दिनांक: 12/05/2011

6,69,200

LATUR URBAN CO-OP BANK LTD., KHADKESHWAR AT AURANGABAD

1

D-5/STP(V)/C.R.1036/05/09/1339-42/09

भारत 89311 महाराष्ट्र

186250 MAY 12 2011

13:20

R.0669200/- PB6854

DIA STAMP DUTY MAHARASHTRA

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

Customer Copy

Deposit Br. Aurangabad Date: 12/5/11

Pay to The Latur Urban Co-Op. Bank Ltd, Latur STAMP FR. A/C.

Franking Value	Rs.	6,69,200
Service Charges	Rs.	10
Total	Rs.	6,69,210

Rupees (in words)

Name of Stamp duty paying party : Shree Kundalwal & Sons Through B. B. Bhakre

Paid By: Santosh Tiwari

DD / Cheque No. :

Drawn on Bank

(For Bank Use Only)

Franking Sr. No.

Officer

Sub-Registrar A.S. No. 5 Aurangabad

Nature of Document : Development Agreement

Registration Details : Registrable / Non Registrable If Registrable Name of S.R.O.

Franking Unique No.: 89311

Property Description in brief Village: Nakshatwadi A/h S.R.No/C.T.S. No 106 Area A1bad

Consideration Amount : 1,33,84,000/-

Stamp Purchasers Name : Shree Kundalwal & Sons Through B. B. Bhakre

Name of the Other Party : Rajendra Bansilal Kundalwal

If through Name & Address : Santosh B. Tiwari

Stamp Duty Amt. (In words) S.12 196 Sixty nine Thousand Two hundred only

Franking Officer

The Latur Urban Co-Op. Bank Ltd, Latur Branch Khadkeshwar, Aurangabad

DEVELOPMENT AGREEMENT

Zone :- 7,110 @ 1100 Per Sq.Mt.
Govt. Valuation :- 1,33,84,000/-
Stamp Paid :- 6,69,200/-

This development agreement is executed today on 12th day of May 2011 at Aurangabaa between:

1. Mr. Rajendar Bansilal Kundalwal
Age : 47 years, Occ. : Business,
R/o :- Padmpura, Aurangabad.
CPAN No. ABRPK1710D)

2. Mr. Sanjay Bansilal Kundalwal
Age: 40 years, Occ. : Business,
R/o :- Padmpura, Aurangabad.
CPAN No: ABPPK6733N)

[Hereinafter called as **OWNERS** which expression shall mean and include all their heirs' successors, legal representatives, executors, administrators and assignees.]

8489 9 12

AND

M/s. Shree Kundalwal & Sons
A partnership firm registered under the
Indian Partnership Act registered office at
4, Varad Apartment, Mama Chowk,
Padampura Aurangabad
Through it's authorise Partner,
Mr. Balkrishna Dasrao Bhakre (PAN NO: ABDPB1862B)
Age. 46 Years, Occ. Business,
R/o. 49, Shambhu Mahadev Nagar, Near Sahkar Nagar
Aurangabad.

[Hereinafter called as **DEVELOPER** which expression shall mean and include all its present and future partners, their heirs successors, legal representatives, executors, administrators and assignees]

WHEREAS, the property Land Gut No.106, Totally admeasuring 24 Acre 37 Gunthas, 2 Gunthas Potkhrab out of which to the extent of 05 Acre 00 Gunthas, Situated at Village Nakshtrawadi, Aurangabad is owned and possessed by the owners and said property gifted by their mother under the registered Gift Deed bearing no. 9768/2010 dated 23.12.2010 registered at the office of Sub-Registrar Aurangabad and accordingly name of Owners came to be mutated in revenue record as per mutation entry no. 2247 and said property is specifically described in schedule A herein under.

ANDWHREAS the Mother of Owners with intend to develop her property applied for obtain Non Agricultural residential use of above property as per application dated 03.04.1993 and as per that application the Collector of Aurangabad also grant permission for Non Agricultural use for residential purpose in file no. 93/MASHA/JAMEEN-1/NA/CR-143/93 as per order dated 10.06.1993.

AND WHEREAS, the owners desire to develop their property along with adjacent properties obtain for development by Developer firm and construct thereon residential cum commercial buildings, Twin Bungalows or Row-Houses thereon developer firm agreed for the same 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 Owners hereby declares and confirms as under:-

(a) The Owners are 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 Owners has any right, claim, interest or demand in respect of the said property or any part thereof;

(c) The Owners 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 Owners hereby declares that they shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any change in the existing tenancies or any of them.

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

(e) There are no proceedings instituted by or against the Owners in respect of the above said property and pending in any Court of Law or before any authority and the said property is not under any lispendens;

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

(g) That out of the above property 2-Acre portion under reservation of play ground and primary school except that there are no other restrictions on development thereof.

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2. The Owners hereby permits the Developer and the Developer shall develop at their own costs, efforts and expenses "the said property" more particularly described in the Schedule-A hereunder written. For development of the said property, the Developer shall be entitled to apply for and obtain construction permission from Municipal Corporation Aurangabad by paying all the deposits and fees for the same and he also may obtain water connection, drainage connection, by paying all the charges, fees and deposits in the name of owners. That the Developer will also be entitled to obtained for refund of deposit, after completion of the construction from Municipal Corporation Aurangabad. The Developer necessary sanctions and necessary permissions from all other concerned authorities for commencement and completion of the construction on the said premises complete the construction work, to construct flatted buildings, Twin Bungalows or Row-Houses etc. To acquire Transfer of development rights as per DC Rules and other relevant rules as may be applicable and to use and consume the same by putting up constructions, to sale the newly constructed premises to third parties and receive consideration thereof and to do all other acts and deeds required for complete and proper development of the said property. All the increased, additional and further FSI, other benefits directly and/or indirectly attached to the said property and TDR available and/or made available in respect of the said property shall belong to the owners and Developer and shall be used by the owners and Developer for their benefits only.

3. In consideration of the Owners permitting or confirming the development right to the Developer to develop the said property, the developer agreed to give 40 % built-up area of construction to the owners on each floor, front & back proportionately

4. The Owners and the Developer shall jointly get surveyed the said property and ascertain the exact area of the said property. The Developer shall after the work of joint survey is complete construct at their own costs a fix the boundaries by erecting cement poles surrounding the said property. If at the time of erecting cement pole, any objection or obstruction is received by the Developer then in that event, the Developers shall forthwith bring the same to the notice of the Owners and the Owners shall at their own costs remove such obstruction or objection.

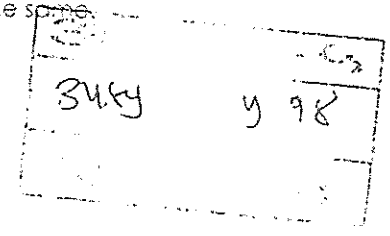
3484 & 28

5. That the owners are given license to Developer to come on property under development and do the development work only and they have no right to claim any rights or title on the property under development. The Owners shall made available all original documents and title deeds relating to the said property for enabling the Developers Advocates to investigate the Owners title to the said property, as and when require.

6. The Developer shall for and on behalf of the Owners and in the name of the Owners is entitled to submit the plans and applications to the Aurangabad Municipal Corporation and all other concerned authorities for obtain necessary sanctions for construction work at their own cost. The Developer shall also at all times be entitled to alter and modify the building plans as they may desire and as permitted in accordance with the rules, without written consent of owners. The Developer shall at their cost be entitled to appoint Architects, Contractors, Engineers, Supervisors and Labours etc. for development of the said property.

7. The Developer has agreed to develop the said property as aforesaid free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title. The Developer shall after completing entire development work if any FSI balance or FSI increase by any reason he entitled to acquire TDR (Transfer of Development Rights) and use/consume the same on the said property by putting further and additional construction/structure etc.

8. That, the Developer shall carry on the construction of the buildings and other units strictly in accordance with the building permission to be obtained from the Aurangabad Municipal Corporation Aurangabad and they shall not cause any deviation from the said construction permission. If any diversion is caused by the Developer while carrying on the construction, it will be the total responsibility of the Developer and they will have to pay the penalty if any imposed by the Aurangabad Municipal Corporation or any other authority and in case, if any action is taken by the Aurangabad Municipal Corporation for such diversion, the Developer firm will be totally responsible for the same.



9. That the Developer can dispose off 60 % constructed units to the prospective purchasers at any price on any terms and conditions that may be agreed upon by the Developer with the purchaser and the owners hereby undertakes to join with the Developer 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 purchasers.

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

11. That, the builder will have to complete the construction of the building within 36 months from the date of commencement certificate. However, if the construction work is delayed due to any reason, beyond the control of the developer, the period of construction shall automatically be deemed to have been extended.

12. That the Developer shall employ the services of the quality Architect and RCC Consultant for the construction of the building and their fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the owners, developer and purchasers; the expenses of such documents and fees of the Advocate will be paid by the developer alone.

13. That, the owners are hereby undertake that they have already paid all the taxes of the property under development and as on date there are no dues of any taxes of any authority on the same and if any taxes 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 owners will not be entitled to any profit or loss arriving out of the construction of the building on the said property or sale of property. Similarly, the Owners will not be liable for any taxes arising out of the development and Construction of the Flats, Row-Houses etc. and sale it.

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

16. That the Developer may obtain any kind of project loan from any bank for Development work on the said property and the developer if think than he can mortgage the said property for project loan as a security and owners will have no objection for the same.

17. That, the owners also executing an irrevocable General Power of Attorney in favour of the Builder and thereby authorising him to obtain construction permission to carry on the construction/development work of the property, to get refund the construction deposits, to execute the necessary deeds documents and do all the deeds full work for complete the project, to enter into the Agreement to sale and to execute the agreement to sales and sale-deeds and obtain consideration in respect of construction or property except construction area retained by the owners. However, Developer and any one from the owners will sign each and every Agreement of Sale, Sale Deed, Deed of Declaration or any documents required to execute it.

SCHEDULE "A"

All that part and parcel of property, Land Gut No.106, Totally admeasuring 24 Acre 37 Gunthas, 2 Gunthas Potkharab out of which to the extent of **05 Acre 00 Gunthas,(2 Hector 2 Aars)** Situated at Village Nakshtrawadi, Aurangabad bounded by as under:-

Towards EAST :- Nala & Society Land
Towards WEST :- Property belonging to Vaidya & Bajaj
Towards SOUTH :- Remaining portion of Land Gut no. 106
Towards NORTH :- Nala

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IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON 11TH DAY OF MAY 2011 AURANGABAD.

OWNERS

1. Mr. Rajendar Bansilal Kundalwal

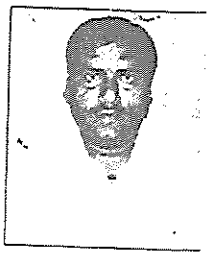
2. Mr. Sanjay Bansilal Kundalwal

DEVELOPER

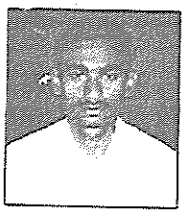
M/s. Shree Kundalwal & Sons
Through it's authorise Partner,
Mr. Balkrishna Dasrao Bhakre

WITNESSES

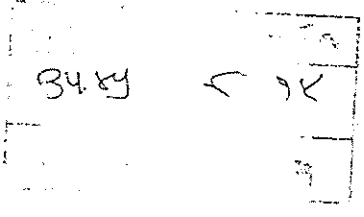
1. Mr. Santosh Balmukund Tiwari
Age : 34 years, Occ. : Service,
R/o :- Ulkanagri, Aurangabad.



2. Mr. Pralhad Sitaram Kamble
Age : 26 years, Occ. : Service
R/o :- Paithan Road Aurangabad.







गाव नमुना सात

अहवाल दिनांक : ११/०५/२०११

अधिकार अभिलेख पत्रक

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

व : नक्षत्रवाडी तालुका : औरंगाबाद जिल्हा : औरंगाबाद

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

तांचे स्थानिक नाव जाईवाला.

लागवडी योग्य क्षेत्र हे. आर.चौ.मी.	
त्यत	१०.०९.००
एकूण	१०.०९.००
बरा 'लागवडी अयोग्य	
वर्ग (अ)	०.०२.००
वर्ग (ब)	
एकूण	०.०२.००
कारणी	१४.५६
ी किंवा	
ोष आकारणी	

	क्षेत्र	आकार आणे पै	पो.ख.	फ.फा.	खाते क्रमांक
जनार्धन पाटिलबा आगळे	१.०३.००	१.४८		(३६०)	१०,८६,१४९,२२३,३००,३५२,३५३,३५४,
शिरीश मधूकर देशपांडे	०.४०.००	.५७		(८७७)	३५५,३५६,७४९,७५०,७५१,७५२,८३३,१२५३,
राजेंद्र वन्सीलाल कुंडलवाल	२.००.००	२.८८		(२२४२)	१३९४,१६१४,४५३६
संजय वन्सीलाल कुंडलवाल				(२२४२)	कुळाचे नाव
मे पल्लवांकूर नर्सरिज	१.३१.००	१.८९		(३८८)	
[नियोजीत पूजा सह गृ निर्मान संस्था]	०.२४.००	.३४		(४८९)	इतर अधिकार
नियोजित अमेय सह गृ निर्मान संस्था	०.६१.००	.८८		(३४५)	इतर
कूणाल थिराणी पि विनयकूमार थिराणी				(७७९)	विहिर १ जुनी (१)
माधवी थीराणी भ्र कूनाल थीराणी				(७७९)	इतर
सामायिक क्षेत्र ०.४०.००		*आकारणी* ०.५७			मे पल्लवांकूर १ स्व. विहिर (५१९)
नि सयोग सह गृ निर्मान संस्था तर्फे के एम पाटिल आणि ए एम शूक्ला				(६७५)	इतर
सामायिक क्षेत्र ०.२०.००		*आकारणी* ०.२८		(६७५)	अनूसयाबाई ०-८-० , सूहास लक्ष्मण वेद्य न वि अनूसयाबाई स्व (६६४)
वाळकूसूम सह गृ नि संस्था मर्यादित	०.६१.००	.८८		(६६१)	इतर
[प्रयागाबाई चंद्रभान सूर्यवंशि]	०.४१.००	.५९		(७४४)	म न पा औंबाद यांना सूमतीलाल मांगीलाल यांचे जमीनीतून १८७५.७० चो मी संपादन (७२६)
सूनिता भ्र सूहास वेद्य	०.७६.००	१.०९		(८३४)	इतर
मूकूद रेणूकादास संगवई				(८८०)	जुनी विहीर (८२७)
पदमावतिबाई व्यंकटेश				(८८०)	इतर
सूजाता संगमेश्वर रगटे				(८८०)	अलाहाबाद बँक शा औबाद यांचा १३.८० लाखाचा बोजा सूहास वेद्य यांच्या हिस्या (८६७)
वनिता रुपचंद लकडे				(८८०)	इतर
शिवकूमार नागनाथ जानके				(८८०)	वारसाने भावना राजीव , नयना मिलींद पल्लावांकूर नर्सरीजला जाण्यासाठी ग (८७९)
पल्लवी चंद्रशेखर उमरिकर				(८८०)	इतर
सामायिक क्षेत्र ०.५१.००		*आकारणी* ०.७३			अनुसयाबाई यांच्या हिस्सातील जमीनीत (८८२)
शकूतलाबाई दामोधर	०.४१.००	.५९		(९८४)	दत्त मंदीराची स्थापना
एकनाथ जनार्धन पिवळ प्लॉ न ४	०.००.९६	.०१		(१०९७)	इतर
[मेफुजां बानो मो सलिम]				(१५६३)	जनार्धन पाटीलंबा आगळे यांची एक विहिर साग ५० आंबा २५,नारळ १०,चिक्कु २,जांभुळ २,फणसरांचिच १. (१५६७)

[महंजबिन वानो अब्दुल अजिज झहिनी]			(१५६३)	इतर
[रहेमावानो मो बिलाल झहिनी]			(१५६३)	स्टे बँक ऑ हेद्राबाद यांचा श्री जनार्धन पाटीलवा आगळे यांचे क्षेत्र १.०३ आर वर
[परविन वानो अब्दुल रज्जाक झहिनी]			(१५६३)	र.रु ३०,००००/- चा बोजा (२२०३)
[सनावानो मो अलि झहिनी]			(१५६३)	इतर
सामायिक क्षेत्र	०.४१.००	*आकारणी* ०.५९		विकसन करारनामा सुहास लक्ष्मणराव वैद्य
[दिपक व्यंकटराव कुलकर्णी	०.४१.००	.५९	(१६६५)	यांचे क्षेत्र १.१७ आर, (२२४१)
विकास लक्ष्मणराव चौधरी			(१६६५)	सुनिता सुहासराव वैद्य यांचे क्षेत्र ०.०६४९ चौ मी
अतुल अशोक पाटील			(१६६५)	विष्णुदास हरीकिसन बजाज, कमलकिशोर
सौ शांताबेन अर्जुनभाई पटेल]			(१६६५)	काळुराम बजाज यांचे क्षेत्र ०.२४ आर
गिरीष चादमलजी करनावट	०.४१.००	.५९	(१९७५)	मे कुंडनवाल अॅन्ड सन्स फर्म तर्फे राजेंद्र बन्सीलाल कुडनवाल व संजय ब
सुहास लक्ष्मणराव वेद्य	१.१७.००	१.६८	(१३३५)	कुन्डलवाल यांना वि करार नामा आधारे दिले
				सीमा आणि भूमापन चिन्हे

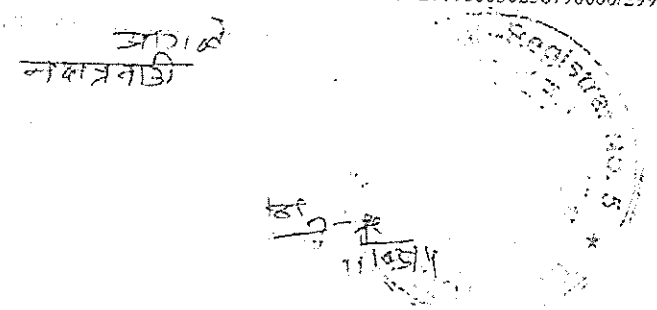
गाव नमुना बारा

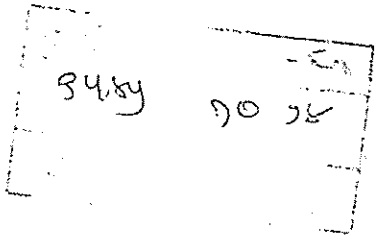
पिकांची नोंदवही

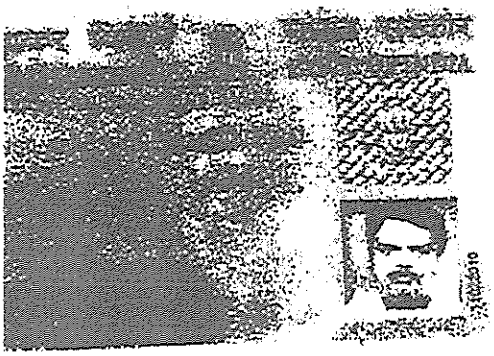
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ चातील नियम २९]

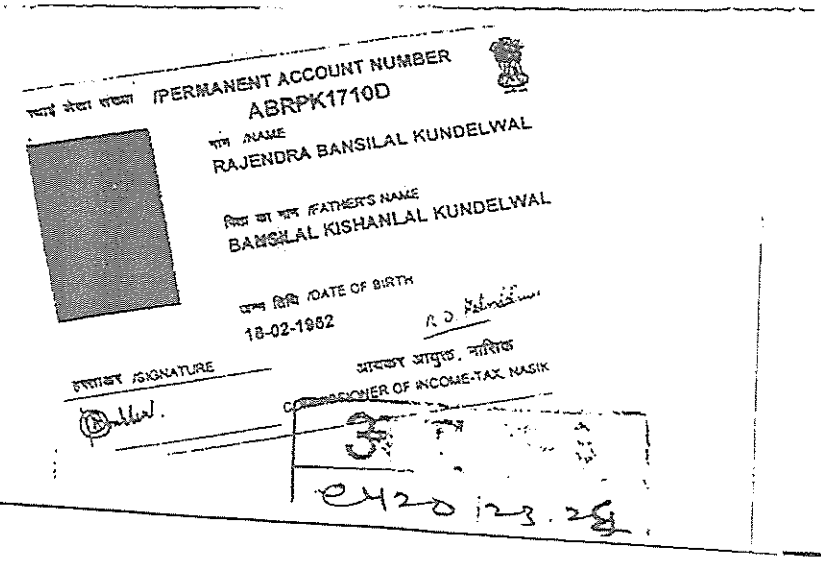
		पिकाखलील क्षेत्रांचा तपशील									
		मिश्र पिका खालील क्षेत्र				निर्भेळ पिकाखालील क्षेत्र		लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र			अजल सिंचित				
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	स्वरुप	क्षेत्र	
२०१०-११											
	खरीप										खुर -/- -/- नसंरो १.३१
							मका	०.५०.००			
							वास (गवत)	०.३०.००			
							ऊस	०.४०.००			

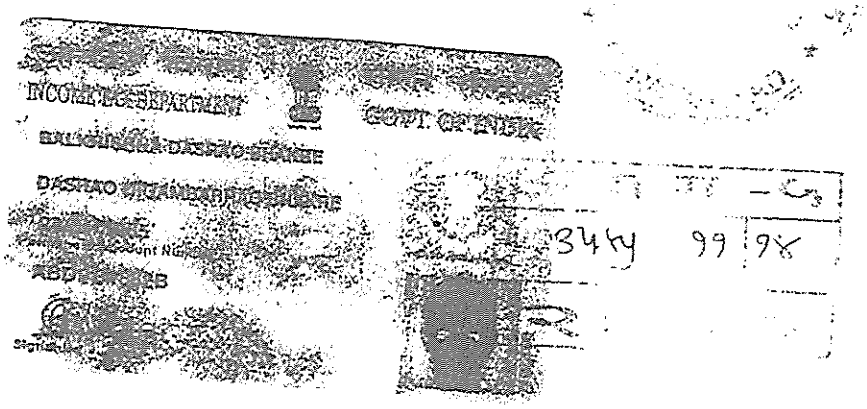
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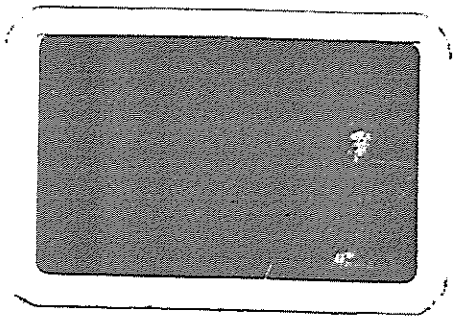







/PERMANENT ACCOUNT NUMBER
ABRPK1710D
/NAME
RAJENDRA BANSILAL KUNDELWAL
/FATHER'S NAME
BANSILAL KISHANLAL KUNDELWAL
/DATE OF BIRTH
18-02-1962
/SIGNATURE
COMMISSIONER OF INCOME-TAX, NASIK


INCOME TAX DEPARTMENT
GOVT. OF INDIA



THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LISENCE

DL No MH20 20110050058 DOI 24-12-2010

Valid Till 23-12-2030 (NT)

FORM 7
RULE 16 (7)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	24-12-2010

DOB 04-07-1964 BG

Name PRALHAD S KAMBLE
S/D/W of SITARAM KAMBLE
Add AT. DISHA SANSKRUTI, PAITHAN,
DIST. AURANGABAD.

PIN
Signature & ID of
Issuing Authority MH20 201143

Signature/Thumb
Impression of Holder

84.89 92-98

12/05/2011
3:03:37 pm

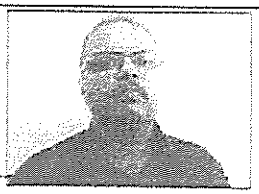
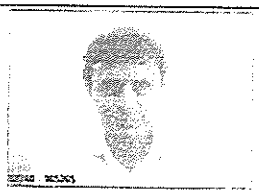
दुय्यम निबंधकः
औरंगाबाद 5

दस्त गोषवारा भाग-1

अगग5
दस्त क्र 3545/2011
९३१९८

दस्त क्रमांक : 3545/2011

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजेंद्र बन्सीलाल कुंडलवाल पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: - इमारतीचे नाव: इमारत नं: - पेठ/वसाहत: पदमपुरा शहर/गाव:औरंगाबाद तालुका: - पिन: - पॅन नम्बर: ABRPK1710D	लिहून देणार वय 47 सही		
2	नाव: संजय बन्सीलाल कुंडलवाल पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं: - पेठ/वसाहत: पदमपुरा शहर/गाव:औरंगाबाद तालुका: - पिन: - पॅन नम्बर: ABPPK6733N	लिहून देणार वय 40 सही		
3	नाव: श्री कुंडलवाल अँण्ड सन्स तर्फे पार्टनर श्री बाळकृष्ण दासराव भाकरे पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं: पेठ/वसाहत: शमभालदेवनगर शहर/गाव:औरंगाबाद तालु	लिहून घेणार वय 46 सही		

दस्तऐवज करुन देणार यांच्याकडील मिळकतीचा तिचा तपशील दिलेला आहे, सदर मिळकतीचा मालकीबाबत दस्तामध्ये कायदेशीर बदल झालेला

दस्त गोषवारा भाग - 2

अगम5

दस्त क्रमांक (3545/2011)

५४१४

दस्त क्र. [अगम5-3545-2011] चा गोषवारा
बाजार मुल्य :13384000 मोबदला 13384000 भरलेले मुद्रांक शुल्क : 669200

दस्त हजर केल्याचा दिनाक :12/05/2011 02:57 PM
निष्पादनाचा दिनांक : 12/05/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 12/05/2011 02:57 PM
शिक्का क्र. 2 ची वेळ : (फी) 12/05/2011 03:01 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 12/05/2011 03:03 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 12/05/2011 03:03 PM

दस्त नोंद केल्याचा दिनांक : 12/05/2011 03:03 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात.
1) संतोष बालमुकुंद तिवारी .घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: उल्कानगरी
शहर/गाव:औरंगाबाद
तालुका: -
पिन: -
2) प्रल्हाद शिताराम कावले .घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं:
पेठ/वसाहत: पैठणरोड
शहर/गाव:औरंगाबाद
तालुका:
पिन: -

दु. निबंधकाची सही
औरंगाबाद 5

Sub-Registrar No. 5

पावती क्र.:3692 दिनांक:12/05/2011
पावतीचे वर्णन
नाव: श्री कुडलवाल ॲण्ड सन्स तर्फे पार्टनर श्री बाळकृष्ण दासराव भाकरे - -

30000 :नोंदणी की
280 :नकल (अ. 11(1)), पृष्ठाकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30280: एकूण

दु. निबंधकाची सही, औरंगाबाद 5

सह दुय्यम निबंधक वर्ग
औरंगाबाद क्र ५

दुय्यम निबंधक: औरंगाबाद 5

दस्तक्रमांक व वर्ष: 3545/2011

Thursday, May 12, 2011

3:03:55 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नक्षत्रवाडी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

मोबदला रु. 13,384,000.00

बा.भा. रु 13,384,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र. 106 वर्णना मौजे नक्षत्रवाडी ता जि औरंगाबाद येथील गट नं 106 मधील 5 एकर ये विकासकरारनामा

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) राजेंद्र बन्सीलाल कुडलवाल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: ; ईमारत नं: -; पेठ/वसाहत: पदमपुरा; शहर/गाव: औरंगाबाद ; तालुका: -; पिन: -; पॅन नम्बर: ABRPK1710D.
(2) संजय बन्सीलाल कुडलवाल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: पदमपुरा; शहर/गाव: औरंगाबाद ; तालुका: -; पिन: ; पॅन नम्बर: ABPPK6733N.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री कुंडलवाल ॲण्ड सन्स तर्फे पार्टनर श्री बाळकृष्ण दासराव भावरे - -; घर/फ्लॅट नं: ; गल्ली/रस्ता: -; ईमारतीचे नाव: ; ईमारत नं: -; पेठ/वसाहत: शंभूमहादेवनगर ; शहर/गाव: औरंगाबाद ; तालुका: -;पिन: -; पॅन नम्बर: ABDPB1662B.

(7) दिनांक करून दिल्याचा 12/05/2011

(8) नोंदणीचा 12/05/2011

(9) अनुक्रमांक, खंड व पृष्ठ 3545 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 669200.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा