

160/547

पावती

Original/Duplicate

Tuesday, January 19, 2021

नोंदणी क्र.: 39म

5:54 PM

Regn.: 39M

पावती क्र.: 924 दिनांक: 19/01/2021

मावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अमग3-547-2021

दस्तऐवजाचा प्रकार: डेव्हलपमेंट ऑफीस

सादर करणाऱ्याचे नाव: मे. एस.बी. बिल्डकॉन तर्फे भागीदार नं.1 श्री. संतोष महादेव साखरे...

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

मुळ दस्तावेज परत केला

एकूण:

रु. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदावे

6:12 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Aurangabad

III

बाजार मूल्य: रु. 19820000/-

मोबदला रु. 5000000/-

थरलेले मुद्रांक शुल्क : रु. 991100/-

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1901202108207 दिनांक: 19/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010326541202021E दिनांक: 19/01/2021

बँकेचे नाव व पत्ता:



Athorell

मुळ दस्तावेज परत केला



दस्त स्कॅन झाला

CHALLAN
MTR Form Number-6

मह. दस्तावेज परत केला



GRN	MH010326541202021E	BARCODE			Date	19/01/2021-13:47:33	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)		AEFFS8262P	
Office Name ARB3_AURANGABAD 3 JT SUB REGISTRAR					Full Name		S B BUILDCON THROUGH SANTOSH	
Location AURANGABAD							MAHADEO SAKHARE AND OTHER	
Year 2020-2021 One Time					Flat/Block No.		GUT NO 159 PLOT NO 01	
Account Head Details				Amount in Rs.	Premises/Building			
0030046401 Stamp Duty				991100.00	Road/Street		SATARA	
0030063301 Registration Fee				30000.00	Area/Locality		AURANGABAD	
					Town/City/District			
					PIN		4 3 1 0 0 1	
					Remarks (If Any)			
					PAN2=AGBPN5375J-SecondPartyName=RAVINDRA LAXMANRAO			
					NARWADE-CA=5000000-Marketval=19820000			
Total				10,21,100.00	Amount in Words		Ten Lakh Twenty One Thousand One Hundred Rupees On ly	
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	02300042021011908335	210194238780
Cheque/DD No.					Bank Date	RBI Date	19/01/2021-13:49:01	Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID:

Mobile No. :

9922007565

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

खदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी खदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-160-547	0004794527202021	19/01/2021-17:54:20	IGR207	30000.00
2	(IS)-160-547	0004794527202021	19/01/2021-17:54:20	IGR207	991100.00
Total Defacement Amount					10,21,100.00





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

Receipt of Document Handling Charges

PRN	1901202108207	Receipt Date	19/01/2021
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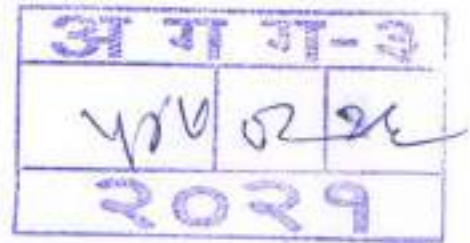
Received from SELF, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 547 dated 19/01/2021 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.



Payment Details

Bank Name	MAHB	Payment Date	19/01/2021
Bank CIN	10004152021011907277	REF No.	004654641
Deface No	1901202108207D	Deface Date	19/01/2021

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



DEVELOPMENT AGREEMENT

Government Valuation :- 1,98,20,000/-

Stamp Duty Paid :- 9,91,000/- + Registration Fees 30,000/-

This development agreement is executed today on 19th day of January 2021 at Aurangabad between :-

Mr. Ravindra Laxamanrao Narwade (Patil)

Age: 58 years, Occ.: Business

R/o.: House no. 4/9/34, Opp. Rajdhani Rexine House,

Tilak Path, Aurangabad.

PAN.: AGBPN5375J

[Hereinafter called as **OWNER** which expression shall mean and include all his heirs' successors, legal representatives, executors, administrators and assignees.]

AND

M/s. S. B. Buildcon A partnership firm registered under, Indian Partnership Act, having registered Office at C-7, Prozone Trade Centre, MIDC, Chikalthana, Aurangabad and its registration no. AU000008377, PAN No.: AEFFS8262P Through Its Partners :-

1. **Mr. Santosh Mahadeo Sakhare**

Age. 40 Years Occ. Business,

R/o. 9, Hanuman Nagar, GarkhedaParisar,
Aurangabad.

PAN No. AZUPS6308N

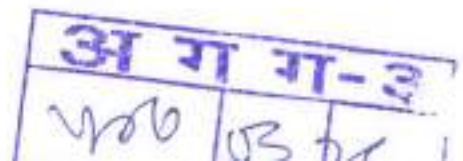
2. **Mr. Laxmikant Bhgwan Borde**

Age. 26 Years Occ. Business,

R/o.16, NS-3, N-4, CIDCO, Aurangabad.

PAN No. BYOPB8745G

(Hereinafter called as **DEVELOPER/BUILDER** which expression shall mean and include all its present and future Partners, their heirs' successors, legal representatives, executors, administrators and assignees)

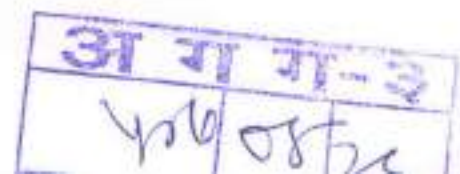


1. **Mrs. Hira Ravindra Narwade (Patil)**
Age: 54 years, Occ.: Housewife
R/o.: House no. 4/9/34, Opp. Rajdhani Rexine House,
Tilak Path, Aurangabad.
PAN.: AJNPN0364Q
2. **Mr. Jayesh Ravindra Narwade (Patil)**
Age: 36 years, Occ.: Business
R/o.: House no. 4/9/34, Opp. Rajdhani Rexine House,
Tilak Path, Aurangabad.
PAN.: AGIPN8924A
3. **Mr. Mahesh Ravindra Narwade (Patil)**
Age: 33 years, Occ.: Service
R/o.: House no. 4/9/34, Opp. Rajdhani Rexine House,
Tilak Path, Aurangabad.
PAN.: AGIPN8942L
4. **Mr. Nitesh Ravindra Narwade (Patil)**
Age: 31 years, Occ.: Business
R/o.: House no. 4/9/34, Opp. Rajdhani Rexine House,
Tilak Path, Aurangabad.
PAN.: ATZPN8428K

[Hereinafter called as **CONSENTING PARTY** which expression shall mean and include all theirheirs' successors, legal representatives, executors, administrators and assignees.]

WHEREAS, the property **Plot no.01** area admeasuring **783.94 Sq.Mtr.** (area admeasuring 819.0 sq.mtr. as per 7/12 extract) forming Part of land **Gut no.159**, Situated at Village - **Satara**, Tq. & Dist. Aurangabad is owned and possessed by the Owner,

ANDWHEREAS the Owner initially owned and possessed property Land Gut no. 159 admeasuring 06 Hectar 58 Are, 09 Are Potkharab land revenue 12.53 ps. out of which to the extent of 45 Are Situated at Village - **Satara** in which obtained revise group housing permission from Aurangabad Municipal Corporation vide permission no.1166/2016-17 in file no. 683/17/2016-17 dated 15.03.2017 in which sanctioned Plot no.01, three buildings such as Type-B-1, Type-B-2 and Type A, out of which Owner completed construction on Type-B-1, Type-B-2 and Type A and obtained Occupancy Certificate vide no.183/2018-19 on dated 30.07.2018 in respect of Type-B-1, Type-B-2 and Type A only.



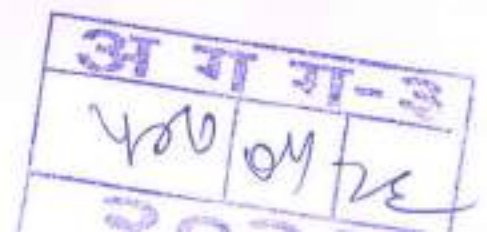
admeasuring 819.0 sq.mtr. as per 7/12 extract) forming Part of land Gut no.159,Situated at Village - Satara, Tq. & Dist. Aurangabad and construct residential come commercial complex thereon.

ANDWHEREAS the Consenting party are the legal heirs of owner and said property received by owner in family partition and now owner and consenting party mutually decided to develop the same therefore consenting party have no objection for the same and accordingly consenting party sign this Development Agreement as consenting party. That the Owner agreed to give constructed units to consenting party and those units will be divided after obtaining construction permission at the time of Deed of Declaration.

ANDWHEREAS, the Owner desire to develop their property as described in schedule-A, but due to lack of time, funds and experience,they are unable to develop the same and therefore, they approached the Developer/Builder and requested to develop the property and construct the residential cum commercial complex thereon, Developer agreed for the same on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Owner hereby declares and confirms as under :-
 - (a) The Owner is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Owner having absolute title of Ownership and possession on the same and his title to the said property is clear and marketable and free from all types of encumbrances.
 - (b) No other person except the Owner have any right, claim, interest or demand in respect of the said property or any part thereof.
 - (c) The Owner have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that they shall hereafter not create any third-party rights of whatsoever nature in respect of the said property including any change or any of them.
 - (d) The Owner have not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the above said property.



(e) There are no proceedings instituted by or against the Owner in respect of the above said property and pending in any court of Law or before any authority and the said property is not under any lis-pendens;

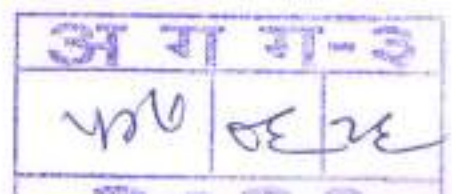
(f) No Notice from any Government, Town Planning or any other public body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Owner in respect of the said property or any part thereof which restricts or may restrict the development of the said property.

(g) The said property is not under any reservation and there are no restrictions on development thereof.

2. The Owner hereby permits the Developer and the Developer shall develop at their own costs, efforts and expenses "the said property" more particularly described in the Schedule-A hereunder written. For development of the said property, the Developer shall be entitled to obtain construction permission from Aurangabad Municipal Corporation or by paying all the deposits and fees for the same and they may obtain water connection, drainage connection, electric connection, by paying all the charges, fees and deposits in the name of Owner. That the Developer/Builder will also be entitled to obtain refund of deposit, after completion of the construction from Aurangabad Municipal Corporation Aurangabad.

3. The Developer may obtain necessary sanctions and necessary permissions from all the concerned authorities for commencement and completion of the construction on the said premises to complete the construction work of Shops and Flats etc. To acquire Transfer of development rights as per DC Rules and other relevant rules as may be applicable and to use and consume the same by putting up constructions, to sale the newly constructed premises to third parties and receive consideration thereof and to do all other acts and deeds required for complete and proper development of the said property with his sign as GPA holder.

4. In consideration of the Owner and Developer permitting and confirming the development rights to the Developer to develop the said property as described in Schedule-A, the developer agreed to give 75 % Commercial Shops and 30 % residential Flats from Basic FSI on each floor to Owner in proposed residential cum commercial building. All potential constructed (FSI) area are used by the Developer. The Builder/Developer will retain remaining 25% constructed Commercial Shops and 70 % constructed Flats. That the Owner shall pay all the applicable taxes including Income Tax, GST etc. in respect of Shops and Flats retained by the Owner and Developer/Builder liable to pay all taxes including GST in respect units retained by them. That the constructed units will be distributed in between owner and developer after obtaining building permission and executing deed of declaration.



5. That the developer has paid security deposit of Rs.50,000,00/- (Rupees Fifty Lakh Only) to Owner as under :-

Sr.No.	Cheque	Date	Amount	Bank Name
01.	JPCBR52020111300118700	13/11/2020	5,00,000/-	Jalgaon People Co-Op.Bank
02.	Chq. No.145410		40,00,000/-	Jalgaon People Co-Op.Bank
03.	Chq. No.145411	31/12/2020	5,00,000/-	Jalgaon People Co-Op.Bank
		Total	50,000,00	

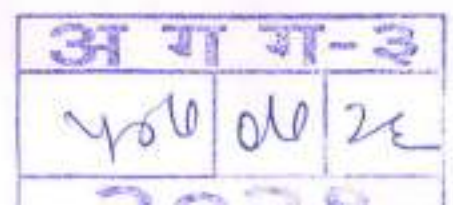
As such Owner hereby acknowledge the receipt of the same. That the security deposit will refund by owner after taking possession of units retain by owner or obtaining Occupancy certificate whichever earlier.

6. The Owner, the Developer shall jointly get the said property surveyed and ascertain the exact area of the said property. The Developer shall after the work of joint survey is complete construct the said property at their own costs, If required. If at the time of construction of the said construction, the Developer receives any objection or obstruction then in that event, the Developer shall forthwith bring the same to the notice of the Owner and the Owner shall at their own costs remove such obstruction or objection.

7. That the Owner have delivered the physical possession of the property under development to the Developer today only i.e. just prior to execution of this agreement. The Owner shall within a period of seven days from the date of the execution of this Agreement, hand over to the Developer all original and relevant documents and title deeds relating to the said property for enabling the Developer Advocate to investigate the Owner title to the said property.

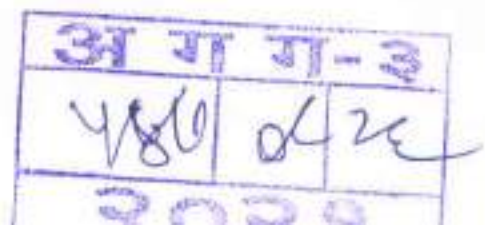
8. The Developer shall for and on behalf of the Owner entitled to submit to the Aurangabad Municipal Corporation, Aurangabad and all other concerned authorities' plans for getting the said property developed. The Developer shall at their own cost get the said plans sanctioned by the concerned authorities. The Developer shall also at all times be entitled to alter and modify the building plans as they may desire and as permitted in accordance with the rules. The Developer shall at their cost be entitled to appoint Architects, ~~Plumbers~~ Contractors, Engineers and Supervisors and Labours etc. for development of the said property.

9. The Developer has agreed to develop the said property as aforesaid free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title. The Developer shall after complete entire development work if any FSI balance or FSI increase by any reason he entitled to acquire TDR (Transfer of Development Rights) and use/consume the same on the said property by putting further and additional construction/structure, Owner have no concern with the same.



on the property under development strictly in accordance with the construction permission granted by the Aurangabad Municipal Corporation, Aurangabad and if the Developer violates the terms and conditions of the construction permission or carry out any construction contrary to construction plan the developer will be solely responsible for the costs and consequences of such violation and in no way the Owner will be responsible any manner, if any such action is taken by the town planning authority for such violation or any violation of Real Estate (Regulation and Development) Act, 2016 in that case Developer will be responsible for the same.

11. That the Developer can dispose-off constructed units retained under this agreement to the prospective purchasers at any price on any terms and conditions that may be agreed upon by the Developer with the purchaser and also execute and registered agreement to sale and the sale deed in favour of the purchasers, except units retained by Owner and Owner have nowhere concern with the units retained by Developer.
12. That, the proposed building being constructed on the property referred above will be governed by the provision of Maharashtra Apartment Ownership Act 1970 and the Developer on the basis of Power of Attorney, executed by the owner in favour of the builder, will execute and register the Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act 1970 and Agreement of sale and sale deeds or any other deeds and documents in respect of area retained by Developer. That the Owner and consenting party will sign all the deeds and documents for registration of project under Real Estate (Regulation and Development) Act, 2016.
13. That, the Owner hereby undertake that he is the absolute Owner and possessor of the above property and there is no defect in their title, if any defect in the title of the Owner or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of Owner to remove the same by taking proper steps on his own cost and risk.
14. That the Developer shall employ the services of the quality Architect and RCC/any service Consultant for the construction of the building and their fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the Owner, developer and purchasers; the expenses of such documents and fees of the Advocate will be paid by the developer.
15. That the Developer shall pay all the charges of staircase premium and Purchase TDR at their own cost, risk and responsibility and developer will make construction at their own cost, risk and responsibility.



16. That, the Owner is hereby undertake that they have already paid all the taxes of the property under development and as such there are no dues of any taxes of any authority on the same, if any taxes are found due on property under development, up to the date of this agreement, those will be paid by the Owner.

17. That it is distinctly understood by and between the parties thereto that the Owner will not be entitled to any profit or loss arriving out of the construction of the building on the said property or sale of property. Similarly, the Owner shall not liable to pay any taxes arising out of the development and construction of units, however Owner shall be liable to pay income taxes, GST, Electric Connection charges, Common corpus Maintenance, to the extent of their respective units without any demur.

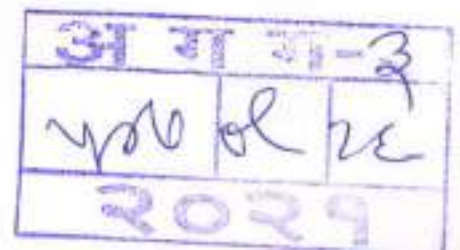
18. That the parties hereto agree that in the event of any accident or damage is caused to the property or to the person such as labours, engineers or to the property and or person of neighbors during the development of the said property the developer shall solely be responsible to pay the compensation in that regard and the Owner shall not be responsible in any manner therefore.

19. In the event of any litigation arising between the builder and the contractors or technical experts, skilled or unskilled labors or with any other person in relation to the development of the said property the Owner shall not be held responsible therefore.

20. That, the owner hereby undertake that he is the absolute owner and possessors of the above property and there is no defect in his title, if any defect in the title of the owner or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of owner to remove the same by taking proper steps at her own cost and risk.

21. That, the builder will have to complete the construction of the building within 21 (Twentyone months) from the date of obtaining the commencement certificate from the Municipal Corporation Aurangabad. However, if the construction work is delayed due to TDR loading/any additional permission as per bye laws or any reason beyond the control of the Builder/Developer, the period of construction shall automatically be deemed to have been extended. That the Owner will give 6 Months gross period and after that Rs.5,00,000/- penalty shall pay by the Developer to the Owner.

22. That, the Owner also executing an Irrevocable General Power of Attorney in favour of Developer and thereby authorising him to obtain construction permission to carry on the construction/development work of the property, to get refund the construction deposits, to execute the necessary deeds and documents, to obtained project loan from financial institution and mortgage property under development and do all the deeds full work for complete the project, to sale constructed flats, to enter into the Agreement to sale and to execute the agreement to sales and sale-deeds in respect proposed construction.



That all the part and parcel of Plot no.1 admeasuring 783.94 Sq.Mt. (area admeasuring 819.0 sq.mtr. as per 7/12 extract) forming Part of land Gut no.159, Situated at Village Satara Tq. & Dist. Aurangabad bounded by :-

Towards East :- Apratim Vastu Row Houses. (Remaining Part of Gut No.159).

Towards West :- 15.00 Mtr. Wide D.P. Road.

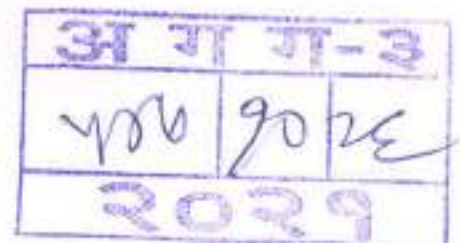
Towards North :- Gut No.98.

Towards South :- 6.00 Mtr. Wide Internal Road then Umrikar Lawns.

SCHEDULE-B

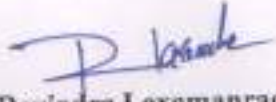
SPECIFICATIONS OF CONSTRUCTIONS

STRUCTURE	:-	RCC framed structure.
WALLS	:-	Outer walls 150/230 mm brick inner 100mm brick work.
PLASTER	:-	Internal plaster in neeru finish and external sand face plaster.
DOORS	:-	Main door: Teakwood framed laminated door Other door: Pre-cast frame with laminated flush door.
KITCHEN OTTA	:-	Kadappa with Granite Top with SS Sink.
PLUMBING	:-	Concealed CPVC/UPVC type with C.P. Fittings.
FLOORING	:-	In all rooms 600 X 600 mm Vitrified tiles.
GLAZED TILES	:-	In W.C. glazed tiles up to 2100 mm Height. In Bath Colored designed tiles up to 2100 mm height. In Kitchen Colored designed up to 1200 mm above otta.
WINDOWS	:-	Powder coated Aluminum two track-sliding windows with safety M.S. Grill.
ELECTRIFICATIONS	:-	In Concealed electrification of copper wiring room 3.5 points in each room and power point in kitchen & bathroom.
PAINTING	:-	Oil bond Distemper from inside and cement paint from outside, white wash to Ceiling, oil paint to doors and window grills.



IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON
19TH DAY OF JANUARY 2021 AT AURANGABAD.

OWNER


Mr. Ravindra Laxamanrao Narwade (Patil)



DEVELOPER

M/s. S. B. Buildcon A partnership firm
Through Its Partners :-

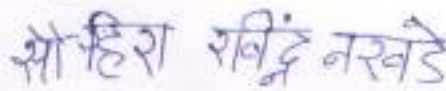

1. Mr. Santosh Mahadeo Sakhare




2. Mr. Laxmikant Bhgwan Borde



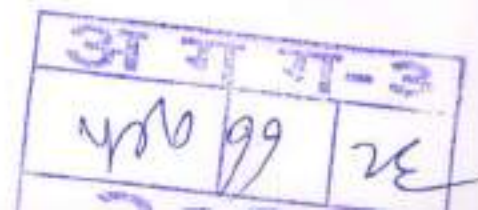
CONSENTING PARTY



1. Mrs. Hira Ravindra Narwade (Patil)




2. Mr. Jayesh Ravindra Narwade (Patil)



12/06/2024

3. Mr. Mahesh Ravindra Narwade (Patil)



[Signature]

4. Mr. Nitesh Ravindra Narwade (Patil)



WITNESSES

1.

[Signature]

Mr. Anil Vyankatrao Magare

Age - 48 years. Occ. - Service.

R/o. Aditya Nagar, Garkheda, Aurangabad.



2.

[Signature]

Mr. Sayyed Yusuf Sayyed Riyaz

Age - 23 years. Occ. - Business.

R/o. Fazilpura, Aurangabad.



अडवाळ दिनांक : 11/11/2020

गाव समुदाय सल
अधिकार अभिलेख पत्रक

। महासष्ट जमीन महसूल अधिकार अभिलेख आणि लॉडवहा (नगर करण व सुविधतीत ठेवणे) नियम, 1961 यातील नियम 3,4,5 आणि 6।

प्रत्येक फरफार क्र. 32468

गाव - सातारा

तालुका - औरंगाबाद

जिल्हा - औरंगाबाद

गट क्रमांक व उपविभाग : 139

गट क्रमांक व उपविभाग 139	भू-धारणा पध्दती मौजवादाद्वारे वगैरे -1	मौजवादाद्वारे गाव					
सर्वोत्तम जमीन		क्षेत्र	आकार	पो.ख.	क.पत	खाली क्रमांक	
क्षेत्र मजला	हे.आर.वॉ.मी	राजेंद्र लक्ष्मण	0.25.13	0.44	0.09.00	(657)	2862, [2863], 2864, [2865], [2867], 2868, 2869, [2871], 2873, 2874, 2876, [2877], 2878, 2879, [2880], [2881], 2882, 2883, 2884, 2885, 2887, 2888, 2889, 2890, 2901, [2902], 2904, 2905, 2908, 2909, 2900, [2901], 2902, 2903, [2904], [2906], 2907, [2908], 2909, 2910, 2912, 2913, 2915, 2916, 2917, 2918, 2920, 2921, 2922, 2923, 2925, 2926, 2927, 2928, 2929, 2930, [2932], 2933, 2934, 2935, 2936, 2937, [2938], 2939, 2940, 9117, 9118, 9119, 9120, 9121, [9125], 11803, [11909], 12063, [12310], [12340], 13167, 13759, [14226], 16620, 16621, 16622, [16623], 16626, 16627, 16628, 16629, 16630, 16631, 16632, 16633, 16636, 16640, 16641, 16642, 16643, 16644, 16646, 16647, [17577], 17578, 17682, [17764], [18249], [18355], 18540, [18542], 18703, 18704, 18817, [19039], 18926, 18927, 18934, 19076, [19894], [21124], 21215, 22068, [22069], 22070, 22071, 22072, 22073, [22074], 22075, 22076, 22077, 22079, [22080], [22081], 22533, 22534, 22535, [22537], 22538, [22539], 24602, 25891, 26588, 27165, 28147, 28208, [28430], [28824], 28840, 28924, 31110, 31111, 31234, 31454, 31577, 31578, 31579, 31610, 31634, 31702, [31709], 33361, [33362], 33620, 33621, [33729], 34164, 34537, 34587, 34921, 34985, 35285, 35286, 35528, [35529], 41107, 42226, 48270, 49108, 49231, 51131, [51159], 52256, [52301], 57244, 88296, 88297, 88398, 88799, [88800], 88303, 88302, 88305, [88306], 88708, [88709], 88712, [88713], 88714, 88715, 88716, 88717, 88718, 88719, 88720, 88721, 88722, 88723, 88724, 88725, 88726, 88727, 88728, 88729, 88730, 88731, 88732, 88733, 88734, 88735, 88736, 88737, 88738, 88739, 88740, 88741, 88742, 88743, 88744, 88745, 88746, 88747, 88748, 88749, 88750, 88751, 88752, 88753, 88754, 88755, 88756, 88757, 88758, 88759, 88760, 88761, 88762, 88763, 88764, 88765, 88766, 88767, 88768, 88769, 88770, 88771, 88772, 88773, 88774, 88775, 88776, 88777, 88778, 88779, 88780, 88781, 88782, 88783, 88784, 88785, 88786, 88787, 88788, 88789, 88790, 88791, 88792, 88793, 88794, 88795, 88796, 88797, 88798, 88799, 88800, 88801, 88802, 88803, 88804, 88805, 88806, 88807, 88808, 88809, 88810, 88811, 88812, 88813, 88814, 88815, 88816, 88817, 88818, 88819, 88820, 88821, 88822, 88823, 88824, 88825, 88826, 88827, 88828, 88829, 88830, 88831, 88832, 88833, 88834, 88835, 88836, 88837, 88838, 88839, 88840, 88841, 88842, 88843, 88844, 88845, 88846, 88847, 88848, 88849, 88850, 88851, 88852, 88853, 88854, 88855, 88856, 88857, 88858, 88859, 88860, 88861, 88862, 88863, 88864, 88865, 88866, 88867, 88868, 88869, 88870, 88871, 88872, 88873, 88874, 88875, 88876, 88877, 88878, 88879, 88880, 88881, 88882, 88883, 88884, 88885, 88886, 88887, 88888, 88889, 88890, 88891, 88892, 88893, 88894, 88895, 88896, 88897, 88898, 88899, 88900, 88901, 88902, 88903, 88904, 88905, 88906, 88907, 88908, 88909, 88910, 88911, 88912, 88913, 88914, 88915, 88916, 88917, 88918, 88919, 88920, 88921, 88922, 88923, 88924, 88925, 88926, 88927, 88928, 88929, 88930, 88931, 88932, 88933, 88934, 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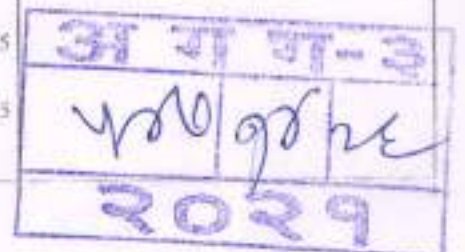
सालास

तालुका - औरंगाबाद

जिल्हा - औरंगाबाद

क्रमांक व उपविभाग - 159

सामाईक क्षेत्र	0.00.03	0.02	
डमेश शालीयाम शेळके प्लॉट नं 2	0.01.45	0.03	(33444)
विकास राजकुमार चौधरी प्लॉट नं 29			(32878)
वित्तकुमार बाबुशिव चौधरी			(32878)
सामाईक क्षेत्र	0.01.68	0.03	
अरुण विश्वनाथ धवते रो-हाउस नं 60	0.00.92	0.02	(33625)
अभिषेक विनायक धर्मोपरीकर			(33818)
विनायक नारायणराव धर्मोपरीकर रो-हाउस नं 24			(33818)
सामाईक क्षेत्र	0.00.87	0.02	
विदित लक्ष्मण नारवडे प्लॉट नं 1	0.00.19	0.16	(34035)
प्लॉट नं 9	0.00.43		(34035)
प्लॉट नं 11	0.00.45		(34035)
प्लॉट नं 12	0.00.43		(34035)
प्लॉट नं 13	0.00.44		(34035)
प्लॉट नं 14	0.00.43		(34035)
प्लॉट नं 15	0.00.43		(34035)
प्लॉट नं 16	0.00.45		(34035)
प्लॉट नं 17	0.00.44		(34035)
प्लॉट नं 18	0.00.43		(34035)
प्लॉट नं 20	0.00.45		(34035)
प्लॉट नं 21	0.00.44		(34035)
प्लॉट नं 22	0.00.43		(34035)
प्लॉट नं 23	0.00.43		(34035)
प्लॉट नं 23A	0.00.43		(34035)
प्लॉट नं 24	0.00.45		(34035)





औरंगाबाद महानगरपालिका, औरंगाबाद

" बांध का मा चा प र वा ना "

COMMENCEMENT CERTIFICATE



परवाना क्रमांक : ११६६ / २०१६-१७

नगर स्वच्छता क्रमांक : ६८३/१७/२०१६-१७

दिनांक : १७/३/२०१७

परवाना धारण करणाऱ्याचे नाव :- श्री. राजेंद्र लक्ष्मण नरवडे तर्फे जी.पी.ए. धारक

श्री. राहुल कांतीलाल पटेल

गट क्रमांक :- १५९/पैकी, मीजे :- सातारा, औरंगाबाद.

मुंबई प्रतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ च्या कलम ४५ अन्वये व तत्संबंधित नियमांत अनुसूक्त खासीलप्रमाणे बांधकामाची/दुरुस्तीची परवानगी दिली जाते. सदरील परवानगाचा अंमल आज सुरु होत असून एक वर्षांपर्यंत राहिल. बांधकाम पूर्ण झाल्याबाबत लेखी माहिती लावण्यासाठी या कार्यालयात दाखविण्यात यावी. नगर रचनाकार यांनी साल रंगाने दुरुस्ती/मान्य केलेल्या नकाशा प्रमाणे बांधकामाची परवानगी खासील अटीवर दिली जाते.

०१. सदर बांधकाम परवाना हा विकास परवानगीच्या अनुवर्गाने दिला जात आहे. बांधणे मग्न केलेल्या भूखंडा संबंधी कोणत्याही कोणाचे मालकी हक्क, इज्जत हक्क, अगर इतर कोणत्याही हित संबंधात बाधा निर्माण होत असतील तर त्यांनी आपल्या तक्रारी / याद न्यायालयामार्फत परस्पर दुर करून घ्याव्यात या संबंधाने उद्भवणाऱ्या कोणत्याही बाबींची जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही.

०२. योजनाव्या कोणत्याही प्रकारच्या हक्कात बाध निर्माण होईल असे बांधकाम करण्यात येऊ नये.

०३. प्रथम बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी/ सातुन निरीक्षक भूमि अगिजेल, औरंगाबाद बांधकामाच्या भूखंड आच्छापी करून घेणे अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहिल.

०४. बांधकाम साहित्य व माती महानगरपालिकेच्या रस्त्यावर ठेक नये. बाबत दिनांक २४/०४/२०१६ रोजी संचिका सोबत दिलेले हनीपत्र अर्जदारास बंधनकारक राहिल.

०५. सदर भूखंडास/ मालकीतील ना. लिहासिकारी बांधे मार्फत म.ज.न.अधि.१९६६ चे कलम ४४ अन्वये अकूपिक मापरास अर्जदार/ परवाना जा.क्र. २००८/नकाशा/जमीन-१/एनपी-३४/मीजे सातारा, ता.औरंगाबाद /प्र.क्र. २२३, दिनांक ०२/११/२०११ अन्वये प्राप्त आहे.

०६. या कार्यालयाचे संबंधित अधिकारी जागेवर बांधकाम पाहण्यासाठी आले असता त्यांचे अवलोकनाध्यक्ष भंडारीचे संबंधित कागदपत्रे दाखविण्यात यावे.

०७. प्लिंथ लेवेल (Plinth Level) चे बांधकाम झाल्यानंतर सदरहु कार्यालयास त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणपत्रासह कळवावे व Plinth Level Completion प्रमाणपत्र कार्यालयात घेणे आवश्यक आहे.

०८. मग्न बांधकाम नकाशाच्या विरुद्ध जर बांधकाम करण्यात आले तर आपणा विरुद्ध महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम-४३ सहा ५२, कलम-४४, कलम-५३ प्रमाणे पुढील कार्यावाही करण्यात येईल.

०९. मुंबई प्रतिक महानगरपालिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेण्यात यावे व त्यानंतरच इतरही कायदा सुरु करवा नसता आपल्या विरुद्ध म.प्र.अधि.१९६६ चे कलम-५३ अन्वये पुढील कार्यावाही करण्यात येईल.

१०. भोगवटा प्रमाणपत्र घेतेवेळी महानगरपालिका परवानाधारक यांचेवर जलनिःसारण जोडणी बाबतचे प्रमाणपत्र जोडणे आवश्यक आहे.

११. छतावर पडणाऱ्या पावसाचे पाणी संकलीत करून विहीर असल्यास त्याचे पुर्नभरण करावे. जोडे विधान दिहीत नाही अशा विधानी सोडणीट (शोडणीट) उबार करून त्यामधी त्याचा निचरा करावा.

१२. सहर विकास विधी हक्कम रु. १,४९,०००/- च.क्र. १८४२ दिनांक ०१/०३/२०१७ रोजी भरणा केला आहे.

१३. फ्रीमियम (Free F.S.I Store 10 %) रक्कम रु. १,६९,९००/- च.क्र. १८४५ दिनांक ०१/०३/२०१७ रोजी जमा केली आहे.

१४. फ्रीमियम (Paid F.S.I) रक्कम रु. ११,२९,२५०/- च.क्र. १८४३ दिनांक ०१/०३/२०१७ रोजी जमा केली आहे.

१५. स्वयंम विकसित अगनात हक्कम रु. ५०,०००/- च.क्र. १८४४ दि. ०१/०३/२०१७ रोजी जमा केली आहे.

१६. भोगवटा प्रमाणपत्र घेते पूर्वी सामानातील अंतर्भाव्य कमीत कमी (४५) साडे लावून त्यांचे संगोपन करावे.

१७. जागेवरील शाडे सोडल्याबाबती झाल्यास प्रथम सक्षम प्राधिकरणा मार्फत परवानगी घेण्यात यावी.

१८. जागेवर विद्युत साहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी संबंधित खात्याकडून काढून घ्यावी, नंतरच बांधकाम सुरु करावे.

१९. अंतर्गत विकासाच्या कामा बाबत (Self Development) आदेश क्रमांक जा.क्र/मनप/नरवि/ससंनर/१४५६/२००६ दिनांक १५/०४/२००६ या आदेश अर्जदार यांच्यावर बंधनकारक राहिल.

२०. सदरील बांधणे (Scheme) मधील सर्व रस्ते, पाणी पुरवठा, जलनिःसारण, विद्युत, दिवा कळी झुपादी सर्व सोई सुविधांची वेळोवेळी दुरुस्तीची कायम स्वरुपी जबाबदारी विकासाक त्या या कोणत्याही सर्व गाळेधारक यांची राहिल.

२१. उक्त भूखंडा संबंधी कोणत्याही मालकी हक्क, इज्जत हक्क अगर इतर कोणत्याही हितसंबंध बांधीत / निर्माण होत असतील तर त्यांनी आपल्या तक्रारी / याद मा. न्यायालयामार्फत परस्पर दुर करून घ्याव्यात. या संबंधाने उद्भवणाऱ्या कोणत्याही बाबींची जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही. या बाबत अर्जदार स्वतः सर्वस्वी जबाबदार राहतील.

