343/5205
Wednesday,August 11 ,2021
1:14 PM

पावती

मुळदस्त परत केला

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

पावती क्र.: 6943 दिनांक: 11/08/2021

गावाचे नाव: देवळाई
दस्तऐवजाचा अनुक्रमांक: अगग6-5205-2021
दस्तऐवजाचा प्रकार : डेव्हलपमेंट ॲग्रीमेंट
सादर करणाऱ्याचे नाव: मे.वर्धमान कन्स्ट्रक्शन्स तर्फे प्रो.प्रा.गोकुलदास रिखवदास मंडलेचा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 30440.00

आपणास मूळ दस्त ,धनेत प्रिंट,सूची-२ अंदाजे 1:29 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मूल्य: रु.22300800 /-
मोबदला रु.22300800/-
भरलेले मुद्रांक शुल्क : रु. 1115040/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1108202102977 दिनांक: 11/08/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004821558202122E दिनांक: 11/08/2021
बँकेचे नाव व पत्ता:

Sub-Registrar No.6 Aurangabad

मुळदस्त परत केला

1/1

12/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 6
दस्त क्रमांक : 5205/2021
नोंदणी :
Regn:63m

गावाचे नाव : देवळाई

(1)विलेखाचा प्रकार	डेव्हलपमेंट ऑग्रीमेंट
(2)मोबदला	22300800
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	22300800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: मौजे-देवळाई,औरंगाबाद येथील गट नंबर 90 मधील क्षेत्र 3232 चौ.मी. या मिळकतीचे डेव्हलपमेंट ऍग्रीमेंट((MILKAT NUMBER : गट नंबर 90 ;))
(5) क्षेत्रफळ	1) 3232 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शेख शगीर शेख शमशीर वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: देवळाई,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.वर्धमान कन्स्ट्रक्शन्स तर्फे प्रो.प्रा.गोकुलदास रिखबदास मंडलेचा वय:-54; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बीडबायपास रोड,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/08/2021
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2021
(11)अनुक्रमांक,खंड व पृष्ठ	5205/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1115040
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

CANCELLED

INDIA
INDIA NON JUDICIAL
TWENTY RUPEES

सह. दुय्यम निबंधक वर्ग-२
क्र.६,औरंगाबाद

Registrar No. 6
Seal of Office
AURANGABAD

CHALLAN
MTR Form Number-6

GRN	MH004821558202122E	BARCODE	Date	11/08/2021-12:48:49	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AR86_AURANGABAD NO 6 SUB REGISTRAR	Full Name	M/S VARDHMAN CONSTRUCTIONS PROP GOKULDAS RIKHABDAS MANDLECHA
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	GUT NO. 90
		Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	DEOLAI
0030063301 Amount of Tax	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	431001
		Remarks (If Any)	SecondPartyName=SHAIKH SHAGIR SHAIKH SHAMSHIR~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED 30000.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021081112217	005201635
Cheque/DD No.		Bank Date	RBI Date	11/08/2021-12:49:51	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822670230

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दस्त पंजीयन कामा दस्ताच निबंधक कार्यालयात सादर करावयाचे दस्तासाठी लागू आहे . नोंदणी न [illegible]

Seal of the Sub-Registrar Aurangabad. No. 6

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-343-5205	0002299558202122	11/08/2021-13:14:38	IGR210	30000.00
			Total Defacement Amount		30,000.00

Page 1/1

Print Date 11-08-2021 01:19:37

दस्त स्कॅन झाला

CHALLAN
MTR Form Number-6

GRN	MH004780439202122E	BARCODE		Date	10/08/2021-15:06:33	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AJRPM8980H
Office Name	AGD_JT DIST REGISTRAR AURANGABAD	Full Name	MS VARDHMAN CONSTRUCTIONS THROUGH PROP GOKULDAS RIKHABDAS MANDLECHA
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	GUT NO. 90
		Premises/Building	
		Road/Street	DEOLAI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		Amount In Words	Eleven Lakh Fifteen Thousand One Hundred Rupees Only

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	1115100.00
Total	11,15,100.00

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021081009794	007992340
Cheque/DD No.		Bank Date	RBI Date	10/08/2021-15:06:16	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822670230

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६, यांची मुद्रा ★ Aurangabad. ★

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Print Date 10-08-2021 03:06:20

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

Receipt of Document Handling Charges

PRN	1108202102977	Receipt Date	11/08/2021

Received from self, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 5205 dated 11/08/2021 at the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.

DEFACED
₹ 440
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	11/08/2021
Bank CIN	10004152021081102474	REF No.	003612736
Deface No	1108202102977D	Deface Date	11/08/2021

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

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Seal of the Sub-Registrar No.6 Aurangabad.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABAD ON THIS 11th DAY OF Aug. 2021.

BETWEEN

Mr. Shaikh Shagir Shaikh Shamshir
Age : 34 years, Occu.: Business
ADHAR NO. : 2057 3108 2726
R/o Deolai, Aurangabad.

(Hereinafter received to as 'Owner', which expression shall mean and include his successors, legal representatives and assignees in interest)

.....Party on the First Part

AND

Mr. Gokuldas Rikhabdas Mandlecha
M/s. Vardhman Constructions
Age : 54 years, Occu.: Business
PAN NO. : AJRPM9980H
ADHAR NO. : 6575 9465 8005
R/o Shop No. 6, Ghule Complex,
Beed By Pass Road, Aurangabad

(Hereinafter received to as 'The Developer/Builder, which expression shall mean and include his successors, legal representatives and assignees in interest)

.....Party on the Second Part

Seal of the Collector of Stamps Aurangabad.

Seal of the Sub-Registrar No.6 Aurangabad.

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WHEREAS:-

That, Mr. Shaikh Shagir Shaikh Shamshir is the absolute owner & possessor of the property land area admg. 3232.00 Sq.Mtr.out of 3525.00 sqm. remaining land future development of land owner Part of gut No. 90 of Village Deolali, Tal. and Dist. Aurangabad.

That, the Aurangabad Municipal Corporation vide its Commencement Certificate bearing Permission No.181/2020-21 in File No. 138/17/2020-21 dated 15.12.2020 has granted permission for construction of Row House Row Houses as per the approved map of construction approved by the Town Planning Dept., Municipal Corporation, Aurangabad.

The party on the first part i.e. owner has decided to develop the said properties through developer and as such they approached to the party on the second part i.e. developer for the development of the above said property. The developer decided to develop the said property. It is further agreed between the owner and developers as stated in this agreement.

The Owner have agreed to authorize the Developer/Builder to develop the said plot described in the Schedule hereunder written, by constructing new Row Houses thereon on Ownership basis and the owner are agreed to directly convey the said land with the new Row Houses thereon and other structures through developer/builder to any person or body. On the following terms and conditions agreed to between the parties hereto :

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. With a view to develop the said land described in the Schedule hereunder written (hereinafter referred to as "the said property") as may be permitted by all concerned authorities, the Owner hereby agrees to entrust and hand over to the Developer the property referred under the schedule, with work and right of Development of the said property described in the Schedule hereunder & on the terms hereinafter contained.

2. The Developer hereby agrees to develop and or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing Row House thereon on Ownership basis. The Developer agrees that he have obtained the construction permission & other whatever permissions required to develop the property in his name & at his

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own costs and on his own responsibility & the Owner will co-operate for the same & if necessary the Developer/Builder can obtain the required permission from the concern any authority in the name of the Owner by signing the necessary all required documents on behalf of it.

It is specifically agreed in between the parties that, the Developer & the Owner that, the developer shall deposit the consideration amount of each of the unit strictly in Developer's account and thereafter distribute the said amount of consideration as per the ratios decided in between the parties. The prospective purchasers or his Bankers has no any concern about the distribution of the ratio or the settlement of the account in between the Owner and Developer. If any disputes arose in that regard it is internal matter of owner and Developer and it shall not prejudice to any rights, title or interest of any prospective purchaser or Banker.

3. In consideration of the development work, the developer will construct the Row Houses on the property referred under the schedule as per the sanction plan & permission No.181/2020-2021 in File No.138/17/2020-2021 Dt.15/12/2020 & in the said construction the Developer has 55% share in the sale proceeds i.e. revenue sharing basis & the land owner have 45% share in the sale proceeds i.e. revenue sharing basis.

4. This Agreement will not be treated as a partnership between the Owner and the developer or an Agreement for Sale of the said Land by the Owner to the Developer.

5. The Owner has assured that he is the full Owner of the said property and that the property is not subject to any dispute, litigation, mortgage, charge, or any other encumbrance. In future if any dispute with respect to the title of the property is arises the owner shall resolve all the disputes at his own cost & make available to the developer the clear, good & marketable title of the property referred under the schedule. If the owner shall fail to resolve the disputes in reasonable period then he shall pay all the expenses/losses to the developer.

6. WHEREAS, it is decided between the parties of this development agreement that the party on the second part i.e. developer shall construct and complete the entire project within period of **36months from the date of this agreement**.

Seal of the Sub-Registrar No.6 Aurangabad.

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7. The development of the said property by construction of Row Houses thereon shall be at the entire costs, expenses and risk and on the entire account of the Developer. All Row Houses to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the Competent Authority/State Government and other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary applications for the purpose to the authorities concerned at his own cost and expenses in the name of the Owner and the Owner shall join, in such applications but the responsibility of obtaining such permissions will be on the Developer and at his costs.

8. The developer be entitled to carry out at his own costs, charges and expenses in all respects all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and roads & lighting of roads and other items as per the terms and conditions imposed by the Aurangabad Municipal Corporation or any other/local authorities while sanctioning the layout scheme and the said plans and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of Row Houses and structures therein. All finances for completion of the said items of works shall be provided and borne and paid by the Developer alone. The Owner hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the Development work in respect of the said property and construction and completion of Row Houses and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that, the Owner shall not be liable to incur any financial obligations in that behalf.

9. The Developer shall be entitled to put up and permit to be put up advertisement board upon the said property.

10. The Owner declares that no notice from the government or any local Body or authority including the Aurangabad Municipal Corporation have been received by or served upon the Owner or any person interested in the said property.

Seal of the Collector Aurangabad

Seal of the Sub-Registrar No.6 Aurangabad.

2029

11. **The Owner declares**

(a) That the Owner are entitled to enter into this Agreement with the Developer and they have full right and authority to sign and execute the same.

(b) That the Owner have not agreed, committed or contracted or entered into any agreement for sale, sale deed, gift or lease of the said property or any part thereof to any persons or person other than the Developer and that he has not created any mortgage charge or any other encumbrances on the said property as mentioned herein.

(c) That the Owner has not done any act, deed, matter or thing whereby or by reason whereof, the development in the said property may be prevented or affected in any manner whatsoever.

(d) The Owner hereby assured & states that the property under development is not subject to any acquisition, requisition, reservation & also not comes under any, tenancy, protected tenant or any tenancy law, any type of Inam or Ceiling & it is in the permissible category of development without any permission from Collector or Govt. except the N. A. permission.

12. Whereas the Owner assured that the property under agreement is free from all the disputed, litigation, charges & encumbrances and if any party claim any right or creates dispute or file any litigation then the Owner themselves shall clear all the disputes, charge whatever at their own cost and expenses and also liable to pay the damages & compensation to the developer if he suffered from any, and as well as the period of development shall extended automatically till the sort out of all the problems.

13. The Stamp Duty & the Registration charges for this development agreement & the Power of Attorney will paid by the developer.

14. The Developer shall be entitled to enter into separate contracts in his own name with building contractor, architects and other for carrying out the said development at his risk and costs. If any litigation arising between the builder & the contractor or technical experts, skilled or unskilled labors or with any other person in relation to the development of this property, the owner shall not be held responsible in any way.

Seal of the Sub-Registrar No. 6 Aurangabad.

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If any accident or damage is caused to the property or to the person such as labors, engineers or to the property & person of neighbors during the development the Owner shall not be responsible in any manner for this mis-happening.

15. Under this development agreement the owner & developer has declared that, they will not acquire, consume or develop any additional FSI or TDR in future apart from builtup area 1569.19 Sq.Mtr. nor they will do any additional construction over the said Row Houses(s).

16. The Developer/Builder i.e. party on the second part can mortgage the property referred under the schedule including the units constructed thereon to any bank or financial institute for raising the loan, funds or financial assist from any bank or financial institute & the Owner have consented for the same. The liability of the payment of the loan amount whatever taken from any bank or financial institute will be entirely in the developer only & Owner will not liable for the same.

17. It is agreed in between the parties that Owner shall execute the Registered Irrevocable General Power of Attorney in favour of the developer in respect of the properties under development to authorize him to carry out entire development work, & to give all the powers required for sale of the constructed units.

18. It is further agreed between the land Owner and developer, the developer will pay all the taxes & charges towards development/construction of the Row Houses & also developer will pay income tax, GST, Service Tax, VAT, wealth tax, etc; on the sale of the Row Houses to the extent of his share & similarly the Owner will pay, will pay income tax, Service Tax, VAT, wealth tax, etc; on the sale of the Row Houses to the extent of their share.

Seal of the Collector of Aurangabad

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Seal of the Sub-Registrar No.6 Aurangabad.

THE SCHEDULE ABOVE REFERRED TO

All the part and parcel of the land area admg. 3232.00 Sq.Mtr.out of 3525.00 sqm. remaining land future development of land owner Part of gut No. 90 of Village Deolai, Tal. and Dist. Aurangabad, total construction on the said land will be up to built-up area admeasuring 1569.19 sq. meters as under,

Common Boundaries above plots:-

East	Gut No 90 Part
West	Road and Gut No. 93
South	Gut No. 90 Part (Rajendra Doshi)
North	Gut No. 90 Part (land of Shaikh Yusuf)

Seal of the Collector of Stamps Aurangabad.

INWITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

THE OWNER



Mr. Shaikh Shagir Shaikh Shamshir

DEVELOPER/BUILDER

Seal of the Sub-Registrar No.6 Aurangabad.

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Mr. Gokuldas Rikhabdas Mandlecha
M/s. Vardhman Constructions



WITNESSES:-

1.

Mr.Damodhar Kisan Sonawane

Age - 38 Years. Occu.-Service,

R/o. Sena Nagar, Aurangabad



2.



Mr. Santosh Rikhabdas Mandlecha

Age - 48 Years. Occu.- Business,

R/o. Garkheda, Aurangabad

Seal of the Collector of Stamps Aurangabad

Received Adjudication Fee Rs. 100/-
Vide Challan No. Receipt No. MH004782085820212 2F Dt -28.07.21

Collector of Stamps

Certificate u/s 32(1)(b) of the Bombay Stamp Act, 1958
ASR/31005/21/ 197 /2021
Office of the Collector of Stamp
Dated 29/07/2021
Received from Shri Vardhman construction through prop. Gokuldas Rikhabdas mandlecha
residing at Gut No: 90, Beed Bypass, A'bad
Stamp duty of Rs./ 11,15,100/- Eleven lakh Fifteen Thousand one hundred Rs only
Challan No. MH004780 4820212 2E Dt - 10.08.21
Certified under Section 32(1) (b) of Bombay Stamp Act,1958
that the full duty of Rs. 11,15,100/- with which this instrument is chargeable has been paid vide article no. 5(h-a) 25(b)(ii) of Schedule I
This Certificate is subject to the provisions of section 53 (A) of the Bombay Stamp Act, 1958
Place :- Aurangabad.
Date :- 10/08/2021

M.R.S - 2,23,00,800/-

Collector of Stamps
Aurangabad

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Seal of the Sub-Registrar No.5 Aurangabad.

महाराष्ट्र शासन

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]

गाव :- देवळाई तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद

सर्वेक्षण क्रमांक : १४/१७, १४/२६, १५०/२

भूधारणा पद्धती	मुलारपत्ता पद्धती	भोगवटादार वर्ग-१

शेताचे स्थानीक नाव		भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	शेख इस्माईल शेख उस्मान	०.३०.००	०.६२	०.०१.००	(१५०६३)	१६१, ५१५, ५१७, ५१८, ५१९, ६०१, [६०५], ६०६, ६७७, ६०८, ६०९, ६१०, ६११, [६२२], ६२४, ६२६, ६९८, ६२१, ६२२, ६२५, ६२६, ६२७, १२८९, २८४२, २९२९, २९२२, २९४८, २९५३, २९६२, २९६३,
जिरायत	१२.४२.००						
बागायत	-	वेंकटराव रघुविरसिंह शिंदे	०.१९.२२	०.४०		(२११३)	२९५७, २९७९, २९९६, ३१९२, ३२१७, ३२४६, ३२६२, ३४७१, ३४८५, ३४९५, ३४९६, ३४९७,
नारळ	-	प्रशांत किशनराव अनिलकंकाळ	०.२५.३२	०.५२	०.०१.००	(१४२६२)	३६०८, ३६०९, ३६८५, ३७१५, ३७१६, ३७१७, ३८०९, [३८१८], ३८५८, ३८८९, ३९०९, [३९१५], ३९५८, ३९८०, ३९१६, ४०८४, ४१९०, ४१९९, ४१९२,
इतर	-	डी.निंगप्पा डी.मल्लु	०.१०.००	०.२१		(२४७५)	४२७६, ४४२९, ४४४८, ४४६३, ४५१९, [४५३८], ४७१९, ४८३५, ४८३८, ४८४८, ४८८३, ४९६१, ४९४७, [५०००], ५०२७, ५२६३, ५३०२, ५३८३, ५३९७, ५४४३, ५४५५, ५४७७, ५०६३, ५०६५, ५१९८, ५८९०, ५८९१, ५८९२, ५८९३, ५८९४, ५८९५, ५८९६, ५८९९, ७०२१, ७०२२, [७०३३], ७०३२, ७०३३, ७१४४, ७२२९, ७२८३, ७३०८, ७३०९, ७३१०, ७३११, ७३१२, ७३१३, ७३१९, ७३२०, ७३२१, ७३२२, ७३२७, ७३२८, ७३२९, ७३३०, ७३३१, ७३३२, ७३३३, ७३३४, ७३३५, ७३४४, ७४८७, ७४९०, ७४९१, ७४९२, ७४९३, ७४९४, ७५५४, ७५९३, ७७८२, ७९२५, ७९९८, ८३०५, ८३५३, ८३६९, ८३९३, ८३९७, ८४०३, ८४४१, ८४८५, ८५१०, ८५३९, ८५६४, ८५६५, ८५६६, ८५६७, ८५६८, ८७०९, ८७१६, ८७१३, ८७१४, ८७१५, ८७१६, ८७१७, ८७१८, ८७१९, ८७२०, ८७२१, ८७२२, ८७२३, ८७२४, ८७२५, ८७२६, ८७२७, ८७२८, ८७२९, ८७३०, ८७३१, ८७३२, ८७३३, ८७३४, ८७३५, ८७३६, ८७३७, ८७३८, ८७३९, ८७४०, ८७४१, ८७४२, ८७४३, ८७४४, ८७४५, ८७४६, ८७४७, ८७४८, ८७४९, ८७५०, ८७५१, ८७५२, ८७५३, ८७५४, ८७५५, ८७५६, ८७५७, ८७५८, ८७५९, ८७६०, ८७६१, ८७६२, ८७६३, ८७६४, ८७६५, ८७६६, ८७६७, ८७६८, ८७६९, ८७७०, ८७७१, ८७७२, ८७७३, ८७७४, ८७७५, ८७७६, ८७७७, ८७७८, ८७७९, ८७८०, ८७८१, ८७८२, ८७८३, ८७८४, ८७८५, ८७८६, ८७८७, ८७८८, ८७८९, ८७९०, ८७९१, ८७९२, ८७९३, ८७९४, ८७९५, ८७९६, ८७९७, ८७९८, ८७९९, ८८००, ८८०१, ८८०२, ८८०३, ८८०४, ८८०५, ८८०६, ८८०७, ८८०८, ८८०९, ८८१०, ८८११, ८८१२, ८८१३, ८८१४, ८८१५, ८८१६, ८८१७, ८८१८, ८८१९, ८८२०, ८८२१, ८८२२, ८८२३, ८८२४, ८८२५, ८८२६, ८८२७, ८८२८, ८८२९, ८८३०, ८८३१, ८८३२, ८८३३, ८८३४, ८८३५, ८८३६, ८८३७, ८८३८, ८८३९, ८८४०, ८८४१, ८८४२, ८८४३, ८८४४, ८८४५, ८८४६, ८८४७, ८८४८, ८८४९, ८८५०, ८८५१, ८८५२, ८८५३, ८८५४, ८८५५, ८८५६, ८८५७, ८८५८, ८८५९, ८८६०, ८८६१, ८८६२, ८८६३, ८८६४, ८८६५, ८८६६, ८८६७, ८८६८, ८८६९, ८८७०, ८८७१, ८८७२, ८८७३, ८८७४, ८८७५, ८८७६, ८८७७, ८८७८, ८८७९, ८८८०, ८८८१, ८८८२, ८८८३, ८८८४, ८८८५, ८८८६, ८८८७, ८८८८, ८८८९, ८८९०, ८८९१, ८८९२, ८८९३, ८८९४, ८८९५, ८८९६, ८८९७, ८८९८, ८८९९, ८९००, ८९०१, ८९०२, ८९०३, ८९०४, ८९०५, ८९०६, ८९०७, ८९०८, ८९०९, ८९१०, ८९११, ८९१२, ८९१३, ८९१४, ८९१५, ८९१६, ८९१७, ८९१८, ८९१९, ८९२०, ८९२१, ८९२२, ८९२३, ८९२४, ८९२५, ८९२६, ८९२७, ८९२८, ८९२९, ८९३०, ८९३१, ८९३२, ८९३३, ८९३४, ८९३५, ८९३६, ८९३७, ८९३८, ८९३९, ८९४०, ८९४१, ८९४२, ८९४३, ८९४४, ८९४५, ८९४६, ८९४७, ८९४८, ८९४९, ८९५०, ८९५१, ८९५२, ८९५३, ८९५४, ८९५५, ८९५६, ८९५७, ८९५८, ८९५९, ८९६०, ८९६१, ८९६२, ८९६३, ८९६४, ८९६५, ८९६६, ८९६७, ८९६८, ८९६९, ८९७०, ८९७१, ८९७२, ८९७३, ८९७४, ८९७५, ८९७६, ८९७७, ८९७८, ८९७९, ८९८०, ८९८१, ८९८२, ८९८३, ८९८४, ८९८५, ८९८६,
पोट-खराब (लागवडीस अयोग्य)							
कर्ज (रु)	०.९९.००						
कर्ज (रु)	-						
एकुण पो ख	०.९९.००						
आकारणी	२५.४२						
पुढची किंवा विशेष आकारणी	-	नगीना आनंदराव कापसे फाळे नं . ५	०.२				
		रामेश्वर आत्माराम कापसे फाळे नं . ९	०.०१.३६			(३४७१)	
		रामेश्वर आत्माराम कापसे फाळे नं . ६	०.०१.४१	०.०३		(३४७१)	
		नगीनाबाई भंवरलाल धुते फाळे नं . २५	०.०१.३९	०.०३		(३५०४)	
		यशवंत सोपानराव गायकवाड फाळे नं . २२	०.०१.३९	०.०३		(३५०४)	
		[योजना विकास आकार आकार नं . २३			]	(१३७३४)	
		मेरीबाई चार्लस एम जयसंग फाळे नं . २१	०.०१.३९	०.०३		(३५०४)	
		सखाराम बनसोडे शिंदे फाळे नं . १४	०.००.३९	०.०१		(१२९१३)	
		यशवंतदेव शिंदुरी रावकोळे फाळे नं . ३	०.०१.८६	०.०४		(३६८०)	

ई महाभूमि

सू.क्र/१२ अभिलेख पडीस म.ज.म. व ति. २८/०२/२०२१ ०४:३३:०० AM रोजी व म.ज.म.१२ (वि. २०/०८/२०११ ०८:३५:१९ PM रोजी) विनियम सहाकीय सेवा आकारणीसह स्वयं सोयाबाही सही-शिक्कयानी आकारणला गेली.

सूचना : नमुना ७/१२ विनियम सहाकीय आकारणीवर म.ज.म.१२ मध्ये दिलेली माहिती बनावट असली आकारणारे सहाधिकारी https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ आकारणीक व वैध दि. : २८/०२/२०२१ : १५:३८:१२ PM, वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर जाऊन 202100000889004 हा क्रमांक भरावा.

Sub-Registrar No.6 Aurangabad.

अ ग ग-६

५२०५	१२	२२
२०२१		

गाव :- देवळाई
गट क्रमांक व उपविभाग १०

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

सुभाष सुदामराव गवळी प्लॉट नं ११	०.०१.३१	०.०३		(१७८२)
सतीश सखाराम गायकवाड				(१०८७७)
मोनिका सतीश गायकवाड प्लॉट८३				(१०८७७)
सामाईक क्षेत्र	०.०१.५५	०.०३		
जगदंबा सुभाष शर्मा प्लॉट १८	०.१०.४३	०.०२		(१०७८८)
शेख अफजल शेख बुढण	०.३३.००	०.६८		(१२१४१)
श्री साताबाई श्रीमंत भोरे प्लॉट नं.३०	०.०१.८६	०.०४		(४४१)
शेख शरीफ शेख सगीर	०.३५.२५	०.७३	०.०२.२५	(१२७२५)
शेख मुसुफ शेख हुसेन	०.३५.२५	०.७३	०.०२.२५	(१२८३५)
श्री कचरू बागील हिरणे प्लॉट नं४२	०.०६.१७	०.०१		(४७७०)
गजानन सखीयाल देवळे प्लॉट नं ७	०.०१.४२	०.०३		(४५१३)
श्रीनिवास केशवराव्ह सर्वे				(४५५५)
नदीम बालासो भोटकर				(४५१५)
सामाईक क्षेत्र				
लक्ष्मीबाई गजानन्द भाला प्लॉट ५०	०.०१.२५			(४८५९)
प्रविण चंद्रकांतराव जोशी घर नं.३९	०.००.४४	०.०१		(१०१४९)
श्रीनिवास मधुसूदना सिरसार पी डा ११९	०.००.३२	०.०१		(१०५१९)
साखाबाई गणपतराव गायकवाड प्लॉट न ८	०.०१.४०	०.०३		(४९४८)
शेख अफजल शेख बुढण	०.३७.००	१.५१		(५०००)
श्री भरोसे सुधाकर गायधोरे घर न ३४	०.००.४४	०.०१		(५०८६)
लक्ष्मीबाई गजानन गायकवाड प्लॉट न ६३	०.००.४४	०.०१		(५०८४)
बबन दामोदरराव वेतनदाता घर क्र १	०.००.४४	०.०१		(१०४२९)

इतर

बचतगट खुर्दलिक पुर्वे बाजी घर क्र१ तारण बँकेत जनता सहकारी बँक मा बोजाव असुन

८,५००००/- कर्ज घेतले (८३११)

इतर

लक्ष्मीबन बालासो बोदार कि विश्वेश्वरय्या अर्बन को ओ जीवीत सोसा. कडुन १,५०,०००/- कर्ज घेतले (१३२८)

इतर

दुय्यम पत्रक शहीद बाजी जनता सहकारी बँ लि पुणे शा ची बाब कडुन रु १,००,०००/- कर्ज घेतले (१३८८)

इतर

निलेश देवीदासराव वाजवे प्लॉट न नं ३७ पर तारण देवुन (५०१४६)

देन भान सह बँक मा सातारा कडुन रु रु १००००/- कर्ज घेतले (५०१४६)

बोजा - राष्ट्रीयकृत बँक सहाय

निलेश देविदास पाटील यांची जनता सह बँक शाखा औरंगाबाद कडुन कर्ज रु रु ५ लाख सेवाग दी डा न २२ तारण मिळा (९१७४५)

(बोजा) १३६२४)

दिनांकास ही आजची अखेर को ऑ बँक ची मिळून सात एवजास कोणती अधिकाधिक बोजा कडुन अधिक असल्याचा सबबी खाली रुपये रु २,००,०००. कर्ज घेतले) १३६२४)

बोजा - जालना बँक

दिनांक १९/०२/२०१९ रोजी खुलाखिडोर दामडिया गहेडा अर्बन को-ऑप बँक औरंगाबाद या संदीप मधुकर गरोडे घर न ८ यांचा गाडे रु.४,६५०००/- कर्ज. (१२६२५)

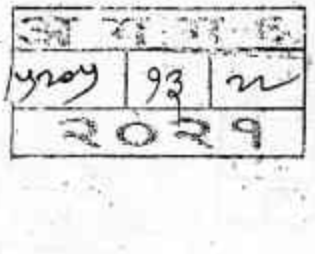
ई महाभूमि

या ७/१२ वरिलेखा व्यतिरिक्त इतर ७/१२, ८ (ई. ०३/०२/२०२१ रोजी) व १२.५.१.१२ (दि. ०३/०८/२०११ रोजी) डिजिटल स्वाक्षरीत नोंदवलेल्या असल्याने त्यांना जोडण्याची आवश्यकता नाही.

सूचना : वरील ७/१२ डिजिटल स्वाक्षरीयुक्त १२.५.१. १२ नमुने तिसरी व्यक्तीनी सादरचा ब्राउजरमध्ये पाहण्यासाठी https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ आकारफोड व वैध दि. : १७/०३/२०२१ । १५४७०२ /७६. वैधता पडताळणीसाठी https://digitalsatara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर पहावा (2021030315466) या क्रमांक देण्यात.

पृष्ठ क्र. १ / १८



गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद

गाव :- रेलकवाडी

भूमापन क्रमांक व उपविभाग १०

		पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		निव्वळ पिकाखालील क्षेत्र			ओलित पिके व आवर्तनाखालील क्षेत्र			निर्वळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	भूमापन क्रमांक/उप क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१८-१९	खरीप				बाजरी		२.०५.००							
	खरीप				बाजरी		२.०५.००							
२०१८-१९	खरीप				बाजरी		२.०५.००							

ई महाभूमि

Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६ Aurangabad.

आ गा ग-६

५२०५ | ९४ | २

२०२१

सदर ७/१२ अभिलेख महसूल व.प.र.अ.वि. २०/०२/२०२१०४:३९:०० AM रोजी व व.प.र.अ.१२ | दि. २२/०८/२०१९ ०८:३५:५१ PM रोजी डिजिटल स्वाक्षरीसह सेवा उपलब्धतेनुसार तयार करण्यात आला. पृष्ठ क्र. १ / १८

औरंगाबाद शहर-जिल्हाधिकारी कार्यालयाचा शहरी.

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत असल्याकारणे व.प.र.अ. १२ च्या तिसऱ्या तरतुदीनुसार कोणत्याही अधिकाराची आवश्यकता नाही. ७/१२ पाहण्यासाठी भेट द्या : https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर दि. १३/०३/२०२१ : १५:४८:१२ PM. वेळेस उपलब्ध असलेली https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर पाहता येईल. 2021000000000004 हा क्रमांक वापरावा.