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Friday, June 17, 2022
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पावती

Original/Duplicate
पावती क्र.: 309
Regn: 384

पावती क्र.: 6309 दिनांक: 17/06/2022

गाववाचे नाव: बावधन
दस्तऐवजाचा अनुक्रमांक: बावध1-4691-2022
दस्तऐवजाचा प्रकार : इच्छापत्राचे तौलनिक
सादर करणाऱ्याचे नाव: के.सुवेक रियलटिक्रेशन अँड डेव्हलपर्स तर्फे भागीदार चंद्रकुमार सुरजमल सुराणा -

दस्ताची फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1240.00
पृष्ठांची संख्या: 62	
एकूण:	₹. 31240.00

बावधन मुद्रांक विक्रेता क्रमांक दोन पुणे-१ यांजकडे
5:24 PM ह्या वेळेत मिळेल.

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बावधन मुद्रांक विक्रेता परवाना क्र.१-४२
औंध-बावधन रोड, बी.१
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बाजार मूल्य: ₹.36265000 /-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 1813300/-

१) देयकाचा प्रकार: DHC रक्कम: ₹.1240/-
डीडी/पेआर्डर/बँकर्स चेक क्रमांक: 1709202205511 दिनांक: 17/06/2022
बँकेचे नाव व शाखा:
२) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/पेआर्डर/बँकर्स चेक क्रमांक: MH003538837202223E दिनांक: 17/06/2022
बँकेचे नाव व शाखा:

मूळ दस्त पाहून घेतली

दस्त स्कॅन झाला

CHALLAN

MTR Form Number-6

GRN		BARCODE		Date		Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections (Gr)	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AJNI_AURANGABAD 2 JT SUB REGISTRAR	Full Name	M/S SAMRU REALITIES THR PARTNER PAWANKUMAR SHANKHAND MUDDIYA AND OTHER
Location	AURANGABAD		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 19/738/3/P1 OT NO 201
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	UDAYAGIRI JANKHEDA
		Area/Locality	AURANGABAD
		Town/City/District	
		Pin	4 0 1 2 0 1
		Remarks (If Any)	
		SecondPartyName=SANDEEP SOMNATH LADDA AND OTHERS~	
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	CBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No.		
Cheque/DD No.		Bank Date	RBI Date	17/06/2022 12:42:31	Not Verified with RBI
Name of Bank		Bank Branch	CBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. :

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

सह दुय्यम निबंधक १ औरंगाबाद

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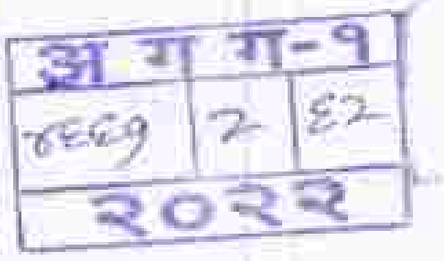
Print Date 17-06-2022 12:43:40

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	[illegible]	**Date**	[illegible]
Received from self, Mobile number 9000000000, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered(SAMTA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.			
Payment Details			
Bank Name	sbiL	**Date**	[illegible]
Bank CIN	[illegible]	**RBI No.**	[illegible]
This is computer generated receipt. hence no signature is required.			



CHALLAN
MTR Form Number-6

GRN:	BARCODE:	Date:	Form ID
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Registration Fee Ordinary Collections eGR		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: ARSD_AURANGABAD 2 JT SUB REGISTRAR		Full Name	M/S SUMERU REALITIES THR PARTNER PARSHRAMRAM BISANCHAND MUDDHA AND OTHER
Location: AURANGABAD			
Year: 2022-2023, Oct Thru		Flat/Block No.	CTS NO.15726/75,PLOT NO.201
Account Head Details	Amount in Rs.	Premises/Building	
0030050001 Amount of Tax	30000.00	Road/Street	GUNTHEWARI GARDEN CHS
		Area/Locality	AURANGABAD
		Town/City/District	
		Pin	4 3 1 0 0 1
		Remarks (If Any)	SecondParty Name=SANDEEP SOMNATH LADDA AND OTHERS~
Total	30000.00	Amount In Words	Thirty Thousand Rupees Only
Payment Details: DNH BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00103320220811714152 / 2731156333
Cheque/DD No.		Bank Date / RBI Date	17/08/2022 12:42:37 / Not Verified with RBI
Name of Bank		Bank Branch	DNH BANK
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Department ID:
NOTE: This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.

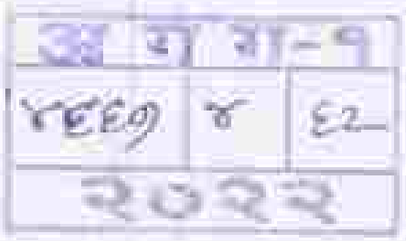
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(01-158-4981	4700000	17/08/2022 11:58:49	158101	30000.00

Print Date 17-08-2022 05:11:34

GRN : [illegible] Amount : [illegible] Bank : [illegible] Date : [illegible]

Total Deficiency Amount	36,804.00



Print Date 17-06-2022 05:11:38

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Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	17062022055111	Receipt Date	17/06/2022

Received from self, Mobile number 0000000000, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered on Document No. 4661 dated 17/06/2022 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED
₹ 1240
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	17/06/2022
Bank CIN	10004152022061705106	REF No.	2769460600
Deface No	17062022055111D	Deface Date	17/06/2022

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

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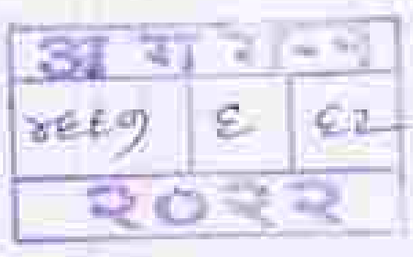
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Certificate u/s 32(1)(b) of the Bombay Stamp Act, 1958

Office of the Collector of Stamp

Certified under Section 32(1)(b) of Bombay Stamp Act,1958

Place : Aurangabad.

Seal of the Collector of Stamps Aurangabad.

Collector Of Stamps
Aurangabad

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY 17th DAY OF JUNE 2022 AT AURANGABAD

BY AND BETWEEN

1. **SANDEEP s/o. SOMNATH LADDA**
   Age: 40 years, Occupation: Legal Practice,
   R/o: Plot No. 144, 145, Soham, Gandhi Nagar,
   Behind Fire brigade, Station Road, Aurangabad.
   PAN No. ABMPL1361N

2. **Sau. RUPALI w/o. SANDEEP LADDA**
   Age: 37 years, Occupation: Business,
   R/o Plot No. 144, 145, 'Soham', Gandhi Nagar,
   Behind Fire brigade, Station Road, Aurangabad.
   PAN No. ACDPL2234M

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

AND

1. **M/S. SUMERU REALITIES**
   A Registered partnership Firm,
   Registered under Indian Partnership Act,
   bearing registration no. AU0000011373
   Having registered office at Aadesam Chambers,
   Plot no.31 & 32, Sector-I, N-8, CIDCO
   AURANGABAD-431003
   PAN No.ACQFS2041H
   GST no.27ACQFS2041H1ZZ

   Through it's Managing Partners

   1-A. **Mr. Purushottamrao S/o Sugandhrao Mulgaya**
   Age- 43 Years, Occ- Business,
   R/o Sukhdeep Niwas, Dr. B.R. Marg, opp. District Court,
   Beside Dalaltile Hospital, Adalat Road, Aurangabad
   PAN no. AGVPM4906H
   Aadhar no. 2392 8834 4179

   1-B. **Mr. Pritam S/o. Gautam Ratanjot**
   Age- 31 Years, Occ- Business,
   R/o N-8, CIDCO, Aurangabad
   PAN no. BEUPR9721G
   Aadhar no. 7234 2935 5940

(Hereinafter called as "**BUILDER/DEVELOPER**" which expression shall mean and include all their heirs and successors but not assignee/s)

WHEREAS, Plot No.201, part of sanctioned Layout, having C.T.S No. 15736/73, 682.5 Sq. Meters,Situated at Utkanagri, Garkheda, Aurangabad, within limit of Aurangabad Municipal Corporation Area, Aurangabad Tq. & Dist. Aurangabad which property is also particularly mentioned in **Schedule-A** herein under, is subject of present Development Agreement;

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AND WHEREASthat, the said plot no.201 described in **Schedule-A** hereinunder is part of sanctioned Layout laid on the Land containing part of survey no. 64 & 65/2 of Garkheda, Aurangabad, which was purchased by Shri. Champalalji Kanhaiyalalji Khinvasara through registered Sale Deed at serial no.1994 dated 08/08/1972, from the funds of HUF;

AND WHEREASas per application of dated 12/01/1973 the Additional Collector allowed the said land to be put to Non-Agricultural Use vide Order bearing No. Case No. 73 NAP1;

AND WHEREAS the said land was divided into several plots including the said residential plot No.201 described in **Schedule-A** as per sanctioned layout dated 13/5/77 bearing file No100/77 further revised on 24/6/87.

AND WHEREAS as per the registered Partition Deed dated 19/01/1978 bearing Serial No.404/1978 the said Plot came in the share of Mrs. Shantabai Champalalji Khivansara, i.e. Vendor of the Owners;

AND WHEREASthe present Owners, after giving paper notice and after possible due diligence, have purchased this Plot no.201 described in Schedule-A, through registered sale deed (registered at daybook no.6372 of date19/10/20 at the office of Sub Registrar, Aurangabad) from Mrs.Shantabai Champalal ji Khivansara;

AND WHEREAS pursuant to the sale deed, the Owners have come into possession of the said Plot and name of owners is also recorded in P.R. Card of the Property and the owners have also deposited necessary applicable taxes to Municipal Corporation Aurangabad.

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AND WHEREAS as such the Owners have become absolute owners and possessors of the said plot and till date no one has objected to the ownership or possession of the Owners.

AND WHEREAS the owners are being busy in their respective professions intended to get the said Plot no. 201 i.e. property described in schedule A, fully developed albeit a with specific **condition precedents** that the Developer/ Builder **shall be able to**:

a) Obtain construction Permission for the Development of said Plot at it's cost within maximum period of 90 days of this Agreement, from all competent authorities thereby permitting to legally construct/Develop **minimum** 14 numbers of four BHK residential flat/unit, each having anminimum built Up area of1500 Sq. Feet, i.e. ground plus Seven Floors, each floor having twounits of 4 BHK residential flat, with two lifts and minimum one car parkingper flat and one two wheeler parking per unit; and

b) legally complete such **entire development** on the said Plot/ Property **,in all respect**, using **good quality** construction material/ practices, **adhering to adequate safety standards/ designs**, meeting with **agreed specification**; and

c) the maximum time for such entire development of said Property (in all respect)shall not be **crossed beyond** the **agreed development period of 33 Months** (including agreed grace period of 3 Months) and time **shall always be essence of Development**, and it shall not cross beyond the agreed period.

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d) the Developer shall sole responsible for requisite compliance of applicable laws, rules and regulation for Development of Project including RERA etc. and owners shall have no role towards it and keep the owners indemnified and harmless in all respect including for the units/flats fallen in the share of owners;

e) the Developer shall equally market and sale the units fallen in the share of owners and total responsibility to sale all the flats fallen to the share of owners will also be of developers, while selling the flats, the developer shall ensure the sale of flats allotted to owner and developer be done alternatively.

AND WHEREAS the OWNERS have given following **Representations** and **warranties** to the Developer;

a) That the Owners hereby declare that they are the absolute owners and possessors of the property under development, and they have not created any kind of encumbrances including mortgage, lease, exchange nor taken any loan of State Government, Financial Institution or private party on the same; They did not enter into any agreement with a third party in respect of the same;

b) That to the best of knowledge of the Owners, the property under development is not affected by any acquisition or requisition proceeding nor it is subject any litigation in any Court, Tribunal or before anyLegislative/ Government Authority;

c) That the Owners have paid all the charges and taxes of the State Govt. and that of local authority with respect to the property under development till today and if any dues are found, until the date of

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Agreement, in this respect, the same will be paid by the OWNER. Similarly from the date of this agreement all sort of state and central taxes, levies, dues, and charges will be paid by the Developer until the Complete Development of Project.

AND WHEREAS the Developer/ Builder is one of the reputed Developer/ Builder in the City of Aurangabad and was also in search of suitable clear titled property for development and hence after understanding the above **"specific condition precedents/ must requirements of the Owners"** and after obtaining all the necessary title and other documents of the Owners' title and so also about said Property, the Developer has engaged a legal, technical and architectural experts and fully satisfied himself by obtaining title search report, after actual measurement of property at sight and permissible development plan/design from a qualified Architect, confirming that the said property/ Plot no.202 described in Schedule-A is clear titled, marketable and fully developable and there is no sort of reservation and/or impediment to achieve desired development and meet with above **specific condition precedents/ must requirements of the Owners;**

AND WHEREAS after such complete satisfaction the Developer/ Builder has also given following **Representations** and **warranties** to the OWNERS:

a) The Developer is an expert in the field of Construction, Development and Marketing and has sufficient arrangements of funds to complete the desired Development, in all respects, that too meeting with agreed specifications, well within agreed time line; and

b) the Developer shall be complying with aforesaid **specific condition precedents/ must requirements of the Owners,** in letter and spirit; and

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c) the Developer appointed a qualified Architect and ensured from competent authorities that on the said property/plot, 14 number of four BHK residential flat, two flats on each floor, two lifts and minimum 14 car parking& 14 Two Wheeler can be legally constructed each unit having minimum area of 1500 Sq. Feet; and,

d) the Developer shall be Obtaining construction Permission for the Development of said Plot at his own cost within a maximum period of 90 days of this Agreement, from all competent authorities thereby permitting to legally construct/Develop minimum 14 numbers of four BHK residential flat/unit each having an approximate minimum Built Up area of1500 Sq. feet, developed building shall be Ground plus Seven Floors, having Two number of 4 BHK residential flat on each floor with two lifts and minimum one car parking& one two wheeler parking per unit; and

e) the Developer shall at it's own costs and risk, legally complete such **entire development** on the said Plot/ Property,**in all respect**, using **good quality** construction material/ practices,**adhering to adequate safety standards/ designs**, meeting with**agreed specification**; and

f) the maximum time for such entire development of said Property (in all respect) **shall not be crossed beyond the agreed development period of 30months + 3 months grace period from the date of construction permission.Time shall always be essence of Development, at every stage**, at no stage of construction it shall cross beyond the agreed grace period; and

g) the Developer shall be equally marketing and alternately offering the units allotted to owners and ensured that all flats allotted to owner's share also will be sold at price agreed by the Owners , with their written

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permission and it will be ensured that while selling the flat, flat of owners are offered and sold alternatively.

AND WHEREAS pursuant to relying on aforesaid primary Representations and Warranties given by both parties to each others, both of them also arrived certain additional terms and conditions of development and also decided to reduce the agreed terms in writing and

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :

1) That, the aforesaid Recitals, Representations and Warranties deemed to be covenants between parties and shall be deemed to be integral part of this Agreement.

2) That, for the purpose of this Development Agreement and Power of Attorney, complete/entire Development of property in all respect, shall mean and deem to include constructing a habitable **minimum** 14 (fourteen) numbers of four BHK residential flat/unit i.e two units of 4 BHK flats on each floor, each one having approx. built up area of 1500 Sq. Feet. The Developed Building shall be of seven plus required parking floor and shall have minimum agreed specifications and facilities as mentioned in **Schedule-B**.

Development shall include coloring, plumbing, electricity, illumination of common area, drainage, two lifts, gardening, parking arrangement, and all that with no material adverse defect or lacuna in structure, strength, leakage, seepage etc and all such construction, development

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shall be adhering to construction permission, laws, fire permits, municipal and other planning authorities permits, using good quality/latest and modern construction material and practices having quality structural strength and modern building design and elevation, having received Occupancy Certificate interalia permission to reside from Municipal Corporation Aurangabad and/or any other competent authority and is also complete, habitable and fit in all respect for sale and residente of a human being in turn having all agreed specifications and facilities as mentioned in this Agreement.

It is clarified that complete Development in all respect shall only be after obtaining "occupancy certificate" but also after making the entire apartment and all units habitable and complete in all respect as stated above and vise a verse, within maximum agreed time of 30 months and maximum grace period of 3 months.

3) The Owners, subject to Developer adhere to agreed time lines and are compliant with Representations and Warranties and other terms of this Agreement, do hereby grant following Licenses to the Developer for fully Developing the said Plot no.701 /Property described Schedule-A, in all respect:

A. that, the developer at his own risk and cost shall, within agreed timeline, obtain all the necessary construction commencement and other requisite permissions(in the name of the owners), all that required for the complete Development of said Plot, thereby permitting to legally construct/Develop minimum14 numbers of four BHK

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residential flat/unit, each unit/flat having approximate minimum built up area of 1500 Sq.Feet, and building shall be of Ground plus Seven Floors, each floor having two units of 4 BHK residential flat, with two lifts and each flat have minimum one car parking and one two wheeler parking. The Flat layout will be of 4 BHKD having minimum built up area of 1500 Sq.Feet. Built up area means carpet area plus area of walls, balcony, kitchen utility enclosing such flat.

B. that, the developer at his own risk and cost can enter in to said Plot no.201/Property described Schedule-A for the purpose of carrying out the desired development, construction activities as spelt in this Agreement and for that purpose engage the various construction agencies, professionals, engineers etc at it's own costs;

C. That from the date of this Agreement, the Developer shall alone be paying and liable for all costs, expenses, taxes, charges, levies, fees, GST, all that required for completing entire Development in its letter and spirit, in all respect and even after completion of the construction and for that developer shall not be creating any charge, encumbrance, lien on property or developed units/structure and/or part of it.

It is clarified that after complete Development of the Project the responsibility to pay Property tax, electricity dues,

maintenance charges shall be divided and paid amongst respective flat owner/s, in proportion.

However the GST levied on sale of the Flat fallen in the share of owner (If sold before receiving OC/33 months by the Owners) will be paid either by the owner or their prospective purchaser and developer will not be responsible to pay the same.

Notwithstanding abovein case of any tax , GST liability if accrued on Owners due to this Development Agreement and/or Development of said Plot, any time after this Development Agreement including after completion of the construction in all respect or after 33 months of construction permission or after obtaining the completion/ occupancy certificate, on any unsold flat of owner's share, if any GST is imposed/levied on the such owner'sshare of Flat/s, the same will be paid by the Developer alone.

D. that, the time shall always be essence of the contract and shall not exceed the timeline beyond agreed period and in any case complete the Development in all respect within period of 33 months (original 30 months + maximum grace period of 3 months) from date of receiving construction permission;

E. That, prior to obtaining the construction permission the developer will purchase maximum permissible TDR, Premium

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paid FSI, in the name of Owners, for loading the same on the property under development and all expenses required for purchasing premium paid FSI, TDR and loading the same will be incurred by the developer. Similarly, while obtaining the permission for construction developer will also consume the total premium paid FSI and accordingly construction permission will be obtained.

F. That, the Developer shall not be entitled to take any loan as against this Development Agreement or for carrying out complete Development in all respect and shall not be creating any encumbrance, charge, lien, mortgage, collateral on any part of construction, development or unit/s under construction. However prospective purchaser of the developer may avail loan for purchase of flat under construction.

G. that, the Developer will be entitled for refund of any construction deposit, taxes from the Municipal Corporation Aurangabad or any other such authority.

H. That the Developer shall carry on the construction of the building strictly in accordance with the permission of the competent authority, and shall not cause any deviation from the said construction permission and/or any other permission and applicable laws.

Office of the Jt. Sub-Registrar

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I. That, if any deviation is caused by the Developer while carrying on the construction, Developer alone shall be completely and solely responsible for all the actions/omissions including breach of this agreement as well as for action if any taken by the Town Planning Authority for such deviation and Developer alone will have to pay the penalty or face necessary action if any imposed by the Town Planning Authority for such deviation.

J. That, the Developed Building shall be named as **"SOHAM" Residency "** beside that **"Ladda's"** shall be clearly and prominently mentioned on the Developed Building/Apartment and all marketing materials.

K. That specification of the construction and material to be used for the construction of units to be retained by the owners and the flat jointly retained by owner and developer shall be as mentioned in schedule-B.

However, if the owners or their prospective purchasers desire to have any addition or superior material than agreed standard specification, the developer shall do the same provided that owners or their prospective purchaser will have to pay difference of charges of addition for additional deviation suggested by owners of their prospective purchaser and agreed standard specification as mentioned in schedule-B.

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Notwithstanding above, if the owners or their prospective purchasers desire to have any lesser material/ specification than agreed standard specification as mentioned in schedule-B then the Developer agrees to pay the cost of such reduced scope/ construction to the Owners.

L. That, the Builder/Developer shall employ the services of the qualified Architect and RCC Consultant for the construction of the building but their fees will be paid by the Developer. Similarly, the Developer may also obtain the services of legal advisor for drafting of documents either in between the Owner and Developer or in between Owners, Developer and Prospective purchaser.The expenses of such documents and fees of all consultants will be paid by the Developer.

M. Developer shall have to take out sufficient insurance for any accident, mishap and untoward incidence and keep the Owners and property under development fully indemnified from any claim, compensation, award etc.;

N. Developer 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 of neighbors during the development of the said plot, the Developer/ Builder shall solely be responsible to pay the compensation in that regard and the owner shall not be responsible in any manner and for that Developer shall take necessary insurance.

Prod. Mgarwal

Ashwini Kumar

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4) That the Developer agree that the time shall always be essence of this Development Agreement and it shall adhere to agreed time lines thereby ensuring that the entire Development shall be completed in all respect within maximum agreed period of 33 months (including grace period of 3 months) from the date of obtaining construction permission.

However, if the Development in all respect could not be completed within the said maximum period as stated above due to any reason which is exclusively beyond the control of the Developer and is indeed a Force Measure or act of god which is not arising due to reasons attributable to Developer and which has indeed made impossible for developer to continue with the Development and such situation is applicable for all on going projects under development in the City of Aurangabad and there is no alternative solution is available then upon the specific Notice issued by Developer intimating such act of god or force measure event the agreed time period to the extent of period of force measure will stand extended equivalent to the extent of in agreed timeline, however it is agreed that in no case such period of force measure shall be extended more than further 3 months to agreed time line.

However it is clarified that the financial stress/difficulty, personal disputes of developers, hike in rates of goods, construction material or any other cause attributable to the Developer will not entitle the Developer to ask for extension in agreed timeline.

Sub-Registrar of the Jt. Sub-Dist. Aurangabad No. 1
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5) That, in the event if any Dispute between the Developer and his contractors or technical experts, skill and unskilled Labors or with any other person in relation to the development of the said properties the Owners shall not be held responsible and shall be kept indemnified by Developer ;

6) That the building being constructed on the property under development, will be governed by the provisions of Maharashtra Apartment Ownership Act, RERA and the Developer will comply with all applicable laws and permits and keep the Owners indemnified and harmless from the same.

7) The owner or their prospective purchaser will have to be members of the said association and will have to pay regular contribution of the said Association like that of other purchasers post completion of Development in all respect and handover of habitable possession.

8) The Developer agrees that it shall be giving required guarantee/warrantee to all prospective flat purchasers as provided under RERA from the date of handover of flat and undertake to cure, rectify any problem/s, defects in the Development including leakage, seepage, drainage, non working of any facility, provided such fault is not arisen due tofault attributable to resident's improper use and Developer shall keep the owner indemnified and promptly provide necessary services and rectify the defects.

9) It is agreed and clarified that the Developer shall alone be responsible for all compliances and adherence of applicable Laws including RERA.

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Rules, Regulations, circulars, notifications and guidelines of RERA and as amended time to time and shall alone be responsible for any breach or action taken there in for non-compliance. In case any action is taken by the Prospective Purchaser/ Purchaser/ Authority for noncompliance of any Law including RERA, then Developer alone shall be liable and responsible for the same and keep the Owners harmless and indemnified.

10) That, the Developer shall not be entitled to assign, transfer the rights and obligations under this Agreement to third party, without written consent and Agreement with the Owners.

11) "That developer hereby agree to the amount of Rs. 25,00,000/ to the owner as a interest free security deposit amount under the following cheques.

Owners Name	Cheque No.	Bank Name	Date	Amount
Sandeep S/o Somnath Ladda	000410	Kotak Mahindra Bank	11/06/2022	Rs.12,50,000/-
Sau. Rupali w/o. Sandeep Ladda	000411	Kotak Mahindra Bank	11/06/2022	Rs.12,50,000/-

The above said security deposit amount will be refunded by the owners to developer after completing the complete Development of the Property in all respects in letter and spirit, as mentioned in this Agreement.

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12) Owners, subject to Developer carries out the complete Development in all respectin agreed time line as mentioned in this Agreement, agrees to allot 41% fully developed units to the Developer and 59% of fully developed units shall be retained by the Owners, the Units/Flats which will fall in exclusive share of Owners are mentioned in Schedule-C and units/Flats which will fall in the share of Developer are mentioned in Schedule-D and Unit which will be in common share is mentioned in Schedule-E.

13) As such Developer, subject to the completion of Development of said plot in all respect, in terms of this agreement, shall be entitled for 5(Five)four BHK flats/units and 74% of sale consideration in one common flat towards consideration of complete Development. Developer can dispose of the Five and can obtain and retain the entire consideration of Such flats/ units which falien in the share of the Developer are specified in Schedule- D , the flats fallen the exclusive share of owner are specified in Schedule- C and common flat is specified in Schedule- E.

The Developer may execute agreement to sale in respect of the flat fallen in Developer exclusive share with the prospective purchaser but however he will not be entitled to execute the sale deed of the same or deliver the possession of the same to prospective purchaser, until the entire construction is completed in all respect.

14) It is agreed that the Developer shall be entitled to execute the registered sale Deed of the said 5 flats described in schedule- D only

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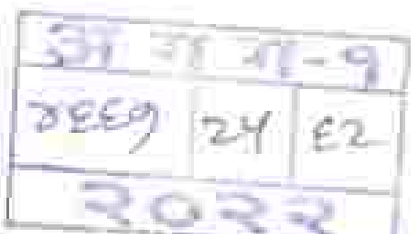
upon completing Development in all respect by the developer, in terms of this Agreement. The prospective purchaser from the developer also can avail housing loan on the flat agreed to purchase by them, from financial institution;

15) One common flat will be sold by owner and developer jointly and 74% of sale consideration will be received by the developer and 26% of the sale consideration of the said flat will be retained by the Owner.

16) Notwithstanding anything mentioned herein, it is agreed and clarified that the Developer shall not have any right to execute any agreement, deeds, documents of whatsoever nature, in favor of any unit or flat fallen in share of the Owner i.e. Units/ flats mentioned in Schdule-C, to any one and only Owners shall have exclusive rights to deal with the same, without consent of any one.

17) Notwithstanding anything mentioned in this Development Agreement, the owner's share of the Developed area shall be free of GST and any other central or state tax, fees, levy, stamp duty chargable on Development Activity/ Agreement shall be liability of Developer. If any demand is received by owner in future on account of carrying out the development of said plot except income tax, the same shall be responsibility of the Developer alone and owners shall be kept indemnified in that respect.

However GST or any other tax if imposed by any authority on sale of flat retained by the owner before obtaining Occupancy Certificate



i.e. within 33 months, it will be born either by the owner or their prospective purchaser/ purchasers.

However is agreed and clarified that even after obtaining Occupancy Certificate or after 33 months of construction permission, if any flat of owner remain unsold and if any GST imposed on the said flat, it will be paid by Developer alone and Developer Shall keep the Owners indemnified.

18) That, agreement to sales and sale deeds in respect of the units retained by the owners, shall be executed by the owner themselves and not by the Developer.
However responsibility of the construction quality of construction or amenities to be provided for the construction even retained by the owner, will be that of Developer only and therefore if any prospective purchaser of the owner takes any action initiate any proceeding for the same, the owner will not be responsible but only Developer will be responsible for such proceeding.

19) That the Owners are executing the registered Power of Attorney in favour of the Developer thereby authorizing it, to carry on the construction, Development work and thereby complete the entire Development of the property in all respect and for thatdo all necessary for and behalf owners, albeit adhering to the terms of this Development Agreement and to obtain construction permission, electric connection, water connection, drainage connection, to execute declaration of apartment and to execute agreement to sale and sale

Seal of the Jt. Sub Registrar

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deed in respect of the Units which stand allotted to Developer's exclusive share.

20) It is agreed that Notwithstanding anything mentioned in Power of Attorney, the Development Agreement and Power of Attorney shall be coextensive and compliance of terms of Development Agreement are condition precedent for using Powers granted under Power of Attorney and nothing mentions in Power of Attorney shall prevail over the terms of this Development Agreement. Terms spelled in Development Agreement shall always prevail over all the terms of Power of Attorney.

21) That, in the event the Developer fail to complete the construction within agreed time limit of 30 month + 3month grace period, the developer specifically agrees to pay predetermined, deliberated and agreed liquidated damages of Rs. 15,00,000/- (Rs. Fifteen Lakh) per month to the Owners till completion of Development in all respect and same can be adjusted by Owners from deposit of Developer and/or share of Developers.

22) However if the developer could not complete the construction even till the completion of 33 months from the date of obtaining construction permission, the owner will be at liberty to terminate this agreement and get the work completed from third party and at the same time developer will also liable to pay liquidated damages of Rs. 15,00,000/- per month for delay.

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23) Developer/ Builder agree and acknowledge that this agreement or rights granted are not transferable nor assignable by the Developer to third party and both partners shall be personally liable and responsible for completion of this Development in all respect and in case the Developer, changes partnership structure or introduce or remove any partner or any dispute arises between partners then the Owners shall have right to terminate this agreement and get the balance work done through the third party of their choice deduct the expenses from the share of the Developer at the prevailing cost at that time and it is agreed that in any situation Development work shall not be stalled for any such reason or due to any dispute and in case the Developer does any litigation due to any reason then the delay shall be at the cost and consequences of the Developer alone.

24) In case any dispute arises between the parties to this Agreement or any one claiming through either Owners or Developer then such Dispute shall be resolved through the Arbitration by mutually appointing Sole Arbitrator. The Arbitration shall be governed by provisions of Indian Arbitration and conciliation Act and venue of arbitration shall be in Aurangabad.

The Arbitrator shall expeditiously pass award, keeping in mind the letter and spirit of the terms of this Agreement and ensure that Notwithstanding dispute between parties the Development of the Plot, property described in Schedule-A is not stalled pending the hearing and final disposal of the Arbitration Proceedings or any appeal or any other ancillary proceedings.

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The cost of Arbitration shall be initially shared equally by both the parties, however Arbitrator shall ensure that actual cost of litigation is also granted to winning party in the award beside other adjudicated claims.

25) The expenses towards necessary stamp duty and registration charges of this Development Agreement and Power of Attorney shall be borne by the Developer/ Builder alone.

SCHEDULE "A"

DESCRIPTION OF THE PROPERTY UNDER DEVELOPMENT:

Plot No.201, part of sanctioned Layout, having CTS No. 15736/73, 682.5 Sq Meters,Situated at Utkanagri, Garkheda, Aurangabad, within limit of Aurangabad Municipal Corporation Area, Aurangabad Tq. & Dist. Aurangabad bounded by

On or towards North-East	:-9 Meter /30 feet wide Layout Road
On or towards North-West	:- 9 Meter /30 feet wide Layout Road
On or towards South-East	:- Plot no.202 / CTS No.15736/76
On or towards South-West	:- Plot no.211 / CTS No.15736/74

SCHEDULE "B"

Minimum Specification of the material to be used and amenities to be provided

Minimum Agreed Specification

Structure :- Sturdy earth quake resistant R.C.C. frame structure of sufficient good strength.

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-External walls in 6" & internal wall 4" in brick masonry work.

- **Plaster** :Internal : - Gypsum Fitilsh (POP) on Single coat sand faced plaster;
  External : - Double coat sand faced plaster.

- **Flooring** : -Hall, Dinning, Kitchen, Bed Room&Passage2 feet x 4 feet.
  - For Kitchen Matt Finish tiles of 2 feet x 4 feet
  - Toilet 2 feet x 4 feetup to lintel height
  - All tiles Kajariabrand wall tiles or equivalent up to lintel height.
- **Staircase**: - Steps Granitband Vitrifies tiles (2X4 at passages and lift entry lobby)
  - Stainless Steel Railing.
- **Doors**:- SturdyDecorative Main doorboth side veneer& With Godrej / Europa or equivalent Latch.
  - Toilet doors are of granite frame with flush waterproof/laminated doors.
  - Rests of the doors are flush both side laminated door
- **Windows**:- Powder Coated aluminum sliding with mosquito net All windows shall be covered with safety grills from outside and
  - Granite Windowsill on all 4 side of windows;
- **Kitchen** : -Granite platform /equivalent
  - with S.S. Sink
  - With walltiles 2 feet x 4 feetup to lintel level.
- **Toilet** : Tiles : 2'0" x 4'0" Kajaria wall tiles or equivalent up to lintel

2'0" x 2'0" Anti Skidflooring.

Sanitary Fixtures - Hindware / Simpolo/ESSCO/Cerra.

Plumbing Fixtures - Jaquar (ESSCO – Builders Range).

Quality plumbing material and good waterproofing.

- **Electrical** : Good quality wiring Concealed wiring with modular switches (Anchor, Legrand or equivalent)
  A.C. Point all bedrooms & inverter point in each room.
- **Paints** : Internal -Plastic emulsion paint of standard make.
  External -Premium quality damppcoof Apex Asian acrylic paint.
- **Parking** : -trimix flooring / Flooring Tiles
  -14 Dedicatedcovered car parking &
  -14 two wheeler parking with
  - provision for electrical charging for Electric Vehicles
  - Gardening, landscape, compound wall with Gate for smooth ingress and exit of cars
  -Parking Tiles, Decorative lobby
- **Lift** : Two number of Schindler / Kone / Otis or equivalent lift one lift of

1-4 person capacity another lift shall be stretcher lift

Both lifts shall be with Battery back up and requisite lift

Permissions: Lift entrance wall 2X4 vitrified tiles or equivalent.

❖Terrace: With good quality waterproofing with parapet wall 4.0 feet, Terrace

Garden;

❖Balcony : sturdy Glass Parapet wall, fixed in SS Fittings.

SCHEDULE "C".

Details of flats to be exclusively retained by the owners, which will have minimum specification as mentioned in Schedule-B.

Flat No.	Floor	Minimum Built up Area (Sq.Feet)	Placement of flat
102	1st floor	1500	East Side One Road View
201	2nd floor	1500	West Side Two RoadView
301	3rd floor	1500	East Side One Road View
302	3rd floor	1500	West Side Two RoadView
402	4th floor	1500	East Side One Road View
501	5th floor	1500	West Side Two RoadView
602	6th floor	1500	East Side One Road View
701	7th floor	1500	West Side Two RoadView

And 26% rights, entitlement in common Unit no. 702 to be sold jointly

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SCHEDULE "D".

Details of flats to be exclusive retained by the Developer, which will have minimum specification as mentioned in Schedule-B.

Flat No.	Floor	Minimum Built up Area (Sq.Feet)	Placement of flat
101	1st floor	1500	West Side Two Road View
202	2nd floor	1500	East Side One Road View
401	4th floor	1500	West Side Two Road View
502	5th floor	1500	East Side One Road View
601	6th floor	1500	West Side Two Road View

And 74% rights,entitlement in common Unit no. 702 to be sold jointly

SCHEDULE "E".

Details of common flat, which will have minimum specification as mentioned in Schedule-B and to be sold jointly

Flat No.	Floor	Minimum Built up Area (Sq.Feet)	Placement of flat
702	7th floor *Share of owner 26%& share of Developer74%*	1500	East Side One Road View

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IN WITNESSETH WHEREOF THIS DEVELOPMENT AGREEMENT IS EXECUTED TODAY ON AURANGABAD. DAY OF 17th, JUNE 2022 AT AURANGABAD.

OWNERS

1) Sandeep s/o. Somnath Ladda

2) Sau. Rupali w/o. Sandeep Ladda

BUILDER/DEVELOPER.

1. M/S. SUMERU REALITIES
   A Registered partnership Firm,
   Registered under Indian Partnership Act,
   bearing registration no. AU0000011373
   Through it's Managing Partners

1-A. Mr. Pawankumar S/o Suganchand Mugdiya

1-B. Mr. Pritam S/o. Gautam Katariya

Seal of the Jt. Sub-Registrar

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WITNESSES :

1.

Deepak s/o Pawankumar Sankhecha
Age :- 37 Years Occu :- Service
R/o :- Pandharibua, Aurangabad

2.

Junedchand Patel
27
Phulambri

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महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

तालुका : [illegible]			[illegible]		जिल्हा : औरंगाबाद
गाव नमुना क्रमांक	सिट नंबर	पोटहिस्सा नंबर	क्षेत्र चौ.मी.	धारणाधिकार	फेरफार तिसरीला क्रमांकापासून किंवा फेरफार क्रमांकापासून पुढील आणि त्यानंतर केलेल्या फेरफारांची तपशील नोंद
[illegible]	[illegible]		[illegible]	[illegible]	—

भूमिअभिलेख	—
स्थानिक मुख्य मापक	
दर्जा	
मंडळ	—
हद्द गाव	—
हद्द क्षेत्र	—

दिनांक	तपशील	चौ.मी. क्षेत्र	संदर्भ फेरफार/चौकशी किंवा अन्य	शाखांक
[illegible]	[illegible]		[illegible]	[illegible]
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[illegible]	[illegible]			[illegible]
[illegible]	[illegible]		[illegible]	[illegible]

[illegible]

[illegible]

Seal of Dist. Sr. Dist. Insp. of Land Records Aurangabad No. 1

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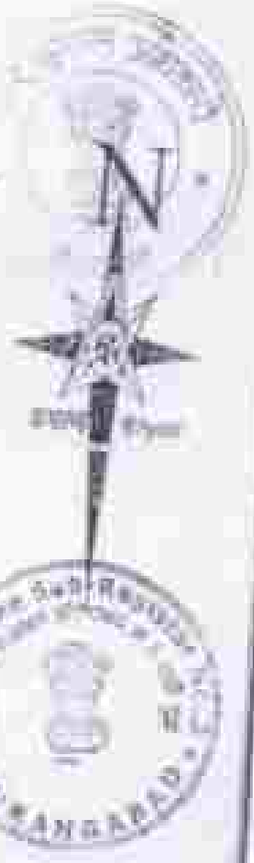
शहर मापन औरंगाबाद

शीट वरुन



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तयार करणार

तपासणी करणार

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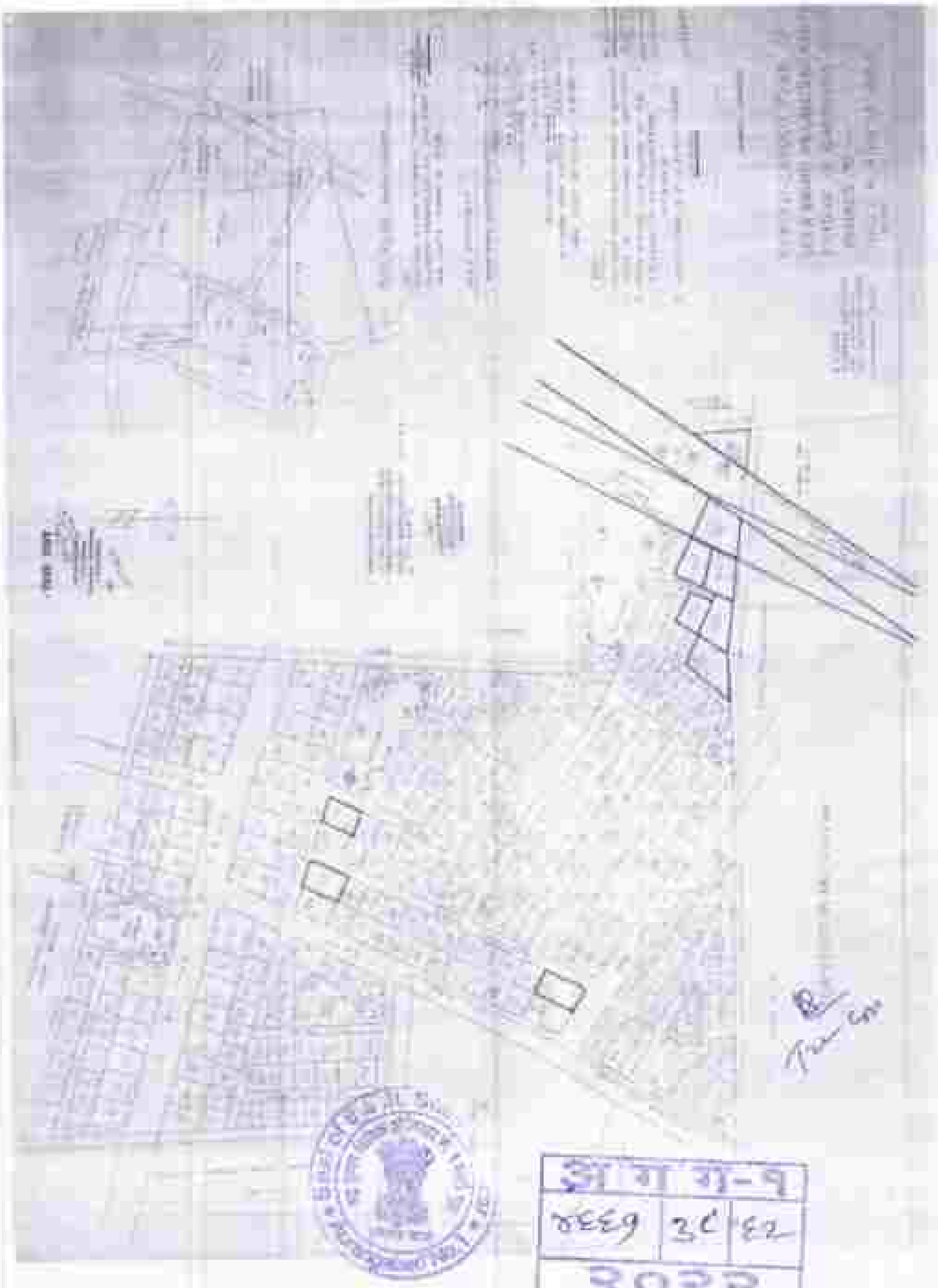

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(a) The applicant has challenged the transfer also on the ground that the same is vitiated by mala fides and colourable exercise of power.

(b) The transfer order and relieving order dated 1.6.92 passed in the case of the applicant are in contravention of the provisions of Articles 14 and 311 guaranteed to the Government Servants (Protection of Art. 311 and R.P.A.) Rules 1958.

(c) The Railway Board/CAO (C) Allahabad have no objection for the grant of C.A. Facilities to applicant.

(d) The applicant has submitted that he is entitled for the benefit of the Circular Instructions of the Railway Board.

(e) The applicant has submitted affidavit and documents annexed to both the stage of his transfer and relieving order as well as through the Court.

(f) The applicant has disputed the facilities availability and allocation of Railway Accommodation also as contended.

(g) There is pendency of other cases of the applicant before the Tribunal and the applicant has also filed a Contempt Petition in the C.A. proceedings.

(h) The applicant has received from the respondents Railway the withheld salary and other dues as claimed in the petition.

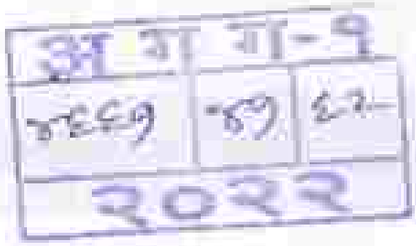
(i) The applicant has claimed to retain on the quarters allotted to him in the C.A. quarters which is granted to him.

(j) The transfer order referred to above, have been duly cancelled and the relieving application of the applicant has been withdrawn on the basis of the undertaking to be given by the applicant, which undertaking may be stated in order to below of this order.

In consideration of the above noted facts, order of cancellation of the impugned transfer order is to be in this case, being granted to the applicant.

2. Due to cancellation of the transfer order/relieving to the applicant the Respondents Railway Board, Rly. Board/CAO (C) Allahabad or ____ to release the applicant from ____ Railway ____ and ____ to the applicant ____ the applicant ____ the ____ of ____ the ____ the ____ the

(8)



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Addl. Collector

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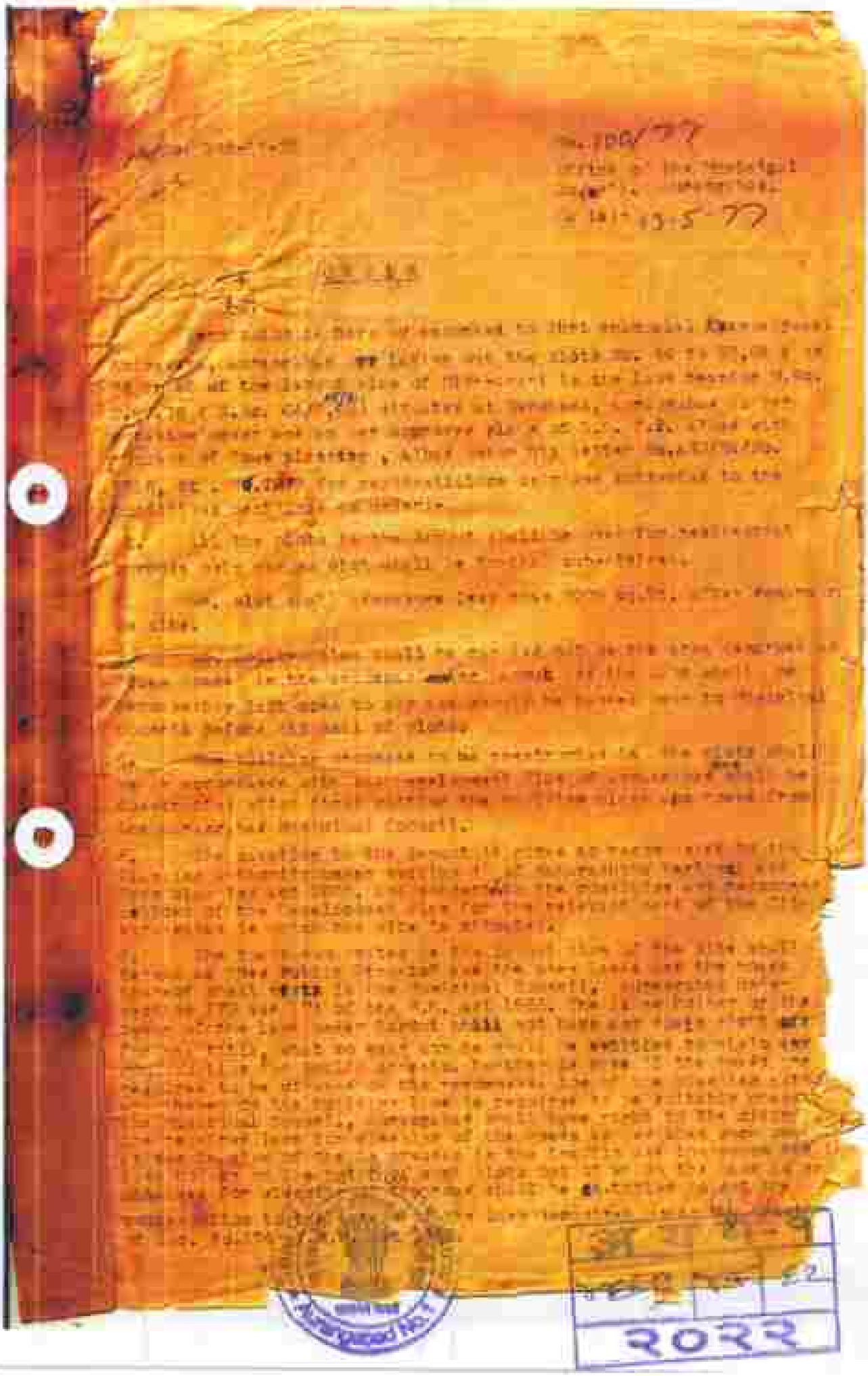

2. The petitioner, in his writ petition, has stated that he is the owner of the land in question and that he has been in possession of the same as such for a long time. The respondents have not disputed this fact. In the circumstances, we are of the opinion that the petitioner is entitled to the relief prayed for. We, therefore, direct the respondents to release the land in question in favour of the petitioner within a period of three months from the date of this order.

3. The petitioner has also prayed for a direction to the respondents to pay him a sum of Rs. 10,000/- towards the cost of cultivation of the land in question. We do not think that this is a fit case in which we should grant this prayer. The petitioner may, if he so desires, file a suit in the appropriate court for the recovery of the said amount.

4. The petition is allowed to the extent indicated above. There will be no order as to costs.

Sd/-

Advocate,
Supreme Court of India.

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Page: 394

पावती

Monday, October 19, 2020

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4:50 PM

श्री/श्रीमती/मे.
दस्तऐवजाचा अनुक्रमांक: अमल3-9372-2020
दस्तऐवजाचा प्रकार: मिळकत प्रतिज्ञा
सादर करणाऱ्याचे नाव: सचिन बाळासाहेब कांबळे - -

बाजारी फी	₹. 30000.00
सेवा हस्तांतरण फी	₹. 1000.00
मुद्रांक फी	₹. 300.00
मुद्रांक फी सवलत [0]	
एकूण:	₹. 31300.00

Joint S R, Amalner-Jalgaon 3

बाजार मूल्य: ₹.11592500 /-
मोबदला ₹.12500000/-
भरलेले मुद्रांक शुल्क : ₹. 300000/-

1) दस्तऐवज सादर करणा: Reg Case नंबर: 4-300-
2) दस्तऐवज प्रकार: ऑनर: रक्कम ₹.2500/-
सीसी/सबसिडियरी बॉंड्स क्रमांक: 19102020183201 दिनांक: 19/10/2020
बॉंड्स चार्ज ₹.100/-
3) दस्तऐवज प्रकार: Digital नंबर: 4-300/-
सीसी/सबसिडियरी बॉंड्स क्रमांक: 19102020003261 दिनांक: 19/10/2020
बॉंड्स चार्ज ₹.100/-
4) दस्तऐवज प्रकार: eChallan नंबर: ₹.30000/-
सीसी/सबसिडियरी बॉंड्स क्रमांक: MH002072664202021E दिनांक: 19/10/2020
बॉंड्स चार्ज ₹.100/-

Small Causes Court, Jalgaon

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CHALLAN

MTR Form Number-6

हस्त एकीन हवाले

GRN	BARCODE	Date	Form ID	25

Department: Inspector General Of Registration

Type of Payment: Stamp Duty, Registration Fee

Office Name: AHSE_AURANGABAD 2 (T. SUB REGISTRAR)

Location: AURANGABAD

Year: 2020-2021 One Time

Account Head Details	Amount in Rs.
Stamp Duty	
Registration Fee	
Total	1,81,000.00

Payment Details: IDBI BANK

Cheque/DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SANDEEP SOMNATH LADDA AND OTHER
Flat/Block No.	CTS NO 10139/15 PLOT NO 231
Premises/Building	
Road/Street	UDDHAVDARE GARKHEDA
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=SHANTABAI CHANDRAKANT KHAIRNAR~

Amount In Words: Three Lakh Ninety Three Thousand Rupees Only

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	[illegible]	3804169722
Bank Date	RBI Date	[illegible]	Not Verified with RBI
Bank-Branch		IDBI BANK	
Bank-Nl	Date	Not Verified with Bank	

Challan No. [illegible]

Department ID

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

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Print Date 16-10-2020 09:30:31

CHALLAN

MTR Form Number-6

GRN:	BARCODE:	Date:	Form ID:

Department : Inspector General Of Registration

Type of Payment : Stamp Duty, Registration Fee

Office Name :

Location :

Year : 2022-2023 One Time

Account Head Details	Amount In Rs.
Stamp Duty	
Registration Fee	

THIS CHALLAN IS DEFACED

DEFACED ₹393000.00 DEFACED

Payer Details

TAN ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	
Flat/Block No.	
Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
Pin	

Remarks (If Any)

Payment Details : CC 2018

Cheque/DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank Ref. No.	
Bank Date & Time	
Bank and Branch Code	
Scroll No. , Date	

Not Valid unless the Challan is valid for the amount to be collected in the Sub Registrar office only. Not valid for unregistered document.

Challan Defaced at SRO

Sr. No.	Defacement No.	Defacement Date	User ID	Defacement Amount
1				

SALE DEED

Actual consideration Rs. 1,21,00,000/-
Govt. Valuation Rs.1,16,02,500/-
(Zone No. 1.151 @17000 Per Sq.Meter)

THIS IRREVOCABLE/PERMANENT SALE DEED IS EXECUTED ON 19th DAY OF OCTOBER , 2020 AT AURANGABAD.

BY

SAU. SHANTABAI CHAMPALALJI KHINVASARA
Age: 79 Years, Occupation: House Wife
R/o: 15, Chikalthana MIDC, Opposite Airport,
Aurangabad.
PAN No. AGAPK6019P

Hereinafter called and referred to as "The Owner/Vendor" (which expression shall, unless repugnant to the Context & meaning thereof, be deemed to mean and include her successors, heirs, executed, administrator and assigns etc.)

IN FAVOUR OF

1. MR. SANDEEP SOMNATH LADDA
Age: 40 years, Occu: Advocate,
R/O Plot No. 144,145, Soham,
Gandhi Nagar, B/H Fire Brigade,
Station Road, Aurangabad
PAN: ABMPL1361N.

AND

2 **SAU. RUPALI SANDEEP LADDA**
Age: 37 years, Occu: Business,
R/O Plot No. 144,145 Soham,
Gandhi Nagar, B/H Fire Brigade,
Station Road, Aurangabad
PAN: ACOPL2214M

Hereinafter Jointly and Severally called and referred as the **"the Purchasers"** (which expression shall mean and include their heirs, successors, legal representatives, executors, administrators and assignees, etc.)

WHEREAS ALL that of Plot No 201, part of sanctioned Layout, having CTS No. 15736/73 , which totally admeasures 682.5 Sq. Meters i.e. 7346 Sq. Feet, Situated at Ulkanagri, Garkheda, Aurangabad, within limit of Aurangabad Municipal Corporation Area, Aurangabad Tq. & Dist. Aurangabad together with all rights, easement, claim (without any past liability) and all that whatsoever attached to the said land, which property is also particularly mentioned in **Schedule-A** herein under, is subject of present Sale Deed;

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AND WHEREAS THE VENDOR REPRESENTS THAT

1. That, the Vendor is the undisputed, absolute and exclusive owner and possessor of the property(plot no 201) described in **Schedule-A** hereinunder;

IX. That the purchasers have paid all the expenses required for the execution and registration of this deed in their favour, including all applicable taxes, (if any)

SCHEDULE "A"

ALL that part and parcel of Residential Plot No.201, having CTS No. 15736/73, totally admeasuring 682.5 sq. meter i.e. 7346 Sq. Feet , which is a part of Sanctioned Layout of CTS no 15736, part of old survey no. 64 & 65, at Utkanagri, Garkheda, Aurangabad within limit of Aurangabad Municipal Corporation Area, Aurangabad Tq. & Dist. Aurangabad together with all past and future rights, easement, benefits, claim, actionable claim (without any past liability) and all that attached to the said Plot no.201, having boundaries as under:

On or towards North-East	- 30 feet wide Layout Road
On or towards North-West	- 30 feet wide Layout Road
On or towards South-East	- Plot no.202 / CTS No.15736/76
On or towards South-West	- Plot no.211 / CTS No.15736/74

The Lay out Map annexed hereto shall form integral part of this schedule.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASERS HAVE JOINTLY AND SEVERALLY SET AND SUBSCRIBED THEIR HAND AND MADE SIGNATURES HEREUNTO ON THIS INDENTURE IN THROUGH OUT PRESENCE OF THE WITNESSES SIGNED HEREIN UNDER.

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२०२२

THE VENDOR/ THE OWNER

SAU. SHANTABAI CHAMPALALJI KHINVASARA

PURCHASERS

1. MR. SANDEEP SOMNATH LADDA

2 SAU. RUPALI SANDEEP LADDA

WITNESS :-

1 Sh. Ravindra Champalal ji Khinvansara
Age. - 58 Yrs. Occ. Business
16, Chikalthana MIDC. Opposite Airport,
Aurangabad.

2 Sh. Pawankumar Suganchandji Mugadiya
Age - 42 Yrs. Occ. Business
Plot no 5, Sumangal Niwas, Dr.RP Marg,
Adalat Road, Aurangabad.

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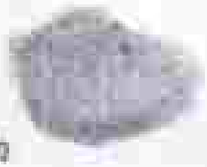
२०२२		

3. Yogesh Ganeshlalji Somani

Age: - 37 Yrs. Occ. Advocate

At post Tembhurni, Tq. Jafrabad,

Dist. Jalna.



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६३७५	१४	५०
२०२०		

अ ग ग-१		
४६६१	५३	६२
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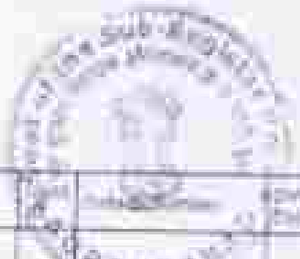
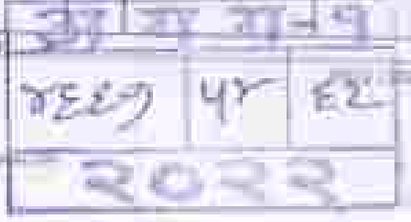
Annexure-A/1 मूल याचिका भाग-2





9750 6054 9427
आधार – सामान्य माणसाचा अधिकार

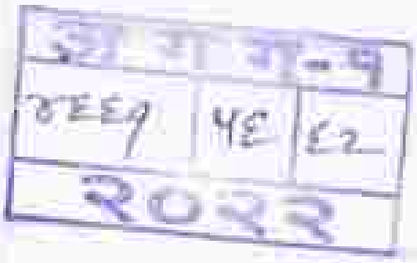
Aadhaar - Saihanya Maansacha Adhikaar

PERMANENT ACCOUNT NUMBER
ABEPL1881N

GOVT OF INDIA

Aadhaar - Samanya Manavacha Adhikaar

4677 2858 5000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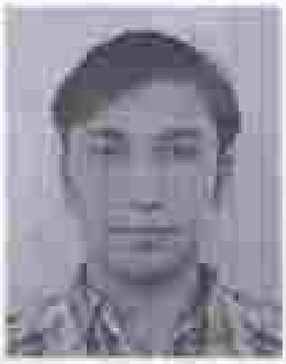
भारत सरकार
Government of India



प्रीतम गौतम कटारिया
Pritam Gautam Katariya
जन्म तारीख/DOB: 31/12/1990
पुरुष/ MALE

7224 2905 9940

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:
Vardhaman, Plot No. 31 B - C, Survey No. 15, N-4,Cidco, Opp. Tirupati Park, Sector F -1,, Aurangabad, Aurangabad, Maharashtra - 431003

पत्ता:
वर्धमान, प्लॉट नं. 31 बी - सी, सर्वे नं. 15, एन-4,सिडको, तिरुपती पार्क समोर, सेक्टर एफ -1 ,, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431003

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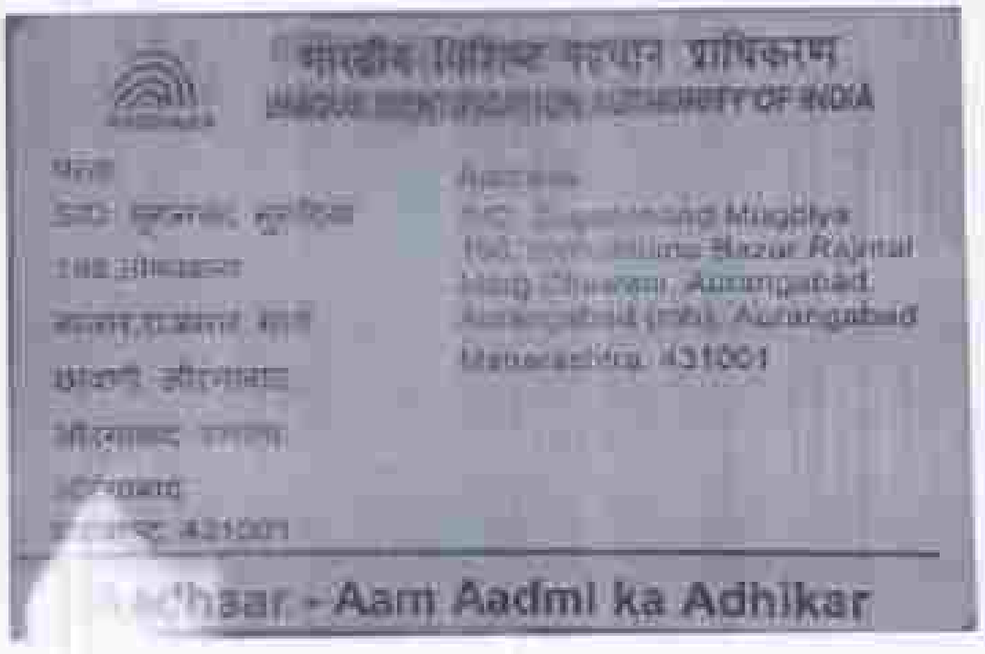
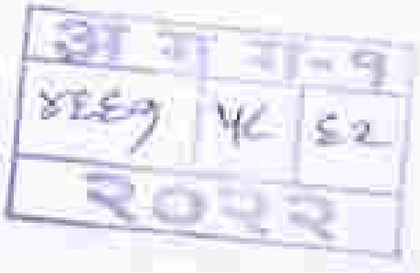
२०२२		

7224 2905 9940

भारत सरकार
Pawankumar Sugandchand Mugdiya
Male
2392 0634 4179
आधार - सामान्य माणसाचा अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
Aadhaar - Aam Aadmi ka Adhikar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1084661
मुल्यांकन,17 जून 2022 5:02:36 म.

दस्त क्रमांक: 4661/2022

नोंदणी: 30/6/22

दस्त क्रमांक: 4661/2022

बाजार मूल्य: रु 3,62,65,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु 18,13,300/-

दु. नि. सह. दु. नि. अरंगाबाद यांचे कार्यालयात

अ. क. 4661 वर दि.17-06-2022

रोजी 5:02 म.नं. हा दस्त केला

पावती:6309 पावती दिनांक: 17/06/2022

सोहराब नगरसेवक राम. के सुरेश रिअलीटीजचे सचे पार्टनर यांच्यातर्फे मुखत्यार मुखत्यार

मोबदला रु. 30000.00

दस्त हाताळणी फी रु. 1240.00

पृष्ठांची संख्या: 62

एकूण: 31240.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

सह दुय्यम निबंधक वर्ग-१ औरंगाबाद क्रमांक १

मुद्रांक शुल्क: (एक) मोबदला पोटी मुद्रांकपरिनिर्णय शहरी मिळकत व्यवसाय कार्यालय मोबदला पोटी अदर व्यवसाय शहरी मिळकत २५ औरंगाबाद (ग्रामीण) यांचे कडून ४ वाजता

दिनांक: 17/06/2022 05:02:35 PM ची वेळ: (सादरीकरण)

दिनांक: 17/06/2022 05:04:01 PM ची वेळ: (फी)

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

17/06/2022 5:10:59 PM

दस्त नियंत्रण भाग-2

क्रमांक: एच.ई.2
दस्त क्रमांक 4661/2022

दस्त क्रमांक : अगा1/4661/2022

दस्तऐवज प्रकार : हेतुकथनांक मेमोरियल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.मुकेश रियालिटीज तर्फे पार्टनर गणपतकुमार मुलचन्द वय:- पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मुकेश सिनेमा,ए1,आर.टी.आर्ट,अजनगाव गाव:औरंगाबाद , तालुका: औरंगाबाद, पिन कोड:AGVPM0064H	विक्रेत ठेकेदार वय :-45 स्वाक्षरी:-		
2	नाव:मे.मुकेश रियालिटीज तर्फे पार्टनर विनोद मोहन कटारिया - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एच-4,सिडको,औरंगाबाद, तालुका: औरंगाबाद, पिन कोड:BKUPK9721G	विक्रेत ठेकेदार वय :-31 स्वाक्षरी:-		
3	नाव:मंदिरा मोहंतसिंग लढ्ढा - प्लॉट नं: 144,145, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मोहम्मद शाही सराई,मोहल्ला रोड,औरंगाबाद, तालुका: औरंगाबाद, पिन कोड:ABRPL1363N	विक्रेत ठेकेदार वय :-40 स्वाक्षरी:-		
4	नाव:गगनदीप मोहंतसिंग लढ्ढा - प्लॉट नं: 144,145, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मोहम्मद शाही सराई,मोहल्ला रोड,औरंगाबाद, तालुका: औरंगाबाद, पिन कोड:AGOPL2214M	विक्रेत ठेकेदार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार व्यक्तींनी : हेतुकथनांक मेमोरियल : मला सादर केले असे दिल्याने सादर करण्यात
सिद्धता क्र.3 यी वेळ 17 / 06 / 2022 05 : 05 : 45 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:दीपक रामप्रसाद अग्रवाल - - वय:39 पत्ता:व्यवसाय,औरंगाबाद पिन कोड:431001	स्वाक्षरी		
2	नाव:मुकेश बाबू पटेल - - वय:28 पत्ता:मुकेश रियालिटीज,औरंगाबाद पिन कोड:431111	स्वाक्षरी		

सिद्धता क्र.4 यी वेळ 17 / 06 / 2022 05 : 06 : 15 PM

Sub Registrar Aurangabad 1

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	111/2022	ADJ22	1815300	SD		