

building **which will retain by Owner** and remaining **50%** share in 1st to 4th floor building & 40% share in ground floor building is owned by Developer and after obtaining Commencement Certificate from competent authority, the Developer /Builder will execute Reg. Deed of Declaration, in which sharing of Units by Owner & Developer in building construction will be mentioned in the said deed.

19. It is agreed by the Developer/Builder that, in future any Legislation / Act is applicable for present development of property, then it will be binding upon builder to fulfill all legal conditions applicable for said legislation/RERA.

20. It is agreed between the parties that, at time of execution of Agreement to Sale & Sale Deed, each party will have to be consent of such documents or at the time registration of each units.

21. **ARBITRATION CLAUSE:-**

If any dispute arises between the Parties hereto during the subsistence or thereafter, in connection with the validity, interpretation, implementation or alleged material breach of any provision of this Development Agreement or regarding a question, including the questions as to whether the termination of this Agreement by one Party hereto has been legitimate, the Parties shall endeavor to settle such dispute amicably.

In the case of failure by the Parties to resolve the dispute in the manner set out above within 30 days from the date when the dispute arose, the dispute shall be referred to arbitration of a sole arbitrator to be appointed by the Parties or in case of disagreement as to the appointment of a sole arbitrator to an arbitrator appointed in accordance with the Arbitration and Conciliation Act, 1996. The place of the court of arbitration shall be at Aurangabad state Maharashtra, India and the arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. The proceedings of arbitration shall be in English.

SCHEDULE OF PROPERTY

(DISCRIPTION OF PROPERTY AS ABOVE AGREED)



PROPERTY DETAILS;

All the part and parcel of property **Plot No. 15**, admeasuring **413.20 Sq. Mtrs.**, forming part of Land Survey No. 17/1/A, in "**Kalpataru Co-operative Housing Society Ltd., Aurangabad**", situated at Village: Garkheda, within limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad and bounded as follows:-

EAST	:-	15.00 Mtrs., wide road,
WEST	:-	Open space & 7.5 Mtrs., wide road,
SOUTH	:-	7.5 Mtrs., wide road ,
NORTH	:-	Plot No. 14.

OWNER:-



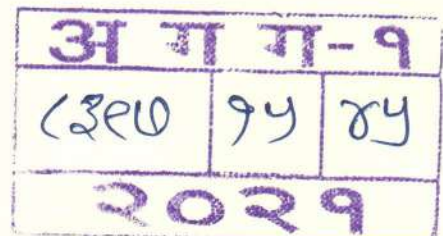
(MR. VIJAY BHIMRAO PATHRIKAR),


**DEVELOPER/BUILDER;**

M/s. M/s. SHRINIVAS INFRA;

Through its Proprietor;

MR. DARSHAN AMARNATH VATGE.



IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS
EXECUTED TODAY ON 26TH .TH DAY OF NOVEMBER 2021 AT
AURANGABAD. Adn D. R. KORE

OWNER/PARTY OF FIRST PART:-


(MR. VIJAY BHIMRAO PATHRIKAR),



**DEVELOPER/BUILDER/
PARTY OF SECOND PART:-**




M/s.. SHRINIVAS INFRA;
Through its Proprietor;
MR. DARSHAN AMARNATH VATGE.



WITNESSES:-

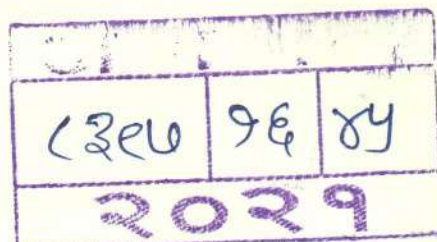
1. Mr. Shaikh Anis Rahim,
Age: 36 years, Occ.: Service,
R/o. N-6, CIDCO, Aurangabad.





2. Mr. Mahanesh Kadluba Pathrikar
Age: 44 years, Occ.: Business.
R/o. HARSI, Aurangabad.





गाव नमुना सात
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

प्रलंबित फेरफार क्र. : 4585 , 4589 , 4593 , 4597

गाव :- गारखेडा (शहरी) तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद

शेवटचा फेरफार क्रमांक : 4574 व दिनांक : 27/10/2021

भुमापन क्रमांक व उपविभाग : 17/1/अ

भुमापन क्रमांक व उपविभाग भू-धारणा पध्दती 17/1/अ		भोगवटादाराचे नांव	
भोगवटादार वर्ग -1			
शेताचे स्थानिक नांव :- गंगावाले	क्षेत्र आकार पो.ख. फे.फा	खाते क्रमांक	
क्षेत्र एकक हे.आर.चौ.मी	औरंगाबाद महानगर पालीका 1.36.55 0.20 (996)	9, 40, 61, 70, 94, 366, 367, 368, [369],	
जिरायत 8.61.00	खुली जागा	370, 371, 372, 373, 374, 375, [376],	
बागायत -		377, 378, [379], 380, 381, 382, 383,	
तरी -	चेअरमन कल्पतरु सह गृ नि 1.60.00 1.09 (3917)	384, 385, 386, 387, 388, 389, 390, 391,	
वरकस -	संस्था मं गारखेडा	[1509], 1663, 1688, 1689, 1690, [1691],	
इतर -		1718, 1778, [1779], 1797, 1870, 1887,	
एकुण क्षेत्र 8.61.00	गिरजादेवि गृ नि संस्था . . 1.38.00 1.49 (3927)	1895, 1900, 1901, 1903, [1990], [2104],	
पोट-खराब (लागवडीस अयोग्य)		[2146], 2195, 2196, 2216, 2217, 2218,	
वर्ग (अ) -	जयभवानि गृह निर्माण 1.40.00 1.66 (4033)	2223, 2225, 2226, 2228, 2246, 2249,	
वर्ग (ब) -	संस्था मु प्र श्री बाबासाहेब	2256, [2257], 2258, [2263], 2268,	
एकुण पो ख 0.00.00	अन्नाराव अकात	[2282], 2287, [2302], 2315, 2319, 2320,	
आकारणी 13.57		[2323], 2332, [2335], 2338, 2346,	
जुडी किंवा विशेष -	नियाज अहमद अकील खाँ 2.49.00 3.92 (568)	[2356], 2357, 2358, [2365], 2375,	
आकारणी		[2385], 2412, [2416], 2419, [2425],	
	श्री ज्ञा.अ.लिपणे 1.18.80 1.87 (4171)	[2431], 2442, [2443], [2446], 2477,	
	मु.प्र.नियोजित इंद्रप्रस्थ गृह	[2497], 2564, 2669, 2709, 2717, [2718],	
	निर्माण संस्था म गारखेडा	[2719], 2779, 2860, [2861], 2862, 2863,	
		[3075], 3080, 3081, 3117, 3118, 3126,	
	सदाशिव रेणुकादास कागुले 0.01.12 0.01 (803)	3190, [3260], 3273, 3327, 3329, [3349],	
	प्लॉट नं 3	3355, [3413], 3511, 3523, 3536, 3549,	
		3550, 3551, 3552, 3553, 3554, 3555,	
	विष्णु शंकर मुळे प्लॉट नं 61 0.01.83 0.02 (899)	3556, 3557, 3608, [3612], 3615, 3620,	
	व 78	3622, 3623, 3631, 3642, 3741, 3770,	
		3787, 3788, 3793, 3796, 3803, 3818,	
	[समेश्वर-समचंद्र-सहड 1 (3917)	3820, 3822, 3833, [3838], [3847],	
	प्लॉट नं 24	[3856], 3858, 3859, 3861, 3862, 3863,	
		[3871], 3876, 3878, [3892], 3893, 3909,	
	नितीनकुमार गोपिनाथराव 0.01.20 0.01 (1017)	3948, 3949, 3979, [4008], 4015, 4016,	
	जोशी प्लॉट नं 50	4017, 4018, 4019, 4020, 4021, 4022,	
		4064, 4132, [4187], 4190, 4218, 4252,	
	एकनाथ धोंडिराम पंडित 0.01.80 0.02 (1032)	4261, 4283, 4402, 4403, 4404, 4481,	
	प्लॉट नं 1 ब	[4548], 4552, 4573, 4596, 4606, 4670,	

अ ग ग-९
६३६० ९६ ४५
२०२९



गाव :- गारखेडा (शहरी)
भुमापन क्रमांक व उपविभाग : 17/1/अ

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

शेवटचा फेरफार क्रमांक : 4574 व दिनांक : 27/10/2021

प्लॉट न 26

चंद्रकलाबाई मुरलीधर ठाकणे 0.02.29 0.03 (2151)
प्लॉट न 4 बी

✓ विजय भिमराव पार्थीकर 0.04.13 0.06 (2165)
प्लॉट न 15

[गणपत स्वामीजी काळे
प्लॉट न 10] (4574)

[विजय बट्टीनासयण गुप्ता
सामाईक क्षेत्र] (4574)

सुनील पंडीतराव उटीकर 0.01.35 0.02 (2166)
प्लॉट न 7अ

[शिवप्रसाद एकनाथ भुतडा
प्लॉट न 12] (4455)

रविद्र दामोदर गवळी प्लॉट 0.00.60 (2817)
31 पार्ट

[व्ही एम मेथे प्लॉट न 2सी 0.02.37 0.03] (3806)

हरनित कौर प्रितपालसिंग
खन्ना (2257)

राजेद्र कौर प्रितपालसिंग
खन्ना (2257)

अमरशानसिंग
प्रितपालसिंग खन्ना (2257)

अमरजितसिंग रतनसिंग
खन्ना (2257)

मनविंदरसिंग रतनसिंग
खन्ना प्लॉट न 25,26 (2257)

सामाईक क्षेत्र 0.05.79 0.09

[साहेबराव कामनराव निकम
प्लॉट न 49] (4221)

शिवाजी नबाजी पवार प्लॉट 0.01.20 0.01 (2438)
न 20

मधुकर काशीराम पाटील 0.01.73 0.02 (2444)
प्लॉट न 13

सुरेखा दत्तात्रय येवले प्लॉट 0.01.20 0.01 (2205)
न 7

[प्रभाकर नासयण देवकर
प्लॉट न 9] (4479)

