158/2677
Thursday,March 31 ,2022
1:11 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M

पावती क्र.: 3628 दिनांक: 31/03/2022

सादर करणाऱ्याचे नाव: औरंगाबाद शहर
दस्तऐवजाचा अनुक्रमांक: अगर1-2677-2022
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे.डी व्ही के कंस्ट्रक्शनस् तर्फे पो.प्रा.भी.दिपक व्यंकटराव कुलकर्णी (विकासक) - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 900.00
पृष्ठांची संख्या: 45	
एकूण:	₹. 30900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:30 PM ह्या वेळेस मिळेल.

Sub Registrar Aurangabad I
औरंगाबाद

बाजार मुल्य: रु.20744000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 1037200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202207355 दिनांक: 31/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015922290202122E दिनांक: 31/03/2022
बँकेचे नाव व पत्ता:

मुख्य दस्त परत केले

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. छत्रपती संभाजीनगर ३
दस्त क्रमांक : 2677/2022
नोंदणी :
Regn.63m

मालमत्तेचा तपशील : औरंगाबाद शहर

(1) पोटहिस्सा नंबर	सिटीसर्वेनंबर४४
(2) क्षेत्रफळ	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीत वार्षिक बाजारभाव भाडेआकारणी देखील ज्या मालमत्तेला ते लागू असेल)	2074400
(4) मालमत्तेचा प्रकार व तपशील(असल्यास)	1) पालिकेचे नाव:औरंगाबाद मनपा इ. मुद्रांक जमिन , इतर माहिती: , मुद्रांक माहिती: म.न.पा. औरंगाबाद मुद्रांक क्षेत्राचा प्रकार: झोन(विभाग कमांक/पोट नं.३५,सि.स.नं 15181/7 क्षेत्रफळ 410.4 चौ.मी.निवासीक वापराचा पहिले (C.T.S. Number : 15181/7 ; Plot Number : 35 ;)
(5) क्षेत्रफळ	1) 410.4 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेली नाही.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1): नाव:-श्री.अविनाश मधुकर कुलकर्णी (पाटील मालक) - वय:-58; पत्ता:-प्लॉट नं: -, मकान नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 36,अन्य माहिती: गल्ली अंबादासपंत वाणी,औरंगाबाद, महाराष्ट्र, भारतात. पिन कोड:-431001 पॅन नं:-AUYPK7354A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1): नाव:-मे.श्री.साई कन्स्ट्रक्शनतर्फे भा.प्र.नी.दिपक लक्ष्मीकांत कुलकर्णी (डिरेक्टर) - वय:-38; पत्ता:-प्लॉट नं: -, मकान नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 36,522 जाधव वेअरहाऊस,चेलीपुरा,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AJKPK9611L
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2677/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1037200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनासाठी आवश्यकता नाही कारण दस्तऐवजानुसार असलेला आकारीत मुल्यांकनानुसार असल्याने.

(i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र. १
औरंगाबाद

2477
१४४१

CHALLAN

MTR Form Number-6

GRN: [illegible]	BARCODE: [illegible]	Date: 31/03/2022-12:11:34	Form ID: 25.2

Department: Inspector General Of Registration	Payer Details
Type of Payment: Stamp Duty, Registration Fee	TAX ID / TAN (If Any):
	Full Name (If Applicable):
Office Name: AUR1_HOF SUB REGISTRAR AURANGABAD 1	Full Name: M/S SVK CONSTRUCTIONS THROUGH PRIP DEEPAK VENKATRAO KULKARNI
Location: AURANGABAD	Flat/Block No.: CTS NO 181/207 PLOT NO 33
Year: 2021-2022 One Time	Premises/Building:
Account Head Details / Amount In Rs.	Road/Street: SHANTA COLONY MITMITA NAGAR
0030040201 Stamp Duty / 1022000.00	Area/Locality: AURANGABAD
0030063201 Registration Fee / 30000.00	Town/City/District:
	Pin: 4 3 1 0 0 1
	Remarks (If Any):
	SecondParty Name:-VISHWAKARMA GROUP KULKARNI
Total: 1052200.00	Amount In Words: Ten Lakh Sixty Seven Thousand Two Hundred Rupees O Nly

Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN:	Ref. No.:	03300922022031111007	3300031072109
Cheque/DD No.:		Bank Date:	RBI Date: 31/03/2022 12:12:47		Not Verified with RBI
Name of Bank:		Bank Branch:		BANK OF MAHARASHTRA	
Name of Branch:		Scroll No. , Date:		Not Verified with Scroll	

Department ID:

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

Challan No: 10033072109

३१/03/2022	१२	४१
२०२२		

Page 1/1

Print Date 31/03/2022 12:12:34

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	31032022207365	Date	31/03/2022
Received from dvk construction, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	31/03/2022
Bank CIN	10004162022033106751	REF No.	209012599044
This is computer generated receipt, hence no signature is required.			





CHALLAN

GRN Form Number-1

₹ 1067200.00







D H C

Receipt of Document Handling Charges

PIN	310320207356	Receipt Date	31/03/2022

Received from n/k construction, Mobile number 9999999999, an amount of Rs 900/- towards Document Handling Charges for the Document to be registered as Document No. 2877 dated 31/03/2022 at the Sub Registrar office S.R. Asansol-1 of the District Asansol.

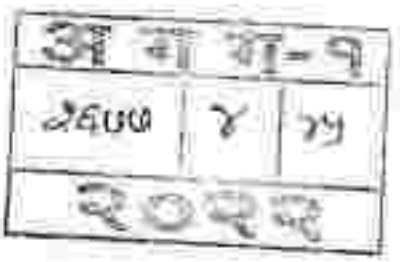
DEFACED
₹ 900
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	31/03/2022
Bank CIN	10004152022033105761	REF No.	2099124138044
Online ID	310320220731560	Online Date	31/03/2022

This is computer generated receipt hence no signature is required.





DEVELOPMENT AGREEMENT

This Development Agreement made at Aurangabad on this 31st day of March 2022 between

Shri. Avinash Madhukar Kulkarni,

Age: 58 Year, Occ: Business,

R/o: 39, "Kalyan", Mitra Nagar, Behind

Akashwani, Aurangabad.

Aadhaar No. 4428 1837 2415,

PAN No. ANYPK7314A

Hereinafter referred to as **"Owner"** (which expression shall, unless repugnant to the context and meaning thereof be deemed to mean and include **his** present and further partners his legal heirs, successors, representatives executors, administrators and permitted assigns etc.) of **THE FIRST PART.**

AND

M/s. DVK Constructions

Through its Proprietor

Shri. Deepak Venkatrao Kulkarni,

Age: 58 Year, Occupation : Business,

R/o: 38, "Varad", Surung Society,

Garkheda, Aurangabad.

Aadhaar No. 5711-3068-9776.

Pan No. ALEPE9661L

Hereinafter referred to as **"Developer"** (which expression shall, unless repugnant to the context and meaning thereof be deemed to mean and include **their** legal heirs, successors, executors, administrators and assigns etc.) **of THE SECOND PART.**

A) **DESCRIPTION OF THE PROPERTY**

All that piece and parcel of **Plot No. 39 bearing CTS No. 15181/7 adm. 410.4 Sq.mt. Situated at Shanta Colony (Mitra Nagar), behind Aakashwani, within the limits of Aurangabad Municipal Corporation, Aurangabad** and bounded as under:





East	:	Land of D. H. Lamiya,
West	:	6.0 mt wide Road,
North	:	Plot No. 42,
South	:	9.0 Mtrs. Wide road.

Herrinafter called and referred to as the **"Said Plot"** and which is more particularly delineated in the plan annexed hereby by red lines.

WHEREAS :-

A. Smt. Shantabai Gangaram Bodhankar was owner and possessor of Plot No. 39 bearing CTS No. 15181/7 adm. 410.4 Sqm., situated at Shanta Colony (Mitra Nagar), behind Aakashwani, within the limits of Aurangabad Municipal Corporation, Aurangabad vide mutation entry dated 28/09/1977 (herrinafter called and referred to as the "said Plot")

B. Smt. Shantabai Gangaram Bodhankar through her Power of Attorney holder Shri. Prakash Gangaram Bodhankar sold the said plot to Shri. Madhukar Bhimrao Kulkarni vide Sale Deed dated 30-Dec-1976 registered in the office of Sub-Registrar, Aurangabad at day book Serial No. 2698 on 30-Dec-1976. In pursuant to the said sale deed the name of Shri. Madhukar Bhimrao Kulkarni mutated in the Property Card of CTS No. 15181/7 as owner and possessor of the said plot vide mutation entry dated 11-Oct-1977.

C. Due to Sad demise of Shri. Madhukar Bhimrao kulkarni the names of his legal heirs namely 1. Shri. Animish Madhukar Kulkarni and 2. Smt. Archana Suresh Rotte mutated on Property Card of CTS No. 15181/7 by virtue of mutation entry no. 17271 dated 04-Feb-2022 on the basis of notarised Affidavit dated 16-Dec-2021, Death Certificate of Shri. Madhukar Bhimrao kulkarni, Reply, Public Proclamation submitted by them.

D. Smt. Archana Suresh Rotte executed the released deed in respect of her 50% share of said plot in favour of her brother Shri. Animish Madhukar Kulkarni vide Release Deed dated 25/02/2022 registered in the office of Sub-Registrar, Aurangabad at day book Serial No. AGC-2-996 on 25/02/2022.

E. On the basis of the Property Card and aforesaid referred deed Shri. Avinash Madhukar Kulkarni submitted for mutation in the Property Card of CTS No. 15181/7 for sole ownership of the said plot.

F. The Owner has assured and represented that he is lawful Owner and possessor of the Plot No. 39 bearing CTS No. 15181/7 adm. 410.40 Sqm. Situated at Shanta Colony [Mitra Nagar] , behind Aakashwani, within the limits of Aurangabad Municipal Corporation, Aurangabad and more particularly described in Para 'A' and he is well and sufficiently entitled to give the Said Plot for development and execute this Agreement.

G. The Owner is desirous of developing the Said Plot and has approached the Developer for the same. The Owner has agreed to permit the Developer to develop the Said Plot on the terms and conditions recorded hereinafter.

H. The Owner has assured and represented that the Said Plot described in Para 'A' hereinabove is free from all kinds of encumbrances, charges and claims.

I. The Owner has also assured and represented that he has not entered into any agreement and / or understanding with any other party and the Said Plot is not subject matter of any litigation's, acquisitions and / or reservations.

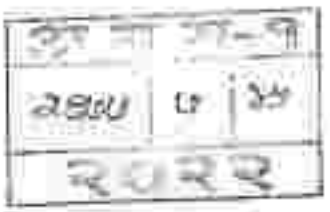
J. The parties hereto are desirous of recording the said terms and conditions in writing in the manner hereinafter appearing.

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

1. The parties hereto agree that the recitals shall be an integral part of this agreement as if same were reproduced herein verbatim.

2. The Owner hereby, subject to the terms and conditions hereof, permits the Developer, and the Developer shall develop at their own costs, efforts and expenses the Said Plot more particularly





described in the Para 'A'. For development of the Said Plot, the Developer shall be entitled to apply for and obtain necessary sanctions and permissions from all the concerned authorities for commencement and completion of the construction on the Said Plot, to obtain possession of the Said Plot from owner, to construct and complete the construction work, to construct residential flats etc, to sale the newly constructed premises to third parties, except the unit retained by the Owner and receive consideration thereof and to do all other acts and deeds required for complete and proper development of the Said Plot.

3. The owner give license and permission to the Developer to enter upon the Said Plot described in the Para 'A' herein above or any part thereof as aforesaid with full right and authority, to commence & carry on the complete development thereof, in accordance with the permission herein mentioned.

4. The Developer has paid interest free refundable security deposit of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** to the Owner as under:

Sr. No.	Bank	Cheque No.	Date	Amount in Rupees
1	Dindayal Nagari Sahakari Bank	185311	23/02/2022	15,00,000
2		185398	15/06/2022	15,00,000
Total (Rupees Thirty Lakh only)				**30,00,000**

(The Owner hereby acknowledges receipt of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** subject to realization of cheques and no separate receipt is needed.)

5. It is agreed in between the parties that, the Developer shall construct 12 residential flats of 3 BHK over the said Plot. Out of the total 12 flats, 6 flats will be in the share of Owner and remaining 6 Flats will be in the share of Developer and the flats numbers in share of owner and Developer are as under (as per plan attached) -



Sr. No	Owner's Flats No.	Developer's Flats No.
1.		F-101 & F-102
2.	F-202	F-201
3.	F-302	F-301
4.	F-402	F-401
5.	F-502	F-501
6.	F-601 & F-602	

6. The Owner will have full rights to execute Booking Agreement, Agreement for sale, Sale Deed of his respective 6 Flats of his share and to take full amount of consideration in his own name and keep with him and the Developer will have full right to execute Booking Agreement, Agreement for sale, Sale Deed of his respective 6 Flats of his share and to take full amount of consideration in his own name and keep with him. Developer can sale all flats in his share only and no consent of the owner will be required for the same and so also no consent of Developer will be required to the owner for sale of flats in his [Owner's] share.

7. The Developer will start development work on obtaining construction permission and shall complete the development work within 24 months from the date of obtaining Commencement Certificate. However, in case, the development could not be completed within the period due to any reason beyond the control of the Developer or if the Said Plot is involved in any litigation, the said period of development will automatically stands extended.

8. The Developer shall get the Said Plot surveyed and ascertain the exact area of the Said Plot. The Developer shall after the work of survey is complete, construct a boundary wall surrounding the Said Plot at their own cost. If at the time of construction of the said boundary wall, any objection or obstruction is received by the Developer then in that event, the Developer shall forthwith bring

the same to the notice of the Owner and the Owner shall at his own costs remove such obstruction or objection.

9. The Developer shall for and on behalf of the Owner and in the name of the Owner be entitled to submit and get sanctioned plans from the Town Planning / Municipal Corporation, Aurangabad and all other concerned authorities plans for getting the Said Plot developed.

10. The Developer shall also at all times be entitled to alter and modify the building plans as he may desire and as permitted in accordance with the rules. The Developer shall at his own cost be entitled to appoint Architects, Contractors, Engineers, Supervisors, and Laborers etc. for development of the Said Plot.

11. The Developer has agreed to develop the Said Plot as assured by owner free from all encumbrances and reasonable doubts of whatsoever nature and with free, clear and marketable title.

12. The Owner hereby undertake that, he has cleared all the taxes, N.A taxes, Property taxes, betterment charges, water and such other charges of the State Government and local authorities in respect of the Land under development up to the date of this agreement in this respect, the same will be paid by the Owner. Similarly from the date of this agreement, all such charges will be paid by the Developer.

13. It is agreed in between the Owner and Developer that, the Developer will pay all the taxes such as income tax, wealth tax, GST, LBT, Land tax, etc. with respect to their share flats in the constructed area as per this Development Agreement and similarly the Owner will pay all the taxes such as income tax, GST, LBT, wealth tax, Land tax, etc. with respect to his share flats in the constructed area as per this Development Agreement and also if any other taxes or charges are to be paid in future for the said construction they will be paid by Owner and Developer according to their share.





14. The Owner Hereby declares and confirms as under :-

a. The Owner is otherwise well and sufficiently entitled to the Said Plot described in the Para 'A'. His title over the Said Plot is free and marketable subject to rights of existing occupants as foretasted.

b. No other person except the Owner has right, claim or demand in respect of the Said Plot or any part thereof,

c. The Owner has not entered into any oral or written with regards to sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the Said Plot and the Said Plot is not subject to any claim, litigations or demand encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the Said Plot.

d. There are no proceedings instituted by or against the Owner in respect of the Said Plot and pending in any Court or before any authority and the Said Plot is not under any lis pendens.

e. No Notice from any Government /Town Planning, Municipal Corporation, Aurangabad, or any other public Body or authority or any notice under any law including the Land Acquisition Act, Land Requisition Act, Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute have been received or served upon the Owner in respect of the Said Plot or any part thereof which restricts or may restrict the development of the Said Plot and the Said Plot is not under any reservation and there are no restrictions on development thereof.

15. The Developer declare that he has entered into this Agreement on the assurance given by Owner about his title over the Said Plot is clear, marketable and free from encumbrances, charges, etc and if

any third party claim arises, the Owner will clear and settle the said claims made against the title of the Said Plot.

16. The Owner shall make out free and marketable title to the Said Plot free from all reasonable doubts and encumbrances. The Owner shall also furnish copies of all title deeds of the Said Plot to the Developer immediately on Execution of this agreement.

17. The Owner shall at the request and demand of the Developer make and execute a proper Deed of Conveyance and all other necessary documents and papers to complete the title agreed to be given in respect of the Said Plot and such Conveyance shall be in favour of the Developer or their nominee. The Developer shall be entitled to all monuments of title relating to the Said Plot which will be handed over the ultimate Purchasers.

18. The Owner shall simultaneously, also execute a proper Power of Attorney in favour of the Developer and / or their nominee or nominees in respect of the Said Plot for their development, authorizing him to do all lawful acts, deeds, matters and things pertaining to the development of the Said Plot and for the said purpose to approach the authorities including the Municipal Corporation / Aurangabad and the authorities appointed under the said Act, or any other law and for doing all acts, deeds, matters and things, to be done or incurred by the Developer in that behalf as also to sign all letters, applications, agreements, documents, court proceedings, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in this behalf. The Developer hereby agree and undertake to execute and cause the persons in whose favour the Owner shall execute a Power of Attorney as aforesaid proper Deed of Indemnity in such form as may be required by the Owner thereby indemnifying the Owner and all persons claiming under it and its respective estate and effects, of from and against all actions, suits, proceedings, claims, demands, costs charges and expenses that may be taken or made by anyone claiming under him or that the



Owner or anyone claiming under it and may be liable to pay suffer or incur on account of anything done or caused or committed or omitted to be done by the Developer or the person in whose favour a Power of Attorney hereby contemplated is executed by the Owner and that the said Indemnity shall continue to remain in full force and effect throughout for anything done or caused or committed to be done by the Developer or such person the Power of Attorney is executed during the tenure of the said Power of Attorney.

19. The entire development work shall be carried out by the Developer, at their own risk, costs and expenses. He shall bear and pay the Bills of the suppliers of building materials, wages and salaries, payable to the workmen and other persons employed for the purpose of carrying out the constructions work, as also all other costs, charges and expenses, that may be incurred in regard to the development work. The Developer shall also save harmless and indemnify and keep indemnified the Owner against any claim that may be made by anyone against the Owner on account of the Developer carrying out the said development work.

19.1

That the parties hereto agree that in the event of any accident, mishap or damage during the course of carrying out the developmental activities is caused to the property or to the persons such as labour, engineers or any other person on site or to any adjoining properties and/or person/s in neighbors, the Developer shall solely be responsible to bear and pay the compensation in that regard and also to face the penalties, punishments and consequences, litigation arising therefrom, and the Owner shall not be responsible in any manner therefore.

20. The Developer shall employ the services of the qualified architect and RCC Consultant for the development of the Said Plot and their fees will be paid by the Developer. Similarly, the Developer may also employs services of legal adviser for the drafting of the documents either in between Developer or Owner, and Developer

and purchaser, the expenses of such documents and fees of the advocate will be incurred and paid by the Developer. The parties hereto agree that in the event of any accident or damage is caused to the Land or to the person at work site, or to the Land, the Developer shall be solely responsible to pay the compensation in that regard and the Owner shall not be responsible in any manner therefore.

21. The Developer shall be at liberty to sell, Lease and / or allot the dwelling units or flats of his share only and / or any other tenements and / or rights the buildings and structures to be constructed on the Said Plot and / or to enter into any package deal arrangement price and on such terms and conditions as the Developer may think fit. Provided always that, the Developer shall not be released or discharge from their liabilities and obligations hereunder to the Owner, All such allotments shall, however, be made by the Developer at their own cost and account and at their risk, the intention being that the Developer shall alone be liable and responsible to such party or parties in connection with all dealings between the Developer such party or parties.

22. The Developer can mortgage the flats in his share only for obtaining the project finance for construction and development work and create bank's charge on behalf of Owner over the Land referred in Para 'A' to any financial institute or bank at his choice that the Owner, have consented for the same and has no objection in that regard. The Developer is alone responsible for repayment of the project loan availed by him and the Owner has not any concern and liability with respect to said loan. The owner shall sign the loan documents in the capacity of the consenting party if required by the bank.

23. The Developer will be entitled to modify the approved buildings plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority for such modifications approval of Owner is not required.

to be obtained. The Developer shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developer shall procure in favour of the Owner, writing that it shall not look to the Owner for their fees or otherwise.

24. The Developer shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.

25. On completion of development in full or in part, the Developer shall directly execute and deliver anyone or more deeds of apartments in favor of one or more purchasers of the premises in the new buildings to be erected by Developer. However, the Owner shall not be liable for any amount towards transfer registration fees, stamp duty. The Owner hereby agrees to join in such deeds as confirming party, if necessary. Such deeds shall be prepared by the advocates of the Developer.

26. The Developer shall consume or utilize the full F.S.I. available in respect of the Said Plot to be developed along with the F.S.I. available in respect of the road. In case of change of the F.S.I. Rules and in case the F.S.I. is increased in future, the Developer shall be entitled to develop the said increased F.S.I at their own cost and by obtaining necessary permission for construction from Municipal Corporation, Aurangabad with respect to the increased F.S.I. The Developer will pay necessary costs and charges for obtaining increased F.S.I.

27. All out of pocket expenses incidental to this agreement and the transactions in pursuance thereof including the deed/deeds of conveyance and other assurance in that regard paid by the Developer including the Advocate's fees, shall be treated to be the cost of the development. The Developer shall have an authority and liberty to appropriate the amounts received by the Developer





towards consideration of the sale of the flat or sale of other part of the Land under the development towards cost of the development.

28. The Developer shall bear the all the taxes on the profit and works to the extent of his share and the Owner shall not liable to pay such taxes of developer's share or vice a versa.

29. The Owner herewith agrees that, in future for any of the reason or execution if the signature of the Owner is required then the Owner will co-operate for the same and shall not create any problems.

30. That, after completion of actual construction work and after allotment of the shares of the Owner and handing over the possession of constructed units in the Said Plot to the Owner referred in Para 'A' by the Developer, this agreement shall be deem to be complete.

31. The Owner agrees that the Developer is entitled to fix their advertisement board on the Said Plot.

32. The Developer shall be entitled to enter into a separate contract with building Contractors, Architect and other Agencies for carrying out the said development.

33. All the expenses for Stamp Duty and Registration Charges for this Development Agreement are paid by the Developer.

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands and the day and year first hereinabove written.

Owner



Shri. Avinash Madhukar Kulkarni









Developer

M/s. DVK Construction

Through its Proprietor

Shri. Deepak Venkatrao Kulkarni





WITNESS :





1. Sow. Mamta Avinash Kulkarni
Age:___ Year, Occ: _____.
R/o: 39, Kalyan, Mitra Nagar
Behind Akashwani, Aurangabad



2.Mr. Dhananjay V. Kanthak
Age: 53 Year, Occ:Service
R/o:, Shastri Nagar, Aurangabad



3.Shivaji Rangnathrao Lipte
Age: 50 years,occ:- Service
R/o:-House No S-3-43, Shrikrishna Bhuwan,
Old Osmanpura,Aurangabad-431001
UID 9858 0061 3403





महाराष्ट्र शासन

मालमत्ता पत्रक

३११४

गाव/पेठ : Aurangabad | तालुका/प.स.स. : प.स. क. औरंगाबाद | जिल्हा : औरंगाबाद

नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	सरकार तर्फे/सक्षम प्राधिकाऱ्याकडील अंतिम स्वरूपाचे हस्तांतरणपत्रे किंवा हक्क
११८५/१/क	११४		११८.००	₹	१) जिल्हाधिकारी, औरंगाबाद यांचे आदेश क्र. LND/ Desk-4/ NAV/ GN/ ५८३१ दि. ३१/१२/२१ अन्वये मालकीत झालेले हिस्सेदारी बाबत. दि. ३१/१२/२१, २) ३१/१२/२१ ३१/१२/२१ ३) ३१/१२/२१ रोजी हिस्सेदारी सनदपत्र १ ते ४ करण्यात येवून [illegible]

सुविधाधिकार	-
हस्तांतरण मूल्य तारीख	
वर्ग:	
चढ्ती दर	-
इतर माहिती	-
इतर हक्क	-

दिनांक	तपशील	चौक क्रमांक	संबंधित कार्यालयाचे पद व नाव	शेरा
[illegible]	Layout मंजूर		ह. [illegible] सहायक संचालक नगररचना औरंगाबाद	सही- [illegible] प.स.स. औरंगाबाद
[illegible]	आदेश क्र. ए. सदर/वे-१०-२१, दिनांक १३.१२.२१		ह. [illegible] [illegible]	सही- [illegible] प.स.स. औरंगाबाद
[illegible]	१) जिल्हाधिकारी औरंगाबाद यांचे आदेश क्र. LND/ Desk-४/ NAV/ GN/ ५८३१ दि. ३१-१२-२१ अन्वये मालकी [illegible]			सही- [illegible] [illegible]
[illegible]	तीनहीकुल वारस प्रमाणपत्र दिनांक १५/०२/२०२१ नुसार [illegible], मयत, पोकळपट्टा, नावीन वारसदार नुसार दाखल फेरफार क्रमांक [illegible] मंजूर झाल्याने तसा बदल सातबारा सदरी घेण्यात यावा.		ह. अधिकार अभिलेख [illegible] औरंगाबाद शहर	सही- [illegible] प.स.स. औरंगाबाद

दि [illegible] रोजीच्या दस्तास अनुसरून [illegible] नुसार [illegible] यांचे नावे [illegible] करण्यात येत आहे.





शहर मापन औरंगाबाद

रिव्हयु शिट वरुन

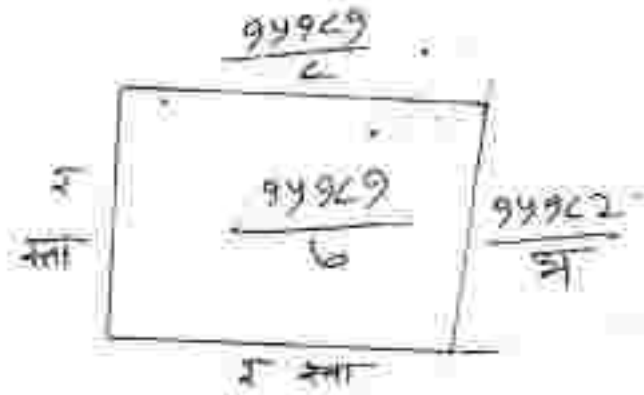
१ अर्जदार मोनी इनविलेक्षण दि. १७/१२/२१

—ण्या अनुक्रमांक

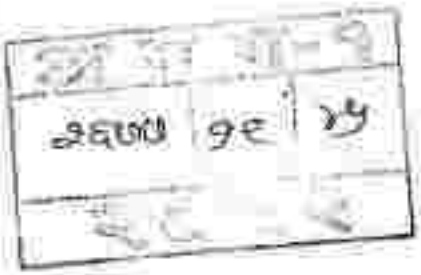
शीट क्र.: १५३

चालता क्र.: —

सि.स.न.: ९५१८१/८









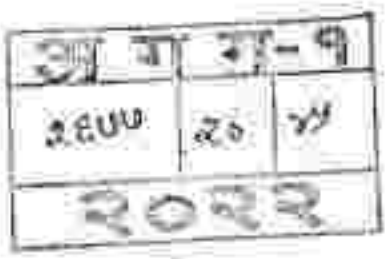
तयार करणार
Mandy
16/3/2022

तपासणी करणार

सत्यप्रत

वरिष्ठ लिपीक
नगर भूमापन अधिकारी
औरंगाबाद.






Seal of the Jt. Sub-Registrar
Authorised No. 1

Read:- 1)City Survey Officer, Aurangabad's report
No.~~Misc.No.7 Survey~~ ~~dated 1-7-1980~~.

2)Show cause Notice dated 6-5-1980 served upon
Shri Suresh Nilyamagar Co-op.Housing Society —
behind Radio Station, Jalna Road - Aso

3)Reply received on 4-11-1980.

No.MISC-NAA/CR/ 5835
Office of the Collector,
Aurangabad.
Dated: 31st January, 1981.

O R D E R

The land comprised in Sheet No.113, C.T.S.No. 15181/1
of Nagheriyan, taluka Aurangabad, District Aurangabad,
measuring 2410.4 sq.meters belongs to Shri
Madhukar Bhimrao Kulkarni. It is being
used for non-agricultural purpose. The N.A.permission was
obtained under No.762/LND-39, dated 17.8.1977 by the original
land owner, which is lapsed, since the conditions laid down
therein were not complied with. The use, therefore, is treated
as unauthorised.

The land is being used for non-agricultural purpose
for residential use since 30-12-1976, i.e. from the date of
approval of the layout plan. The structure is constructed by
Shri Madhukar Bhimrao Kulkarni. The total area
under use is 2410.4 Sq.meters. The building plan was
approved by the Aurangabad Municipal Council before starting
the construction. Since N.A.permission stands cancelled, it
is treated that the holder has converted the land into N.A.
use unauthorisedly. The holder has, therefore, become liable
to penalties mentioned in section 45 of the Maharashtra Land
Revenue Code, 1966 and the Rules thereunder, with effect
from 30-12-1976. The show cause notice was served on 6-5-80
and reply reply received on 4-11-1980. The say of the party
is as follows:-

"The property in question which bears plot No.(39)
was allotted by the Nityanagar Govt.Servants' Coop.Co-partner-
ship Housing Society, Behind Radio Station, Aurangabad.The
previous land owner Smt.Shantabai Gangaram Bodhankar had
obtained N.A.permission under no.762/LND/39,dt.17.8.1977.
Before starting the construction building permission was
obtained from the N.A. [illegible] 8.5.77

The occupant thus desires that the non-agricultural use in respect of the above mentioned land may be regularised in his favour according to the provisions of the M.L.R.Code, 1966 and the Rules thereunder. The competent authorities were consulted in this case and after considering their remarks, I am satisfied that this is a fit case for regularisation of the unauthorised non-agricultural use as mentioned above.

In exercise of the powers delegated to me under Section 45, 47(b) and 114 of the Maharashtra Land Revenue Code, 1966 and under the Collector Aurangabad's notification No.76/RB-Desk-II-16/JNBY/1309, dated 14-6-1978, I am pleased to regularise the unauthorised non-agricultural use of the above mentioned land together with the construction as shown in the appended plan for the purpose of Residential use infavour of Shri Madhukar Bhanudas Kulkarni hereinafter referred as Grantee, with following Non agricultural Assessment, fine, conversion tax and subject to the following conditions:-

Area under N.A. use 4104. Sq.meters.

Dated of N.A. use:- 30-12-1976.

1) N.A.Assessment as per old rate Rs.15/- per acre per year w.e.f. 30-12-1976 to 24-2-1977	Rs.Ps.	10.30
2) N.A.Assessment as per revised rate i.e 0.06 paise per Sq.meter per year from 30-12-76 to 25-2-1977 to 31-7-1979.		73.80
3) Penalty equal to one time the N.A.Assessment levied per annum.		24.60
4) Conversion tax equal to three times the yearly N.A.Assessment.		73.80
Total:-		182.70

Rupees One hundred Eighty two and Seventy paise only

CONDITIONS :-

1. The regularisation shall be subject to the provisions of the M.L.R.Code, 1966 and the Rules thereunder.
2. The Grantee shall use the land together with the building or structure thereon only for the purpose for which it is regularised to be used, and shall not use it for any other purpose without obtaining the previous written permission from the competent authority, for this purpose the use of the building shall decide the use of the land.
3. That the Grantee shall pay the total N.A.Assessment, penalty and conversion tax within 30 days from the date of Regularisation of the order failure to which it will be recovered as land Revenue Arrears.

Contd ...

4) That the N.A.Assessment shall remain in force till 31st July, 1979 and thereafter it shall be liable to be revised as per the provisions contained in the Maharashtra Land Revenue Code, Amendment, Act, 1979.

5) The grantee shall not sub-devide the plot or sub-plot as approved in this order without getting sub-division previously approved from the competent Revenue authority. In the event of any change in the use of the land the N.A.Assessment shall be levisble at the different rate.

6) That the grantee shall pay the measurement fees also within a period of one month from the date of this order.

7) That the grantee shall not make any addition or alteration to the building without the previous permission of and without getting the plans thereof approved by the Collector.

8) That the grantee shall be bound to execute a Bond in the form as provided in Schedule VI appended to the M.L.R.(Conversion of use of land and N.A.Assessment) Rules, 1962 embodying therein all the conditions of this order, within a period of one month from the date of this order.

9) If the grantee contravenes any of the conditions mentioned in this order and those in the Bond the Collector may without prejudice to any other penalty to which the grantee may be liable under the provisions of the Code, continue the said land in the occupation of the grantee on payment of such fine and assessment as he may direct.

10) Not with standing anything containing in clause 9 above it shall be lawful for the Collector to dir ct to the removal or alteration of any building or structure erected or used contrary to the conditions of this grant within such time as is specified in this behalf by the Collector.

11) The regularisation of non-agricultural use is subject to the provisions of any other law for the time being inforce that may be applicable in this case.

12) That the grantee shall pay the conversion tax as levied which is equi to 3 times the non-agricultural assessment within 30 days from the date of regularisation order failing which the order shall be liable to be cancelled.

Additional Tahsildar,
N.A.Assessment,
Collectorate, Aurangabad.

Copy to:-

1) Shri [illegible] Kulkarni Plot No.37 Vijaynagar Co-op Housing Society, behind Radhaswami Colony, Jalna Road (with the plan)

2) The Tahsildar, Aurangabad for information. He is requested to issue instructions to the concerned Talathi to take a note in R.T.I and to recover the amount and also further any assessment leviable from 1.6.1975 onwards as per the revised rates which will be made applicable by Government.

3) The City Survey Officer, Aurangabad for information and necessary action.

Additional Tahsildar,
N.A.Assessment,

1999/996 पावती Original/Duplicate
Friday,February 25 ,2022 नोंदणी क्र. :39M
12:00 PM Regn.:39M

पावती क्र.: 1330 दिनांक: 25/02/2022

सादरकर्त्याचे नाव: औरंगाबाद मनपा

दस्तऐवजाचा अनुक्रमांक: सगर2-996-2022

दस्तऐवजाचा प्रकार : मुद्रांकीकरण

बाजार मूल्यापत्रकचे नाव: मुल्यांकनी अधिनियम वसुधर

नोंदणी फी	₹. 1000.00
एकत्र दस्तांची पृष्ठे	₹. 300.00
पृष्ठांची संख्या: 15	
एकूण:	₹. 1300.00

सादरकर्त्यास मूळ दस्त ,अंगठ्याचे ठसे,सूची-२ सोबत
12:20 PM मुद्रांक वेळेत सिक्केबंद. Joint S R Aurangabad II

बाजार मूल्य: ₹.0 /-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 600/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.300/-
बँकेचे/पतसंस्थेचे धनादेश क्रमांक: 240220221006G2 दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.1000/-
बँकेचे/पतसंस्थेचे ऑनलाईन क्रमांक: MH013641714202122E दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:
नोंदणी फी माफी असल्यास तपशील :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees

Seal of the JL Sub-Registrar

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२५/०२	२२	३५

CHALLAN
MTR Form Number-6

GRN	MH013841014202122E	BARCODE		Date	24/02/2022-18:18:08	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AUR1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	KULKARNI AVINASH MADHUKAR
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	CTS NO. 151819 FLAT NO. 33
Account Head Details	Amount In Rs.	Premises/Building	
0030063501 : Stamp Duty	553.00	Road/Street	MITRA NAGAR
0030063501 : Registration Fee	1000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 9
		Remarks (If Any)	SecondParty Name=ARCHANA SUNIL GOYAL
		Amount In Words	One Thousand Five Hundred Rupees Only
	1,500.00		

THIS CHALLAN IS DEFACED
Jt. Sub-Registrar
Abad. No.2 Abad.

DEFACED ₹1500.00 DEFACED

Seal of the Jt. Sub Registrar Aurangabad

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022022938103	CK39050144
Cheque/DD No.		Bank Date	RBI Date	24/02/2022-18:17:58	Not Verified with RBI
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		68 , 25/02/2022	
Department ID					

NOTE:- This challan is valid for document registration to Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Status	Defacement Amount
1	(S)-138-686	00064228132022122	25/02/2022-12:08:29	ISR206	500.00
2	(R)-139-686	00064228139332122	25/02/2022-12:08:29	ISR206	1000.00
			Total Defacement Amount		1,500.00

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२६७८ २७ ३५
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Page 1/1 Print Date 25-02-2022 12:08:16

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2402202218062	Receipt Date	25/02/2022

Received from self, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered as Document No. 898 dated 25/02/2022 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED
₹ 300
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	24/02/2022
Bank CIN	10004152022022413320	REF No.	CH/7813711
Deface No	2402202218062D	Deface Date	25/02/2022

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

Seal of the Sub-Registrar No.2 AURANGABAD

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२०२२

Seal of the Jt. Sub-Registrar Aurangabad No. 1

दु ग ग-१
२६७ | २६ | २५
२०२२

विनामोबदला हक्कसोड पत्र

मिळकत मोहल्ला- मित्रनगर, ता.जि. औरंगाबाद मनपा हद्दीतील मिळकत
र.दि.स.र.डी., औरंगाबाद

लिहुन घेणार — कुलकर्णी अविनाश मधुकर
वय - 58 वर्षे, धंदा - व्यापार
रा. प्लॉट नं. 39, आकाशवाणीच्या मागे,
मित्र नगर, औरंगाबाद

लिहुन देणार — अर्चना सुरेश रोटे
(पिता मुधकर कुलकर्णी)
वय - 52 वर्षे, धंदा - गृहिणी,
रा. बद्रीविशाल अपार्टमेंट, विजयनगर,
औरंगाबाद

कारणे विनामोबदला हक्कसोडपत्र लिहुन देते की, वारसा आधारे आम्च्या मालकी व ताब्यातील मिळकत मोहल्ला- मित्र नगर, औरंगाबाद मनपा हद्दीतील सि.स.नं. 15181/7 यामधील प्लॉट नं. 39 ज्याचे एकुण अविभाजीत क्षेत्र 4,0,40 चौ.मी. पैकी माझ्या हिश्याचे येणारे संपुर्ण क्षेत्र लिहून घेणार नामे कुलकर्णी अविनाश मधुकर यांना संपुर्ण हक्क विनामोबदला देत असुन ज्याची चतुःसिमा खालील प्रमाणे आहे.

Seal of the Sub-Registar No.1 AURANGABAD

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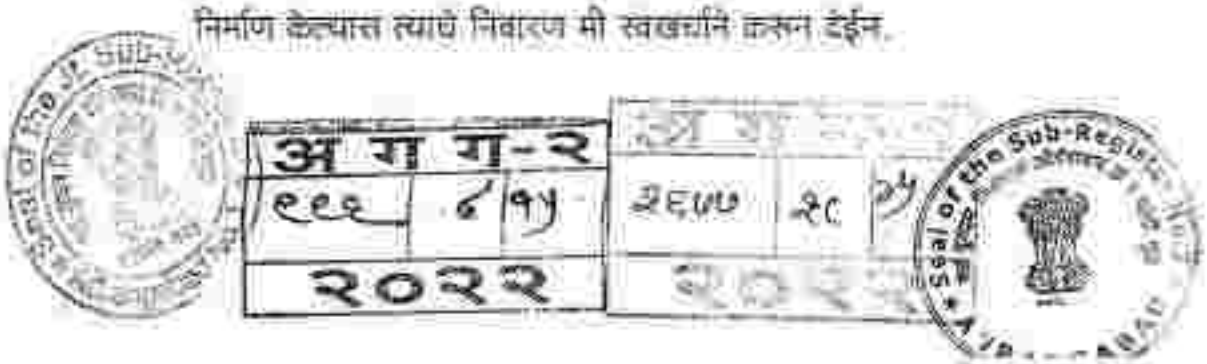
पुर्वेस	-	बी.एच. निमले यांचे घर,
पश्चिमेस	-	सरकारी गल्ली,
दक्षिणेस	-	सरकारी रस्ता,
उत्तरेस	-	प्लॉट नं. 42 सिंह नगर.

यूणे चतुःसिमेच्या आतील मिळकत मी माझ्या राजीखुशीने समतामूल्य मोबदला न घेता मी माझा संपुर्ण हिस्सा हक्क लिहून घेणार नामे कुलकर्णी **अविनाश मधुकर** यांच्या हक्कात सोडला आहे. आता माझा वरील मिळकतीवर कोणत्याही प्रकारे हक्क संबंध राहीला नाही.

असे की, लिहुन घेणार **कुलकर्णी अविनाश मधुकर** हा लिहुन देणार यांचा रक्ताच्या नात्याने सख्खा भाऊ आहे.

सदरील मिळकतीचे लिहून घेणार यांनी नगर भुमापन कार्यालय पी.आर.कार्ड रेकॉर्डवर तुम्ही तुमच्या नावाने स्वतंत्र पणे नोंद करून घ्यावी व इतर सरकारी कार्यालयात नामांतर करून घ्यावे, त्यात माझी कोणत्याही प्रकारची हरकत नाही किंवा भविष्यात आम्ही सदरील मिळकतीवर कोणत्याही प्रकारचा हक्क मागणार नाही व हक्क संबंध राहिला नाही. तसेच आम्ही तुमच्या विरुद्ध मिळकतीचे विश्याबद्दल कुठल्याही कोर्ट कचेरीत दावा वगैरे करणार नाहीत व तसा अधिकारही मला राहीला नाही.

तसेच सदरील मिळकत त्यातील तंदाभुत वस्तुसहीत हक्क सोडून प्रत्यक्ष ताब्यात दिली आहे, आज पासून तुम्ही लिहून घेणार सदरील मिळकतीचे पुर्णपणे स्वतंत्र रित्या हक्कमेव मालक झाला असून मालकी हक्काने वंशपरंपरेने उपभोग घ्यावा, तुमच्या मालकी उपभोगात इतर कोणी नातेवाईक काही वाद अडी अडचणी निर्माण करणार नाहीत. या करही कोणी काही वाद अडी अडचणी किंवा दावा निर्माण केल्यास त्याचे निवारण मी स्वखर्चाने करून देईन.



करीता मी करीत विनामोबदला हक्कसोड पत्र एकत्र वसून, समजून, उमजून व कसल्याही प्रकारच्या दबावाखाली न येता, स्वखुशीने लिहून देणार यांच्या हक्कात लिहून दिले आहे. याव्यतिरिक्त माझा वरील बारसोबत दैनंदिन संबंध राहील.

दिनांक 25/02/2022
ठिकाण : औरंगाबाद

लिहुन देणार



अर्चना सुरेश रोटे
(पिता मुधकर कुलकर्णी)



लिहुन घेणार



कुलकर्णी अविनाश मधुकर



साक्षीदार

1. श्री. अशोक रेणुकादास सामग
वय - 60 वर्षे, धंदा - व्यापार,
रा. एन-7, सिडको, औरंगाबाद







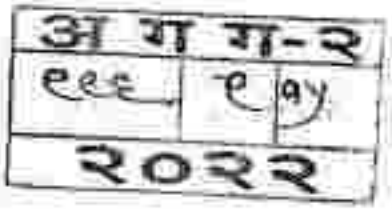
2. श्री. सुरेश उध्दवराव रोटे
वय - 56 वर्षे, धंदा - नौकरी,
रा. बद्रीविशाल अपार्टमेंट, विजयनगर, औरंगाबाद











महानगरपालिका औरंगाबाद

Municipal Corporation Aurangabad

(Town Planning Section)

बांधकामाचे परवानगीकरता प्रस्तावाचा नमुना

(Specimen form for sanction of Building Permission)

नावाचे नांव :-
(Name of owner)

फाईल क्रमांक :-
(File No.)

भूखंड क्रमांक :-
(Plot No.)

सि.स.नं.
(C. S. No.)

मौजा -
(Mohalla)

गट नंबर -
(G. No.)

कनिष्ठ अभियंता यांचा अहवाल :-
(Remarks of the Jr. Engineer)

1) लेआऊट - Layout finally approved under letter No. dt.
(Layout)

	परवानगी (Permissible)	प्रस्तावित (Proposed)
2) वापर - (Use)		
3) भूखंडाचे क्षेत्र - (Plot area)	As per 7/12 Extract	As shown in plan
4) बांधकाम क्षेत्र - (Building area)		
5) मजल्यांची संख्या (No. of Storey)		
6) चटई क्षेत्र निर्देशांक - (F. S. I.)		
7) अंतरीय जागा - (Marginal Open Space)		
8) रस्ता रुंदी - (Road Side)		
समोरील मार्गाचे नांव - (Name of the road)		
शेरा - (Remarks)		

2E/1010	30	24

अ) दोन इमारतींमधील –
[Between two buildings]

ब) मुख्य इमारती व मुख्य इमारतीसंबंधित –
[Between main and subsidiary building]

सेवाभूत बांधी दॉक्स इ.
[Subsidiary buildings, Garage etc.]

क) मंजूर रस्त्यापासूनचे अंतर –
[From classified Road, if any]

ड) खोलीचे क्षेत्र –
Room Size

वातावरणीय क्षेत्र –
Ventilation Area

	देय Permissible	नियोजित Proposed	देय Permissible	नियोजित Proposed
i) स्वयंपाक गृह Kitchen	६०-०चौ.फु.	११'६½" x ९'-०" = १०६.०चौ.फु.		
ii) शयन गृह Bed	१५०-०-	१३'६" x १३'-०" = १७८.५-०-		
iii) बैठकखोलीची खोली Living	१५०-०-	१३'-४" x १२'-१½" =		
iv) दुकान Shop	—	—		
v) गोदाम Store	३५-०-	९'-६" x ६'-०" = ६८.२५ चौ.फु.		
vi) स्नान गृह Bath	२५-०-	३'-६" x ४'-०" = ३५-०-		
vii) संडास W.C.	१२-०-	३'-४" x ४'-१" = १२.५-०-		

	देय Permissible	नियोजित Proposed
x) जोत्याची उंची Plinth Height	०.४५ मी.	२'-८" (०.८१ मी.)
x) खोलीच्या उंची High from floor to ceiling	२.७५ मी.	१०'-०" (३.०४ मी.)
xi) स्वच्छता गुप्ती व्यवस्थेची – Sanitary arrangement		
xii) पूर्वीचा पत्रव्यवहार Previous correspondence, if any		

२६७७	३१	७५

(1) सर्वसाधारण शेरा – Shri/Smt.
[General remarks] has requested for building permission on C. T. S. no _____ situated at _____

(2) The applicant has submitted with application Xerox/Original copies of ownership documents Viz P. R. Card, C. T. S. mamp and also submitted six copies of plans showing proposed work with the signature of Licenced Architect.

(3) Above property is affected by D. P. proposal and affected portion is deleted as shown on plan.

(4) Above property is not affected by D. P. proposed.

(5) Necessary set backs are left as per byelaws.

(6) Drawing conforms to the relevant byelaws in respect of Room area, Ventilation area, height etc.

(7) The applicants has/have paid amounts of Betterment charges, Building permit fees and security deposit. Xerox/Original Copies of receipts are attached with the application.

(8) Necessary amendment in Blue on plan etc Color is shown on accompanied plan.

Applicant maybe granted building permission on usual conditions.

Submitted for further orders please.

Jt. Engineer
T. P. Section

Seal of the Jt. Sub-Registrar

(1)
(2)
(3)
(4)

स्थल निरीक्षण शेरा –
[Remarks of the Town planner]

प्रशासनाधिकारी यांचे आदेश –
[Direction of the administrator]

159/946
मुद्रांक 25 फेब्रुवारी 2022 12:00 म.पू.

दस्त क्रमांक: सगा2 /996/2022

बाजार मुद्दा: रु. 00/- मोबदला: रु. 00/

भरलेले मुद्रांक शुल्क: रु.500/-

सोयगाव पी मार्फत असलमखान तडवि >

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह दु. नि. सगा2 यांचे कार्यालयात

अ. क्र. 996 वर दि.25-02-2022

वेळी 11:57 म.पू. वा. हजर केला.

पावती:1330 पावती दिनांक: 25/02/2022

सादरकर्त्याचे नाव: इलाहमी कलिमखा मसूकर

नोंदणी फी ₹. 1000.00

दस्त हाताळणी फी ₹. 300.00

पृष्ठांची संख्या: 15

एकूण: 1300.00

दस्त हजर करणाऱ्याची सही

Joint S.R. Aurangabad II

Joint S.R. Aurangabad

बाजारमा मालमत्ता क्षेत्रफळ

मुद्रांक शुल्क: 1(55-अ) दस्ताची किंमत 2500 च्या आतील असेल तर

दिनांक 25/02/2022 11:57:43 AM ची वेळ: (सह दुय्यम निबंधक)

नोंदणी क्र. 2 25/02/2022 12:00:15 PM ची वेळ: (फी)

अ ग ग-२
९९६ | १५ | १५
२०२२

Seal of the Sub-Registar No.2 AURANGABAD

25/02/2022 12:04:54 PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र
1	नाव:अंकुश पुंडलिक पेठे (वय वयस्कर पुरुषाकडी) - पत्ता प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विजयनगर, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:	विक्रेता वय :62 सही:	
2	नाव:मुकुलकुमार अनिलकुमार राठकुमार - पत्ता प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विजय नगर, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:	विकृत विकार वय :58 सही:	

दस्त क्रमांक: 2/1000/2022 दस्त नोंदणी: 25/02/2022 12:03:16 PM

नोंदणी :-

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र
1	नाव:सुरेश विश्वनाथ राठी वय:60 पत्ता:विजयनगर, औरंगाबाद पिन कोड:431001		
2	नाव:प्रविण पुंडलिकराव राठी वय:60 पत्ता:मुकुंदवाडी, औरंगाबाद पिन कोड:431001		

Payment Details

Sr.	Purchase	Type			Amount	Used	Bank Name/ Bank Reference Number	Deface Date
1	KULKARNI AVINASH MADHUKAR	eChallan	0004257202202243010	MH013641714202122E	000.00	SD	0000000287202202	25/02/2022
2	KULKARNI AVINASH MADHUKAR	eChallan		MH013641714202122E	1000	RF	0000000287202202	25/02/2022
3		DHC		2402202218085	300	RF	2402202218085D	25/02/2022

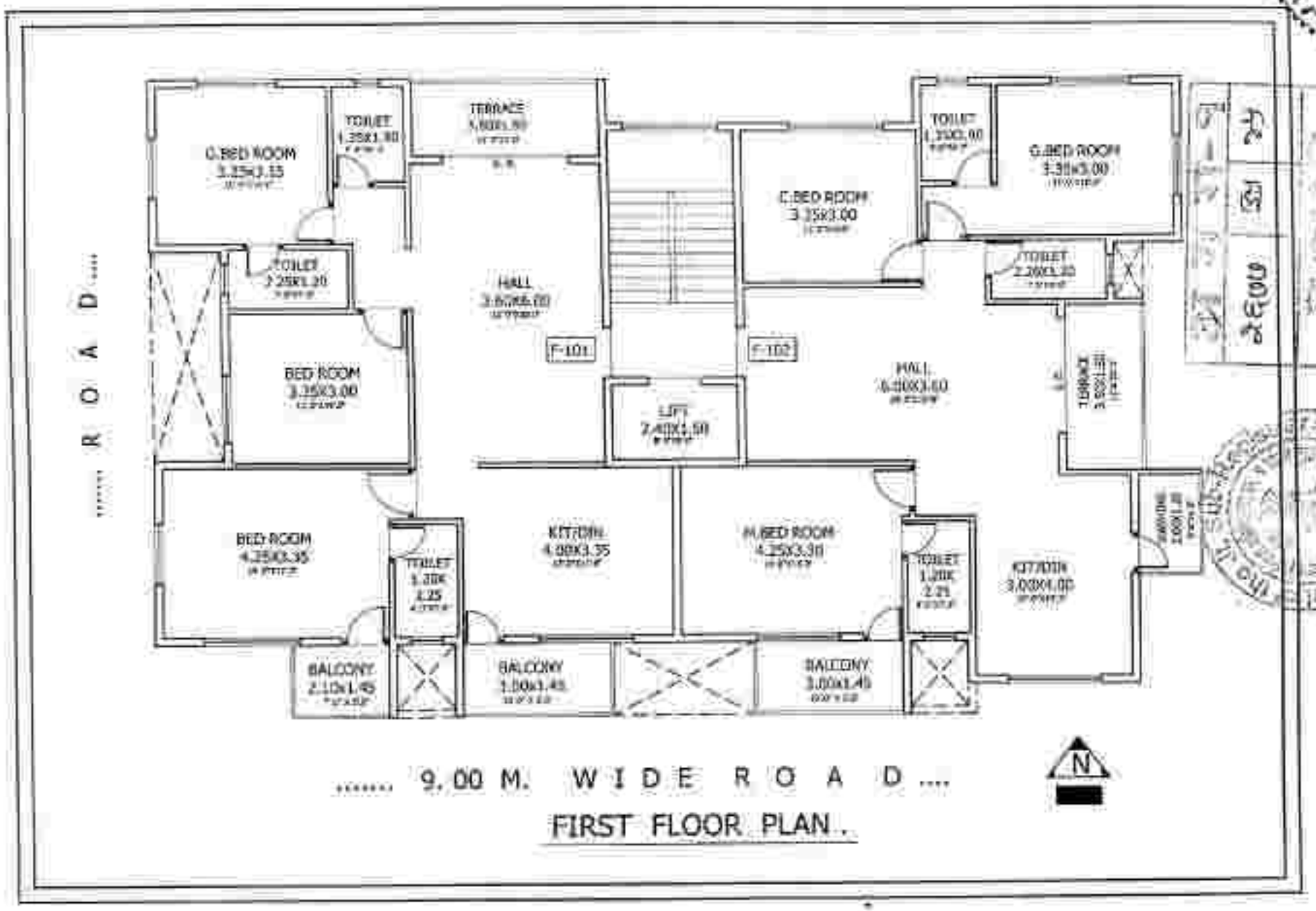
(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)

Note-Your Rights as Registrants

1. Verify Scanned Document for correctness immediately (4 pages) as it may not be possible after scanning.
2. Get it Administratively after registration.

नोंदणीत करण्यात येते की,सदरे दस्तावेजात एकुण १५ पाने आहेत,नोंदणी पुस्तक क्र.1 चे अनुक्रमांक १००८ वर नोंदला.

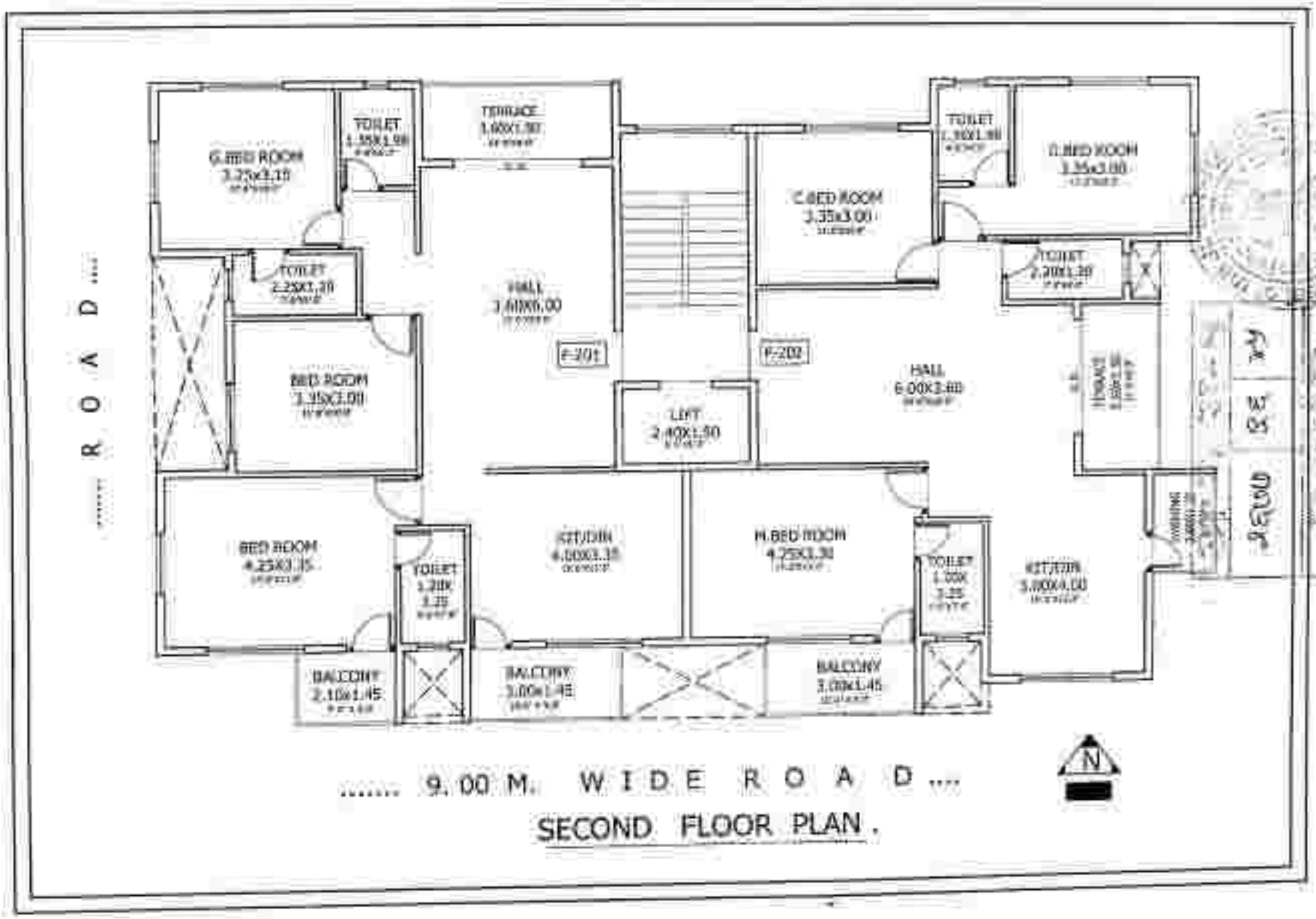
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST FLOOR PLAN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECOND FLOOR PLAN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

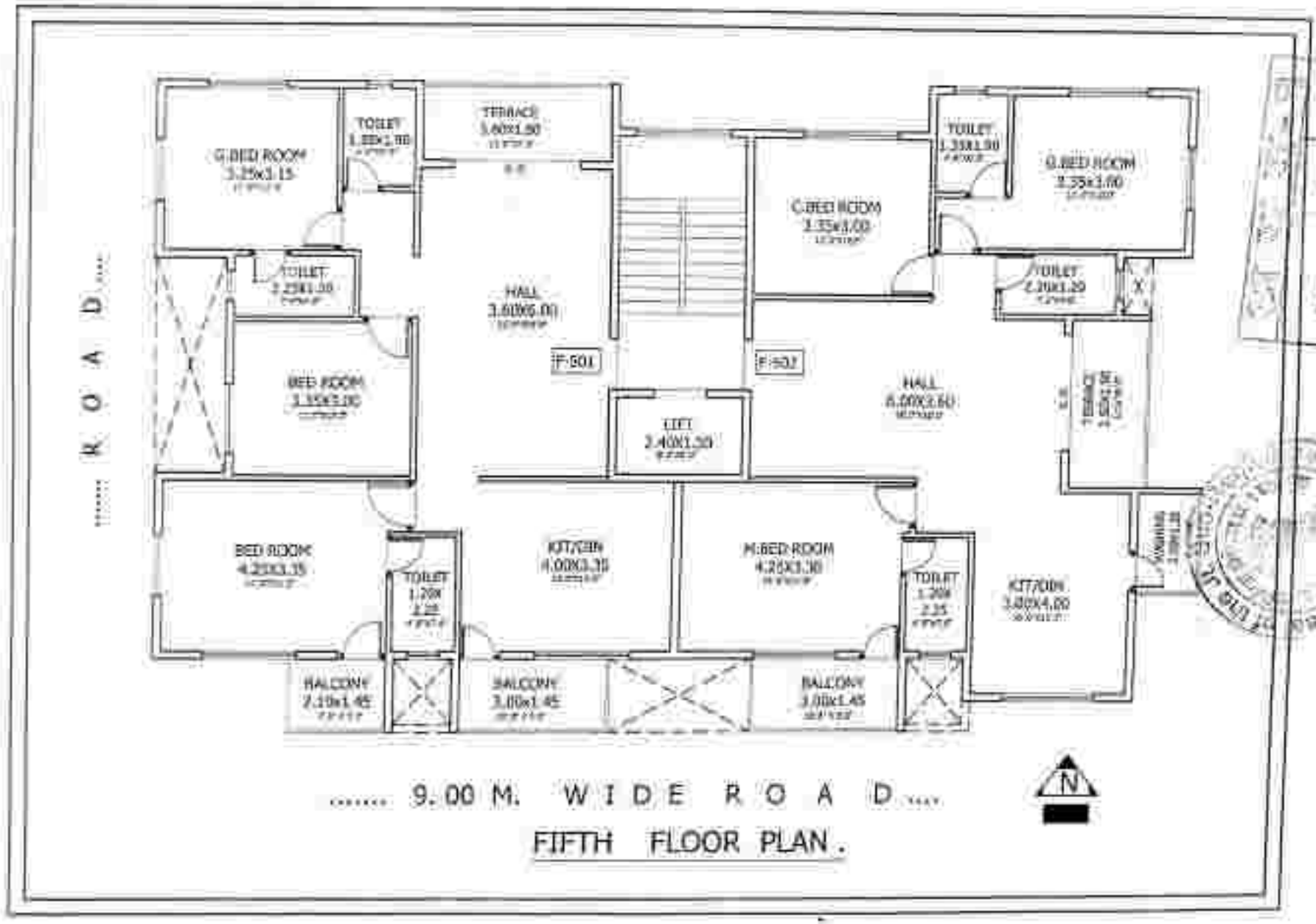
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIFTH FLOOR PLAN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

..... R O A D .....

..... 9.00 M. W I D E R O A D .....

SIXTH FLOOR PLAN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

20'.0" WIDE ROAD

9.00 M. WIDE ROAD

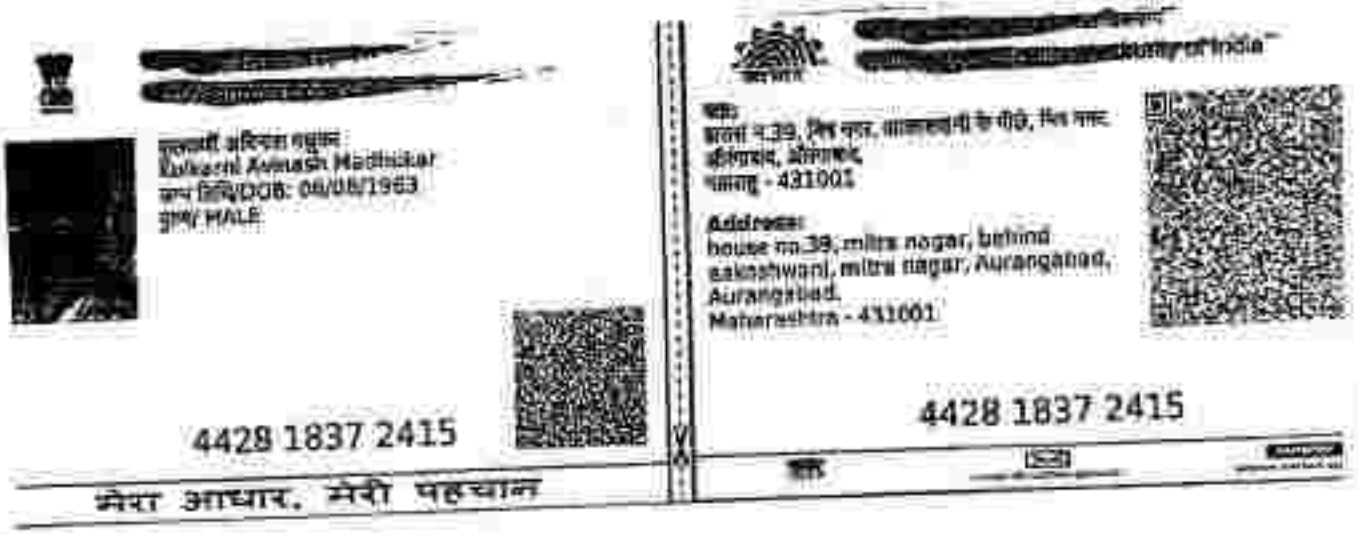
PARKING FLOOR PLAN

N

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AVINASH MADHUKAR KULKARNI
MADHUKAR BHIMRAO KULKARNI
ARYPK7314A


कुलकर्णी अविनाश मधुकर
Kulkarni Avinash Madhukar
जन्म तिथि/DOB: 06/06/1963
पुरुष/ MALE
4428 1837 2415
मेरा आधार, मेरी पहचान
पता:
प्लॉट न.39, मित्र नगर, साकेश्वरी के पीछे, मित्र नगर
औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001
Address:
house no.39, mitra nagar, behind
sakeshwari, mitra nagar, Aurangabad,
Aurangabad,
Maharashtra - 431001
4428 1837 2415







5711 3058 9776



5711 3058 9776



9872 1041 5168

सामान्य माणसाचा अधिकार



Aam Aadmi ka Adhikar



6010 2143 2547

मेरा आधार, मेरी पहचान



6010 2143 2547





159/2677
गुरुवार,31 मार्च 2022 1:11 म.नं

बस्त नोंदवहा भाग-1

पान 1 पैकी 2
दस्त क्रमांक: 2677/2022

दस्त क्रमांक: 2677/2022

बाजार मूल्य: रु. 2,07,44,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 10,37,200/-

दु. नि. सह. दु. नि. अरंगाबाद वर्ग कार्यालयात

अ. क्र.: 2677 वर दि.31-03-2022

रोजी 1:09 म.नं. वा. हजर केला.

पावती:3628 पावती दिनांक: 31/03/2022

दस्तऐवज करुन देणार: मे.जी.बी.के.कंस्ट्रक्शन्स तर्फे पो.जा.पी.पिंपळ अंकुशराव कुलकर्णी (विकासक) --

सीएसी सी रु. 30000.00

इतर आकारणी सी रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 30900.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: विकासकरारनामा

मुद्रांक शुल्क (दोन) औरंगाबाद महानगरपालिका किंवा नगर पंचायत किंवा रुपांतरित अधिसूचना क्षेत्रामध्ये मोडत असल्याने किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असल्याने औरंगाबाद कार्यालय क्षेत्रात, किंवा मुंबई मुद्रांक (महानगरपालिका क्षेत्रात जकात बाजार मुल्याचे विभाजन) नियम, 1995 मध्ये उपलब्ध झालेल्या वार्षिक विकासपत्रासाठीच्या दरामध्ये दस्त मोडत.

सिद्धा क. 1 31 / 03 / 2022 01 : 09 : 23 PM ची वेळ (सादरीकरण)

सिद्धा क. 2 31 / 03 / 2022 01 : 10 : 22 PM ची वेळ (फी)

Seal of the Jt. Sub-Registrar Aurangabad

31/05/2022 1:33:00 PM

अनु क्र	व्यक्तीचे नाव व पत्ता	ठसा/सही/अंगठा	फोटो	व्यक्तीचा फोटो
1	नाव:श्री. अविनाश बाबुराव कुलकर्णी (इतर दस्तात) - - वय:पन्नास वर्षे - - पत्ता:वय ४० , इसमाची सही - व्यवसाय - , पिन ४ 30,कात्रज सिंह नगर अंबेगावपठारी फाटा,कोंढवा,पुणे, महाराष्ट्र, कोंढवा, पिन कोड:411046 पॅन नं:AAVPK2514A	अंगठा निशाणी नं: 24		
2	नाव:श्री. दीपक वेंकटराव कुलकर्णी (विक्रेत्यास) - - वय:पन्नास वर्षे - - पत्ता:प्लॉट नं: - , मकान नं: - , इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं : 36,कात्रज कोंढवा,कात्रज,कोंढवा,पुणे, महाराष्ट्र, कोंढवा, पिन कोड:411046 पॅन नं:ALKPK6881L	अंगठा निशाणी नं: 25		

वरील दस्तऐवज करुन देणार: व्यक्तीचे नाव व पत्ता वरील दस्त करुन दिल्याचे कबूल करतात.
दिनांक: 31/05/2022 01:06 PM

शेरा -
कलम ४०(अ) अंतर्गत दिलेली कागदपत्रे की ने तपासणीस दस्त देताना सादर केली: -,कोंढवा, ४ नंबरी, सोसायटी परिसर

अनु क्र	व्यक्तीचे नाव व पत्ता	ठसा/सही/अंगठा	फोटो	व्यक्तीचा फोटो
1	नाव:वय: - - वय:वय - पत्ता:सही नंबर, कोंढवा, पिन कोड:411001	सही		
2	नाव:श्री. अविनाश बाबुराव कुलकर्णी - - वय:54 पत्ता:36,कात्रज सिंह नगर,अंबेगावपठारी फाटा,कोंढवा, पिन कोड:411046	सही		

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Sub Registrar Kasba Peth 1

Payment Details

Sr.	Purpose	Type	Verification Application	GRN/Udyog	Amount	Bank	Debtor Number	Debtor Date
1	MS DVK CONSTRUCTIONS THROUGH PROP DEEPAK VENKATRAO KULKARNI	eChallan	0238808482820331111537	MH011822290202122E	1007206.00	SBI	00015888423307122	31/05/2022
2		DHC		2022000207380	660	RF	31000202207160(R)	31/05/2022
3	MS DVK CONSTRUCTIONS THROUGH PROP DEEPAK VENKATRAO KULKARNI	eChallan		MH011822290202122E	30000	SBI	00015888423421122	31/05/2022

[HC-Stamp Duty] [RF-Registration Fee] [DHC-Document Handling Charges]

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नोंदणी नोंदवह दिनांक 31/05/2022
सादरीकरण दस्तऐवज पोचपावती, सह
दस्तऐवज पृष्ठ 2 वर्ष सादरीकरण

सह दुय्यम निबंधक कार्या-२
१-शिवाजीनगर, पुणे