



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

Receipt of Document Handling Charges

PRN 3003202105272

Receipt Date 01/04/2021

Received from self, Mobile number 0000000000, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered on Document No. 2720 dated 31/03/2021 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 30/03/2021

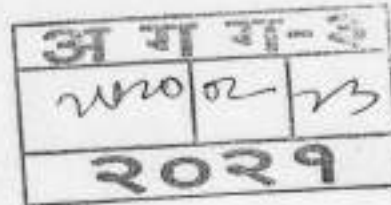
Bank CIN 10004152021033003934

REF No. CHG2409520

Deface No 3003202105272D

Deface Date 31/03/2021

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



"DEED OF CORRECTION CUM CONFIRMATION"

THIS DEED OF CORRECTION / CONFIRMATION IS MADE AND ENTERED INTO AND EXECUTED AT AURANGABAD ON THIS 30TH DAY OF MARCH 2021.

1. Mr. Nikhil Praful Jedhe

Age: 33 years, Occu: Business

R/o: Prayag 33 Swatantrya Sainik Colony, Aurangabad.

2. Mr. Tushar Praful Jedhe

Age: 29 years, Occu: Business

R/o: Prayag 33 Swatantrya Sainik Colony, Aurangabad.

3. Mr. Praful Nanasaheb Jedhe

Age: 63 years, Occu: Business

R/o: Prayag 33 Swatantrya Sainik Colony, Aurangabad.

For himself and GPA holder of Nikhil and Tushar i.e. 1&2

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

Of the First Part

IN FAVOR OF

M/s. Marathwada Construction Pvt. Ltd

A Registered Private Limited Company,

Through its authorized Director.

SHRI. PRAMOD HARI KHAIRNAR

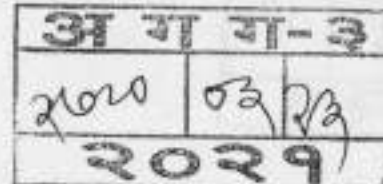
Age: 56 Years, Occu: Business,

R/o 27, Jay Nagar, Aurangabad.



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

Of the Second Part

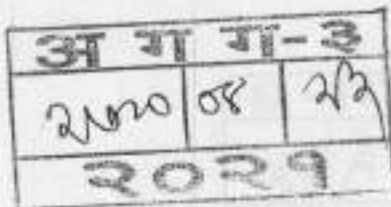


WHEREAS, the Owner of the said property ly has been executed registered Development Agreement bearing No. 4563/2014 dated.

24/09/2014 before Sub Registrar Office No.1 at Aurangabad, and Amended Development Agreement bearing No. 66629/2014 dated 23/12/2014 before Sub Registrar Office No.1 at Aurangabad in respect of property bearing Gut No.77 to the extent of Admeasuring 85 R (8500.00) Sq. Meters) situated at Village Satara, Aurangabad. That the party of the First part is owner and party of the Second Part Developer of the said property, that the all tl the parties are admitted contents of the said correction Deed and Development Agreement and Amended Development Agreement.

WHEREAS That the registered Development Agreement Consideration ratio was mentioned as owners shall retained 42.5% % and Developer Shall retained 57.5% salable constructed are changed. Thereafter in Amended Development Agreement Consideration ratio was mentioned as sharare of three owners is 2398 Sq. Meters and Developer retained 3152 Sq. Meters. That it is mutually decided by all the parties of present deed to change the consideration in ration and now the consideration ratio is fixed on the revenue sharing basis. Therefore present correction deed executes and between the parties.

That the sharing ratio on the revenue basis means the owners shall retain 30% consideration of the basic price excluding sales receipts received against all indirect taxes and utilities of each sale units/flat/R/Row house and developer shall retain 70% consideration of the basic price excluding sales receipts received against all indirect taxes and utilities of each sale units/flats/r./row house and shall also retain 100% sales receipts received against all indirect taxes and utilities, infrastructure charges. That the owner and developer shall open the escrow account and the consideration amount should be deposited in the said escrow account and thereafter the consideration amount divide/transfer as per the ratio fixed which is mentioned i.e. 30% owner's share and 70% developer's share.



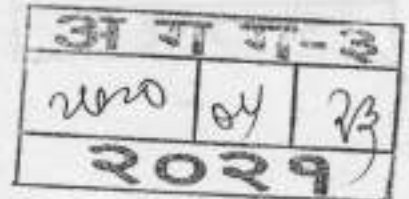
Therefore for it was observed that some corrections are necessary and it is agreed by all the parties who execute present correction deed as under.

1. On Page No 3, Para No 2 and Page No 4 in Para schedule A is replaced as "sharing ratio on the revenue basis is as owner shall retain 30% consideration of the basic price excluding sales receipts received against all indirect taxes and utilities of each sale units/flats/row house/shops and developer shall retain 70% consideration of the basic price excluding sales receipts received against all indirect taxes and utilities, infrastructure charges, direct & indirect marketing expenses, sales commission etc of each sale unit/flats/row house/shops. That the owner and developer shall open the escrow account and the consideration amount should only be deposited in the said escrow account and thereafter the consideration amount divide/transfer as per the ratio fixed which is mentioned i.e. 30% owner's share and 70% developer's share" is to be inserted.

2. The interest free deposit given to landowner by the developer will be refunded by the landowner in installments as per mutual consent after 50% unit sold or booked from each building.

The present deed of correction cum confirmation deed shall treat as a part and parcel of original registered Development Agreement bearing No. 4563/2014 dated 23/12/2014. That all the terms and conditions 4563/2014 dated 24/09/2014 and Amended Development Agreement bearing No. 6629/2014 dated 23/12/2014 are same there will no change in the said terms and condition except the above change.

We also hereby confirm that, the Development Agreement and General Power of Attorney is executed between landowner and Marathwada Constructions Pvt Ltd through it's Director and hence to change the director to sign and execute any document such as Agreement to Sale, Sale Deed, Conveyance Deed, any other such deeds, mortgage deed or any deed as the case maybe, also need not to take landowners consent separately.



That it is also agreed between parties that, at the time of execution of agreement to sale or sale deed in favour of prospective purchaser, the owners will sign document as consenting party and the owners hereby authorize and give special power to developers as their special power of attorney or furtherer to transfer to their authorized attorney to present and register the document in the office of sub registrar for registration purpose. Any agreement to sale or sale deed executed after this date of correction deed in favour of customers without signature of owners as a consenting party shall be considered as void. At the same time owners confirms hereby that documents R. No. 1237/20-21 dtd 10/02/2021 and R. No. 2351/2021 dtd 15/03/2021 executed before the date of this deed of correction shall also be considered valid and legal & no confirmation deed separately shall be required for previously executed agreements.

Hence this Correction cum confirmation Deed.

SCHEDULE OF THE PROPERTY

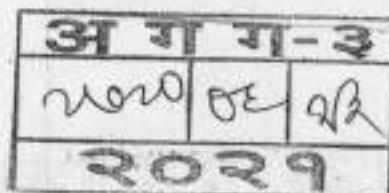
Property bearing land area of Shri. Nikhil P Prafulla Jedhe and Mr. Tushar Prafulla Jedhe admeasuring to the extent 39R each and PrPraful Nanasaheb Jedhe are admeasuring 07 R total area admeasuring 85 R (8500.00 Sq. Meters) in Gut No. 77 (Part) Village Satara Tq. and Dist. Aurangabad which is bounded as :-

EAST: Land Gut No. 77 (Part))

WEST: Land Gut No. 03 (Part) t)

NORTH: Land Gut No. 77 (Part)

SOUTH: 15.00 Meter Wide Road



IN WITNESS WHEREOF THIS DEED OF CORRECTION & CONFIRMATION IS EXECUTED AT
AURANGABAD ON 30th OF MARCH 2021

Owner

1. Mr. Nikhil Praful Jedhe

(GPA holder Mr. Praful Nanasaheb Jedhe)

[Signature]



2. Mr. Tushar Praful Jedhe

(GPA holder Mr. Praful Nanasaheb Jedhe)

[Signature]



3. Mr. Praful Nanasaheb Jedhe

[Signature]



Builder / Developer

M/s. Marathwada Construction Pvt. Ltd

A Registered Private Limited Company,

Through its authorized Director.

MR. PRAMOD HARI KHAIRNAR

[Signature]



WITNESS

1) Mr. Santosh Balchand Chavan

R/o. Pratik Plaza, Khivansara Park,

Garkheda Aurangabad

[Signature]



2) Mr. Sudam Babu Chavan

R/o. Satara Tanda, Satara Aurangabad.

[Signature]

