

ISA/1007

पावली

Original/Duplicate

Wednesday, March 30, 2022

पावली नं. 399

12:01 PM

Regn. 39M

पावली नं.: 2457 दिनांक: 30/03/2022

पावली बिल: पावली

वसतीपत्राचा अनुक्रमणिका: अलग-1807-2022

वसतीपत्राचा प्रकार: इन्क्यूबेटर प्रोजेक्ट

पावली बिलाने पावली: पावली बिलाने वसतीपत्रे :-

मोडेली वी

₹. 30000.00

वसतीपत्राची वी

₹. 500.00

मुद्रांक मूल्य: 25

एकूण

₹. 30500.00

वसतीपत्राचा मुद्रांक मूल्य: 25, 2022, 12:01 PM

12:20 PM या दिनांकाला



J. S. R. Aurangabad II

वसतीपत्राचा मुद्रांक मूल्य: ₹. 17816500/-

मोडेली वी

वसतीपत्राचा मुद्रांक मूल्य: ₹. 8901800/-

1) वसतीपत्राचा प्रकार: DMC वसतीपत्राचा मुद्रांक मूल्य: ₹. 500/-

वसतीपत्राचा मुद्रांक मूल्य: 2503202222625 दिनांक: 30/03/2022

वसतीपत्राचा मुद्रांक मूल्य: 25

2) वसतीपत्राचा प्रकार: eChallan वसतीपत्राचा मुद्रांक मूल्य: ₹. 30000/-

वसतीपत्राचा मुद्रांक मूल्य: MH01570838-1202122E दिनांक: 30/03/2022

वसतीपत्राचा मुद्रांक मूल्य: 25

वसतीपत्राचा मुद्रांक मूल्य: 25

159/1937

इतर
पावती

Original/Duplicate

Wednesday 30 March 2022

6:04 PM

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 2548

दिनांक: 30/03/2022

जमादी नाव: शांतोषी

दस्तऐवजाचा अनुक्रमांक: प्रभाव2-1807-2022

दस्तऐवजाचा प्रकार: वेव्हलपमेंट जॉर्नल

सदस्य कारणाव्याची नोंद: जमाधी संशोधन दहिहो - -

जरीन

दस्त हातळणी की

₹. 200.00

पुण्याची संख्या: 10

एवढा:

₹. 200.00

J. S. R. Aurangabad II

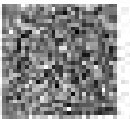
1) वेव्हलपमेंट प्रकार: DMC प्रकार: ₹.200/-

वेव्हलपमेंटसाठी जरीन क्रमांक: 3003202220000 दिनांक: 30/03/2022

वेव्हलपमेंट नाव व पत्ता:



CHALLAN
MTR Form Number-8



GAN: MH0187960013321226		BARCODE: 11010000000000000000000000000000		Date: 25/03/2022-15:49:18		Form ID: 25.1	
Department: Ins/0000/ General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment: Registration Fee				PAN No. (If Applicable)			
Office Name: ARB1_HQ SUB REGISTRAR, AURANGSAD 1				Full Name		Samsath: Poda Through Partner: Dinesh D	
Location: AURANGSAD						Salunke And Raghunath C Autam	
Year: 2021-2022 One Time				Flat/Block No.		Flat No (S)	
Account Head Details		Amount In Rs.		Premises/Building			
0630003331 - Registration Fee		30000.00		Road/Street		Sikring	
				Area/Locality		Aurangabad	
				Town/City/District			
				Pin		431001	
				Remarks (If Any)			
				Success/Partly/Partner/Jointly/Co-tenants And Other Co-tenants-			
Total		30,000.00		Amount In Words		Thirty Thousand Rupees Only	
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CN		Ref. No.	
				0004067202203250445		CCT2470888	
Cheque/DD No.				Bank Date		RBI Date	
				25/03/2022-15:24:45		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scrial No. / Date		Not Verified with Serial	

Document ID:

Module No.:

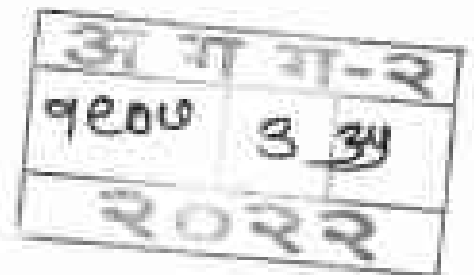
0000000000

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

येच चालन केवळ दस्तावेज नोंदणीसाठीच वैध आहे. नोंदणी न झालेले दस्तावेज याच चालन वाचू नये.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 200020222825	Date 28/03/2022
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 S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name SBI	Date 28/03/2022
Bank CIN 100001330020002017583	REF No. CH/0400033
This is computer generated receipt, hence no signature is required.	





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

Receipt of Document Handling Charges

PRN 2903202222620

Receipt Date 30/03/2022

Received from Self, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 1507 dated 30/03/2022 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 29/03/2022

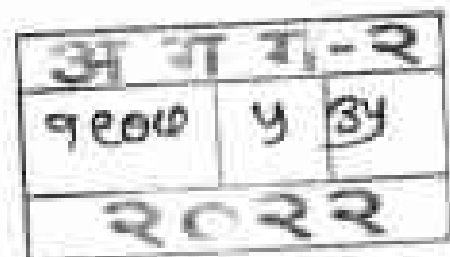
Bank CIN 10004152022032917583

REF No. CHJ0469813

Deface No 29032022226200

Deface Date 30/03/2022

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



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABAD
ON 14 TH THIS DAY OF FEBRUARY 2022

Between

1. **Mrs. Jayashri Santosh Dahihande**
Age- 28 years, Occu: House wife/Agril
R/o. Sawangi Aurangabad.

2. **Mrs. Kiran Sunil Dahihande**
Age- 32 years, Occu: House wife/Agril
R/o. Sawangi Aurangabad

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



Of the One Part

AND

M/s Samarth Pride,
Through its Partner,

1. **Mr. Dinesh Dnyaneshwar Salunkhe**
Age- 42 Years, Occu.- Business,
R/o: Plot No. 29/B, Sanjay Co-op Hsg Society,
Osmanpura, Aurangabad.

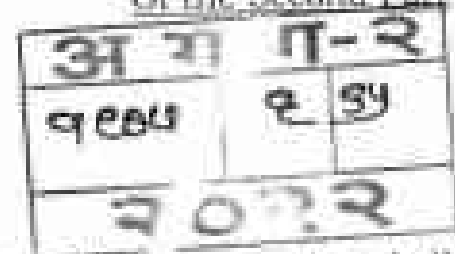
2. **Mr. Raghunath Eknath Autade**
Age- 40 Years, Occu.- Business,
R/o Survey No 54/3, Pisadevi Road, Harsool, Aurangabad.



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

Of the Second Part

Mr. Vilas Pundlik Dahihande
Age- 50 years, Occu: Service
R/o. Sawangi, Aurangabad.



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

Of the Third Part

10-12-20

Certificate u/s 32(1)(b) of the Bombay Stamp Act, 1958:

Office of the Collector of Stamp

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Received from the Somnath India the poetess Dinesh P Salunke & Kashumath Andale
residence at Gulf No. 38, J. S. A. Salunke, n'bad.

Reaction of Fe_2O_3 with H_2 at 1000°C

Marital status of respondent: Married Never married RS only

Callum M. 015630 48 720 321 Dt - 29.03.22

Certified under Section 7211 of the Federal Stamp Act, 1950

that the half-life of $B_1, \dots, B_n, S \in O(\frac{1}{\sqrt{N}})$ with respect

Partnership is chargeable to tax on the basis of the total income of the partnership.

This Certificate is subject to the provisions of section

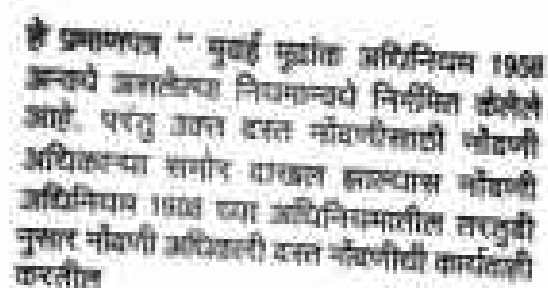
53 (a) of the Survey Stamp Act, 1918.

PL 106-554, 106 Stat. 4509, 4510 (1992).

Date: 29/03/2023

$$m.w. \text{ GS} = 1,78,16,500 /$$

Collector Of Stamps
Australia



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WHEREAS, the property Land **Gut no. 38** land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad is owned and possessed by the owners which is specifically described in schedule A herein under.

ANDWHEREAS the owners owned and possessed the above land on the basis of Registered Gift Deed bearing No. 4797 dated 05/11/2020 and thereafter concertly talathi entered their name in to 7/12 extracts by way of Mutation entry No. 4794 dated 24/11/2020.

ANDWHEREAS, Senior Planner (New Towns) Aurangabad Fringe Area, CIDCO Aurangabad issued Final lay out along with Building permission for Group Housing Scheme letter bearing No. CIDCO/TPD/AFA (LP&BP-GH)/2021/126 dated 25/11/2021 in the name of Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with respect of Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad.

ANDWHEREAS, Collector Aurangabad issued N.A. Order (Sanad) bearing No. 2021/MASHAKA/LAND-1/NAP-34/CR/322 dated 27/10/2021 U/Sec 42/C Maharashtra Land Revenue Code 1906 in the name of Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with respect of Gut no. 38 land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad.

ANDWHEREAS, the owners desire to develop their property, but due to lack of time, funds they are unable to develop the same and therefore they approached the Developer/Builder and requested to develop the property and construct the residential Row-houses, thereon they agreed for the same on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Owners hereby declares and confirms as under:-

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(a) The Owners are otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Owners having absolute title of Ownership and possession on the same and their title to the said property is clear and marketable and free from all types of encumbrances.

(b) No other person except the Owners have any right, claim, interest or demand in respect of the said property or any part thereof.

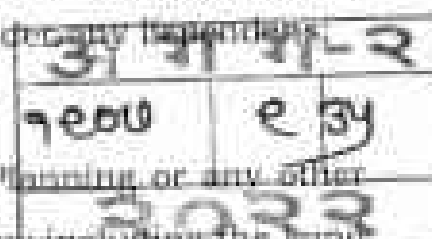
(c) The Owners have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owners hereby declare that they shall hereafter not create any third party rights of whatsoever nature in respect of the schedule property including any change in the existing tenancies or any of them.

(d) The Owners have not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the above said property. That the owner can sale only constructed area which was allotted by the Developer or equivalent amount as a consideration part of the said development which is specifically mentioned here in above.

(e) There is no proceedings instituted by or against the Owners in respect of the above said property and pending in any Court of Law or any authority and the said property is not under any liabilities.

(f) No Notice from any Government, Town Planning or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Owners in respect of the said property or any part thereof which restricts or may restrict the development of the said property; and The said property is not under any reservation and there are no restrictions on development thereof.

2. The Owners hereby permits the Developer to develop the said property at their own costs, efforts and expenses. "the said property"



more particularly described in the Schedule-A hereunder written. For development of the said property, the Developer and they also may obtain water connection, drainage connection, by paying all the charges, fees and deposits in the name of Owners. That the Developer/Builder will also be entitled to obtained for refund of deposit, after completion of the construction from Town Planning.

The Developer may obtain all necessary sanctions and necessary permissions from all other concerned authorities for commencement of the construction on the said premises complete the construction work, to construct Row-Houses, etc. and to do all other acts and deeds required for complete and proper development of the said property.

2. In consideration of the Owners permitting or confirming the development right to the Developer to develop the said property, the developer agreed to give/allot Row-Houses, details mentioned below and owner also ready to accept the below mentioned Row-Houses which is mentioned below. There is no dispute about consideration area/sharing of construction. As such Owners hereby acknowledge the receipt of the same. That the Developer retained Row-Houses details mentioned below, and owner has no objection for the same. That the Developer has been Paid Rs. 10,00,000/- as a refundable deposit to the owner i.e Rs. 5,00,000/- cheque bearing No. 098519 dated ~~31/03/2022~~ drawn on Cosmos Co-op Bank Ltd in the name of owner Mrs. Jayashri Santosh Dahihande and Rs. 5,00,000/- cheque bearing No. 098520 dated ~~31/03/2022~~ drawn on Cosmos Co-op Bank Ltd in the name of owner Mrs. Kiran Sunil Dahihande. That the owner shall refund the deposit amount on or before completion of the Row Houses. That the details of area sharing of unit wise mentioned below and owner and developer admitted/accepted the same.



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Sr. No.	Row House No.	Row House Type	7/12 B/UP AREA (Sq Mt)	Total B/UP (Sq Mt.)	Carpet Area (Sq Mt)	Share of Owner/Developer
01	A-01	3-BHK	87.15	87.15	79.95	 Developer retained Row House and also having right to sale the said Row House
02	A-03	2-BHK	75.20	75.20	70.05	
03	A-04	2-BHK	75.20	75.20	70.05	
04	A-05	2-BHK	75.20	75.20	70.05	
05	A-07	2-BHK	76.50	76.50	70.05	
06	B-01	3-BHK	87.15	87.15	79.95	
07	B-03	2-BHK	75.20	75.20	70.05	
08	B-04	2-BHK	75.20	75.20	70.05	
09	B-05	2-BHK	75.20	75.20	70.05	
10	B-07	2-BHK	76.50	76.50	70.05	
11	C-03	2-BHK	76.00	76.00	70.90	
12	C-04	2-BHK	76.00	76.00	70.90	
13	C-06	2-BHK	77.40	77.40	70.90	
14	D-03	2-BHK	76.00	76.00	70.90	
15	D-04	2-BHK	76.00	76.00	70.90	Owner retained Row House and also having right to sale the said Row House with the consent of Developer
16	D-05	3-BHK	88.50	88.50	79.95	
17	A-02	2-BHK	75.20	75.20	70.05	
18	A-06	2-BHK	75.20	75.20	70.05	
19	B-02	2-BHK	75.20	75.20	70.05	
20	B-06	2-BHK	75.20	75.20	70.05	
21	C-01	3-BHK	88.50	88.50	79.95	
22	C-02	2-BHK	76.00	76.00	70.90	
23	C-05	2-BHK	76.00	76.00	70.90	
24	D-01	3-BHK	88.50	88.50	79.95	
25	D-02	2-BHK	76.00	76.00	70.90	
A.	Total		1954.20	1954.20	1807.55	

Stamp of CIDCO Aurangabad

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That construction on the said land will be as per sanctioned building permission issued by Senior Planner (New Towns) Aurangabad Prings Area, CIDCO Aurangabad bearing No. CIDCO/TPO/AFA (LP&BP-GH)/2021/126 dated 25/11/2021 built up area 2137.50 Sq. Meters only. No additional FSI will be consumed on the said land as Per this Development Agreement.

4. That owners shall not object or obstruct to developer for sale the row houses, to the prospective purchaser even if any dispute arise in between owner and Developer. That the owners shall not stop development process or sale proceedings for any reason. That the owners shall give their free consent for execution of agreement to sale or sale deed in favor of the prospective buyers/purchaser. There is no need to sign the document from owner side.

5. The Owners and the Developer shall jointly get the said property surveyed and ascertain the exact area of the said property. The Developer

shall after the work of joint survey is complete construct at their own costs a boundary wall surrounding the said property. If at the time of construction of the said boundary wall, the Developer receives any objection or obstruction then in that event, the Developers shall forthwith bring the same to the notice of the Owners and the Owners shall at their own costs remove such obstruction or objection.

6. That the Owners has been delivered the physical possession of the property under development to the Developer i.e. prior to execution of this agreement. The Owners shall within a period of seven days from the date of the execution of this Agreement, hand over to the Developer all original and relevant documents and title deeds relating to the said property for enabling the Developer Advocates to investigate the Owners title to the said property. That the consenting party is also given his free consent to develop the schedule property to the developer and consenting party admits the contents of this deed and consenting party has no right on the said property therefore consenting party admitted ownership of the said property on the said property and therefore sign on this document.

The Owner has agreed to develop the said premises as shown in the schedule and the said free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title.

8. That, the Developer/Builder shall carry on the construction of the building strictly in accordance with the building permission to be obtained from the competent authority Aurangabad and they shall not cause any deviation from the said construction permission. If any deviation is caused by the Developer/Builder while carrying on the construction, it will be the total responsibility of the Developer/Builder and they will have to pay the penalty if any imposed by the competent authority and in case if any action is taken by the Town planning authority for such deviation, the Developer/Builder will be totally responsible for the same.

9. That the Developer can dispose all constructed the Row-Houses to the purchaser at any price on any terms and conditions that may be agreed upon by the Developer with the purchaser except units Row Houses retained by owners and the Owners hereby undertakes (if necessary) to join with the builder for signing and executing the required documents on execution of agreement to sale and the sale deed and

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thereby confirm absolute title in favour of the purchasers, as and when required.

10. That, the Owners hereby undertake that they are the absolute Owners and possessors of the above property and there is no defect in their title, if any defect in the title of the Owners or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of Owners and they will have to remove the same by taking proper steps on his own cost and risk with immediate effect.

11. That, the builder will have to complete the construction of the building within 48 months from the execution of this agreement. However, if the construction work is delayed due to any reason, beyond the control of the Builder/developer or Municipal Corporation declared to stop the construction work for the reason lack of water, on that time the period of construction shall automatically be deemed to have been extended without any communication to owners.

12. That the builder/developer shall employ the services of the City Architect and RCC Consultant for the construction of the building. Their fees will be paid by the developer. Similarly, the developer may also obtain the services of legal documents either in between the Owners, Developer and purchasers; the expenses of such documents and fees of the Advocate will be paid by the builder/developer.

13. That, the Owners is hereby undertake that they have already paid all the taxes of the Property under development and as such there are no dues of any taxes of any authority on the same and if any taxes are found due on property under development, up to the date of this agreement, those will be paid by the Owners.

14. That, the Owners shall produce or caused to be produced the sales tax certificates U/s.230 A of the Income Tax, if required by the concerned authorities, if so required.

15. That it is distinctly understood by and between the parties thereto that the Owners will not be entitled to any profit or loss arising out of the construction of the building on the said property or sale of property. Similarly, the Owners shall liable to pay all taxes arising out of the development and Construction to the extent of Row-Houses retained by Owner. That the Owners are liable to pay connection charges of MSEDCL, Water connection charges, Society formation charges, infrastructure charges, Service Tax and GST regarding units/Row House retained by the owners to developer.

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16. 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 property the builder shall solely be responsible to pay the compensation in that regard and the Owners shall not be responsible in any manner therefore.

17. In the event of any litigation arising between the builder and the contractors or technical experts, skilled or unskilled labors or with any other person in relation to the development of the said property the Owners shall not be held responsible therefore.

18. That, the Owners also executing an Irrevocable General Power of Attorney in favour of the Builder and thereby authorising him to, to get refund the construction deposits, to execute the necessary documents, and do all the deeds full work for complete the project, to enter into the Agreement to sale and Sale Deed and to execute the agreement to sales and sale deeds and obtain consideration in respect of entire area of construction or property except construction area retained by the Owners. That no needs to separate consent or NOC to sale issued by the owner in respect of the said property.

19. That, in the process of formation of Society Rs. ——— /- (Rs. ——— only) and GST, Water Connection Charges, Meter charges will be deposited in the name of Builder/ Developer. That Owner has right to inspect the construction work.

20. That the GST or any other applicable tax will be paid by the concern party as per their ratio i.e. Owner or perspective purchaser will paid only those Row House which was allotted to them and Developer or perspective purchaser will paid only those Row House which was allotted

SCHEDULE "A"

All (or part and parcel) of property land **Gut no. 38** land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad bounded by:

EAST :- Land of Mr. Wankhede in Gut No. 36,

WEST :- Plotting of M. S Park in Gut No. 30,

NORTH :- 9 Metre Road & Land of Santosh & Sunit Dattatraya

SOUTH :- Part of Gut No. 38

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IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS
EXECUTED TODAY ON ____TH DAY OF FEBRUARY 2022 AURANGABAD.

OWNERS:



1. Mrs. Jayashri Santosh Dahihande



2. Mrs. Kiran Sunil Dahihande



DEVELOPER:

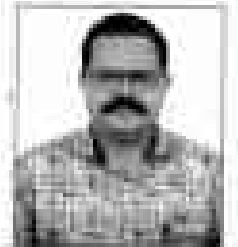
M/s Samarth Pride,
Through its Partner,



1. Mr. Dinesh Dnyaneshwar Salunkhe



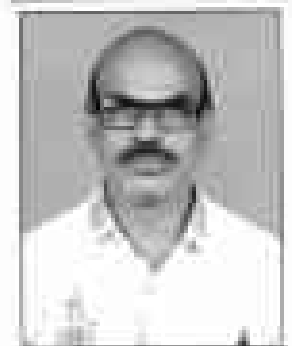
2. Mr. Raghunath Eknath Autade



CONSENTING Party



Mr. Vilas Pundlik Dahihande



WITNESSES:



1. Mr. Santosh Laxman Dahihande.

Age: 38 male

Sawangi Aurangabad.



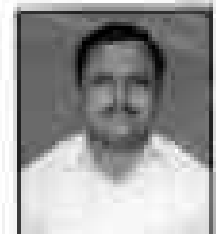
2.

Mr. Akash Rajendra Awarde

Age = 21 male

Harsul Aurangabad.

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२०२२		



विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE

6094 7210 5834

आधार - सामान्य माणसाचा अधिकार

विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE

8598 4099 9422

आधार - सामान्य माणसाचा अधिकार

आशा रमेश दीदी
 Asha Ramesh Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE
 Mobile No: 9834863212

7859 3341 1478

माझे आधार, माझी ओळख

विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE

8598 4099 9422

आधार - सामान्य माणसाचा अधिकार

विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE
 Mobile No: 9834863212

3375 6470 6428

माझे आधार, माझी ओळख

विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE

7855 3049 2155

मेरा आधार, मेरी पहचान

विश्व गुरुजीवर दीदी
 Vishw Gurujivar Didi
 जन. दिनांक: 1984/07/01
 लिंग: MALE

5040 3558 4480

आधार - आन आदमी का अधिकार



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कुभावा 30 मार्च 2022 12:02 म.म.

असल कोषवाणी बाब-1

असल2

असल क्रमांक: 1907/2022

असल क्रमांक: असल2 /1907/2022

आगत शुल्क: रु. 1,79,16,500/-

सौचाला रु. 00/-

नगरीय मुद्रांक शुल्क: रु.8,90,900/-

हु.मि. मद्र. हु.मि. असल2 वने बाबलीलात

ताबरी:2487

काबरी दिनांक: 20/03/2022

म. म. 1907 का दि.30-03-2022

नगरीयलातने लाव. अवधी बाबीय दहिहने - -

लेकी 11:55 म.हु. म. हु.म. केला:

अमकी दहिहने

लोकी की

रु. 30000.00

असल आगवाणी की

रु. 500.00

कुभाकी संख्या: 25

असल हु.म. का बाबाकी मही

रु. 30500.00

Joint S R Aurangabad II

इमो दस्त हता शुल्क रु 900/-
 पा.क्र. 2487/6 ने वसूल
 अमकी दहिहने लाव. रु. 30000/-
 पा.क्र. 2487/6 ने वसूल

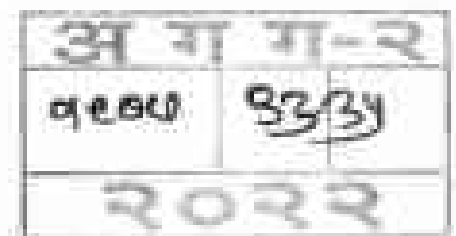
Joint S R Aurangabad II

असलका उका: देवालयने बाबीय

मुद्रांक शुल्क: (एक) कोषवाणी मुद्रांकनयनिकेला हरीय विवा अलासत अमकी दहिहने कोषवाणी रु.8.90.900 (दोन) मही मद्र. व केलेला कोषवाणी लावरी वसूल

मिळु म. 1:00 / 03 / 2022 11 : 59 : 29 AM मी रु. (अवधीलात)

मिळु म. 2:30 / 03 / 2022 12 : 00 : 43 PM मी रु. (ली)



उत्तर गोपनीय भाग-2

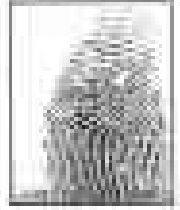
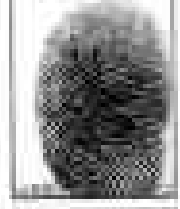
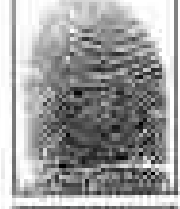
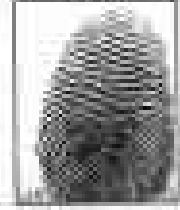
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उत्तर भाग-2 भाग-2/19/07/2022

उत्तर भाग-2 भाग-2/19/07/2022

क्र.सं.	पञ्चांगाने नाव व पत्ता	पञ्चांगाने पत्ता	आवाचिक	उत्तर भाग-2
1	सावरी, समर्थ बाई वरिष्ठ - 1 - विविध आवाचिक आवाचिक :- पञ्चांगाने नाव :- सावरी, इमलीचे नाव :- आचिक :- पिठ नं: समर्थबाई, श्रीकांत, महाराष्ट्र, श्रीकांत, पिन कोड:-	विशुव देवता वय :- 40 पञ्चांगी:- 		
2	सावरी, समर्थ बाई वरिष्ठ - 2 - समर्थ देवता आवाचिक :- पञ्चांगाने नाव :- सावरी, इमलीचे नाव :- आचिक :- पिठ नं: समर्थ देवता, महाराष्ट्र, श्रीकांत, पिन कोड:-	विशुव देवता वय :- 42 पञ्चांगी:- 		
3	सावरी देवता - विविध गुजरात वरिष्ठ :- पञ्चांगाने नाव :- सावरी, इमलीचे नाव :- आचिक :- पिठ नं: सावरी श्रीकांत, महाराष्ट्र, श्रीकांत, पिन कोड:-	विशुव देवता वय :- 50 पञ्चांगी:- 		
4	सावरी देवता वरिष्ठ :- पञ्चांगाने नाव :- सावरी, इमलीचे नाव :- आचिक :- पिठ नं: सावरी श्रीकांत, महाराष्ट्र, श्रीकांत, पिन कोड:-	विशुव देवता वय :- 28 पञ्चांगी:- 		
5	सावरी देवता वरिष्ठ :- पञ्चांगाने नाव :- सावरी, इमलीचे नाव :- आचिक :- पिठ नं: सावरी श्रीकांत, महाराष्ट्र, श्रीकांत, पिन कोड:-	विशुव देवता वय :- 32 पञ्चांगी:- 		

उत्तर भाग-2 भाग-2/19/07/2022 भाग-2 भाग-2/19/07/2022 भाग-2 भाग-2/19/07/2022

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उत्तर भाग-2 भाग-2/19/07/2022

उत्तर भाग-2 भाग-2/19/07/2022

वय: 38

पञ्चांगाने नाव :- सावरी

पिन कोड: 421001

उत्तर भाग-2 भाग-2/19/07/2022

वय: 21

पञ्चांगाने नाव :- सावरी

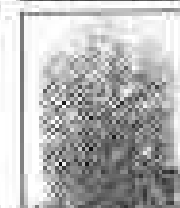
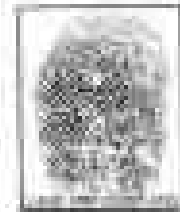
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उत्तर भाग-2

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Joint S (Aurangabad)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	292	ADJ292	890000	SD		
2		DHC		2903202222620	500	RF	29032022226200	30/03/2022
3		eChallan		MH015706381202122E	30000	RF	0007506841202122	30/03/2022

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

1907/2022

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2. Get paid immediately after registration.

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पणित करण्यस नीले की, कार बनल्लेकता प्रकृत ३५ को
लेस नोवणी पुस्तक अ. १ से अनुक्रमणिका ९०७ त नोवला
बि. २०१६ अ. २०००

[Signature]
स. सुभाष प्रिन्टर
अ. २००० अ.