ASIAN NOBLE HOSPITAL
PVT. LTD.
Premdan Chowk, Manmad Road, Savedi,
Ahmednagar, Maharashtra - 414 003.
e-mail : noble.hospital@yahoo.co.in
: dramolkaswa@gmail.com
visit us : www.asiannoblehospital.com

Dr. Amol A. Kaswa
M.S. (General Surgeon)
M.Ch. (Neuro Surgery)
Ex. Consultant - KEM Hospital, Mumbai
Consultant Neuro Surgeon
Cell : 09923203336 Reg. No. 2467/06/08

3|21

To whom so ever it may concern,

This patient Mr. Khadke Prakash Bapurao, was admitted for left basal ganglia bleed in Noble Hospital, Ahmednagar on 16|02|2020. At present he has weakness in right upper and lower limb with weak right hand grip. He is unable to sign the documents on his own at present due to poor hand grip. So kindly do needful.

Thanking you

Dr Kaswa Amol A.

Dr. Amol Kaswa
M.B.B.S., M.S., M.Ch. (Neuro Surgery)
Reg. No. 2467/06/2008

Seal of the Jt.Sub-Registar Aurangabad no.3

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DEVELOPMENT AGREEMENT

This Development Agreement is executed today on 12th day of July, 2021 at Aurangabad BETWEEN :-

1. **Prakash S/o Bapurao Khadke**
   Age: 70 years, Occup: Retired
   R/o.: 44, Chaitraban Colony, Gulmohor Road, Savedi
   Ahmadnagar-414203
   Adhar No. 751688510463
   PAN No.ABIPK4293Q

2. **Ramesh S/o Bapurao Khadke**
   Age: 59 years, Occup: Service
   R/o.: Chinmay Plaza, New S.B.H. Colony, Jyoti Nagar, Aurangabad
   Adhar No. 223771938723
   PAN No.AOMPK9851R

(Hereinafter called as "OWNERS" which expression shall mean and include all their heirs, successors, executors, administrators and assignees).

A N D

Manish S/o Sheshrao Patil,
(Proprietor of Bhakti Builders and Developers)
Age: 41 years, Occup: Business,
R/o: Plot No.— Sena Nagar, (Musafabad),
Beed bypass road, Aurangabad.
Adhar No.:795393858765
PAN No. ALHPP8544J

(Hereinafter called as "BUILDER/DEVELOPER", which expression shall mean and include all his heirs, successors, executors, administrators and assignees).

CONSENTED BY

1. Vijaya w/o Prakash Khadke
   Age: 68 years, Occup: Household,
   R/o.: 44, Chaitraban Colony, Gulmohor Road, Savedi
   Ahmadnagar-414203
   Adhar No.910256661254

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2. Abhijeet s/o Prakash Khadke
Age: 45 years, Occup: Business ,
R/o 44, Chaitraban Colony, Gulmohor Road, Savedi
Ahmadnagar-414203
Adhar No.55452623839

(Hereinafter called as Consenting party which expression shall mean and include all their heirs, successors, executors, administrators and assignees)

WHEREAS, property Plot No. 3, admg. 297 sq. mtrs. (16.50 mtrs. x 18 mtrs.) situated at Gut no. 70, Satara, Aurangabad and which is specifically described in Schedule A is owned and possessed by the owner and they purchased the same under the registered sale deed no. 835 dated 22.02.2007 and as such it is their self acquired property.

AND WHEREAS owner no. 1, after purchase of the above said property, suffered by stroke of paralyses (Brain stroke) and therefore he is unable to sign since then. As such the owner no. 1 is putting his thumb impression on this Development Agreement and due to this peculiary circumstances, the wife, and son of owner no. 1 are also signing this development agreement as consenting party, though in fact, their consent is not required at all.

AND WHEREAS owners decided to develop the property specifically described in Schedule A and at the same time, developer was also in search of the property for Development purpose and therefore, this development agreement is being executed on the following terms and conditions.

1) That the owners hereby undertake that they are the absolute owners and possessors of the property under development and they are having absolute right to enter into this development agreement in respect of the same and the said property is free from all types of encumbrances and it is not subject to any mortgage, lease, exchange, sale or any other agreement, nor they obtained any loan from State Government, any financial institution or private parties on the same and if it is found the same will be paid by the owners.

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2) That owners hereby undertake that the property under development is not affected by any reservation, nor it is subject to any acquisition, requisition proceedings not the said property is subject matter of any litigation in any court, tribunal or before any authorities.

3) That the owners hereby undertake that they have paid all the taxes and charges of the state government and that of local authorities in respect of the property under development up to the date of this development agreement and if it is found the same will be paid by the owners. But however from the date of this agreement all such charges will be paid by the developer till obtaining of completion certificate.

4) That, developer will comply all requirements of RERA and owner will also co-operate for the same.

5) That, developer at his own cost will obtain the construction permission from the Municipal Corporation, Aurangabad, Similarly after completion of the construction, the developer will obtain the occupancy certificate and also will be entitled to get refund of construction deposit.

6) That, the Owners permitted the developer to carry on the development of the property at his own costs, risk and responsibility and for that purpose deliver possession of the same to developer.

7) That, developer will carry on development and construction of the property, strictly with accordance with the construction permission. If the developer carries out the construction work without permission or contrary to the construction permission or violate the terms and conditions of the construction permission and if the town planning authority charges any penalty or takes any action for the same, developer will only be responsible for the same.

8) That, it is agreed between the parties that area of constructions on each floor upto fourth floor will be equal and total constructions on first and third floor will be retained by the developer whereas total constructions on second floor will be retained by owner no.2 and total construction on fourth floor will be retained by owner no.1 As per construction sharing we have decided to share the construction 50% to the owner and 50 % to the developer up to 4th floor However either on the basis of balance FSI premium paid FSI or by purchasing TDR, the developer is at liberty to construct fifth floor , by incurring all expenses required for premium paid FSI

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21) That, developer is issuing the cheque: Cheque No: 075382 Dated 17/08/2021. The Malkapur Urban Co-op Bank Ltd. Branch-Shahnoorwadi, Aurangabad of rupees 200000 (two lakh)to **Prakash S/o Bapurao Khadke** as non-refundable deposit amount
similarly, developer is issuing the cheque: Cheque No:075384 Dated 17/08/2021. The Malkapur Urban Co-op Bank Ltd. Branch-Shahnoorwadi, Aurangabad of rupees 200000 (two lakh) to **Ramesh S/o Bapurao Khadke** as non-refundable deposit amount.

22) That, developer is issuing the cheque: Cheque No: 075381 Dated 15/10/2021. The Malkapur Urban Co-op Bank Ltd. Branch-Shahnoorwadi, Aurangabad of rupees 200000 (two lakh) to **Prakash S/o Bapurao Khadke** as refundable deposit amount.
Similarly, developer is issuing the cheque: Cheque No: 075383 Dated 15/10/2021. The Malkapur Urban Co-op Bank Ltd. Branch-Shahnoorwadi, Aurangabad of rupees 200000 (two lakh) to **Ramesh S/o Bapurao Khadake** as refundable deposit amount.

23) That, the plot owner **Prakash S/o Bapurao Khadke** will have to pay refundable deposit amount of rupees 200000 (two lakh) to developer after completion of the building. The building completion should be within 24 months after approval from AMC , else otherwise the refundable amount will be forfeited.

Similarly, Ramesh S/o Bapurao Khadke will also have to pay refundable deposit amount of rupees 200000 (two lakh) to developer after completion of the building. The building completion should be within 24 months after approval from AMC , else otherwise the refundable amount will be forfeited.

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Seal of the Jt.Sub-Registrar * Aurangabad no.3 *

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१४५८ | १६/२१ |
२०२१

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SCHEDULE "A"

DESCRIPTION OF THE PROPERTY UNDER DEVELOPMENT

All that part and parcel of the property Plot No. 3, admg. 297 sq. mtrs. (16.50 x 18 mtrs.) bounded by East : remaining land of gut no. 70, West : 9 mtrs wide road,. South : Plot No. 2, North : Plot No. 4,

Situated at Land gut no. 70, Satara, Aurangabad

SCHEDULE 'B'

(Specification of the Constructions and material to be used for the construction retained by the owners)

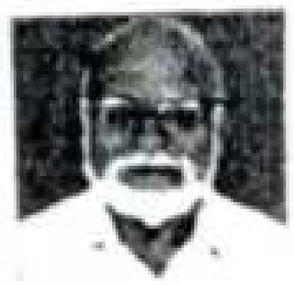
IN WITNESSETH WHEREOF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON 12th DAY JULY 2021, AT AURANGABAD.

WITNESSES :-

1.
Suresh Bapurao Khadke
Age-55 Years,Occ-Service
R/o.Shreyanagar,Aurangabad



OWNERS



1. Prakash S/o Bapurao Khadke



2. Ramesh S/o Bapurao Khadke

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

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भारत सरकार
GOVERNMENT OF INDIA

Abhijeet Prakash Khadke
जन्म वर्ष / Year of Birth 1975
पुरुष / Male

5545 2623 8394

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Ramesh Bapurao Khadke
जन्म वर्ष / Year of Birth 1961
पुरुष / Male

2237 7193 8723

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

Manish Shashrao Patil
जन्म तारीख/DOB: 26/01/1978
पुरुष/ MALE

7953 9385 8765
VID : 9116 0187 3210 3795

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O प्रकाश खडके, फ्लॅट न ५ प्लॉट न ११ चिन्मय प्लाझा नवा बाबा ५ सो. क्रांतीचौक, औरंगाबाद, महाराष्ट्र, 431005

Address: S/O Prakash Khadke, A 2 KUSHABHAU APPARTMENT DNYANESHWAR NAGAR, GARKHEDA PARISAR, Aurangabad, Aurangabad (MH), Maharashtra, 431001

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O बापूराव खडके, फ्लॅट न ५ प्लॉट न ११ चिन्मय प्लाझा नवा बाबा ५ सो. क्रांतीचौक, औरंगाबाद, महाराष्ट्र, 431005

Address: S/O Bapurao Khadke, FLAT NO 5 plot no 11 chinmay plaza new baba colony, Kranti Chowk S.O, Kranti Chowk, Aurangabad, Maharashtra, 431005

भारत सरकार
Government of India

Unique Identification Authority of India

पत्ता:
C/O शेषराव पाटील, फ्लॅट न-३, सर्वे नं.२/२ प्लॉट न 72, सहवास अपार्टमेंट, सेवानगर, औरंगाबाद, महाराष्ट्र - 431001

Address:
C/O Shashrao Patil, Flat No-3, Survey No.2/2 Plot No 72, Sahawas Apartment, Sevanagar, Aurangabad, Aurangabad, Maharashtra - 431001

7953 9385 8765
VID : 9116 0187 3210 3795

भारत सरकार
GOVERNMENT OF INDIA

Vijaya Prakash Khadke
जन्म वर्ष / Year of Birth : 1952
स्त्री / Female

9102 5666 1254

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: श्री. केशवराव कोंडोली, पुसेगाव पो., कोरेगाव, सातारा, महाराष्ट्र, 414003

Address: 44, chaitanya colony, gultekari road, Sawedi, Savedi Road, Ahmednagar, Maharashtra, 414003

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भारत सरकार
Government of India

Prakash Bapurao Khadke
जन्म तिथि / DOB: 05/07/1950
पुरुष / Male

7516 8851 0463

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

पत्ता:
S/O शालिग्राम सोनवणे, प्लॉट नं-४-११, श्रीनाथ विहार, पिसादेवी, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O Shaligram Sonawane, ROW HOUSE NO-4/11 SHRINATH VIHAR, PISADEVI, Aurangabad, Aurangabad, Maharashtra - 431001

अ भा भा - 3

7516 8851 0463

भारत सरकार
Government of India

संदेश शालिग्राम सोनवणे
Sandesh Shaligram Sonawane
जन्म तारीख/DOB: 01/06/1977
पुरुष/ MALE

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160/5268
सोमवार,12 जुलै 2021 12:23 म.नं.

दस्त गोषवारा भाग-1

अगग3
दस्त क्रमांक: 5268/2021

दस्त क्रमांक: अगग3 /5268/2021

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग3 याचे कार्यालयात
अ. क्रं. 5268 वर दि.12-07-2021
रोजी 12:21 म.नं. वा. हजर केला.

पावती:8713 पावती दिनांक: 12/07/2021

सादरकरणाराचे नाव: मनिष शेषराव पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकुण:	460.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad III

Joint Sub Registrar Aurangabad III

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याचा एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा.

शिक्का क्रं. 1 12 / 07 / 2021 12 : 21 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 07 / 2021 12 : 22 : 09 PM ची वेळ: (फी)

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7/12/2021

Summary-2

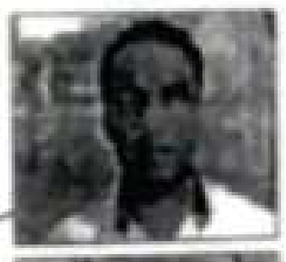
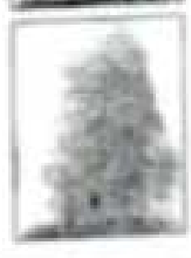
12/07/2021 12:28:06 PM

दस्त नोंदणी क्रमांक-2

क्रमांक) 5268/2021

दस्त क्रमांक :क्रमांक3/5268/2021

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल शेषराव पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड न: वेरूळरोड,औरंगाबाद, महाराष्ट्र, औरंगाबाद पीन नंबर:	मोक्ष क्षीक कार्गो होल्डर वय :41 स्वाक्षरी:		
2	नाव:प्रकाश बापुराव खरवे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड न: अहमदनगर, महाराष्ट्र, औरंगाबाद. पीन नंबर:	कुलमुखत्यार धारक वय :-70 स्वाक्षरी: -		
3	नाव:रमेश बापुराव खरवे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड न: अहमदनगर, महाराष्ट्र, बीड. पीन नंबर:	कुलमुखत्यार धारक वय :-59 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र धारक इसम ऐवज करून दिल्याचे कबूल करतात.

सिद्धा क्र.3 ची वेळ:12 / 07 / 2021 12 : 24 : 21 PM

ओळख :-

खालील इसम असे निवेदीत करतात की हे दस्तऐवज करून देणा-यांस व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अविनाश प्रकाश खरवे - - वय:45 पत्ता:अहमदनगर पिन कोड:414203 स्वाक्षरी:		
2	नाव:विकास प्रकाश खरवे - - वय:55 पत्ता:अहमदनगर पिन कोड:414203		

सिद्धा क्र.4 ची वेळ:12 / 07 / 2021 12 : 25 : 38 PM

Joint Sub Registrar Aurangabad III

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANISH SHESHRAO PATIL	eChallan	00040572021070999308	MH003446043202122E	500.00	SD	0001631291202122	12/07/2021
2		DHC		12072021027350	360	RF	12072021027350	12/07/2021
3	MANISH SHESHRAO PATIL	eChallan		MH003446043202122E	100	RF	0001631291202122	12/07/2021

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

5268 /2021

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प्रमाणित करण्यात येते की
सदर दस्तावेजात एकुण ९५ पाने आहेत
-----ई-चे नंबरचाने बकाचे..
नक्षरी नोदवला तारीख ... 9/12/2021
सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. -३

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