7. That, GPA Holder authorized to apply, obtain permissions, N.O.C. from Government Department, Local Authority, Municipal Corporation, Municipal Council, Town Planning, MSEB, private offices or where there is applicable for disposed-off their shares to the respective purchasers and receive the amount from developer or purchasers in the name of executors and deposit the amount in joint account of the executors.

8. To appear before any officer, authority, department for compliance of the procedure, queries and objections or fulfill the requirement as per need for development, completion, dispose of the executors share.

9. The Executors authorize the executee to sign development agreement, general power of attorney, MOU, agreement to sale, sale deed, conveyance deed, deed of declaration or any document require in the interest of executors or in the interest of developers.

10. To do all other things, acts and deeds, which are essential & necessary in our absence on our behalf to discharge or implementation of the act, provision, section, system, procedure.

11. To do all other acts, deeds, matters & things which may be necessary to be done for rendering these presents valid & effectual to all intents and purposes.

12. That, executors authorize the GPA holder to perform and carry out the purposes. I hereby grant powers, authority and right to the said executee to execute, exercise all the rights as shall think fit and proper by this General Power of Attorney.

13. To sign, verify, apply, present & declare plans, petitions, written statements, replies, affidavits, declarations, memorandum or appeal, applications, complaints, representations in forum, related to the requirement & need of the executors.

14. The executors to do everything whatsoever, which may be necessary/proper or expedient & which ourself if could do if personally present and if this General Power of Attorney has not been executed.

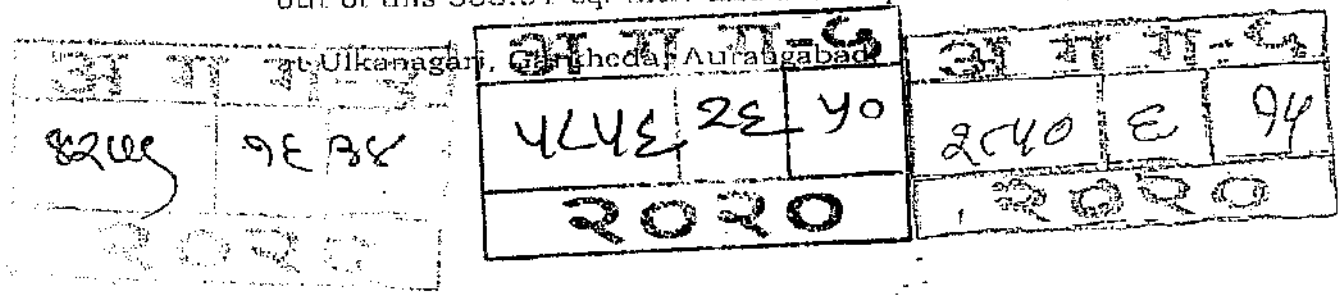
Schedule - A

Plot No. 24, CTS No. 15737/139, Total plotted area 487.00 sq. mtr. out of this 338.31 sq. mtr. and Built up 119.03 sq.mtr. Situated at Ulkanagari, Garkheda, Aurangabad.

Joint Sub-Registrar Class-2 Aurangabad No.-5

Joint Sub-Registrar Class-2 Aurangabad No.-5

Seal of the Sub-Registrar Class-2 Aurangabad No.-5



५५६	२७	५०
२०२०		

That, Chhaya Parashram Shelokar her two daughters have owned and possessed schedule property situated at Ulkanagari, Garkheda, Aurangabad.

2. The party of First part are owners of the Plot No. 24, CTS No. 15737/139, situated at Ulkanagari, Garkheda, Aurangabad. on said plot constructed house is more than 25 years old. Therefore, owners have decided to construct the apartment on schedule plot. through any developers. That, the owners not having any knowledge of the property, government offices and construction of the building. Therefore, Sr. No. 1 her husband, Sr. No. 2 & 3 their father have authorized and appointed as GPA Holder and signing authority on their behalf in their absence, the party of second part empowered, authorize as signing authority for GPA holder to take any decision for development of the schedule property.

3. The executors empowered and authorize the executee to deposit amount require for Govt. fees, taxes, dues, liabilities to the extent of their shares require in the various departments and collect the receipt, document, sign the papers as per requirement of the authority.

4. The executors have empowered the executee to execute development agreement and general power of attorney in favour of the competent developers for construction of the flatted building schedule plot.

5. The executors hereby authorize the executee to appoint any competent person, party, agency, advisor, consultancy, advocate, C.A., and all other parties, pay their fees, charges remuneration, appoint, discharge, terminate them and execute the necessary document as per requirement and need.

6. That, the executors have authorized the executee to present before the Municipal Corporation, Local Authority, Tahasildar, Collector, Land Record, Revenue Department, Sub Registrar, MSEB, Town Planning, Income Tax, GST Authority, Police Station, Court, and all the related offices, authority. The executee has absolute right to sign notice, submit application, authorities, deposit the fees, charges applicable for the matter and represent on our behalf, take all appropriate decision in our absence.

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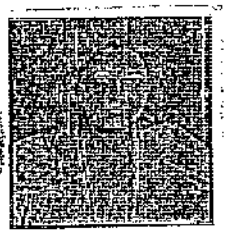
BOUNDARIES OF THE DONEES

East -	Plot No. 23
West -	Plot No. 25
South-	25 mtr. wide road.
North-	Shares of other party

अ. ना. सा-6

५५६	२५	५०
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THIS GENERAL POWER OF ATTORNEY IS REGISTERED WITH SUB-REGISTRAR AURANGABAD ON 25 JUNE 2020.



छाया प. शेलोकार

i) Mrs. Chhaya Parashram Shelokar



Kuebhagat.

ii) Kanchan Vilas Bhagat D/o Parashram Shelokar

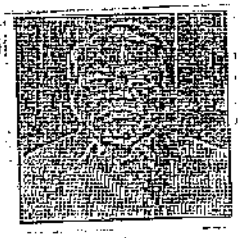


Shelokar

iii) Manasi Parashram Shelokar

Owner/Executors

PARTY OF THE FIRST PART



Mr. Parashram Rajaram Shelokar

Executee/GPA Holder

PARTY OF THE SECOND PART.

WITNESSES :

1) Name : Ramesh Ramdas Khawase
Age: 38 occ: Service
R/o.: Behind Hotel Chourangi
Garkheda, Aurabgabad.

Rkhawase



2) Name : Vilas Ramkrishna Bhagat
Age: 48 occ: Service
R/o.: Flat No. 13, Vinayak CHS,
Plot No. 39 opp. Vijaya Bank
. Sector 17, Kopar khairane, Thane

Vbhagat



अ. ना. सा-6

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अ. ना. सा-6

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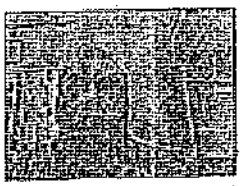
दस्त गोषवारा भाग-2

अनग5 ७४ = ५५
दस्त क्रमांक:2850/2020

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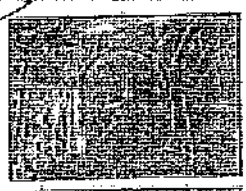
कमांक :अनग5/2850/2020

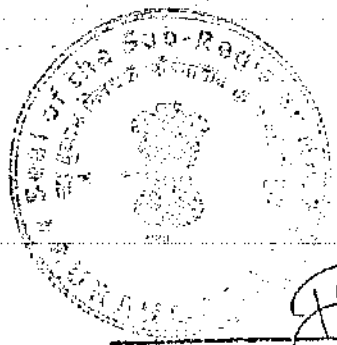
चा प्रकार :-जनरल पॉवर ऑफ अॅटर्नी

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:होल्डर - परशराम राजाराम शेलोकर - - पत्ता:-, -, -, -, उल्कानगरी , औरंगाबाद (एमएच), MAHARASHTRA, AURANGABAD, Non-Government. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-68 स्वाक्षरी:-		
2	नाव:देणार - सौ. छाया परशराम शेलोकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गारखेडा , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
3	नाव:देणार - कांचन विलास भगत पिता परशराम शेलोकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		
4	नाव:देणार - मानसी परशराम शेलोकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गारखेडा , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-29 स्वाक्षरी:-		

दस्तऐवज करुन देणार तथाकथीत **जनरल पॉवर ऑफ अॅटर्नी** चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
क्र.3 ची वेळ:30 / 06 / 2020 01 : 23 : 47 PM

ख:-
ोल इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विलास रामकृष्ण भगत - - वय:48 पत्ता:औवाद पिन कोड:431001	 स्वाक्षरी	
2	नाव:रमेश रामदास खर्डमे - - वय:38 पत्ता:गारखेडा औवाद पिन कोड:431001	 स्वाक्षरी	



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का क्र.4 ची वेळ:30 / 06 / 2020 01 : 24

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DEVELOPMENT AGREEMENT

Zone No. 1.151 : - @ Rs. 17000/- Per Sq. Mtr.

Govt. Valuation : - Rs. 1,17,60,000/-

Actual Consideration : - Not Applicable

This Development Agreement is made, executed and registered on this 06th day of November 2020 at Aurangabad.

BETWEEN

01. Mrs. Chhaya S/o Parashram Shelokar
Age:- 60 Yrs., Occ.:- Household
R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad
Aadhar No. 7161 4406 0937
PAN No. APTPS1514F

02. Mrs. Kanchan W/o Vilas Bhagat
(Kanchan D/o Parashram Shelokar)
Age:- 39 Yrs., Occ.:- Household
R/o:- Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai – 431 009
Aadhar No. 8584 5159 8133
PAN No. ASOPB0323K

03. Miss Mansi D/o Parashram Shelokar
Age:- 29 Yrs., Occ.:- Service
R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-3

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Aadhar No. 3386 7765 5615

PAN No. CLJPS8795Q

The Owner No. 01 to 03 have been represented by Power of Attorney Holder (daybook serial No. AGG - 5 - 2850 dated 30th June 2020), however the original deed has been executed by Owner No. 01 and 03 personally and for execution on behalf of Owner No. 02 and presentation for Owner No. 01 to 03 has been made by Power of Attorney Holder.

Mr. Parashram S/o Rajaram Shelokar
Age:- 68 Yrs., Occ.:- Pensioner
R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad.
PAN No. AJRPS2523D

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

04. Mr. Duryodhan Mahadeo Panchbudhe
Age:- 64 Yrs., Occ.:- Pensioner
R/o:- Flat No. 202, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad
Aadhar No. 8178 7133 6727
PAN No. AFOPP2919N

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Hereinafter called as the **OWNERS** (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include his / her / their heirs, successors, representatives executors, assigns etc.) & Party of the FIRST PART.

AND

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Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

Mr. Rahul S/o Baswant Nandgavali
Prop. Aditya Buildcon
Age:- 39 Yrs., Occ.:- Business
R/o:-Plot No. 1-A, New Shantiniketan Colony,
Jawahar Colony, Aurangabad.
PAN No. AEHPN8033M

Hereinafter called as **BUILDER / DEVELOPER** (Which expression shall mean, include all his heirs, successors, representatives, executors, administrators & assignees etc.) & **Party of the SECOND PART.**

WITH CONSENT OF

01. Mr. Abhimanyu S/o Duryodhan Panchbudhe
Age:- 40 Yrs., Occ.:- Service
PAN No. AIDPP9409R

02. Mr. Atul S/o Duryodhan Panchbuddhe
Age:- 30 Yrs., Occ.:- Service
PAN No. BLSPP2842M

Both R/o:- Flat No. 202, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad

Hereinafter called as the **CONSENTING PARTY** (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include his / her / their heirs, successors, representatives executors, assigns etc.) **& Party of the THIRD PART.**

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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अ ग ग-५ | ५८५६ | ९२ | ५० | २०२०

Ownership Act, 1970 and to do all the deeds for the formation of Association, to enter into agreement to sale and to execute the agreement to sale, correction deed and sale deed in respect of the constructed portion from his share.

The Consenting Parties have not been made party to the deed of Power of Attorney and Deed of Declaration registered in pursuance to present agreement as their presence is not required and the respective units shall be handed over to respective Owner No. 01 to 03 and on behalf of Owner No. 04 to Consenting Party No. 01 and 02 after completion of construction by virtue of Possession Deed by Builder / Developer.

20. That, this will not be a partnership between Owners and the Builder / Developer. Both the parties do not intend to create mutual agency. Both parties shall be liable to bear and pay income tax and other taxes attributable on their respective income/ shares / profits and on present agreement, as the case may be.

The Owners and Developer / Builder shall collect the Goods and Services Tax from the prospective purchaser/s pertaining to tenements falling in share of respective party and deposit the same with the relevant authority or make arrangements for the payment of the same at a later date whenever it becomes applicable.

SCHEDULE "A"

The plot of non agricultural land bearing No. 24, adm. 487.00 Sq. Mtrs. forming part of C.T.S. No. 15737/139, Sheet No. 177, situated at Ulkanagari, Garkheda, Taluka and District Aurangabad is bounded as under :-

EAST	:-	Plot No. 23
WEST	:-	Plot No. 25
SOUTH	:-	Road
NORTH	:-	Plot No. 274 corresponding CTS No. 15736/131

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2020

गोषवारा भाग - २)

दस्त गोषवारा भाग-2

अनग5 89/82

दस्त क्रमांक:5855/2020

:33 AM

5855/2020

विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
	श्री. राहुल वसंत नंदगवळी प्रो.प्रा. आदित्य बिल्डकॉन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जवाहर कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-39 स्वाक्षरी:-		
	नाव:लिहून देणार क्र.1.सौ.छाया परशराम शेलोकर, 2.सौ.कांचन दु.विलास भगत, 3.कु.मानसी पिता परशराम शेलोकर - यांच्या तर्फे मु.आम म्हणुन लिहुन देणार परशराम राजाराम शेलोकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-65 स्वाक्षरी:-		
3	नाव:श्री. दुर्योधन महादेव पंचबुध्दे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-64 स्वाक्षरी:-		
4	नाव:संमती देणार - श्री. अभिमन्यु दुर्योधन पंचबुध्दे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	मान्यता देणार वय :-40 स्वाक्षरी:-		
5	नाव:संमती देणार - श्री. अतुल दुर्योधन पंचबुध्दे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	मान्यता देणार वय :-42 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 11 / 2020 11 : 01 : 49 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निर्मल दशरथ मिश्रा - - वय:35 पत्ता:टि.व्ही.सेंटर औरंगाबाद पिन कोड:431001 स्वाक्षरी		
2	नाव:स्वप्नील सुभाष चतुर - - वय:33 पत्ता:शिवाजी नगर औरंगाबाद पिन कोड:431001 स्वाक्षरी		

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5 सह दुय्यम निबंधक वर्ग-2,औरंगाबाद क्र.-5 सत्यमेव जयते औरंगाबाद

शिवका क्र.4 ची वेळ:06 / 11 / 2020 11 : 02 : 17 AM

Joint Sub Registrar Aurangabad V

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5 सह दुय्यम निबंधक वर्ग-2,औरंगाबाद क्र.-5 सत्यमेव जयते औरंगाबाद

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WHEREAS the plot of non agricultural land bearing No. 24, adm. 487.00 Sq. Mtrs. forming part of C.T.S. No. 15737/139, Sheet No. 177, situated at Ulkanagari, Garkheda, Taluka and District Aurangabad is originally owned by Owner No. 01 only (Hereinafter referred to as the said plot for sake of brevity). The present Owner No. 01 purchased the said plot from Mrs. Sushila W/o Santram Batra by virtue of registered sale deed bearing daybook serial No. 5996 dated 15/11/1984 and accordingly the name of present Owner No. 01 has been mutated in P. R. Card of C.T.S. No. 15737/139. The said plot is self acquired property of Owner No. 01.

The said plot is forming part of land duly converted from agricultural to non agricultural vide order No. 91 / RB / DESK - II / LND - I / CR / 178 dated 15/05/1981 of which layout has also been sanctioned vide AGD / LYT / LYT / 641 dated 07/05/1981.

WHEREAS in the year 1995 present Owner No. 01 sold part of said plot bearing C.T.S. No. 15737/139 adm. 233.22 Sq. Mtrs. to Mr. Duryodhan Mahadeo Panchbudhe (present Owner No. 04) to the extent of 116.61 Sq. Mtrs. and Mr. Sunil S/o Janrao Shelokar to the extent of 116.61 Sq. Mtrs. by virtue of registered sale deed bearing daybook serial No. 3018 dated 29/09/1995 and accordingly the name of Mr. Duryodhan Mahadeo Panchbudhe (present Owner No. 04) and Mr. Sunil S/o Janrao Shelokar has been mutated in P. R. Card of C.T.S. No. 15737/139 collective 233.22 Sq. Mtrs. and thus after selling part of said plot referred supra, the area adm. 253.78 Sq. Mtrs. remained in Ownership and possession of present Owner No. 01.

WHEREAS in the year 2001 one of the aforesaid owner name Mr. Sunil S/o Janrao Shelokar died on 07/02/2001 and his legal heirs namely Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar have been

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mutated in P. R. Card of C.T.S. No. 15737/139 in pursuance to heirship certificate obtained by them from Hon'ble Civil Judge Senior Division, Aurangabad vide order in application bearing M.A.R.J.I. No. 512/2001. In the year 2003, Smt. Vaishali Wd/o Sunil Shelokar sold 84.53 Sq. Mtrs. area of said plot C.T.S. No. 15737/139 to present Owner No. 01 by virtue of registered sale deed bearing daybook serial no. AGG - 2 - 1658 dated 16/08/2003 and the said sale deed is executed by Smt. Vaishali Wd/o Sunil Shelokar for herself as well as for her the then minor daughters namely Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar and in accordance with sais sale deed the name of present Owner has been mutated for said 84.53 Sq. Mtrs. in P. R. Card of C.T.S. No. 15737/139.

WHEREAS in the year 2020 present Owner realized that, in the year 2003 she got the sale executed to the extent of 84.53 Sq. Mtrs. only Smt. Vaishali Wd/o Sunil Shelokar, when Late Mr. Sunil S/o Janrao Shelokar was owner of 116.61 Sq. Mtrs. and present Owner No. 01 has purchased the entire share of Late Mr. Sunil S/o Janrao Shelokar, however on count of typographical mistake the area under sale in said sale deed has been specified as 84.53 Sq. Mtrs. instead of 116.61 Sq. Mtrs. and accordingly to rectify the said mistake, present Owner No. 01 got the rectification deed to that tune registered in her favour, by virtue of daybook serial No. AGG - 5 - 2847 dated 30/06/2020 by Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar and the daughters of Late Mr. Sunil S/o Janrao Shelokar being major one has executed the correction deed personally along with their mother Smt. Vaishali Wd/o Sunil Shelokar and in pursuance to said correction deed the name of present Owner No. 01 has been mutated for 116.61 Sq. Mtrs. and considering her own 253.78 Sq. Mtrs. area she became the owner and possessor of 370.39 Sq. Mtrs. area of

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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plot C.T.S. No. 15737/139 and ownership of rest 116.61 Sq. Mtrs. area of C.T.S. No. 15737/139 vests with Owner No. 04.

WHEREAS after demise of Mr. Sunil S/o Janrao Shelokar on 07/02/2001 name of his legal heirs namely Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar has been mutated in P. R. Card of C.T.S. No. 15737/139 in pursuance to heirship certificate obtained by them from Hon'ble Civil Judge Senior Division, Aurangabad vide order in application bearing M.A.R.J.I. No. 512/2001. However inadvertently the name of mother of Late Mr. Sunil S/o Janrao Shelokar has not been incorporated in array of petitioners in petition for obtaining heirship certificate from Hon'ble Civil Judge Senior Division, Aurangabad in petition bearing M.A.R.J.I. No. 512/2001. Accordingly in pursuance to request made by present Owner No. 01, mother of Late Mr. Sunil S/o Janrao Shelokar and daughters namely Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar has confirmed the sale deed bearing daybook serial no. AGG – 2 – 1658 dated 16/08/2003 followed by Correction Deed bearing daybook serial No. AGG – 5 - 2847 dated 30/06/2020 in favour of Owner No. 01 and declared that the sale in favour of present Owner No. 01 has been made for area adm. 116.61 Sq. Mtrs. and accordingly they have confirmed the sale and has no objection for title, ownership and possession of present Owner No. 01 in respect of said area adm. 11[illegible] Mtrs. purchased from legal heirs of Late Mr. Suni[illegible]anrao Shelokar.

WHEREAS In the year 2020, Owner No. 01 out of [illegible]370.[illegible] Sq. Mtrs. area from C.T.S. No. 15737/139 gifted 1[illegible] Mtrs. to Owner No. 02 and similarly 123.46 Sq. Mtrs. to [illegible] No. 03, who are her daughters by virtue of registered Gift Deed bearing daybook serial No. AGG – 5 – 2848 dated 30/06/2020

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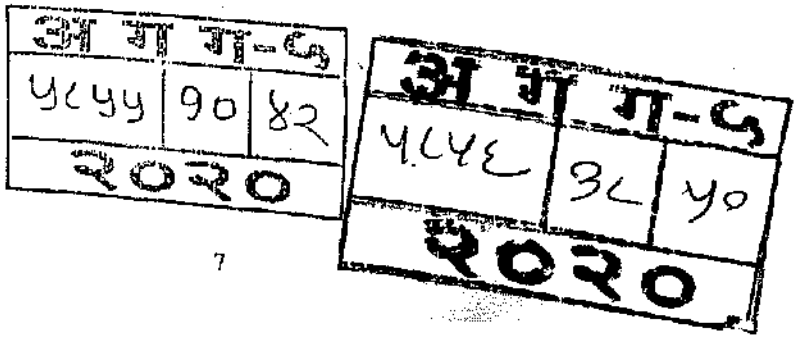
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and thereafter she remained the owner and possessor of 123.47 Sq. Mtrs. and by virtue of said Gift Deed the name of her daughters i.e. Owner No. 02 and 03 has been muted in P. R. Card of C.T.S. No. 15737/139.

WHEREAS the present Owner No. 01 to 04 are desirous to develop the said plot but due to lack of time and experience etc., they find it difficult to do it at their own and at the same time the developer is interested in developing the said plot as he is doing the said business in Aurangabad, and therefore, the present plot Owners requested to the developer to develop the said plot and the Developer / Builder has agreed for the same.

WHEREAS in pursuance to negotiations between the parties, before registration of Development Agreement the Builder / Developer has proposed to get the building plan sanctioned after loading the TDR in form of FSI for which Builder / Developer procured the TDR in the name of Owner No. 01 to 04 at his cost and thereafter get the building plan sanctioned in the name of Owners only, so as to curtail the time and accordingly the Owners have agreed for the same. Accordingly, the Builder / Developer have purchased the TDR adm. 68.94 Sq. Mtrs. under Certificate No. AMC / TP / DRC / 30 / 2020, Folio No. 03/30 dated 27/02/2020 from Mr. Vishal S/o Subhash Lolge vide transfer deed registered at daybook serial No. AGG – 2 – 4280 dated 06/08/2020. Similarly, TDR to the tune of 23.06 Sq. Mtrs. has been purchased in the name of present owners by Builder / Developer under Certificate No. AMC / TP / DRC / 30 / 2020, Folio No. 03/27 dated 27/02/2020 from Mr. Aziz Khan Ahmed Khan, Mr. Mohammed Khan Ahmed Khan, Mr. Riyaz Khan Ahmed Khan, Mr. Rafiya Khan Ahmed Khan, Mr. Amena Begum Ahmed Khan and Mr. Anwar Khan Ahmed Khan vide transfer deed registered at daybook serial No. AGG – 2 – 4279 dated





05/08/2020. Accordingly after purchasing the TDR and loading the same, the Builder / Developer got the building plan sanctioned in the name of Owners from Aurangabad Municipal Corporation vide Book No. 435, License No. 45/2020-21, File No. 47/17/2020-21 dated 07/09/2020 and as agreed the parties have decided to get the development agreement registered on the terms and conditions herein set below.

WHEREAS the Consenting Party No. 01 and 02 is son of Owner No. 04 and Consenting Party No. 01 and 02 has no concern with said property under development, however in pursuance to family settlement in between the family members of Owner No. 04, in pursuance to specific request of Owner No. 04, the units falling in share of present Owner No. 04 as specified in present agreement and Deed of Declaration has been passed on to Consenting Party No. 01 and 02. In this backdrop the present agreement is executed and registered by the parties on terms and conditions specified herein below :-

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER:-

01. The Owners hereby permits the Developer / Builder and the Developer / Builder has agreed to develop the said plot (the said plot of non agricultural land is more particularly described in the schedule **"A"** forming part and parcel of this development agreement) by constructing apartment at his own cost, efforts and expenses in pursuance to sanctioned building plan. The construction specifications have been specified in the Schedule **"B"**. For development of the said plot, the Developer / Builder on his own expenses shall be entitled to apply for and obtain necessary sanctions and permissions from all the concerned

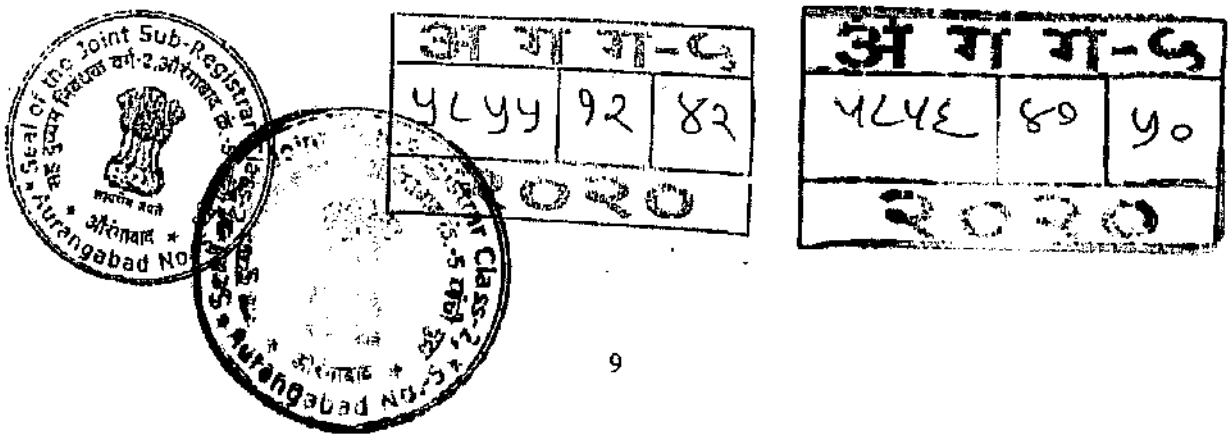
authorities for commencement and completion of the construction on the said plot / property.

02. THAT the Owners hereby declare that the said plot under development is free from all types of encumbrances and plot Owners are having absolute title of ownership and possession of the same. The respective Owner has not mortgaged the said plot / part of plot and structure thereon with any bank, financial institution etc., found if any, he / she / they have assured to clear and obtain the "No Dues Certificate" before commencement of construction, to avoid the delay in completion of project.

03. That the Developer / Builder shall carry on the construction work and development of the plot at his own cost, consequence, risk and responsibility.

THAT in case any dispute of any kind in respect of the said plot arose, then the Plot Owners hereby undertake to indemnify to developer / builder for all losses caused to him.

04. That, the Developer at his own cost already prepared a plan of residential building consisting apartment/s and got it sanctioned from Municipal Corporation Aurangabad, the Developer / Builder may obtain revised Construction permission from the competent authority i.e. Municipal Corporation of Aurangabad, by paying all the deposits and necessary fees for the same and if required Developer / Builder may also obtain electricity connection, by paying all the charges, fees and deposits in the name of plot owners. The Developer / Builder shall also be entitled to obtain refund of security deposit etc. after completion of the construction, from Aurangabad Municipal Corporation.



05. That the Developer / Builder shall at his own cost has authority obtain all necessary permissions from competent authority and get it approved from the competent authority by paying all the charges and deposits required for the same. THAT the Developer / Builder will obtain the construction permission from the competent authority by paying all the deposits and fees for the same.

06. That the Owners have simultaneously delivered the physical possession of the plot under development to the Developer / Builder. The Developer / Builder shall be entitled to enter upon the said plot for erection of new construction.

07. THAT the Developer / Builder shall carry on the construction of the building / s in accordance with the building permission granted by the competent authority. And Developer / Builder shall obtain the Occupancy Certificate from Municipal Corporation in due course, at the risk and consequence thereof.

08. That, In consideration of property, being given for development by the Owners to the Developer / Builder, the Developer / Builder offered in consideration of the plot being given for the development by the owners to the builder / developer, against the plot under development the **55% (Fifty five Percent)** construction will be allotted to Owners out of total constructed structure and considering that **55% (Fifty Percent)** the distribution of 100% will be (just for working on percentage in sharing) the **32% (Thirty Two Percent)** construction will pass on to Owner No. 01, **22%** (Twenty Two Percent) construction will pass on to Owner No. 02, **22%** (Twenty Two Percent) construction will pass on to Owner No. 03 and **24%** (Twenty Four Percent) construction will pass on to Owner No. 04 and the balance **45% (Forty Five Percent)**

Seal of the Joint Sub-Registrar Class-2 Sagar Peeth Aur-2, Aurangabad No.-5 Aurangabad No.

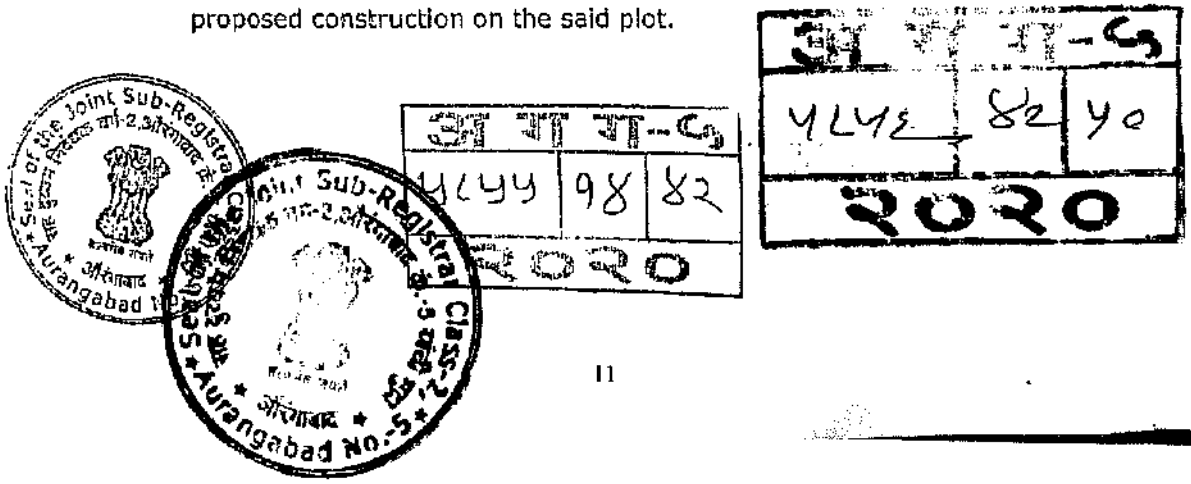
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Seal of the Joint Sub-Registrar Class-2 Sagar Peeth Aur-2, Aurangabad No.-5 Aurangabad No.

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construction shall be retained by the builder / developer as a owner and possessor thereof as mentioned in the deed of declaration (which is registered immediately in pursuance to present deed) of the plot under development and / or in pursuance to any supplementary agreement executed and registered. The specific area from (of) the construction to be retained by the Owners (including owners share inter say) and Developer / Builder is decided and specified in deed of declaration. The specific area from (of) the construction to be retained by the Owners and Developer / Builder is determined, finalized and specified in deed of declaration.

09. That the Developer / Builder can dispose off from his share in the proposed construction i.e. apartments to the prospective purchaser/s at the price decided by developer / builder on any terms and conditions that, may be agreed upon by the Developer / Builder with the prospective purchaser/s and the Owners & Consenting Party hereby undertakes that they would be available as and when required to join with the developer / builder for signing and executing the required documents on execution of agreement to sale, sale deed and / or any document if required and thereby confer absolute title in favour of the prospective purchaser/s, for which the Owners & Consenting Party has executed and registered power of attorney in favour of Builder/ Developer, along with this development agreement. The respective party shall have the sole right from the amount receivable from the prospective purchaser / s against the sale of its respective share in respective apartments. None of the party shall claim the sale consideration received after selling the respective share by respective party from the proposed construction on the said plot.



That the Developer / Builder will carry on the construction on the said plot under development at his own cost, risk and responsibility and as per his desire and needs of the customers and Owners & Consenting Party shall not have any objection for the same.

10. THAT the proposed building / structure being constructed on the plot under development shall be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970 and the developer / builder will execute the Declaration U/sec. 2 Form "A" of The Maharashtra Apartment ownership Act, 1970. Further the name of the said project shall be **"Arya Chhaya Arcade"** and the name shall not be changed in any case.

11. THAT, the Owners hereby undertake that they are the absolute owner of the said plot described in Schedule **"A"** and there is no defect in their respective title. If any defect in the title of the Owners or any dispute on account of title or boundaries or anything in respect of the said plot found, it will be the total responsibility of the Owners and they will have to remove the same by taking proper steps at their own cost and risk.

12. That the said plot will be developed in 18 (Eighteen) months from the date of receipt of certification from competent authority under "The Real Estate (Regulation and Development) Act, 2016" of which cost will be borne by the Developer. In case the developer / builder failed to complete the construction within specified period (as mentioned in development agreement) then they shall be paid collective penalty of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) per month to all Owners. Provided if the delay caused due to natural calamities COVID like

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Seal of the Joint Sub-Registrar Class-2
Aurangabad No-2

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pandemic etc. which is / are beyond the control of developer / builder and in such circumstances period for development shall automatically stands extended. As well as in case of War, Curfue in such circumstances period for development shall automatically stands extended.

Further as the said plot is being for development to the builder / developer, the Plot owner No. 01 and 04 has to reside in rented house for which the Builder / Developer has agreed to pay the rental amount to the tune of Rs. 10,000/- to Owner No. 01 and 04 only , till handing over possession to the Plot Owners and / or getting Occupancy Certificate, whichever is earlier. The Owner No. 02 has her own accommodation at Pune and Owner No. 03 resides with Owner No. 01 as such and Owner No. 02 and 03 will not claim such separate compensation for alternate accommodation.

13. The Builder / Developer hereby admit and undertook that, the entire construction work of the plot under development would be at the cost and consequences of the Builder / Developer. In the event of any accident or damages caused to the persons and properties such as, labourers / agent / representatives / employee or passer by or unknown persons if any is occurred, any property belonging to the adjacent owner of the plot under development or belonging to the Builder / Developer is damaged, the Builder / Developer solely shall be held responsible for the expenses if any arising out of the aforesaid unwanted incident. In no case the Owners shall be held responsible for the same.

14. The Builder / Developer can obtain loan facility on the apartments retained in his exclusive share after due execution and registration of deed of declaration / supplementary deed, without the consent of owners, from any bank or financial

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.5

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IN WITNESS WHEREOF THIS DEED IS EXECUTED ON THE DAY AND DATE MENTIONED ABOVE, AT AURANGABAD.



सौ. छाया प. शेलोकार

01. Mrs. Chhaya S/o Parashram Shelokar



02. Mrs. Kanchan W/o Vilas Bhagat
(Kanchan D/o Parashram Shelokar)



Shelokar

03. Miss. Mansi D/o Parashram Shelokar

The Owner No. 01 to 03 have been represented by Power of Attorney Holder (daybook serial No. AGG - 5 - 2850 dated 30th June 2020), however the original deed has been executed by Owner No. 01 and 03 personally and for execution on behalf of Owner No. 02 and presentation for Owner No. 01 to 03 has been made by Power of Attorney Holder.
Mr. Parashram S/o Rajaram Shelokar



04. Mr. Duryodhan Mahadeo Panchbudhe

OWNERS / PARTY OF FIRST PART



Rahul Nandgavali

Mr. Rahul S/o Baswant Nandgavali
Prop. Aditya Buildcon
BUILDER/ DEVELOPER/ PARTY OF SECOND PART

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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01. **Mr. Abhimanyu S/o Duryodhan Panchbudhe**



02. **Mr. Atul S/o Duryodhan Panchbuddhe**

CONSENTING PARTY / PARTY OF THIRD PART

WITNESSES:-

01. Mr. Swapnil S/o Subhash Chatur
Age:- 33 Yrs., Occ.:- Business
R/o:- Shivaji Nagar, Aurangabad
Aurangabad



02. Mr. Nirmal S/o Dashrath Mishra
Age:- 36 Yrs., Occ.:- Service
R/o:- T. V. Centre, HUDCO, Aurangabad
Aurangabad



Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

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Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

भारत सरकार
Government of India

निर्मल दशरथ मिश्रा
Nirmal Dashrath Mishra
जन्म तिथि/ DOB: 25/01/1983
पुरुष / MALE



7715 4366 6880

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

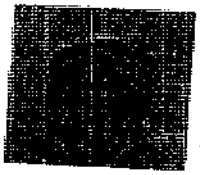
पता:
C/O जगदीश दुबे, प्लॉट-7 सी-63, सिडको, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
C/O Jagdish Dube, N-7 C-63, CIDCO, Aurangabad, Aurangabad, Maharashtra - 431001

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1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA



परशराम राजाराम शेलोकर
Parashram Rajaram Shelokar
जन्म तारीख/DOB: 15/07/1951
पुरुष / MALE

3901 0398 1894

AADHAAR

पहचान प्राधिकरण
AUTHORITY OF INDIA

पत्ता:
S/O, प्लॉट नो-२४,नेअर सहारा अप्रत उल्का नागरी गारखेडा, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O, PLOT NO-24,NEAR SAHARA APRT ULKA NAGRI GARKHEDA, Aurangabad, Aurangabad, Maharashtra - 431001

3901 0398 1894



भारत सरकार
Government of India

पंचबुधे दुर्योधन महादेव
Panchbudhe Duryodhan Mahadeo
जन्म तारीख / DOB : 10/06/1956
पुरुष / Male

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आधार - सामान्य माणसाचा अधिकार

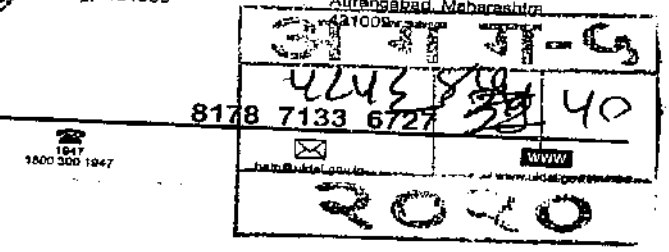
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Unique Identification Authority of India

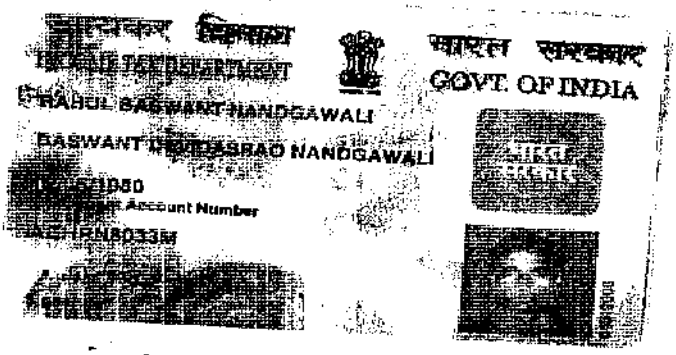
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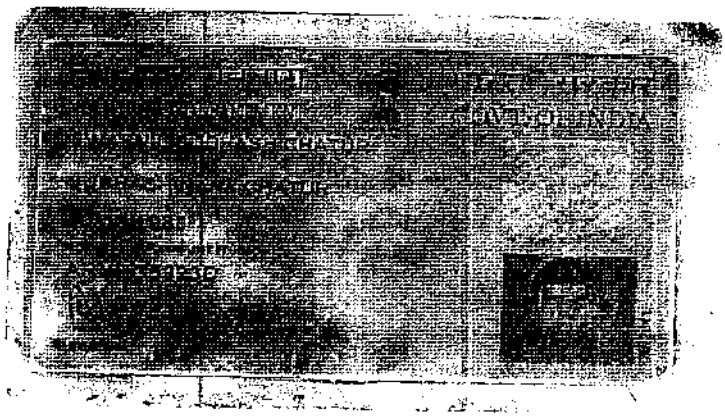
Address:
Plot no. 24, Near sahara appt, ulkanagri Garkheda Parisar, Garkheda, Garkheda, Aurangabad, Maharashtra - 431009

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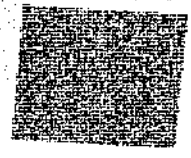
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

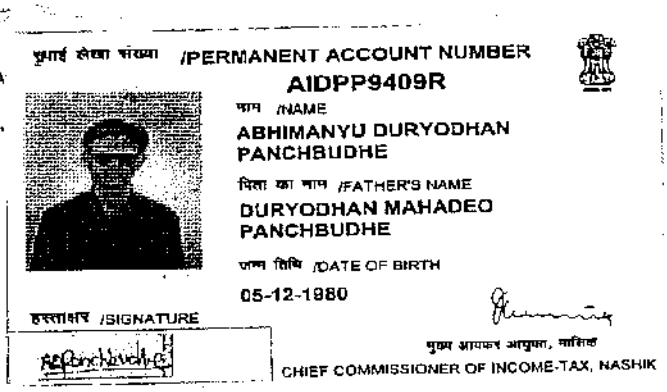
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BLSPP2842M



नाम / Name
ATUL DURYODHAN PANCHBUDDHE
पिता का नाम / Father's Name
DURYODHAN MAHADEO PANCHBUDDHE
जन्म की तारीख
Date of Birth
26/09/1988



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ummary1 (GoshwaraBhag-1)

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शुक्रवार,06 नोव्हेंबर 2020 11:05 म.पू.

दस्त गोषवारा भाग-1

अगग5 ४८१५०
दस्त क्रमांक: 5856/2020

दस्त क्रमांक: अगग5 /5856/2020

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

अ. क्रं. 5856 वर दि.06-11-2020

रोजी 11:04 म.पू. वा. हजर केला.

Rahul Wadgaonkar

पावती:8179 पावती दिनांक: 06/11/2020

सादरकरणाराचे नाव: श्री. राहुल बसवंत नंदगवळी प्रो.प्रा. आदित्य बिल्डकॉन - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकुण:	1100.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: इरिकोव्हेबल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शेरा क्रं. 1 06 / 11 / 2020 11 : 04 : 08 AM ची वेळ: (सादरीकरण)

शेरा क्रं. 2 06 / 11 / 2020 11 : 04 : 39 AM ची वेळ: (फी)

Joint Sub-Registrar Class-2 Aurangabad No.-5

ummary-2(दस्त गोषवारा भाग - २)

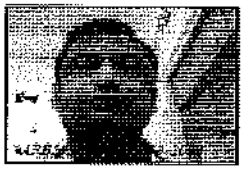
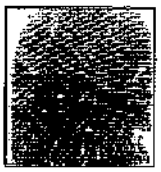
06/11/2020 11 07:42 AM

दस्त गोषवारा भाग-2

अगग5 8510
दस्त क्रमांक:5856/2020

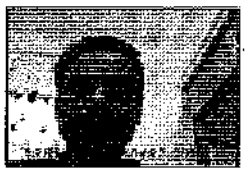
दस्त क्रमांक :अगग5/5856/2020

दस्ताचा प्रकार :-इरिंकोव्हेवल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. राहुल वसवंत नंदगवळी प्रो.प्रा. आदित्य बिल्डकॉन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जवाहर कॉलनी, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-39 स्वाक्षरी:-		
2	नाव:लिहुन देणार क्र.1.सौ.छाया परशराम शेलोकर, 2.सौ.कांचन भ.बिलास भगत, 3.कु.मानसी पिता परशराम शेलोकर - यांच्या तर्फे मु. आम म्हणुन लिहुन देणार परशराम राजाराम शेलोकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-65 स्वाक्षरी:-		
3	नाव:श्री. दुर्योधन महादेव पंचवुध्दे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्कानगरी, गारखेडा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		

रील दस्तऐवज करुन देणार तथाकथीत इरिंकोव्हेवल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
ोक्रा क्र.3 ची वेळ:06 / 11 / 2020 11 : 05 : 34 AM

ोळख:-
ालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निर्मल दशरथ मिश्रा - - वय:35 पत्ता:टि.व्ही.सेंटर औरंगाबाद पिन कोड:431001		
2	नाव:स्वप्नील सुभाष चतुर - - वय:33 पत्ता:शिवाजी नगर औरंगाबाद पिन कोड:431001		

ावका क्र.4 ची वेळ:06 / 11 / 2020 11 : 06 : 27 AM

oint Sub Registrar Aurangabad V

ayment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mr RAHUL BASVANT NANDGAVALI Prop ADITYA BUILDCON	eChallan	02300042020110568887	MH006591850202021E	500.00	SD	0002979788202021	06/11/2020
2		DHC		0511202013652	1000	RF	0511202013652D	06/11/2020
3	Mr RAHUL BASVANT NANDGAVALI Prop ADITYA BUILDCON	eChallan		MH006591850202021E	100	RF	0002979788202021	06/11/2020

SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5856 /2020

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अ. क्र. ५-ब		
५८५६	५१	५०
२०२०		

प्रमाणित करण्यात येते की,सदर दस्तावेजात एकुण ५० पाने आहेत,नोदणी पुस्तक क्रं.1 चे अनुक्रमांक ५८५६ वर नोंदला दि. 2/09/2020

सह.दुय्यम निबंधक वर्ग-2
औरंगाबाद क्र.5

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5