

343/1420

Thursday, February 16, 2023

4:12 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn. 39M

मुळदस्त परत केला

पावती क्र.: 1768 दिनांक: 16/02/2023

ग्राहक नाव: औरंगाबाद

इन्सपेक्शनचा अनुक्रमांक: खसस8-1420-2023

दस्तावेजाचा प्रकार: डेक्कनपमेंट ऑर्डरमेट

माध्यम कम्प्याचा नाव: मे. विचवती कन्स्ट्रक्शन्स तर्फे फाईनर श्री. सुनिल शामराव पाटील (बिल्डर/डेक्कनपर) . .

नोंदणी फी

रु. 30000.00

इस्त हस्ताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आवकत मुळ दस्त .खबनेल थिट,सूची.० अदावे
4 29 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मूल्य: रु.12000000/-

मोबदल: रु.0/-

मगनेले गुहांक शुल्क : रु. 600000/-

1) देयकाचा प्रकार: DHC रकम: रु.5000/-

टीडी/घनावेध/थि ऑर्डर क्रमांक: 1502202313025 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

टीडी/घनावेध/थि ऑर्डर क्रमांक: MH015378066202223 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

मुळदस्त परत केला

CHALLAN
NTR Form Number-8



GRN	MH01637606020223E	BARCODE			Date	15/02/2023-16:58:58	Form ID	252
Department Inspector General Of Registration					Payer Details			
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name AR95_AURANGABAD NO 15 SUB REGISTRAR					Full Name	SHIVSHAKTI CONSTRUCTIONS THROUGH		
Location AURANGABAD						PARTNER MR SUNIL SHAMRAO PATIL		
Year 2022-2023 One Time					Flat/Block No.	PLOT NO. 2 - C.T.S. NO. 15930 - SHEET NO. 152		
Account Head Details				Amount In Rs.	Premises/Buiding			
003004640 Stamp Duty				500000.00	Road/Street	DEMANPURA		
003006330 Registration Fee				330000.00	Area/Locality	AURANGABAD(M.H.)		
					Town/City/District			
					FIN	4	3	1 0 0 5
					Remarks (If Any)			
					PAN2=CJEPRI544B-SecondPartyName=SAKSHI SUDHAKAR			
					RANA AND MR AJAY SUDHAKAR RANA -			
					Amount In	Six Lakh Thirty Thousand Rupees Only		
				Total	Words			
				6,30,000.00				
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	02300042023021566505 0135450R6	
Cheque/DD No.					Bank Date	RBI Date	15/02/2023-15:58:33 Net Verified with RBI	
Name of Bank					Bank/Branch	BANK OF MAHARASHTRA		
Name of Branch					Scrol No . Date	Not Verified with Scrol		
Department ID					Mobile No. 937028706			
NOTE:- This Chequn is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.								
अहमदनगर नगरपालिका अहमदनगर नगरपालिका अहमदनगर नगरपालिका अहमदनगर नगरपालिका अहमदनगर नगरपालिका								
Seal of the Sub-Registrar Aurangabad								
Challan Defaced Details								
Sr. No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount			
1	(S)-343-1420	0007677459202223	10/02/2023-16:12:08	IGR215	30000.00			
2	(S)-343-1420	0007677459202223	10/02/2023-16:12:08	IGR215	60000.00			
Total Defacement Amount					6,30,000.00			

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Page 17

Print Date 16-02-2023 04:16:57

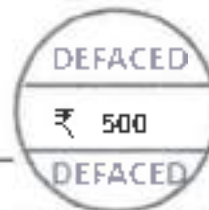


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1502202313025	Receipt Date	16/02/2023
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Received from SELF, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No 1420 dated 16/02/2023 at the Sub Registrar office Joint S R Aurangabad 6 of the District Aurangabad.



Payment Details

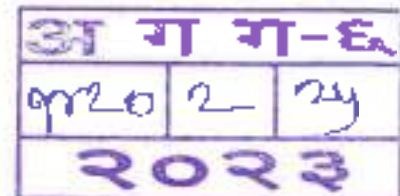
Bank Name	SBIN	Payment Date	15/02/2023
Bank CIN	10004152023021511951	REF No.	304633219969
Deface No	1502202313025D	Deface Date	16/02/2023

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

Sangeeta Ram

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DEVELOPMENT AGREEMENT

This Development Agreement is made, executed and registered on this 15th day of February 2023 at Aurangabad.

BETWEEN

1) **Sangita Sudhakar Rana,**

Age: 53 years, Occupation: Household,

R/o: Plot No: 02, Near Guru Teg Bahadur School, Osmanpura, Aurangabad - 401005.

Pan No: CJGPR1544B,

Aadhar Card No: 2853 6494 6654.

2) **Mr. Ajay Sudhakar Rana,**

Age: 43 years, Occupation: Service,

R/o: H.No: 2-2-9, Kirana Chawadi, Infront of V. K. Market, Pandariba.

Aurangabad - 431 001,

At present R/o : Plot No: 02,

Near Guru Teg Bahadur

School, Osmanpura, Aurangabad - 401005.

Pan No: AOXPR3679B,

Aadhar Card No: 9089 0120 0706

(Hereinafter called as the Owners (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include his / her/their hers, successors, representatives executors, assigns etc.)

AND

M/s. Shivshakti Constructions

Partner, Mr. Sunil Shamrao Palil

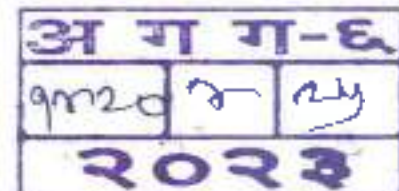
Age : 56 Years, Occ : Bus ness,

R/o, Plot No.83, New S.B.H. Colony, Shahnoorwadi, Aurangabad. - 431005.

Aadhar No. - 4120 6838 5744

(Hereinafter called as Builder/ developer (Which expression shall mean, include its present and future partners and his/her/their respective legal heirs, successors, representatives, executors, administrators & assignees etc.) & Party of the Second Part.

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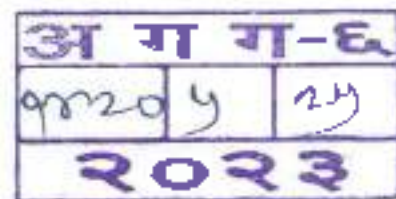
Whereas in the year 1979 father of present Owners namely Mr. Sudhakarrao S/o. Tukarampant Rana purchased Plot No. 2 of non agricultural land bearing CTS No.16930, totally adm. 327.70 Sq.Mtrs., Sheet No.152 at relevant time, situated at Osmanpura, Tq. & Dist Aurangabad by virtue of Registered sale deed bearing daybook serial no.2254 dated 14th November, 1973.

Whereas said owner namely Mr.Sudhakarrao S/o. Tukarampant Rana died on 14/11/2019 leaving behind him only these two legal heirs namely Miss. Sangeeta D/o. Sudhakar Rana and Mr. Ajay S/o. Sudhakar Rana and they have obtained heirship certificate from the then Hon'ble XII Civil Judge (S.D.), Aurangabad vide M.A.R.J.L. No.511/2019 vide order dated 07/08/2019. In P.R. Card of CTS No. 16930.

Whereas the present Owners of said plot bearing CTS No. 16930 has decided to develop said plot by constructing a multistoried building consisting apartments, however on count of lack of experience and funds they found it difficult and accordingly decided to hand over the part of development to some experienced and reputed builder / developer and as such they have approached to the party of Second Part who is working in Aurangabad have completed many housing projects successfully and requested the Party of Second Part i.e. Builder / Developer to develop their plot.

The Owners have assured that said plot is forming part of said bulk land of which the layout has been sanctioned by Aurangabad Municipal Corporation. The Owners has assured about clear and marketable title in respect of said respective plot.

Whereas in pursuance to assurance given by plot owners about clear and marketable title of their plot, the partners of Developer / Builder firm has accepted the proposal of development and agreed to develop the said plots. The parties are desirous of recording the said terms and conditions in the manner appearing herein below;



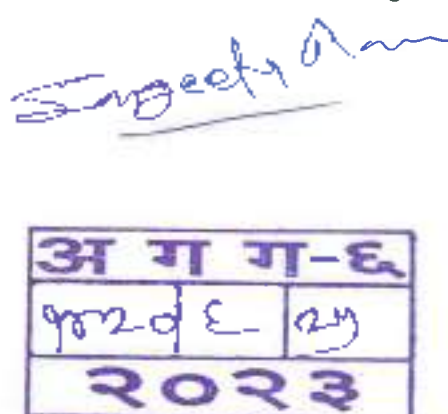
**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER:**

1) The Owners hereby permits the Developer / Builder and the Developer / Builder has agreed to develop the said plot CTS No. 16930 hereinafter referred to as "Said Plot" for sake of brevity and are particularly described in schedule "A" forming part and parcel of this development agreement by constructing apartments at their own cost, efforts and expenses. The construction specifications have been specified in the Schedule "B". For development of the said plot, the Developer / Builder on its own expenses shall be entitled to apply for and obtain necessary sanctions and permissions from all the concerned authorities for commencement and completion of the construction on the said plot / property.

2) That the Owner's hereby declare that, said plot under development is free from all types of encumbrances and plot Owner's are having absolute title of ownership and possession of the same. The Owner's have not mortgaged the respective plot with any bank, financial institution firm, company or any person etc., found if any, he/she/they has assured to clear and obtain the "No Dues Certificate" before agreement to sale of unties from construction, to avoid the delay in completion of project.

3) That the partners of Developer / Builder firm will carry on the construction work and development of the plot at its own cost, consequence, risk and responsibility. That in case any dispute of any kind in respect of the said plot arose, then the respective Plot Owners hereby undertake to indemnify to Developer / Builder for all losses caused to him.

4) That, the partners of Builder / Developer firm shall at its own cost prepare plan of residential building consisting apartments and or any other suitable construction plan for residential purpose only and get it sanctioned from Municipal Corporation Aurangabad, the Developer / Builder shall obtain Construction permission from the competent authority i.e. Municipal Corporation of Aurangabad, by paying all the



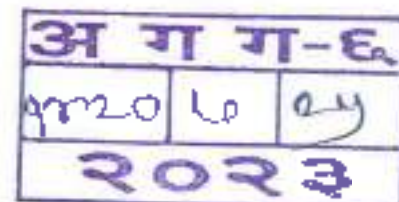
deposits and necessary fees for the same and Developer / Builder shall also obtain electricity connection and water connection, by paying all the charges, fees and deposits in the name of plot owner. That the Developer/Builder shall also be entitled to obtain refund of security deposit etc. after completion of the construction, from Aurangabad Municipal Corporation.

5) That the Builder / Developer shall at its own cost obtain all necessary permissions from competent authority and get it approved from the competent authority by paying all the charges and deposits required for the same. THAT the Developer / Builder will obtain the revised construction permission, if required, from the competent authority by paying all the deposits and fees for the same. The payment of deposit and other expenses for permission will be borne by present Builder /Developer only.

6) That the Owners have already delivered the physical possession of the plot under development to the Builder / Developer. The partners of Builder / Developer firm and its contractors, staff, labours, workman etc. shall be entitled to enter upon the said plot for erection of new construction.

7) THAT the Builder / Developer shall carry on the construction of the building/ s in accordance with the building permission granted by the competent authority. And Builder/ Developer will obtain the Occupancy certificate from Municipal Corporation in due course, at the cost and consequence thereof.

8) That, in consideration of property, being given for development by the Owners to the Developer / Builder firm, the partners of Developer / Builder firm offered in consideration of the plot being given for the development by the owner to the Builder / Developer, against the plot under development the Owners will get 50% (Fifty Percent) construction out of total constructed structure i.e., 25% (Twenty Five Percent) construction to Owner No. 01 and 25% (Twenty Five Percent) construction to Owner No. 02 in joint and equal manner and the balance 50% (Fifty Percent)



construction shall be retained by the Builder / Developer as a owner and possessor thereof as mentioned in the deed of declaration [which will be registered in future] of the plot under development and / or in pursuance to any supplementary agreement executed and registered. The specific area from [of] the construction to be retained by the Owners and Developer / Builder is decided as per mutual understanding and will be specified in deed of declaration.

9] That, in addition to allotment in construction as referred supra, the Developer / Builder shall pay the amount of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) to the Owners in common, as additional consideration. Accordingly the Builder / Developer have made the said payment as detailed herein under:

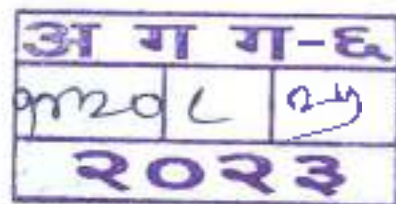
In consideration of the Owner permitting or confirming the development right to the Developer to develop the said property, the developer offer 50% sale able area of construction to the owner and Developer will retain remaining 50% of sale able area construction and in addition to this Developer agreed to give the Owner in all a sum of Rs.25,00,000/- (In Words : Twenty Five Lakhs Rupees Only) out of which Rs.14,00,000/- are refundable and Rs.11,00,000/- Non-Refundable as a security deposit in the following manner :

Sr. No.	Ref.No.	Amount	Mode of Payment-Bankers
1.	COSBH2221 79701 73	7,00,000/-	The Cosmos Co-Op. Bank Ltd.
2.	874309	4,00,000/-	The Cosmos Co-Op. Bank Ltd.
3.	000022848294	1,50,000/-	The Cosmos Co-Op. Bank Ltd.
4.	Google Pay	25,000/-	Online
5.	Google Pay	25,000/-	Online
6.	Google Pay	25,000/-	Online



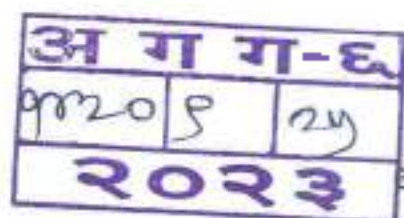
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7.	Google Pay	25,000/-	Online
8.	Google Pay	25,000/-	Online
9.	Google Pay	20,000/-	Online
10.	Google Pay	55,000/-	Online
11.	Google Pay	25,000/-	Online
	Google Pay	40,000/-	Online
12.	Cheque No. 119711	3,10,000/-	The Cosmos Co-Op. Bank Ltd.
13.	Cheque No. 119707	4,00,000/-	The Cosmos Co-Op. Bank Ltd.
14.	Cheque No. 119708	275,000	The Cosmos Co-Op. Bank Ltd.
Total Amount		25,00,000/-	

10) That the Developer / Builder can dispose off from his share in the proposed construction i.e. apartments to the prospective purchaser's at the price decided by Developer / Builder on any terms and conditions that may be agreed upon by the Developer / Builder with the prospective purchaser's and the Owners hereby undertakes that he / she / they shall be available as and when required to join with the Developer / Builder for signing and executing the required documents, such as execution of agreement to sale, sale deed and / or any document, if required and thereby confer absolute title in favour of the prospective purchaser's for which the Owners has executed and registered General Power of Attorney in favour of partners of Builder / Developer, in pursuance to present development agreement. The respective party shall have the sole right from the amount receivable from the prospective purchaser's against the sale of his/her/their respective share in respective apartment. None of the party shall claim the sale consideration received after selling the respective share by respective party from the proposed construction on the said plot.



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That the Developer / Builder will carry on the construction on the said plot under development at its own cost, risk and responsibility and as per sanctioned plan only. The TDR, paid premium and ancillary FSI will be procured by Builder / Developer at its own cost.

11] That the proposed building / structure being constructed on the plot under development shall be governed by the provisions of the Maharashtra Apartment Ownership Act, 1970 and the developer / builder will execute the Declaration U/sec. 2 Form "A" of the Maharashtra Apartment Ownership Act, 1970. Further the name of the said project shall be "SHIVSHAKTI HEIGHTS" and the name shall not be changed in any case.

12] That, the Owners hereby undertake that he/she/they is / are the absolute owner's of the said respective plot described in Schedule "A" and there is no defect in his/her/their title. If any defect in the title of the Owners or any dispute on account of title or boundaries or anything in respect of the said plot's found, it shall be the total responsibility of the respective Owners only and he/she/they shall have to remove the same by taking proper steps at his/her/their own cost and risk.

13] That the said plots will be developed in 18 (eighteen) months from the date of possession and if required additional 6 (six) month period will be consider as grace period without penalty. In case the Developer / Builder failed to complete the construction in all respect within specified period [as mentioned in development agreement] then said Builder / Developer will pay penalty of Rs.30,000/- (In Words : Thirty Thousand Rupees Only) per month to Owner's in common, Up to 6 months only. Provided if the delay caused due to natural calamities / circumstances, Govt. Orders / Circulars etc. Which are beyond the control of Developer / Builder, then the specified period for development shall automatically stands extended, without penalty. As well as in the circumstances like case of War, Curfew, shortage of material in the specified period for development shall automatically stands extended also if delay is occur due to any activity or cause from Owners side. This agreement is valid only up to completion of

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work or up to 30 months from the date of registration, after that this will cancelled automatically. In pursuance to implementation of the real estate (Regulation and Development) Act, 2016, if the proposed project requires the registration under said Act, the period required for obtaining registration shall be inclusive of the aforesaid period of completion of project i.e. within 18 months with additional 6 (six) month period will be consider as grace period without penalty from the date of registration of RERA. If additional FSI or TDR will be get or approved by or local authority after completion of this project only land owner have all rights for additional construction. Builder / Developer have no any rights in new FSI or TDR.

14) The Builder / Developer hereby admit and undertake that, the entire construction work of the plot under development would be at the cost and consequences of the Builder / Developer. In the event of any accident or damages caused to the persons and properties such as, labours / agent / representatives / employee or passerby or unknown persons if any s occurred, any property belonging to the adjacent owner of the plot under development or belonging to the Builder / Developer is damaged, the Builder / Developer solely shall be held responsible for the expenses if any arising out of the aforesaid unwanted incident. In no case the Owner's shall be held responsible for the same.

15) The Builder / Developer can obtain loan facility on the apartments allotted in his share after due execution and registration of deed of declaration, without the consent of owner's from any bank or financial institution firm, company and individual etc. The Builder / Developer undertook that he will not mortgage the apartments from share of respective Owner's.

16) The Builder / Developer hereby admit and undertake that, he will use the quality construction materials, during the course of construction on plot under development.



17) The Builder / Developer hereby admit and undertake that, they he will get separate electricity meter as the requirement of the construction work, in the name of the owner, if required, during the course of construction on the plot under development and all the expenses, deposit and charges shall be deposited by the Builder / Developer exclusively and same shall be taken back by the Builder / Developer only. The owners shall not be liable for the same.

18) That, the Builder / Developer shall employ the services of the quality authorized & certified Architect and R.C.C. consultant for the construction of the building and their fees shall be paid by the Builder / Developer. Similarly, the Builder / Developer may also obtain the services of the legal adviser either in between the Owners, developer and apartment purchaser's expenses of such documents and fees of the advocate will be paid by the Builder / Developer to the extent of its share.

19) That the Owner's hereby undertakes that, he/she/they has / have paid all the taxes of Municipal Corporation including other applicable taxes in respect of said respective plot. If any taxes or cess are found due on the said plot up to the date of registration of this agreement the respective owner shall pay those dues. Similarly from the date of permission till completion of construction all the taxes pertaining to said plots such Property Tax, Water Tax and Electricity bill shall be paid by the Builder / Developer.

However the income tax shall be paid by the developer / builder & Owner's to the extent of respective share getting out of the sale proceeds. If any kind tax is levied on present agreement and or construction in future, then the respective party shall be liable to pay the same in proportion to their sharing ratio specified in this agreement.

20) That the Developer / Builder will be entitled to consume the total available F.S.I. on the plot / property under development on date of applying for commencement certificate.



21) That the Owners are also executing on General Power of Attorney in favor of partners of Builder / Developer firm and thereby authorizing him to carry on the construction / development work of the plot, to obtain construction permission, to execute the declaration J/Sec. 2 -Form "A" of the Maharashtra Apartment Ownership Act, 1970 and to do all the deeds for the formation of Association, to enter into agreement to sale and to execute the agreement to sale and sale deed, Correction Deed in respect of the constructed portion from his share.

22) The Owners and Builder / Developer shall collect the GST and / or any kind of tax (Which may be attributable on the sale of units / apartments) from the prospective purchaser's of the tenements / apartments and deposit the same with the relevant authority or make arrangements for the payment of the same at a later date whenever it becomes applicable.

23) However GST charges applicable for owner's share shall be borne by the owner.

24) 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 owner shall not be responsible in any manner therefore.

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

26) Developer will pay Rs.15000/- Per Month to the Plot owner from Date 15/01/2023 till the completion of Project.

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SCHEDULE "A"

The Plot No.02 of Non-Agricultural Land, bearing C.T.S No.16930, adm. 327.70 Sq.Mtrs., Sheet No.152, situated at Osmanpura, Tq. & Dist. Aurangabad owned by aforesaid owners is the subject matter of present deed. The said plot is bounded as under:-

FAST	➤	20 Feet Road
WEST	➤	Constructed Building
SOUTH	➤	C.T.S No. 16931
NORTH	➤	C.T.S No. 16929

"SCHEDULE "B"

SPECIFICATIONS

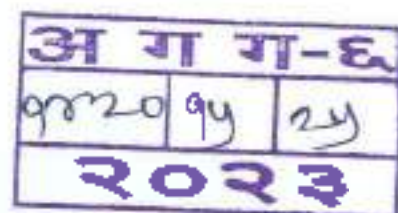
Structure	RCC framed structure Cement: preferred ACC, Birla A-1, Or Orient Gold Sand :-70 % regular sand of river basin 30% crush sand
Walls	Outer masonry Wall 4" in Only red brick, inner masonry wall 6" in ONLY red brick with Sand faced Plaster on external wall sand faced plaster on internal walls with neeru finish
Doors	Main Door: Wooden Plywood frame with 1 mm both side laminated flush door with door kit set And other laminated doors with Granite Frame with Cylindrical latch or door kit set.
Plumbing	Concealed fitting with CPVC pipe, Indian/Western (Floor Mount of Marcos company) Type pan in toilet, Fittings will be Gravity/CERA/JAGUAR
Flooring	Vitrified tiles (Plain Ivory or up to 35 Rs Sq. ft) in Hall & other rooms size 3X3 size and Anti Skid Flooring in toilet, Glazed tiles (upto 250 Rs per Box) Full height in W.C and toilet, Glazed tiles up to lencei level only in kitchen, No Glazed tiles in washing area, for staircase Steel Grey Granite and Ivory Tiles & M. S. railing For Flat No. 1 & 2 vitrified tiles (Plain Ivory or up to 75 Rs Sq. Feet) in hall & other rooms size 3x3 size and Anti Skid flooring in toilet



Window	M.S. fabricated Grill for window with white color oil paint Powder coated 3 track aluminum sliding window (up to 200 Rs only) off white color coating with transparent glass with still grey granite window sill all four side
Electrocution	Canceled fittings type with stander switches (Anchor Penta) & only 6.5 points in all rooms & total 4 power point per flat. Extra points will chargeable Four flats No. 1 & 2 only 7.5 points for each rooms
Painting	Acrylic Paint (Asian Ace Shine / Shwacem) from out side & Emulation Paint (Nerolac / Asian Shine) from out side Only one wall of hall royal play texture color. For Flat No. 1 & 2 Royal Play for one wall for each room
Wash Basin	Only 2 basin (up to Rs 12000/-) for each flat For Flat No. 1 & 2 Two basin up to Rs 20007/- for each flat
Rain water Harvesting	Rain Water All terrace should be water proof & water collected through rain water Harvesting system shall be discharge near the bore wells
POP	Falce Ceiling to hall only up to Rs 15, 000/- (without light) For Flat No. 1 & 2 Falce Ceiling to hall & all rooms (both bedrooms) up to Rs 15,000/-
Lift	6 Persons manual lift of OTIS /SCHINDLER/KONE with one year warranty
Parking	Paver block minimum 60 MM.

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IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY
ON 15th DAY OF FEBRUARY 2023, AURANGABAD

OWNER

Sangita Rana



1) MS. SANGITA SUDHAKAR RANA

Rana

2) MR. AJAY SUDHAKAR RANA



DEVELOPER/ BUILDER

Sunil S/O Shamrao Patil



M/S SHIVSHAKTI CONSTRUCTIONS

PARTNER MR. SUNIL S/O SHAMRAO PATIL

WITNESSES

1. Ambhure Rajabhau Sampli

Ambhure

Age:-44 Years

R/o :-Salara Parisar, Garkheda, Aurangabad,

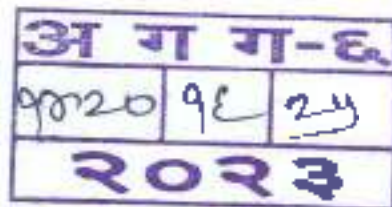


2. Garbade Pravin Panditrao

Age:-35 Years

R/o :-Balaji Nagar, Aurangabad.

Garbade



महाराष्ट्र शासन

मालमत्ता पत्रक

LALFAN 8182222T723

[गठारम्भः पञ्जीत बहसुः] गावः, नगरं च ग्रहणं भूमिपति नियमः १९८९ चासील नियमः ७ नमुना "ड"।



गाव/पैठ : औरंगाबाद		तालुका/ज.मु.का. : न.मु. अ. औरंगाबाद			जिल्हा : औरंगाबाद
नगर कुपापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	सारवाढी काद	शासनाला दिलेल्या नकाशणीचा किंवा वाटकाचा नमूनील न्यायि स्वाध्या केवळ पासणीची निमज मेल
१६९३०	१५३	—	३८१९.६०	०	

अविश्वविषयः :

हस्तकवि। मुक्त कालक	१५
वर्ष - १९७१	[श्रीमती सत्यका कौर स धनवंतारालेग]
	[श्री पुरालेग] धानवा लेग]
	[धारणी र क १००००/- वर २५००/- दि १४.११.६९ (नॉटिड)]
	गान्ध कडुन धारणी र क १००००/- वर २५००/- दि १४.११.६९ (नॉटिड)]

पट्टेदार :

इष्टतम माप :

इतर क्षेत्र :

दिनांक	व्यवहार	खरद क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा पत्र (वा)	सांख्यिक
15/04/2015	खरेदीचे 25 नोव्हेंबर दि 18/04/2015 रकम 1000/- अन्वये		1 [श्री सुभाषराज किंवा मुळासमर्थ राव, फेर ह. +2,28 ने रुमी.]	सही- 15/04/2015 न.पू.अ. श्रीरंगराव
27/04/2015	म.नम.बंदी काढणे आणि शालाक मुंबे अभिनेता, म.राज्य पुणे संघटनाहीने खरेदीत म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे			श्रीरंगराव म.न.पू.अ. पत्राचे सही- 27/04/2015 न.पू.अ. श्रीरंगराव
15/04/2022	म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे म.न.पू.अ.पत्र/म.बंदी नोंद/म.पू.पुणे दि 18/04/2015 व इतरहीन बांधणे		1 श्रीमती सगीत सुभाषराव राव श्री. श्रीरंगराव राव	के.रंगराव म.न.पू.अ. पत्राचे सही- 15/04/2022 न.पू.अ. श्रीरंगराव

११ मिलकत पवित्रादिनाथ १६७७/१७२७ ४३:०६:६४ AM गेयो। डिजिटल पद्धती केली प्रत्येकपुढे ल्युअर कोणवादी सही विलक्षणी जाणवताजा नाही

पिछवना पंथका डऽनतीऽ रिनांक १६०२२००३ ०९-०२-३० आ

'ऐक्य सगळीं सात' संस्थेच्या माहितीसाठी: sam@samaj.org, www.samaj.org या संज्ञा स्थळावर १९८०-२००७ च्या वर्षात तयार झालेल्या सामाजिक कार्यकर्त्यांच्या यादीसह.



आधार - सामान्य माणसाचा अधिकार

3332 3132 0813

प्रमाणित प्रतिमा आहे
Proven Photograph Card
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male




भारत सरकार
GOVERNMENT OF INDIA

सुनिल शम्भराव पाटील
Sunit Shamrao Patil
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

4120 6838 5744

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेख, सखा कार्ड
Permanent Account Number Card
AEEVFS0776G

TRANSACTIONS INSTRUCTIONS

जन्म वर्ष / Year of Birth : 1985



भारत सरकार
Government of India

सुनिल शम्भराव पाटील
Sunit Shamrao Patil
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

8752 9915 2602

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

PERMANENT ACCOUNT NUMBER
AEEPP9180E

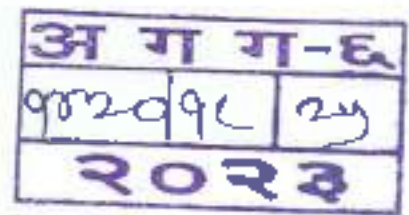
नाम / NAME
SUNIT SHAMRAO PATIL

पिता या पत्नी / FATHER'S NAME
SHAMRAO NAMDEO PATIL

जन्म तारीख / DATE OF BIRTH
15-11-1985

आयकर अधिकारी, नाशिक
COMMISSIONER OF INCOME-TAX, NASHIK







भारतीय मित्र

भारत सरकार

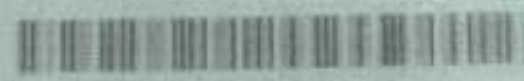
Unique Identification Authority of India

Government of India

नॉटिफिकेशन क्रमांक / Enrollment No 1007153601/200606

To
संगीता सुधाकर राना
Sangeeta Sudhakar Rana
प्लॉट No 2
महा गुरु जगू बहादुर सोहन कानगाव
Kurangabad
Kurangabad (MH) Kurangabad Kurangabad
Maharashtra 431001
8922869579

Ref: 2502 / 37L / 1048696 / 1048877 / P



SH717146437FT



आपला आधार क्रमांक / Your Aadhaar No. :

2853 6494 6654

आधार - सामान्य माणसाचा अधिकार

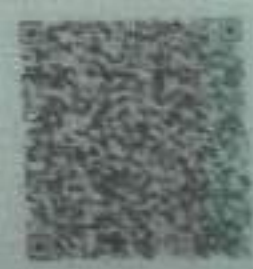


भारत सरकार

Government of India



संगीता सुधाकर राना
Sangeeta Sudhakar Rana
जन्म तारीख / DOB 27/09/1965
स्त्री / Female



2853 6494 6654

NOTE 5 PRO



Sangeeta Rana

अ ग २१-६		
१०२०	१९	२५
२०२३		

आयकर विभागा

INCOME TAX DEPARTMENT

SANGEETA SUDHAKAR RANA



भारत सरकार

GOVT. OF INDIA

SUDHAKAR RANA

27/09/1965

Permanent Account Number

CJGPR1544B

Signature

Sangeeta Rana



19112016

अ ग ग-६		
१०२०२०	२५	
२०२३		

Sangeeta Rana





भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

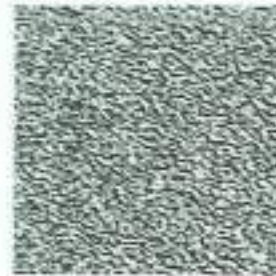
नॉन्-सी क्रमांक / Enrolment No.: 1189/10318 00098

Download Date: 10/12/2019

To
अजय सुधाकरराव राना
Ajay Sudhakarrao Rana
S/O Sudhakarrao Rana
no.no.2-2-9
kizna chawdi
pardehwa area
opp. r k market
Aurangabad
Aurangabad (MH)
Aurangabad Maharashtra - 431001
9423476366

Issue Date: 17/09/2011

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

9089 0120 0706

VID : 9114 7056 8765 2724

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Download Date: 10/12/2019



अजय सुधाकरराव राना
Ajay Sudhakarrao Rana
जन्म तारीख/DOB: 18/01/1979
पुरुष/MALE

Issue Date: 17/09/2011

9089 0120 0706

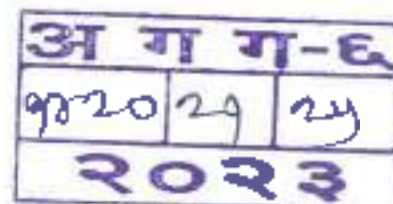
VID : 9114 7056 8765 2724

माझे आधार, माझी ओळख



Rana

Scanned by CamScanner



आयकर विभाग

INCOME TAX DEPARTMENT

LANA ALAY SUDHAKAR

SUDHAKAR TUKARAM RANA

6/01/1979

Document Account Number

AOXP3679B

Rana

Signature



भारत सरकार

GOVT. OF INDIA



अ ग ग-६		
२०२२	२५	
२०२३		



343/1420

गुमवार, 16 फेब्रुवारी 2023 4:12 म.न.

दस्त गोष्टवारा भाग-1

भाग6

दस्त क्रमांक: 1420/2023 23123

दस्त क्रमांक: भाग6 /1420/2023

बाजार मूल्य: रु. 1,20,00,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु 6,00,000/-

हु. नि. मं. दु. नि. अगस6 चांचे कार्यालयात

अ. क्र. 1420 रू दि.16-02-2023

पेजी 4.08 म.नं. वा. इजरा केना

पावती:1768

पावती दिनांक: 16/02/2023

सादरकरणाऱ्याचे नाव: ये. शिवशक्ती कन्स्ट्रक्शन्स तर्फे पार्टनर श्री. सुनिव
शामराव पाटील (विलख/डेव्हलपर) . .

नोंदणी फी

रु. 30000.00

दस्त शाताळपी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची पत्ती:

एकूण: 30500.00

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: डेव्हलपमेंट अग्रीमेंट

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राला हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
केलेल्या कोणत्याही नगरी क्षेत्रात

मिळकत क्र. 1 16 / 02 / 2023 04 : 08 : 20 PM ची वेळ: (सादरीकरण)

मिळकत क्र. 2 16 / 02 / 2023 04 : 09 : 12 PM ची वेळ: (फी)





16.02.2024 15:54 EV

इस गांधर्वान भाग:2

५५५६

ଫାଇଲ ନମ୍ବର: 1420/2023

१५ अक्टोबर २०२३

॥ १५॥ ॐ नमो भगवते वासुदेवाय ॥

क्रम क्र.	पञ्जाब नगर नाव व पना	पञ्जाब नगर नाव	साधनित	अग्रतार नाव
1	नाम मे शिवजी की सम्झना नरे गाँव नरी, मुजिन शास्त्रीय पालिका [मिर्जापुर, पञ्जाब] पना पञ्जाब नरी, मन्दा नरी, इनालीय नाव नरी, ज्ञान नरी, नरे नरी मन्दा नरी - 82, नरी पञ्जाबीय पालिका, मन्दा नरी, अग्रतार नरी, पञ्जाब नरी, अग्रतार नरी, पना नरी AEWFS077603	मिर्जापुर पञ्जाब पना - 56 मन्दा नरी [मिर्जापुर पञ्जाब] [मिर्जापुर पञ्जाब]		
2	नाम मे शिवजी की सम्झना नरी पना पञ्जाब नरी, मन्दा नरी, इनालीय नाव नरी, ज्ञान नरी, नरे नरी मन्दा नरी - 82, नरी पञ्जाबीय पालिका, मन्दा नरी, अग्रतार नरी, पञ्जाब नरी, अग्रतार नरी, पना नरी CUGPR1544B	मिर्जापुर पञ्जाब पना - 52 मन्दा नरी [मिर्जापुर पञ्जाब] [मिर्जापुर पञ्जाब]		
3	नाम मे शिवजी की सम्झना नरी पना पञ्जाब नरी, मन्दा नरी, इनालीय नाव नरी, ज्ञान नरी, नरे नरी मन्दा नरी - 82, नरी पञ्जाबीय पालिका, मन्दा नरी, अग्रतार नरी, पञ्जाब नरी, अग्रतार नरी, पना नरी ACXPR3679B	मिर्जापुर पञ्जाब पना - 43 मन्दा नरी [मिर्जापुर पञ्जाब] [मिर्जापुर पञ्जाब]		

पुर्वीय प्रस्तावित गण. सभा सदस्यतायेन देवस्थानस्य भूमिगत ना इत्येवमत्र कृतं विज्ञापितं कृतं कृतम्.
मि. 4.3 की. 16 02:2023 04.12 10 PM

भागः

उत्तमोत्तम विद्याभ्यासासु चर्चामुदात्त इत्याज सर्व तत्त्वतयाऽपि अंशः समस्त-आधानं - आधानं यगानीहानं यगानीहानं आनी आनी, एतानां शास्त्राणां यगानीहानं आनी

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विद्युत डेपार श्री. शिवशर्मा कल्याण नरेंद्र शर्मा जी, मुनिव शासनात पार्टी (विद्युत डेपार...)	16/02/2023 04 13 04 PM	मुनिव शासनात पार्टी M XXXX XXXX 5744
2	विद्युत डेपार श्रीमती वि. वृधक नागा	16/02/2023 04 12 31 PM	श्रीमती वृधक नागा F XXXX XXXX 6064
3	विद्युत डेपार श्री. वृधक नागा वृधक नागा	16/02/2023 04 12 55 PM	वृधक नागा M XXXX XXXX 0706

ਸਿਰਕਾ ਕ.4 ਚੀ ਡੇ:16 / C2 : 2023 04 . 13 : 04 PM

John B R Arangata VI



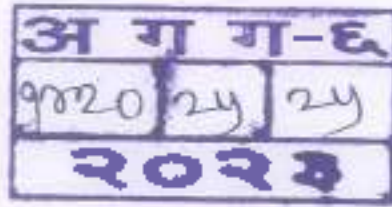
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHIVSHAKTI CONSTRUCTIONS THROUGH PARTNER MR SUNIL SHAMRAO PATIL	eChallan	02300042523521566505	MH015375066202223C	500000.00	SD	0007677459200223	18/02/2023
2		DHC		1502202313025	500	RF	1502202313025C	16/02/2023
3	SHIVSHAKTI CONSTRUCTIONS THROUGH PARTNER MR SUNIL SHAMRAO PATIL	eChallan		MH015378066202223E	30000	RF	0007677459200223	18/02/2023

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प्रमाणित करण्यात येते की,
सदर दस्तऐवज एकूण २५ पाने आहेत
१०२० नवराचे बुकाचे १०२०
नवरी नोंदवला तरीख १६/०२/२०२३


सह. मुख्य निबंधक बॉर्न-३
औरंगाबाद क-६

