343/916
Friday,February 16 ,2018
6:05 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

मुळदस्त परत केला

पावती क्र.: 1386 दिनांक: 16/02/2018

गावाचे नाव: इटखेडा
दस्तऐवजाचा अनुक्रमांक: अरग6-916-2018
दस्तऐवजाचा प्रकार : डेव्हलपमेंट ॲग्रीमेंट
सादर करणाऱ्याचे नाव: श्री. विकास लक्ष्मण चौधरी - प्रोप्रायटर मे. विकास डेव्हलपर्स - डेव्हलपर/बिल्डर --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:05 PM ला वेबसाईटवर मिळेल.

Joint S R Aurangabad VI

बाजार मुल्य: रु.5062000 /-
मोबदला रु.5082000/-
भरलेले मुद्रांक शुल्क : रु. 254100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010460306201718E दिनांक: 16/02/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

Sub-Registrar No.6
Aurangabad

मुळदस्त परत केला

दस्त स्कॅन झाला

CHALLAN
MTR Form Number-6

GRN	MH010490308620171E	BARCODE		Date	09/02/2018 13:15:51	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	ADAPC4004P
Office Name	AHW_AURANGABAD NO 6 SUB REGISTRAR	Full Name	SHRI VIKAS LAXMAN CHAUDHARY PROP OF VIKAS DEVELOPERS
Location	AURANGABAD		
Year	2017-2018 One Time	Flat/Block No.	DEVELOPMENT AGREEMENT - PLOT NO. 18-A,
		Premises/Building	GUT NO. 47
		Road/Street	ITKHEDA
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	PAN2=AKZPK7513M~SecondPartyName=DR ANJALI PRAVINKUMAR WASADIKAR AND DR PRAVINKUMAR PRABHAKAR WASADIKAR~
		Amount In Words	Two Lakh Eighty Four Thousand One Hundred Rupees O nly

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	254100.00
0030063801 Registration Fee	30000.00
Total	284,100.00

DEFACED ₹284100.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040570018020988807	CHE0990007
Cheque/DD No.		Bank Date	RBI Date	09/02/2018 01:18:47	13/02/2018
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		41 , 12/02/2018	

NOTE:- This challan is only valid for amount mentioned in Sub Registrar office only. Not valid for unregistered document. Mobile no. Not Available

Digitally signed by VIRTUAL USER 2 MUMBAI
Date: 2018.02.12 17:04:06 IST
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	User Id	Defacement Amount
1	660-343-916	20180864202017181	16/02/2018 17:53:54	IGR211	30000.00

Seal of the Sub-Registrar No.6 Aurangabad.

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Print Date 16-02-2018 09:29
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GRN : MH010482006201719E Amount : 2,84,100.00 Bank : STATE BANK OF INDIA Date : 05/02/2018-13:15:51

1	IISI-343-81E	00000000042201718	16/02/2018-17:53:58	IGR210	284100.00
			Total Defacement Amount		2,84,100.00

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Validity unknown

Page 2/2

Print Date 15-02-2018 09:54:05

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Seal of the Sub-Registrar No.6 Aurangabad.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABAD ON THIS 16th DAY OF Feb 2018.

BETWEEN

1. **Dr. Anjali Pravinkumar Wasadikar,**
   Age : 49 yrs., Occu.: Doctor
   R/o : Plot No. 39, Ulkanagari, Aurangabad.
   (PAN NO. AKZPK7513M)

2. **Dr. Pravinkumar Prabhakar rao Wasadikar,**
   Age : 50 years, Occu.: Doctor,
   R/o : Plot No. 39, Ulkanagari, Aurangabad.
   (PAN NO. AADPW9677N)

(Hereinafter received to as 'Land Owners/Owners/s', which expression shall mean and include his successors, legal representatives and assignees in interest)

.....Party on the First Part

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AND

Shri. Vikas Laxman Chaudhary
Prop. of M/s Vikas Developers
Age : 49 years, Occu.: Business
R/o. : Aurangabad,
(PAN NO. ADNPC8590P)

(Hereinafter received to as "The Developer/Builder, which expression shall mean and include his successors, legal representatives and assignees in interest)

.....Party on the Second Part

WHEREAS:-

The property Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. and Dist. Aurangabad, was originally owned and possessed by Shri. Namdeo Gopaji Khadke.

That, Shri. Namdeo Gopaji Khadke has executed Registered Sale Deed bearing No. 6095, dtd. 25.05.1989 AND its Registered Amendment to Sale Deed bearing No. 1103, dtd. 23.03.1998, in favour of Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer and Shri. Harakchand Balmukund Sethiya with respect to the Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. and Dist. Aurangabad.

That, the Collector, Aurangabad, vide his N.A. Order bearing NO. RB/DESK-II/LND-I/CR/78/84 dated 12.12.1984 issued in the name of Shri. Namdeo Gopaji Khadke, has converted the land admeasuring 3Acre 6 Gunthe of Gut No. 47, of village Itkheda, Tq. and Dist. Aurangabad, for non agriculture use.

That, Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer and Shri. Harakchand Balmukund Sethiya have executed Registered Sale Deed bearing No. 105, dtd. 30.06.1998, in favour of Gouri Naresh Ramgiri and Sow. Lata Naresh Kotur with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.

That, Sow. Gouri Naresh Ramgiri and Sow. Lata Naresh Kotur have executed Registered Power of Attorney bearing No. 1187, dtd. 08.03.2001, in favour of Sow. Aruna Shankar Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.

That, Sow. Gouri Naresh Ramgiri and Sow. Lata Naresh Kotur through their GPA Sow. Aruna Shankar Zunzunwala have executed Registered Sale Deed bearing No. 2772, dtd. 18.05.2007, in favour of Sow. Seema Rajendraprasad Saraf and Shri. Shankar Radheshyam Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.

That, Sow. Seema Rajendraprasad Saraf and Shri. Shankar Radheshyam Zunzunwala have executed Registered Sale Deed bearing No. 6318, dtd. 01.12.2007 in favour of Dr. Anjali Pravinkumar Wasadikar and Dr. Pravinkumar Prabhakarrao

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Wasadikar with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.

On the basis of above referred Registered Sale Deed the revenue authority has sanctioned the Mutation bearing NO. 1087 of Gut No. 47, of village Itkheda, Aurangabad, and recorded the name of Dr. Anjali Pravinkumar Wasadikar and Dr. Pravinkumar Prabhakarrao Wasadikar, on 7/12 extract of Gut No. 47, Itkheda, Tq. and Dist. Aurangabad, as the owner and possessor of the said Property and their names are continued up-till-now.

The party on the first part i.e. owners have decided to develop the said properties through developer and as such they approached to the party on the second part i.e. developer for the development of the above said property. The developer decided to develop the said property. It is further agreed between the Owners and developers as stated in this agreement.

The said property/Plot proposed to be developed is shown on a plan hereto annexed by Red Colour boundary line.

The Owners have agreed to authorize the Developer/Builder to develop the said plot described in the Schedule hereunder written, by constructing new Residential building thereon on Ownership basis and the Owners are agreed to directly convey the said land with the new buildings thereon and other structures through developer/builder to any prospective purchaser. On the following terms and conditions agreed to between the parties hereto :

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. With a view to develop the said land described in the Schedule hereunder written (hereinafter referred to as "the said property") as may be permitted by all concerned authorities, the Owners hereby agrees to entrust and hand over to the Developer the land with work and right of Development of the said property described in the Schedule hereunder and on the terms hereinafter contained.

2. The Developer hereby agrees to develop and or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing Residential building thereon on Ownership basis. The Developer agrees that he will obtain the construction permission and other whatever permissions required to develop the property in his name and at his own costs and on his own responsibility and the Owners will co- operate for the same.

3. In Consideration of the Owners having agreed to entrust to the Developer the development of the said property described in the Schedule hereunder written and to confer upon the Developer the rights, powers, privileges and benefits as mentioned herein. In consideration of the property towards this Development the developer shall give and allot four 2 BHK Flat to owners as given in table below (the plan of said flats and the specification of the construction attached herewith). The Owners have no grievance about the plan of the unit, other than these four 2 BHK Flats, the developer has full right to sale the total construction/flats to any of the prospective purchaser, and receive the entire consideration amount of sale proceeds of the said

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constructed area, including the construction after loading the TDR, premium paid FSI and all other available FSI, on the said property with present and future norms.

FLATS OF LAND OWNER'S SHARE

Flat No.	Floor	Description of flat
F 2	Stilt Ground Floor	2 BHK
F 7	Stilt First Floor	2 BHK
F 12	Stilt Second Floor	2 BHK
F 13	Stilt Third Floor	2 BHK

FLATS OF THE DEVELOPER'S SHARE

Flat No.	Floor	Description of flat
F 1	Stilt Ground Floor	2 BHK
F 3	Stilt Ground Floor	2 BHK
F 4	Stilt Ground Floor	2 BHK
F 5	Stilt First Floor	2 BHK
F 6	Stilt First Floor	2 BHK
F 8	Stilt First Floor	2 BHK
F 9	Stilt Second Floor	2 BHK
F 10	Stilt Second Floor	2 BHK
F 11	Stilt Second Floor	2 BHK
F 14	Stilt Third Floor	2 BHK
F 15	Stilt Third Floor	2 BHK
F 16	Stilt Third Floor	2 BHK

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In addition to the allotment of four 2 BHK Flats the Developer shall pay an amount of Rs. 30,00,000/- (Rupees Thirty Lacs Only) as the consideration amount to the owners and the developer has paid the said amount as per following details to the owners and the owners acknowledges the receipt of said amount.

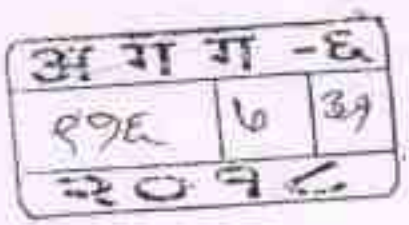
Name of Owner	Name of Bank	Cheque No.	Amount in Rs.
Dr. Anjali Pravinkumar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391398'	5,00,000/-
Dr. Pravinkumar Prabhakar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391400'	5,00,000/-
Dr. Anjali Pravinkumar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391401'	5,00,000/-
Dr. Pravinkumar Prabhakar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391402'	5,00,000/-
Dr. Anjali Pravinkumar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391403'	5,00,000/-
Dr. Pravinkumar Prabhakar Wasudikar	The Malkapur Urban Co-Op Bank Ltd.	"391404'	5,00,000/-

It is further agreed in between the parties of this development Agreement that, the Developer shall hand over the possession of the four 2 BHK Flat to the owners with respect to their share and after getting the possession of those flats the owners shall have absolute right and liberty to Sale said Unit/Flat which is specifically identified in the Registered Deed of Declaration towards the share of the owners and to receive independently the consideration of said sold Unit and the no consent of the developer shall be needed for execution of the Agreement to Sale and Sale Deed by the owners. After completion of the construction work, the developer shall execute Registered Possession Deed in favour of the Plot Owners with respect to their share.

4. The Owners have assured that they are the full Owners of the said property and that the property is not subject to any dispute, litigation, mortgage, charge or any other encumbrance. In future if any dispute with respect to the title of the property is arises the owners shall resolve all the disputes at his own cost and make available to the developer the clear, good and marketable title of the property referred under the schedule. If the owners shall fail to resolve the disputes in reasonable period then they shall pay all the losses to the developer because of the delay.

5. WHEREAS, it is decided between the parties of this development agreement that the party on the second part i.e. developer shall construct and complete the entire project within period of 36 months plus 6 months grace period if required from the date of commencement certificate/ construction permission given by the Municipal Corporation, Aurangabad and if due to any litigation/dispute the Development work shall stop in future then the time period of this development agreement shall automatically extended. Both the parties of the development agreement are agreed and consented for the same.





6. The developer will be entitled to carry out the entire construction work at his own costs and risk and developer shall pay all the necessary charges/taxes for construction and development work. The Owners hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the Development work in respect of the said property and construction.

7. It its clearly agreed in between the owners and developer that, the Developer shall have full right to sale the entire construction to any of the prospective purchaser, including the construction after loading the TDR, premium paid FSI and all other FSI on the said property and shall receive and retain the consideration amount of the said construction/flats except the share i.e. four flats of the owners referred above.

8. It is clearly agreed in between the owners and developer that, the Developer will purchase T.D.R. and premium paid FSI available as per the norms of the planning authority, for the said plot referred under the schedule and utilize the same on the said plot by additionally constructing the upper floors and also the developer will have entire rights to sale, mortgage, transfer the said additional construction and to retain the entire consideration amount of the said additional constructed area (by availing TDR) and the owners will not have any objection for the same and consented for the same, expect the construction / flats retain by the owner.

9. The Owners declares that no notice from the government or any local Body or authority including the Aurangabad Municipal Corporation have been received by or served upon the Owners or any person interested in the said property.

10. The Owners declares

(a) That the Owners are entitled to enter into this Agreement with the Developer and they have full right and authority to siga and execute the same.
(b) That the Owners have not agreed, committed or contracted or entered into any agreement for sale, sale deed, gift or lease of the said property or any part thereof to any persons or person other than the Developer and that they have not created any mortgage charge or any other encumbrances on the said property as mentioned herein.
(c) That the Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development in the said property may be prevented or affected in any manner whatsoever.
(d) The owners hereby assured and states that the property under development is not subject to any acquisition, requisition, reservation and also not comes under any, tenancy, protected tenant or any tenancy law, any type of Inam or Ceiling and it is in the permissible category of development without any permission from Collector or Govt. except the N. A. permission.

11. Whereas the Owners assured that the property under agreement is free from all the disputed, litigation, charges and encumbrances and if any party claim any right or creates dispute or file any litigation then the Owners themselves shall clear all the disputes, charge whatever at their own cost and expenses and also liable to pay the damages and compensation to the developer if he suffered from any, from

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the part of the Owners, the period of development shall extended automatically till the sort out of all the problems, litigation etc.

12. All out of pocket expenses of and incidental to this agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance and other assurance in respect thereof including stamp duty and registration charges shall be arranged to be paid by the Developer so that the Owners will not be required to pay the same.

13. The Developer shall be entitled to enter into separate contracts in his own name with building contractor, architects and other for carrying out the said development at his risk and costs. If any litigation arising between the builder and the contractor or technical experts, skilled or unskilled labors or with any other person in relation to the development of this property, the owners shall not be held responsible in any way.

If any accident or damage is caused to the property or to the person such as labors, engineers or to the property and person of neighbors during the development the owners shall not be responsible in any manner for this mis-happening.

14. Whereas the developer can obtain the construction permission sanctioned from the concern authorities at his own cost, and further can revise, modify, change and construction plan (except the Units allotted to the owners) after taking the necessary construction permission and sanctioned layout from the competent authority at his own cost.

15. The Developer/Builder i.e. party on the second part can mortgage his share i.e. the flats belongs to developer's share referred above, in the property referred under the schedule more particularly describe and referred under the registered Deed of Declaration to any bank or financial institute for raising the Project loan/construction finance, funds or financial assist from any bank or financial institute and the owners have consented for the same and no other any consent or NOC from the owners shall be required. The liability of the re-payment of the loan amount whatever taken from any bank or financial institute will be entirely of the developer only and owners will not liable for the same.

16. It is agreed in between the parties that in pursuance to this development agreement the plot Owners shall execute the Registered Irrevocable General Power of Attorney in favour of the developer, for carrying out the entire construction, to take all necessary permission for development, to sale the entire construction including the construction after loading the TDR (except the share retain by owners) to receive and retain the consideration amount out of sale, and to purchase and load the TDR while taking the permission, to mortgage the property of developers share to any bank or financial institute for obtaining the loans, in respect of the plot under development.

17. It is further agreed between the parties that, the developer shall pay all the taxes like income tax, GST, Property Tax, etc. for the units with respect to his share.

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18. It is further agreed between the parties that, similarly the owners will pay all the taxes like Income tax, GST, Property Tax, etc; with respect to their share i.e. Four Flats. Further the Owners shall open the GST account in their name and the owners shall pay the GST pertaining to their share i.e. Four Flats.

THE SCHEDULE ABOVE REFERRED TO

All the part and parcel of the Property Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Ithkheda, Aurangabad as under;

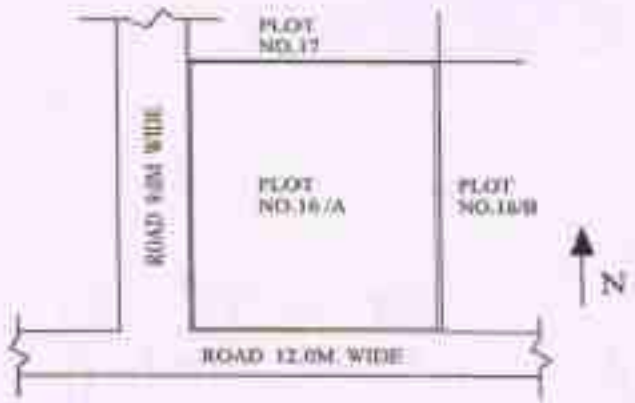
Boundaries of the Property/Land Under Development:-

East	Plot No. 16-B
West	9.00 Mtr Wide Road
South	12.00 Mtr Wide Road
North	Plot No. 17

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PLAN FOR DEVELOPMENT AGREEMENT OF PLOT NO.16/A
GUT NO.47, VILLAGE ITKHEDA AURANGABAD.
ADMEASURING TOTAL AREA- 470.48 Sq.m
NAME OF OWNERS-DR. ANJALI PRAVINKUMAR WASADIKAR
DR. PRAVINKUMAR PRABHAKAR RAO WASADIKAR
NAME OF DEVELOPER- MR. VIKAS LAXMAN CHAUDHARY



PLOTS UNDER DEVELOPMENT SHOWN IN RED (NOT TO SCALE)

DEVELOPER

MR.VIKAS LAXMAN CHAUDHARY
(PROPRIETOR OF M/S.VIKAS DEVELOPERS)

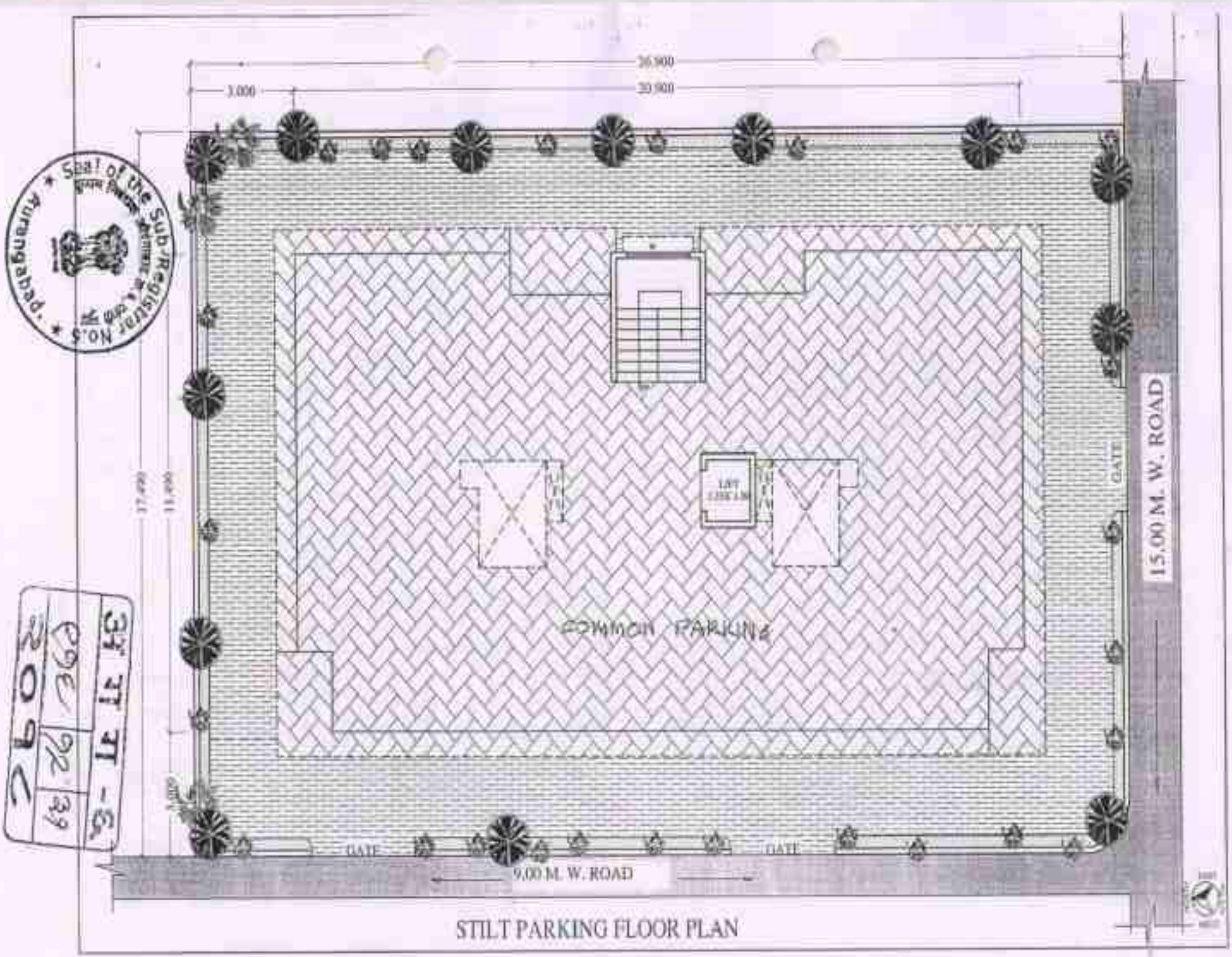
PLOT OWNERS

DR. ANJALI PRAVINKUMAR WASADIKAR

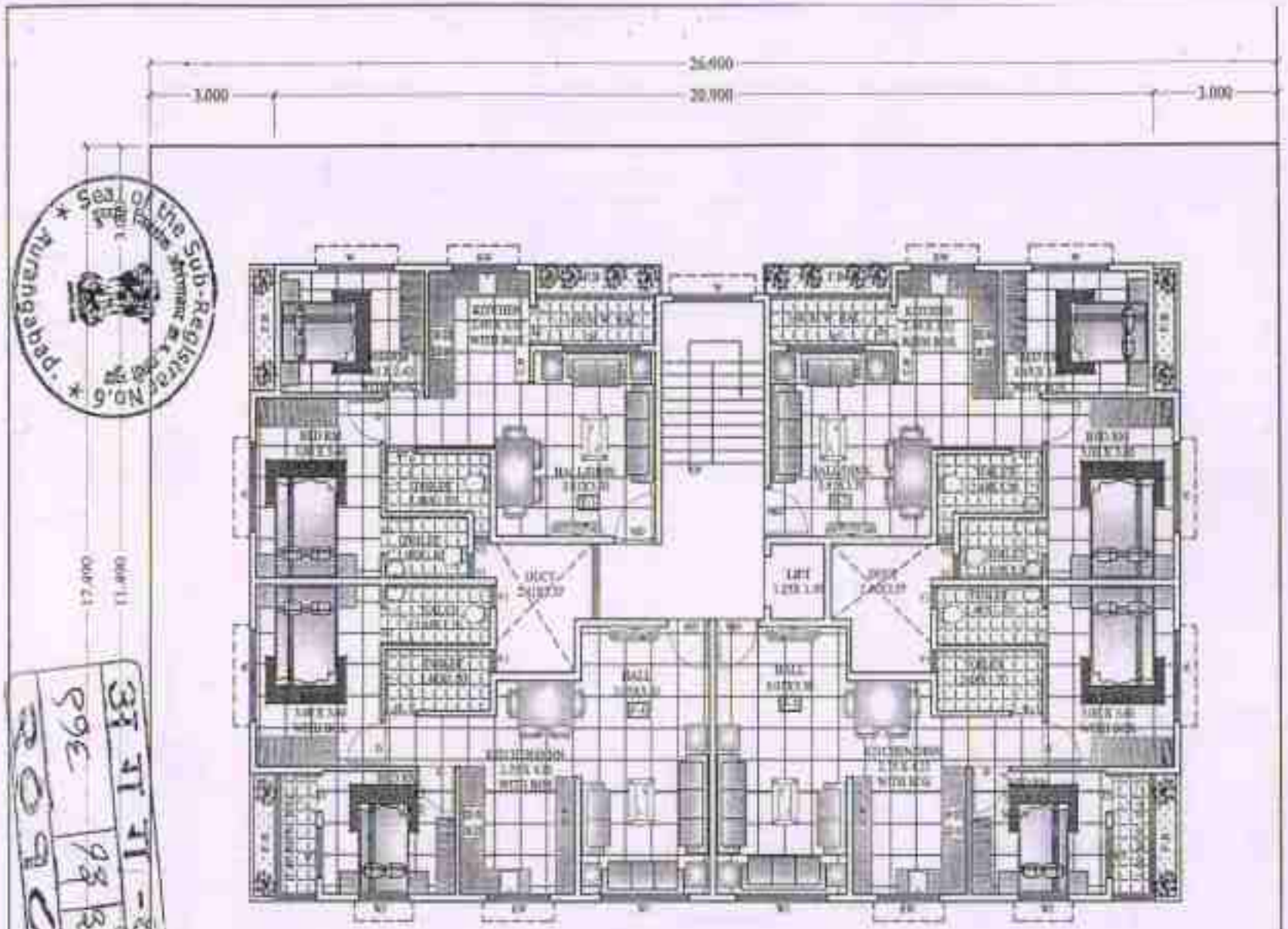
DR. PRAVINKUMAR PRABHAKAR RAO WASADIKA

Seal of the Sub-Registrar No.6 Aurangabad.

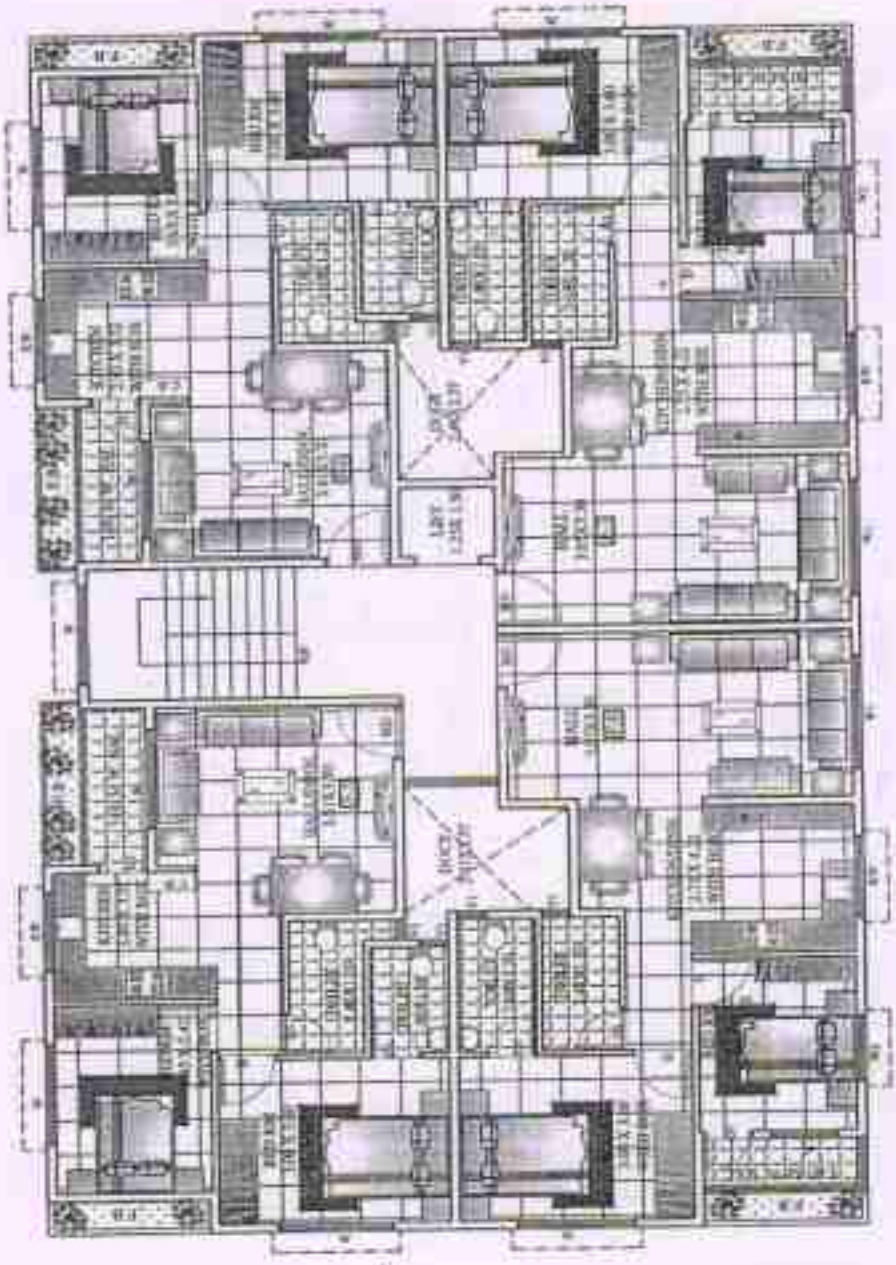
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STILT PARKING FLOOR PLAN



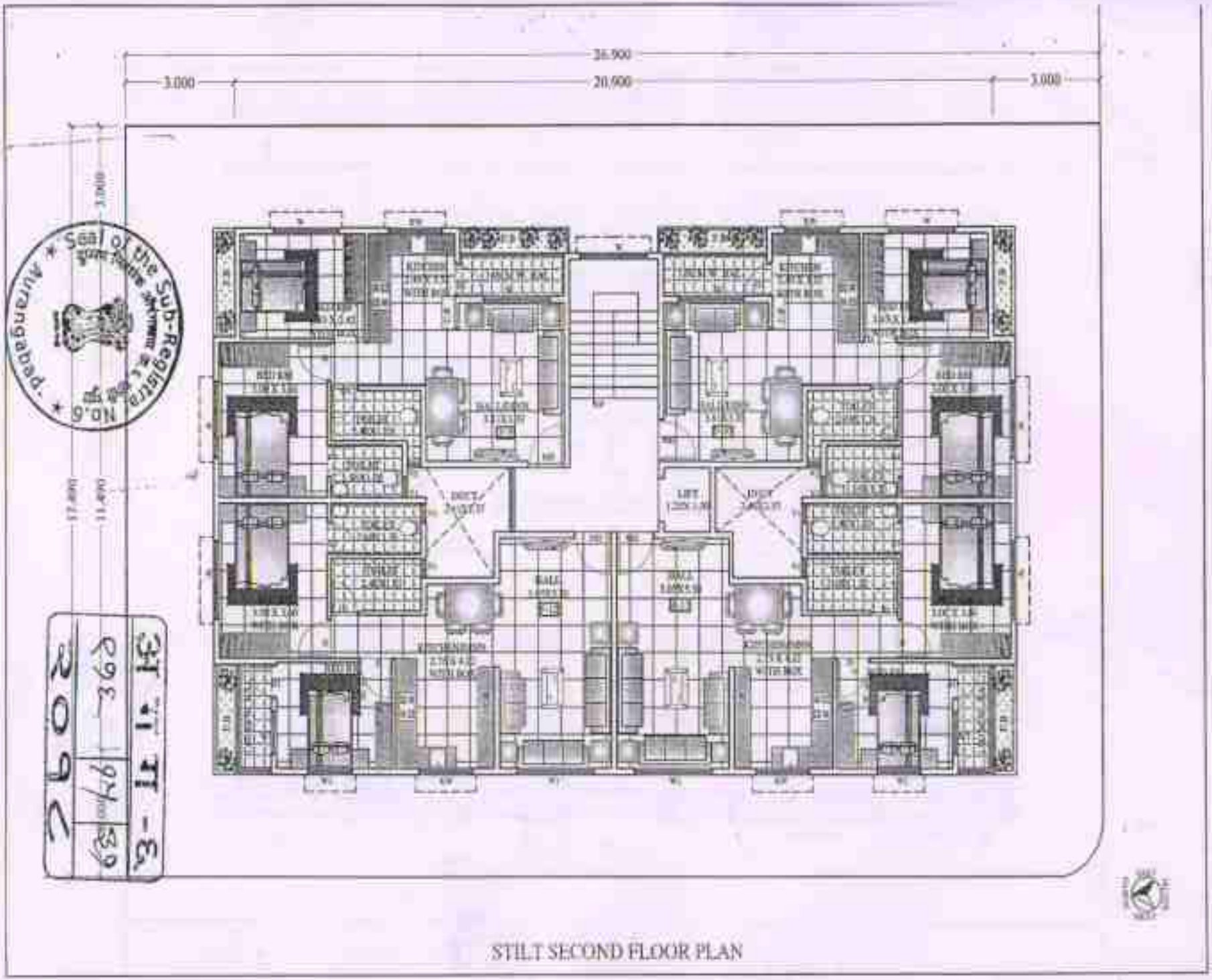
STILT GROUND FLOOR PLAN



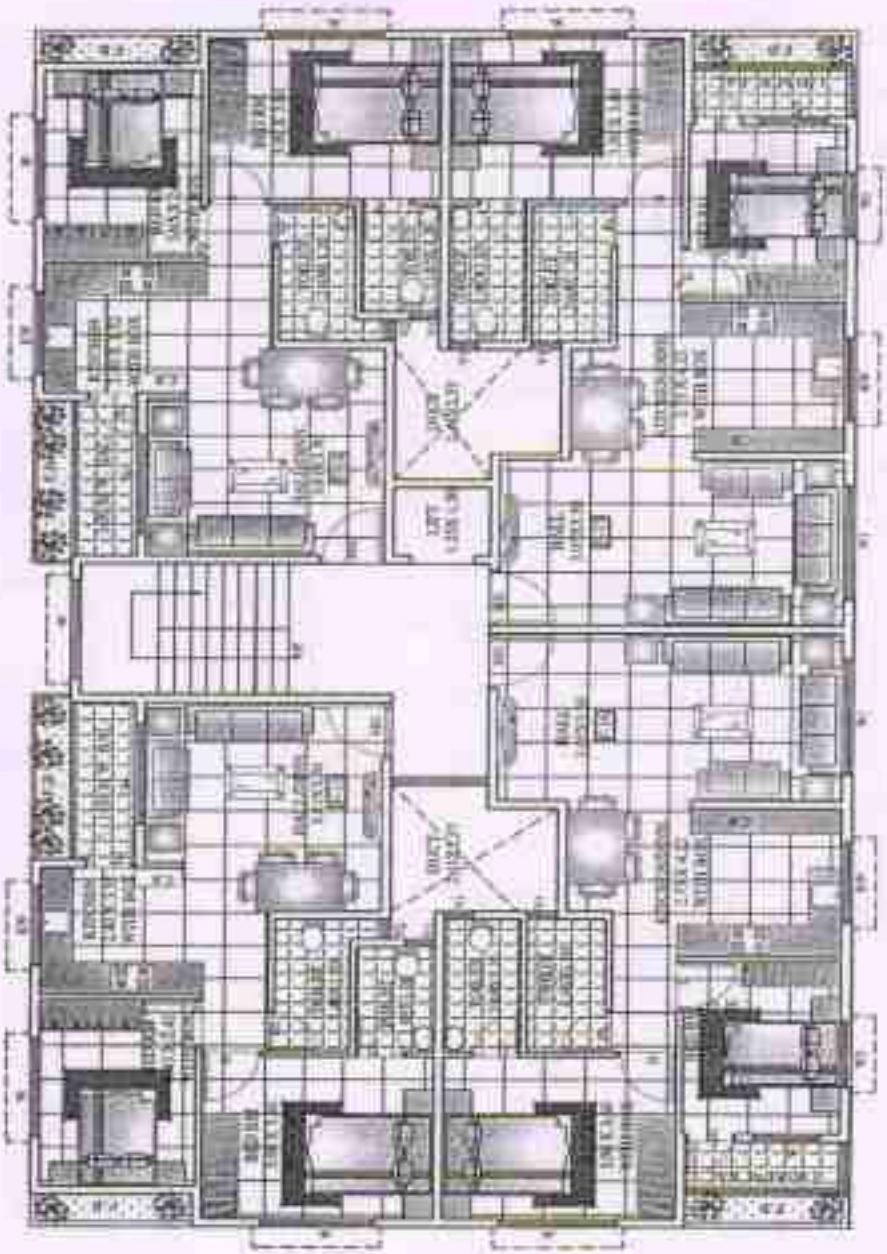
STILT FIRST FLOOR PLAN

Seal of the Sub-Registrar
Aurangabad.

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STILT SECOND FLOOR PLAN



STILT THIRD FLOOR PLAN

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SPECIFICATION OF CONSTRUCTION OF OWNER'S SHARE

1.Flooring – Vitrified Tiles Flooring Of Best Quality to All Rooms.

2.Toilet –Marble Door Frame With FRP coated Shutters Antiskid Flooring With Full Height Dado In 12"x 18" Tiles and Premium Quality Plumbing Fitting

3.Ceramic – Basin And Commodes of Standard quality

4.Electrical- Concealed Electrification With A.C Point With Modular Switches

5. Windows – Powder Coated Aluminum Sliding Windows With Mosquito Net And Safety Grills.

6. Doors – Decorative Main Door With Decorative Frame in Ply.

7. Paint – Internal: Acrylic base OBD Paint External: Premium Quality Cement Paint

8. Lift- Best Quality Lift For Vertical Circulation.

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INWITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.





THE OWNERS

1. **Dr. Anjali Pravinkumar Wasadikar**

2. **Dr. Pravinkumar Prabhakar rao Wasadikar**





DEVELOPER/BUILDER

Shri. Vikas Laxman Chaudhary

Prop. of M/s Vikas Developers





WITNESSES:-

1. MR. SACHIN B. VARMA
   AGE - 38Y, R/o. AURANGABAD



2. MR. KUNAL V. KASAR
   AGE - 33Y, R/o. AURANGABAD





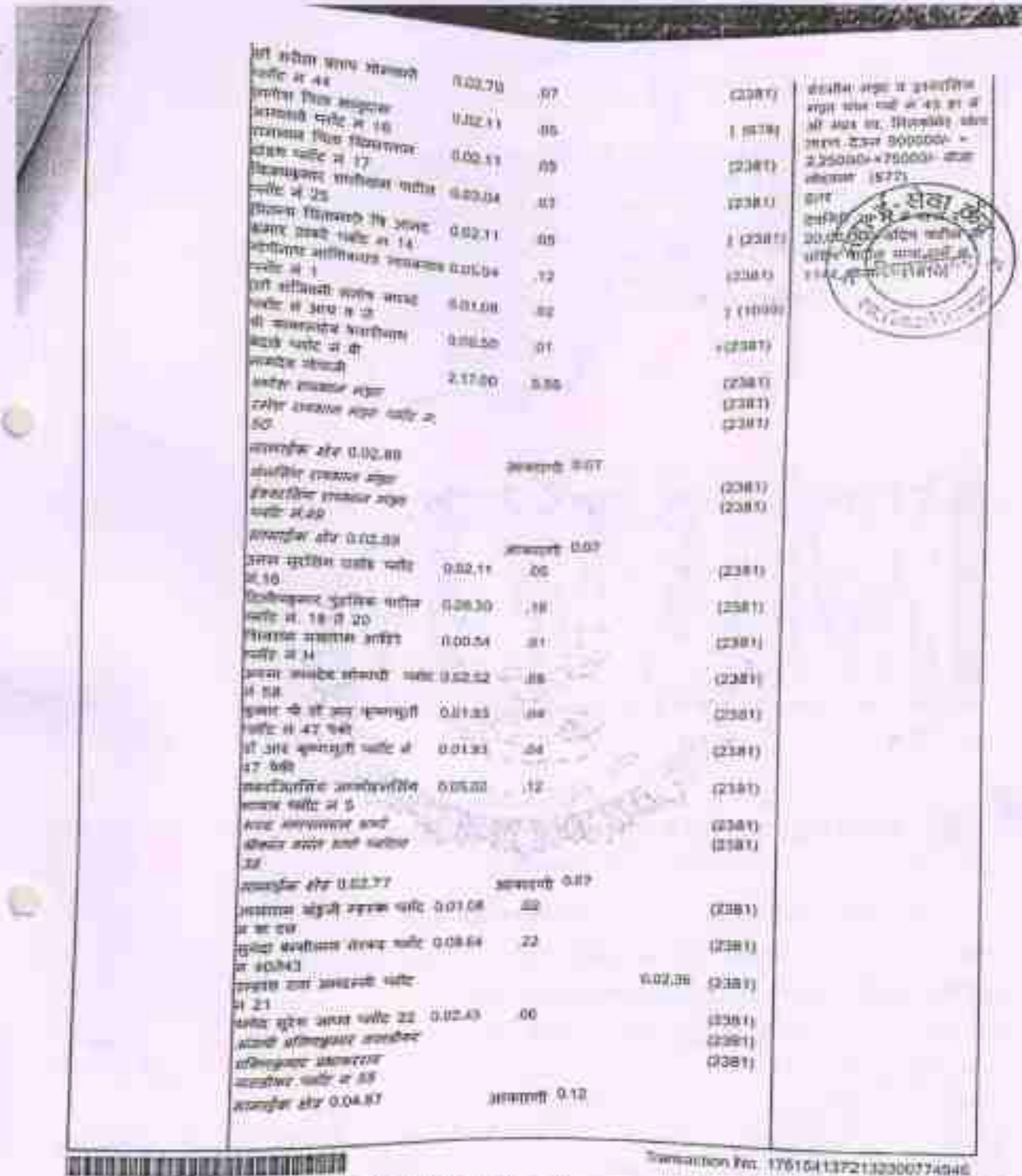
3) Mr. Ramesh Laxman Wahul
   Age: 55, Aurangabad





Seal of the Sub-Registrar No.5 Aurangabad.

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९७६	१८	३९
२०९८		



Transaction No: 176164137213230077494G

सदर बाजारी ही नोंद सहदोनसबरीजाकडील दिनांकित झालेली आणि ती ——— या लेखाबरोबर जोडलेली आहे.

सूची क्र. II - ६

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Seal of the Sub-Registrar No. 6 Aurangabad

Scanned by CamScanner

INDIA

Sale Register Sr. No. 1151 Date 20/11/24
Name & Add Of Purchaser. Dinesh Tarvin Kumar
Kasliwal by Whom Cashier Bank
Rs. 35240/- Rs. Thirty Five Hundred Forty
Vendor-The Akola Urban Co-Op. Bank Ltd.
Jalna Rd. Aurangabad Authorization No. D-5)
STP (V) / CR 1013104104/2250-03 dt. 28-05-04

Authorised Signatory



निवासी सहन प्लॉटचे खरेदीखत

किमत रक्कम रुपये ७,०६,०००/-(अक्षरी रुपये सात लाख सहा हजार रुपये फक्त) मिळकत मौजे ईटखेडा सा.जि.औरंगाबाद येथील गनपा औरंगाबाद हद्दीतील मिळकत र.डी.सा.र.डी.औरंगाबाद पैकी भाग.
झोन नंबर ५.१००, दर प्रति चौरस मिटर १५००/- रुपये प्रमाणे.

Seal of the Sub-Registrar No.1

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९३८	१	१२

Seal of the Sub-Registrar No.6 Aurangabad.

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९९६	२१	३१
२०९८		

दस्त क्रमांक : 6318/2007

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	पक्षकार [illegible]	लिहून देणार		
	वय : [illegible]	वय 59		
	स्वाक्षरी :	सही		
2	पक्षकार [illegible]	लिहून देणार		
	वय : [illegible]	वय 42		
	स्वाक्षरी :	सही		
3	पक्षकार [illegible]	लिहून देणार		
	वय : [illegible]	वय 50		
	स्वाक्षरी :	सही		
4	पक्षकार [illegible]	लिहून देणार		
	वय : [illegible]	वय 40		
	स्वाक्षरी :	सही		

Seal of the Sub-Registrar No.1 ★ AURANGABAD ★

1 OF 1

Seal of the Sub-Registrar No.6 ★ Aurangabad. ★

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(9)

READ: 1) Application dated [illegible] from Shri [illegible] District Aurangabad.

2) Correspondence ending with No. [illegible] dated [illegible] from [illegible]

No.NB/Desk-II/NMD-I/[illegible]
Office of the Collector
Aurangabad, Dt: [illegible]

ORDER

To land comprised in S.No./G.No./CTS/No. [illegible] measuring [illegible] belonging to Shri [illegible] of village [illegible] Taluka [illegible] District Aurangabad and Shri [illegible] of village [illegible] Taluka [illegible] District Aurangabad has applied that Non-Agricultural permission may be granted to him to use an area admeasuring [illegible] out of the said land for the non-agricultural purpose of [illegible]

2/-

The enquiries made into this application reveals

1) The applicant herself/Himself is the occupant/holder of the land and that there are no co-occupants/superior holders or other persons have any interest of title therein.

2) The land in question was held on the New and/or Imperishable tenture or had been purchased by the occupant under Section 32 FK of the D.L. and A.L. Act or under section 46, and 49-A of the B.T. & A.L.(Vidarbha region and Kutch area) Act, 1958 or under section 38 F and 38-G of the Hyderabad Tenancy and Agricultural lands Act, 1950, and the occupant has already obtained the Collector's permission to use his land for N.A.purchase or get the same changed into an ordinary tenure.

3) The other co-occupants/superior holders/tenants/persons have interest in the land have given written consent that they no objection to permission being granted to the applicant.

4) The land in question was an Ex-Inam land regranted for a agricultural purpose in New Tenure and the grantee has already paid the account of Nazrana for using the land for the N.A. Purpose.

5) There has been an encumbrances of the land granted for the security of this land by Government/Co-op.society or Bank and the authority by which the loan has been granted has no objection to be grant of N.A.Permission.

6) The land is not under acquisition and is not likely to be acquired in the near future for any Government or public purposes.

Contd...2/-

Seal of the Sub-Registrar No.6 Aurangabad.

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7) The land is not reserved for any specific purpose in the the Regional/Development Plan or in the T.P. and the concerned authorities have no objection to the land being used for the purpose of:

8) The land in suitable for the prupose for which it is proposed to be used from the sanitary and public health points of view, the D.H.O. [illegible] has communicated his 'No objections' in this respect.

9) The applicant has produced the layout plan/building plans duly approved by the Town Planning & Valuation Department

10) The layout plan and building plans produced by the applicants are in confirmity with the provisions in scheduled II and III appended to the Maharashtra Land Revenue (Conversion of use of land and N.A.A.)Rules 1969.

11) The Railway Prision/Jail authorities have no objection to grant of N.A.Permission in Question.

12) The application has produced the 'No objection Certificate' of the District Magistrate or of the Explosive Officer.

13) The applicant has maintained adequate open marginal s[illegible] on both the sides of the electric high power transmission passing through the land.

14) The applicant has observed the building regulations [illegible] of Ribbon Development Rules as prescribed.

15) There is easement and other rights in the land [illegible] persons having such right has no objection to the [illegible] of the N.A.Permission.

16) The applicant has obtained from the competent authority of the mining quarrying lease or permit under the Mineral Extraction Rules.

17) The Applicant has agreed to abide by the conditions subject to which the N.A.Permission would be granted to him

In consideration of the above points there seems no objections to the Non-agricultural permission applied for in this case being granted to the applicant.

3. In exercise of the powers vested/delegated to [illegible] section 44 of the Maharashtra Land Revenue Code 1966 the Collector/Tahasildar of Aurangabad is pleased to grant Shri /Smt [illegible] Sq. Mtrs. non agricultural permission to [illegible] District [illegible] out of S.No./Gat No. [illegible] for non agricultural measuring [illegible] Taluka [illegible] for the period of [illegible] years of [illegible] purpose of [illegible] subject to the following conditions.

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Seal of the Sub-Registrar No.6 Aurangabad.

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1) he grant of permission shall be subject to the provision of the Code and Rules made thereunder;

2) that the grantee shall use the land together with building and so structure thereon. Only for the prupose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other prupose without obtaining the previous written permission to that effect for the Collector/S.D.O. Tahasildar of the this purpose the use of a building shall decide the use of the land.

3) that the grantee shall not sub-divide the plot or sub-plot if any approved from the authority granting this permission.

4) That the grantee shall develop the land strictly in accordingwith sanctioned layout plan within a period of from the date of this orders but (a) constructiang roads, drains etc. to the satisfaction of the Collector/S.D.C./Tahsildar and the concerned Municipal authority and (b) by measuring and demarcating the plot by the ~~authorities~~ and Survey department and until the land is so developed no plot therein shall be disposed of by him in any manner.

5) That in the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that that plot subject to the conditions mentioned in this order and sahall and to make a specific mentioned about this in the deeds to be executed by him;

6) That this permission is to build on a plinth area of ~~Or~~ square metres as specified in the site plan and or building ~~sanction~~ in the site and or building plan annexed herein and the remaining are of ~~the plot~~ square metres of the plot shall be kept vacant and open to sky.

7) That the grantee shall be bound to obtain the requisite building permission from the village panchayat Municipal council Municipal ~~corporation~~ before ~~starting~~ construction of the proper building or other structures, if any;

8) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the pvisions contained in Schedule II appended to the Mah. and Revenue Code (Conversion of use of Land and N.A.Assessment) Rules 1965 and get them approved by the Collector/S.D.O./Tahasildar of ~~Dy.~~ and ~~Commence~~construct the building according to the sanctioned

9) That the grantee shall maintain the open marginal distance of ~~-~~ Feet fromthe ~~centra~~l of ~~P.W.D.~~ road which is a National State Major district other District Road/Village Road.
(*) tobe stayed as per provision contained in Schedul appended to the M.L.R.C. (conversion of use Land and N.A.A.) Rules 1968.)

10) That the grantee shall commence the N.A. use of the land with the period of one year from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.

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Seal of the Sub-Registrar No. 9 Aurangabad.

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11) That the grantee shall pay the N.A.Assessment in respect of the land at the rate of Rs. ~~1-2/-~~ per Sq.metre from the date of commencement of the N.A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of land the N.A. assessment shall be liable to be levied at the different rate irrespectively of the fact that the guarantee period of the N.A.Assessment already levied is yet to expire.

12) That the N.A.Assessment shall be guaranteed for the period ~~adding~~ ~~thereafter~~ which it shall be liable to revision at the revised rate, if any.

13) That the area and N.A.A assessment shall pay the measurement fees within one month month from the date commence of N.A.use of the the land.

14) That the area and N.A.Assessment mentioned in this order and sanad will be liable to be altered in according with the actual area found on measuring the land by the Survey Department.

15) That the ~~xxxxxxxxxx~~ guarantee shall construct substantial building and/or other structure, if any, the land within a period of the land this period may be extended by the Collector of three years from the date of commencement of the N.A.use of the land. This period may be extended by the Collector/S.D.O./Tahsildar ~~[illegible]~~ in this discretion, on payment by the guarantee such fine premia as may be imposed ~~by~~ as per Government orders.

16) That the grantee shall ~~[illegible]~~ not make any additions or alternation to the building ready constructed as per sanctioned plans without the previous permission of and without ~~[illegible]~~ the plans thereof approved by the Collector/S. D.O./Tahsildar Municipal council/Municipal Corporation ~~[illegible]~~ Town planning department (as the case may be)

17) That the grantee shall be bound to execute a sanad in form as provided in schedule IV or V appended to the M.L.R.C. (conversion of use of land and N.A.A)Rules 1969 amending thereon all the conditions of this order within a period of one month from the date of commencement of the N.A.use of the land.

18)(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad the Collector/S.D.O./Tahsildar may without prejudice to any other penalty to which ~~[illegible]~~ he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as law may direct;

(b) Not withstanding any thing contained in clause (a) above it shall be lawful for the Collector/S.D.O./Tahsildar of ~~[illegible]~~ to direct the removal of alternation of any building or structure the removal of alternation of any building or structure directed or used contrary to to the provisions of this grant within such time as is specified therein on behalf by the Collector/S.D.O./Tahsildar and on such removal or alternation not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee an arrear of land revenue.

19) Any other ~~[illegible]~~ condition :-

1) ~~[illegible]~~ conditions fulfilled in Annexure sheet of T.P.Scheme ~~[illegible]~~ ~~[illegible]~~ ~~[illegible]~~ Agreement.

2) ~~[illegible]~~ conditions mentioned in the previous Agreement dated ~~[illegible]~~ T.P.S.(Corporation) ~~[illegible]~~

Seal of the Sub-Registrar No.6 Aurangabad.

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4/- The grant of this permission is subject to the provisions of any other laws for the time being in force and that may may be applicable to the relevant other facts of the cases e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act Municipal Act.

Collector, Aurangabad

To:

1) Shri

(with the approved plan)

2) Copy to the Tahsildar for information and necessary action.

3) Copy to the District Inspector of Land Records, Aurangabad for information.

4) Copy to the Tahsildar U.A.

5) Copy to the Sub-Divisional officer for information.

6)

For Collector, Aurangabad.

Seal of the Sub-Registrar No.5 Aurangabad.

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२०९८		

PERMANENT ACCOUNT NUMBER

ADNPC8590P

NAME

VIKAS LAXMANRAO CHAUDHARY

FATHER'S NAME

LAXMANRAO DAGADU CHAUDHARY

DATE OF BIRTH

18-05-1983

SIGNATURE

Government of India

5029 7990 0145

Seal of the Sub-Registrar No.6 Aurangabad.

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Election Commission of India

CVT2496800

Kunal Vilasrao Kore

343/916
गुरुवार,15 फेब्रुवारी 2018 6:05 म.नं

दस्त गोषवारा भाग-1

अगगड
दस्त क्रमांक: 916/2018 -2-139

दस्त क्रमांक: अगगड /916/2018

बाजार मुल्य: रु. 50,82,000/- मोबदला: रु. 50,82,000/-

भरलेले मुद्रांक शुल्क: रु.2,54,100/-

दु. नि. सह. दु. नि. अगगड यांचे कार्यालयात
अ. क्र. 916 वर दि.16-02-2018
रोजी 5:45 म.नं. ला. हजर केला.

पावती:1386 पावती दिनांक: 16/02/2018

सादरकरणाऱ्याचे नाव: श्री. विकास लक्ष्मण चौधरी - घोषवारा
मे. विकास डेव्हलपर्स - डेव्हलपर/बिल्डर - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	30600.00

दस्त हजर करणाऱ्याची सही:

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्तऐवज प्रकार: डेव्हलपमेंट ॲग्रीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा लगतच्या अशांतेच्या कोणत्याही क्षेत्रात मोबदला हद्दीत किंवा (दोन) मध्ये समाविष्ट न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 16 / 02 / 2018 05 : 45 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 02 / 2018 05 : 45 : 37 PM ची वेळ: (पळी)

Seal of the Sub-Registrar No.6 Aurangabad.

Summary-2(दस्त गोषवारा भाग - २)

16/02/2018 6 08:53 PM

दस्त गोषवारा भाग-2

अगाव
दस्त क्रमांक:916/2018-5.0

दस्त क्रमांक :अगाव6/916/2018
दस्ताचा प्रकार :-डेव्हलपमेंट ऑग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. विकास लक्ष्मण चौधरी - प्रोप्रायटर चे. विकास डेव्हलपर्स - डेव्हलपर/बिल्डर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स.- वेदांतनगर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन नंबर:ADNPC8590P	लिहून घेणार वय :-50 स्वाक्षरी:-		
2	नाव:डॉ. अंजली प्रविणकुमार वाकडीकर - प्लॉट ओनर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स.- प्लॉट नं. 39, उस्मानपुरी, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन नंबर:AKZPK7513M	लिहून देणार वय :-50 स्वाक्षरी:-		
3	नाव:डॉ. प्रविणकुमार प्रभाकर वाकडीकर - प्लॉट ओनर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स.- प्लॉट नं. 39, उस्मानपुरी, औरंगाबाद., महाराष्ट्, औरंगाबाद. पिन नंबर:AADPW9677N	लिहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट ऑग्रीमेंट या दस्त ऐवज करुन दिल्याचे कबुल करतात.
बिल्कर क्र.3 ची वेळ:16 / 02 / 2018 05 : 47 : 43 PM

ओळख:-
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांनी ओळख पटविली.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. रमेश लक्ष्मण बाहुले - - वय:36 पत्ता:Na.- Urangabad. पिन कोड:431001	स्वाक्षरी		
2	नाव:श्री. कुमार विश्वानंद कासार - - वय:33 पत्ता:स.- एकनाथनगर, उस्मानपुरा परीसर, औरंगाबाद. पिन कोड:431001	स्वाक्षरी		

बिल्कर क्र.4 ची वेळ:16 / 02 / 2018 05 : 49 : 06 PM

Joint S R Aurangabad VI

Seal of the Sub-Registrar No.6 Aurangabad.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH010460306201718E	00058866422201718

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

916 /2018

Know Your Rights as Registrants

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.isarita@gmail.com

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प्रमाणित करण्यात येते की,

वरील दस्तऐवजाचा अनुक्रमांक 2018 चे असेल.

दस्त गोषवारा भाग-१ मध्ये 916/2018 ची नोंद केली.

नोंदणी लिपीक

Seal of the Sub-Registrar No.6 Aurangabad.

17/02/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद

दस्त क्रमांक : 916/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) इटखेडा

(1)विलेखाचा प्रकार	डेव्हलपमेंट ॲग्रीमेंट
(2)मोबदला	5082000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5082000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन , इतर माहिती: मौजे. इटखेडा,पैठण रोड, औरंगाबाद येथील महाराजस्वअभियान एकत्रीकरण स्कीम गट नं. 47,पै गटनंबरील प्लॉट नं. 16-ए,क्षेत्र क्षेत्रफळ 470.48चौ.मीटर असून सदरच्या या प्लॉट बाबत सदरच्या या दस्तामध्ये करिअर नमुद केल्याप्रमाणे पात्रील उभय पक्षकारांत डेव्हलपमेंट विकास करार,करीता हा "डेव्हलपमेंट ॲग्रीमेंट" या शिर्षकाचा नोंदणीकृत करार.((Plot Number : 16-A ; GAT NUMBER : 47 ;)
(5) क्षेत्रफळ	1) 470.48 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डॉ. अंजली प्रविणकुमार वासलीकर - प्लॉट ओनर - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- प्लॉट नं. 39, उल्कानगरी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AHZPK7513M 2): नाव:-डॉ. प्रविणकुमार प्रभाकर वासलीकर - प्लॉट ओनर - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- प्लॉट नं. 39, उल्कानगरी, औरंगाबाद, महाराष्ट्, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AADPW9627N
(8)दस्तऐवज करुन देणा-या पक्षकाराचे वा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. विकास लक्ष्मण चौधरी - प्रोप्रायटर ऑफ विकास डेव्हलपर्स - डेव्हलपर/बिल्डर - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- वेदांतनगर, औरंगाबाद, महाराष्ट्, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ADNPC8590P
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/02/2018
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2018
(11)अनुक्रमांक,खंड व पृष्ठ	916/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	254100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग-२
औरंगाबाद.क्र.-६