

158/4664

Friday, June 17, 2022

5:14 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6312 दिनांक: 17/06/2022

गावाचे नाव: मारखेडा

वस्तुऐवजाचा अनुक्रमांक: जमग-1-4664-2022

वस्तुऐवजाचा प्रकार: पाँवर ऑफ अँटर्नी

मादर कारणाच्या नाव: मे. सुमेर रिजालिटीज वर्क पार्टनर्स पवनकुमार सुमनचंद मुगडिया -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

(एकूण):

रु. 640.00

आपणाम मुळ दस्त, संवत्से प्रिंट, मुची-२ अंदाजे

5:29 PM ह्या वेळेस मिळेल.

Sub Registrar Aulengabad I

बाजार शुल्क: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह मुख्य निबंधक चर्ग-२

औरंगाबाद शहर क्र. 1

औरंगाबाद

1) देवकाचा प्रकार: DHC खाम: रु. 540/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1706202205878 दिनांक: 17/06/2022

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan खाम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003540202202223E दिनांक: 17/06/2022

बँकेचे नाव व पत्ता:

M. Fawcett

मुळ दस्त परत देले

४६६४
२०२२

दस्त स्कैन झाला

CHALLAN
MTR Form Number-6

GRN MH003540202202223E	BARCODE	Date 17/06/2022-12:51:17	Form ID 49(I)
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name AR52_AURANGABAD 2 JT SUB REGISTRAR	PAN No.(If Applicable)		
Location AURANGABAD	Full Name	MS SUMERU REALITIES THR PARTNER PAWANKUMAR SUGANCHAND MUGDIYA AND OTHER	
Year 2022-2023 One Time	Flat/Block No.	CTS NO.15736/73,PLOT NO.201	
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty	500.00	Road/Street	ULKANAGRI,GARKHEDA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=SANDEEP SOMNATH LADDA AND OTHER-	
		Amount In	Six Hundred Rupees Only
Total	600.00	Words	
Payment Details	ICBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	69103332022081714358 2751792400
Cheque/DD No.	Bank Date	RBI Date	17/06/2022-12:52:08 Not Verified with RBI
Name of Bank	Bank-Branch	ICBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID:

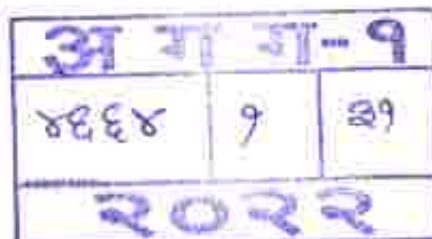
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

संदर्भ चालान केवल दस्तावेज निबन्धन कार्यालय में दर्ज करने के लिए ही मान्य है। अनियमित रूप से प्रयुक्त होने वाले दस्तावेजों के लिए यह चालान लागू नहीं है।



Page 1/1



Print Date 17-06-2022 12:52:20

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1706202205878	Date 17/06/2022
Received from self, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.	
Payment Details	
Bank Name IBKL	Date 17/06/2022
Bank CIN 10004152022081705443	REF No. 2769464990
This is computer generated receipt, hence no signature is required.	

अ ग ग-१
४६४ २ ३१
२०२२





CHALLAN
MTR Form Number-6



GRN	MH003546202202223E	BARCODE	10011000001100000000000000000000		Date	17/06/2022-12:51:17	Form ID	48(F)
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Type of Payment				Registration Fee				
Office Name				ARB2_AURANGABAD 2 JT SUB REGISTRAR				
Location				AURANGABAD				
Year				2022-2023 One Time				
Account Head Details				Amount in Rs.				
0030048401 Stamp Duty				500.00				
0030063301 Registration Fee				100.00				
Total				600.00				
Payment Details				IDBI BANK				
Cheque/DD No.				Bank Date				
Name of Bank				Bank-Branch				
Name of Branch				Scroll No. : Date				
FOR USE IN RECEIVING BANK				Bank CIN				
Ref. No.				69103332022061714358				
Bank Date				RBI Date				
17/06/2022-12:52:08				Not Verified with RBI				
Bank-Branch				IDBI BANK				
Scroll No. : Date				Not Verified with Scroll				

Department ID : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

संदर्भ चालान को केवल दफ्तरी कार्यालय में ही दर्ज कराया जा सकता है। नॉन-रजिस्टर्ड डॉक्यूमेंट के लिए यह चालान वैध नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-158-4664	0001832541202223	17/06/2022-17:14:37	100.00



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

Receipt of Document Handling Charges

PRN	1706202205878	Receipt Date	17/06/2022
-----	---------------	--------------	------------

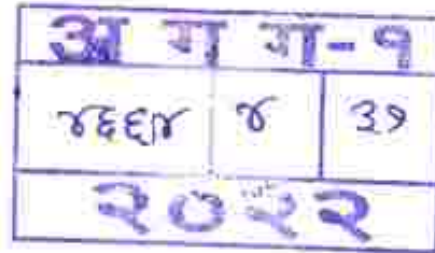
Received from self, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 4664 dated 17/06/2022 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name	IBKL	Payment Date	17/06/2022
Bank CIN	10004152022061705443	REF No.	2769464990
Deface No	1706202205878D	Deface Date	17/06/2022

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





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

Receipt of Document Handling Charges

PRN 2006202202869 Receipt Date 20/06/2022

Received from self, Mobile number 0000000000, an amount of Rs.80/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 20/06/2022 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name IBKL	Payment Date 20/06/2022
Bank CIN 10004152022062002663	REF No. 2769913848
Deface No 2006202202869D	Deface Date 20/06/2022

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



POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS EXECUTED TODAY ON THIS 17th DAY OF JUNE 2022 AT AURANGABAD;

BY:

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. ABMPL136 IN

Sandeep

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. ACOPL2214M

Rupali

(Hereinafter called as Executants / Owners)

IN FAVOUR OF

1. M/S. SUMERU REALITIES

A Registered partnership Firm,
Registered under Indian Partnership Act,
bearing registration no. AU000001173
Having registered office at Aadinath Chambers,
Plot no. 31 B & C, Sector F-1, N-4, CIDCO,
AURANGABAD-431001
PAN No. ACQFS2041H;
GST no. 27ACQFS2041H1ZZ

Through it's Managing Partners

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

Age- 43 Years, Occ: Business,
R/o Sumangal Niwas, Dr. R.P. Marg, opp. District Court,
Beside Dunakhe Hospital, Adalat Road, Aurangabad
PAN No. AGVPM9064H
Aadhar No. 2392 0634 4170;

Suganchand



Pawankumar



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

Age- 31 Years, Occ. Business;

R/o :- N-4, CIDCO, Aurangabad

PAN No. BFUPK9721G

Aadhar No. 7224 2905 9940

(Hereinafter called as Attorney Holder/Developers)

WHEREAS, the Executants/Owners executed registered Development Agreement with the Developer in respect of the property Plot No.201, part of sanctioned Layout, having CTS No. 15736/73, 682.5 Sq. Meters, Situated at Ulkanagri, 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 the Development Agreement and the said Development Agreement is registered

on 17th day of June 2022 vide day book no AGG-1-4661/2022

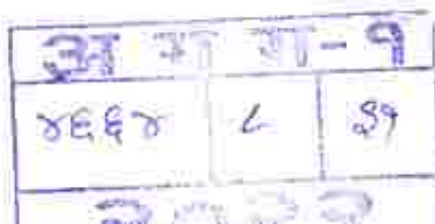
AND WHEREAS Developer, strictly adhering to the terms of Said Development Agreement, need to discharge various responsibilities for the purpose of Development of said Property described in Schedule-A , as mentioned in said Development Agreement including to obtain the construction permission to purchase TDR, carryon the total development work / construction work, to obtain drainage connection, water connection, electric connection, to execute declaration of apartment and to do all ancillary acts for completing entire Development in it's letter and spirit as mentioned and agreed in the Said Development Agreement.

AND WHEREAS the Developer subject to compliance of terms of the said Development Agreement may also have to execute the Agreements/ Agreement to Sale/ Sale Deed/ Mortgage only with respect to the flats to be fallen in its exclusive share of Developer i.e. only in respect of Flat no. 101, 202, 401, 502 and 601 as a consideration towards achieving the complete Development of said Property Described in Schedule-A , within agreed time line as prescribed in Development Agreement:



AND WHEREAS the Owners/Executant, for the purpose of their profession most of the time stays out of Aurangabad and it is not possible for them to remain present all the while hence the Executants/Owners, as long as the Developer is in compliance of said Development Agreement, do hereby appoint and authorize the Developer (albeit at Developers own costs and risk with respect to all such acts) do following acts and deeds :

1. Enter upon Plot No.201, part of sanctioned Layout, having CTS No. 15736/73, 682.5 Sq. Meters, Situated at Ulkanagri, Garkheda, Aurangabad, within limit of Aurangabad Municipal Corporation Area, Aurangabad Tq. & Dist. Aurangabad for the purpose of carrying on agreed development, construction Activities and allied acts as envisaged in the said Development Agreement ;
2. To Purchase TDR , FSI , obtain construction permission, drainage connection, water connection and electrical connection from the concerned authorities and for that purpose to sign, execute all the applications, forms, affidavits, maps and to pay all the charges required for the same and also get refund of the deposit.
3. To Obtain occupancy certificate and for that purpose to sign all application forms, affidavits, maps and deposit the charges if any required for the same.
4. To execute and submit for registration declaration U/sec-2-A of the Maharashtra Apartment Ownership Act and thereby submit the property under development to the provisions of the Maharashtra Apartment Ownership.
5. to execute the Agreement to Sale, Sale-Deed, Lease Deed, Mortgage Deed only with respect to the flats to be fallen in its exclusive share of Developer mentioned in Schedule-D i.e. only in respect of Flat no. 101, 202, 401, 502 and 601 subject to terms of Development Agreement
6. In case the Owners are not capable then subject to written intimation and consent of Owners to appear in any Court, tribunal or before any



Mawam

Satavija
Tantak

Babla

Rupak

authority and to sign the papers, pleadings such as plaint, written statement, writ petition, say etc., and to verify the same, to appoint the Advocate, to lead evidence, to compromise the matter or withdraw the matter or to deposit the amount or withdraw the money from the Court with regard activities pertaining to Development Agreement.

7. To do all such things, acts and deeds, which are essential and necessary to discharge the responsibilities, duties and entitlement as spelled in the said Development Agreement.
8. The Developer shall promptly email true scan copies of all such documents, papers, Agreement, Deeds signed, executed, submitted and/or obtained by the Developer on the basis or pursuant to said Development Agreement and/or this Power of Attorney.
9. The acts and deeds (only to the extent, which are in strict adherence of the terms of Said Development Agreement in its letter and spirit) done by the Attorney Holder will be binding on the Executants/ Owners.
10. Notwithstanding anything mentioned in this Power of Attorney, It is clearly agreed that 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 said Development Agreement. Terms spelled in Development Agreement shall always prevail over all the terms of Power of Attorney.

Subde
Rupali
Mausan
Sataniya



11. Notwithstanding anything mentioned it is further agreed and clarified that Developer shall not be entitled to execute any agreement, deed for sale or any transfer agreement of any nature, in respect of the flats fallen in exclusive shares of the Owners as described in **Schedule-C**, the owners can only deal with the said flats and the common flat no. 702 can be transferred only with joint signature of Developer and Owners and any such document, deed etc. in respect of these flats by the Developer shall be deemed to be null and void and not binding on the Owners or any one claiming through them.

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 Ulkanagri, 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

*Sataniya
Tutor*

Mawar

*Bath
Rupali*



SCHEDULE "C"

Details of flats to be exclusively retained by the Owners.

Flat No.	Floor	Minimum Built up Area (Sq.Feet)
102	1 st floor	1500
201	2 nd floor	1500
301	3 rd floor	1500
302	3 rd floor	1500
402	4 th floor	1500
501	5 th floor	1500
602	6 th floor	1500
701	7 th floor	1500

Satish
Tiwari

Karan

Ravi



SCHEDULE "D".

Details of flats to be exclusive retained by the Developer

Flat No.	Floor	Minimum Built up Area (Sq.Feet)
101	1 st floor	1500
202	2 nd floor	1500
401	4 th floor	1500
502	5 th floor	1500
601	6 th floor	1500

SCHEDULE "E".

Details of common flat, which will have minimum specification as mentioned in Schedule-B.

Flat No.	Floor	Minimum Built up Area (Sq.Feet)
702	7 th floor	1500

Share of owner 26% and share of developer 74%

IN WITNESSETH WHEREOF THIS POWER OF ATTORNEY IS EXECUTED ON THIS
17th DAY OF JUNE 2022 AT AURANGABAD.

ATTORNEY IS EXECUTED ON THIS
D. Thawan Sataniya
Reutah
fuah



अ ग ग-१		
४६६४	१२	११
००००		

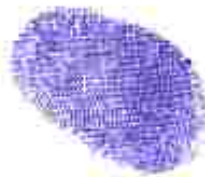
EXECUTANTS

Sandeep



1) Sandeep s/o. Somnath Ladda

Rupali



2) Sau. Rupali w/o. Sandeep Ladda

ATTORNEY HOLDER

1. M/S. SUMERU REALITIES

A Registered partnership Firm,
Registered under Indian Partnership Act,
bearing registration no. AU000001173

Through it's BOTH Managing Partners

M. Pawankumar



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

Katariya Pritam



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



WITNESSES :

1





Name :- Deepak S/o Pawankumar Sankarsha

Age :- 37 Years occu :- Service

R/o :- Pandariba, Aurangabad.

2



Juned Chand Patel

27

Phatumbdi



अ. नं. १-१		
४६४४	१४	२९
२०२२		





महाराष्ट्र शासन
भूमाबंदी अध्यापक आणि संचालक मूगिणीमेल महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

माघ/पेट : Aurangabad

मालुका/प.पू.का : प.पू. ज. औरंगाबाद

21426

विस्तार : औरंगाबाद

उपभूत भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	खेज.सौ.मी.	आर.मा.शि.का.र	शासनाला दिलेल्या अकारमाया किंवा भाड्याचा तपसिल आणि त्याच्या केरतपासणीची निमत देव
4-432/33	906	162/40	क		

सुविधापिकार

उत्पत्तीचा मुळ धारक

वर्ग:

पट्टेदार

इतर सार

इतर नोंद

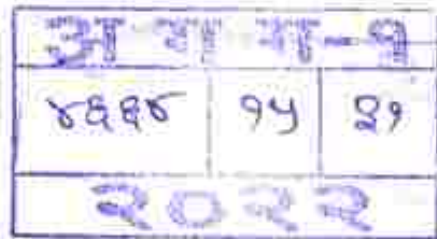
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(य) किंवा सार	साक्षात्कार
16/12/1980	प्लॉट नं. 209 मंजूर ले. आऊट प्रमाणे	म	शेखाराम कान्हेरामलात खिबरा	सही- 24/09/1980 C.T.S.O औरंगाबाद
10/04/1982	आर.मा.शि.का.र. 100 दि. 95-9-100	म	शेखाराम कान्हेरामलात खिबरा के.अ. 21/8/82 ने कमी	सही- 24/04/1982 C.T.S.O औरंगाबाद
22/08/2011	भू.मा.बंदी अध्यापक आणि संचालक पुणे जमिनेख (म.रा.प्र.) पुणे यांचेकडील परिपत्रक अ.म.पू. 5/मि.प/अक्षरी नं. 2/2011 पुणे दि. 16/2/2011 व इतरहील आदेश के.अ.पू. 4/अक्षरी/अक्षरी/मि. 10/2011 दिनांक 22/08/2011 अन्वये केवळ सौकरजी मोहनजीवरील क्षेत्र व मिळकत पत्रिकावरील क्षेत्र मर्यादा अन्वयेने मिळकत पत्रिकेवर भंगूट अक्षरी क्षेत्रावरील सहा वी थ्यारिजी दर्जारा पन्नास चौ.मी दाखल केले.			किरादार के. 10/2/11 प्रमाणे सही- 22/08/2011 प.पू.ज.औरंगाबाद
09/04/2020	खोदी- र.अ.क. 13/12-20/04/20 प्लॉट नं. 209 क्षेत्र 162/40 चौ.मी.	म	श्री. संदीप सोमनाथ लडा श्री. कपाली संदीप लडा	किरादार के. 2/4/23 प्रमाणे सही- 09/04/2020 प.पू.ज.औरंगाबाद

It contains some incorrect data (check)

हे मिळकत पत्रिका दिनांक 2/04/2022 4:10:58 PM रोजी किर्लोस सार्वजनिक केले असल्यामुळे त्याच कोकणाची सही मिळकत अधिकाऱ्याची आवश्यकता नाही.

मिळकत पत्रिका आकृतीवरील दिनांक 2/04/2022 3:05:08 PM

विस्तार यंत्रणेची सही <http://sapte.sprbh.mahachurni.gov.in/DBLR/propertycard> या संकेत स्थळावर जाऊन 9990900005009993 हा क्रमांक वापरला.



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

REVISED LAYOUT FORM OF
THE BOARD OF LANCING AND
WAS OF THE FORM OF A
BRIEF TO
OF THE BOARD OF LANCING AND
OF THE BOARD OF LANCING AND
OF THE BOARD OF LANCING AND

68	34	2532
69	35	2533
70	36	2534
71	37	2535
72	38	2536
73	39	2537
74	40	2538
75	41	2539
76	42	2540
77	43	2541
78	44	2542
79	45	2543
80	46	2544
81	47	2545
82	48	2546
83	49	2547
84	50	2548
85	51	2549
86	52	2550
87	53	2551
88	54	2552
89	55	2553
90	56	2554
91	57	2555
92	58	2556
93	59	2557
94	60	2558
95	61	2559
96	62	2560
97	63	2561
98	64	2562
99	65	2563
100	66	2564
101	67	2565
102	68	2566
103	69	2567
104	70	2568
105	71	2569
106	72	2570
107	73	2571
108	74	2572
109	75	2573
110	76	2574
111	77	2575
112	78	2576
113	79	2577
114	80	2578
115	81	2579
116	82	2580
117	83	2581
118	84	2582
119	85	2583
120	86	2584
121	87	2585
122	88	2586
123	89	2587
124	90	2588
125	91	2589
126	92	2590
127	93	2591
128	94	2592
129	95	2593
130	96	2594
131	97	2595
132	98	2596
133	99	2597
134	100	2598
135	101	2599
136	102	2600
137	103	2601
138	104	2602
139	105	2603
140	106	2604
141	107	2605
142	108	2606
143	109	2607
144	110	2608
145	111	2609
146	112	2610
147	113	2611
148	114	2612
149	115	2613
150	116	2614
151	117	2615
152	118	2616
153	119	2617
154	120	2618
155	121	2619
156	122	2620
157	123	2621
158	124	2622
159	125	2623
160	126	2624
161	127	2625
162	128	2626
163	129	2627
164	130	2628
165	131	2629
166	132	2630
167	133	2631
168	134	2632
169	135	2633
170	136	2634
171	137	2635
172	138	2636
173	139	2637
174	140	2638
175	141	2639
176	142	2640
177	143	2641
178	144	2642
179	145	2643
180	146	2644
181	147	2645
182	148	2646
183	149	2647
184	150	2648
185	151	2649
186	152	2650
187	153	

[illegible][illegible]

(9) The applicant has produced the layout plan/building plans duly approved by the Town Planning and Valuation Department.

(10) The layout plans and building plans produced by the applicant are in conformity with the provisions in Sections II and III contained in the Maharashtra Land Revenue (Conversion of use of land) and S.A.A. Rules 1955.

(11) The railway police/jail authorities have no objection to the grant of S.A. permission in question.

(12) The applicant has produced the "no objection certificate" of the District Magistrate or of the Collector officer.

(13) The applicant has maintained adequate road marginal areas on both sides of the electric High Tension cables lines passing through the land.

(14) The applicant has observed the building regulations and provisions of Ribbon Development Rules as prescribed.

(15) There is no tenant and other rights in the land and the persons having such right has no objection to the grant of the S.A. permission.

(16) The applicant has obtained from the competent authority the mining/quarrying lease or permit under the minor-mineral extraction rules.

(17) The applicant has agreed to abide by the conditions subject to which the S.A. permission would be granted to him.

(Note)- If the authorities referred to above have given their conditional "no objection certificates" or have suggested specific conditions to be imposed in the order, such conditions must be stated in para 3 below of this order.

In consideration of the above points there being no objection to the non-agricultural permission sought for in this case, being granted to the applicant.

3. For in exercise of the powers vested/delegated to him under section 44 of the Maharashtra Land Revenue Code, 1955 the Collector/L.D.O./Deputy Commissioner of Aurangabad is pleased to grant Special Agricultural Permission of Temporary Nature for agricultural permission to use an area measuring 10000 sq. ft. out of 10000 sq. ft. of Land of Class 1 for the non-agricultural purpose of Building subject to the following conditions:-

1) The grant of permission shall be subject to the provisions of the Code and Rules made thereunder.

2) That the grantee shall use the land together with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission in that effect from the Collector/L.D.O./Deputy Commissioner of Aurangabad. For this purpose the use of a building shall decide the use of the land.



अ ग ग-१		
४६६४	१८	२१
२०२२		

(3)

- 3) That the grantee shall not sub-divide the plot or sub-plot as approved in this order, without getting the sub-division previously approved from the authority granting this.
- 4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of ONE YEAR from the date of this order. (a) by constructing roads, drains etc., to the satisfaction of the Collector/S.D.O./Talukdar and the concerned Municipal authority, and (b) by measuring land and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him to any person.
- 5) That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and to make a specific mention about this in the deeds to be executed by him.
- 6) That this permission is to build on a plain area of square meters as specified in the site plan and on building specified in the site plan and a building plan submitted hereto and the remaining area of square meters of the plot shall be kept vacant and open to air.
- 7) That the grantee shall be bound to obtain the requisite building permit from the village municipality/Municipal Council/Municipal Corporation before starting construction of the proposed building or structures if any.
- 8) That the grantee shall get the building plans approved by the competent authority, where the building contains rooms in that locality, and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule II appended to the Maharashtra Land Revenue (Conversion of use of land and S.A. Amendment) Rules 1968, and get them approved and sanctioned by the Collector/S.D.O./Talukdar or the District Officer and construct the building according to the sanctioned plans.
- 9) That the grantee shall maintain the open marginal distance of 5m from the centre of road, or main or National/State/ Major District road/other/ district road/village road.
- (10) To be stated as per provisions contained in Schedule III appended to the M.S.R. (Conversion of use of land and S.A.A.) Rules, 1968.
- 10) That the grantee shall commence the P.A. use of the land within the period of one year from the date of this order unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

on 4th page.

[Signature]



अ ग ग-१		
४३३४	९८	२९
२०२२		

- 11) that the grantee shall communicate the date of commencement of the N.A. use of the land and /or change in the use in the considered through the Talash, within one month, failing which he shall be liable to be dealt with under rule 1 of the N.A.R. (conversion of use of land and P.A.A.) Rules 1968.
- 12) that the grantee shall pay the N.A. assessment in respect of the land, the rate of Rs. 1000 per sq. meter from the date of commencement of the N.A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N.A. assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N.A. Assessment already levied is yet to expire.
- 13) that the N.A. assessment shall be over period adding 1937 after which it shall be liable to revision at the revised rate if any.
- 14) that the grantee shall pay the assessment fixed within one month from the date of commencement of the N.A. use of the land.
- 15) that the area and N.A. assessment contained in this order and the same shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
- 16) that the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector/M.D.O./Tahsildar in his discretion. no payment by the grantee such fine/penalty as may be imposed as per Government orders.
- 17) that the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector/M.D.O./Tahsildar Municipal Council/Corporation/Town & Country Improvement Committee as the case may be.
- 18) that the grantee shall be bound to execute a deed in form as provided in Schedule IV or appended to the N.A.R. (conversion of use of land and P.A.A.) Rules 1968, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.
- 19) (a) if the grantee contravenes any of the conditions mentioned in this order and /or the deed, the Collector/ M.D.O./Tahsildar may without prejudice to any other other penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

on 5 th page.



अ ग ग-१		
४६४	२०	२१
२०२२		

No. 100/77

Office of the Municipal
Council, Aurangabad.

Date: 13.5.77

ORDER

Permission is hereby accorded to Shri. Channalal Khasabiyal
Aurangabad, Aurangabad to lay out the plots No. 46 to 53, 54 & 55
74 to 77 of the layout plan of H.No. 1 in the land bearing H.No.
5, 6, 75 (S.No. 64/7, 84) situate at Dargah, Aurangabad on the
condition that the same shall be approved by the D.D. T.P. along with
the plan of Town planning, Ahsan ul Uloom letter No. AHS/UA/No.
2015, dt. 16.7.77 for residential use and subjected to the
conditions mentioned in Annexure.

1. All the plots in the layout shall be used for residential
purpose only and no plot shall be further subdivided.

2. No. plot shall be less than 3000 sq.ft. after reserve of
the site.

3. No construction shall be carried out in the area demarcated as
"Open Space" in the accompanying layout of the plots shall be
permanently left open to sky and should be handed over to Municipal
Council before disposal of plots.

4. The building proposed to be constructed in the plots shall
be in accordance with the Development Plan of Aurangabad and shall be
constructed after first getting the building plan approved from
the Aurangabad Municipal Council.

5. The location to the layout is given as shown by the
Planning Authority under section 37 of Maharashtra Regional and
Town Planning Act 1962, and subject to the condition and requirements
of the Development Plan for the relevant part of the City
Aurangabad in which the site is situated.

6. The roads demarcated in the layout plan of the site shall
be termed as "New Public Streets" and the same shall be the property
of the Municipal Council, Aurangabad under
section 173 and 174 of the M.A. Act 1965. The layout plan of the
owner of the land under layout shall not have any claim right
for the title, what so ever nor he shall be entitled to claim any
compensation for public streets, further in case if the roads are
required to be widened as the reconstruction of the plan is
required as the building line is required to be suitably changed
the Municipal Council, Aurangabad shall have right to the claim
the required land for widening of the roads as far as such
is in view of the traffic and thereupon the
land holder or the owner of the plots out of which the land is
obtained for widening of the roads shall be entitled to get the
compensation to the extent of the land required as per the provision
of S.P. No. 174 of M.A. Act 1965.

31	22	9
88	22	39
20	22	22

Shri

The remancted plots are hereby declared as public streets under section 174 of the M.M. Act 1975 Suganto and with out right of any objection to the Plot Holder.

2. The Municipal Council, Aurangabad also hereby reserves the right to construct and repair such roads and lay down drainage in such roads, pass pipe line through it as it chooses to do or to close it temporarily or change its direction suitably by and upon this the plot holder shall have no objection.

3. Shri Champalal Kasmirvani Shivasara has deposited a sum of Rs. 20,000/- towards cost of betterment's work vide Receipt No. 43 dt. 27-5-76 & Rs. 12100-00 vide receipt No. 66 B.No. 150 dt. 12-4-77 in the Office of the Municipality in respect of plots 46 to 51, 54 and 71 to 79.

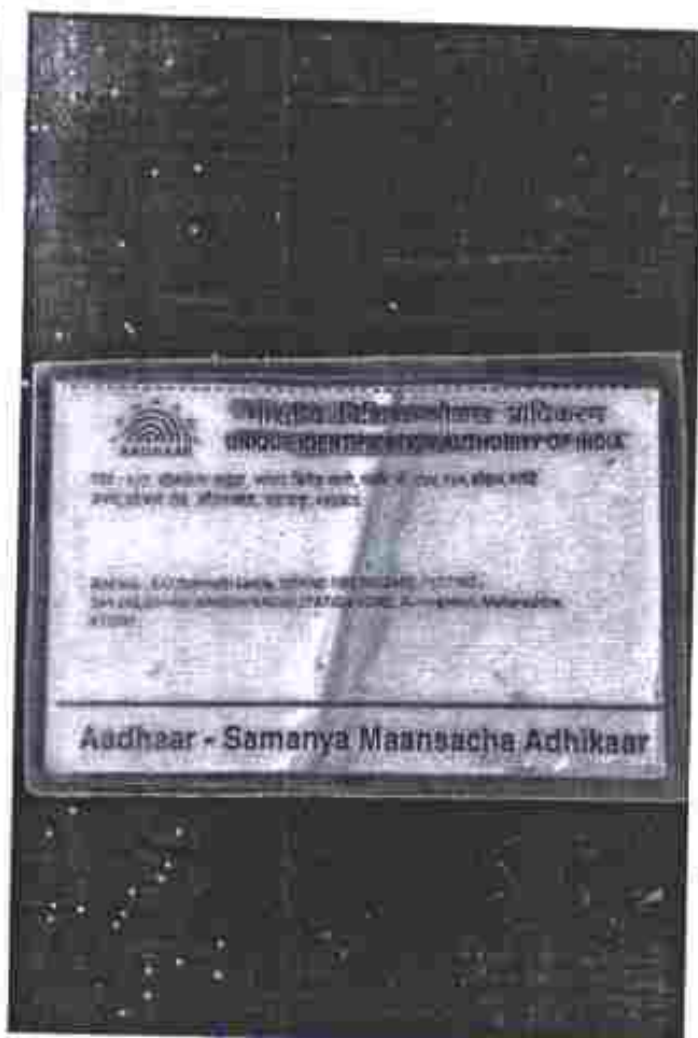
4.


Administrator,
Municipal Council, Aurangabad.



अ ग ग-१		
४६६४	२४	३९
२०७२		





सर्व सामान्य नागरिक अधिकार
SARV SAMANYA NAAGRIK ADHIKAR OF INDIA

सर्व सामान्य नागरिक अधिकार, सर्व सामान्य नागरिक अधिकार, सर्व सामान्य नागरिक अधिकार

सर्व सामान्य नागरिक अधिकार, सर्व सामान्य नागरिक अधिकार, सर्व सामान्य नागरिक अधिकार

Adhaar - Samanya Maansacha Adhikar



सर्व सामान्य नागरिक
Sandeep Suresh Ladda
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

4077 2868 5000



आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

पवनकुमार सुगनचंद मुगटिया
Pawankumar Suganchand Mugdiya
जन्म तारीख/DOB: 23/12/1978
पुरुष Male

2392 0634 4170

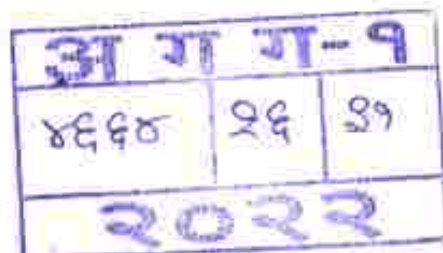
आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O सुगनचंद मुगटिया
198, तोपखाना
बाजार, राजमल मार्ग
छावणी, औरंगाबाद,
औरंगाबाद जिल्हा,
औरंगाबाद
महाराष्ट्र, 431001

Address:
S/O Suganchand Mugdiya
158, Topkhana Bazar, Rajmal
Marg Chawani, Aurangabad,
Aurangabad (mh), Aurangabad
Maharashtra, 431001

Aadhaar - Aam Aadmi ka Adhikar





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

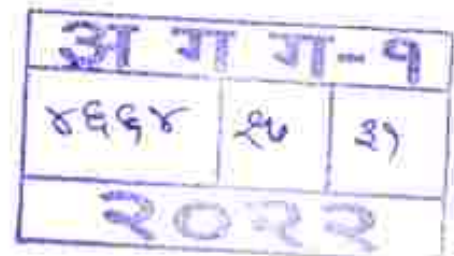
Unique Identification Authority of India

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



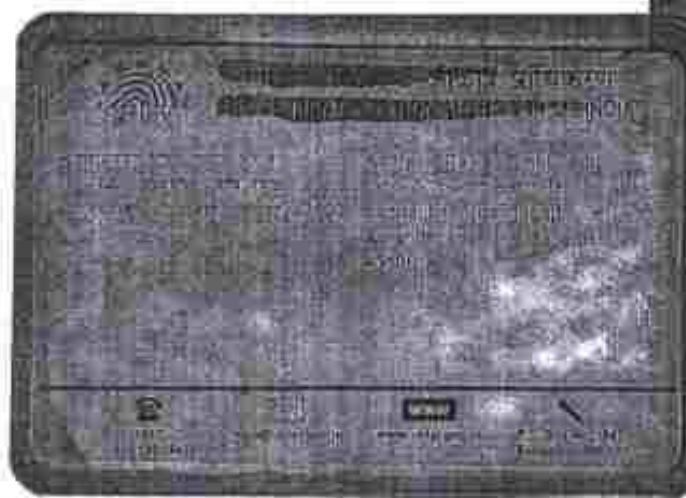
7224 2905 9940



help@uidai.gov.in

www

www.uidai.gov.in



अ ग ग-१		
४६६४	२८	३९
२०२२		

158/4664

शुक्रवार, 17 जून 2022 5:14 म.नं.

दस्त गोपवारा भाग-1

अमरा

५३/२९

दस्त क्रमांक: 4664/2022

दस्त क्रमांक: अमरा 1/4664/2022

वातावर मुल्य: रु. 01/-

मोबइला: रु. 00/-

भरनेचे मुद्रांक मुल्य: रु. 500/-

डु. नि. सह. डु. नि. अमरा गांचे कार्यालयात

अ. क्र. 4664 वर दि. 17-06-2022

रोजी 5.08 म.नं. वा. हजर केला.

पाकती: 6312

पाकती दिनांक: 17/06/2022

मादरकरणाचे नाव: मे. सुमेरु रिजलिटीव्ह रॉफे पार्टनर्स पवनकुमार
सुगनचंद सुगदिया -

नॉदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

गृहाफी संख्या: 27

एकूण: 640.00

जस्त हजर करणाऱ्याची सही:

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: पावत ऑफ अॅटर्नी

मुद्रांक मुल्य: a वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मानसता बिकरावाचा प्राधिकार मिळत असेल तेव्हा

मिह्रा क. 1 17/06/2022 05:08:47 PM ची वेळ: (मादरीकरण)

मिह्रा क. 2 17/06/2022 05:09:51 PM ची वेळ: (फी)



कमी पाने फी (01) पाने (02)
 पाकती क्र. ६३३३
 दि. १७/०६/२२
 अन्यदे वसूल केले.

सह दुपयम निबंधक ऑफिस
 क्र. १, औरंगाबाद

17/06/2022 5 17:05 PM

इसत सीधकारी भाग-2

अगण1

20/29

इसत क्रमांक:4664/2022

इसत क्रमांक:अगण1/4664/2022

इसतचा प्रकार:-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा इसा
1	नाव:मुनेश विजयविठ्ठल तर्फे पार्वतस पुनकुमार मुनगचंद मुनगिबा पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. मुख्यमन विनायक,डी.आर.पी.वार्म,अशाक्त रोड,औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन संख्या:AGVPM9064H	पॉवर ऑफ अटॉर्नी होल्डर वय:-43 स्वाक्षरी:- <i>M. K. K. K.</i>		
2	नाव:मुनेश विजयविठ्ठल तर्फे पार्वतस प्रियम चौधम कटारिया - पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. प्ल -4 मिडको औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन संख्या:BFUPK9721G	पॉवर ऑफ अटॉर्नी होल्डर वय:-31 स्वाक्षरी:- <i>Satishya K. K.</i>		
3	नाव:संदीप सोमनाथ महुा - पत्ता:प्लॉट नं. 144,145, माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. मोहम गांधी नगर,स्टेशन रोड,औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन संख्या:ABMPL1361N	मुख्यमनवार देणार वय:-40 स्वाक्षरी:- <i>B. K. K.</i>		
4	नाव:तपानी संदीप महुा - पत्ता:प्लॉट नं. 144,145, माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. मोहम गांधी नगर,स्टेशन रोड,औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन संख्या:ACOPL2214M	मुख्यमनवार देणार वय:-37 स्वाक्षरी:- <i>P. K. K.</i>		

यरीत दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिव्याचे कबुल करवाने.
शिक्का क्र.3 ची वेळ:17 / 06 / 2022 05 : 11 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करवाय की ते दस्तऐवज करून देणा-यांनी स्वस्तीचा ओळखवान, व त्यांची ओळख पटविवात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा इसा
1	नाव:मुनेश विजयविठ्ठल तर्फे पार्वतस वय:28 पत्ता:पुनबी ता.पुनबी जि.औरंगाबाद पिन संख्या:431111		
2	नाव:दीपक पुनकुमार मनायेबा - वय:39 पत्ता:पुनदारीबा,औरंगाबाद पिन संख्या:431001		

शिक्का क्र.4 ची वेळ:17 / 06 / 2022 05 : 12 : 19 PM

Sub Registrar Aurangabad



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SUMERU REALITIES THR PARTNER PAWANKUMAR SUGANCHAND MUGDIYA AND OTHER	eChallan	69103332022061714358	MH003540202202223E	500.00	SD	0001832541202223	17/06/2022
2		DHC		1706202205878	540	RF	1706202205878D	17/06/2022
3	MS SUMERU REALITIES THR PARTNER PAWANKUMAR SUGANCHAND MUGDIYA AND OTHER	eChallan		MH003540202202223E	100	RF	0001832541202223	17/06/2022

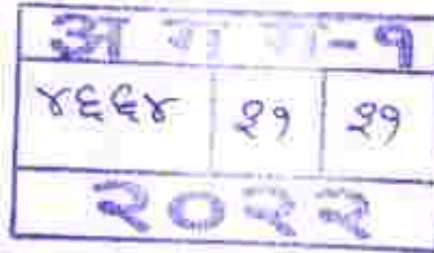
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4664 /2022

Know Your Right as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isaraa@gmail.com



ये वुकाचे ४६६४
नंबरी नोंदला दिनांक १७/०६/२०२२
प्रमाणित करण्यात येते की, या
दस्तावध्ये एकूण २१ पाने आहेत

सह दुय्यम निबंधक-२
औरंगाबाद क्रमांक.-१

