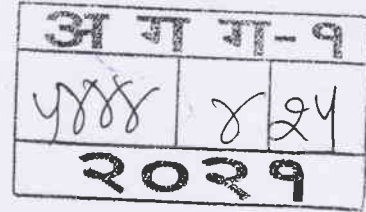


DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABAD
ON 02TH THIS DAY OF AUGUST 2021

Between

1. **Mr. Rahul Gangaram Narwade**
Age : 47 Years, Occu : Business,
R/o: 24 Jay Nagar, Aurangabad.
Adhar No.363657520101
PAN No.AAQPN1824K
2. **Mr. Milind Gangaram Narwade**
Age : 47 Years, Occu: Medical Practitioner
R/o : Milinium Park Chikalthana MIDC
Aurangabad.
Adhar No.481563696274
PAN No. ACRPN7268G
3. **Mrs. Vaishali Jairaj More**
(Vaishali Gangaram Narwade)
Aged: 43 Years, Occu: House Wife
R/o :-C-3,12 ONGC Colony, Bandra Mumbai.
Adhar No.353493212618
PAN No. AQPPM6620D
4. **Mr. Anand Gangaram Narwade**
Aged : 24 Years, Occu: Education
R/o :- 24 Jay Nagar, Aurangabad
Adhar No :-543796475768
PAN No:- BLOPN5824P



(Hereinafter referred to as "The Owner" which expression shall unless it be repugnant to the context or meaning there of be deemed to include its executors, legal heirs, representative, assigness or administrators)

Of the One Part

AND

SIDDHI DEVELOPERS,
Through its Proprietor,

Mr. Rohit Sopanrao Suryawanshi
Age:- 43 Years, Occu.- Business,
R/o: Sahakar Nagar,
Aurangabad.
AdharNo :-223799503164
PAN No.:-ATZPS6532P

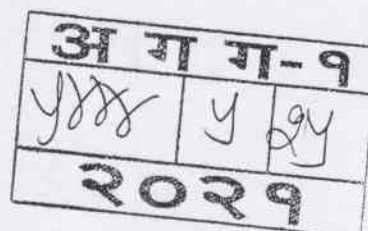
(Hereinafter referred to as "The Developer/Builder" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its executors, legal heirs, representative, assigness of administrators)

Of the Second Part

WHEREAS, the property bearing Plot No. 106 admeasuring 477.4 Sq. Meters CTS No.16035-A-53 situated at New SBH Colony, Shahanoorwadi Aurangabad is owned and possessed by the owners which is specifically described in schedule A herein under.

ANWHEREAS the owners owned and possessed the above land as a ancestral property and concern City Survey officer Aurangabad entered the name in to P R Card.

ANDWHEREAS, the owners desire to develop their property, but due to lack of time, funds they are unable to develop the same and therefore they approached the Developer/Builder and requested to develop the property and construct the Shop, office Flat/Apartment, 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:-

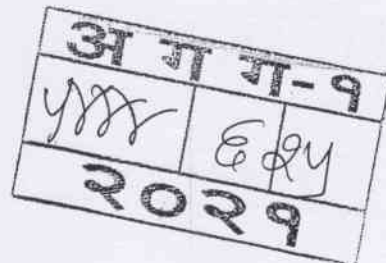
1. The Owners hereby declares and confirms asunder:-

(a) The Owners are otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Owners having absolute title of Ownership and possession on the same and their title to the said property is clear and marketable and free from all types of encumbrances.

(b) No other person except the Owners have any right, claim, interest or demanding respect to the said property or any part thereof.

(c) The Owners 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 Owners hereby declare that they shall hereafter not create any third party rights of what so ever nature in respect of the said property including any change in the existing tenancies or any of them.

(d) The Owners have not entered into any agreement or arrangement, oral or written with regard to the sale or create any third party interest in the above said

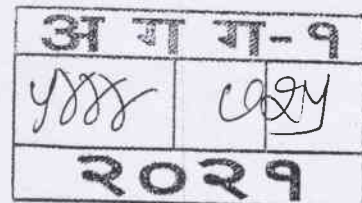


property. That the owner can sale only constructed area which was allotted by the Developer or equivalent amount as a consideration part of the said development which is specifically mentioned here in above.

(e) There is no proceedings instituted by or against the Owners 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 lispendens;

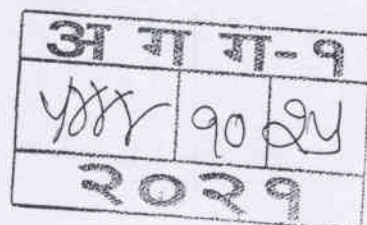
(f) No Notice from any Government, Town Planning or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Owners in respect of the said property or any part thereof which restricts or may restrict the development of the said property; and The said property is not under any reservation and there are no restrictions on development thereof.

2. The Owners hereby permits the Developer to develop the said property 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 apply for, obtain construction permission from Municipal Corporation Aurangabad or CIDCO or Town Planning Aurangabad by paying all the deposits and fees for the same and they also may obtain water connection, drainage connection, by paying all the charges, fees and deposits in the name of



tentative area sharing of unit wise mentioned below
and owner and developer accepted the same

Floor	Unit No.	Carpet Area in Sq. meters	Built up area	In favour of
Ground Floor	Shop No. 1	50.83	54.39	Developer
Ground Floor	Shop No. 2	41.84	43.98	Developer
Ground Floor	Shop No. 3	41.84	43.98	Mr. Rahul G Narwade
Ground Floor	Shop No. 4	50.83	54.39	Mr. Milnd G Narwade
First Floor	Office No. 101	50.83	54.39	Developer
First Floor	Office No. 102	39.42	41.74	Developer
First Floor	Office No. 103	39.42	41.74	Mr. Rahul G Narwade
First Floor	Office No. 104	50.83	54.39	Mr. Milnd G Narwade
Second Floor	Appt. No. 201	56.81	61.39	Developer
Second Floor	Appt. No. 202	46.85	49.78	Developer
Second Floor	Appt. No. 203	46.85	49.78	Mrs. Vaishali Jairaj More
Second Floor	Appt. No. 204	56.81	61.39	Mr. Anand G Narwade
Third Floor	Appt. No. 301	56.81	61.39	Developer
Third Floor	Appt. No. 302	46.85	49.78	Developer
Third Floor	Appt. No. 303	46.85	49.78	Mr. Anand G Narwade
Third Floor	Appt. No. 304	56.81	61.39	Mr. Milnd G Narwade
Fourth Floor	Appt. No. 401	56.81	61.39	Developer
Fourth Floor	Appt. No. 402	46.85	49.78	Developer
Fourth Floor	Appt. No. 403	92.37	96.33	Mr. Rahul G Narwade
	Appt. No. 403 (Balcony area)	11.29	14.84	



Feet (Rs. One Hundred and Fifty only) will be deposited in the name of Builder/ Developer before getting possession of the Unit/Shop/office/ Flat/Apartment retained by the owners.

25. That the GST or any other applicable tax will be paid by the concern party as per their ratio i.e. Owner or perspective purchaser will paid only those Unit/Shop/office/ Flat/Apartment which was allotted to them and Developer or perspective purchaser will paid only those flats which was allotted to them.

SCHEDULE "A"

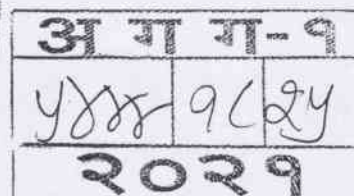
All the part and parcel of property Plot No. 106 admeasuring 477.4 Sq. Meters CTS No. 16035-A-53 situated at New SBH Colony, Shahanoorwadi Aurangabad bounded by;

EAST :- 24 Meter Wide Road

WEST :- Plot No.105,

NORTH :- 9 Meter Wide Road,

SOUTH :- Plot No.104,



IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS
EXECUTED TO DAY ON 02TH DAY OF AUGUST 2021 AURANGABAD.

OWNERS :-

1. Mr. Rahul Gangaram Narwade



2. Mr. Milind Gangaram Narwade



3. Mrs. Vaishali Jairaj More
(Vaishali Gangaram Narwade)



4. Mr. Anand Gangaram Narwade



DEVELOPER:

SIDDHI DEVELOPERS,
Through its Proprietor,
Mr. Rohit Sopanrao Suryawanshi



WITNESSES:

1. Mr. Prakash Tryambak Wankhede

Age:- 35 Years, Occu:-Service

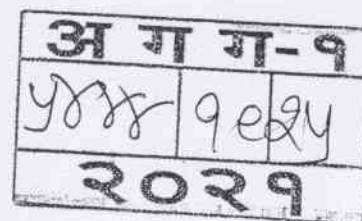
R/o: Laxmi Colony, Aurangabad.



2. Mrs. Sujata Rahul Narwade

Age:- 43 Years, Occu:- House Wife

R/o: 24 Jay Nagar, Aurangabad.





02/08/2021 4 17:44 PM

दस्त गोष्टवारा भाग-2

अगग1

दस्त क्रमांक: 5444/2021

21/24

दस्त क्रमांक : अगग1/5444/2021

दस्ताचा प्रकार :- विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. राहुल गंगाराम नरवडे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर	लिहून देणार वय :- 47 स्वाक्षरी: <i>R. N. N. N.</i>		
2	नाव: श्री. मिलींद गंगाराम नरवडे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिकलठाणा एमआयडीसी औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :- 47 स्वाक्षरी: <i>M. N. N. N.</i>		
3	नाव: सी. वैशाली जयराज मोरे, लग्न अगोदरचे नाव वैशाली गंगाराम नरवडे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ओएनजीसी कॉलनी ब्रॉड्रा मुंबई, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :- 43 स्वाक्षरी: <i>V. J. More</i>		
4	नाव: श्री. आनंद गंगाराम नरवडे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :- 24 स्वाक्षरी: <i>A. N. N. N.</i>		
5	नाव: सिध्दी डेव्हलपर्स तर्फे प्रो. श्री. रोहित सोपानराव सुर्यवंशी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सहाकार नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :- 43 स्वाक्षरी: <i>S. S. S. S.</i>		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 02 / 08 / 2021 04 : 12 : 14 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुजाता राहुल नरवडे - - वय: 43 पत्ता: जयनगर औरंगाबाद पिन कोड: 431001	स्वाक्षरी: <i>S. J. N. N.</i>		
2	नाव: प्रकाश त्रिबक वानखेडे - - वय: 35 पत्ता: लक्ष्मी कॉलनी औरंगाबाद. पिन कोड: 431001	स्वाक्षरी: <i>P. T. N. N.</i>		

शिक्का क्र. 4 ची वेळ: 02 / 08 / 2021 04 : 13 : 54 PM

Sub Registrar Aurangabad I





03/08/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. औरंगाबाद 1

दस्त क्रमांक : 5444/2021

नोदणी :

Regn:63m

गावाचे नाव : औरंगाबाद शहर

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16972000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मिळकत मोजे न्यु एसबीएच कॉलनी,शाहनुरबाडी औरंगाबाद मनपा हद्दीतील सि.स.नं.16035-ए-53 यामधील प्लॉट नं.106 ज्याचे क्षेत्र 477.4 चौ.मी. चे विकसनकरारनामा((C.T.S. Number : 16035-A-53 ;))
(5) क्षेत्रफळ	1) 477.4 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.राहुल गंगाराम नरवडे -- वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 2): नाव:-श्री.मिलींद गंगाराम नरवडे -- वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: विहालठाणा एमआयडीसी औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 3): नाव:-मौ.वैशाली जयराम मोरे, लग्ना अगोदरचे नाव वैशाली गंगाराम नरवडे -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ओएनजीसी कॉलनी ब्रांडा मुंबई, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 4): नाव:-श्री.आनंद गंगाराम नरवडे -- वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिध्दी डेव्हलपर्स तर्फे प्रो.श्री.रोहित सोपानराव सुर्यवंशी -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सहाकार नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	02/08/2021
(10)दस्त नोंदणी केल्याचा दिनांक	02/08/2021
(11)अनुक्रमांक,खंड व पृष्ठ	5444/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	849000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



15/08/2021