



Office:- "NANDANVAN", Gut No. 735, Chikalthana, Aurangabad,

DEVELOPMENT AGREEMENT

BETWEEN

NABHRAJ BUILDERS AND DEVELOPERS Pvt.Ltd

AND

TRILOKSINGH TARASINGH JABINDA,

Property Description

Survey No-27(part) Admeasuring 5000 Sq.Mtrs, situated at
Shahnoorwadi, Aurangabad.



Page 1 of 1

343/7223

इतर पावती

Original/Duplicate

Friday, 12 November 2021 4:42 PM

सीरीस नं. 394

Regn. 384

पावती नं. 9085 दिनांक: 12/11/2021

पावतीचे नाव: -महागुरुसाजी

समस्तकाचा अनुक्रमांक: अण6-7223-2021

समस्तकाचा प्रकार: -डेप्युलपॉस्ट ऑफीस

सादर सादरापावे नाव: सहायक विभागीय ज्येष्ठ डेप्युलपॉस्ट ऑ.जी. तर्फे ऑफीस/ईअर कारपोरेशन- बी. राजेश सिंग बाळबल
कुटुंबे -

वर्ग

सदर द्यावाकरीची

₹. 560.00

पुस्तकी संख्या: 28

पड्या:

₹. 560.00

Joint 5 Recd/Registered VI

1). वेवसाया इतर: DHC खन: ₹.560/-

डीप्युलपॉस्ट ऑफीस क्रमांक: 1211202109022 दिनांक: 12/11/2021

विक्रीचे नाव व पत्ता:

11/12/2021

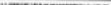


दस्त स्कैन आला



CHALLAN
MTR Form Number-3



GRN	MH000019823002122E	BARC CODE			Date	11/11/2021-11-21-25	Form ID
Department	Inspector General Of Registration			Payer Details			
Registration Fee				TAX ID / TAN (If Any)			
Type of Payment	Ordinary Collections IGR			PAH No.(If Applicable)			
Office Name	ARBE, AURANGSAD NO 6 SUB REGISTRAR			Full Name	NASHRAJ BUILDERS AND DEVELOPERS PVT		

Location		AURANGABAD		LTD. THE DIRECTOR MR. ANASH RAJSHI						
Year		2021-2022 One Time	Flat/Block No.	BUTLER						
Account Head Details		Amount In Rs.	Premises/BUILDING	DEVELOPMENT AGREEMENT						
0000080301 Account of Tax		30000.00	Road/Street	SURVEY NO. 27 - SHARNOORWADI						
			Area/Locality	AURANGABAD						
			Town/City/District							
			Pin		4	3	1	0	0	1
			Remarks (If Any)							
			Sewer/Pavement-SHRI TRILOKNATH TARASINGH JAINDA-							
										
Total		30,000.00	Amount In Words	Thirty Thousand Rupees Only						



Payment Details		BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheques/DD Details		Bank C/P	Ref. No.	220004002111119494		00004000			
Cheque/DD No.		Bank Date	Ref Date	15/11/2021-11-20-27		Not Verified with RBI			
Name of Bank		Bank Branch		BANK OF MAHARASHTRA					
Name of Branch		Branch No. / Date		Not Verified with Branch					

NOTES: This document is valid only if it is registered in Sub Registrar office only. Not valid for unregistered documents. Stamps No.: 0000000000



SPRINGER

Roll No. : 0000000000
 Date : 2024
 Page : 1

Sr. No.	Defacement No.	Defacement Date	Useful	Defacement Amount
1	0004112588000120	12/11/2021-12/01/20	68210	30000.00



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

Receipt of Document Handling Charges

PRN 0111202115392

Receipt Date 12/11/2021

Received from SELF, Mobile number 0000000000, an amount of Rs. 100/-, towards Document Handling Charges for the Document to be registered on Document No. 7223 dated 12/11/2021 at the Sub Registrar office Joint S.R. Aurangabad 6 of the District Aurangabad.



Payment Details

Bank Name MAHB

Payment Date 01/11/2021

Bank CN 10004152021110113732

REF No. 012886683

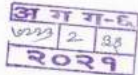
Deface No 0111202115392D

Deface Date 12/11/2021

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



Signature



DEVELOPMENT AGREEMENT



THIS DEVELOPMENT AGREEMENT IS EXECUTED ON 12 THIS DAY OF
NOVEMBER 2021 AT AURANGABAD BY AND BETWEEN :

Shri. Triloksingh Tarasingh Jabinda

Age : 57 years, Occupation : Business/

R/o. Devanagari, Shahnoorwadi,

Aurangabad - 431001.

(AADHAAR NO: 799598011870)

(Hereinafter referred to as "Owner" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his executors, legal heirs, representative, assignees or administrators)

First Party



AND

Nabhraj Builders and Developers Pvt.Ltd.

(CIN No.U70200MH2021PTC360567) a private limited company incorporated under the Companies Act, 2013 having its registered office at G.No.735, Office No.1, Nabhraj Nandamvan, Opp. Airport, Jalna Road, Aurangabad - 431 007.

Through its authorised director :

Mr. Rajesh S/o. Balabax Butole

Age: 54 Yrs, Occu: Business,

R/o. CIDCO, Aurangabad.



(Hereinafter referred to as "The Developer/Builder/Promoter" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, executors, representative, assignees in interest or administrators)

Second Party

WHEREAS the agricultural land admeasuring 50 R situated at Survey No.27, Shahnoorwadi, within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the "demised land") is owned by the owner Shri. Trioksing Tarasingh Jabinda.

AND WHEREAS, the owner desires to develop the demised land more particularly described in Schedule-I hereunder and has approached the developer for the same and the developer being interested in developing the demised land, approached the owner with a request to give the demised land to it for development by sharing on a 45 : 55 basis (i.e. revenue of 45% area will come to the share of the owner and revenue of 55% area will come to the share of the developer) and the owner acceded to the request of the developer on the terms and conditions which are recorded as under :

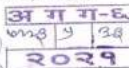
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The owner hereby declare and confirms as under :-

(a) The owner is otherwise well and sufficiently entitled to the demised land described in the schedule hereunder written. The owner is having absolute title of ownership and possession and her title to the demised land is clear and marketable and free from all types of encumbrances and the Developer has also verified the title of the owner from his legal consultant and satisfied by all means in respect of title of owner.

(b) No other person except the owner has any right, claim, interest or demand in respect of the demised land or any part thereof.

(c) The owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the demised land and the demised land 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 demised land.



(d) The owner has not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the demised land.

(e) There are no proceedings instituted by or against the owner in respect of the demised land and pending in any Court of Law or before any authority and the demised land is not under any lispendens.

(f) No Notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition 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 demised land or any part thereof which restricts or may restrict the development of the demised land; and

(g) If case of any dispute in respect of the title of the demised land arises, the owner hereby undertakes to settle / clear the same and indemnify the builder / developer for any loss caused to it on this count.

2. The Owner hereby permits the Developer and the Developer shall develop at their own costs, efforts and expenses the demised land more particularly described in the Schedule-I hereunder written by constructing Residential properties on the demised land.

3. That, in consideration of the development rights given by the owner to the developer, the developer shall pay to the owner amount of consideration i.e. revenue in respect of 45% of construction to be made on the demised land i.e. the Owner and Developer shall share the revenue of construction on the demised land in the ratio of 45 : 55 (i.e. 45% revenue will come to the share of the owner and 55% revenue will come to the share of developer).

4. The entire booking, advances, final sale proceeds/revenue received from customers shall be deposited in the escrow account, out of which 45% amount will be transferred in the account of owner and balance 55% amount will be transferred in the account of Developer till the last flat / unit in the project is



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sold. That entire amount of sale proceeds shall be deposited in Escrow account which shall be opened with any Scheduled or co-operative bank.

5. That, The developer will not consume additional FSI on this land other than sanctioned built-up area of 12,727 Sq.mt. as per AMC permission dated on (01/10/2021).

6. That, N.A. permission in respect of demised land from the competent authority has been applied for dated on 05/10/2021.

7. That, the construction permission from the competent authority in respect of the demised land have been received dated on: 01/10/2021 with total permissible built-up area 12,727 Sq.mt.

8. That, the expenses regarding construction permission from AMC has been done by the Land Owner.

9. That, the owner has handed over the vacant and peaceful possession of the demised land to the builder / developer today and the developer / builder acknowledges having taken over possession of the land.

10. That, the builder / developer shall be authorised to undertake the construction work according to the building plans approved by the Aurangabad Municipal Corporation and obtain completion certificate. In case any penalty is levied by the Aurangabad Municipal Corporation the same shall be paid by the developer alone.

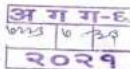
11. That, the builder shall be authorised to employ the services of architects, engineers, supervisors, construction labour etc. for the purpose of development of the demised land. However the necessary fees, charges, salary & wages of the persons engaged by the builder shall be borne by the builder only. The developer may obtain the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder.

12. That, all future taxes (includes GST), cess, charges in respect of the demised land payable to the Aurangabad Municipal Corporation, Government,



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Semi-Government or any other local authority shall be paid by the developer. Any arrears of tax will be paid / borne by the owner. However, it is clarified that, GST in respect of sale of construction in the project shall be recovered from the prospective purchasers.

13. That, the developer shall have a right to fix or install or construct water storage & septic tank/s for the purpose of proposed development of the demised land.

14. The owner hereby agrees and assures the developer to sign all necessary application, affidavits, plans and other documents / deeds, for compliance of the necessary formalities of the Aurangabad Municipal Corporation or any other Government, Semi-Government or local authority.

15. That, the owner shall not be liable in any way whatsoever for loss or damage caused to the person or property of any third party during the course of development work.

16. That, it is hereby specifically understood and agreed between the parties hereto that the party of the developer shall indemnify the owner for any monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the developer with any outside third party or agency to which the owner is not a signatory.

17. That, the developer shall indemnify and keep indemnified, saved, defended and harmless the owner from or against any loss or damage suffered or incurred by the owner as a result of any claim made by any person or party on account of any accident on the site during the course of the work of development construction resulting in death of or injury to any person or damage to any property.

18. That, the developer shall be entitled to identify the purchaser, negotiate & finalise sale price with him in respect of entire 100% construction to be made on the demised land.

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That, the developer shall be entitled to receive the amount of consideration in respect of the entire construction in the project, which shall be



deposited in Escrow account for distribution as per agreed ratio of 45 : 55 and execute Agreement to Sale and registered Sale Deed in favour of the purchasers of units in the project.

20. That, the developer shall be entitled to issue No Objection Certificate for mortgaging the flats/units in the project in favour of any Bank or Financial Institution to enable the prospective purchasers for availing loan.

21. The developer shall be entitled to prepare necessary scheme, to advertise the same by putting up a board on the said property or any other place and by publishing advertisement/sign boards or electronic media as it deems fit, entirely at its own cost and risk.

22. That, both the parties hereto shall try and maintain cordial relations during the course development work and shall try to avoid disputes as far as possible, and un-resolved disputes if any, shall be settled through arbitrator to be appointed by mutual consent.

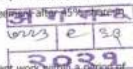
23. That, in the event of any litigation between the Developer and the contractors or technical experts, skilled or unskilled labours or customers or with any other person in relation to the development work of the said property the owners shall not be held responsible thereof in any situation.

24. That, the owners hereby give their consent and authorize the developers for obtaining project loan from any Bank or Financial Institution for mortgaging the said land and construction thereon as a security for the project loan to be obtained by the developer. However, if the financing Bank requires signatures of the owners, the same shall be given by the owners without any demur. However, it is clarified that, it will be the sole liability/responsibility of the developer to repay the loan with interest and the owner will not be liable for the same in any manner whatsoever. The loan repayment shall be done by the developer from his 55% share in the revenue as per the development agreement. After 45% share of revenue is given to the owner from escrow account.

25. That, the developer will complete the development work within a period of 48 months (Forty-eight months) from the date of sanction of building plans. If any such delay shall have been occasioned by force majeure causes



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or due to any reason, beyond the control of the developer, the period of thirty six months will stand automatically extended till such cause ceases to exist. In case the developer does not commence construction work within 6 months from the date of receiving commencement certificate from the competent authority, this agreement will be automatically canceled.

26. That, the developer is authorized/entitled to construct and sell flats/units for MHADA board, as per the reservation rules in this regard at his absolute discretion.

27. That, the Developer is fully responsible and will abide by the rules of RERA Act for completing the project.

28. That, all expenses towards drafting & execution of registered Development Agreement as well as registered GPA etc., such as stamp duty, registration fees, advocate's fees, miscellaneous expenses etc., will be paid by the developer only.

29. That, The Commencement Certificate no. 501/2021-22 file no. 385/17/2021-22 has been already received from the Aurangabad Municipal Corporation Dated on: 01/10/2021 in the favour of the Land owner "Shri. Triloksingh Tarasingh Jabinda" for the said plot of 50R with survey no.27/part with total sanctioned built-up area of 12,727 sq.mt. Now, here-onwards all the responsibilities to complete the construction as per the permission and fulfilling all the conditions of the commencement certificate is the Developers responsibility.

30. That, the Developer will abide by the Construction permission received from AMC i.e. the commencement certificate no. 501/2021-22 date on 01/10/2021 and will do the construction according to the sanctioned area only.

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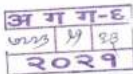
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SCHEDULE - I

(Description of demised land)

All that piece and parcel of land admeasuring 50R(ARE) situated at Survey No.27, village Shahnoorwadi, on this area of 12,727 sqmt construction will be done as per said sanctioned plan within the limits of Aurangabad Municipal Corporation, Aurangabad, boundaries of which are as under :

- East : S. No. 27 (part) Owned by Kashvinder Dalvirsingh.
West : S. No. 27 (Part) Owned by Tarasingh Tehalsingh,
Jabinda Construction Pvt. Ltd.
North : Road 15 Meter Wide.
South : S No. 27 (Part) (MHADA).



In witness whereof the parties hereto have subscribed their hands, seal and signatures on the date and place mentioned hereinabove.

OWNER / FIRST PARTY :

Mr. Triloksingh Tarasingh Jabinda



[Handwritten signature of Mr. Triloksingh Tarasingh Jabinda]

DEVELOPER/BUILDER/SECOND PARTY :

Nabhraj Builders and Developers Pvt. Ltd.

Through its Authorised Director

Mr. Rajesh Balabax Butole



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WITNESSES:-

1. SHUBHADA SUMIL KORANNE

AGE: 54 YEARS
R/O AURANGABAD

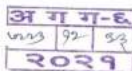
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2. SHALIKRAM THAMAJI KADAM

AGE: 46 YEARS
R/O AURANGABAD.

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**भूमि अभिलेख विभाग, महाराष्ट्र शासन
मोजणीची 'क' प्रत देवुन प्रकरण निकाली**

प्रति,
बी/बीमती :- प्रिलोकसिंग तारसिंग जाबिदा
रा.रोड नांव :- देकावगरी, गाव
/साहपूरवाडी, तालुका : औरंगाबाद, जिल्हा : औरंगाबाद, पिन
नं. ४३१००१..



प्राप्त क्रमांक-३७९
उप अधीक्षक भूमी
अभिलेख,
औरंगाबाद
औरंगाबाद चांदे
कार्यालय,
निकाली दिनांक:
२३/८/२०२१

दिषय :- खमीन मोजणीबाबत.

संदर्भ :- आपला दिनांक १८/८/२०२१ चा मोजणीअर्ज.

म्होदय/महोदया,

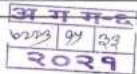
आपल्या विषयाशीत संदर्भीत अर्जाप्रमाणे आपणास रिक्ततर जागत नोटीशीने कळवुन ईकडील भुकरमापक यांनी नेमलेल्या तारखेस
याची येवुन आपले व तगत कार्येदार व पंचसाम्य मोजणी केलेली आहे. ईकडील अभिलेखाच्या आधारे आपणास हदीध्या खुला
दाखविल्या आहेत. त्याबाबत आपण भुकरमापक यांचेशीवर पंचसाम्य हदी मान्य असलेबाबत संघटीदरीक जबाब दिलेला आहे तो
प्रकरणे सामील आहे. आपला मोजणी कामाची पूर्तता झालेने आपला मोजणी अर्ज निकाली देवता आहे. सोबत मोजणी नकाशाची 'क' प्रत
सोपवली आहे. कळावे.

मोजणी प्रकार		मो. र. म.	तालुका	गांव / वाठ	सर्व्हे नं.	मोजणी दिनांक	हदी दाखविल्या दिनांक	क प्रत पावविलेली दिनांक
कातायची	प्रदेश							
अतिरावडी	हदकावम	१७३७५	औरंगाबाद	साहपूरवाडी	२७९२०	१८/८/२०२१	१८/८/२०२१	२३/८/२०२१


उप अधीक्षक भूमी अभिलेख,
औरंगाबाद, औरंगाबाद.

अभिलेखपत्र :-

प्रस्तुत प्रकरणे आता काहीही तजवीज नसलेने प्रकरण निकाली केले आहे. बी.एच.डी. क्रमांक देवुन पुढील नियमावली कार्यवाही
करावी.





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 Small circular logo with a stylized 'S' or 'C' inside.

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get a few fish

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at the University of California, Berkeley.



उपविभागीय अधिकारी तथा उपविभागीय रेंजअधिकारी कार्यालय,

औरंगाबाद

(अकृषिक शाखा)

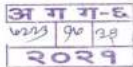
- संख्या :- 1) शासन निर्णय, महसूल व वनविभाग क्र.एनएच-2016/प्र.क्र.7/टी-1, दिनांक 22 जानेवारी 2016.
- 2) महाराष्ट्र शासन, राजपत्र, महसूल व वनविभाग दिनांक 5 जानेवारी 2017.
- 3) मा.जिल्हाधिकारी, औरंगाबाद यांचे आदेश क्र.2021/मसासा/जमीन-1/एनएच-34/ प्र.क्र. 04 , दि.29/1/2021.
- 4) अजेंदार श्री.विश्वकर्मिंग लव्हलिंग जमिंदार, रा.शहानुरवाडी, ता.जि.औरंगाबाद यांचा अने दिनांक 05/10/2021.
- 5) औरंगाबाद महानगर पालिका, औरंगाबाद यांचेकडील बांधकामाचा परवाना क्र. 501/2021-22 पाईल क्रमांक - 385/17/2021-22, दिनांक 01.10.2021.
- 6) अपर तहसीलदार, औरंगाबाद यांचे पत्र क्र.2021/जमा-2/कावि-1737 दिनांक 13/10/2021
- 7) मूलपाटन शाखा, उपविभागीय अधिकारी कार्यालय, औरंगाबाद यांचे पत्र क्र.2021/अकृषिक /मूल-साहजकाकावि-09 दिनांक 18/10/2021.

मा.क्र.2021/एनएच-34/अकृषिक/जमीने शहानुरवाडी, ता.जि.औरंगाबाद,प्र.क्र.80, दिनांक 20/10/2021

टीपिंग 'ब'

महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम / विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदाराला ह्याचबाबचा सल्लोपा ममूना.

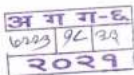
ज्यामध्ये, अजेंदार श्री.विश्वकर्मिंग लव्हलिंग जमिंदार, रा. शहानुरवाडी, ता.जि.औरंगाबाद, यांनी जिम्मा औरंगाबाद तालुका औरंगाबाद मीने शहानुरवाडी येथील व. नं. 27 चार्ट मधील क्षेत्र 8000.00 चौ.मि. या जमिनीच्या भोगवटदाराला महाराष्ट्र जमीन महसूल अधिनियम 1966 च्या कलम 42-अ च्या तरतुदीन्वये नियोजी अकृषिक प्रयोजनासाठी सार जमिनीचा प्रशासक, औरंगाबाद महानगर पालिका औरंगाबाद या नियोजन प्राधिकरणाच्या बांधकामाचा परवाना क्र.501/2021-22, पाईल क्र. 385/17/2021-22, दिनांक 01/10/2021 अन्वये विकास परवानगी / बांधकाम परवानगी प्राप्त केली आहे, ज्या संबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सन्दर्भात संलग्न आहे.



ज्याअर्ची, उक्त जमीनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय वर्गोत्तरण कराची व वर नमूद अकुचित प्रत्येकजणव्य वापरफोटी आकारणीची रक्कम रुपये 25,200/- (अठरा हजारा इकर दोनशे रुपये केवळ) याताना रु. MH00-7649462-202122M, दिनांक 20/10/2021 रोजी भरणा केली आहे.

त्याअर्ची, आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि कायित शर्तींना अधिन राहून उपरोक्त जमीनीच्या भोगवटादारस सदर नियोजन प्राधिक-
वाच्या वर उल्लेखित विकासबांधकाम परवानगीच्या अनुषंगाने सदर जमीनीवर अनुज्ञेय करण्यात आलेल्या अकुचित वापरफोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यात येत आहे.

- 1) आकारणी : उक्त जमीनीच्या भोगवटादार उक्त जमीनीच्या संबंधात वा अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकासबांधकाम परवानगी प्राप्त झाल्यावरून दि. 31 जुलै 2022 रोजी संपणा-या इम्पीच्या कालावधीत शासनाला प्रत्येक वर्षी रु. 0.84 पेने प्रती चौ.मी. वा दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.
- 2) उक्त जमीनीच्या भोगवटादार उक्त जमीनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर मरील.
- 3) वरीलप्रमाणे मंजूर केलेल्या आपरागमध्ये किंवा आपरागच्या शोधानमध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मंज्याराने सदर जमीनीच्या वापरातले किंवा वापराच्या शोधानमध्ये कोणताही बदल झाल्यास त्याची माहिती अस बद्दल नियोजन प्राधिकरणाकडून मंजूर झाल्यावरून 30 दिवसांच्या आत उपविभागीय अधिकारी, औरंगाबाद यांना देणे भोगवटादार बंधनकारक राहील.
- 4) उक्त जमीनीच्या भोगवटादाराने पूर्वगामी शर्तीवरील कोणत्याही शर्तीचे उल्लंघन केल्यास उपविभागीय अधिकार्यास, उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये जी भरण्यास उपयोज्यवती राखी असेल अशा इतर कोणत्याही शर्तीस बंधन न आणता त्यास योग्य वाटेल अशी आकारणी भरल्यावर आणि कलम 326 च्या चौदाव्या (2) च्या अधिवर्तने, त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमीन भोगवटादार याच्या वडिकटित जतणवारी चालू ठेवावू येईल.
- 5) अर्जदारास नियोजन प्राधिकरणाच्या सर्व अटी व शर्ती बंधनकारक राहील.



त्याची सक्षम सहजुन उपविभागीय अधिकारी, औरंगाबाद यांनी या ठिकाणी महासभ्याचे सज्जपास
बांध्याकरीने स्वाक्षरी केले आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अजेंड्याचे सुध्दा दिनांक
२०/१०/२०२१ रोजी त्याची स्वाक्षरी घेणे केलेले आहे.

(मोहोरपट्ट्याची स्वाक्षरी)



श्री. विनोयसिंग तलसिंग जर्मिडा

(रामेश्वर रोडगे)

उपविभागीय अधिकारी
औरंगाबाद

(सक्षीयपत्राचे नोंद व स्वाक्षरी)

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२. 

अम्मी जहीर कावती वी, ज्याने या सनदेवर स्वतः अजेंडार श्री. विनोयसिंग तलसिंग जर्मिडा, रा.
सहजुनवाडी, ता. जि. औरंगाबाद, यांनी स्वाक्षरी केलेली आहे, ती हीच व्यक्ती आहे आणि त्याने या ठिकाणी
आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

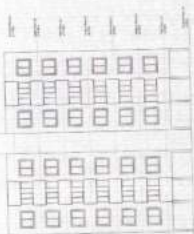
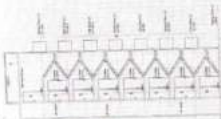
प्रतिलिपी माहिती व आवश्यक त्या कार्यवाहीस्तव.

- १) मा. जिल्हाधिकारी, औरंगाबाद यांना माहितीस्तव सजिनय सादर.
- २) सहाय्यक संचालक, नगरपालिका विभाग, महासभा पालिका, औरंगाबाद यांना माहितीस्तव.
- ३) उप अधिक्षक, भुमि अजिमेख, औरंगाबाद यांना माहितीस्तव.
- ४) अपर तहसीलदार, औरंगाबाद यांना माहितीस्तव.
- ५) अजेंडार श्री. विनोयसिंग तलसिंग जर्मिडा, रा. सहजुनवाडी, ता. जि. औरंगाबाद, यांना माहितीस्तव.
- ६) तलाठी, सक्षम हुदखेख, ता. जि. औरंगाबाद यांना योग्य त्या कार्यवाहीस्तव.

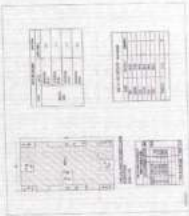



(रामेश्वर रोडगे)
उपविभागीय अधिकारी
औरंगाबाद

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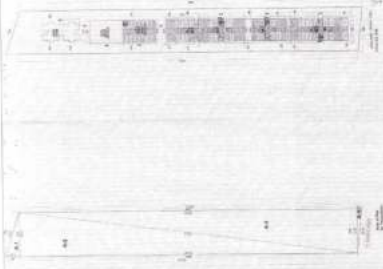
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SHARDA, 20/03/2019



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1. Name of the person
2. Address
3. Date of birth



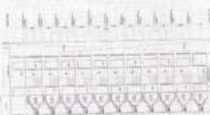
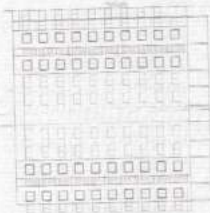
1. Name of the person
2. Address
3. Date of birth



1. Name of the person
2. Address
3. Date of birth



1. Name of the person
2. Address
3. Date of birth



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that NABHRAJ BUILDERS AND DEVELOPERS PRIVATE LIMITED is incorporated on this Seventeenth day of May Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200MH2021PTC360567.

The Permanent Account Number (PAN) of the company is AAHCN6011E *

The Tax Deduction and Collection Account Number (TAN) of the company is NSKN06301B *

Given under my hand at Manesar this Seventeenth day of May Two thousand twenty-one

Digital Signature Certificate

ALOK TANDON

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

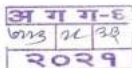
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

NABHRAJ BUILDERS AND DEVELOPERS PRIVATE LIMITED
G NO-725, OFFICE NO.1,NABHRAJ NANDANVAN,
PHASE I,OPP.AIRPORT,JALNA RD,CHIKHALTHANA,
AURANGABAD, Aurangabad, Maharashtra, India, 431007

* as issued by the Income Tax Department



Company Master Data

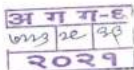
CIN	U70200MH2021PTC360567
Company Name	NABHRAJ BUILDERS AND DEVELOPERS PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	360567
Company Category	Company limited by Shares
Company SubCategory	Non-pvt company
Class of Company	Private
Authorised Capital(Rs)	500000
Paid up Capital(Rs)	100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	17/05/2021
Registered Address	G NO-735, OFFICE NO.1,NABHRAJ NANDANVAN PHASE1,OPP AIRPORT,JALNA RD,CHIKHALTHANA AURANGABAD Aurangabad MH 431007 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	nabhrajconstruction@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	-
Suspended at stock exchange	-
Date of last AGM	-
Date of Balance Sheet	-
Company Status(for filing)	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Director/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
07228804	RAJESH BALABAX BUTOLE	17/05/2021	-	
09176908	AKASH RAJESH BUTOLE	17/05/2021	-	



NABHRAJ BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN: U70200MH2021PTC360567

Registered Office: G No-735, Office No.1, Nabhrnj Nandanvan Phase 1, Opp. Airport,
Jalna RD, Chikhalthana, Aurangabad-431007.

Mobile No. : 9767103013 Email Id: nabhraj@yahoo.co.in

Authorisation Letter

Nabhraj Builders and Developers Pvt Ltd. having its registered office at Gut no-735, Office no.1, Nabhrnj Nandanvan Phase 1, OPP. AIRPORT, Jalna road, Chikhalthana, Aurangabad - 431007. Has two Director's namely 1) Mr. Rajesh Balabax Butole and 2) Mr. Akash Rajesh Butole. We, hereby authorise/ appoint Mr. Rajesh Balabax Butole to represent our company for executing Development Agreement and GPA in respect of land owned by: Triloksingh Jabinda situated at Gut no 27(Part), at Shahnoorwadi, Tal. & Dist. Aurangabad.

Also, its is hereby declared through this authority letter that all further documents related to the above mentioned land such as Agreement to Sale, Sale Deed, Deed of Declaration, etc. can be executed by any one of the above two directors

Nabhraj Builders And Developers Pvt.Ltd


Director

RAJESH BALABAX BUTOLE

(Director)

DIN: 07228884

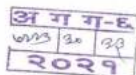
Nabhraj Builders And Developers Pvt.Ltd


Director

AKASH RAJESH BUTOLE

(Director)

DIN: 09176908



भारत गृह मंत्रालय
अभिलेखिका Serial Koranwa
जन्म तिथि/DOB: 24/10/1967
लिंग/SEX: MALE
Mobile No: 98903238962

3640 2497 3823
VID: 9122 2497 9198 1556

मेरा आधार, मेरी पहचान

भारत गृह मंत्रालय
अभिलेखिका Serial Koranwa

टिळक सिंग रतन सिंह
Tilok Singh Ratan Singh
जन्म तिथि/DOB: 21/05/1964
लिंग/SEX: MALE
Mobile No: 9545300553

7995 9801 1870
VID: 9141 2018 2306 0836

मेरा आधार, मेरी पहचान

भारत गृह मंत्रालय
अभिलेखिका Serial Koranwa

सतीश कुमार शर्मा
Satish Kumar Sharma
जन्म तिथि/DOB: 01/01/1957
लिंग/SEX: Male

2356 1088 1507

आधार — सामान्य नागरिकांचा अधिकार

भारत गृह मंत्रालय
अभिलेखिका Serial Koranwa

शालीग्राम त्रिवेदी कदम
Shaligram Triwadi Kadam
जन्म तिथि/DOB: 18/05/1975
लिंग/SEX: MALE

5737 6561 7331



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