158/1387

Thursday,February 24 ,2022
3:02 PM

पावती

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

गावाचे नाव: **सारंवेडा**

पावती क्र.: 1924 दिनांक: 24/02/2022

दस्तऐवजाचा अनुक्रमांक: **अमग1-1387-2022**

दस्तऐवजाचा प्रकार : **डेव्हलपमेंट अॅग्रीमेंट**

सादर करणाऱ्याचे नाव: **मे.आदेश्वर कन्स्ट्रक्शन तर्फे पार्टनर गौतम मांगीलाल कटारिया -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 660.00
पृष्ठांची संख्या: 33	
एकूण:	रु. 30660.00

आपणास मूळ दस्त ,बंधनेत पिट,सूची-२ मंदाडे 3:22 PM,या वेळेस मिळेल.

Sub Registrar Aurangabad I

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

बाजार मुल्य: रु.30691000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 1534600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2402202204299 दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013595596202122E दिनांक: 24/02/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत केले

दस्त स्कॅन झाला

CHALLAN
MTR Form Number-6

GRN	MH013595596202122E	BARCODE		Date	24/02/2022-11:51:52	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABXFAZ788F
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	CTS NO.15731/10,PLOT NO.7
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1534600.00	Road/Street	SHRIRAM NAGAR,GARKHEDA
0030063301 Registration Fee	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	PAN2=AAQPT7977B~SecondPartyName=SURESH NARAYANRAO TARGE~
Total	15,64,600.00	Amount In Words	Fifteen Lakh Sixty Four Thousand Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022022413208	2731385942
Cheque/DD No.		Bank Date	RBI Date	24/02/2022-11:52:56	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823016294

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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

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Print Date 24-02-2022 11:53:12

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	24022022204299	**Date**	24/02/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.			
Payment Details			
Bank Name	IBKL	**Date**	24/02/2022
Bank CIN	10004152022022403907	**REF No.**	2746007494
This is computer generated receipt, hence no signature is required.			

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MTR Form Number-6

GRN	MH013995983021222E	BARCODE		Date 24/02/2022-11:51:52	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABXFA2788F
Office Name	AR82_AURANGABAD 2 JT SUB REGISTRAR	Full Name	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	CTS NO.15731/10,PLOT NO.7
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1534600.00	Road/Street	SHRIRAM NAGAR,GARKHEDA
0030063301 Registration Fee	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		PAN2=AAQPT7977B~SecondPartyName=SURESH NARAYANRAO TARGE~	
Total	1564600.00	Amount In Words	Fifteen Lakh Sixty Four Thousand Six Hundred Rupee s Only

DEFACED ₹1564600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	99100332022022410208	2731380943
Cheque/DD No.		Bank Date	RBI Date	24/02/2022-11:52:58	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8623016294

NOTE:- This challan is valid for document to be registered in Sub Re.. ..trar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालय मोगी करावयाचा आहे. इतर वापरु नये. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(SI)-158-1387	00065985452321 22	24/02/2022-15:02:40	IGR305	30000.00

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Pg. : 02

Print Date 24-02-2022 03:10:39

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABADON THIS 21ST DAY FEBRUARY 2022.

BETWEEN

Shri. Suresh Narayanrao Targe
Age: 79 yrs. Occu: Retired
R/o Chhavani, Aurangabad.
ADHAR No.: 4499 8272 9809
Pan No:AAQPT 7977 B

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

——Party of the First Part





AND

M/S AADESHWAR CONSTRUCTION

(A registered partnership)

Having its office at :-

Aadinath Chambers, Plot No. 31 B and C, Sector F-1,

N-4, CIDCO, Aurangabad

PAN NO. ABXFA2788F

THROUGH ITS PARTNER

01. Shri. Gautam S/o Mangilal Katariya
Age: 55 yrs., Occ. :- Business
R/o:- Plot No. 31 B and C, Sector F-1,
N-4, CIDCO, Auragabad.
Pan No. ACQPK9114P
Adhar no 8595 8647 6597

02. Shri. Pawankumar S/o Suganchand Mugdiya
Age:- 43 Yrs., Occ.:- Business
R/o:- Plot No. 05 Adalat Road, Aurangabad
Pan No. AGVPM9064H
Adhar no 2392 0634 4170

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

Party of the Second Part

1. WHEREAS Shri. Suresh Narayanrao Targe is the owner and possessor of Plot No. 7, area adm. 483.00 sqm. CTS No. 15731/10, situated at Shriram Nagar, Garkheda, Aurangabad, which is purchased by him under the Registered Sale Deed bearing No. 5038 dated 04.12.1978 and 2126 dated 20.02.1989 (Hereinafter called and referred to as the said plot, which is more particularly described in Schedule hereunder).

2. That, the party of the first part i.e. owner has decided to develop the said property 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 developer as stated in this agreement.

3. The said plot proposed to be developed is shown on a plan hereto annexed by Red Colour boundary line.

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4. The Owner have agreed to authorize the Developer/Builder to develop the said plot described in the Schedule hereunder written on ownership basis, by constructing building (Consisting of Underground + Ground + Six Floors). The Underground Floor will be for parking. On the ground floor there will be three shops and parking area. On the First floor there will be two Commercial Halls and thereafter two flats on each second, third, fourth, fifth and sixth floor on the following terms and conditions agreed to between the parties hereto:

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

1. With a view to develop the said plot 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 and 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 building thereon on Ownership basis. The Developer agrees that he will obtain the construction permission and other whatever permissions required to develop the property in its name and at his own costs and on his own responsibility and the Owner will co-operate for the same and 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.

3. In consideration of the development work, the developer will construct the building on the plots referred under the schedule as per the bye-laws and TDR available with the present norms premium paid FSI.

4. The share of owner and Developer in the project as per referred under schedule will be as under :-

Owner	51.94 %
Developer	48.06 %

The constructed units/flats shared by the Owner and developer are detailed as below:

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SHARE OF LAND OWNER

Unit No.	Floor	Area admeasuring.	Survey Boundaries			
			East	West	North	South
Shop No. 1	Ground Floor	Carpet Area :23.36 sq.mt Builtup Area: 25.38 sq.mt	Shop no.2	Marginal space	80 ft. Dp road	Lift & staircase
Shop No. 2	Ground Floor	Carpet Area :23.59 sq.mt Builtup Area: 25.38 sq.mt	Shop no.3	Shop no. 1	80 ft. Dp road	Lift & duct
Shop No. 3	Ground Floor	Carpet Area :23.59 sq.mt Builtup Area: 25.79 sq.mt	Marginal space	Shop no. 2	80 ft. Dp road	Toilet
Commercial Hall 101	First Floor	Carpet Area :119.56 sq.mt Builtup Area: 129.0 sq.mt	Marginal space	Marginal space	Commercial hall no.2	Marginal space
Commercial Hall 102	First Floor	Carpet Area :101.29 sq.mt Builtup Area: 110 sq.mt	Marginal space	Marginal space	Marginal space	Commercial hall no.1
Flat No. 201	Second Floor	Carpet Area :107.59 sq.mt Builtup Area: 127.43 sq.mt	Marginal space	Marginal space	Staircase & flat no.202	Marginal space
Flat No. 202	Second Floor	Carpet Area :108.38 sq.mt Builtup Area: 126.45 sq.mt	Marginal space	Marginal space	Marginal space	Staircase & flat no.201
Flat No. 401	Fourth Floor	Carpet Area :107.59 sq.mt Builtup Area: 127.43 sq.mt	Marginal space	Marginal space	Staircase & flat no.402	Marginal space
Flat No. 402	Fourth Floor	Carpet Area :108.38 sq.mt Builtup Area: 126.45 sq.mt	Marginal space	Marginal space	Marginal space	Staircase & flat no.401

Separate Sheet of Area and Boundaries are annexed herewith which is Part and Parcel of this agreement. That the covered Parking behind Shops is for parking of commercial Hall No. 101, 102 and Flat No. 201and 202 and underground parking is for parking of Flat nos. 301, 302, 401, 402, 501, 502, 601, 602.

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SHARE OF DEVELOPER

Unit No.	Floor	Area adm.	Survey Boundaries			
			East	West	North	South
Flat No. 301	Third Floor	Carpet Area :107.59 Sq.mtr Builtup Area:127.43 Sq.mtr	Marginal space	Marginal space	Staircase, lift & flat no.302	Marginal space
Flat No. 302	Third Floor	Carpet Area :108.38 Sq.mtr Builtup Area: 126.45 Sq.mtr	Marginal space	Marginal space	Marginal space	Staircase, lift & flat no.301
Flat No. 501	Fifth Floor	Carpet Area :107.59 Sq.mtr Builtup Area:127.43 Sq.mtr	Marginal space	Marginal space	Staircase, lift & flat no.502	Marginal space
Flat No. 502	Fifth Floor	Carpet Area :108.38 Sq.mtr Builtup Area: 126.45 Sq.mtr	Marginal space	Marginal space	Marginal space	Staircase, lift & flat no.501
Flat No. 601	Sixth Floor	Carpet Area :107.59 Sq.mtr Builtup Area:127.43 Sq.mtr	Marginal space	Marginal space	Staircase, lift & flat no.602	Marginal space
Flat No. 602	Sixth Floor	Carpet Area :108.38 Sq.mtr Builtup Area: 126.45 Sq.mtr	Marginal space	Marginal space	Marginal space	Staircase, lift & flat no.601

5. This Development at any cost will not be treated as a partnership between the Owner and the developer or an Agreement for Sale or etc. of the said plot by the Owner to the Developer.

It is further agreed in between the parties of this development Agreement that, after completion of construction work as per the approved map of construction, the Developer shall hand over the possession of the shops, commercial halls and Flat to the Owner with respect to their share and the Owner shall have absolute right and liberty to Sale their shops, commercial halls and Flat which are specifically identified in the Registered Development Agreement for execution of Sale Deed or Agreement to sale or document of transfer, etc. There is no requirement to obtain NOC of Developer as agreed mutually, for the share of the owner and to receive independently the consideration of said sold Flat and the consent of the developer shall not be needed for execution of the Sale Deeds by the Owner. Both the parties will follow RERA regulations.

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After completion of the construction in all respect the developer will handover the finished constructed share of the land Owner in all respect to them and issue possession certificate in that regard.

6. 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 arises the owner shall resolve all the disputes at his own cost and make available to the developer the clear, good and 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 to the developer.

7. The Developer shall not start any work of development on the said property unless the concern authorities sanctions the building plans in all respects and Commencement Certificate is issued in favour of the Developer/Owner.

8. 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 24 months plus 06 months grace period from the date of commencement certificate/ construction permission given by the Municipal Corporation, Aurangabad. If the developer fails to completed the project in stipulated time period, in that event the developer shall pay an amount of Rs. 1,00,000/- per month to the owner till the date of possession of owner's share is handed over by the developer to the owner. The Developer will be entitled to extension for the period of completion for the reasons beyond the control of Developer.

9. The development of the said property by construction of building or buildings thereon shall be at the entire costs, expenses and risk and on the entire account of the Developer. All buildings to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme/sanction 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 at his costs.

10. The developer be entitled to carry out at his own costs, charges and expenses in all respects or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and other items as per the terms and conditions imposed by the Aurangabad Municipal Corporation or any other/local authorities while sanctioning building permission and the said plans and also other items of works as may be required to carry out for the purpose of making

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the said property fit for construction of buildings 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 buildings 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 incurr any financial obligations in that behalf.

11. The Developer shall be at liberty to sell the constructed area/Flats in their share to any of the prospective purchaser, as the Developer may think fit, to the extent of his share in the proposed flatted building to be constructed on the property plots referred under the schedule. Further The Developer shall receive and retain the total consideration amount, out of sale of the flats/units, from the prospective purchasers, to the extent of his share. But simultaneously owner's equal share will also be completed.

12. It is agreed between the parties that, the developer shall purchase the TDR at his own cost and utilized the same in the same building as per the bye-laws.

13. 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.

14. **The Owner declares**

a) That the Owner is entitled to enter into this Agreement with the Developer and he has full right and authority to sign and execute the same.

b) That the Owner has 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, third party interest 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 and states that the property under development is not subject to any acquisition, requisition, reservation and also not comes under any, tenancy, protected tenant or any tenancy law, any type of Inam or Ceiling and it is in the permissible category of development without any permission from Collector or Govt. except the N.A. permission.

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15. Whereas the Owner assured that the property under agreement is free from all the disputes, litigation, charges and 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 and 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.

16. The Stamp Duty and the Registration charges for this development agreement and the Power of Attorney will be paid by the developer.

17. 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 and the contractor or technical experts, skilled or unskilled labours or with any other person in relation to the development of this property, The owner shall not be held responsible in any way to the said litigation if any created.

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

18. Whereas the developer can obtain the construction permission sanctioned from the concern authorities and further can revise, modify, change or alter the construction plan after taking the necessary construction permission from the competent authority at their own cost with the consent of the owner

19. The Developer/Builder i.e. party of the second part can mortgage the flats of their share in the property referred under the schedule more particularly described above and referred under the registered Deed of Declaration to any bank or financial institute for raising the loan, funds or financial assist from any bank or financial institute and the Owner have consented for the same to the extent of developer's share. The liability of the payment of the loan amount whatever taken from any bank or financial institute will be entirely the responsibility of developer only and Owner will not be liable for the same in any manner.

20. 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, and to give all the powers required for sale, mortgage the property to the extent of Developer's share in construction.

21. After obtaining the final completion certificate in respect of the construction proposed under the present Development Agreement in case any additional Floor

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Space Index is increased due to modification in the Development Control Regulations, the owner alone will be entitled to utilise such additional FSI.

22. It is further agreed between the land Owner and developer, the developer will pay all the taxes and charges towards development/construction of the building and also developer will pay income tax GST, Service Tax, wealth tax, etc; on the sale of the flats to the extent of their share and similarly the Owner will pay, income tax, Service Tax, GST, wealth tax, etc, on the sale of the flats to the extent of owner's share.

23. It is mutually agreed that the name of the building as decided will be "SAI SUMAN PRIDE".

THE SCHEDULE ABOVE REFERRED TO

All the part and parcel of the Property Plot No. 7, area adm. 483.00 sqm., CTS No. 15731/10 situated at Shriram Nagar, Garkheda, Aurangabad and bounded as under;

Boundaries of the Property/Land Under Development:-

East	Venkatesh Co-op. Society
West	20 Feet Wide Road
South	Plot No. 8
North	80 Feet Wide Road

P-LINE AREA STATEMENT (BASEMENT + GROUND + 6FLOORS)				
1	2	3	4	5
SR. NO.	FLOOR	FLAT NO.	CARPET AREA (INC.ECLOSED BALCONY and BOX) (IN SQ.M)	P-LINE AREA/B.UP AREA (IN SQ.M)
1	GROUND FLOOR	SHOP-01	23.36 sq.mt	25.38 sq.mt
		SHOP-02	23.59 sq.mt	25.21 sq.mt
		SHOP-03	23.59 sq.mt	25.79 sq.mt
2	FIRST FLOOR	HALL NO. 101	119.56 sq.mt	129.00 sq.mt
		HALL NO. 102	101.29 sq.mt	110.00 sq.mt

Sealed in the Jt. Sub-Registrar Aurangabad No.1

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3	SECOND FLOOR	FLAT NO. 201	107.59 sq.mt	127.43 sq.mt
		FLAT NO. 202	108.38 sq.mt	126.45 sq.mt
4	THIRD FLOOR	FLAT NO. 301	107.59 sq.mt	127.43 sq.mt
		FLAT NO. 302	108.38 sq.mt	126.45 sq.mt
5	FOURTH FLOOR	FLAT NO. 401	107.59 sq.mt	127.43 sq.mt
		FLAT NO. 402	108.38 sq.mt	126.45 sq.mt
6	FIRTH FLOOR	FLAT NO. 501	107.59 sq.mt	127.43 sq.mt
		FLAT NO. 502	108.38 sq.mt	126.45 sq.mt
7	SIXTH FLOOR	FLAT NO. 601	107.59 sq.mt	127.43 sq.mt
		FLAT NO. 602	108.38 sq.mt	126.45 sq.mt

AMENITIES / SPECIFICATION

Sr.No.	ITEM	SPECIFICATIONS
1	Concrete	M20Grade
2	Bricks	Red clay bricks. Like Parli.
3	Brickwork	Outer 6" Inner 4" in crushed sand of Kalpataru Buildcon.
4	Sand	Sand shall be river sand in combination of Crushs and in Slabs / Column.
5	Plaster	Double Coat Plaster from out side.
6	Water	Any water available from Borewell of site, Well water from tanker.
7	Main Door	Ply wood of any ISI Company, Veneer finish from outside, laminate finish from inside. handle, Peephole, Europa Lock.
8	Other Door	Flush doors with laminate Finish.Frame in Telephonic Black Granite.
9	Windows	Three Track powder coated Aluminium Window
10	Flooring Tiles	Oasis or Similar 800 x 800 Digital Tiles in All Rooms.
11	Plumbing	4" Single for all external SWR Fittings CPVC concealed Pipeline for all internal Pipe line, Make-Supreme, Prince, Astral, Ashirwad, Ajay
12	Sanitary and CP Fitting	Essco (Jaquar) (/ CERA / Varmora) with Divertors and regular round shower. WC Floor Mount. Basin with Granite counter.

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13	Electrical Fittings	Legrand Mylinc/ Anchor 3.5 points in each room, TV and Telephone pointing Living room, 1 power point in bathroom, 1 power point in Kitchen. Wire of Phoenolex/ polycab/ RR.
14	Internal/External Paint	Internal Plastic Paint outer Asian Ultima or Raincoat or similar.
15	Ceramic Tiles Bathroom and Kitchen	Color Tiles or Oasis or similar of 300x600 mm till Lintel Level/ 8ft./ Slab bottom level. As per design/site condition/workability.
16	Kitchen	Telephonic Black Granite Kitchen Otta.
17	Staircase and Passage	Telephonic Black, or Black Steel grey Granite in Treads and Riser in tiles. Lobby in Tiles.
18	False Ceiling	False Ceiling in Living Room with LED Panels 6 Nos. Provision for diffused lights.
19	POP	Internal Walls with cement plaster and Wall punning.
20	Parking	300x300 Digital or Terracotta Tiles /PCC.
21	Terrace	Traditional Water proofing of Brickbat Coba With use of Chemicals.
22	Water Tank	Underground Water tank with partition for drinking water(Approx 15,000Litres). Overhead Water tank with partition for drinking water / Ready made PVC Tanks of Standard Company(Approx15,000Litres)
23	Railing	Internal Staircase - S.S. Railing of 202 Grade(3Pipe) External Balcony - M.S. / S.S as per design. If Glass regular Non Toughened Glass with 304 Grade S.S.
24	Lift	Lift with Manual Doors of Kazi make. Lift Cabin S.S./ M.S. Make. Door and Frame M.S. with Powder Coated with Battery Backup.
25	CCTV and Other Electricals	CCTV in Parking and All Lobbies,

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

THE OWNER



S N Targe

Shri. Suresh Narayanrao Targe

Seal of the Jt. Sub-Registrar

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DEVELOPER/BUILDER

M/S AADESHWAR CONSTRUCTION

Through its partners





01. Shri. Gautam S/o Mangilal Katariya





02. Shri. Pawankumar S/o Suganchand Mugdiya

WITNESSES:





1. Shri. Deepak Pawankumar Jain Sanklecha
Age: 38 yrs, Occ.: Service,
R/o: Pandariba, Aurangabad.





2. Shri. Prashant Suresh Targe
Age: 42 yrs, Occ.: Business,
R/o: Gawlipura, Chawni, Aurangabad.





3. Shri. Bapu Sakaram Adhav
Age: 48 yrs, Occ.: Business,
R/o: Padegaon, Aurangabad.

Jt. Sub-

महाराष्ट्र शासन

मालमत्ता पत्रक

२३८७

दस्त नोंदणी : Aurangabad

तालुका/न.भू.का. : न.भू.का. औरंगाबाद

जिल्हा : औरंगाबाद

गाव नमुना ६ क्रमांक	हिस्सा नंबर	आकार/क्षेत्र	बांध पो. पी.	धारणाधिकार	आकारात्मक टिप्पणीच्या आकारणीचा किंवा चालवणा लगतीच्या आणि त्यावरचा वेगवेगळ्यांची स्थिती येते
५७३५/७०	७१	७८३.००	७	—	—

पुनर्विलोकित	—
हस्तांतरण मुळ धारक पर्यंत	
पोटदार	—
इतर हक्क	—
इतर शेरे	—

दिनांक	व्यवहार	सोबत जोडलेले	नवीन धारकाचे/ पोटदाराचे किंवा भार	शेरा/संकेत
२७/०७/२०१७	दिनांक १.२.७७ रो व्यवहार आपले		१) रामलाल हिरालाल बोरसाने	सही- २७/०७/२०१७ CTSO A Sakt
२७/०७/२०१७	दि. २२.८.७७ रो व्यवहार आपले		१) नवनाथ पंढरीनाथ गोरे व.पो.स.पो.अ. औरंगाबाद ग्रामीण यांचेकडे गावकामगार तलाठी	सही- २७/०७/२०१७ CTSO A Sakt
२७/०७/२०१७	ई.पी.२८८ दि.२.१२.७८		१) औरंगाबाद, पुरेश पोलीसमहानिरीक्षक यांचेकडे	सही- २७/०७/२०१७ CTSO A Sakt
२७/०७/२०१७	खोलीचे पो.क्र.१२/७८ ई.सं.२०५७/-३.११.८७ रोजचे पोलीस २५० पो. पी.		१) पो. सुपरा पुरेश यांचेकडे	सही- २७/०७/२०१७ न.भू.का.१ औरंगाबाद
२६/०५/२०१९	खोलीचे पो.क्र.२०५७ रु.३.८.९९ आपले		१) पो. सुरेश पोलीसमहानिरीक्षक यांचेकडे	सही- १५/०५/२०१९ न.भू.का.१ औरंगाबाद
२८/०७/२०१५	१) तलाठी, सजा मुर्धा, मंडळ अधिकारी, सजा मुर्धा, नायब तहसीलदार, औरंगाबाद पुरवे दि.१५/७/२०१५ व इलेक्ट्रॉनिक आदेश क्र.न.भू.का.Aurangabad/वि.क्र.७८८/२ दिनांक २८/०७/२०१५ अन्वये मंजूर केलेली फेरफार नोंदवहीतील शेरा २ मिळकत परिवेक्षणीय शेरा मिळत असलेले शिक्षकत परिवेक्षण न्यूट अंकी क्षेत्रफळाची मात्र ते ७८८/१ पो. पी. दाखल केले			हेरफार क्र.१७८२ प्रमाणे सही- २८/०७/२०१५ न.भू.का.औरंगाबाद

हे मिळकत परिवेक्षण टिपण/०७/२०२१ ५.२८ पर्यंत AM येथील डिजीटल स्वाक्षरीत केली असल्याकारणे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत परिवेक्षण आकारणीचे टिपण ५/७/२०२१ १२:५८:०३ PM
टिपण पडताळणी साठी https://aaplesarkar.mahabhumi.gov.in/CitizenPortal/verify/ या वेबसाईट लॉगइन आयडी ५१७५२०००७७९९२८ हा क्रमांक वापरावा.

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

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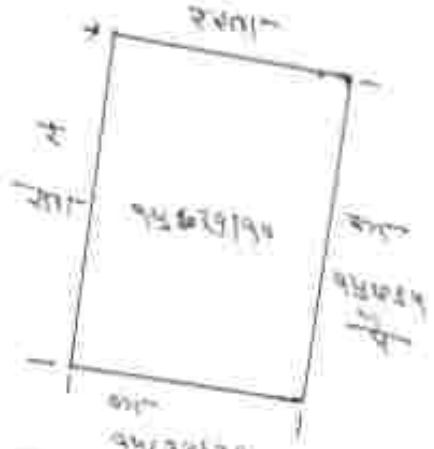
शहर भूमापन औरंगाबाद

शिट वरुन

शीट क्र.: १९६

चालता क्र. :

सि.स.न. : १५७२१/१७





तयार करणार

तपासणी करणार

सत्यप्रत

वरिष्ठ लिपीक
नगर भूमापन अधिकारी
औरंगाबाद.



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औरंगाबाद महानगरपालिका औरंगाबाद

बेबाकी प्रमाणपत्र

जा./क्र./मनपा/7895/1741 वार्ड क्र. 07

दिनांक : 24/01/2022

प्रमाणित करण्यात येते की,

श्री./ श्रीमती. सुरेश नारायण [illegible]

मनपा घर क्रमांक F No. 07 मोहल्याचे नाव कोरंगा नगर.

औरंगाबाद यांनी सन 1985 ते 31/03/2022 मालमत्ता कर /

मोकळया जागेचा कर पावती क्र. 04/5333 बुक क्र. [illegible]

दिनांक 22/04/2021 रोजी रुपये 600/-

(अक्षरी [illegible] फक्त)

जमा केले आहे.

तसेच सन [illegible] ते 31/03/2022 पाणीपट्टी

दिनांक 22/04/2021 रुपये 4850/-

(अक्षरी [illegible])

पावती क्र. F104/3157 बुक क्र. [illegible] दिनांकतद्वारे जमा केले

आहे.

1/04/2022

F104/49909,

Rs-14378/- दि 24/01/2022.

वार्ड अधिकारी

वार्ड क

महानगरपालिका, औरंगाबाद

वार्ड अधिकारी (वार्ड क्र. [illegible])

महानगरपालिका औरंगाबाद

[illegible]

Seal of the SL Sub-Registrar Aurangabad No. 1

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Read :—(1) City Survey Officer, Aurangabad's report under S... No. ... Plot No. ... dated 16.6.1988

Tahsildar ... report under No. ... dated ...

(2) Show Cause Notice dated 31-5-1988 served upon Shri/Smt. Shri. M. Narayan Tonge & Ors. in Gat No. 15 Survey No. 44 Aurangabad Kasba

(3) Reply received on Aurangabad ...

No. RB. DESK. II/KAA/ GHD. ER/0483/88
Office of the Collector, Aurangabad.
Dated : 25-10-1988

ORDER

The land comprised in S. No./G. No. ... Sheet No. ... C.T.S. No. 15334/60 of village Gunthegaon, taluka ... district Aurangabad, measuring 6883 sq.m. sq. meters belongs to Shri/Smt. G. M. Tonge & Smt. M. G. Tonge. The land is still unbuilt but no longer fit for cultivation as it has already been converted into plot for non-agricultural purpose. It is seen that the above mentioned land has been converted to non-agricultural use in contravention with the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966 or the corresponding provisions of the Hyderabad Land Revenue Act, 1951 or, as the case may be, conditions subject to which permission under Section 44 of the Code was granted earlier by the Collector Aurangabad under No. ... dated ... were not complied with.

The change of user of the land is, therefore, treated as unauthorised change and the holder of the land has become liable to the penalties mentioned in Section 45 of the said Code and the Rules thereunder. In addition to this the holder is liable to pay the conversion tax equal to three times the non-agricultural assessment leviable on the land on account of change of user of land as laid down under section 47-A of the Maharashtra Land Revenue Code Amendment Act, 1979. Moreover the non-agricultural assessment is leviable on the above mentioned land from the date of commencement the change of user of the land for non-agricultural purposes i.e. with effect from 1-8-1975.

The revised standard rates as per the provisions contained in the Maharashtra Land Revenue Code, Amendment, Act, 1979 have become effective from the 1st day of August, 1979 and according to which the non-agricultural assessment is leviable with retrospective

Seal of the JT. SUB-REGISTRAR Aurangabad No. 1

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effect from that date. The notice as required under Section 45 of the M. L. R. Code, 1966 was issued and served upon the above mentioned holder, who replied to it as under :-

The say of the party is as under :- The land conferred in the no. 1533/10 admeasuring area 4.83 R.H. metric situated at Gandhela Aurangabad. The holder has purchased the plot vide sale deed nos. 5038 dated 14-12-78 & 9417 dt. 31-11-87 for residential purpose. The holders were not paid any premium. They agreed to pay the premium as per rules and regarding to impose less penalty. Hence 7 (seven) hundred should be imposed for regularising the non-use only.

It is seen that the change of user of the above mentioned land is in consonance with the proposal in the Aurangabad Development Plan. More over it is in conformity with the Building Regulations and the Building Bylaws. It is, thus, deserves that unauthorised non-agricultural use in respect of the said land may be regularised in favour of the above mentioned holder according to the provisions of the M. L. R. Code, 1966 and the Rules thereunder." The concerned competent authorities were consulted in this case and after considering their remarks I am satisfied that this is a fit case for regularisation of the unauthorised non-agricultural use as mentioned above. Moreover according to the rule 19 of the Maharashtra Land Revenue (Conversion of use of land and Non-Agricultural Assessment) Rules, 1969, the holder is liable to pay such fine not exceeding forty times the non-agricultural assessment leviable on the land per annum. However the facts stated in the say of the holder have been considered to impose less minimum quantum of penalty.

In exercise of the powers delegated to him under Sections 45, 47 (6) and 114 of the Maharashtra Land Revenue Code, 1966 and the Rules thereunder, under the Collector Aurangabad's Notification No. 78/RB DESK. II/16/IMB/1309 dated 16th June 1978, the Additional Tahsildar, (N. A. Unit) district Aurangabad is pleased to regularise the unauthorised change of user of the above mentioned land (as shown in the appended plan) in favour of Shri/Smt. S. N. Targe & Shrimati S. Targe hereinafter referred to as grantee(s) subject to the following conditions :-

Conditions - For residential use.

(1) The above regularisation order shall be subject to the provisions of the Maharashtra Land Revenue Code, 1966 and the Rules thereunder.

(2) That the grantee(s) shall pay the total amount Rs. 1073.16 (rupees One thousand seventy three and sixteen paise only) as detailed below :-

Area under N. A. Use in sq. meters 483.00

Date of commencement of N. A. Use 4/1978

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(1) N. A. A[illegible]ment as per the old rates after Rs. 15 per acre per annum w. e. from [illegible] to [illegible]

(2) N. A. Assessment as per the revised standard rates at Rs. 0.16 per sq. meters per annum with effect from 1-8-1976 to 31st July 1979. 27.16

(3) N. A. Assessment as per the revised standard rates according to Amendment Act 1979 at Rs. 0.45 per sq. meter per annum with effect from 1st August 1979 to 31st July 1989. 72.50

(4) Conversion tax equal to three times the N. A. Assessment leviable on the land per annum. 3.17.35

(5) Penalty equal to 7 times the N. A. Assessment leviable on the land per annum. 507.16

Total 1476.16

(3) That the grantee in respect of the above mentioned land shall pay to Government on the 1st day of August in each year an annual assessment of Rs. 72.16 (rupees seventy two and sixteen paise only) calculated at the rate of Rs. 0.16 paise per sq. meter per annum, during the first guaranteed period of twelve years commencing on the 1st day of August 1979 and on the expiry of the said guaranteed period of 12 years i. e. after 31st July 1991, such revised assessment as may from time to time be fixed by the Collector according to the provisions of the Maharashtra Land Revenue Code, Amendment, Act, 1979.

(4) That the grantee(s) shall not sub-divide the plot or sub-plot as approved in this order without getting Sub-division previously approved from the Competent Revenue Authority.

(5) That the grantee(s) shall use the land only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector of Aurangabad, for this purpose the use of the building shall decide the use of the land.

(6) In the event of any change in the use of the land, the non-auricultural assessment shall be leviable at the different relevant rate under Section 114 of the M. L. R. Code, 1966 read with the provisions contained in the Amendment Act, 1979 and the Rules thereunder.

(7) That the grantee(s) shall obtain prior approval to the plan from and shall construct building on the land in accordance with the terms and conditions laid down by the M. C.

(8) That the grantee(s) shall be bound to execute a Saned in the form provided in Schedule VI appended to the M. L. R. (Conversion of Use of Land and N. A. Assessment) Rules, 1969 embodying all the conditions of this order, within a period of one year from the date of this order.

Seal of the Dy. Collector & Sub-Divisional Officer Aurangabad

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

(10) Notwithstanding any thing in Clause (9) above, it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the conditions of this order within such time as he specifies in this behalf and on such removal or ... ation not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee(s) as an arrear of Land Revenue.

(11) That the Regularitation of the non-agricultural use in this order is subject to the provisions of any other laws for the time being in force that may be applicable in this case.

(12) The amount of Rs. 14761/- One Thousand four hundred twenty six is credited through challan no. 64 dated 27-10-1988 in Shadganj Bank Aurangabad.

Sd/-
Additional Tahsildar
(N. A. Assessment)
Collectorate, Aurangabad.

Copy to :-

(1) Shri/Smt S. M. Tajane & Smt. Sumanbai S. Tajane
Non-Contract Aurangabad

(2) The Tahsildar, Aurangabad for information and with a request to issue necessary instructions to the concerned officials to take a note of this order in the T. P. II and V. F. II and to recover assessment.

(3) The Sub-Registrar Officer, Aurangabad for information and necessary action.

Seal of the Sub-Registrar Aurangabad No. 1

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

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C. P. A.—(3) (1)—2,303—12-88.

No. ADLVI/2720

Office of the Deputy Director of
Town Planning, Aurangabad Division,
Aurangabad, Dt. 28-7-1972.

To

The Chief Officer,
Aurangabad Municipal Council,
AURANGABAD.

Subject:- Development Plan of Aurangabad (Draft)
Approval to the layout of S.No. 62/2 of Garkheda- Application of Shri M.R.Sanewal and others.

Ref'nce:- Your letter No.MC.CON.AR.II./17-7 72/1432/72, dated 9.6.1972.

These land for which the applicant has submitted a layout is situated in unsanctioned Planni Unit 'N'. According to the proposals of the Develop--ment Plan of Aurangabad (Draft), it is included in Residential Zone and is affected by 90' East-West & 6 North-South roads. There is, therefore, no objection to allow Residential use in the unaffected portion on

As regards the layout, the same is found to be defective in respect of the alignment of the 60' North-South Development Plan road and the size of the plots fronting 60' Development Plan road. As per Development Plan rules the plots fronting 90' roads shall have to be 5000 sq.ft. minimum. In view of the above, the layout is proposed to be modified as shown in Red on the plan. There is no objection to appro the same tentatively subject to above amendments show in Red. Following conditions may however, please be imposed while giving approval.

1) All the plots shall be used for residential use only.
2) No plot shall admeasure less than 3000 sq.ft. aft actual demarcation on site.
3) No plot shall be further sub-divided without obta ining prior approval of the Municipal Council to the proposed sub-division.
4) The roads & gutters etc. shall be first construct on site to the satisfaction of the Municipal Coun cil for maintainance etc. in due course.
5) The area marked as open space shall be kept perma nently open to sky.
6) The buildings in any of the plots shall be constru cted in accordance with the Development Control regulations stipulated in the Report on the Deve lopment Plan and shall be constructed after gett- ing the building plans approved from the Municipal council.
7) The layout shall be demarcated on site and the demarcated layout duly certified by the Municip Engineer shall be submitted to the Municipal Council for final approval etc.

p.t.o.

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

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A copy of the layout plan is retained in office for record etc. and the remaining is sent herewith duly approved.

Deputy Director of Town Planning,
Aurangabad Division, Aurangabad.

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4488 8272 8909

आधार – सामान्य माणसाचा अधिकार



8595 8647 6597

8595 8647 6597



भारत सरकार

पवनकुमार सुगनचंद मुगदिया

Pawankumar Sugnchand Mugdiya

जन्म तारीख/DOB: 23/12/1978

पुरुष Male

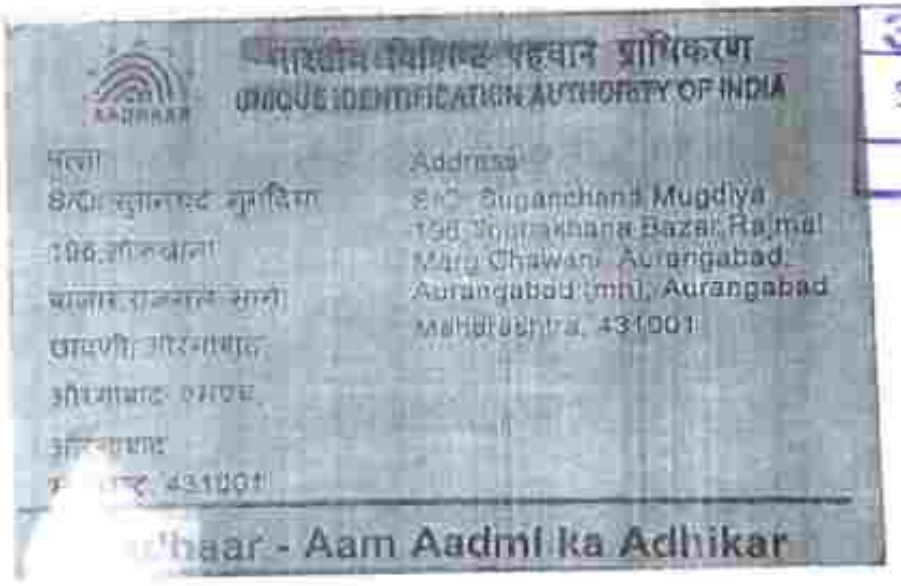
2392 0634 4170

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग

ABXPA7797F



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O: सुगनचंद मुगदिया

106,जोरवाला

बाजार,राजमल मारो

औरंगाबाद

Address:

S/O: Sugnchand Mugdiya

106,Jorawarkhana Bazar,Rajmal

Marg Chawani Aurangabad,

Aurangabad (mnl), Aurangabad

Maharashtra, 431001

431001

Aadhaar - Aam Aadmi ka Adhikar

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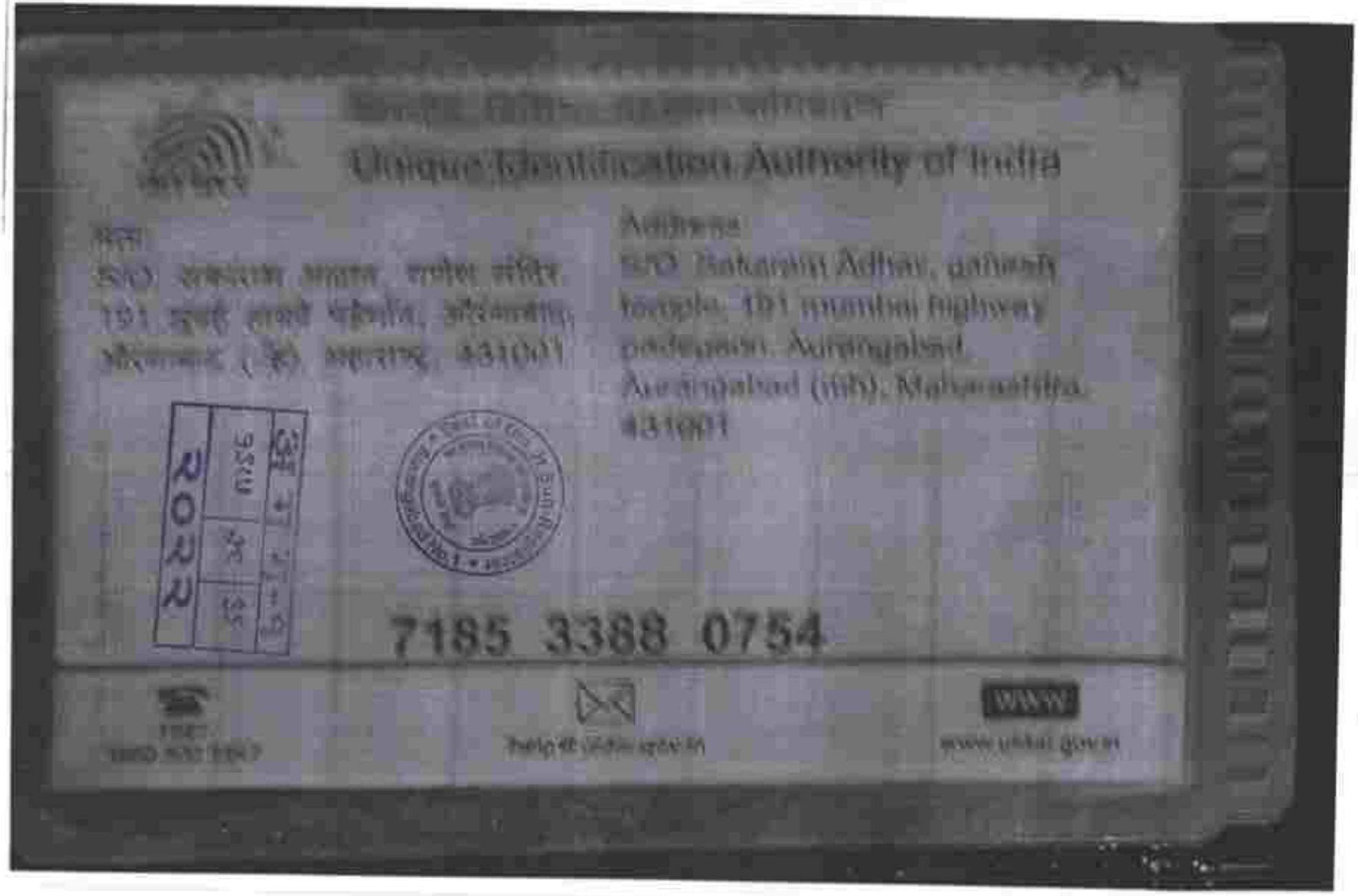
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Seal of the Jt. Sub-Registrar Aurangabad No. 1


भारत सरकार
Government of India
बापू सखाराम आधव
Bapu Sakaram Adhav
जन्म तिथि / DOB : 01/01/1974
पुरुष / Male
7185 3388 0754
आधार - आम आदमी का अधिकार


Unique Identification Authority of India
Address:
S/O Balaram Adhav, ganesh
temple, 191 mumbai highway
pedhegaon, Aurangabad
Aurangabad (mh), Maharashtra,
431001
7185 3388 0754
www.uidai.gov.in



भारत सरकार
Government of India

प्रशांत सुरेश तारगे
Prashant Suresh Targe
जन्म तारीख / DOB: 03/05/1978
पुरुष / MALE

9476 4520 2047

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O Suresh Targe, GHAR N.1136,SAI KRUPA,GAVALIPURA CHAVANI, Aurangabad, Aurangabad Maharashtra, 431001

9476 4520 2047

1947 help@uidai.gov.in www.uidai.gov.in

आधार — सामान्य नागरिकाचा अधिकार

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९३८७ | ३० | ९१
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Sangamner Jt. Sub-Regd.

158/1387
बुधवार,24 फेब्रुवारी 2022 3:02 म.नं.

दस्त गोषवारा भाग-1

अगर1 33139
दस्त क्रमांक: 1387/2022

दस्त क्रमांक: अगर1 /1387/2022

बाजार मूल्य: रु. 3,06,91,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.15,34,600/-

दु. नि. सह. दु. नि. अगर1 यांचे कार्यालयात

अ. क्र. 1387 वर दि.24-02-2022

रोजी 3.00 म.नं. वा. हजर केला.

पावती:1924 पावती दिनांक: 24/02/2022

सादरकरणाराचे नाव: मे.आदेश्वर कन्स्ट्रक्शन तर्फे पार्टनर गौतम भालीलाल कटारिया -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 660.00
पृष्ठांची संख्या: 33	
एकूण:	30660.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: इन्डक्शनट डीडीमेर

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही बाजार मोहल्ला हद्दीत किंवा ए-क्लास (सेंस) मध्ये नमूद न केलेल्या कोणत्याही नगरपरिषद क्षेत्रात

सिद्धा क्र. 1 24 / 02 / 2022 03 : 00 : 51 PM ची वेळ: (सादरीकरण)

सिद्धा क्र. 2 24 / 02 / 2022 03 : 02 : 36 PM ची वेळ: (फी)

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

24/02/2022 3:06:06 PM

दस्त नोंदणी क्रमांक-2

बुक्रम: 23133
दस्त क्रमांक:1387/2022

दस्त क्रमांक :अरग1/1387/2022
दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:मे.आदेश्वर कन्स्ट्रक्शन तर्फे पार्टनर गौतम मगनीलाल कटारिया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स्व-4 सिडको औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन नंबर:	विशुद्ध वेगार वय :-56 स्वाक्षरी:-		
2	नाव:मे.आदेश्वर कन्स्ट्रक्शन तर्फे पार्टनर रमेशकुमार सुलतानचंद सुतारिया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अहमदनगर रोड,औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन नंबर:	विशुद्ध वेगार वय :-43 स्वाक्षरी:-		
3	नाव:सुनिल नानाभाऊराव हातगे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: छावणी औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AAQPT7977B	विशुद्ध वेगार वय :-79 स्वाक्षरी:-		

वरील दस्तावेज करुन देणार त्यानंतरीत डेव्हलपमेंट अॅग्रीमेंट या दस्त रोकड करुन दिल्याचे कबुल करतात.
सिद्धा क्र.3 दि.24 / 02 / 2022 03 : 05 : 16 PM

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तावेज करुन देणाऱ्यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटाचा ठसा
1	नाव:बापु सखाराम अहवद - - वय:48 पत्ता:सवेगाव,औरंगाबाद पिन कोड:431001		
2	नाव:प्रशांत भुरेख पाटणे - - वय:42 पत्ता:वसंतपुरा छावणी औरंगाबाद पिन कोड:431001		

स्वाक्षरी

स्वाक्षरी

सिद्धा क्र.4 दि.24 / 02 / 2022 03 : 07 : 50 PM

Sub Registrar Aurangabad I

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER	eChallan	69103332022022413208	MH013595596202122E	1534600.00	SD	0006599045202122	24/02/2022
2	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER	eChallan		MH013595596202122E	30000	RF	0006599045202122	24/02/2022

Jt. Sub-Registrar

24/02/2022 3:06:05 PM

दस्त नोंदणी भाग-2

अनुक्रमांक 35133

दस्त क्रमांक:1387/2022

दस्त क्रमांक :अवघ1/1387/2022
दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

1	नाव के आदेश कमलकुमार सी पांडेय सीएस मालिनाल कटारिया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, क्लॉक नं: -, रोड नं: एन-4 सिडको औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन नंबर:	सिद्धहस्त फोटो वय :-56 स्वाक्षरी:-		
2	नाव के आदेश कमलकुमार सी पांडेय पवनकुमार सुरजभान मुनोदिया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, क्लॉक नं: -, रोड नं: अज्ञात रोड,औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन नंबर:	सिद्धहस्त फोटो वय :-43 स्वाक्षरी:-		
3	नाव मुनीम आत्मारामजी शर्मा - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, क्लॉक नं: -, रोड नं: झाल्मी औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AAQPT7977B.	सिद्धहस्त फोटो वय :-79 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार म्हणून श्री. डेव्हलपमेंट अॅग्रीमेंट यांनी दस्त पेश करून दिल्याचे कबूल करतात.
सिद्धहस्त,3 पी पेश:24 / 02 / 2022 03 : 05 : 15 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तींना ओळखतात व त्यांची ओळख पटविली आहे

अनु क्र.	ओळख पटविणाऱ्याचे नाव व पत्ता		
1	नाव:अनु मनमोहन आहाद - - वय:48 पत्ता:एडीकाव,औरंगाबाद पिन कोड:431001	स्वाक्षरी	
2	नाव:प्रभात सुनिल शर्मा - - वय:42 पत्ता:गजानीपुरा झालमी औरंगाबाद पिन कोड:431001	स्वाक्षरी	

दिनांक सा.4 पी पेश 24 / 02 / 2022 03 : 07 : 50 PM

Sub Registrar Aurangabad I

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER	eChallan	69103332022022413306	MH013595598202122E	1534600.00	SD	00065980452202122	24/02/2022
2	MS AADESHWAR CONSTRUCTION THR PARTNER GAUTAM MANGILAL KATARIYA AND OTHER	eChallan		MH013595598202122E	30000	RF	00065980452202122	24/02/2022
3		DHC		24022022042990	660	RF	24022022042990	24/02/2022

Joint Sub-Registrar

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१ले पुस्काचे १३८७/२२
नंबरी नोंदला दिनांक २४/०७/२२
प्रमाणित करण्यात येते की, या
दस्तामध्ये एकुण 33 पाने आहेत

सह. दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रमांक.-१

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