[redacted] पावती Original/Duplicate

Thursday,August 24 ,2017 नोंदणी क्रं. :39म

4:28 PM Regn.:39M

मूळ दस्त परत केला

पावती क्रं.: 6063 दिनांक: 24/08/2017

गावाचे नाव: नक्षत्रवाडी

दस्तऐवजाचा अनुक्रमांक: अरग6-3623-2017

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: विकासक- श्री.कुंडलवाल ऍन्ड सन्स तर्फे भागीदार बाळकृष्ण दासराव भाकरे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 620.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:40 PM ह्या वेळेस मिळेल.

Joint S.R Aurangabad VI

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003832411201718E दिनांक: 24/08/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

मूळ दस्त परत केला

दस्त स्कॅन झाला 26/7/17

GRN MH003832411201718E | BARCODE | Date 25/07/2017-14:03:39 | Form ID 25.1

Department: Inspector General Of Registration	Payer Details
Type of Payment: Stamp Duty Registration Fee	TAX ID (If Any)
	PAN No.(If Applicable) ABWFS3341K
Office Name: AR26_AURANGABAD 5 JT SUB REGISTRAR	Full Name: SHREE KUNDALWAL AND SONS THROUGH ITS PARTNER B D BHAKRE AND OTHERS
Location: AURANGABAD	
Year: 2017-2018 One Time	Flat/Block No.: GUT NO 100 PART ESMERALDE
Premises/Building:	
Road/Street: NAKSHTRAWADI	
Area/Locality: AURANGABAD	
Town/City/District:	
PIN: 4 3 1 0 0 1	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063307 Registration Fee	100.00
	600.00

Remarks (If Any)

SecondPartyName=RAJENDRA BANSILAL KUNDALWAL AND SANJAY BANSILAL KUNDALWAL~CA=0~MarketVal=0

DEFACED ₹600.00 DEFACED

Amount In Words: Six Hundred Rupees Only

Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572017072529174	CID1176709
Cheque/DD No.	Bank Date	RBI Date	25/07/2017-02:05:53	26/07/2017
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date		207 , 26/07/2017	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 9579195791

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वापरावे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन वापरू नये.

Validity Unknown

Digitally signed by DDO VIRTUAL TREASURY MUMBAI 01
Date: 2017.07.24 16:24:20 IST
Reason: Service Delivered
Location: India

Challan Defacement Report

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-343-3623	0003677423201718	24/08/2017-16:24:18	IGR210	100.00
2	(IS)-343-3623	0003677423201718	24/08/2017-16:24:18	IGR210	500.00
			Total Defacement Amount		600.00

Seal of the Sub-Registrar No.6 सह दुय्यम निबंधक औरंगाबाद क्र.६ यांची मुद्रा Aurangabad.

Print Date 24-08-2017 04:24:20

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MAHARASHTRA 22 MAY 2017 AD 797370

जिल्हाधिकारी कार्यालय औरंगाबाद
22 MAY 2017
मुद्रांक प्रमुख लिपीक
ब.को.अ. औरंगाबाद.

अ.क्र. 622/A दिनांक 22 MAY 2017
हस्ते Prahlad Sitaram Kamble at A 6

रक्कम 500 रु. प्रति करिता Subas Laxmanrao Vaidya & Others & Rajendra Bansilal Kundalwal & Sanjay Bansilal Kundalwal at A 6

शेख युसूफ
मुद्रांक विक्रेता
ला.न.3101054
चौक, औरंगाबाद.

Seal of the Sub-Registrar No.6 Aurangabad.

DEED OF MODIFICATION TO DEVELOPMENT AGREEMENT

THIS DEED OF MODIFICATION TO DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON THIS 22 DAY OF JUNE, 2017 AT AURANGABAD, BY AND BETWEEN:

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22 MAY 2017

Ref No./ Date :	622/A/2017
Nature of Document	Agreement
Whether it is to be Registered	Yes / No ✓
Property Description in brief	
Stamp Purchaser's Name	Rajendra Sangram Borhade/o Bangalore Kulabalwal
Signature	
If through other person, Whose Name & Address	Pralhad S Kamble at A-6
Signature	
Name of the Other Party	
Stamp Duty Amount	Rs 100/-
Stamp Vendor Name & Sign :	Sk. Yousuf,
Licence Number & Place-	ABD-3101056, City Civil, Aurangabad.

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Seal of the Sub-Registrar No.6 Aurangabad.

1. Mr. Rajendra Bansilal Kundalwal,
Age: 47 years, Occ: Business,
R/o: Padampura, Aurangabad.
PAN NO. ABRPK1710D

2. Mr. Sanjay Bansilal Kundalwal,
Age: 40 years, Occ: Business,
R/o. Padampura, Aurangabad.
PAN NO.ABPPK6733N

(Hereinafter called as OWNERS which expressions shall mean and include all their legal heirs, successors, legal representatives, executors, administrator and assignees)

A N D

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.
PAN NO.ABRPK1710D

Mr. Balkrishna Dasrao Bhakre,
Age: 46 years, Occ: Business,
R/o. 49, Shambhu Mahadev Nagar,
Near Sahkar Nagar, Aurangabad.
PAN NO.ABDPB1862B.

(Hereinafter called as DEVELOPER which expressions shall mean and include all their present and future partners firm, their legal heirs, successors, legal representatives, executors, administrator and assignees)

WHEREAS, the property land Gut No.106 totally admeasuring 10 H 11 R (including port kharab of 2 R), to the extent of 2 H 2 R (5 Acres) situated at Nakshatrawadi, Aurangabad, is owned and possessed by the owner and the said property is gifted to them by Anusayabai Kundalwal under the registered gift deed dated 23/12/2010 registered at Serial No.9768 at the Office of Sub-Registrar, Aurangabad.

AND WHEREAS, out of the above said 2 H 2 R portion the area to the extent of 40.0054 R is affected by reservation of playground and area to the extent of 16.8041 R is affected by the reservation of School and as such after excluding the total reservation area of 56.8095 R, the owner entered into

registered development agreement in respect of the remaining 1 H 45.1905 R with the developer on dated 12/05/2011, but however, the said fact remain to mention specifically into development agreement.

AND WHEREAS, as per Clause No.3 of the development agreement, the developer agreed to pay an owner agreed to receive 40% consideration out of sale of each unit in the land under development, but however, the developer also obtain the another adjacent property in the same Gut No.106 for development from Suhas Vaidya and others and obtain joint construction permission from the Municipal Corporation Aurangabad, and therefore it became impossible to carve out the exact buildings falling within the area of property under development.

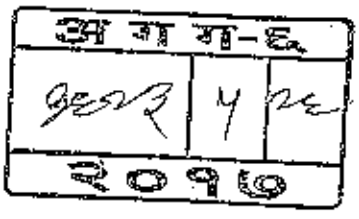
AND WHEREAS, in view of the above facts it became necessary to execute this deed of modification to development agreement as under;

1) That, at the end of Schedule-A the following words stand added;

"excluding therefrom 40.0054 R affected by reservation of playground and 16.8041 R area affected by reservation of school."

2) That, clause-3 of the development agreement, stand deleted and replace following claue-3;

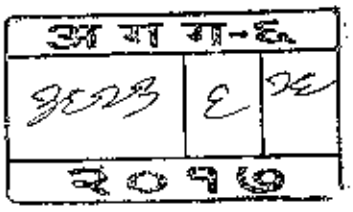
3 A. "That, the developer also obtain another adjacent property in same gut for development from Suhas Vaidya and others under the registered development agreement dated 28/12/2010 registered at serial No.9520. Therefore the developer obtain the joint construction permission in respect of the area under development and area obtain for development from Suhas Vaidya and Others, from Municipal Corporation Aurangabad, on dated 01/02/2012. In accordance with the said construction permission and also declaration of apartment executed by the parties there are five apartment buildings as Apartment Building-A, Apartment Building-B-1, B-2, Apartment Building-C, Apartment Building-D and Apartment Building-E, F, G and Independent Bungalow Nos.IB-1 to IB-9 and all the buildings are not from the area under development





and therefore it is decided amongst the owners and developer that, Owner to receive 58% amount out of net sale consideration of Apartment Building-B-1, 50% amount from sale of each unit out of Apartment Building-B-2, 13% consideration from sale of Apartment Building-C, 23% consideration from sale of shop of Apartment Building-E, F, G, 17% consideration from sale of each flat from E-Wing from Apartment Building-E, F, G, 67% consideration from sale of G-Wing of Apartment Building-E, F, G. However, the owner will co-operate the developer to follow the provisions of RERA Act, while receiving their share in consideration amount as stated above.

3 B. That, except the above said amount of consideration, the developer will be entitle to receive and retain total remaining consideration out of sale of all units in Esmeralde and the owner will have no concern with it. All agreement to sale and sale deed of units will be executed by the developer only for themselves, as well as GPA of owners and they will collect the entire consideration amount and will be pay the share of owner as stated above to the owners. The percentage of sale consideration payable by the developer to the owner is in accordance with the specification mentioned in Schedule-B, but however, if any of the purchaser desire to have any change in the said specification, developer at his discretion may change the said specification at his own cost and also will be entitled to receive and retain the extra charges from the purchaser for such changes. Similarly the net sale consideration does not include the charges for MSEB water connection charges, infrastructure charges, carpus fund, amount collected for service charges, VAT, GST or any other taxes imposed by the State Government and Central Government on this transaction. Developer will collect all such charges or taxes from customer and will deposit with the concern authority"





3) It is decided among the parties that all the expenses of this deed od modification including stamp duty and registration charges to be borne by owners.

4) All other contents of the development agreement dated 28/12/2010 which is not contrary to this deed of correction remain intact.

IN WITNESS WHEREOF THIS DEED OF MODIFICATION TO DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON THIS THE 22 DAY OF JUNE, 2017 AT AURANGABAD.



WITNESSES

OWNERS

I.

1. Mr. Rajendra Bansilal Kundalwal,



2. Mr. Sanjay Bansilal Kundalwal,

DEVELOPER

M/s. Shree Kundalwal & Sons,
A Partnership Firm;

Mr. Balkrishna Dasrao Bhakre,



WITNESSES

1) Santosh B. Tiwari
Age: 42 occ service



2) Suresh Hasibhy Chavan
Age: 32 occ serv
Aurgabad



Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3692

गावाचे नाव: औरंगाबाद

दिनांक 12/05/2011

दस्तऐवजाचा अनुक्रमांक: अरंग5 - 03545 - 2011

दस्ताऐवजाचा प्रकार: करारनामा, पट्टापत्र, संमतिपत्र तथा ज्ञापन संमतिपत्र

सादर करणाऱ्याचे नाव: कुलकर्णी अण्ड कंपनी तर्फे भागीदार श्री बालकृष्ण दाबरराव भाजर

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठोद्धाची नक्कल (अ. 11(2)), रुजवात (अ.12) व छायाचित्रण (अ. (3)) -> एकत्रित फी (14)	:-	280.00
एकूण रु.		30280.00

आपणास हा दस्त अंदाजे 3:16PM ह्या वेळेस मिळेल

दुय्यम निंदधक
औरंगाबाद 5

बाजार मुल्य: 19384000 रु. मोबदला: 19384000रु.
भरलेले मुद्रांक शुल्क: 662200 रु.

दस्त हाताळणी करणाऱ्याची सही:

देयकाचा प्रकार: चलनाद्वारे; डीडी/धनादेश क्रमांक: बँकेचे नाव व पत्ता: बी ओरस बरोदा का. ओरंग बँक लि.

Seal of the Sub-Registrar No. 5 Aurangabad

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

Date: 10/5/11
Deposit in Aurangabad Peoples Urban Co-Op. Bank Ltd. For STAMP DEL A/c.

Franking Value	Rs.	6,49,200
Service Charges	Rs.	10
Total	Rs.	6,49,210

Pay as (in words)

Name of Stamp duty paying party: Shree Kundalik Tupe & Sanjay B. Bansilal
Pass No.:
Cash / Cheque No.:
Drawn on Bank:

Nature of Document: Development Agreement
Registration Details: Registrable / Non Registrable if Registrable (Sub Registrar Aurangabad)
Franking Unique No.: 8091
Property Description in brief: Village Paithan, Gat No. 45, Plot No. 106, Area 1 H 00 R
Consideration Amount: Rs. 33,84,000/-
Stamp Purchaser's Name: Shree Kundalik Tupe & Sanjay B. Bansilal
Name of the Other Party: Sanjay Bansilal Kundalwal
If Constituted Attorney's Address: Beed
Stamp Duty Amount (in Rupees): Rs. 6,49,200/- (Six Lakh Forty Nine Thousand Two Hundred Only)
From Vendor & Purchaser

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

SUB-REGISTRAR AURANGABAD

DEVELOPMENT AGREEMENT

Area : 1 H 00 R Per Paithan
Consideration : 33,84,000/-
Stamp Paid : 6,49,200/-

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This development agreement is executed on this 12th day of May, 2011 at Aurangabad between:

1. Mr. Rajendar Sansilal Kundalwal
Age : 47 years, Occ. : Business,
R/o :- Padmpura, Aurangabad
CPAN NO. ABRPK1160D

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 their heirs, successors, legal representatives, assigns, administrators or assignees)

Sub-Registrar Aurangabad

AND

M/s. Shree Kunadwal & Sons,
A partnership firm registered under the
Indian Partnership Act & registered office at
4, Varad Apartment, Mama Chowk,
Jagamba, Aurangabad
Through its authorise Partner
Mr. Ashwinkumar Dasrathlal Bhatia (PAN NO: ABDPB1862B)
Age: 45 Years, Occ: Business,
R/o. 27, Chambhar Vanadev 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 Guntnes Paikhrab out of which to the extent of 05 Acre 00 Guntas situated at Village Naishirawadi, Aurangabad is owned and possessed by the owners and said property gifted by their mother under the registered Gift Deed bearing no. 9758/2010 dated 23.12.2010 registered at the office of Sub-Registrar, Aurangabad and accordingly name of Owners come to be mutated in revenue record as per mutation entry no. 2247 and said property is more fully described in schedule A hereinunder.

AND WHEREAS the Mother of Owners wish 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 vide 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 potion for development by Developer firm and thereon residential cum commercial buildings, Twin Bungalows or Row Houses, thereon developer firm agreed for the same on the following terms and conditions:

Seal of the Sub-Registrar Aurangabad

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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 and the owners having absolute title of ownership and possession on the same and the title to the said property is clear and marketable and free from all types of encumbrances.

(b) No other person except the Owners, or any one 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 interest or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand or encumbrance, attachment or any process issued by any Court of Authority and the Owners hereby declares that they shall hereafter not create any such rights of whatsoever nature in respect of the said property including any change in the existing tenancies of any of them.

(d) The Owners has not entered into any agreement, arrangement, oral or written with regard to the sale, 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 or pending in any Court of law or before any authority and the said property is not under any lis pendens.

(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 affects or may affect the development of the said property; and

(g) That out of the said property 2 acre part is reserved for construction of play ground and primary school and the same is subject to restrictions on development laid down

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Seal of the Sub-Registrar
Aurangabad.

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 therefor 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 from A block 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 constructed 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.

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5. That the owners are given license to Developer to enter on property under development and carry the development work and / or to have no right to claim any rights or title on the property under development. The Owners shall make available / sign / execute / produce deeds relating to the said property for establishing the Developer's title / assigning the Owners title to the said property, as and when required.

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 directions to the Aurangabad Municipal Corporation and all other concerned authorities or 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 be 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 accounts of whatsoever nature and with the free, clear and marketable title. The Developer shall after completing entire development work if any, balance or FSI increase by any reason he entitled to use the DR / Transfer of Development Rights and / or use/consume the same on the said property by putting further and additional construction structures 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 and aforesaid 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 sole 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 of any action taken by the Aurangabad Municipal Corporation for such diversion, the Developer will be totally responsible for the same.

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Seal of the Sub-Registrar, Aurangabad

... the Developer can allocate 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 confer absolute title in favour of the proposed purchasers.

9. 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.

10. 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 the fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the owners & developer or & 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 hereto that the owners will not be entitled to any profit or loss arising out of the construction of the building on the said property or sale of flats. Similarly, the Owners will not be liable for any taxes arising out of the development and Construction activities, flats, Tenements etc. and sale in.

Seal of the Sub-Registrar No. 3 Aurangabad.

Sub-Registrar No. 3 AURANGABAD.

3489

2010

15. That the parties hereto shall, at all times, be liable for any and all loss or damages caused to the property of the said Society or to the said Architects or engineers or to the property of any person or neighbors during the development of the said property by the Builder and he shall be responsible to pay the compensation in that regards and the Owners shall not be responsible in any manner hereafore.

16. That the Developer may obtain any kind of project loan from any bank for Development work of the said property and the developer / think that he can mortgage the said property or 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 said developer authorizing 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 deed and other co-operation in respect of construction or property & other construction or sale and etc. the owners However Developer and any person from the owners with right each and every Agreement of sale, sale deed, Deed of Declaration or any document required to execute.

SCHEDULE "A"

All that part and parcel of property situated at Kolhi Kolhi admeasuring 24 Acre 37 Gunthas, 2.30 the Pot Hissa out of which to the extent of 05 Acre 00 Gunthas, (2 Hector 2 Aars) situated at Revenue Nakshtrawadi, Aurangabad bounded by as under :-

Towards EAST :- Naik & Society Land.
Towards WEST :- Property belonging to Vaidya & Son.
Towards SOUTH :- Remaining portion of Land Gut no. 13
Towards NORTH :- N.A.

अ ग ग-६
3223 97 92
2016

Seal of the Sub-Registrar No. 6 Aurangabad.

Aurangabad

IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON 31st DAY OF MAY 2011 AURANGABAD.

OWNERS :

1. Mr. Rajendra Sardilal Kundalwal

2. Mr. Sanjay Sardilal Kundalwal

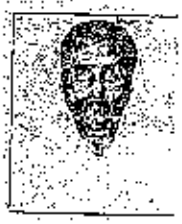
DEVELOPER

M/s. Shree Kundalwal & Sons
through it's authorise Partner
Mr. Balkrishna Dasrao Bajaj

WITNESSES :

1. Mr. Sanjay Balkrishna Tiwari
Age: 34 years, Occ.: Service
R/o.: Waluj, Aurangabad.

2. Mr. Prabhat Sitaram Kale
Age: 24 years, Occ.: Service
R/o.: Pundlik Nagar, Aurangabad





Seal of the Sub-Registrar No. 6
Aurangabad.

[श्री ... सेना ...]	(१५६३)	इतर
[...]	(१५६३)	स्टेट बैंक ऑफ हैदराबाद यांचा श्री जनार्दन पाटीलचा आगाऊ यांचे क्षेत्र १.०३ आर वर रु. ३०,०००००/- चा बोजा (२२०३)
[...]	(१५६३)	इतर
[...]	(१५६३)	विभाजन करतेवेळी सुहास लक्ष्मणराव शेठ यांचे क्षेत्र १.२७ आर. (२२४१)
... ०.४९.०० आकारणी ०.५९		
[दिपक ... ०.४९.०० .५९	(१६६५)	सुनिता सुभाषराव शेठ यांचे क्षेत्र ०.०६४२ चौ मी
...	(१६६५)	विष्णुदास ... वसाक, ...
...	(१६६५)	फक्रुद्दीन वसाक यांचे क्षेत्र ०.२४ आर
[श्री ... पटेल]	(१६६५)	मे कुंदनवाल ॲन्ड सन्स फर्म तर्फे राजेंद्र
... ०.४९.०० .५९	(१९७५)	...लाल कुंदनवाल व संजय व कुंदनलाल यांना वि करार नामा आधारे
... १९.०० १.६८	(२३३५)	दिले
		सीमा आणि भुमापन चिन्हे

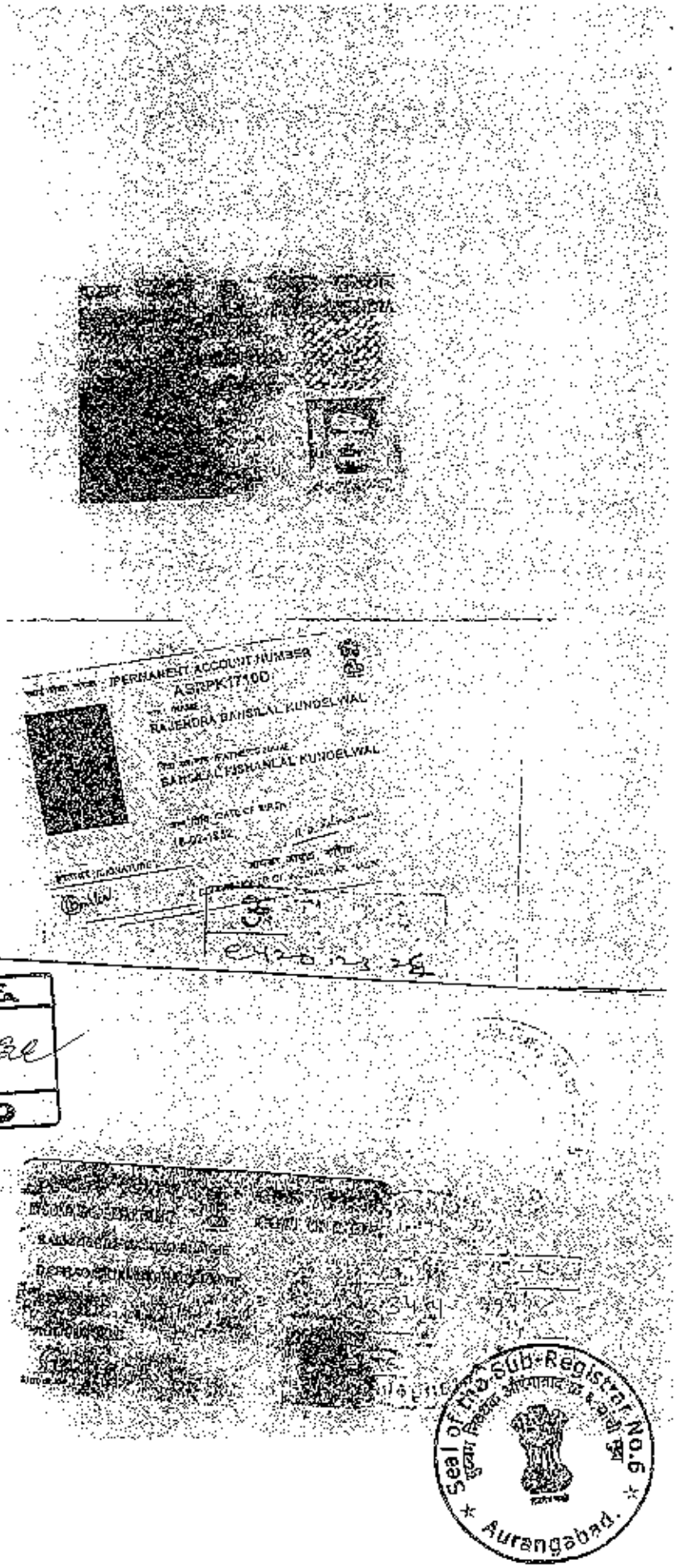
गाव नमुना बारा

पिकांची नोंदवही

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

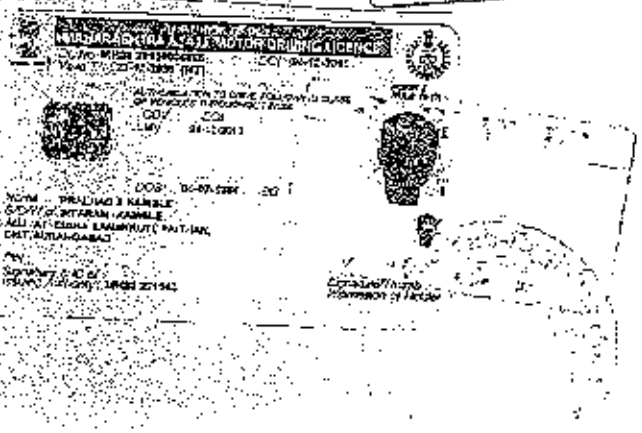
वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		पिकाचे नाव	जल सिंचित / अजल सिंचित	स्वरूप	क्षेत्र		
२०१०-११	उन्हाळी							पड	०.५९.००				
								पोट खराब	०.३०.००				
								(एकूण)					
								एकूण	०.८९.००				

Print Serial No 27190009923879800(29)


PERMANENT ACCOUNT NUMBER
ASRPK1710D
RAJENDRA BANSILAL KUNDELWAL
BANSILAL FISHANLAL KUNDELWAL
अ ज ग-६
३६२३
१९
२०१७
Seal of the Sub-Registrar No.6
Aurangabad.



अ ग ा-६		
३६२३	२०	२१
२०१७		





३४७	१८१

12/05/2011 दुय्यम निबंधक 3:03:37 pm औरंगाबाद 5

दस्त क्रमांक : 3545/2011

दस्तचा प्रकार : करारनामा विरुध्द इसारी अभिलेख दिवा करारनामा

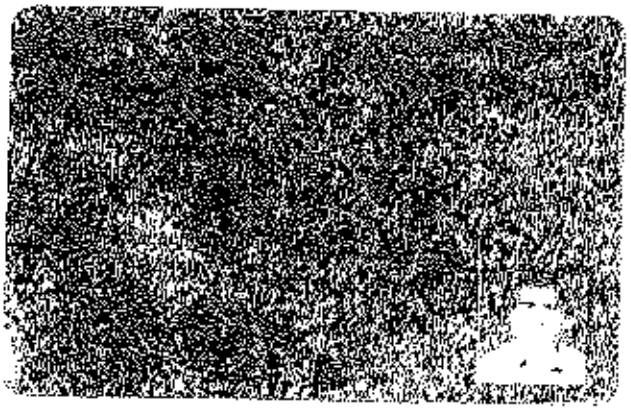
अनु क्र. पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा

1 नाव: श्री. [illegible]
पत्ता: प्लॉट नं: [illegible]
वय: 40
स्वाक्षरी:
सही

2 नाव: श्री. [illegible]
पत्ता: प्लॉट नं: [illegible]
वय: 40
स्वाक्षरी:
सही

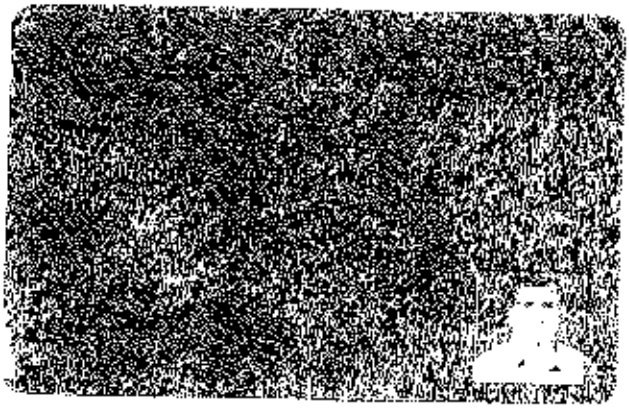
3 नाव: श्री. [illegible]
पत्ता: प्लॉट नं: [illegible]
वय: 45
स्वाक्षरी:
सही

Seal of Sub-Registrar No. 5 Aurangabad.



Seal of the Sub-Registrar No.6 Aurangabad.
मुख्य निबंधक औरंगाबाद क्र. ६ यांची मुद्रा

अ.क्र.		
3223	22	05



Seal of the Sub-Registrar No.6
मुख्य निबंधक औरंगाबाद क्र. ६ यांची मुद्रा
Aurangabad.

अ गा रा-६
३६२३ २३ ६
२०१७

गुरुवार,24 ऑगस्ट 2017 4:37 म.नं.

देस्त गोषवारा भाग-1

अगग6

दस्त क्रमांक: 3623/2017

दस्त क्रमांक: अगग6 /3623/2017

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग6 यांचे कार्यालयात

अ. क्रं. 3623 वर दि.24-08-2017

रोजी 4:19 म.नं. वा. हजर केला.

पावती:6063 पावती दिनांक: 24/08/2017

सादरकरणाराचे नाव: विकासक- श्री.कुंडलवाल ऍन्ड सन्स तर्फे भागीदार बाळकृष्ण दासराव भाकरे - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 620.00

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: "दुरुस्ती विधानपत्र

शिक्का क्रं. 1 24 / 08 / 2017 04 : 19 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 08 / 2017 04 : 20 : 03 PM ची वेळ: (फी)

Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६ Aurangabad.

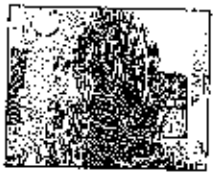
Summary-2(दस्त गोषवारा भाग - २)

24/08/2017 4 31:30 PM

दस्त गोषवारा भाग-2

अगग6
दस्त क्रमांक:3623/2017

दस्त क्रमांक :अगग6/3623/2017
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विकासक- श्री.हुंडलवाल एंड्ज सन्स तर्फे भागीदार बाळकृष्ण दासराव भाकरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शंभु महादेवनगर सहकार नगर औरंगाबाद , महाराष्ट्र, औरंगाबाद, पॅन नंबर:	लिहून घेणार वय :-53 स्वाक्षरी:-		
2	नाव:मालक- राजेंद्र बन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पद्मपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद, पॅन नंबर:	लिहून देणार वय :-54 स्वाक्षरी:-		
3	नाव:मालक- संजय अबन्सीलाल कुंडलवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पद्मपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद, पॅन नंबर:	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 08 / 2017 04 : 22 : 18 PM

ओळख:-
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेश हरीभाऊ चव्हाण - - वय:32 पत्ता:पद्मपुरा औरंगाबाद पिन कोड:431001	स्वाक्षरी		
2	नाव:संतोष बालमुकुंद तिवारी वय:42 पत्ता:रा. ब्रिजवाटपास, औरंगाबाद पिन कोड:431001	स्वाक्षरी		

प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकूण ---- पाने आहेत.
नंबरचे नोंदवला दि.24/08/2017

शिक्का क्र.4 ची वेळ:24 / 08 / 2017 04 : 23 : 32 PM

Joint S.R. Aurangabad VI

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003832411201718E	0002677423201718

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.६

Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र.६ 3623/2017 Aurangabad.

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarlis@gmail.com

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

29/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 5
दस्त क्रमांक : 3623/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) नक्षत्रवाडी

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे-नक्षत्रवाडी मनपा औरंगाबाद हद्दीतील गट नंबर 106/पार्ट या मधील सेट् 1 हेक्टर 45 आर जमीनीचे दिनांक 12.05.2011 रोजी शालेखत नोंदणीकृत डेव्हलपमेंट अग्रीमेंट दस्त क्र.बरन5 03545 चे चुक दुरुस्तीपत्र((GAT NUMBER : 106/पार्ट ;))
(5) क्षेत्रफळ	1) 1.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नायक- राजेंद्र बन्सीलाल कुंडलवाल - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 2): नाव:-मालक- संजय बन्सीलाल कुंडलवाल - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पदमपुरा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकासक- श्री.कुंडलवाल ऐन्ड सन्स तर्फे भागीदार दाळकृष्ण दामराव भाकरे - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शंभु महादेवनगर सहकार नगर औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/07/2017
(10)दस्त नोंदणी केल्याचा दिनांक	24/08/2017
(11)अनुक्रमांक,खंड व पृष्ठ	3623/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

Correction Deed