

DEVELOPMENT AGREEMENT

The Govt. Valuation Is of Rs 2,30,000,00/-
Zone No. 1.67 @ 18000/- Per Sq. Mt.

THIS INDENTURE FOR DEVELOPMENT AGREEMENT OF THE PROPERTY PLOT BEARING C.T.S. NO. 16293/81, SHEET NO.: -170 ADMEASURING 391.80 SQ. MT. (4217 SQ. FT.) AS PER P.R. CARD BEING MADE AND EXECUTED WITHIN THE JURIDICITION LIMIT OF SUB-REGISTRAR OFFICE AURANGABAD AND SITUATED AT PLOT NO.-50, CTS NO.-16293/81, DASHMESHNAGAR, NEW USMANPURA, AURANGABAD.

THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON THIS 07TH DAY OF OCTOBER, 2021, AT AURANGABAD BY AND BETWEEN: -

Mr. NARENDRA MADHUSUDAN TILAK

Age: 61 years, Occupation: Business,

R/o: Plot No. 50, CTS NO.-16293/81, DASHMESHNAGAR,
NEW USMANPURA, AURANGABAD - 431005.

PAN: AECPT4772N

ADHAR CARD NO.:892868341741

(Hereinafter called as "**Owner/Vendor**", which expression shall mean and include all his present and future heirs, successors, legal representatives, executors, administrators and assignees etc.) CALLED AS FIRST PART

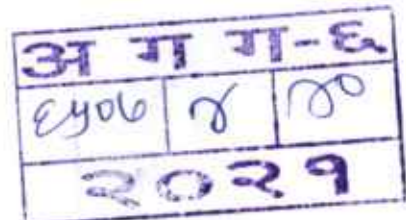
AND

M/S AADINATH INFRA a registered partnership firm

Through its partner named as: (PAN: ABGFA3649G)

SHRI ANILKUMAR KAPURCHAND SANCHETI

Age: 51 years, Occupation: Business,



R/o: 04, Pagariya Residency, Vedant Nagar, Rly. Stn. Road,
Aurangabad.

ADHAR CARD NO.:

(Hereinafter called as "**Builder/Developer**", which expression shall mean and include all the present and future partners of the firm, all their heirs, successors, legal representatives, executors, administrators and assignees etc) CALLED AS SECOND PART

AND CONSENTED BY

1) Mrs. NEHA NARENDRA TILAK

Age: 57 years, Occupation: Housewife,

R/o: Plot No. 50, CTS NO.-16293/81, DASHMESHNAGAR,
NEW USMANPURA, AURANGABAD - 431005.

PAN: AJRPT3290R

ADHAR CARD NO.: 8084 9466 5895

2) Mr. ADITYA NARENDRA TILAK

Age: 31 years, Occupation: Service/Job

R/o: Plot No. 50, CTS NO.-16293/81, DASHMESHNAGAR,
NEW USMANPURA, AURANGABAD - 431005.

PAN: ALYPT4337L

ADHAR CARD NO.: 4857 2731 3512

3) Mr. AMEYA NARENDRA TILAK

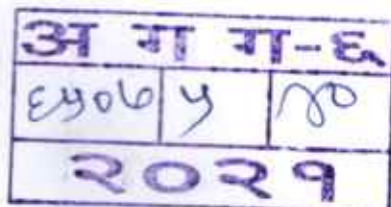
Age: 25 years, Occupation: Business,

R/o: Plot No. 50, CTS NO.-16293/81, DASHMESHNAGAR,
NEW USMANPURA, AURANGABAD - 431005.

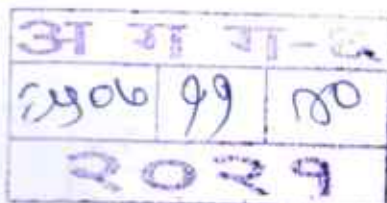
PAN: AZXPT1596L

ADHAR CARD NO.: 9550 7944 1703

(Hereinafter called as "**CONSENTING PARTY**", which expression shall mean and include all their heirs, successors, executors, administrators and assignees etc.) CALLED AS THIRD PART

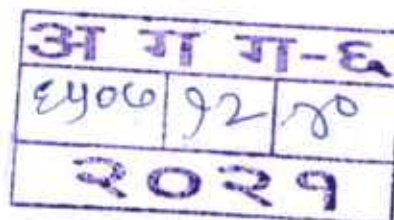


Sr. No.	Flat No.	Usable Carpet Area as per Line Area in Sq. Mtr	Total Built-up Area in Sq. Mtr.	Dimensions of each flats	Share of Owner / Developer
1)	1 st Floor - 101	107	121	East - Road West - Flat No. 102 North - Road South - Side Margin	Developer
2)	1 st Floor - 102	114	132	East - Flat No. 101 West - Side Margin North - Road South - Side Margin	Developer
3)	2 nd Floor - 201	107	121	East - Road West - Flat No. 202 North - Road South - Side Margin	Developer
4)	2 nd Floor - 202	114	132	East - Flat No. 201 West - Side Margin North - Road South - Side Margin	Developer
5)	3 rd Floor - 301	107	121	East - Road West - Flat No. 302 North - Road South - Side Margin	Developer
6)	3 rd Floor - 302	114	132	East - Flat No. 301 West - Side Margin North - Road South - Side Margin	Developer



Sr. No.	Flat No.	Usable Carpet Area as per P-Line Area in Sq. Mtr	Total Built-up Area in Sq. Mtr.	Dimensions of each flats	Share of Owner / Developer
7)	4 th Floor - 401	107	121	East - Road West - Flat No. 402 North - Road South - Side Margin	Developer
8)	4 th Floor - 402	114	132	East - Flat No. 401 West - Side Margin North - Road South - Side Margin	Developer
9)	5 th Floor - 501	107	121	East - Road West - Flat No. 502 North - Road South - Side Margin	Owner
10)	5 th Floor - 502	114	132	East - Flat No. 501 West - Side Margin North - Road South - Side Margin	Owner
11)	6 th Floor - 601	81.88	94	East - Open Common Terrace West - Side Margin North - Road South - Side Margin	Owner

12) It is agreed by the developer that he shall pay the rent amount of Rs.15000/-per month from the date of possession of the plot to the owner till the possession of the flats retained by the owner is not given to the owner.



Painting:

Internal: Luster paint of standard make.

External: premium Quality acrylic paint.

Plumbing:

Concealed plumbing in GI with hot & cold Diverter mixer unit in each toilet. Jaguar sanitary fitting in all the toilets and provision of solar point.

Parking:

Parking space covered with paving blocks/Parking tiles/Tremix. And allotted one four-wheeler parking for each flat.

Terrace:

Brick bat coba water proofing at terrace.

Water tank:

One over head water tank & one underground water tank with separate partition for domestic use and drinking use water with electric motor.

Note: No refund or deductions will be done at any cost if any material is purchased directly or separately by the flat purchasers other than the specifications provided by us (builder).

AMENITIES --

Plumbing Provision for Water purifier RO in kitchen.

Plumbing Provision for Solar water heater outside Toilet only.

SS railing for all balconies and staircases.

Lift with inverter back up with AERD system of Kazi Elevators for 06 (Six) passangers.

Rain Water Harvesting.

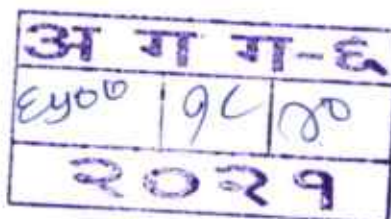
Landscaping and Plantation.

IN WITNESSETH WHEREOF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON 07TH DAY OF OCTOBER, 2021 AT AURANGABAD.

OWNER: -

Narendra Madhusudan Tilak

Mr. NARENDRA MADHUSUDAN TILAK



DEVELOPER: -

M/s. AADINATH INFRA, a registered partnership firm
Through its partners named as: - (PAN: ABGFA3649G)

SHRI ANILKUMAR KAPURCHAND SANCHETI

R. Sancheti

**CONSENTING PARTY:**

1) **Mrs. NEHA NARENDRA TILAK**

Neha Tilak



2) **Mr. ADITYA NARENDRA TILAK**

Aditya Tilak



3) **Mr. AMEYA NARENDRA TILAK**

Ameya Tilak

**WITNESS: -**

1) Shri Pramod Sitaram Pajankar

Age:-55 years, Occ.:-Service

R/o.:-Pundliknagar,

Aurangabad. Adhar Card No.-754517067230

P. Pajankar



2) Shri Pritam Rajmal Jain

Age:-38 years, Occ.:-Service

R/o.:- Waluj, Mahanagar-II, Aurangabad.

Adhar Card No. - 397524607540

P. Jain

