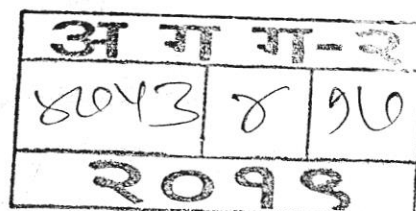


Amount	Cheque No.	Bank	Name of the Receiver
5,00,000/-	091500	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Shri. Purushottam Vinayak Ambekar
5,00,000/-	094641	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Shri. Purushottam Vinayak Ambekar
5,00,000/-	094642	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Shri. Purushottam Vinayak Ambekar
5,00,000/-	094643	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Sou. Pornima Purushottam Ambekar
5,00,000/-	094644	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Sou. Pornima Purushottam Ambekar
5,00,000/-	094645	Ahmednagar Co-op. Bank Branch Garkheda, Aurangabad	Sou. Pornima Purushottam Ambekar

4. In addition to the terms and conditions of saleable constructed area in consideration of development being carried out by the developer, the developer shall hire 2BHK flat in a area acceptable to owner the rent Rs. 10,000/- per month for same to paid by developer till developer handed over possession on constructed 3BHK flats two flats to each of owners with necessary tax assessment orders occupation certificate and completion certificate etc.



5. It is further agreed in between the parties of this development Agreement that, after completion of construction work, the Developer shall hand over the possession of the four 3BHK Flat to the Owner(s) with respect to their share & thereafter only the owner shall have absolute right & liberty to Sale the said Unit/Flat which is specifically identified with area statement in the Registered Deed of Declaration towards the share of the owners & to receive independently the consideration of said sold Unit & the no consent of the developer shall be needed for execution of the Sale Deed by the Owners.
6. The constructed units/flats shared by the owner Two 3BHK Flats Mr. Purushottam Vinayak Ambekar & Two 3BHK Flats Sou. Pornima Purushottam Ambekar and Eight 2BHK Flats share by the Developer.
7. 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 & make available to the developer the clear, good & marketable title of the property referred under the schedule. If the owners shall fail to resolve the disputes in reasonable period then he shall pay all the expenses/losses to the developer.
8. 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 30 months plus 6 months grace period (if required) from the date of commencement certificate/ construction permission given by the Municipal Corporation, Aurangabad. If said construction is not completed within stipulated time mention in Development Agreement. The agreement automatically stands cancelled and the property as on that date will be owned by original owner.
9. The developer will be entitled to carry out the entire construction work at his own costs & risk & developer shall pay all the necessary charges/taxes for construction & development work. The Owners hereby agrees to render all assistance and cooperation 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.

