558/2678
Thursday,March 31 ,2022
1:16 PM

पावती

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

पावती क्र.: 3629 दिनांक: 31/03/2022

सादर करणाऱ्याचे नाव: औरंगाबाद शहर
दस्तऐवजाचा अनुक्रमांक: बसर1-2678-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे.डी व्ही के कंस्ट्रक्शनस् तर्फे प्रो.प्र.पी.दिपक व्यंकटराव कुलकर्णी (विकासक) - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 660.00
पृष्ठांची संख्या: 33	
एकूण:	रु. 760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:35 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-2
Sub Registrar Aurangabad 1
औरंगाबाद शहर क्र. १
औरंगाबाद

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 31032022206372 दिनांक: 31/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015824701202122P दिनांक: 31/03/2022
बँकेचे नाव व पत्ता:

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

2618
2692

CHALLAN
MTR Form Number-6

GRN	[illegible]	Date	[illegible] Form ID 481
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	ARB1 HOR SRO REGISTRAR AURANGABAD I	Full Name	MR SVK CONSTRUCTIONS [illegible] HRCHBEETSH MR DEEPAK VENKATRAO KULKARNI
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO 26 STR NO 10 AJIT SHANTA COLONY
		Premises/Building	MITRA NAGAR
		Road/Street	BEHIND RADIO STATION
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=M/S AVINASH KARCHIKHAR KULKARNI~
		Amount In Words	Six Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030046501 Registration Fee	100.00
Total	600.00

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	[illegible]	[illegible]
Bank Date	RBI Date	[illegible]	Not Verified with RBI
Bank-Branch	STATE BANK OF INDIA		
Bank No. - Date	Not Verified with Bank		

Mobile No. : [illegible]

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

[illegible]
Print Date 3 Feb 2022 12:21:18

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 31032022063772	Date 31/03/2022
Received from MS DVK CONSTRUCTIONS , Mobile number 0000000000, an amount of Rs.660/- towards Document Handling Charges for the Document to be registered(SAHITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name SBIPI	Date 31/03/2022
Bank CIN [illegible]	REF No. 2200128777724
This is computer generated receipt, hence no signature is required.	

अ मा सा-9

२६७८	९	३३
२०२२		



Citizen LAN

MTR Form Number-A

GRN	BARCODE	Date	Bank ID

Department

Type of Payment

Office Name

Place Details

TAX ID / DOB (If Any)

Full Name

Location

Type

Flat/Block No.

Premises/Building

Account Head Details	Amount in Rs.
Stamp Duty	100.00
Registration Fee	100.00
Total	200.00

₹ 500.00

Road/Street

Area/Locality

Town/City/District

PIN

Remarks (If Any)

Amount in Words

Rupees Two Hundred Rupees Only

Payment Details

STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

Challan/DD Details

Challan/DD No.	
Name of Bank	
Name of Branch	

Bank CIN / Ref. No.

Bank Date / RBI Date

Bank-Branch

Scroll No. / Date

Department ID

NOTE:- This challan is valid for document to be registered in Sub-Registrar office only

Challan Deficient Details

Sr. No.	Remarks	Deficiency No.	Deficiency Date	Userid	Deficiency Amount

Sub-Registrar

25	3	22
2022		

D H C

Receipt of Document Handling Charges

PRN	31032022206372	Receipt Date	31/03/2022

Received from MS DVK CONSTRUCTIONS , Mobile number 0000000000, an amount of Rs.660/- towards Document Handling Charges for the Document to be registered on Document No. 2678 dated 31/03/2022 at the Sub Registrar office S R Aurangabad 1 of the District Aurangabad.

DEFA-10
₹ 660
DEFA-10

Payment Details

Bank Name	SBIN	Payment Date	31/03/2022
Bank CIN	10004152022033105869	REF No.	209012577724
Deface No	31032022206372D	Deface Date	31/03/2022

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

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

३१ मार्च २०-२
२६७८ | ४ | ३२
२०२२

GENERAL POWER OF ATORNEY

This General power of attorney is executed on this 31st day of March, 2022 at Aurangabad By:-

Shri. Avinash Madhukar Kulkarni,

Age: 58 Year, Occ: Business,

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

Akashwadi, Aurangabad.

Aadhaar No. 4428 1837 3415

PAN No. AMYPK7314A

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

IN FAVOUR OF

Shri. Deepak Venkatrao Kulkarni,

Proprietor of M/s. DVK Constructions

Age: 58 Year, Occupation : Business,

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

Garkheda, Aurangabad.

Aadhaar No. 5711-3058-9776.

Pan No. ALKPK9661L

Sub-Registrar 5 Aurangabad

31 : 3 : 22-9

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2022

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

Where As:-

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

2. 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.

3. Due to Sad demise of Shri. Madhukar Bhimrao kulkarni the names of his legal heirs namely 1. Shri. Avinash Madhukar Kulkarni and 2. Sau. 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 notarized Affidavit dated 16-Dec-2021, Death Certificate of Shri. Madhukar Bhimrao kulkarni, Reply, Public Proclamation submitted by them.

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

5. On the basis of the Property Card and aforesaid released deed Shri. Avinash Madhukar Kulkarni is a sole owner and possessor of the said plot.

6. 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 Radio Station, within the limits of Aurangabad and more particularly described in the Schedule (hereinafter called and referred to as the "said Plot") and it is well and sufficiently entitled to give the Said Plot for development and execute this Agreement.

7. The Owner has executed Development Agreement dated 31/03/2022, in favour of Developer which is registered in the office of Sub-Registrar at day book Sr. No. 2677 whereby all the



the Development Rights for development of the Said Plot and sale of the units of his share only are transferred and assigned in favour of the Developer. The Developer has given right to construct the Twelve Flats. The Developer has already given non refundable deposit / consideration of the land to the Owner and therefore the owner as specifically agrees that the Developer has every rights to sale flats of his share only the F-101,F-102,F-201,F-301,F-401 & F501 and permission of the owner for selling the said F-101,F-102,F-201,F-301,F-401 & F501 is not required.

8. As the said Plot continues to be of ownership of Owner until the Deed of Transfer is executed. The Developer has requested the Owner to execute a power of attorney in his favour and Owner has decided to appoint and nominate the Developer as their attorneys or agents with full power to develop the said Plot as hereafter stated on behalf of the owner and in owner's name and which the said Attorney / Developer has agreed to do the same.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES That I, **Shri. Avinash Madhukar Kulkarni** hereby appoint and constitute the said Developer to be true and lawful attorney with full authority and power to do and execute all acts, deeds and things mentioned below, for myself and on behalf of me to do following acts, deeds and things:

a. To obtain construction permission at the cost and expenses of the Developer / Attorney.

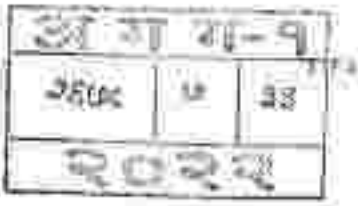
b. To construct 12 residential Flats on the said plot as per the sanctioned plans and according to specifications, by the Aurangabad Municipal Corporation and for that purpose to employ contractors, structural engineers, surveyors and other professionals as may be required in the construction of the building.

c. To enter into an agreement with the contractor or contractors for construction as well as contractors for labour and to sign such agreements.

d. To enter upon the said property as our licensee for the purpose of carrying on the construction work as aforesaid.

e. To apply for and obtain permission for water supply, electricity





supply, laying down drainage and for other amenities as are generally required for a development.

f. To obtain occupation and completion certificate from the Aurangabad Municipal Corporation, Aurangabad after the construction is completed in all respects, if required.

g. To pay all the property taxes and other taxes relating to the said property from approval of building plan, till completion of the aforesaid project.

h. To raise project loan only in the name of Developer for the development of the said Plot against the security of the said Plot or any of the Flat of his share constructed thereon. The Owner will not be responsible for the repayment of such loan.

i. To sell the Flat (7 Flats) which are allotted to the developer under the Development Agreement and other premises in the said plot at the best price agreed to the indenting purchaser thereof and to enter into agreements in the prescribed form if any under the Maharashtra Apartment ownership Act, or otherwise with such modifications therein as may be necessary. To execute deed of conveyance or any such document for sale / transfer of Flat in favour of any such person as the said developers may desire. Developer can sale all flats in his share only and no consent of the owner will be required for the same.

j. To sign and execute Sale Deeds/ Agreement to sell / Booking Agreements in the name of prospective purchasers in respect of the flats in share of the Developer and retain all the consideration and remuneration obtained from it.

k. To execute deed of declaration u/s. 2 A of the Maharashtra Apartment Ownership Act, 1970 and to have a condominium registered under the said apartment Ownership act, 1970 and for that purpose to get necessary forms, applications signed by all the purchaser of flats and other premises and to file the same with concerned registrar and to do all other acts and things necessary for the registration of condominium and to obtain registration certificate.

l. To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees. If any legal proceedings are required to be taken in connection with the work

of development or to assert or establish our right of Ownership to the said plot or if any legal action is taken against us in connection with the said plot or proposed construction, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavits, applications and other papers, to engage advocate or advocates and to file one or more appeals against any decision and to do all acts and things required to be done in that behalf.

m. This power of attorney shall not be revoked by us for any reasons or grounds whatsoever and it shall remain irrevocable till the said constituted attorney complete the transfer of the said flats and other premises to prospective purchasers and until the conveyance and/ or transfer deed of the said flats and premises are executed and registered in favour of such third parties/ purchasers or their nominees.

n. In case of the said demise of the Owner / Executor also this Power of attorney shall not become inoperative and remain valid till all the formalities stated above are fulfilled and the all his share in the said scheme are transferred and conveyed in favour of such any person as the developer / attorney desires.

o. Generally, to do and execute all other acts, deeds, or things as are necessary or are required to be done for the development of the said plot by constructing residential building, in all respects in terms of the said agreement.

p. AND we agree to ratify all acts and things lawfully done by the said attorneys by exercise of the powers herein contained. AND we hereby declare and agree that all such acts, deeds and things that may be done by my said Power of Attorney and/or their substitutes by virtue of power hereby conferred shall be binding on us as if done by us in person.

SCHEDULE

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



East	:	Land of B. H. Lamjna.
West	:	Road.
North	:	Plot No. 42.
South	:	Road.

In witness executed this Power of Attorney on this day mentioned first hereinabove in presence of the witnesses:

Executant







Shri. Avinash Madhukar Kulkarni

In Favour of







Shri. Deepak Venkatrao Kulkarni
Proprietor of M/s. DVK Construction

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
UID 9872 1041 5168







सूची क्र.2

[illegible]

गावाचे नाव : औरंगाबाद शहर

[illegible]	[illegible]
(3) [illegible]	20700000
(4) [illegible]	1) [illegible] औरंगाबाद [illegible] C.T.S. Number : [illegible] ; Plot Number : [illegible]
(5) क्षेत्रफळ	1) 910.4 [illegible] मीटर
(6) [illegible]	
(7) [illegible]	1): [illegible] कुलकर्णी [illegible] औरंगाबाद [illegible]
(8) [illegible]	1) [illegible] कुलकर्णी [illegible]
(9) [illegible]	30/03/2022
(10) [illegible]	31/03/2022
(11) [illegible]	2637/2022
(12) [illegible] मुद्रांक शुल्क	1037200
(13) [illegible] नोंदणी शुल्क	30000
(14) शेरा	

[illegible]	[illegible]
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(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.

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

सह दुय्यम निबंधक वर्ग-2
औरंगाबाद शहर क्र. 1
औरंगाबाद

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२६५८	११	२२
२०२२		

7980

CHALLAN
MTR Form Number-6

GRN: MH010822904521202E	BARCODE: [redacted]	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)	
		PAN No.(If Applicable)	
Office Name: AMBI_JOINT SUB REGISTRAR AURANGABAD 1		Full Name	MS SHR CONSTRUCTIONS THROUGH PROP DEEPAK VENKATRAO KUKKARNI
Location: AURANGABAD		Flat/Block No. Premises/Building	GUT NO 16/1/17 PLOT NO 36
Year: 2021-2022 One Time		Road/Street	SHANTA COLONY SATNA NAGAR
Account Head Details	Amount In Rs.	Area/Locality	AURANGABAD
0030046001 Stamp Duty	[redacted]	Town/City/District	
0030063301 Registration Fee	30000.00	PIN	4 3 1 0 0 5
		Remarks (If Any)	SecondParty:Name=VYANKATESH MADHUKAR KULKARNI~
Total	10,07,200.00	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.	[redacted]
Cheque/DD No.		Bank Date / RBI Date	31/03/2022 12:11:47 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 documents to be registered in Sub-Registrar office only. Not valid for unregistered documents.

Mobile No.

३१ मार्च २०२२
३१०३२०२२
२०२२

Page 1/1 Print Date: 31-03-2022 12:22:28

३१ मार्च २०२२
३१०३२०२२
२०२२

DEVELOPMENT AGREEMENT

This Development Agreement made at Aurangabad on this 31 st 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. ANYPK7514A

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

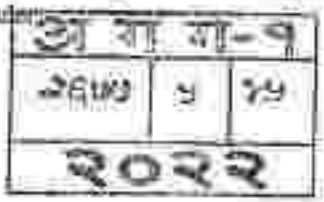
M/s. DVR Constructions
Through its Proprietor
Shri. Deepak Venkatrao Kulkarni,
Age: 56 Year, Occupation : Business,
R/o: 38, "Varad", Sitrang Society,
Garkheda, Aurangabad.
Aadhaar No. 5711-3058-9776,
Pan No. ALEPK9661L

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 S. H. Lamiya,
West	:	6.0 mt wide Road,
North	:	Plot No. 42,
South	:	9.0 Mtrs. Wide road.

Hereinafter 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 (hereinafter 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. Avinash Madhukar Kulkarni and 2. Sau. 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 notarized 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. Avinash Madhukar Kulkarni vide Release Deed dated 25/02/2022 registered in the office of Sub-Registrar, Aurangabad at day book Serial No. AGO-2-996 on 25/02/2022.

188/2877

दिनांक 31 मार्च 2022 1:11 म.उ.

दस्त क्रमांक: कावरा 2877/2022

बाजार मुल्य: रु. 2,07,44,000/-

मोबदला: रु. 0/-

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

दु. नि. सह दु. नि. कावरा यांचे कार्यालयात

अ. क्र. 2877 वर दि.31-03-2022

रोजी 1:00 म.उ. ला हजर केला.

पावती: 3629 पावती दिनांक: 31/03/2022

सादरकरणाऱ्याचे नाव: मे.श्री व्हा के मनुष्यवाल तर्फे भा.प्र.श्री विनय सोकसाल कुलकर्णी (विकासक)...

नोंदणी फी ₹. 30000.00

तला हाताळणी फी ₹. 900.00

दुय्यम निबंधक: सह

एकूण: 30900.00

Sub Registrar Aurangabad 1

Sub Registrar Aurangabad 1

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क (वेब) पोलासाही सहकारनामिक विक्रय सहकार मनुष्यल, विक्रय व्यवस्थापन सहकारिता मौलासाही प्रदान सेवाकाम प्रदीप विक्रय मुद्रांक शुल्क (Stamp Duty) विक्रय सहकारिता (पावतीचे मूळ दस्त आकार मुल्यांचे नियमन) नियम, 1995 अन्वये दस्तऐवज करणेस आवश्यक असलेला मुद्रांक शुल्क प्रदान केला.

सिद्धा क. 1 31 / 03 / 2022 01 : 08 : 23 PM ची वेळ: (सादरीकरण)

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

Seal of the Jt. Sub-Registrar

Seal of the Jt. Sub-Registrar

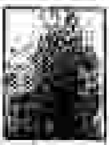
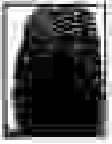
2877 39 32

[illegible] 1:19:09 PM

[illegible]

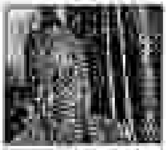
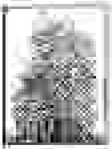
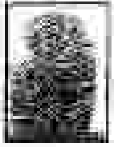
[illegible] 2677/2022

[illegible]

अ.क्र.	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]		
2	[illegible]	[illegible]		

[illegible] 01 / 03 / 2022 01 : 11 : 30 PM

[illegible]

अ.क्र.	[illegible]		[illegible]	[illegible]
1	[illegible] 431001	[illegible]		
2	[illegible] 431001	[illegible]		

[illegible] 01 / 03 / 2022 01 : 12 : 14 PM

Sub Registrar [illegible]

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	M/S DVK CONSTRUCTIONS THROUGH PROP DEEPAK VENKATRAO KULKARNI	eChallan	[illegible]	[illegible]	[illegible]	SD	[illegible]	[illegible]
2		DHC		[illegible]	[illegible]	RF	[illegible]	[illegible]
3	M/S DVK CONSTRUCTIONS THROUGH PROP DEEPAK VENKATRAO KULKARNI	eChallan		[illegible]	30000	RF	[illegible]	[illegible]

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2677 /2022

Know Your Rights as Registrants

1. [illegible]

2. [illegible]

[illegible]

१ ले, पुस्तक क्रमांक [illegible]

नोंदणी दिनांक [illegible]

[illegible] आहेत

[illegible]

महाराष्ट्र शासन

भलगत्ता पत्रक

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	–
[illegible]	
[illegible]	–
[illegible]	–

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]





विनामोबदला हक्कसोड पत्र

मिळकत मोहल्ला- मित्रनगर, ता.जि. औरंगाबाद मनपा हद्दीतील मिळकत
र.डी.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 आमच्या मालकी व ताब्यातील मिळकत मोहल्ला- मित्र नगर, औरंगाबाद मनपा हद्दीतील सि.स.नं. 15181/7 यामधील प्लॉट नं. 39 ज्याचे एकुण अविभाजीत क्षेत्र 410.40 चौ.मी.. पैकी माझ्या हिश्यात येणारे संपुर्ण क्षेत्र लिहून घेणार नामे कुलकर्णी अविनाश मधुकर यांना संपुर्ण हक्क विनामोबदला देत असुन ज्याची चतुःसिमा खालील प्रमाणे आहे.





पुर्वेस	-	बी.एच. लिमये यांचे घर.
पश्चिमेस	-	सरकारी गल्ली.
दक्षिणेस	-	सरकारी रस्ता.
उत्तरेस	-	प्लॉट नं. 42 मित्र नगर.

येणे चतुसिमेच्या आतील मिळकत मी माझ्या राजीखुशीने कसलाही मोबदला न घेता मी माझा संपुर्ण हिस्सा हक्क लिहून घेणार नामे कुलकर्णी अविनाश मधुकर यांच्या हवाली केला 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 पासे नोंद करून घ्यावी व इतर सरकारी कार्यालयात नामांतर करून घ्यावे, त्यास 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 हिस्याबद्दल कुठल्याही कोर्ट कचेरीत दावा वगैरे करणार नाहीत व तसा अधिकारही मला राहीला नाही.

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

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Seal of the Sub-Registar No.2 Aurangabad

करीता मी वरील दिनांकीतला हक्कसोड पत्र एकत्र बसून, समजून, उमजून व कसल्याही प्रकारच्या दबावाखाली न येता, स्वखुशीने लिहून घेणार यांच्या हक्कात लिहून दिले आहे जे माझ्यावर व माझ्या वारसांवर देखील बंधनकारक राहील.

दिनांक 25/02/2022
ठिकाण : औरंगाबाद



लिहुण देणार

अर्चना सुरेश रोटे
(पिता मुधकर कुलकर्णी)



लिहुन घेणार



कुलकर्णी अविनाश मधुकर



साक्षीदार

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





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





Seal of the Sub-Registrar
AURANGABAD

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२०२२		

:59996
सूचना 25 फेब्रुवारी 2022 12:00 प.नं.

दस्त क्रमांक: 996/2022

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

भरलेले मुद्रांक शुल्क: रु.500/-

देयकाची वाजवी अकारणास तपशिल :-

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

दु. नि. सह दु नि. अवा2 यांचे कार्यालयात

ह. क्र. 996 सह दि.25-02-2022

रोजी 11:57 म.नं. हजर केला.

पावती:1330 पावती दिनांक: 25/02/2022

सादरकरणाऱ्याचे नाव: कुलकर्णी अनिलराव मधुकर -

नोंदणी फि	रु. 1000.00
दस्त हाताळणी फि	रु. 300.00
पृष्ठांची संख्या: 15	
एकूण:	1300.00

दस्त हजर करणाऱ्याची सही:

Joint S R Aurangabad II

Joint S R Aurangabad II

दस्ताचा प्रकार: मुखत्यारपत्र

मुद्रांक शुल्क (152-अ) रुपयांची किमान 2000 च्या खाली असेल तर

शिक्का क्र. 1 25 / 02 / 2022 11 : 57 : 43 AM ची वेळ: (सादरीकरण)

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

Seal of the Sub-Registar No.2 AURANGABAD

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सह दुय्यम निबंधक वर्ग-2

25/02/2022 12:04:34 PM

दस्त क्रमांक :बीएन2/886/2022

नोंदणी प्रकार :-दुय्यमनिबंधक

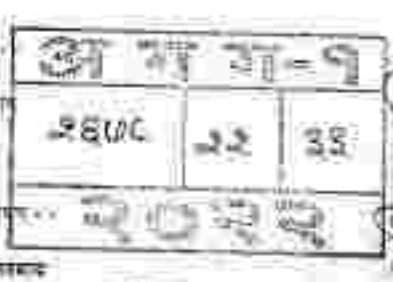
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:अविनाश सुरेश गोरे (पिता सतुकर कुलकर्णी) - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, विमानतळ, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:	लिहून देणार वय :-62 स्वाक्षरी:-	 	 
2	नाव:कुलकर्णी अविनाश सतुकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, चिन वसत, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:	लिहून घेणार वय :-58 स्वाक्षरी:-		

सदरील दस्तऐवज वरील वेळात सादरकर्ता यांनी हजर केला असता दिलेली ओळख पटवून घेतली.
सिद्धा क.3 ची वेळ 25 / 02 / 2022 12 : 03 : 10 PM

नोंदणी.

सादरील दस्त अंके सिकेटीव करताना मी ते दस्तऐवज करुन देणा-या सादरीचा फोटो,अंगठ्याचा ठसा व सहीची नोंदवला आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटाचा ठसा
1	नाव:सुरेश शंकरराव गोरे - वय:56 पत्ता:विमानतळ, औरंगाबाद पिन कोड:431001	 	 
2	नाव:अविनाश सुरेश गोरे - वय:60 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, विमानतळ, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:431001		







सिद्धा क.4 ची वेळ 25 / 02 / 2022 12 : 04 : 34 PM

Joint S.R. Aurangabad-II

Payment Details

Sr.	Purpose	Type	GRN	CIN	Amount	Head	Office Number	Office Date
1	SULKARNI AVINASH MADHUKAR	eChallan	0004067202202243B103	MH013641714E221228E	600.00	SD	0006822673202122	25/02/2022
2	SULKARNI AVINASH MADHUKAR	eChallan		MH013641714E221228E	1000	RF	0006822673202122	25/02/2022
3		DHC		0400202218062	300	RF	040020221806 2D	25/02/2022

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

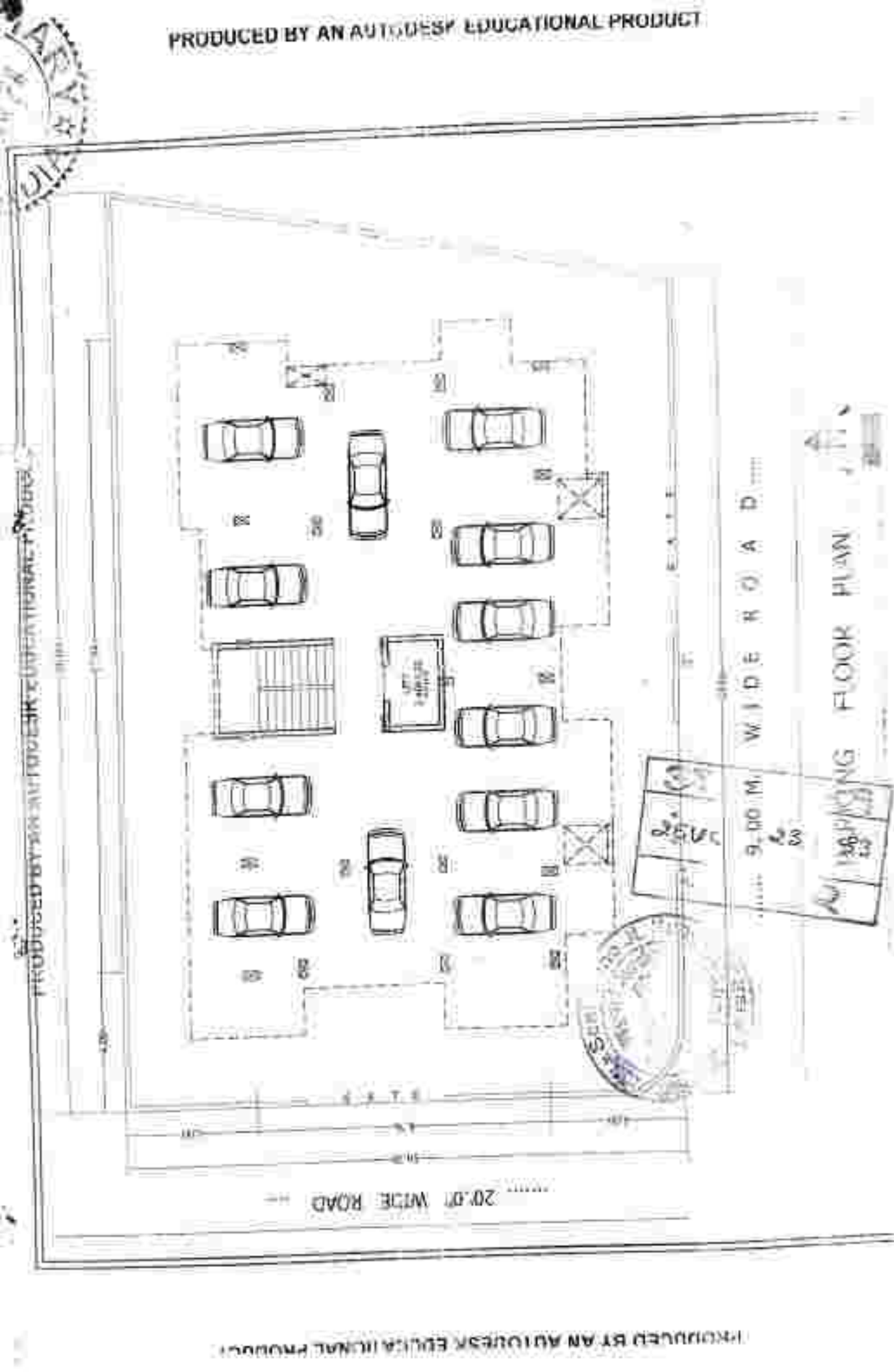
906.00

Note- Pay Fees as Applicable

1. Verify Scanned Document for correctness through Available in digital format after scanning.
2. Get print immediately after registration.

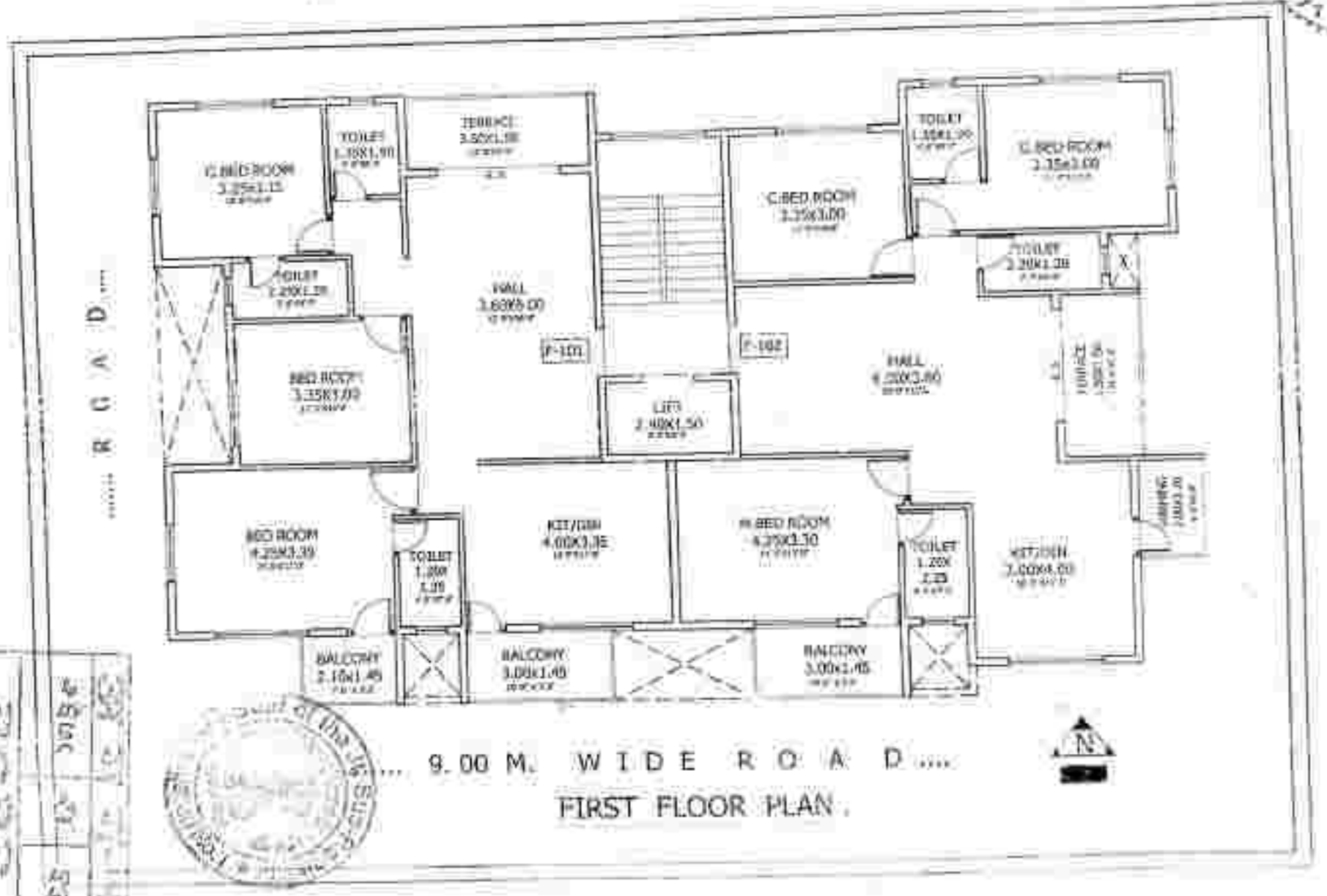
नोंदणीत करण्यात येते की, दस्तऐवजाचे एकूण १५ पाने आहेत,नोंदणी पुस्तक क्र.1 चे अनुक्रमांक ९९६ वर नोंदवण्यात आले.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

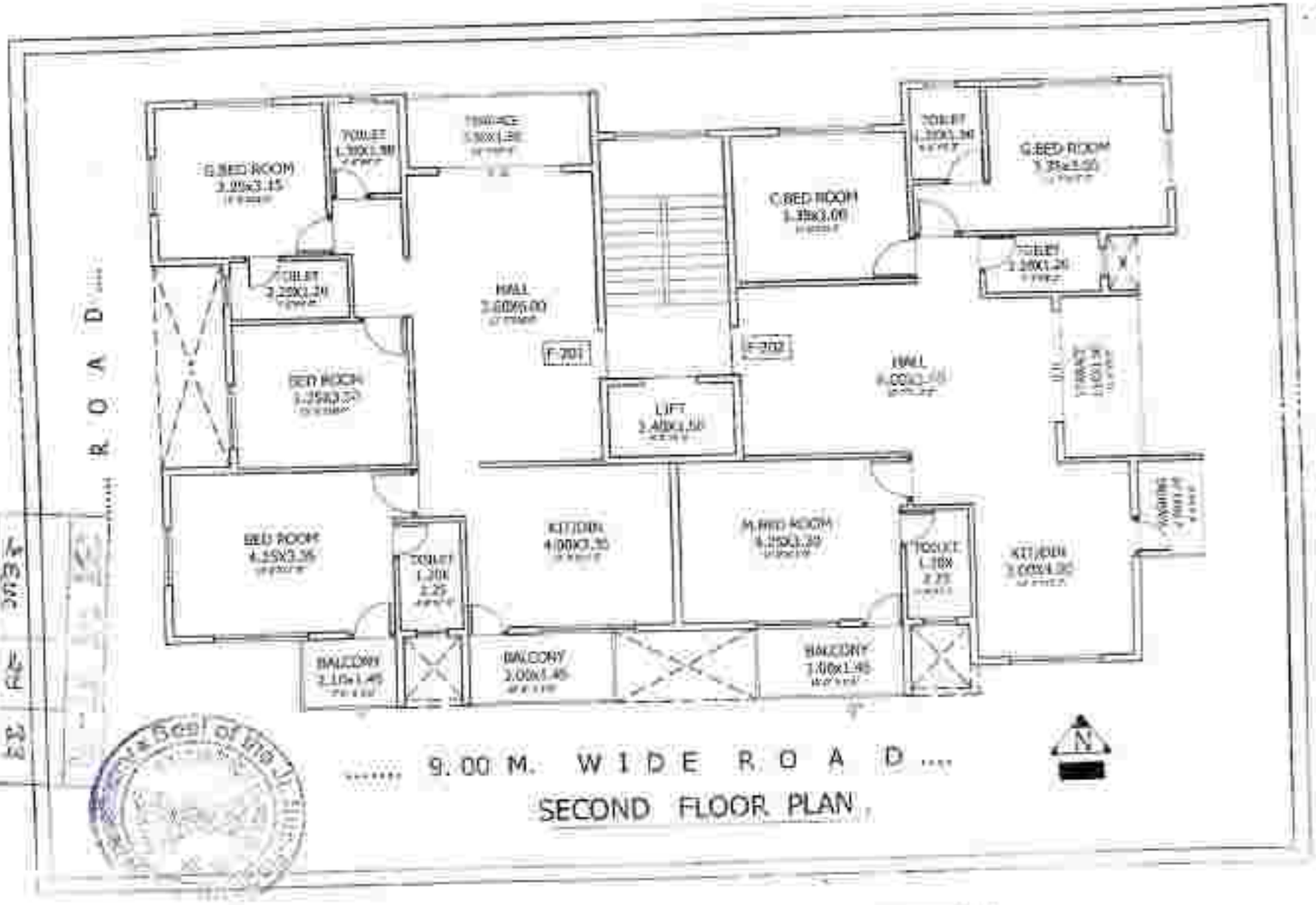
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST FLOOR PLAN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECOND FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

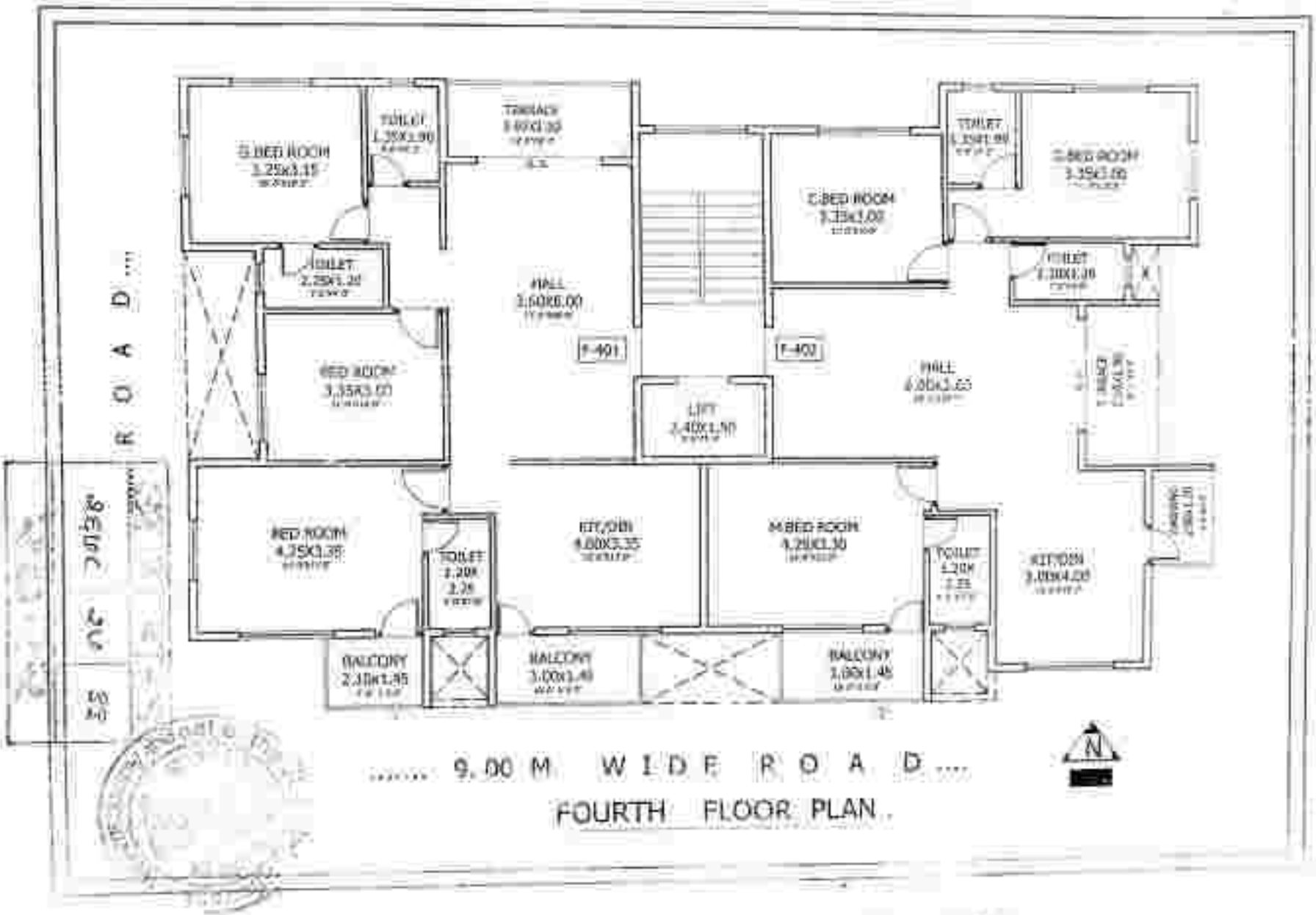
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



THIRD FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

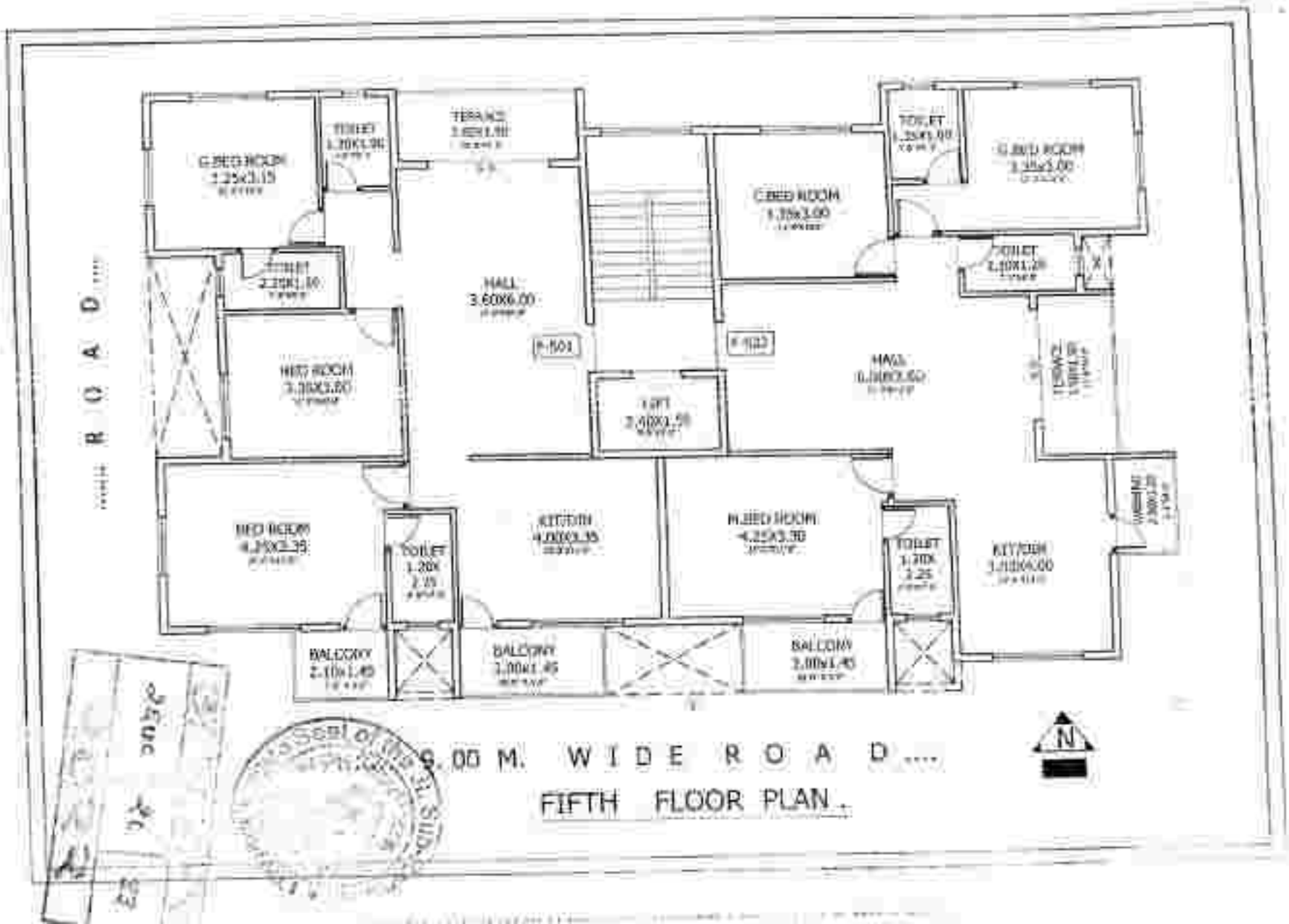
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FOURTH FLOOR PLAN.

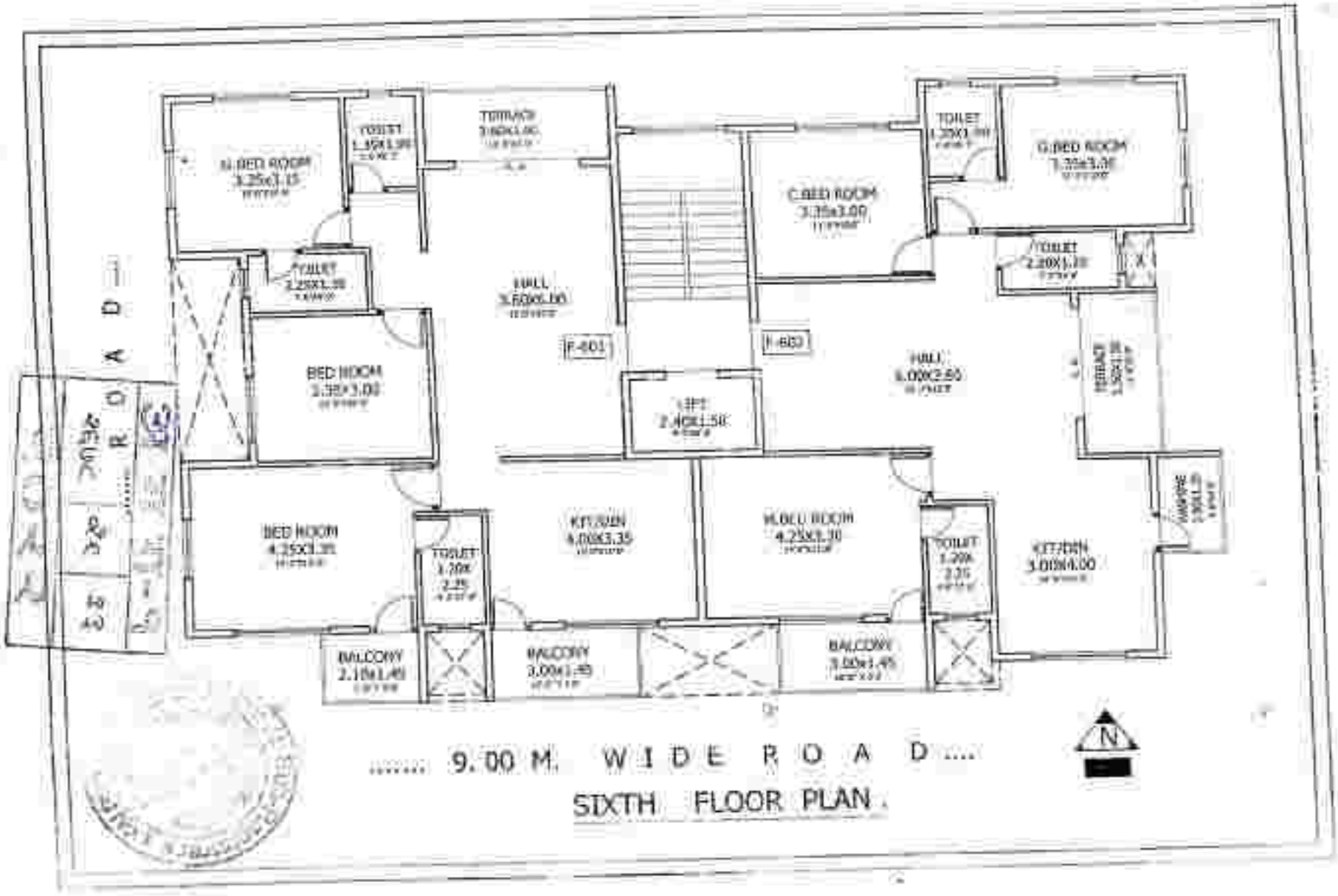
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SIXTH FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





कुलकर्णी अविनाश मधुकर
Kulkarni Avinash Madhukar
जन्म तिथि/DOB: 06/08/1963
पुरुष/ MALE

4428 1837 2415

मेरा आधार, मेरी पहचान



पता:
मकान न.39, मित्र नगर, आकाशवाणी के पीछे, मित्र नगर, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

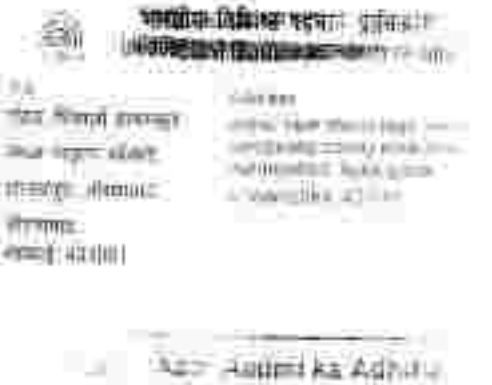
Address:
house no.39, mitra nagar, behind aakashwani, mitra nagar, Aurangabad, Aurangabad, Maharashtra - 431001

4428 1837 2415















158/2678
दुपारी 31 मार्च 2022 1:10 म.नं.

दस्त क्रमांक १

वर्ग १ 32133
दस्त क्रमांक 2678/2022

दस्त क्रमांक: अरग१/2678/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. औरंगा१ यांचे कार्यालयात

अ. क्र. 2678 वर दि.31-03-2022

रोजी 1:14 म.नं. वा. हजर केला.

पावती 3629 पावती दिनांक 31/03/2022

सादरकरणाराचे नाव: मे.डी व्ही के मल्टीप्लेक्सतर्फे प्रो.प्रा.पी.दिपक वेंकटराव कुलकर्णी (विकासक) - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 660.00

पृष्ठांची संख्या: 33

एकूण: 760.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: सदर करारनामा हा पंतप्रधान आवास योजना अनुसूची क्र.१ प्रमाणे असल्याने मुद्रांक शुल्क माफ करण्यात आलेला आहे.

सिद्धता क्र. 131 / 03 / 2022 01 : 14 : 20 PM ची वेळ: (सादरीकरण)

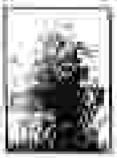
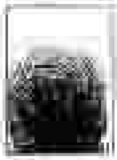
सिद्धता क्र. 231 / 03 / 2022 01 : 15 : 28 PM ची वेळ: (फी)

Sub-Registrar of the JL

[illegible] 1:18:01 PM

[illegible] दस्त क्रमांक [illegible] / 2022

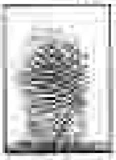
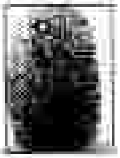
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अनु क्र.	[illegible]	[illegible]	छायाचित्र	अंगठ्याचा ठसा
1	[illegible]	[illegible]		
2	[illegible]	[illegible]		

[illegible] दिनांक 31 / 03 / 2022 01 : 10 : 02 PM

ओळख :-

[illegible]

अनु क्र.	[illegible]		छायाचित्र	अंगठ्याचा ठसा
1	[illegible] वय:55 [illegible] पिन कोड:431001	स्वाक्षरी		
2	[illegible] वय:54 [illegible] पिन कोड:431001	स्वाक्षरी		

[illegible] दिनांक 31 / 03 / 2022 01 : 17 : 08 PM

Sub Registrar Aurangabad 1

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS DVK CONSTRUCTIONS THROUGH PROPRIETOR MR DEEPAK VENKATRAO KULKARNI	eChallan	[illegible]	[illegible]	[illegible]	SD	[illegible]	[illegible]
2		DHC		[illegible]	[illegible]	RF	[illegible]	[illegible]
3	MS DVK CONSTRUCTIONS THROUGH PROPRIETOR MR DEEPAK VENKATRAO KULKARNI	eChallan		[illegible]	[illegible]	RF	[illegible]	[illegible]

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

[illegible]

[illegible]

[illegible]

[illegible]