

10 APR 2018

~~सावे ००-१३-१३~~

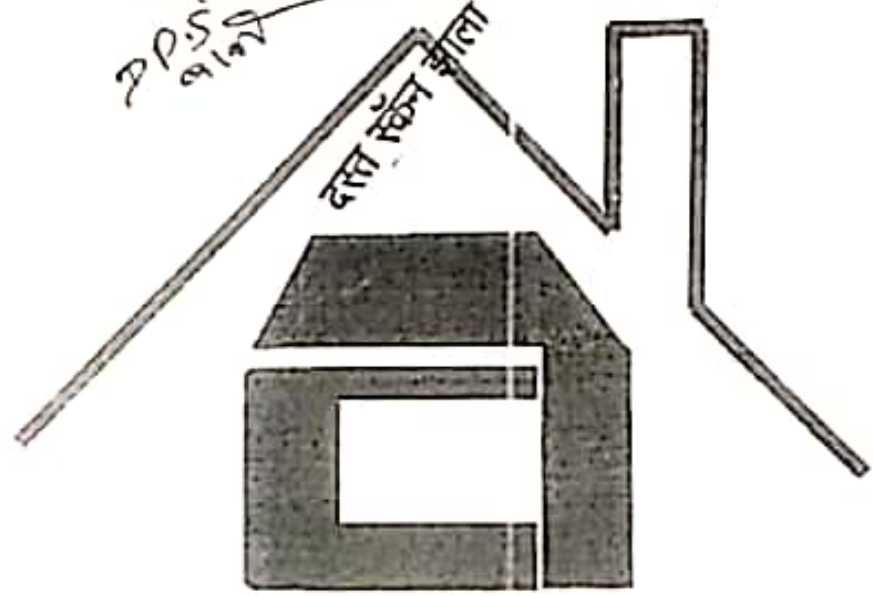
प्लॉट 13 + 3226

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दादा साहेब बाबा



ANIL M. AGRAHARKAR

Engineers & Developers

Site Name : G.P.A.
Plot No. : 12
CTS No : 15024 15304/17
Flat / Shop No. : _____



CHALLAN

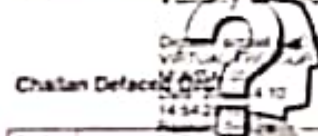
MTR Form Number-6



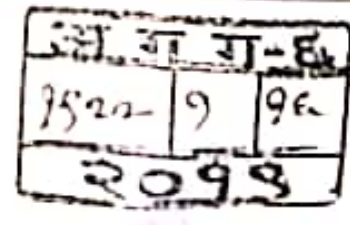
CPIN: MH0120574122018103		BARCODE: 0 10110000000110000000000000000000		Date: 02/03/2019 16:27:37	Form ID: 49/5
Department: Inspector General Of Registration				Payer Details	
Stamp Duty		TAX ID (If Any)			
Type of Payment: Registration Fee		PAN No (If Applicable)			
Office Name: AREG, AURANGABAD 2 JT SUB REGISTRAR		Full Name		MR ANIL MADHAVRAO AGRAWALKAR	
Location: AURANGABAD		Flat/Block No.		IRREVOCABLE GENERAL POWER OF	
Year: 2018-2019 One Time		Premises/Building		ATTORNEY - PLOT NO 12 - CTB NO 1330417	
Account Head Details		Amount in Rs.		Road/Street: WAKHEDA	
DEBIT/DEBIT Stamp Duty		500.00		Area/Locality: AURANGABAD	
DEBIT/DEBIT Registration Fee		100.00		Town/City/District	
				PIN: 431001	
				Remarks (If Any)	
				SecondPartyNameMR ADHAY BALASAMES PATIL-	
				Amount in Words: Six hundred Rupees Only	
		800.00		Words	
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CPIN	Ref No: 0064057019030200001
Cheque/DD No.				Bank Date	02/03/2019 16:29:00
Name of Bank				Bank Branch	STATE BANK OF INDIA
Name of Branch				Serial No. / Date	02, 05/03/2019



Department C
NOTE: This challan is valid for defacement to be registered in Sub Registrar office only. Not valid for unregistered document.
Sub No: 0000000000



Sr. No.	Defacement No.	Defacement Date	Usdtd	Defacement Amount
1	0064057019030200001	10/04/2019 12:05:38	00/02/10	100.00
2	0064057019030200001	10/04/2019 12:05:38	00/02/10	500.00
Total Defacement Amount				600.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1004201903135

Receipt Date 10/04/2019

Received from MR ANIL MADHAVRAO AGRAHAFKAR, Mobile number 0000000000, an amount of Rs 320/-, towards Document Handling Charges for the Document to be registered on Document No. 1922 dated 10/04/2019 at the Sub Registrar office Joint G R Aurangabad 6 of the District & surroundings.

DEFACED

₹ 320

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/04/2019

Bank CN 10004152019041002605

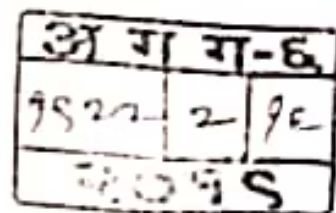
REF No CHA6283591

Deface No 1004201903135D

Deface Date 10/04/2019

This is computer generated receipt, hence no signature is required.

Handwritten signature



IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY is executed today on 10 THIS DAY OF APRIL 2019, at Aurangabad

By

MR. ABHAY BALASAHEB PATIL

Age: 48 Years Occu. : Business/Service

R/D : Manas Park, Row House No. A-6,

Plot No. 101, Sector-16, Raju Shivali Nagar,

Behind Diagonal Mall, Chikhali, Chinchwad, Pune- 411 019

PAN NO. ACDPP 0116 B

(Hereinafter called as Executant / Owner)

IN FAVOUR OF

ANIL MADHAVRAO AGRAHARKAR,

Age: 51 years Occu. : Business,

Engineers & Developers

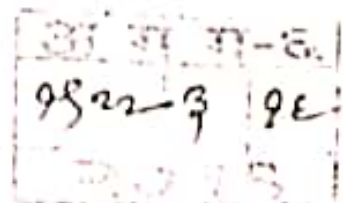
8, Koutuk Complex, Oppo. Dr. Ashtaputre Hospital

Ulkanagari Road, Aurangabad.

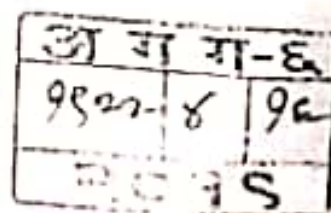
PAN NO. AFJPA 5640 L

(Hereinafter called as Attorney Holder)

WHEREAS, the Plot no. 12, CTS no. 15304/217 situated at Garkheda, Aurangabad, admeasuring 485.50 sq. mts. is owned and possessed by Owner and through the mediation and keeping faith on the Attorney Holder, the Owners have entered into a Development Agreement with Mr. Anil Madhavrao Agraharkar, Engineers & Developers and as per the Development Agreement for the development of the said property and construction of Apartment on the same and the Attorney Holder of the said company and as per the Development Agreement the Developer is entitled to obtain the construction permission to carry out total Construction and to sell and dispose off and to mortgage his share of flats except flats retained by owner i.e. executant in the said building as it is impossible for the Executant to do all above deeds and therefore the Executant hereby appoints and retains the Attorney Holder **Mr. Anil Madhavrao Agraharkar** as his **Power of Attorney** and authorize him to do following acts and deeds on his behalf. This General Power of attorney is executed for the purpose of Development Agreement executed vide No. 1921-2019 dated 10/4/2019 at the Office of sub registrar at Aurangabad.



1. That, the Attorney Holder may apply for the construction permission with the Municipal Corporation, Aurangabad and make the necessary deposits there. He can obtain the construction permission, light connection, drainage connection, and water connection and can carry on the total construction of the building and obtain the occupancy certificate. During the period of construction, he can also surrender some electric meters to M.S.E.D.C.L. and get reconnection after completion of the construction.
2. That, the Attorney Holder can also withdraws the construction deposits made by them with the Municipal Corporation, Aurangabad on behalf of the Executant after completion of the building.
3. That, the Attorney Holder can also enter into an Agreement for Sale and Sale Deed and mortgage or lease out his share of flats, ^{4, 25/2} except the flats retained by the Owner, in the building on the above property and can obtain the total consideration amount from the purchaser and can sign and execute all the deeds and Agreement and present the same before the Sub-Registrar, Aurangabad, for registration on behalf of the Executant.
4. That the Attorney Holder can do all other deeds and acts which are required to be done in order to complete the total construction of building and to sell and dispose of and mortgage of the construction, thereon, and to confer the title on the purchaser.
5. That, the Attorney Holder also can execute and submit for Registration the Declaration under Sec. 2-A of Maharashtra Apartment Ownership Act and thereby submit the proposed building to the provisions of Maharashtra Apartment Ownership Act.



6. That, the Attorney Holder can appear in any office, Tribunal, Authority or Court, appoint advocate, sign and verify application, plaint, W.S., Appeal Memo, Revision Petition or write petition on behalf of the Executant in respect of the property under Development.
7. That, the Attorney Holder also can compromise with the third party in respect of the property under Development or withdrawal the proceeding filed by him or can prefer appeal, revision etc. in any proceedings.
8. That, this power of attorney itself shall be construed as NO OBJECTION of the owner that all above acts and deeds done by the Attorney Holder.
9. That, the Attorney holder is free to mortgage the property under development to any nationalized/ cooperative or any other financial institute without any further consent of the Executant except the flats/ property retained by the owner.
10. That, the holder of Power of Attorney shall be solely responsible for any act and omission, accident, illegal work on his part for which criminal and civil action provided under any law.

SCHEDULE OF THE PROPERTY

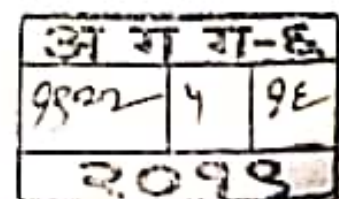
All that piece & parcel of Plot No.12, CTS No. 15304/17, admeasuring 485.50 Sq. Mtrs. situated at Garkheda, Aurangabad., Within the Municipal Limits of Aurangabad Municipal Corporation, bounded by --

East - Plot No. 11

West - Plot No. 13

South - 80 M DP Road

North - Plot No. 26



Summary-2(दस्ता गोपचारा भाग - २)



10/04/2019 12:09:00 PM

दस्ता गोपचारा भाग-२

अंगण

दस्ता क्रमांक: 1922/2019 7E10E

दस्ता क्रमांक : अंगण/1922/2019

दस्ता प्रकार :- इतिहासगत पोस्टर ऑफ ऑर्टनी

अनु. क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगणच्या ठसा
1	नाम. श्री. अनिल माधवराव अग्रहारकर - - पत्ता - - - - - रा. - उत्कानगरी, औरंगाबाद, औरंगाबाद (- - -), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर: AFJPA5640L	पोस्टर ऑफ ऑर्टनी होल्डर वय :- 51 संस्थेची - <i>Mugshot</i>		
2	नाम. श्री. अभय बाळासाहेब पटेल - - पत्ता पोस्ट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. रा. - विठली, विठवड, पुणे, महाराष्ट्र, पुणे. पिन नंबर: ACDPP01168	कुलमुखावर दंडार वय :- 48 संस्थेची - <i>Mugshot</i>		

वरील दस्तऐवज करून देणार तपासणी इतिहासगत पोस्टर ऑफ ऑर्टनी या दस्ता ऐवज करून दिल्याचे कबुल करतात.
मिळता क्र.3 ची वेळ: 10 / 04 / 2019 12 : 12 : 50 PM

ओळख:-

छायाचित्र इंग्रजी असे निदेशित करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीची ओळखतात, व त्यांची ओळख पटविताने

अनु. क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगणच्या ठसा
1	नाम. श्री. राम देवराव गणकवाड - - वय: 39 पत्ता: रा. - गारखेडा, औरंगाबाद. पिन कोड: 431001		
2	नाम. श्री. सोमन विठ्ठल परोड - - वय: 39 पत्ता: गारखेडा औरंगाबाद पिन कोड: 431001		

मिळता क्र. 4 ची वेळ: 10 / 04 / 2019 12 : 14 : 45 PM

Joint P. Aurangabad VI

Epayment Details.

Sr.	Epayment Number	Defacement Number
1	1004201903135	1004201903135D
2	MH012657412201819E	0000183587201920

Know Your Rights as Registrants

1922 / 2019

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.warta@gmail.com



प्रमाणित करण्यात येते की,
खर दस्तावेज या
४ पेज
मंत्रालय मंत्रालय
०५/०४/१९
०५/०४/१९

IN WITNESS WHEREOF THIS GENERAL IRREVOCABLE
POWER OF ATTORNEY IS EXECUTED TODAY ON 10th DAY
OF APRIL, 2019 AT AURANGABAD.

1. SIGNED AND DELIVERED BY
THE WITHIN NAMED PLOT OWNERS



Abhay Patil
MR. ABHAY BALASAHEB PATIL

2. SIGNED AND DELIVERED BY
THE WITHIN NAMED ATTORNEY HOLDER



Anil Madhavrao Agraharkar
ANIL MADHAVRAO AGRAHARKAR

Engineers & Developers

8, Koutuk Complex, Oppo. Dr. Ashtaputre Hospital
Ulkanagari Road, Aurangabad.

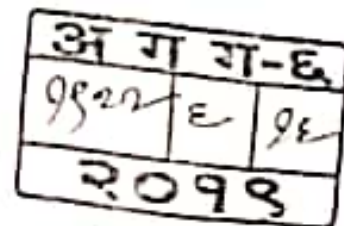
WITNESSES:



- 1) Mr. Ramu Deoras Gaikwad
Age- 39 years, Occu- Service, *Gaikwad*
R/o- Garkheda, Aurangabad.



- 2) Mr. Sopan Vishwanath Natode
Age: 43 years, Occu: Service *Natode*
R/o Wadkar corner, Gajanan colony
Aurangabad.





मा. जगावडी आदिके अग्नि संमेलन पुणे अधिवेशन
(म.रा.) पुणे २३/१२/१९७३ परिसरक के/मा.पु.१/
वि.म.पु.१/१/१०१५ पुणे, दिनांक १/३/२०१५
अनुषंग के पा.के. १/२१/२०१५... २०१५ ने निवडणूक
परिसरक के पा.के. १/२१/२०१५... २०१५ ने निवडणूक

के. ठं.
१०८८/१३

के. ठं.
१०८८/१३

उपनि पाच फव्वर चे.मी.म.पु.के. असे.

नारायणगंगा: २३३
३३३५ ते २११३३
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१३/०१/१८

न.म.म.
अग्नि संमेलन

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अग्नि संमेलन २१/१२/२०१५

अग्नि संमेलन

१३/१२/१८

२०१५

अग्नि संमेलन

२०१५

अग्नि संमेलन
१३/१२/१८
२०१५



DEVELOPMENT AGREEMENT

This Development Agreement is made and executed on this 10 day of April 2019 at Aurangabad

BETWEEN

MR. AMHAY BALASAJIB PATIL

Age 45 years, Occupation - Service/ Business

Residing at Maria Park, Row House no. A-6,

Plot no. 101, Sector -16, Waje Shrawji Nagar,

Behind Diagonal Mall, Chikhali, Chinchwad, Pune 411019

PAN - ACDFF0116B

Hereinafter referred to as the **OWNER** (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors, administrators, assignees etc) AS PARTY OF THE FIRST PART

AND

MR. ANIL MADHAYKAD AGRAHARKAR

Age 51 years, Occupation - Business

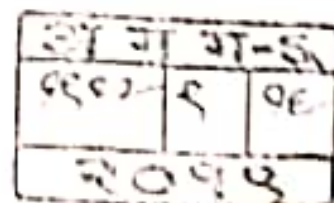
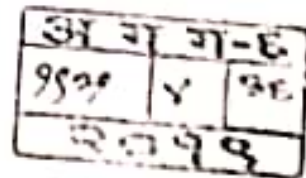
Engineers and Developers.

Address at B, Kautuk Complex, Opp Dr. Ashtaputre Hospital

Ulkanagar Road, Aurangabad

PAN - AFJPA5640L

Hereinafter referred to as the **DEVELOPER** (which expression shall unless repugnant to the context or meaning thereof shall mean and include the present and future partners of the firm and their heirs, legal representatives, successors, executors, administrators, assignees etc) AS PARTY OF THE SECOND PART



WHEREAS all that piece and parcel of the ground or land admeasuring 485.50 sq. mts. bearing Plot no. 12, CTS no. 15304/ 17 situated at Garkheda, Aurangabad, within the limits of Municipal Corporation and within the jurisdiction of registration District Aurangabad (which property is more particularly described in the Schedule hereunder and hereinafter referred to as " Said Property ") is owned and possessed by Mr. Abhay Balasaheb Patil by virtue of the Gift Deed executed by his father namely Balasaheb alias Balaji Anandrao Patil which is registered with the office of the Sub Registrar Office Aurangabad at Sr. no. 3334/2018 on 21/05/2018.

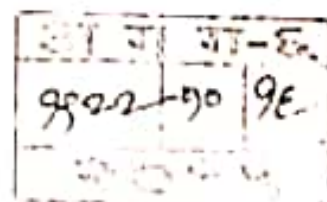
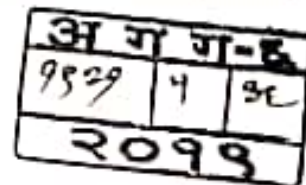
AND WHEREAS, the Said Property is thus absolutely owned by the Owner herein and he is enjoying the absolute possession of the Said Property.

AND WHEREAS the Owner intends to entrust the development rights of the Said Property for consideration and the Developer having come to know the intention of the Owner approached the Owner and showed his interest and willingness to take the said property for development.

AND WHEREAS the proposal offered by the Developer herein being attractive and in conformity with the present rate prevailing in the market, the Owner agrees to entrust the development rights of the Said Property in favour of the Developer herein after due discussion and negotiations and the parties mutually decide to reduce in writing the mutual terms and conditions agreed by and between them in the form of this Development Agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH THAT :-

1. In consideration of the consideration in the form of constructed premises as detailed in the forgoing clauses, the Owner hereby grant, assign, confer unto the Developer, the rights of Development of the property bearing Plot no. 12, admeasuring 485.50 sq. mts. having CTS no. 15304/ 17 situated at Garkheda, Aurangabad, on the terms and conditions enumerated in the present Development Agreement.

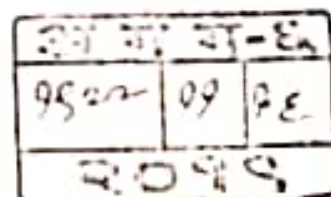
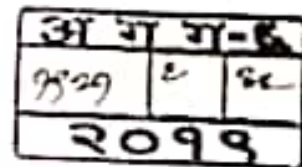


2. In consideration of the entrustment of development rights of said Property, the parties have decided to share the total construction in the ratio of 50 : 50 i.e. the share of owner will be 50% & the share of developer will be 50%. That, the developer will construct the building on the said property described in the schedule, as per the rules and regulations of the planning authority regarding the FSI and TDR in accordance with the norms of the planning authority from time to time. That in accordance with the prevailing rules of planning authority, the construction of approximately 15477.82 sq. ft. of Saleable area will be permitted on said property and as such the Developer shall hand over to the Owner, the Saleable area approximately admeasuring 7738.91 sq. ft. in the form of the flats and shops as mentioned in the Annexure A attached herewith. However the exact area of permissible construction shall become clear only after sanction of plans and hence it is specifically agreed and understood by and between the Owner and Developer that, if any more area is permissible for construction or if in future any additional FSI or Premium FSI or TDR is available on the said property the additional construction made by using such additional FSI or TDR shall be shared by the parties in 50:50 proportion and developer shall obtain revised construction permission for additional FSI granted by the Aurangabad Municipal Corporation. It is further agreed in between the parties that, the Developer can alone bear the cost of premium paid FSI and load the same on the said plot under the development for further development & construction will be shared at the ratio of 50 : 50 in between the owner & developer and in such situation, the parties shall execute the agreement supplementary to this Development Agreement regarding the additional consideration in kind to be paid to the Owner herein.

3. That the details of the flats and shops to be handed over to the Owner towards the consideration in the building to be constructed in the course of development is as follows:

a) Total 4 flats bearing numbers 1, 5, 6, 7, as per the present drawing prepared for submission for sanction.

b) Total 2 shops bearing numbers 1 and 2 as per the present drawing prepared for submission for sanction.



4. 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 building consisting of residential and commercial units on the said property. The Developers agrees that he will obtain the construction permission & other whatever permissions required to develop the property in his name & at his own costs and on his own responsibility.

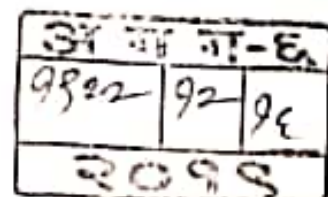
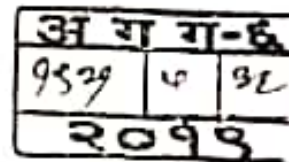
5. That the plans proposed to be submitted for sanction to the Concerned Authority in respect of the building to be constructed on the said property are shown to the Owner and the same shall not be now changed or modified unless a written consent of the Owner is obtained by the Developer as the Owner has selected his flats depending on the plans attached with this Development Agreement.

6. That in case the TDR of any other property is to be loaded on the said Property, the same shall be purchased at the cost of the Developer, however the units constructed by consuming such TDR shall be shared by the Owner and the Developer in equal proportion.

7. That the specifications of the residential and commercial units above referred agreed to be handed over to the Owner herein shall be as under -

Specification of Construction of residential units

Structure	R.C.C. Framed
Plaster	Sand Faced Plaster
Flooring	2x2 Vitrified
Door	Flush door with & R.C.C. Door Frames
Kitchen	Granite fit outta with S.S. sink
Window	Three Track with M.S. grills



आयकर विभाग
INCOME TAX DEPARTMENT
ANDI BHAGATKAR
M H AGRAHAKAR
04/05/1987
AFJPA5540L

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
ANAND DALASAPATI
DALASAPATI ANANDHAPATHI
12/10/1970
ACDPF01110

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
RAVUL D GANWAL
DEVRAD SHAW GANWAL
14/05/1977
AZDPG6710F

भारत सरकार
GOVT. OF INDIA




आयकर विभाग
INCOME TAX DEPARTMENT
NARODE GOPAN
VISHWANATH GANGARAM NARODE
05/10/1975
APKPN9939A

भारत सरकार
GOVT. OF INDIA





जि. ए. ए. - ६.		
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२०१६		

Summary I (GoshiwaralBag-1)

343.1922

बुधवार, 10 दिसंबर 2019 12:05
म न

दस्ता नोंबकारी भाग-1

अंगण

दस्ता क्रमांक: 1822/2019 94/95

दस्ता क्रमांक अंगण/1922/2019

बाजार शुल्क रु 01/-

मोबदल रु 00/-

भरलेले मुद्रांक शुल्क रु 500/-

दु नि सह दु नि अंगण पावे कर्णालपात

अ.क्र. 1922 वर दि 10-04-2019

रोटी 12.10 म न अ. क्र. 1922

पावटी 2828

पावटी दिनांक 10/04/2019

बादरकरवागवे नाव बी अनिल माधवराव अग्रहारकर -

नॉदणी धी

रु. 100.00

दस्ता हाताळणी धी

रु. 320.00

पुढाणी संख्या 16

एकूण 420.00

दस्ता हार करवायावी राही

Joint VI Aurangabad VI

Joint VI Aurangabad VI

दस्तावा प्रकार इतिहासदेखत पोरा ओळ ओटवी

मुद्रांक शुल्क 3 वेळा तो अधिकतम देण्यात आलेला असून 3 वेळामुळे कोमतीही सावर मालमती विकसल्या परिधिका
मिलत आला आहे

विक्री क्र 1 10/04/2019 12:13:13 PM वी वेळ (बादरीकर)

विक्री क्र 2 10/04/2019 12:11:22 PM वी वेळ (बी)

