

गावाचे नाव : औरंगाबाद शहर

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोठेपणा	0
(3) वाजाराभाव (भाडेपट्ट्याच्या वावविलेपट्ट्याकार आकारणी देणे की पट्टेदार ते नमूद करावे)	34833000
(4) भू-मापन पॅटर्नच्या व परतमापन (अनल्यस)	1) पानिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती : मोहल्ला-श्रेय नगर, इस्मातपुरा ता. जि. औरंगाबाद मतपा इस्तीला मिटींग नंबर 15948 से 364.20 चौरस मीटर या घिळपतीचा दस्तात नमूद केल्या प्रमाणे विकसन करारनामा या शीर्षकाचा नोंदणी करिता दस्त (C.T.S. Number : 15948)
(5) शेवफळ	1) 364.20 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यास असेल तेव्हा	
(7) दस्तगवज करून घेणा-या/सिद्धत देवणा-या पक्षकाराचे नाव किंवा दिवाणी त्याच्यालाचा इकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री संजय सीताराम त्यागाधीश - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खोर्क नं:-, रोड नं:- रा. प्लॉट नंबर 106 श्रेय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- AALPN0555E 2): नाव:- श्री विजय सीताराम त्यागाधीश - वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खोर्क नं:-, रोड नं:- रा. डब्लू 704 साईपल सोमापटी कुणाल आयकॉन सोमापटी पिपळे सीतामर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-ACMPN4796Q
(8) दस्तगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी त्याच्यालाचा इकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- मे कल्याणी इंफ्राकॉन भागीदारी संस्था तर्फे भागीदार क्र. 1) श्री अमिन शानाराम लोखंडे - वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खोर्क नं:-, रोड नं:- रा. डे-1, कान्निबान हेरीटेज न्यू श्रेय नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAZFK1272D 2): नाव:- मे कल्याणी इंफ्राकॉन भागीदारी संस्था तर्फे भागीदार क्र.2) श्री सुबोध फुलबंद तांदळे - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खोर्क नं:-, रोड नं:- रा. प्लॉट नंबर 17 समार नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAZFK1272D 3): नाव:- मे कल्याणी इंफ्राकॉन भागीदारी संस्था तर्फे भागीदार क्र.3) श्री पवन शिवप्रसादजी तानु - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खोर्क नं:-, रोड नं:- रा. प्लॉट नंबर 17 समार नगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAZFK1272D
(9) दस्तगवज करून दिल्याचा दिनांक	30/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	7600/2022
(12) वाजार भावाप्रमाणे मुद्रांक शुल्क	1741700
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणांचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्रं.1
औरंगाबाद.



DEVELOPMENT AGREEMENT

Zone No.1.70, Plot Rate Rs.25,000/- per sq.mtr.

RCC B/up rate Rs.24,200/- per sq.mtr.

**GOVERNMENT VALUATION FOR THE PURPOSE OF DEVELOPMENT
AGREEMENT Rs.3,48,33,000/-**

This Development Agreement is made and executed at Aurangabad on
this 30th day of September 2022 between :

1. Shri. Sanjay s/o. Sitaram Nyayadhish

Age : 59 years, Occupation : Freelancer

R/o. Plot No.106, Shreyanagar, Aurangabad.

(Aadhar No.4806 5883 4853 / PAN No.AALPN0555E)

2. Shri. Vijay s/o. Sitaram Nyayadhish

Age : 57 years, Occupation : Freelance Journalist

R/o. W-704, Saipearl Society, Kunal Icon Road,

Pimple Saudagar, Pune - 411 027.

(Aadhar No.3798 2066 4402 / PAN No.ACMPN4796Q)

Hereinafter referred to as "the Owner" or "The First Party" (Which
expression shall unless repugnant to the context or meaning thereof shall mean
include his legal heirs, successors, executors, administrators, survivors, and
assignees).

AND

M/s. Kalyani Infracon

(PAN No.AAZFK1272D)

A registered Partnership firm

Having its Office at

Flat No.4, House No.114/A, Yogeshwari Apartment,

Osmanpura, Aurangabad - 431 001.

Through its authorised partners :



1. Shri. Anil Shantaram Lokhande

Age. 57 years, Occu. Business,

R/o. Shreyanagar, Aurangabad.

2. Shri. Subodh Fulchand Tandale

Age. 37 years, Occu. Business,

R/o. Samarth Nagar, Aurangabad.

3. Shri. Pawan Shivprasadji Jaju

Age. 37 years, Occu. Business,

R/o. Sharadashram Colony, Aurangabad.



Hereinafter referred to as "The Builder / Developer" or "The Second Party"
(which expression shall unless it be repugnant to the context or meaning thereof
be deemed to mean and include its successors, executors and administrators and
assignees in interest).

WHEREAS Complete P. R. Card issued by the City Survey Office, Aurangabad in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, show the name of Smt. Sharayubai Sitaram Nyayadhish in ownership column since year 1971 taken on the basis of registered sale deed dated 07.11.1969 executed by previous owners (1) Shri. Bagan Shekuji Jadhav, (2) Shri. Ganpat Renuji Chopde and (3) Smt. Kesharbai Sambhaji Nangre.

AND WHEREAS Registered Correction Deed dated 30.01.1971 has been executed by (1) Shri. Bagan Shekuji Jadhav, (2) Shri. Ganpat Renuji Chopde and (3) Smt. Kesharbai Sambhaji Nangre in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, thereby correcting the Plot Number to be read as 106 instead of Plot No.1.

AND WHEREAS "Commencement Certificate" No.366/ 87 in File No.394/ 17/ 87 dated 01.07.1987 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS Approved Map attached to the "Commencement Certificate" No.366/ 87 in File No.394/ 17/ 87 dated 01.07.1987 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS "Occupancy Certificate" No.OC/149/17/89 dated 28.06.1989 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq. mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

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AND WHEREAS Approved Map attached to the "Occupancy Certificate" No.OC/ 149 /17/ 89 dated 28.06.1989 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS "Commencement Certificate" No.394/ 97 dated 30.09.1997 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS Approved Map attached to the "Commencement Certificate" No.394/ 97 dated 30.09.1997 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

AND WHEREAS "Compromise Decree" dated 29.10.2014 has been issued by the Civil Judge, Senior Division, Aurangabad in Special Civil Suit No.1133/ 2008.

AND WHEREAS the names of present owners (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish have been mutated in the record of rights i.e. in ownership column of P.R.Card of CTS No.15948 vide mutation entry dated 28.04.2015 taken on the basis of "Compromise Decree" dated 29.10.2014 has been issued by the Civil Judge, Senior Division, Aurangabad in Special Civil Suit No.1133/ 2008.

AND WHEREAS Tax Payment Receipt No.PT08062022/ 1/ 83646 dated 08.06.2022 for Rs.1,279/-/- in favour of Shri. Sanjay Sitaram Nyayadhish & Tax Payment Receipt No.PT11072022/1/113628 dated 11.07.2022 for Rs.1,303/- in favour of Shri. Vijay Sitaram Nyayadhish has been issued by the Aurangabad Municipal Corporation, Aurangabad in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.



AND WHEREAS according to the Compromise Decree in Special Civil Suit No.1133/ 2008, aforesaid Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, has come to the share of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish to the extent of 50% (viz. 182.1 sq.mtrs.) share each.

AND WHEREAS the Owner has assured and represented that he is the absolute and exclusive owner & possessor of Plot No.106, CTS No.15948 admeasuring 364.20 sq.mtrs., situated at Shreyanagar, within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the "demised plot") and that, their title over the said land is clear, marketable and free from all encumbrances and charges, whatsoever.

AND WHEREAS the Owner has assured and represented that, the demised plot is free from all encumbrances and no litigation or dispute of whatsoever nature is pending before any court or revenue authority in respect of the said land.

AND WHEREAS the Owner has further assured and represented that, he has a clean, clear and marketable title to the demised plot and he has the legal right to sale the same, and no other person has any right of whatsoever nature in respect of the same.

AND WHEREAS the Owner has further assured and represented that, he has neither subjected the demised plot to any encumbrance whatsoever nor is it a subject-matter of any acquisition/ requisition proceedings.

AND WHEREAS the Owner has further assured and represented that, he has not obtained loan against the security of demised plot from any Bank or Financial Institution or any private money lender and the demised plot is free from all encumbrances such as mortgage, hypothecation, charge, leasehold rights etc.

AND WHEREAS the Owner has further assured and represented that, he has paid all taxes, charges, outgoing, assessments etc., of whatsoever nature in respect of the demised plot payable till date.



AND WHEREAS the Owner has further assured and represented that, the demised plot was not declared as surplus under the provisions of Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961, nor it was/is subject matter of any proceedings under the provisions of Hyderabad Tenancy and Agricultural Land Act, 1950 or Restoration of Lands to Scheduled Tribes Act or any other enactments whereby the owners are prohibited from transferring the land and no permission from any Government, Semi-Government, Local Authority or Court of law for transferring / selling the land is necessary. The Owner has further assured and represented that, the demised plot is not a trust property and/or Inam land.

AND WHEREAS the First Party or the Owner desires to develop demised plot admeasuring however, they have no time, expertise or money to do the same himself and the developer being interested in developing the demised plot, approached the owner with a request to give it development rights of the demised plot, for consideration partly in the form of constructed area and partly in cash and the plot owner agreed for the same on following terms and conditions.

Now, therefore, this Development Agreement is executed between the parties hereto on the terms and conditions as under :

1. That, the owner hereby declares and undertakes that, the demised plot is free from all encumbrances, charges, lien or any acquisition, requisition whatsoever and he is having absolute title and possession of the same.
2. That, in case of any dispute in respect of title of the demised plot arises for the reason attributable to Owner, the Owner hereby undertakes to settle / clear the same at its own cost and efforts.
3. That, it is agreed that, the developer will construct 12 residential flats in the proposed apartment building consisting of Parking + 6 floors. Each floor shall have 1 (one) 3 BHK flat on the front side and 1 (one) 2 BHK flat on the back side of the demised plot.
4. That, the developer has obtained construction permission vide Building Permit No.132187 Proposal Code No.DDMCB-22-56188 Permit No.DDMCB/B/2022/APL/02853 dated 06.09.2022 from the Aurangabad Municipal Corporation at his own cost and expenses. The Developer will



obtain revised building permission after purchase of additional TDR/FSI, staircase premium etc.

5. That, the Builder / Developer shall carry out the construction strictly in pursuance to sanctioned building plan at his own cost and shall obtain occupancy certificate to that effect. The construction specification of flats to be allotted to the owners as agreed between the owner and the developer is specified in Schedule – II.
6. That, there may be a variation in the area of flat/s upto 3% plus OR minus at the time of construction, which will be ignored by both the parties no compensation shall be payable to each other in such event. In case of variation in area more than 3% the parties shall compensate each other proportionately.
7. That, it is agreed between the owner and the developer that, the developer shall allot 1 (one) 3 BHK flat each to both the owners with parking. One 3 BHK flat with parking to be allotted to the owner shall be on Second Floor and another 3 BHK flat with parking will be on the Third Floor of the apartment building and remaining 10 flats shall be in the share of the developer. The details of flats in the share of owners and flats in the share of developer are given in Schedule-III hereunder written.
8. That, in addition to allotment of 1 (one) 3 BHK flat with parking each to the owners, the developer has paid an amount of Rs.1,12,50,000/- (Rupees one crore twelve lakhs fifty thousand only) each to both the owners i.e. total Rs.2,25,00,000/- (Rupees two crores twenty five lakhs only) by post-dated cheques as under:

Amount paid to Shri. Sanjay Sitaram Nyayadhish			
Sr. No.	Cheques drawn on Karur Vysya Bank Ltd.	Amount (A)	Amount of TDS (B)
1	Cheque No.000104 dated 26.09.2022	18,90,000.00	2,10,000.00
2	Cheque No.000105 dated 26.02.2023	13,50,000.00	1,50,000.00
3	Cheque No.000106 dated 26.08.2023	22,50,000.00	2,50,000.00
4	Cheque No.000107 dated 26.02.2024	22,50,000.00	2,50,000.00
5	Cheque No.000108 dated 26.08.2024	23,85,000.00	2,65,000.00
Sub-Total (A) & (B)		1,01,25,000.00	11,25,000.00
Total (A) + (B)		Rs.1,12,50,000.00	



Amount paid to Shri. Vijay Sitaram Nyayadhish			
Sr. No.	Cheques drawn on Karur Vysya Bank Ltd.	Amount (C)	Amount of TDS (D)
1	Cheque No.000109 dated 26.09.2022	18,90,000.00	2,10,000.00
2	Cheque No.000110 dated 26.02.2023	13,50,000.00	1,50,000.00
3	Cheque No.000111 dated 26.08.2023	22,50,000.00	2,50,000.00
4	Cheque No.000112 dated 26.02.2024	22,50,000.00	2,50,000.00
5	Cheque No.000113 dated 26.08.2024	23,85,000.00	2,65,000.00
Sub-Total (C) & (D)		1,01,25,000.00	11,25,000.00
Total (C) + (D)		Rs.1,12,50,000.00	
Net amount paid to owners (A)+(C)		2,02,50,000.00	-
Total amount of TDS (B)+(D)		22,50,000.00	
Grand Total (A)+(B)+(C)+(D)		Rs.2,25,00,000.00	

9. That, the owners hereby categorically agree that, they have no charge over the said plot and the developer is entitled to develop, sell, dispose of, the flats coming to his share at his absolute discretion and receive & retain the amount of consideration thereof and separate consent/NOC of owners is not required for the same.
10. That, after allotting 1 (one) 3 BHK flat with parking each to the owners, the builder / developer can sell / dispose of the flats coming to his share, to any purchaser at any price and on any terms and conditions that may be agreed upon by the builder with the purchaser and receive and retain the amount of sale price in his name and no separate consent of owner is required for this purpose. However, in case the purchaser or any Bank or Financial Institution requires the signatures of developer or the land owner as "consenting party" to Agreement to Sale and/or Sale Deed, it shall be given by each other without any demur.
11. That, the Owner has handed over possession of demised plot to Builder / Developer for the development work and the developer acknowledges having taken possession of demised plot.
12. That, the builder / developer shall be authorised to undertake the construction work according to the building plans approved by the competent town planning authority. In case any penalty is levied by the competent town planning authority, the same shall be paid by the developer alone.
13. That, the builder shall be authorised to employ the services of architects, engineers, supervisors, construction labour, legal adviser etc. for the purpose of development of the land. The necessary fees, charges, salary



& wages of the persons engaged by the builder shall be borne by the builder only. The developer may obtain the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder.

14. That, all present and future taxes, cess, charges in respect of the demised plot and present agreement payable to the Government, Semi-Government or any other local authority shall be paid by the Developer alone.
15. That, the developer shall have a right to fix or install or construct water storage & septic tank/s for the purpose of proposed development of the demised plot.
16. The owner hereby agrees and assures the developer to sign all necessary application, affidavits, plans and other documents / deeds, for compliance of the necessary formalities of the competent town planning authority or any other Government, Semi-Government or local authority for obtaining requisite permissions for carrying out the development of demised plot.
17. That, the owner shall not be liable in any way whatsoever for loss or damage caused to the person or property of any third party during the course of development work.
18. That, it is hereby specifically understood and agreed between the parties hereto that the party of the developer shall indemnify the owner for any monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the developer with any outside third party or agency to which the owner is not a party / signatory.
19. That, the developer shall indemnify and keep indemnified, saved, defended and harmless the owner from or against any loss or damage suffered or incurred by the owner as a result of any claim made by any person or party on account of any accident on the site during the course of the work of development construction resulting in death of or injury to any person or damage to any property.



20. That, subject to registration of proposed project with Real Estate (Regulation and Development) Act, 2016 the Developer shall be entitled to prepare necessary scheme, to advertise, to advertise the same by putting up a board on the said property or any other place and by publishing advertisement/sign boards or any media as it deems fit, entirely at its own cost and risk.
21. That, the construction will be done by the developer as per the drawings and specifications given the architect/s and engineers appointed by him for the site and the land owner will not be entitled to demand any change in the drawings and specifications given by the architect/s and engineers.
22. That, all charges other than the basic cost of unit such as MSEDCL charges, society deposits and infrastructure development expenses in respect of construction coming to the proportionate share of Plot owner shall be paid by the Plot owner to concerned authority / agency.
23. That, for facilitating execution of various documents required to be signed by the partners of owner such as Agreement to Sale, Sale Deed, Correction Deed, execution of consent to mortgage units only by third party unit purchaser/s strictly in respect of units falling in exclusive share of Builder / Developer the owner is simultaneously executing Irrevocable Power of Attorney in favour of Builder / Developer strictly in pursuance to conditions of present agreement and powers shall not be used for creation of any kind of mortgage either of plot under development and / or any kind units to be constructed thereon.
24. That, the Developer shall complete the construction / development work within a period of 24 (twenty four) months to be calculated from the date of building permission. However, the Developer will be entitled for a reasonable extension of 6 month's time.
25. That, the owner will be handing over the possession of the demised plot to the Developer on 20th October 2022 and the Developer shall pay monthly rent of Rs.15,000/- per month each, to the owners till the Developer hands over possession with occupancy certificate of flats coming to the share of owners to them.



26. That, the owner shall not obtain GST registration number for payment of GST in respect of flats/units coming to their share. However, the owners shall pay the amount of GST in respect of flats allotted to them i.e. Flat No.201 and Flat No.301 to the developer.
27. That, the Builder / Developer can dispose off units to the prospective third party purchaser/s only after registration of said project with the "RERA" and strictly in accordance with terms settled by "RERA".
28. That, the developer is wholly responsible for the work quality. The Builder / Developer only, shall be solely liable in all situations in proposed housing scheme, even though the Builder / Developer obtained the occupancy certificate from competent authority, including the action / consequences arising out of action taken by competent authority under the Real Estate (Regulation and Development) Act, 2016. The Builder / Developer shall made aware to the proposed customers about the responsibility of planning, execution and entire construction and RERA issues shall be of Builder / Developer only.
29. The expenses for obtaining certification from competent authority under "The Real Estate (Regulation and Development) Act, 2016" shall bear by the Developer only.
30. That, all expenses towards drafting & execution of registered this Development Agreement, such as stamp duty, registration fees, advocate's fees, miscellaneous expenses etc., have been paid by the developer only.

Schedule – I
(Description of demised plot)

All that piece and parcel of Plot No.106, CTS No.15948 admeasuring 364.20 sq. mtrs., situated at Shreyanagar, Osmanpura, within the limits of Aurangabad Municipal Corporation, Aurangabad, boundaries of which are as under:

On or towards East : CTS No.15968.
On or towards West : Government Road.
On or towards North : CTS No.15949.
On or towards South : CTS No.15947.



Schedule – II.**Description of Specification of construction.**

The specification of the material to be used and other things shall be:-

Particulars	Specification
Brick Work	Outer masonry wall 6" brick. Inner masonry wall 4" brick with sand faced plaster on external wall, sand faced plaster on internal walls with neeru finish.
RCC Work	RCC work 1:2:4 (1 Cement Stone dust, 4 Graded Stone Aggregate Nominal size) in Columns, beams, lintels, slabs, staircase etc. including centering and shuttering and rendering exposed surface in cement Mortar 1:4 (1 Cement, 4 Fine sand/Crush sand-dust) Steel for R.C.C. work shall be as per structural design. Internal plaster, Brick work will be Mortar of Cement crush sand dust.
Electrical Work	All electrical work to be done in branded/ISI mark wire and switches like Anchor/Legrand or equivalent.
Living Room	Vitrified Flooring. Provision for TV Connections. Decorative Flush doors with both side lamination. Provision for A.C. point.
Kitchen Dining	Vitrified Flooring. Provision for exhaust in window. Granite platform with stainless steel sink. Full height dado. Electrical and plumbing point for water purifier. Dry balcony with provision for washing machine. Antiskid tile flooring for dry balcony.
Bedrooms	Vitrified Flooring. Provision for A.C. point. Decorative Flush doors with both side lamination.
Bathrooms	Antiskid tile flooring. Full height dado. Waterproof doors with granite door frame. Branded CP fitting and Sanitary ware (Jaguar/equivalent). Provision for water heater / geyser.
Balcony	Antiskid flooring.
Others	Three track aluminum sliding windows with mosquito mesh. MS Grill and granite sill for windows. Plastic emulsion paint for interior. Acrylic emulsion paint for exterior. Lift of renowned manufacturer with power backup. CCTV setup in parking area. POP wall punning for internal finishes. Electrical Solar for Common area lighting. Terrace Garden.



Schedule-III**3 BHK Flat allotted to owner Shri. Sanjay Sitaram Nyayadhish :**

Sr. No.	Flat Number	Floor	RERA Carpet Area incl. enclosed balcony	Balcony	Area in sq.mtrs.
					Total Carpet Area incl. open balcony
1	201	Second	74.82	14.68	89.50

3 BHK Flat allotted to owner Shri. Vijay Sitaram Nyayadhish :

Sr. No.	Flat Number	Floor	RERA Carpet Area incl. enclosed balcony	Balcony	Area in sq.mtrs.
					Total Carpet Area incl. open balcony
1	301	Third	74.82	14.68	89.50

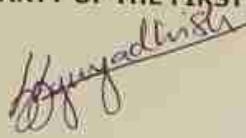
Flat allotted to developer :

Sr. No.	Flat Number	Floor	RERA Carpet Area incl. enclosed balcony	Balcony	Area in sq.mtrs.
					Total Carpet Area incl. open balcony
1	101	First	74.82	14.68	89.50
2	102	First	65.02	14.22	79.24
3	202	Second	65.02	14.22	79.24
4	302	Third	65.02	14.22	79.24
5	401(*)	Fourth	74.82	14.68	89.50
6	402	Fourth	65.02	14.22	79.24
7	501(*)	Fifth	74.82	14.68	89.50
8	502	Fifth	65.02	14.22	79.24
9	601(*)	Sixth	74.82	14.68	89.50
10	602	Sixth	65.02	14.22	79.24

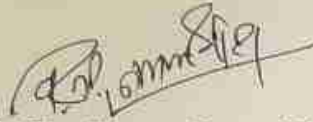
(*) Flat No.401, 501 and 601 will be constructed after purchasing TDR/FSI and payment of premium etc. as permissible, by the developer by obtaining revised construction permission at his cost and expenses. However, the consideration amount paid to the owners include these flats allotted to developer.

In witness whereof the parties hereto have subscribed their hands, seal and signatures on the date and place mentioned hereinabove.



OWNER - PARTY OF THE FIRST PART :


1. Shri. Sanjay Sitaram Nyayadhish

2. Shri. Vijay Sitaram Nyayadhish

**DEVELOPER - PARTY OF THE SECOND PART :****M/s. Kalyani Infracon**

Through its authorised partners :



1. Shri. Anil Shantaram Lokhande




2. Shri. Subodh Fulchand Tandale




3. Shri. Pawan Shivprasadji Jaju

**WITNESS :**

1.

Mr. Vinodh Achyutrao ShiralkarAge. 61 years, Occu. Service,
R/o. Plot No. 5/5, Vidhata Housing Society
Gulmohar Colony, N-5, CIDCO Aurangabad



2.

Mr. Mukesh Hilal PatilAge. 38 years, Occu. Business,
R/o. Plot No. 15, Flat No. 5-A
Shrisudha Devgiri Colony, Aurangabad.

