

160/5708

पावती

Original/Duplicate

Tuesday, August 23, 2022

नोंदणी क्र.: 39म

4:17 PM

Regn.: 39M

पावती क्र.: 10349 दिनांक: 23/08/2022

मावाचे नाव: विसर्गाव

दस्तऐवजाचा अनुक्रमांक: अणग3-5708-2022

दस्तऐवजाचा प्रकार: डेव्हलपमेंट ऑर्डरमेंट

सादर करणाऱ्याचे नाव: मे. निर्माण व्हॅचर्स लॉफ्ट पार्टनर 1, सौ. रैना कुशल पाटणी - -

नोंदणी फी ₹ 30000.00

दस्त हाताळणी फी ₹ 500.00

पृष्ठांची संख्या: 25

एकूण: ₹ 30500.00

आपणामुल मुळ घस्त, भवनेल गिट, मुची-२ अंदाजे

4:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad

औरंगाबाद, दि. २३/०८/२०२२
औरंगाबाद

वाजार मूल्य: ₹. 15000000/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 750000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2208202210969 दिनांक: 23/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006695185202223E दिनांक: 23/08/2022

बँकेचे नाव व पत्ता:

D. Jain

160:5708

इतर
पावती

Original/Duplicate

Wednesday, 24 August 2022
11:01 AM

नोंदणी क्र.: 39न

Regn.: 39M

पावती क्र.: 10412 दिनांक: 24/08/2022

मावाचे नाव: -तिसगांव

दस्तऐवजाचा अनुक्रमांक: अगण3-5708-2022

दस्तऐवजाचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

सादर करणाऱ्याचे नाव: मे.निर्माण व्हॅचर्स तर्फे पार्टनर 1. सौ.रैना कुशल पाटणी - -
वर्णन

दस्त हाताळणी फी रु. 180.00
पृष्ठांची संख्या: 9

एकूण: रु. 180.00


Joint Sub Registrar
Aurangabad III

1); देवकाचा प्रकार: DHC खम: रु.180/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2408202201968 दिनांक: 24/08/2022

बँकेचे नाव व पत्ता:

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

Receipt of Document Handling Charges

PRN 2208202210969

Receipt Date 23/08/2022

Received from self, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered in Document No. 5708 dated 23/08/2022 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name MAHB

Payment Date 22/08/2022

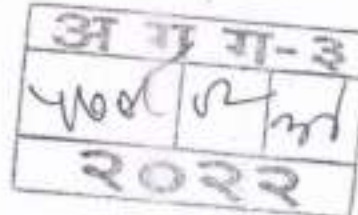
Bank CIN 10004152022082210163

REF No. 006849207

Deface No 2208202210969D

Deface Date 23/08/2022

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



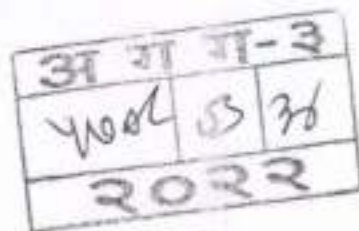


CHALLAN
MTR Form Number-6



GRN	MH0000951852003036	BARCODE	[Barcode]		Date	22/08/2022-15:48:00	Form ID	35(A02)
Department: Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment: Registration Fee				PAN No.(If Applicable)		AUBF8722F		
Office Name: AMRO_AURANGABAD 3/1 SUB REGISTRAR				Full Name		MS NERMAN VENTURES THROUGH PARTNERS		
Location: AURANGABAD						RAJNA KUSHAL PATNI AND OTHER		
Year: 2022-2023 One Time				Flat/Block No.		GUT NO. 186 P PLOT NO. 08		
Account Head Details			Amount in Rs.		Premises/Building			
003004601 Stamp Duty			750000.00		Road/Street			
003000301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					Pin			
					4 3 1 1 3 8			
					Remarks (If Any)			
					SecondPartyName-DWAKAR SUBIRCHAND SARUJI AND			
					OTHER--Marketval-15000000			
					Amount in			
					Seven Lakh Eighty Thousand Rupees Only			
Total			7,80,000.00		Words			
Payment Details: BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CH		Ref. No.		023000425220011750640 222347234448
Cheque/DD No.				Bank Date		Ref Date		20/08/2022-15:48:13 Not Verified with RBI
Name of Bank				Bank Branch		BANK OF MAHARASHTRA		
Name of Branch				Scotl No. , Date		Not Verified with Scotl		

Department ID: 3880000848
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
धुन: हाचा प्रत असा द्यावा जिनेचा काढावाला मोठ्या काढावाला द्यावाही लागू आहे. मोठ्या न काढावाला काढावाही लागू लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0000000000	Date 22/08/2022
Received from self, Mobile number 0000000000, an amount of Rs. 500/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.	
Payment Details	
Bank Name SBI	Date 22/08/2022
Bank CIN 1000410022000210163	REF No. 0000000000
This is computer generated receipt, hence no signature is required.	

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4004 5 W
2022



1. Mr. Diwakar S/o. Sumerchand Sahuji
Age : 54 years, Occ.: Business
R/o. : Plot No.25, CIDCO Waluj, Mahanagar,
Aurangabad.
UID No.6314 5559 5021
2. Mr. Sachin S/o.Sumerchand Sahuji
Age : 46 years, Occ.: Business
R/o. : Plot No.25, CIDCO Waluj, Mahanagar,
Aurangabad.
UDI No.3830 9895 0066

(Hereinafter called as Owners/Lessees/Lessees which expression shall mean and include all his heirs, successors, legal representatives, executors, administrators and assignees.)

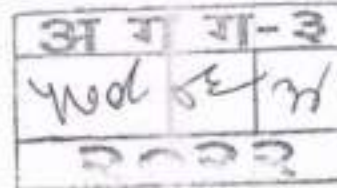
IN FAVOUR OF

M/s. Nirman Ventures,
a partnership firm through its partners:

- i) Mrs. Ralna Kushal Patni
Age:- 33 Occu. Business
R/o:- RH B-41, Samyak Gardeniya,
Gut No.127/P, Tisgaon, Pandharpur,
Aurangabad-431136,
UID No. 6108 6700 0260
- ii) Mr. Siddhant Sujeet Godha
Age : 22 years, Occ.: Business
R/o.: RL-19, Ambedkar Chowk,
MIDC Waluj, Aurangabad.
UID No. 5931 9025 8284

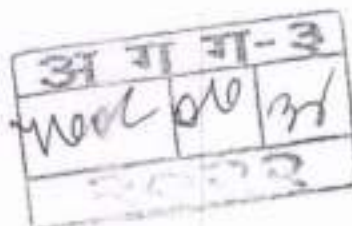
(Hereinafter called as Builder and Developer, which expression shall mean and include all his heirs, successors, assignees)

WHEREAS, the property open Plot No.08, Adm.886.060 Sq. Mtr. Gut No.186 (P), CIDCO, Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad, is absolutely owned and possessed by the Owners/Lessees on lease basis by virtue of registered Deed of Assignment bearing day book No.AGG-6-2091-2021 Dt.05/03/2021.



AND WHEREAS, the Owners/Lessees have decided to develop said property and which property is specifically described in **Schedule "A"**, but, due to lack of experience and time, they are unable to develop the same on their own and therefore, they have approached to the Builder and Developer and requested to develop the same and Builder and Developer also accepted the proposal of the Owners/Lessees on the following terms and conditions:-

- 1) That, the Owners/Lessees hereby undertakes that the property under development is free from all types of encumbrances and they are having absolute leasehold title and possession of the same. The Owners/Lessees also hereby undertake to provide all the title documents to the Builder and Developer as and when and which is required from time to time either by the Builder and Developer, or any financial institute or purchaser of any unit in the building/s to be constructed on the said property.
- 2) That, in case, any dispute of any kind in respect of the said property arises, the Owners/Lessees hereby undertake to sort it out on their own and to indemnify the BUILDER AND DEVELOPER for all losses caused to them.
- 3) That, the Builder and Developer may obtain the construction permission from the CIDCO Authority and carry on the construction strictly in accordance with the sanctioned plan, in the name of Owners/Lessees and deposit all the amount of deposit, fees required for such construction permission and Builder and Developer will also be entitled for refund of entire deposit amount after of completion of construction, from the CIDCO Authority. In case the refund is made in the name of the Owners/Lessees, the Owners/Lessees will pay the same to the Builder and Developer immediately after such refund.

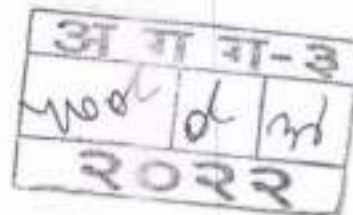


4) That, the Owners/Lessees will pay all the taxes of the State Government and that of local authority in respect of the property under development till the date of this Development Agreement. The Owners/ Lessees will also sign all the applications, forms, permission application etc., required to be submitted with the CIDCO or any other authority.

5) That, while carrying on the construction, the Builder and Developer will carry on the construction as per the sanctioned plan and if the Builder and Developer causes any deviation from the sanctioned plan or violates any term and condition of the construction permission, it will be responsibility of the Builder and Developer and they will have to pay the penalty and charges if any caused for the same.

6) That, the Owners/Lessees have delivered the possession of the property under development to the Builder and Developer on today's date for the purpose of development and the Builder and Developer will carry out the construction thereon at its own costs, risks and responsibility.

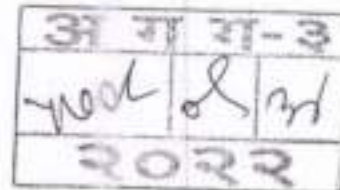
7) That, in consideration of the property being given for development by the Owners/Lessees to the Builder and Developer, the Owners/Lessees will retain 40% of the total construction and remaining 60% construction will be retained by the Builder and Developer, allocated in their share. In case of imperfect division of units, some units will be sold jointly by Owners/Lessees and Builder and Developer and their revenue will be shared between them as per their share as it comes.



The details of units to be shared are as mentioned in the **Schedule-C** and Row House No.16 will be sold jointly to the purchaser. The sale amount of said Row House No.16 will be distributed in the ratio of 60 % to the Builder and Developer and 40% to the Owners/Lessees.

8) That, the construction to be retained by the Owners/Lessees and material to be used for the same as well as amenities to be provided therein will be as per the **Schedule "B"**. However, if the Owners/Lessees desire to have any change in the material to be used or amenities to be provided for the units retained by him, the Builder and Developer will do the same. But, Owners/Lessees will have to pay the difference amount for such changes suggested by them. If required, the specific units to be retained by the Owners/Lessees and Builder and Developer will be decided after obtaining the construction permission and accordingly, if required, Deed of Correction to this Development Agreement will be executed. Similarly, the Owners/Lessees will also have to pay the separate charges for the water connection and electric connection including therein the proportionate charges of service line for the units retained by them.

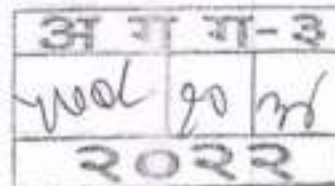
9) That, except the construction retained by the Owners/Lessees, the Builder and Developer can dispose off all construction i.e. Row houses in his share to the purchasers at any price, on any terms and conditions that may be agreed upon by the Builder and Developer with such Purchasers and Owners/Lessees hereby undertake to join with the Builder and Developer for signing and executing the required documents of Agreement to assign, Deed of assignment etc. and thereby confer absolute title in favour of the Purchaser/s.



10) That, the proposed building being constructed on the property referred above will be governed by the provisions of Maharashtra Apartment Ownership Act, 1970 as well as RERA Act and rules there under and the Builder and Developer on the basis of the Power of Attorney, executed by the Owners/Lessees in favour of the Builder and Developer, will execute and register the declaration U/ec.2-A of Maharashtra Apartment Ownership Act, 1970 and Owners/Lessees or purchasers through them will have to be the member of the said association to the extent of the units retained by them and they will have to contribute for the common expenses of the said association like that of other members of association. However, the Builder and Developer will take necessary steps for permission of the association and everything required to be done in compliance of the declaration given by Owners/Lessees as stated above.

11) That, the Owners/Lessees hereby undertakes that, they are the absolute Owners/Lessees and possessor of the above property and there is no defect in their title nor any encumbrance or charge or mortgage on the said property, if any defect in the title of the Owners/Lessees or any dispute on account of title or boundaries or area of the property or any charge/mortgage is found, it will be total responsibility of the Owners/Lessees and they will have to remove the same by taking proper steps at their own costs and risk and to sort it out completely.

12) That, the Builder and Developer has to complete and deliver the construction of the units allocated to the Owners/Lessees within 12 months from construction permission. If, they could not complete the construction of said units within the said period, for any reason beyond the control of the Builder and Developer, the said period will



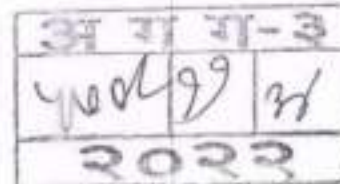
be extended up to a maximum period of 18 months in total, subject to force majeure conditions like war, floods, curfew or such conditions etc.

13) That, the Builder and Developer shall employ the services of the quality Architect and RCC Consultant for the construction of the building but their fees will be paid by the Builder and Developer. Similarly, the Builder and Developer may also obtain the services of legal advisor for drafting of documents either in between the Owners/Lessees, Builder and Developer and Row House purchasers; the expenses of such documents and fees of the Advocate will be paid by the Builder and Developer or the /Purchaser.

14) That, it is distinctly understood by and between the parties hereto that the Owners/Lessees will not be entitled to any profit or loss arising out of the development of the property. Similarly, the Owners/Lessees will not be liable for any taxes to the extent of the units allocated in favour of Builder and Developer, however the Owners/Lessees or purchaser through him will be liable to pay all taxes and other charges in respect of units allocated to him or sold by him to the concerned purchasers.

15) That, the parties hereto agree that, in the event of any accident or damage is caused to the property or to the person such as labours, engineers or to the property and or person of neighbors during the development of the said plot and the Builder and Developer shall be solely responsible to pay the compensation in that regard and the Owners/Lessees shall not be responsible in any manner therefore.

16) That, in the event if any litigation arose between the Builder and Developer and his contractors or technical experts, skill and unskilled labours or with any other person in relation to the

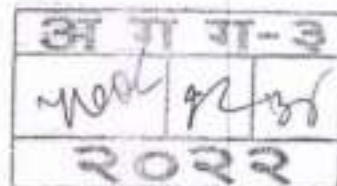


development of the said properties, the Owners/Lessees shall not be held responsible therefore.

17) That, the Owners/Lessees is also executing Irrevocable General Power of Attorney in favour of the Builder and Developer and thereby authorizing them or to any partner of it to obtain the construction permission, to carry out the construction and complete the development work in all respects, to obtain completion certificates, consent from CIDCO authority and all other permissions as required to complete project and also to execute the Agreement to assign, Deed of assignment, Mortgage Deed, to obtain the consideration amount of all the documents and submit the said documents for registration etc. to the extent of 60% of construction or units allotted to Builder and Developer.

18) That, the Builder and Developer is at liberty to obtain the project loan for development of the property under development and create charge by way of mortgage on the units being retained by the Builder and Developer on the property under development. The Owners/Lessees hereby gives unconditional and Irrevocable consent for such mortgage and creation of charge, however the units allocated in the share of the Owners/Lessees will not be mortgaged or charged in any manner.

19) That the Builder and Developer will consume the total FSI of the property while carrying on the development work. However, in case FSI of the property is increased at any time in future, the Builder and Developer at his own cost will carry on further construction work on the terrace of Building and the Owners/Lessees will retain 40% construction out of the same and remaining 60% construction will be retained by Builder and Developer.



20) The Builder and Developer will be liable to comply and fulfill all the provisions and rules and regulations of RERA Act.

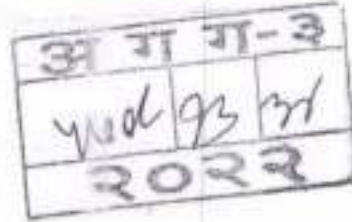
21) The Owner/Lessee agree and undertake to apply for consent from CIDCO authority for development of the said property and to supply the same to the developer/builder.

SCHEDULE "A"

DESCRIPTION OF THE PROPERTY UNDER DEVELOPMENT

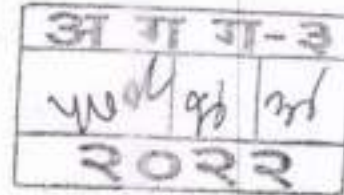
All the piece and parcel of land known as Plot No.08, Adm.886.060 Sq. Mtr. Gut No.186 (P), CIDCO, Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad, along with all the things permanently attached and submitted thereupon, fixtures, access and bounded as under :-

East	:	15.00 Mtr. wide Road
West	:	Plot No.07
South	:	Gut No.187 (Part)
North	:	15.00 Mtr. wide road



SCHEDULE-B
(Specifications of construction)

Structure	: RCC framed structure
Walls	: External walls 6" thick brick work. Internal walls 4" thick brick.
Main Door	: Teak Wood.
Other Doors	: Teak wood /Factory made RCC frame Toilet frame: Green marble or equivalent frame
Door shutters	: Main Door : Laminated designer shutter Other doors: Flush doors with oil paint Toilet doors : Flush doors with oil paint and inside lamination
Windows	: Powder coated aluminum windows with MS safety grills.
Flooring	: Vitrified tiles in all rooms.
Kitchen Otta	: Kitchen platform in granite with stainless steel sink, Dado tiles up to door height
Toilet tiles	: Designer tiles up to door height.
Electrification	: concealed electrification with modular Switches
Painting	: Inside : Plastic emulsion paint. Outside : Acrylic emulsion paint.



SCHEDULE "C"**DESCRIPTION OF UNITS AS PER ALLOCATED SHARE**

- a) Row Houses/Units in the share of the Owner/Lessee
Row House No. R-1, R-3, R-5, R-7, R-12 and R-14 (Total 6 Row houses)
- b) Row Houses/Units in the share of the Builder/Developer
Row House No. R-2, R-4, R-6, R-8, R-9, R-10, R-11, R-13 and R-15 (Total 9 Row houses)
- c) Row House No.16 to be sold and sale amount to be shared in the same ratio of 40% to the Owner/Lessee and 60% to the Builder/Developer.

UNIT WISE BUILT AND CARPET AREA STATEMENT

DWE LLIN G UNIT	PLOT AREA IN SQ. MTR.	PLOT AREA IN SQFT	B/UP AREA IN SQM	B/UP AREA IN SFT	CARPET AREA IN SQM	CARPET AREA IN SFT	TOTAL AREA B/UP + COMMON FACILITY SQM	TOTAL AREA B/UP + COMMON FACILITY SFT
R1	64.71	689.66	79.232	852.853	51.675	556.230	118.379	1274.232
R2	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R3	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R4	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R5	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R6	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R7	53.788	578.97	80.259	857.848	51.983	559.545	119.696	1288.408
R8	76.501	823.46	82.119	883.929	51.680	556.284	123.331	1327.535
R9	72.100	776.08	82.119	883.929	51.680	556.284	123.331	1327.535
R10	50.694	545.67	79.696	857.848	51.680	559.545	119.696	1288.408
R11	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R12	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R13	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R14	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R15	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R16	60.385	649.98	79.232	852.853	51.675	556.230	118.379	1274.232

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In witness whereof this agreement is executed at
31st day of March, 2022, At Aurangabad.

The Owners/Lessees

I) Mr. Diwakar S/o. Sumerchand Sahuji

II) Mr. Sachin S/o. Sumerchand Sahuji

The Builder and Developer
M/s Nirman Ventures
a partnership firm through its partners

I) Mrs. Raina Kushal Patni

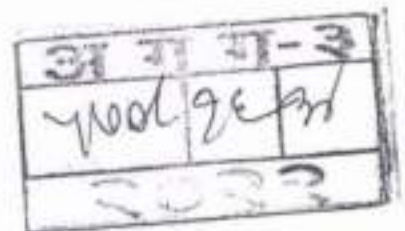
II) Mr. Siddhant Sujeet Godha

WITNESSES :-

I) Mr. Balashah Kisanrao Chowre
Age-33 Occu. Business
R/o. Wadgaon, Kolhadi, Aurangabad.

II) Mr. Sujit Mohanlal Godha
Age-51 Occu. Business
R/o. Wadgaon, Kolhadi, Aurangabad.

ne. Nikhil Umant Bhole
Age-29 Occu. Business
R/o. Mukundwadi Aurangabad.



CIN-99999 MH 1970 SGC-014574



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE

Central Facility Building
Growth Centre, Nagar-1
Tisgaon, Tq./Dist.: Aurangabad
☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE

Udyog Bhavan
New Aurangabad-431003
☎ : 2485321 / 22 / 23
Fax : 0240-2485324

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point, Mumbai-400021
☎ : 22022420, 22022481, 22022579
Fax: 022-22022509

NO.: CIDCO/ATPO/BP/WLJ/2022 (BP)/579

Town Planning Officer, (Waluj)

CIDCO Ltd.

AURANGABAD - 431 003

Date: 13/06/2022

To,

Shri./Smt./Mrs. Dinakar Sumerchand Saluji &

✓ Shri. Sachin Sumerchand Saluji

Plot No. 08, Gut No. 186(P) & 187(P) Vill. Tisgaon

WALUJ MAHANAGAR PROJECT

Sub.: Development Permission for the proposed ~~Layout~~ / Building Permission on

Plot No. 08 Gut No. 186(P) & 187(P) Nagar

Village Tisgaon Tq. Aurangabad Dist. Aurangabad.

Ref.: Your Architect's / Owner's Letter dated 04/04/2022 & subsequent correspondence

Sir/Madam,

Please refer to your application for Development on above called land. The Development Permission is hereby granted to construct the Building on Plot No. 08 Gut No. 186(P) & 187(P) Village Tisgaon Tq. Aurangabad and Dist. Aurangabad. The Plans are approved as shown in red.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, is enclosed herewith for the structures referred as above.

You will also assure that the development / construction material will not be stacked by you on the road during the construction development. You shall have to arrange water supply at your own cost for your Project.

This Permission is valid only after N.A. permission obtained by you from collector under M.E.R. Code 1966.

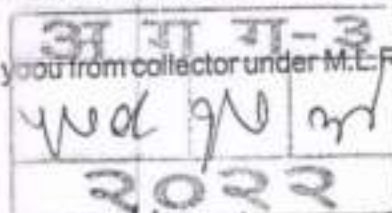
One set of approved building plan is enclosed herewith.



End. : A/a.

C.C. To : 01) A.E.O. (Waluj)

02) A.A.O. (Waluj)



Yours Faithfully,

/ Addl. town Planning Officer (Waluj)
CIDCO, New Aurangabad.

City & Industrial Development Corporation of Maharashtra Ltd.

NO.: CIDCO/ATPO/BP/WLJ/2022 (B)/579

Date 13/06/2022

 Town Planning Officer, (New Town)
 CIDCO Ltd.
 AURANGABAD - 431 136

COMMENCEMENT CERTIFICATE

(Alternate Land)

Private Layout

Permission / Revised Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. / Smt. / Ms. Diwan S. Sahuji & Sachin S. Sahuji in Plot No. 06 Gut No. 186(D) & 187(D) Village Tisgaon Nagar I Tq. Aurangabad and Dist. Aurangabad, as per the approved plans and subject to the following conditions for the development work of proposed Residential / R+C / Commercial / Industrial building. Earlier Permission granted on - (if any)

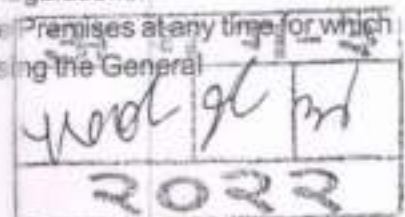
- | | | | |
|-----|---|-----------------------------------|-------|
| I | No. of Buildings | <u>ONE</u> | |
| II | Total Plot Area | <u>886.06</u> | Sq.M. |
| III | Area Statement of building : | | |
| | A) Existing total (Gross) Built up area | <u>1252.78</u> | Sq.M. |
| | B) Proposed Gross Built up area | <u>1252.78</u> | Sq.M. |
| | C) Area under staircase / Lift made free of FSI | <u>1252.78</u> | Sq.M. |
| | D) Total (Gross) Built up area (A+B) | <u>1.414 (With Ancillary FSI)</u> | Sq.M. |
| IV | F.S.I. Consumed | | |

01. This Certificate is liable to be revoked by the Corporation if :-

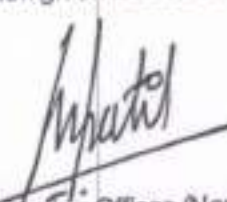
- a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b. Any of the conditions subject to which the same is obtained by the application through fraud or mis-representation and the applicant and every person deriving title through or under him such and event shall be deemed to have carried out the development work in contravention of Section-43 and 45 of the Maharashtra Regional and Town Planning Act, 1966 and Corporation remains indemnified from the effects of approval or refusal of any such permission.

02. The applicant shall

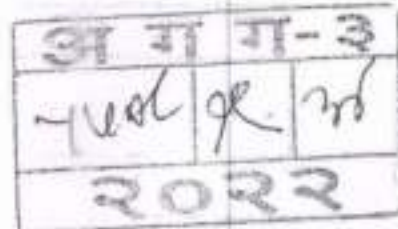
- a. Give notice to the Corporation of completion upto the plinth level & seven days before the Commencement of the further work.
 - b. Obtain a Completion Certificate from the Corporation after due completion of compound wall/fencing as per the General Development Control Regulations.
- Permit authorised officers of the Corporation to enter the Premises at any time for which permission has been granted for the purpose of endorsing the General

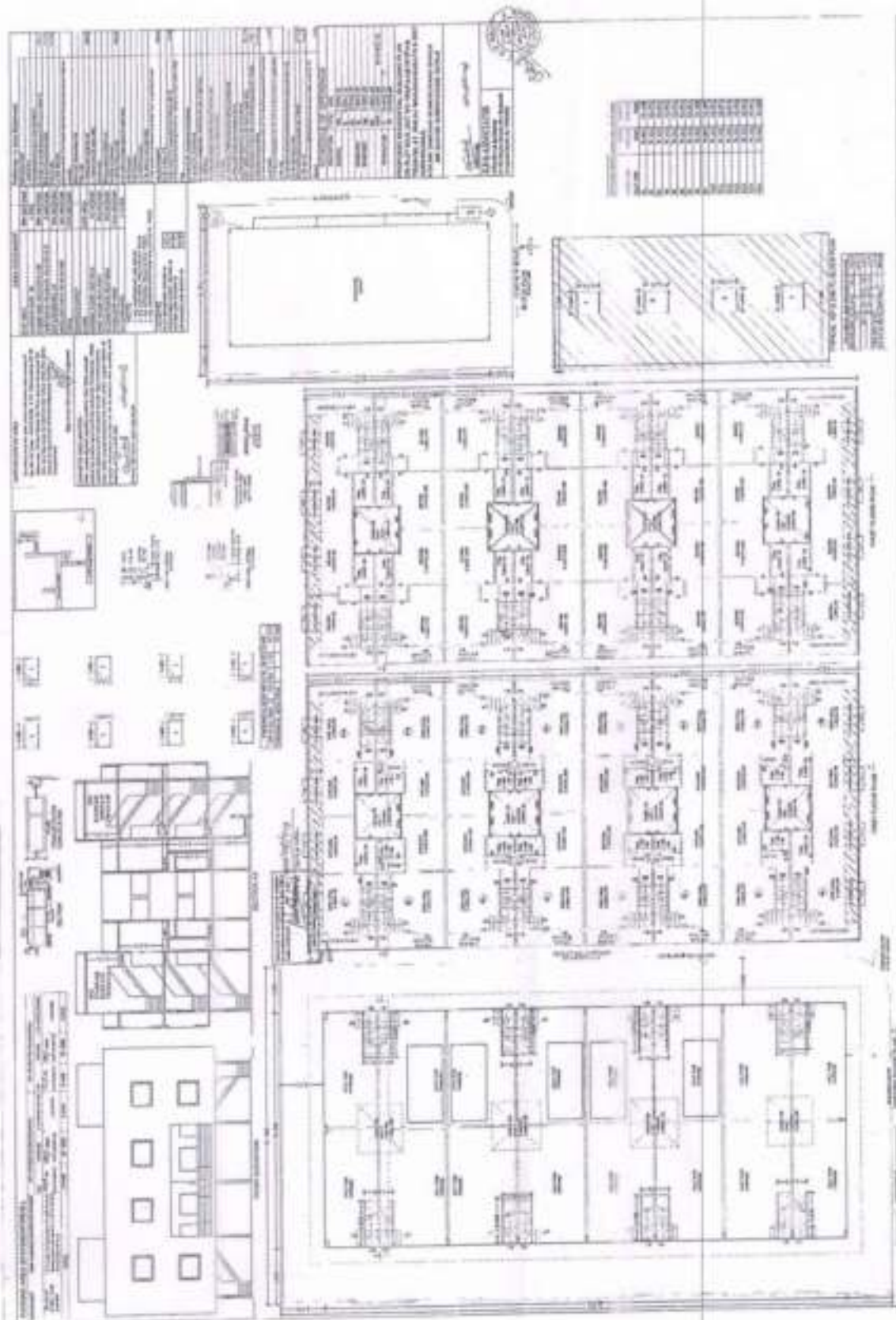


- 30 This order is liable for cancellation on contravention or breach of any of the conditions of this order.
- 31 Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out same from the grantee / successors and every person deriving title through or under them.
- 32 CIDCO will not supply water for construction purpose.
- 33 Violations in the marginal distances shall not be allowed.
- 34 If at any stage, it is found that the information or part of information given is false or misleading this certificate shall be considered as NULL & VOID.


1/ Addl. Town Planning Officer, (New Town)
CIDCO Ltd. New Aurangabad.


21/6/2022





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400	20	m		
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400	29 ml
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DEED OF ASSIGNMENT

Zone No.5.1 :- Rs.8800/- per sq mtr.
 Government Valuation :- Rs.77,97,400/-
 Actual Consideration :- Rs.80,00,000/-

This Deed of Assignment is made, executed and registered at Aurangabad on this 5th day of February 2021 between:-

Sonali Co-Operative Housing Society Ltd. Scheme 'C'

Gut No. 186/187 (P) Tisgaon Tq. & Dist : Aurangabad

(Registration No.AGD/AGD/(HSG)/TO/674/2015

dated 24/04/20115)

PAN No. AABBS5444D

Represented by its Chairman

Mr. Sudesh S/o Paraskumar Thole

Age:- 45 Years, Occ:- Business

R/o: House No.3-3-35, Nilam Building

Opp H.P. Petrol Pump Shahgunj Aurangabad.

AADHAR No: 4097 2317 2980

Represented by its Secretary

Mr. Sandeep S/o Rajendra Nagori

Age:- 52 Years, Occ:- Business

R/o: C-2, Chanakyapuri Dargah Road

Shahangorwadi, Aurangabad.

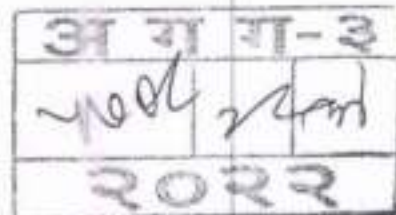
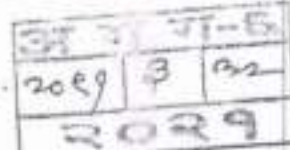
AADHAR No:7885 8935 3662

(Copy of resolution dated: 29.12.2020 is annexed herewith)

Hereinafter called as **ASSIGNOR** (Which expression shall mean and include all its present body members, members of society, his / her / their legal representatives, executors, administrators, attorney holders and assignees etc.) & **Party of First Part.**

Deed of Assignment

Village-Tisgaon



IN FAVOUR OF

01. Mr Diwakar S/o Sumerchand Sahuji

Age:- 54 Years, Occ:- Business,

PAN No. AVGPS3534A

UID NO. 6314 5559 5021

02. Mr. Sachin S/o Sumerchand Sahuji

Age:- 46 Years, Occ:- Business,

PAN No. AVGPS3483A

UID NO. 3830 9895 0066

Both R/o:- Plot No.25, Cidco Waluj Mahangar-1
Tisgaon Tq. & Dist. Aurangabad.

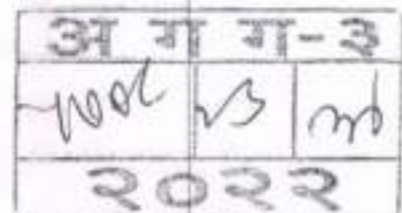
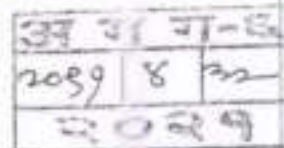
Hereinafter called as **ASSIGNEES** (Which expression shall mean and include all his / her / their heirs, successors, legal representatives, executors, administrators and assignees) & **Party of Second Part.**

WHEREAS, the property i.e. Plot No.08, admeasuring 886.060 Sq. Mtrs., Gut No. 186 (P), and 187 (P), Tisgaon, Waluj Mahanagar - 1, Tq. & District Aurangabad is in possession of Party of First Part as Lessee of CIDCO (Hereinafter referred to as the "said plot" for the sake of brevity). The said plot is forming part of land adm. 4000.00 Sq. Mtrs. allotted to Assignor / Party of First Part by City and Industrial Development Corporation of Maharashtra Limited (CIDCO) as alternate land allotted in lieu of societies land acquired in Gut No. 175, Tisgaon, Tq. and District Aurangabad. The said larger piece of land, allotted to Assignor / Party of First Part from Gut No. 186(P), and 187(P), Tisgaon, Waluj Mahanagar - 1, Tq. & District Aurangabad is described in **Schedule "A"**.

WHEREAS, the Agreement To Lease in respect of said land described in Schedule "A" is Registered on 05th September 2013 followed by registered Lease Deed bearing daybook serial No. AGG - 03- 2098/2020 dated 16th September 2020 in executed by CIDCO in favour of present Lessee / Party of First Part. In this

Deed of Assignment

Village-Tisgaon



Sonali Co Operative Housing Society Ltd.
Scheme 'C' Represented by its Chairman

Chandu Thole
Mr. Sudesh S/o Paraskumar Thole

Sandeep H.
Mr. Sandeep S/o Rajendra Nagori
Secretary

ASSIGNOR / PARTY OF FIRST PART

Diwakar Sahuji
1. Mr Diwakar S/o Sumerchand Sahuji

Sachin Sahuji
2. Mr. Sachin S/o Sumerchand Sahuji

ASSIGNEES / PARTY OF SECOND PART

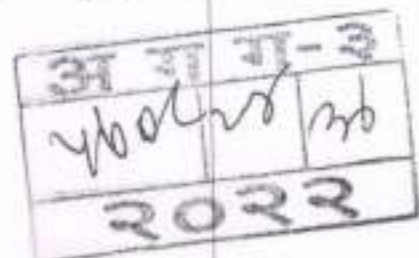
WITNESS:-

01.
Mr. Sudhir Lalehand Agrawal
Age: 53 Yrs., Occ.: Business,
R/o: Plot No. 26 Friends Colony
Railway Station Kokanwadi Aurangabad.

02.
Mr. Balasaheb Kisanrao Chaure
Age: 30 Yrs., Occ.: Business,
R/o: Waluj MIDC Bajaj Nagar Aurangabad.

Deed of Assignment

Village-Tisgaon

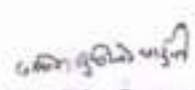


POSSESSION RECEIPT

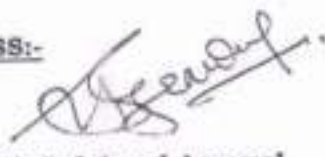
We the Assignees / Purchasers namely 1. Mr Diwakar S/o Sumerchand Sahuji and Mr. Sachin W/o Sumerchand Sahuji hereby acknowledge the receipt of possession of Plot No. 08 admeasuring 886.060 Sq. Mtrs., Out No. 186(P) and 187(P), Tisgaon, Waluj Mahanagar - 1, Tq. & District Aurangabad from representative of Assignor i.e. Sonali Co-Operative Housing Society Ltd. Scheme 'C' in pursuance to Deed of Assignment of aforesaid plot. Hence executed this receipt on this 5th day March 2021, at Aurangabad.

HENCE THIS POSSESSION RECEIPT


1. Mr Diwakar S/o Sumerchand Sahuji 


2. Mr. Sachin S/o Sumerchand Sahuji
ASSIGNEES / PARTY OF SECOND PART 

WITNESS:-

01. 
Mr. Sudhir Lalchand Agrawal
Age: 53 Yrs., Occ.: Business,
R/o: Plot No. 26 Friends Colony
Railway Station Kokanwadi Aurangabad. 

02. 
Mr. Balasaheb Kisanrao Chaurse
Age: 30 Yrs., Occ.: Business,
R/o: Waluj MIDC Bajaj Nagar Aurangabad. 

Deed of Assignment

Village-Tisgaon



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५००८ २५/३
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LIMITED

FIRST SCHEDULE OF AGREEMENT TO LEASE

WALUJ MAHANAGAR NAGAR I

GUT NO. 186, 187 (PT) VILLAGE- TISGAON- TAHASIL & DIST ABAD

PLOT NO. G. NO. 186 (PT), 187 (PT) SECTOR - VILLAGE TISGAON NAGAR - I

AREA OF PLOT- GUT NO. 186 = 26.35 SQ.MTR.

GUT NO. 187 = 3973.88 SQ.MTR.

TOTAL AREA = 4000.23 SQ.MTR.

NAME OF LICENCEE- THE CHAIRMAN,
SONALI CO. OP. HSG. SOCIETY

SITE PLAN



अ ग ग-२
४८४० १३२०
२०९३



SCALE: 1:2000

PREPARED BY

CHECKED BY

NAME M. N. Sanyawashi
DESIGNATION Lawyer

NAME S. P. Deshpande
DESIGNATION Dy. Commr.

LICENCEE
सोनाली सहकारी वस्तीवासी संस्था
महाराष्ट्र शासन, दि. २०/११/८३

FOR AND BEHALF OF CIDCO LTD.

02/11/83

WITNESSES
1) Smt. K. M. Shindekar
2) Shri. P. M. Bhaskar

ADMINISTRATOR
CIDCO WALUJ MAHANAGAR

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२०९९ १४ ३२
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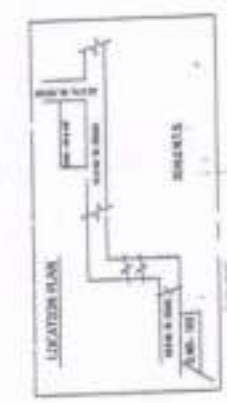




BLOCK AREA CALCULATION

011 97.90 x 41.00 = 4013.900 m².
 DEDUCTION OF CORNER (ROUNDING) = 33.900 m².

TOTAL LAND AREA = 4000.000 m².



NO.	DESCRIPTION	AREA (M ²)
1	Block Area	4013.900
2	Deduction of Corner	33.900
3	Total Land Area	4000.000



21.95

41 X 137

2059 9E 32

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 1608 20/31
 2022

LAND USE STATEMENT * TOTAL LAND AREA: 4000.000 HA * IMPROVED LAND AREA: 4000.000 HA * UNIMPROVED LAND AREA: 0.000 HA * CROPPED LAND AREA: 0.000 HA * PASTURE LAND AREA: 0.000 HA * FOREST LAND AREA: 0.000 HA * OTHER LAND AREA: 0.000 HA	
AREA STATEMENT * TOTAL LAND AREA: 4000.000 HA * IMPROVED LAND AREA: 4000.000 HA * UNIMPROVED LAND AREA: 0.000 HA * CROPPED LAND AREA: 0.000 HA * PASTURE LAND AREA: 0.000 HA * FOREST LAND AREA: 0.000 HA * OTHER LAND AREA: 0.000 HA	
DECKARD'S LAY-OUT AT GUY NO. 180(PT) & 187 (PT) AT VILLAGE - TISSAGOR.	
PREPARED BY: [Signature] DATE: 10/12/2022	

RESIDENTIAL

**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.**

Wadga - Mahanagar - (Dist. Aurangabad)

FOR RESIDENTIAL PURPOSE

LEASE DEED

THIS LEASE DEED made at Wadga Mahanagar on the 4th Day of SEP,
Two thousand TWENTY BETWEEN CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company
Incorporated under the Companies Act 1956 (1 of 1956) and having its Registered
Office at Nirmal, 2nd Floor, Nariman Point, Bombay - 400021 (hereinafter referred to
as "the Lessor" which expression shall, where context so admits, be deemed to
include its successors and assigns) of the One Part AND (1) (Name of person)

(1) - (1)
when the
Lessor
is all

(1) (Name of person) Shri/Smt. _____
of (Address and Occupation, age) _____
(hereinafter referred to as "the Lessee" which expression shall, where context so
admits, be deemed to include his heirs, executors, administrators, representatives and
permitted assigns.)

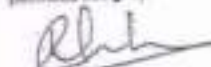


(Name of Person's Shri/Smt. _____
of (Address & Occupation) _____
and (Name of Person) _____
of (Address & Occupation) _____

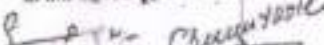
(2) (Name of Person) _____
of (Address & Occupation) _____

Assistant Managing Officer
Wadga Mahanagar

(hereinafter referred to collectively as "the Lessee" which expression shall, where context so admits,
be deemed to include his heirs, executors, administrators, representatives and
permitted assigns).


ADMINISTRATOR




LESSEE'S SIGNATURE

20/9/24/32



अ ग ग-3
20/9/24/32
2022

143/2091

गुरुवार, 05 मार्च 2021 11:02 म.पू.

दस्त गोपवारा भाग-१

अगणक

दस्त क्रमांक: 2091/2021

दस्त क्रमांक: अगणक /2091/2021

बाजार मूल्य: रु. 77,97,400/-

मोबदल: रु. 80,00,000/-

भरतेले मुद्रांक शुल्क: रु. 4,00,000/-

डु. नि. सह. डु. नि. अगणक यांचे कार्यालयात

अ. क्र. 2091 खर दि. 05-03-2021

वेळी 10:55 म.पू. वा. हजर केले.

पावती: 2736

पावती दिनांक: 05/03/2021

सादरकरणाचे नाव: श्री दिवाकर सुनेरचंद साठुजी -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

620.00

पृष्ठांची संख्या: 31

एकूण: 30620.00

दस्त हजर करणाऱ्याची सही

Joint S. R. Aurangabad VI

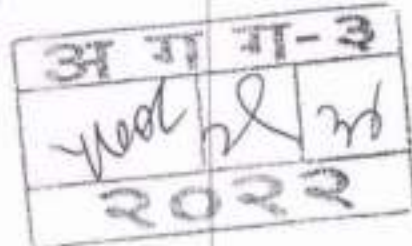
Joint S. R. Aurangabad VI

दस्ताचा प्रकार: असाईनमेंट डीठ

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाच्या विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (भातमसेच्या प्रत्यक्ष बाजार मूल्यचे निधारण) निगम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्र.

शिक्षका क्र. 1 05 / 03 / 2021 10 : 55 : 04 AM ची वेळ: (सादरीकरण)

शिक्षका क्र. 2 05 / 03 / 2021 10 : 56 : 26 AM ची वेळ: (फी)



3/5/2021

Summary-2

इस संख्या में-2

अपराध

इस संख्या में: 2021/2021

05/03/2021 11:00:13 AM

इस संख्या में: अपराध/2021/2021

इस संख्या में: अपराध/2021/2021

- अनु क्र. पहचान संख्या व पता
1. नाम: श्री दिवाकर सुमेरचंद साहूजी -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पॉस्ट नंबर 25 सिडको बाबुल महानगर-1 सिविल सा. व वि. औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: AVGPS3634A
2. नाम: श्री रमिन सुमेरचंद साहूजी -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पॉस्ट नंबर 25 सिडको बाबुल महानगर-1 सिविल सा. व वि. औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: AVGPS3463A
3. नाम: सोनली सहकारी गृहनिर्माण संघात मर्यादित लॉन्ग अक्वथ की सुदेश पारसपुरा रोड -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पिन नं. 3-3-38 नीलम बिजली प्ला. पी. पेट्रोल पंप समीर साहगंज औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: AAB885444D
4. नाम: सोनली सहकारी गृहनिर्माण संघात मर्यादित लॉन्ग अक्वथ की सुदेश पारसपुरा रोड -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पिन नं. 3-3-38 नीलम बिजली प्ला. पी. पेट्रोल पंप समीर साहगंज औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: AAB885444D



इस संख्या में: अपराध/2021/2021

इस संख्या में: अपराध/2021/2021

अपराध संख्या: अपराध/2021/2021

अपराध संख्या: अपराध/2021/2021

- अनु क्र. पहचान संख्या व पता
1. नाम: श्री बाबुल साहूजी -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पिन नं. 3-3-38 नीलम बिजली प्ला. पी. पेट्रोल पंप समीर साहगंज औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: 431138
2. नाम: श्री सुदेश साहूजी -
पता: पॉस्ट नं. --, माता नं. --, इमरालदी नगर --, ब्लॉक नं. --, रोड नं. --, सड़की नं. --
रा. पिन नं. 3-3-38 नीलम बिजली प्ला. पी. पेट्रोल पंप समीर साहगंज औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: 431001



इस संख्या में: अपराध/2021/2021

इस संख्या में: अपराध/2021/2021

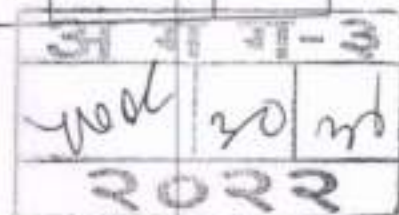
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अपराध संख्या: अपराध/2021/2021

अपराध संख्या: अपराध/2021/2021

अपराध संख्या: अपराध/2021/2021

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Unit At	Deface Number	Deface Date
1	MR DIWAKAR SUMERCHAND SAHJJI AND ANOTHER	eChellan	00040172021030502956	MH012681147202021E	400000.00	SI		05/03/2021
2		DHC		0403202120932	620	Rf	0403202120932D	05/03/2021
3	MR DIWAKAR SUMERCHAND SAHJJI AND ANOTHER	eChellan		MH012681147202021E	30000	Rf		05/03/2021





भारत सरकार
GOVERNMENT OF INDIA

निधील उमाकांत भावेराव
Nidhi Umakant Bhaerav
जन्म तारीख/ DOB: 28/02/1995
पुरुष / MALE



8490 3781 4243

सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

सचिन सुमेरचंद साहुजी
Sachin Sumarchand Sahuji
जन्म तारीख/ DOB: 15/02/1974
पुरुष / MALE
Mobile No: 9402291755



3830 9895 0066

VID: 8102 3754 0033 6333

माझे

माझी भोळख



भारत सरकार
Government of India

राजसाहेब विठ्ठलराव चौर
Rajsaheb Vitthalrao Choure
जन्म तारीख/ DOB: 05/05/1989
पुरुष / MALE



7378 8419 6785

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA

सिध्दहंत सुजैत गोधा
Siddhant Sujeet Godha
जन्म तिथि/ DOB: 28/01/2000
पुरुष / MALE



5931 9025 8284

माझे आधार, माझी ओळख



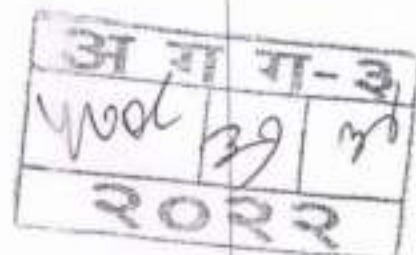
भारत सरकार
Government of India

दिवाकर सुमेरचंद साहुजी
Dhivakar Sumarchand Sahuji
जन्म तारीख / DOB: 15/05/1988
पुरुष / MALE



0314 5559 5021

मेरा आधार, मेरी पहचान



दस्त क्रमांक: अगप3/5708/2022

बाजार मूल्य: ₹. 1,50,00,000/- मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 7,50,000/-

डु. नि. सह. डु. नि. अगप3 यांचे कार्यालयात
अ. क्र. 5708 मर दि. 23-08-2022
पेज 4:10 म.नं. या. हजर केला.

पावडी: 10348 पावडी दिनांक: 23/08/2022
सादरकरणाचे नाव: स. विमल श्रुतार्थी लॉफ्ट पार्टनर 1. सौ. रैला
कुशल पावडी - -

नोदणी फी ₹. 30000.00
दस्त हस्ताक्षरी फी ₹. 500.00
पुढाफी संख्या: 25

एकूण: 30500.00

दस्त हजर करणाऱ्याची नगरी:

Joint Sub Registrar Aurangabad III

Joint Sub Registrar Aurangabad III

दस्तावा प्रकार: वेव्हलपॉलिट जेडीमेट

मुद्रांक शुल्क: (दोन) कोणासाठी नगरपालिका किंवा नगर पंचायत किंवा स्थावरगुप्त असलेल्या कोणत्याही बटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रकारात बाजार मूल्याचे निश्चरण) विषय, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील वारंवार प्रभाव क्षेत्रात.

मिळालेले क्र. 1 23/08/2022 04:10:38 PM ची वेळ: (सादरीकरण)

मिळालेले क्र. 2 23/08/2022 04:13:31 PM ची वेळ: (फी)





Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Defect Number	Defect Date
1	MS NIRMAN VENTURES THROUGH PARTNERS RAINA KUSHAL PATNI AND OTHER	eChallan	02300042022082250640	MH006695185202223E	750000.00	SD	0003363096202223	23/08/2022
2		DHC		2208202210969	500	RF	2208202210969D	23/08/2022
3	MS NIRMAN VENTURES THROUGH PARTNERS RAINA KUSHAL PATNI AND OTHER	eChallan		MH006695185202223E	30000	RF	0003363096202223	23/08/2022

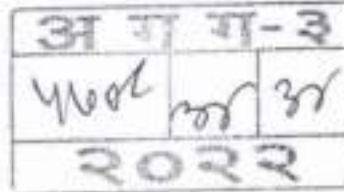
(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

5708 /2022

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सदर दस्तऐवज शुद्ध
नवराचे बसणे
नवरी नोंदवला तारीख
सह निवृत्त कार्य-३

