

342/2598

पावनी

Original/Duplicate

Friday, May 13, 2022

पावनी नं. 3792

1:57 PM

Regn:39M

पावनी नं. 3792 दिनांक 13/05/2022

गणेश नाथ बोलापुर

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा प्रकार : गेल टीड

गणेश नाथ नाथ नाथ, मे.प्रीतिश देखलपमं रफे भागीदार श्री. विनोद मन्नीनाथ अणुवाक

मार्गदर्शिका

₹. 30000.00

दस्त प्रमाणपत्राची फी

₹. 1060.00

प्रमाणपत्राच्या 53

मुळ दस्त परत केले

मूल्या

₹. 31060.00

गणेश नाथ मुळ दस्त प्रमाणपत्राचा अर्थमान अणु5 2598-2022

2:14 PM इ.प.वेळीस (मार्गदर्शिका)

Joint Sub-Registration No. 342/2598

सह मुख्यमंत्रिनिर्देशाचा धर्मा-२.

औरंगाबाद क्रं.-५

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा प्रकार : गेल टीड

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

मुळ दस्त परत केले

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

प्रमाणपत्राचा अर्थमान अणु5 2598-2022

(Signature)



CHALLAN
MTR Form Number-6



GRN	MTR Form Number-6	BARCODE	Date	12-05-2022 10:06:57	Form ID	251
Department: Inspector General of Registration			Payer Details			
Stamp Duty			TAX ID (TAN (If Any))			
Type of Payment: Stamp Duty			PAN No. (If Applicable) (BEARER'S)			
Office Name: ARRB, AURANGABAD NO. 5 SUB REGISTRAR			Full Name: PREETANSHU YADAV			
Location: AURANGABAD			Flat/Block No.			
Year: 2022			Premises Building			
Account Head Details			Road/Street			
Amount In Rs.			Area/Locality			
Town/City/District			PIN			
Remarks (If Any)			Stamp Duty			
Total			Amount In Words			
Payment Details			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank Name			
Cheque/DD No.			Bank Date			
Name of Bank			Branch Name			
Name of Branch			Branch Address			

THIS CHALLAN IS DEFACED

Jt. Sub-Registrar
A'bad. No. 5; A'bad

Department ID

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

यह चालान केवल दस्तावेजों के पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालान मान्य नहीं है।



Page 1/1

Print Date: 12-05-2022 10:06:57

CHALLAN
MTR Form Number-6



GRN	BARCODE	Date	Form D
Department		Payer Details	
Type of Payment		TAX ID (If Any)	
Office Name		PAN No. (If Applicable)	
Location		Full Name	
Year		Flat/Block No.	
Account Head Details		Premises/Building	
Amount in Rs.		Road/Street	
		Area/Locality	
		Town/City/District	
		Remarks (If Any)	



THIS CHALLAN IS DEFACED

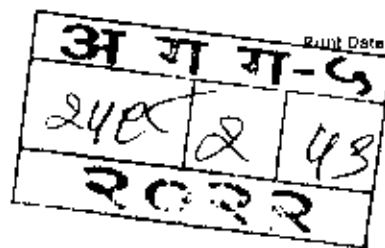
Jt. Sub-Registrar
A'bad. No. S. A'bad

Payment Details	FOR USE IN RECEIVING BANK
Cheque/DD Details	Bank Code / Pan No.
	Bank Name / Branch
	Bank Address
	Bank Contact No.

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

Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Usenet	Defacement Amount
1					1470000.00
2					1470000.00
Total Defacement Amount					1470000.00



Print Date 13-05-2022 01:58:01



D H C
Department of Stamp & Registration
Maharashtra

Receipt of Document Handling Charges

PRN 1205202214000 Receipt Date 13/05/2022

Received from Self, Mobile number 7385709118, an amount of Rs. 1060 towards Document Handling Charges for the Document to be registered on Document No. 25388 dated 13/05/2022 at the Sub-Registrar office Joint S.R. Aurangabad 5 of the District Aurangabad.

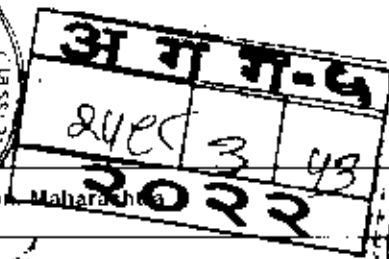


Payment Details

Bank Name SBIN	Payment Date 12/05/2022
Bank CIN 10004152022051212919	REF No GANDHXD1
Deface No 12052022140000	Deface Date 13/05/2022

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

Handwritten signature



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1205202214000 Date 13/05/2022

Received from Self, Mobile number 7385709118, an amount of Rs. 1060 towards Document Handling Charges for the Document to be registered (SARITA) in the Sub-Registrar office Joint S.R. Aurangabad 5 of the District Aurangabad.

Payment Details

Bank Name SBI	Date 12/05/2022
Bank CIN 10004152022051212919	REF No GANDHXD1

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

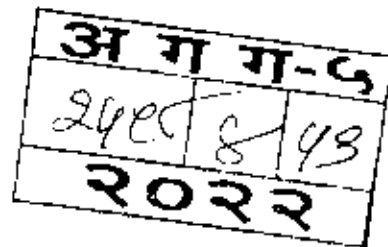
SALE DEED

Sale Deed of Plot No. 111 measuring **3616.65 Sq. Mtr.**, Particularly from Land Gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 and 35 to the extent of **05 Hector 37 Acre**, Situated at Barabar Ig. & Dist. Aurangabad. Govt. Value Rs. 2,38,10,000/- and actual sale value **Rs. 2,40,00,000/-** Less: 9.4 % 6,200/- Per Sq.Mtr.

This Sale Deed is executed today on 13th day of May 2022 at Aurangabad, by

1. **M/s. Piyush Realtors Pvt. Ltd.**, A Company Registered under the Companies Act, having registered office at Plot no. 81 Jai Vishwa Bharti Colony, Garkheda Road, Aurangabad-431005, having registration no. 11-20660, V. No. July 1999, having PAN: AADGP1386L, through its Director **Mr. Prathad Hariham Panhale**, Aged: 63 Years, Occ: Agril & Business, R/o: Plot no. 81 Jai Vishwa Bharti Colony Garkheda Road Aurangabad-431005.
2. **M/s. Bhaishree Infra & Facilities Management LLP**, A LLP registered under the Company Act having its registered office at Bhaishree Chambers, First Floor, Veer Sawarkar Chowk, Sudhi Bazar, Jalgaon, having registration no. AAG 2945, PAN No. AAGPB184J, through its Designated Partner **Mrs. Kajal Bhavesh Patel**, Aged: 45 years, Occ: Business, R/o: 1, Amritha Nagar, Jalgaon PAN No. AJVPP576EJ.

(hereinafter referred as **VENDORS** whose expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assigns)



IN FAVOUR OF

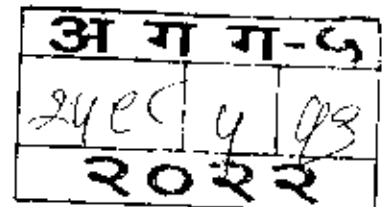
M/s. Preetansh Developers, A Registered Partnership Firm having its registration no. AJ000009671 and having registered office At A-201, Plot No. 31, Hightech Business City, MIDC, Chikna Mahade, Aurangabad having **PAN No. ABAFP4276C** hereafter Partners,

1. **Mr. Vinod Muralilal Agrawal,** Age: 45 Years, Own business, Flat Row House, No. 12, Chikna Mahade, Sector-05, NE-1, Chikna Mahade Road, Plot No. **ADMPA3418K**
2. **Mr. Pritesh Santosh Dhanuka,** Age: 39 years, Own Business, Flat Plot No. 19, Shikha Nagar, Banola, Nagar, Aurangabad, Plot No. **AYPPD3458G.**

[Here matter called as **VENDEE** which expression shall mean and include all the present and future partners, the heirs, successors, legal representatives, executor, administrator and assignee.]

AND

1. **Mr. Sayyam Pralhad Panhole** Age: 30 Years, Own Agr & Business, R/o Plot No. 81, Jai Vishwanath Colony, Garkheda Road, Aurangabad 431005. PAN: **BQ7PP9688D**. The Joint Power of Attorney holder bearing Reg. No. **AGG5/4125/2020** dated 11.09.2020 **Mr. Pralhad Hariram Panhole** Age: 63 Years, Own Agr & Business R/o Plot No. 81, Jai Vishwanath Colony, Garkheda Road, Aurangabad 431005. PAN: **ACQPP924SN** Adhar No. 2529 5884 0863.
2. **Mr. Rahul Arvind Isthalakar** Age: 35 Years, Own Agr & Business, Plot: 9/953, Prasadnagar, Aurangabad, Dist. Beed. PAN: **ACGP6594M**. The Joint Power of Attorney holder bearing Reg. No. **AGG5/4125/2020** dated 11.09.2020 **Mr. Pralhad Hariram**



Panhale Age: 63 Years, Occ. Agr. & Business, R/o Plot No. 81, Jai Vishwa Bharti Colony, Garkhorda road Aurangabad-431005 PAN: ACI PP9243N Adhar No: 2529 5884 0863

3. **Mr. Pralhad Hariram Panhale** Age: 63 Years, Occ. Agr. & Business, R/o Plot No. 81, Jai Vishwa Bharti Colony, Garkhorda road Aurangabad-431005 PAN: ACI PP9243N Adhar No: 2529 5884 0863.

4. **Mr. Satishkumar Navtandas Nathani** Age: 69 Years, Occ. Agr. & Business, R/o Shani Colony, Aurangabad PAN: AATPN4998M

5. **Mr. Nareshkumar Haridas Nathani** Age: 49 Years, Occ. Agr. & Business, R/o Shani Colony, Aurangabad PAN: AATPN4998M.

6. **Mr. Vinaykumar Haridas Nathani** Age: 45 Years, Occ. Agr. & Business, R/o Shani Colony, Aurangabad PAN: AAPPM440H

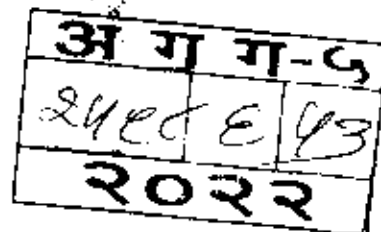
7. **Mr. Sandeep Satishkumar Nathani** Age: 46 Years, Occ. Agr. & Business, R/o Shani Colony, Aurangabad PAN: ACI PN9041N.

[Herein after referred as **CONFIRMING PARTY** which expression shall mean and include all their heirs, successors, assigns and representatives (including firms, companies and associations)]

WHEREAS :-

that the **Mr. Sayyam Pralhad Panhale** is absolute owner and possessor of the following property :-

- A. That the Property, land Cat No. 21 totally measuring 03-hector 24 Ares, land Revenue Rs. 09.97 lac, out of which to the extent of 03-hector 03 Ares situated at Kalgur, Tal. & Dist. Aurangabad and has received same under registered Gift Deed bearing



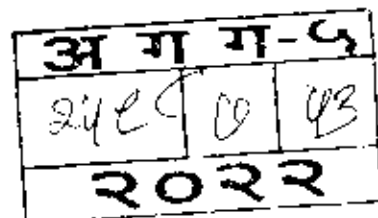
registration no. 4122/2020 dated 11.09.2020 registered at the office of Sub-registrar Aurangabad and on the basis of registered Gift Deed his name came to be recorded in revenue record as owner and possessor vide mutation number 4730.

8. That the Land Out No. 24 namely comprising 03 hectares 05 Ares 05 are Pothkhari, Taluka Revnagar, Ry. 09/47 (a), out of which to the extent of 00 Hectare 95 Ares 05 situated at Baramulla Tal. & Dist. Aurangabad and he received same under registered Gift Deed bearing registration no. 4128/2020 dated 11.09.2020 registered at the office of Sub-registrar Aurangabad and on the basis of registered Gift Deed his name came to be recorded in revenue record as owner and possessor vide mutation number 4731.

9. That the property Land Out No. 25 namely comprising 03 hectares 69 Ares 04 Ares Pothkhari, Taluka Revnagar, Ry. 04/77 (a), out of which to the extent of 00 Hectare 22 Ares 05 situated at Baramulla Tal. & Dist. Aurangabad and he received same under registered Gift Deed bearing registration no. 4127/2020 dated 11.09.2020 registered at the office of Sub-registrar Aurangabad and on the basis of registered Gift Deed his name came to be recorded in revenue record as owner and possessor vide mutation number 4735.

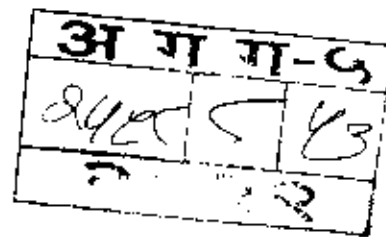
2. That the **Mr. Rahul Arvind Isthalkar** is absolute owner and possessor of the following property;

a. That the **Mr. Rahul Arvind Isthalkar** is absolute owner and possessor of property Land Out No. 26 namely comprising 03 hectares 86 Ares 00 Ares Pothkhari, Taluka Revnagar, Ry. 06/49 (a), out of which to the extent of 00 Hectare 85 Ares 05 situated at Baramulla Tal. & Dist. Aurangabad and he received same under registered Gift Deed



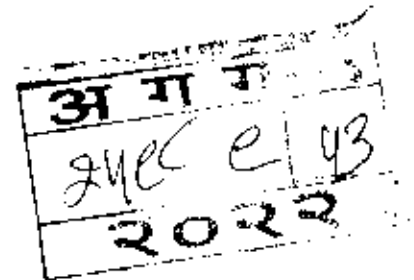
bearing registration no. 4124/2020 dated 11.09.2020 registered at the office of Sub-registrar Aurangabad and on the basis of registered G.P. Deed his name came to be recorded in revenue record as owner and possessor vide mutation entry no. 4731

3. That the **Mr. Pralhad Hariram Panhale Mr. Satishkumar Navtandas Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani and Mr. Sandeep Satishkumar Nathani** are absolute owners and possessors of the following property:-
 - a. That the **Mr. Pralhad Hariram Panhale Mr. Satishkumar Navtandas Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani and Mr. Sandeep Satishkumar Nathani** are absolute owners and possessors of property Land Cut No. 27 totally measuring 05 Hecter 79 Are 36 Ann Pothharad, Land Revenue Rs. 05.56 p.a. out of which to the extent of 02 Hecter 32 Are situated at Balapur Tal. Dist. Aurangabad and they purchased same under registered Sale Deed bearing registration no. 2645/2003 dated 16.12.2003 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be recorded in revenue record as owner and possessors vide mutation entry no. 1552
4. That the **M/s. Piyush Realtors Pvt. Ltd.** is absolute owner and possessor of the following property:-
 - a. That the **M/s. Piyush Realtors Pvt. Ltd** company is absolute owner and possessor of property Land Cut No. 35 totally measuring 02 Hecter 19 Are Land Revenue Rs. 06.42 p.a. Out of which to the extent of 01 Hecter 02 Are situated at Balapur Tal. Dist. Aurangabad and company purchased same under registered

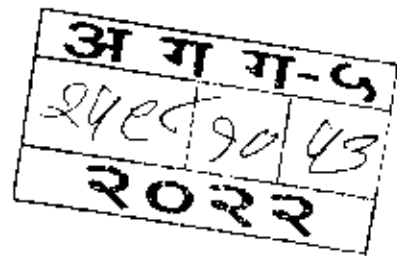


sale deed bearing registration no. 3634/2011 dated 17.10.2011 registered at the office of Sub Registrar Aurangabad and on the basis of registered sale deed no. 1 above came to be recorded in revenue record as owner and possessor. Mutation entry no. 3223.

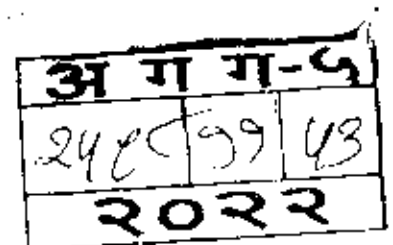
5. That the **M/s. Bhaishree Infra & Facilities Management LLP** is absolute owner and possessor of the following property:-
 - a. That the Vendor No. 1 and Confirming Party sold property and Gut No. 21, 24, 25, 26, 27 and 35 out of which to the extent of 05 Hector 37 Are out of which **30 % undivided share** which comes to **1 Hector 61.1 Are** situated at Kadam Bp. Dist. Aurangabad to **M/s. Bhaishree Infra & Facilities Management LLP** under registered sale deed bearing registration no. 5127/2020 dated 29.12.2020 registered at the office of Sub Registrar Aurangabad and on the basis of registered sale deed 1 above came to be recorded in revenue record as owner and possessor. Mutation entry no. 5140.
6. That the Vendors and Confirming Party are absolute owner and possessors of the property and Gut No. 21, 24, 25, 26, 27 and 35 out of which Vendors and Confirming Party are owner and possessed **05 Hector 37 Are** situated in village of Tal. X Dist. Aurangabad as described in **Schedule-A**.
7. That the Vendors and Confirming Party with intent to Devote their property jointly prepared plan of residential layout and submitted to CIDCO and on 10.06.2021 CIDCO issued the plan layout and letter no. **CIDCO/TPO/AFA-TLP/2021/08** dated 10.06.2021.



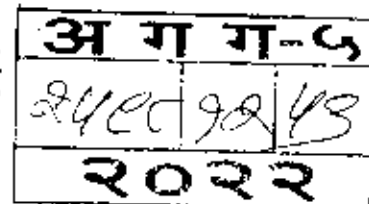
8. That the Vendors and Confirming Party after Tentative sanctioned layout demarcated all the plots on site in ward **Gut No. 21, 24, 25, 26, 27 and 35** out of which Vendors owned and possessed **05 Hectar 37 Arc.** Situated at Badour Tal. & Dist. Aurangabad from T.R. Aurangabad in outward no. 3206 dated 24/08/2021.
9. That Vendors and Confirming Party obtained final sanction Layout vide letter no. **CIDCO/TPO/AFA(FLP)/2021/125** dated **12.11.2021** from CIDCO.
10. That the Vendors and Confirming Party obtained NA order obtained NA premises no. 416/42/100 J.F. Maharashtra Land Revenue Code 1966 in file no. जा. क्र. २०२१/मशाका/जमीन- १/एनएपी- ३४/प्र. क्र. ३९९ dated 18.10.2021 from Collector Aurangabad.
11. That the Vendors and Confirming Party completed internal infrastructure of the project i.e. Drainage, Sewer, Stormwater and Water Supply lines, Electricity Pole, Side Drains and Open Space development work etc. and accordingly CIDCO issued completion certificate vide letter No. **CIDCO/EE(AUR-I)/2021/186** dated 11.11.2021 and the same was published in official gazette no. **सिडको /नियोजन/औ.झा.क्षे./ भू.वि.ना.ह.प्र./२०२१/१४१** volume 15712/2021.
12. That Vendors and Confirming Party executed Deed of Declaration and registered in Si. No. 2555/2022 dated 30.05.2022 in form 199A of Sub-Registrar Aurangabad and the said registered Deed of Declaration came to be recorded in revenue record as owner and possessor vide mutation entry no. 5221.



3. That after final sanction layout Plot No. 1 to 3, Plot No. 14 to 15, Plot No. 37 to 40 fall in land **Gut No. 24**, Plot No. 4 to 13, Plot No. 41 to 46, Plot No. 71 to 104 fall in land **Gut No. 27**, Plot No. 17 to 20, Plot No. 34 to 36 fall in land **Gut No. 25**, Plot No. 21 & 22, Plot No. 29 to 33, Plot No. 47 to 53, Plot No. 75 to 79 fall in land **Gut No. 21**, Plot No. 25 to 28, Plot No. 54 to 64, Plot No. 105 to 108 fall in land **Gut No. 26**, and Plot No. 109 to 111 fall in land **Gut No. 35**.
14. That the Confirming Party hereby apprised and confirmed that the Plot under appeal is from the land of Vendors, therefore Confirming Party have no objection to sale by Vendors and contain no consideration, therefore Confirming Party agree this will beent as a Confirming Party.
15. That the Vendors and Confirming Party aware the purchase of said purchase of said plot was for above the said to the side of road and for extension of business, they purchase said plot as per details of **Schedule-B**, and Vendors has/have gone through all relevant records, sanction layout, permission of the local authority, agreed to purchase the same and have paid the said amount and is not expected to be liable with any third party.
16. **That the Vendors have obtained Building Permission on the said Plot from CIDCO vide their letter No. CIDCO/TPO/AFA(BP)/2022/49, Dt. 31/03/2022. The expenses of Rs. 67,97,735/- (Rupees Sixty Seven Lakhs Ninety Seven Thousand Seven Hundred Thirty Five Only) towards Building permission will be borne by Vendors. The Vendee have purchased the said plot along with the building permission.**
17. That the Vendor with the expense of said Confirming Party sold the Plot No. 111 comprising 3616.65 Sq. Mtr., particularly from Land Gut No. 35 out of layout sanctioned in land Gut No. 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 to the extent of 05



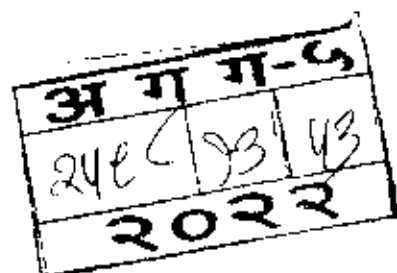
Hector 37 Are, Situated at Bangalore & Dist. Aerangabad as described in Schedule-B to the Vendor/s for total consideration of Rs. 2,40,00,000/- (Rupees Two Crore Forty Lac Only), against Rs. 1,91,33,750/- (Rupees One Crore Ninety One Lac Thirty Three Thousand Seven Hundred Fifty Only), against Plot consideration and Rs. 48,66,250/- (Rupees Forty Eight Lac Sixty Six Thousand Two Hundred Fifty Only), against the Development Charges, and Vendor/s has/have paid total consideration of Rs. 2,40,00,000/- (Rupees Two Crore Forty Lac Only), to vendors as under :-

[illegible]

The Vendor have also deducted TDS (Tax Deducted at Source) @ 1% which equals to **Rs. 2,40,001/- (Rupees Two Lakh Forty Thousand One Only)**.

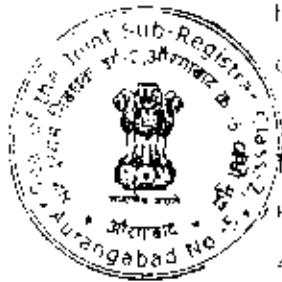
As such the Vendor's received the entire sales proceeds towards the sale of plot amount of **Rs. 2,40,00,000/- (Rupees Two Crore Forty Lac Only)**, and the Vendors hereby acknowledge the receipt of the same, and there is no dispute remain for the same.

2. That the Vendor's have delivered the physical possession of the Plot mentioned in the Schedule today only and to the execution of this sale deed and the Vendee's can use and enjoy the same as an absolute owner and possessor thereof without any restriction in any form or otherwise either by the Vendor's, their family members, their heirs, agents, relatives or any third party, if any restriction is caused in the title and possession of the Vendor's the same will be treated and dealt with as the Vendor's own liability and responsibility.
3. That the Vendor's have transferred all their rights, title and interest and to the Plot mentioned in the Schedule without reserving any reserve of any right, title and interest in the said Plot and the said amount of consideration.
4. That the Vendor's hereby declare that the Plot under said is free from any kind of financial interest or any kind of subjection or any Mortgage, loan or any kind of charge and any kind of agreement is entered by the Vendor's with any third party in respect of the said Plot and the Vendor's have obtained any loan on the said Plot for development and payment of any



financial institution, bank or any private person, if any dues are found to be outstanding it will be paid by the Vendors at their own cost risk and responsibility.

5. That the Vendors paid all the taxes and N.A. charges till the date of issuing N.A. order from C.A. Office. Accordingly in respect of the Plot under sale, the Vendor and the Vendee/s shall pay N.A. charges from the date of N.A. order as per mutually agreed terms and conditions between Vendor and Vendee/s.
6. That the Vendors hereby also declare that the Plot under sale is neither affected by any reservation nor it is subject to any acquisition or requisition. Surely the Plot under sale is/are not subject matter of any litigation or any court, tribunal or before any authority or officer.
7. That the Vendee/s has/have paid all the expenses required for the execution and registration of the sale deed in Maharashtra, India as per mutually agreed terms and conditions between Vendors and Vendee/s.

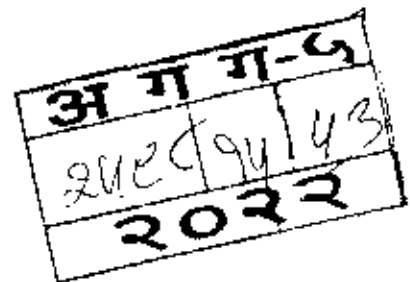


The Vendors shall and will perform and do and shall cause hereafter on the request and costs of the Vendee/s do and execute or caused to be done and executed on such further and other lawful and reasonable and necessary things, matters, conveyances and assurances in the law whatsoever for the better further and more perfectly and absolutely granting the said Plot hereby granted and transfer on to and to the use of Vendee/s in the manner aforesaid as by the Vendors or his/her attorney or in law shall be reasonably required.

11.

अ ग ग-५		
24	98	43
२	९	४

9. That the Vendors became absolute owners and possessors by virtue of this sale deed and hence they can mutate by their name in record of rights by passing necessary mutation and revenue records subject to the said and separate rules and regulations.
10. That the Vendor No. 1 and Confirming Party No. 1 has executed and duly registered power of attorney (No. 5427/2021) dated 22.03.2021 in favour of Mr. Gopinath Kishore Choudhary and thereby authorized him to execute the deeds and documents relating to Vendor No. 1 and Confirming Party No. 1 before the Registrar, Aurangabad before the said register Act is implemented.
11. That the Vendor No. 2 executed and duly registered special power of attorney (No. 6456/2021) dated 15.12.2021 in favour of Mr. Jayant Dinkar Meshram and thereby authorized him to execute the deeds and documents relating to Vendor No. 2 before the Registrar, Aurangabad.
12. That the plot owners/purchasers hereby agree to pay the common expenses on pro rata basis as per the rate of area of plot in the said plot for the water supply, the cost of layout for the installation of sewerage system, cost of the related expenses for the grey water plant installed by the managing society or the association of plot owners, weather turning officially or non-officially basis.



SCHEDULE-A**DESCRIPTION OF PROPERTY IN WHICH LAYOUT SANCTIONED**

That all the part and parcel of the Land **Gut No. 21** admeasuring 03 Hectar 24 Are. Land Revenue is Rs. 09.97 ps. out of which to the extent of 00 Hectar 33 Are. **Gut No. 24** admeasuring 03 Hectar 36 Are. 05 Are Potchdarab. Land Revenue is Rs. 09.47 ps. out of which to the extent of 00 Hectar 93 Are. **Gut No. 25** admeasuring 01 Hectar 69 Are. and Potchdarab 0 Hectar 04 Are. Land revenue Assessment is Rs. 04.77 ps. out of which to the extent of 00 Hectar 22 Are. **Gut No. 26** admeasuring 02 Hectar 36 Are. 00 Are Potchdarab. Land Revenue is Rs. 6.84 ps. out of which to the extent of 00 Hectar 55 Are. **Gut no. 27** totally admeasuring 05 Hectar 79 Are. 00 Hectar 36 Are Potchdarab. Land revenue is Rs. 5.56ps. out of which to the extent of 02 Hectar 32 Are. and **Gut no. 35** totally admeasuring 02 Hectar 10 Are. Land Revenue Rs. 06.42 ps. out of which to the extent of 01 Hectar 02 Are. totally admeasuring 05 Hectar 37 Are. situated at Barapur Tq. Dist. Aurangabad, commonly bounded by:

Towards East : Adjacent Land in Gut No. 27 (P).

Towards West : Land of Gut No. 21 (P), 24 (P), 25 (P), 26 (P) & 35 (P)

Towards South : Land of Gut No. 27 (P) & 34 (P)

Towards North : Main Road.

SCHEDULE-B**DESCRIPTION OF PLOT UNDER SALE**

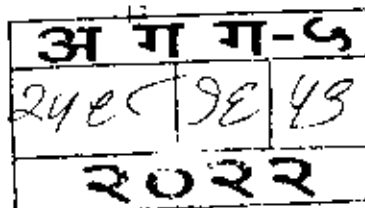
That all the part and parcel of the **Plot No. 111** admeasuring 3616.65 Sq. Mtr., particularly from Land Gut No. 35 of the layout sanctioned in Land Gut No. 21, 24, 25, 26, 27 and 35 to the extent of 05 Hectar 37 Are. situated at Barapur Tq. & Dist. Aurangabad, bounded by:

Towards East : Amenity Plot

Towards West : Remaining Land of Gut No. 35.

Towards North : Land of Gut No. 26.

Towards South : 24.00 Mtr. wide DP Road.



IN WITNESS WHEREOF, THIS SALE DEED IS EXECUTED ON th
 DAY OF FEBRUARY 2022 AT AURANGABAD WITH FREE WILL AND
 COSENT WITHOUT ANY PRESSURE OR COERCION.

For the Sale Deed given of Plot No. G. N. No. 21, 24, 25, 26
 27 and 35 Village-Balapur Tal. & Dist. Aurangabad

Date 19-5-2022

VENDORS :

I Pralad
 1. M/s. ~~Piyush~~ Realtors Pvt. Ltd
 Through its Director
 Mr. Pralhad Hariram Panhale



Kajal
 2. M/s. Bhaishree Infra & Facilities Management LLP
 Through Designated Partner
 Mrs. Kajal Bhavesh Patel



CONFIRMING PARTY :

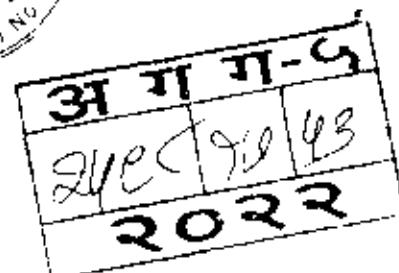
Sayam
 1. Mr. ~~Sayam~~ Pralhad Panhale
 Through its Power of Attorney Holder
 Mr. Pralhad Hariram Panhale



Rahul
 2. Mr. ~~Rahul~~ Arvind Isthalakar
 Through its Power of Attorney Holder
 Mr. Pralhad Hariram Panhale



Pralad
 3. Mr. Pralhad Hariram Panhale



4. Mr. Satishkumar Navtandas Nathani



5. Mr. Nareshkumar Haridas Nathani



6. Mr. Vinaykumar Haridas Nathani



7. Mr. Sandeep Satishkumar Nathani



VENDEE/S

M/s. Preetansh Developers

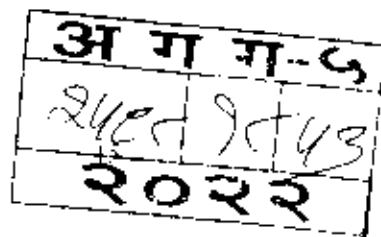
7, Sangeetha, Laxmi, Pratiksha, Preeti, Anshu



8. Mr. Vinod Murarilal Agrawal



9. Mr. Pritesh Santosh Dhanuka



WITNESSES

1. **Mr. Laxman Ratanlal Sharma**

Age: 47 years, married, Hindu

Res: 20, Khatolnagar, Aurangabad.



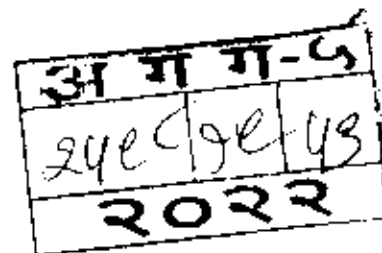
2. **Mr. Naresh Subhashrao Manohar**

Age: 34 years, married, Hindu

Res: 11, Chakrapal, Aurangabad



16





गांधी दायुग माला (अष्टौकमर प्रसिद्धि मन्त्रक)

എ.പി.ജി. അബ്ദുൾ ഓസീസ്

$\frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$

भागवतपुराण का १



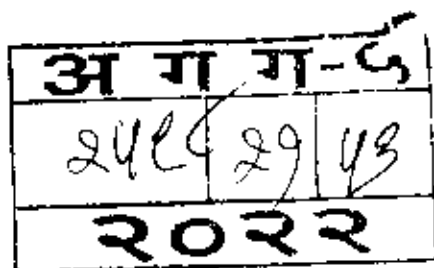
[महाराष्ट्र अर्थीक मन्त्रालय आधिकार अभिलेख अभिजीवमहासभा कएत ए संस्थितिक लेखन] दिनांक २६.०७.२०१३ दिनांक २४

विद्युत्, अथवा विद्युतः

21

[illegible]

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1987).



1. *Chlorophyll a* fluorescence was measured using a Fluorometer (F6000, Jasco, Tokyo, Japan) with a 100- μ m diameter quartz cuvette. The fluorescence was excited with a 300-W xenon arc lamp through a 10-nm bandpass filter (400–450 nm) and the emission was detected through a 10-nm bandpass filter (650–700 nm). The fluorescence intensity was measured at 30°C. The fluorescence intensity was normalized to the chlorophyll content of the sample. The chlorophyll content was determined by the method of Arar and Strobel (1985).

एव कः ?



न. आ. १०००
 प. १०००
 वे. १०००
 आ. १०००

लेखक
आचार्य श्री अरवि

-

अ ग ग-५
24/02/23
2022

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WAI UJ MAHANAGAR OFFICE
 Central Facility Building
 Growth Centre, Nagar-1
 Tisgaon, Tq. Dist: Aurangabad
 ☎ : 0240 - 2554950 / 81

NEW AURANGABAD OFFICE
 Udyog Bhavan
 New Aurangabad-431003
 ☎ : 2485521 / 22 / 23
 Fax : 0240-2485574

REGD. OFFICE
 INRMA, 1st & 2nd Floor
 Nariman Point, Mumbai-400021
 ☎ : 22022470, 22022481, 22022570
 Fax: 022-22022509

No. CIDCO/TPO/AFA(E.P)/2021/125

Date: 12/11/2021

To,

✓ S/Shri Sanyam Pralhad Panhale, Rahul Arvind Istalkar
 Pralhad Hariram Panhale, Satishkumar Navtandas Nathani
 Nareshkumar Haridas Nathani, Vinaykumar Haridas Nathani
 Sandip Satishkumar Nathani and
 M/s. Piyush Realtors Pvt. Ltd., Thro' Mr. Pralhad Hariram Panhale
 Civil Archt. - Mr. Anil Datar & Associates,
 Plot No. 7 A, Near St. Xavier School, N-1, CIDCO,
AURANGABAD.

Sub: Aurangabad Fringe Area Project

Final Layout Permission for 'Plotted Development' in Gut Nos. 21(pt),
 24 (pt), 25 (pt), 26 (pt), 27 (pt) and 35 (pt) Village - Balapur, Tal. &
 Dist. Aurangabad.

Ref: 1) Tentative Layout Permission No. CIDCO/TPO/AFA TLP/2021/08
 dated 10.06.2021.

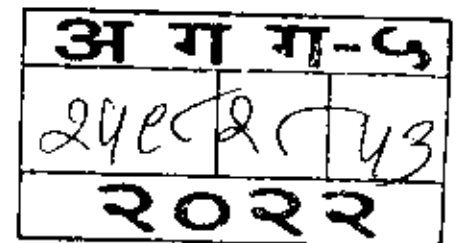
2) Your application dated 25.08.2021 for Final Layout Permission and
 subsequent correspondence.

Sir,

This has reference to your application submitted in this office vide **Inward No. 1370**
 dated **25.08.2021** seeking approval for land sub-division under Section-44 of the
 Maharashtra Regional and Town Planning Act, 1965, read with Section-189 of the Maharashtra
 Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965, to carry-out
 development on the subject land.

The **Land Sub-Division Layout**, as demonstrated, is hereby approved under Section-
 45 of the Maharashtra Regional and Town Planning Act, 1965 for the above mentioned
 applicant(s) as per the plan hereby approved and also subject to following conditions, for
 development work as proposed:

(P.T.O.)

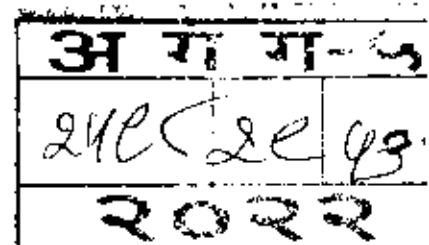


PARTICULARS	Area (Sq.m.)
A Total Land Area as per 7/12 Extract	53700.00
B Area under 60 m. wide DP Road	3055.53
C Area under 24 m. wide DP Road	3059.92
D Area under Trained Nalla	823.82
E Remaining Land Area	46760.73
F Area under Open Space (2 plots)	4680.01
G Area under Arterial Plots (3 plots)	3976.09
H Area under Internal Roads	7531.59
I Area under Electric OTC (2 plots)	50.00
J Area under Electric Sub Station	100.00
K Area under STP Tank	118.04
L Area under Plots (Plot Nos. 01 to 06, 10 to 97, 100 to 103, 106 to 109 and 111)	26775.59
M Permissible Built-up Area on the total basis	41467.95

Note : Plot Nos. 7, 8, 9, 98, 99, 104, 105 and 110 admeasuring 3529.41 are kept on hold, at present

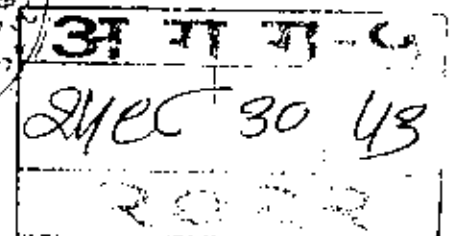
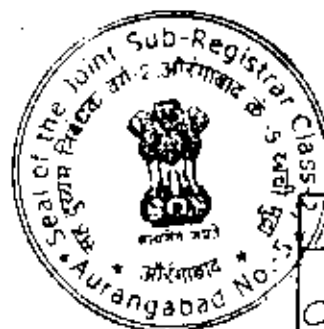
- You shall obtain Receipt regarding Rural Agriculture Use from the concerned Authority, Aurangabad and submit it to this office within 30 days from the date of its issuance, failing which, the Layout Permission, Building Permission, Occupancy Certificate granted to you by this office shall stand null and void and shall stand cancelled.
- Building Permission, Occupancy Certificate and Plot Permission for development of plots in the Layout, shall not be granted without the satisfaction of this office.
- It shall be the responsibility of the owner to carry out all the development works including construction of Roads, Sewer Lines, Water Supply Lines, Columns, Bridges, Street Lighting, etc. before taking Completion Certificate and hand it over to Municipal Council after developing them to the satisfaction of the Special Planning Authority (CIDCO).
- As per the undertaking signed by you in respect of the "Restructuring of Open Space" as stipulated in prevailing Regulation, the said Open Space under the Approved Plan, stands vested in the name of possessor/s of the Layout or the Society of the plot holders and, you have no right of ownership or interest in the said "Restructured Open Space".
- This Certificate is liable to be revoked by the following conditions:
 - The development work in respect of the said layout is not completed and the Certificate is not carried over to the next layout or the said layout is not sanctioned there.
 - Any of the conditions subject to which this Certificate is issued by the applicant through fraud or misrepresentation, and the applicant and every person deriving title through or under him, such an event shall be treated to have carried out the development work in contravention of the provisions of the Maharashtra and Regional and Town Planning Acts and the Regulations and shall stand null and void from the effects of approval or refusal of any further extension.
- The land vacated in consequence of the withdrawal of the Applicant's application from part of the Public Street.
- No new building or part thereof shall be constructed on the land vacated or used or permitted to be used by any person after the date of withdrawal of application.

Condition 02 :

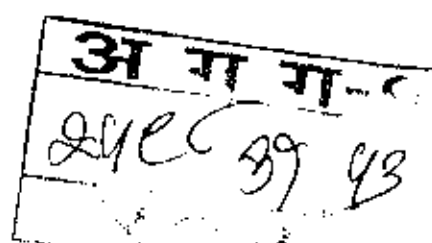


8. **This Commencement Certificate / Permission shall remain valid for a period of ONE YEAR commencing from the date of its issue.**
9. This permission does not entitle you to develop the land which does not vest in you.
10. The applicant shall -
 - a) Permit authorized officers of the Corporation to enter the premises at any time for which permission has been granted, for the purpose of endorsing the Unified Development Control & Promotion Regulations and the conditions of this Certificate.
 - b) Give written notice to the Corporation regarding completion of the work.
 - c) Install a Display Board on the conspicuous place on site, indicating -
 - i) Name and Address of the Owner / Developer, Architect and Contractor.
 - ii) Revenue Survey No. / Gul No. / C.S.No. / Ward No. / Village Name alongwith description of its boundaries.
 - iii) Order No. and Date of grant of Development Permission / Re-development Permission issued by Planning Authority.
 - iv) F.S.I. permitted.
 - v) No. of Residential Flats, Commercial Shops with their areas.
 - vi) Address where copies of detailed Approved Plans shall be available for inspection.
 - vii) A Notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above, shall be published in two widely circulating newspapers, one of which should be in regional language.
11. The Structural Design, Building Materials, Plumbing Services, Fire Protections, Electrical Installations, etc. shall be in accordance with the provision (except for the provision in respect of Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Bureau of India Standards).
12. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.
13. A certified copy of the Approved Plan shall be exhibited on site.
14. Easement Right or the Right of Way on approved layout included within holding shall remain undisturbed.
15. You should approach Executive Engineer (M.S.E.D.C.L.) for the temporary power requirement, location of Transformer, etc. The permanent power connection from M.S.E.D.C.L. can be obtained ONLY AFTER getting necessary Occupancy Certificate from the Special Planning Authority (CIOC).
16. The grant of this permission is subject to the provisions of any other Rules / Regulations for the time being in force and, that may be applicable to the case.
17. You shall provide perpetual potable water to the consumers / occupants of tenement / units at your own cost.
18. The owner at his own cost, shall provide in his plot, the following infrastructure facilities of such a standard (i.e. standards relating to design, material or specifications) as stipulated by Special Planning Authority (CIOC).

(P.T.O.)



- a) Internal access roads alongwith Storm Water Drains
 - b) Channelization of Water-Courses and Culverts, if any.
 - c) The arrangements of Water Supply and Drainage Dispose System shall be made by the owner of the plot at his own cost.
 - d) Arrangements for conveyance and disposal of sudge and sewage without creating any in-sanitary conditions in the surrounding area.
 - e) Due arrangements for collection of Solid Waste.
19. The owner shall permit the use of the internal access roads to provide access to an adjoining land whenever and wherever required.
 20. Open Space shown in the layout shall be kept open permanently and the owner shall submit to the S.P.A. / appropriate authority the scheme of development of this compulsory Recreational Open Space and develop it in accordance with the approved scheme.
 21. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the S.P.A.
 22. The owner shall observe all the rules in force regarding over-head / underground Electric Lines / Transmission Lines / Utilities passing through the layout while designing the individual building and while getting the approval of the authority.
 23. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner, only on or subject to the conditions mentioned in this Order and Commencement Certificate. One shall invariably make specific mention about these conditions in the covenant to be executed by him with the proposed buyers.
 24. Prior to submitting application for Occupancy Certificate, you shall obtain Completion Certificate from
 - a) Executive Engineer, CIDCO about development work of Roads, Drainage, Open Space, Water Supply Network, Tree Plantation, etc. and
 - b) Executive Engineer (Electrical), CIDCO about Electrification and all other Electrical services,and submit the same to Town Planning Officer, CIDCO for Occupancy Certificate.
 25. You shall abide with the conditions or any such Stay or Injunction granted by the competent Court for development of plot / land.
 26. This Order is liable for cancellation on contravention or breach of any of the conditions contained herein.
 27. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Special Planning Authority (CIDCO) to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Special Planning Authority may cause the same to be carried out and recover the cost of carrying-out the same from the grantee / successors and every person deriving title through or under them.
 28. The potable water supply is the sole responsibility of the plot owner.
 29. You shall obtain 'Plinth Completion Certificate'. At the time of 'Plinth Completion Certificate', you have to submit original 'P.L.R. Map showing permanent references such as Trees, Building, Structures, etc. and also adjacent plots confirming that the construction is in progress on the subject plot.
 30. Plaki Number in Gut Number shall be removed from the Revenue Authority before the next stage (Plinth Completion) is submitted.



(P.T.O.)

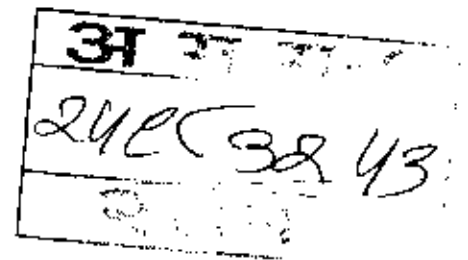
..03..

31. Additional F.S.I. shall be permitted as mentioned in the prevailing Regulations. It may be noted that, for utilization of balance F.S.I. as 'Transfer of Development Rights', the latest approved policy / guidelines shall be applicable.
32. If the submitted documents, at any time in future, are found false / incorrect / forged, this permission shall be treated as invalid.
33. Construction within Marginal Open Spaces shall not be permitted; otherwise Occupancy Certificate shall not be granted.
34. Sale of Plots / Hats / Row-houses shall be done only after completion of Infrastructure to the satisfaction of the Special Planning Authority (CIDCO).
35. Before disposal of property, you have to obtain Occupancy Certificate and No Objection Certificate for sale of Plots / Hats / Row-houses.
36. This Development Permission does not mean that, the title of this land / plot(s) is verified and certified by CIDCO.


Senior Planner (New Towns),
Aurangabad Fringe Area, CIDCO,
New Aurangabad.
↓

Copy to :

- 1) The Collector, Aurangabad / Tansdar, Aurangabad.
- 2) The Administrator (AurWP)
Asstt. Controller of Unauthorised Constructions, CIDCO.



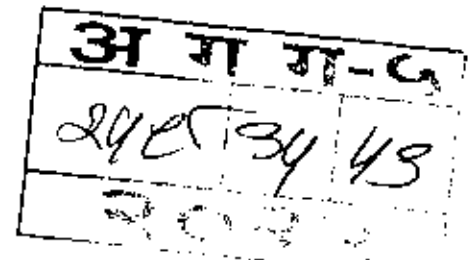
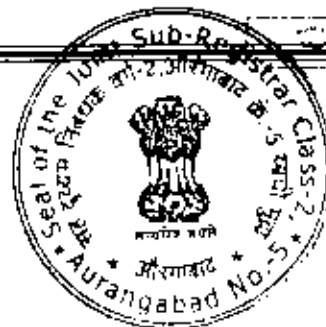
अ ग ग-५		
24	33	43
२०२२		



SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is executed today on this 23rd day of July 2021 at Aurangabad city.

1. **Mr. Sayyam Pralhad Panhole** Age:- 29 years. Occu: Agr. & Business. P/o. Pan. No. 81. Loc. Vishwa Bharti Colony, Garbhada Road Aurangabad-431005. PAN:- BOYPP96860
2. **Mr. Rahul Arvind Isthalakar** Age:- 34 years. Occu: Agri & Business. P/o. 9/933. Prashant Nagar. Anbe Nagar Dist. Beed. PAN:- ACGPI6594M.
3. **Mr. Pralhad Harikram Panhole** Age:- 62 years. Occu: Agr. & Business. P/o. Pan. No. 51. Loc. Vishwa Bharti Colony, Garbhada Road Aurangabad-431005. PAN:- ACFPP9943N. Aashad No. 2529 5554 0863
4. **Mr. Satishkumar Navtandas Nathani** Age:- 68 years. Occu: Agr. & Business. P/o. Sindh Colony, Aurangabad. PAN:- AATFN2997M.
5. **Mr. NareshKumar Haridas Nathani** Age:- 48 years. Occu: Agr. & Business. P/o. Sindh Colony, Aurangabad. PAN:- AATPN4988N.
6. **Mr. Vinaykumar Haridas Nathani** Age:- 44 years. Occu: Agr. & Business. P/o. Sindh Colony, Aurangabad. PAN:- AAPPN4401L.
7. **Mr. Sandeep Satishkumar Nathani** Age:- 45 years. Occu: Agr. & Business. P/o. Sindh Colony, Aurangabad. PAN:- ACPN9041N.



8. **M/s. Piyush Realtors Pvt. Ltd.**, A Company Registered under
the Companies Act having registered office at Flat no 81
C, Malwa Bhari Colony, Gokheda Road, Aurangabad
431005 having registration no. 122665 of 11.11.1999
having PAN: AADCP1366 through its Director **Mr. Pralhad
Hariram Panhale** Age: 62 years, Gen: Ad. & B. Status:
R/o: Flat no. 81 C, Malwa Bhari Colony, Gokheda Road
Aurangabad-431005 Hereafter called as
Executor.

IN FAVOUR OF

Mr. Gajendra Krishnarao Choudhari

Age: 44 yrs, Gen: Service

Address: At. Post. Pimpri Raja Ta. Dist. Aurangabad

ANNO: AJSPC4319F

Age: 522706807069

Hereafter called as Beneficiary

38

WHEREAS the said deceased Mr. Pralhad Hariram Panhale
deceased in his last will and testamentary disposition has bequeathed
to the said Beneficiary a certain portion of his property consisting of
the said property situated in Village Balapur Tal. & Dist. Aurangabad

And the said portion of property Gul No. 21, 24, 25, 26, 27 & 35
totally admeasuring 05 Hectar 37 Are situated in the said Tal. & Dist.
A. possessed by 70% Share of the said deceased Mr. Pralhad Hariram
Panhale, the said portion of property situated in Village Balapur Tal. & Dist.
Aurangabad

AND WHEREAS the executor of the said deceased Mr. Pralhad Hariram
Panhale has duly executed the said will and testamentary
disposition of the said deceased Mr. Pralhad Hariram Panhale in
the presence of the said Beneficiary and the said executor has
been duly registered at the Sub-Registrar's Office, Aurangabad

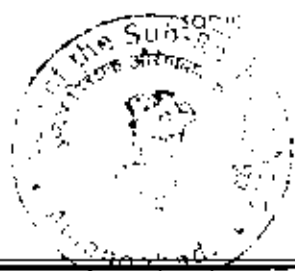
AND WHEREAS the said Beneficiary has accepted the said bequest
and the said executor has duly executed the said will and testamentary
disposition of the said deceased Mr. Pralhad Hariram Panhale in the
presence of the said Beneficiary and the said executor has been duly
registered at the Sub-Registrar's Office, Aurangabad

अ ग ग-५
24/03/2018



deeds and documents executed by executants for registration and record the same in office of executants for execution of Deeds and Documents and the Attorney holder is a employee of the executant and therefore executants hereby appoint and empower the attorney holder to execute in manner that is authorized to do following acts in a deeds or documents in manner

1. To submit of the Deeds and Documents executed by executants in favour of prospective purchasers or in favour of executants for registration before the Sub-Registrar Aurangabad
2. To record the copy of the Deeds and Documents before the Sub-Registrar Aurangabad in respect of their document executed by the executants
3. To sign the Deeds and Documents which are signed and signed by the executants and the documents will be authorized to the attorney holder for a full power of attorney and registration of the deeds and documents before the Sub-Registrar Aurangabad
4. To sign the Deeds and Documents which are signed and signed by the executants and the documents will be authorized to the attorney holder for a full power of attorney and registration of the deeds and documents before the Sub-Registrar Aurangabad
5. The attorney holder will not be authorized to obtain any document or receipt or any instrument and pass any receipt of the same
6. The deeds and documents will be signed by the Attorney holder will be deemed to have been done by the executants and it will be binding on the executants and the executants hereby ratify the



5020 4 36
529

अ ग ग-५
24286 43
२०२२



343/5427

सोमवार, 23 अगस्त 2021 4:50 ग.नं.

दस्त गोपबारा भाग-1

अग्राह

दस्त क्रमांक 343/2021

343/22

दस्त क्रमांक 343/2021

बाजार मूल्य रु. 00/-

नोबलता रु. 00/-

भरतेश गुद्राफ शुल्क रु. 00/-

दू. नि. सह दू. नि. अफसर यांचे कार्यालयात

कतरी - 00/-

मजबूत दिनांक 23/08/2021

अ. क्र. 343/2021 कर दि. 23/08/2021

नगरपालिकाचे नाव श्री. गजेन्द्र कृष्णराव चौधरी -

रंजीत 10 म.नं. 10/10/2021

नगरपालिका

रु. 100.00

दस्त हस्ताक्षरणी को

रु. 720.00

गुजराती मंडळ - 00/-

दस्त हस्ताक्षरणी को

एकूण 820.00

Joint Sub-Registrar No. 1

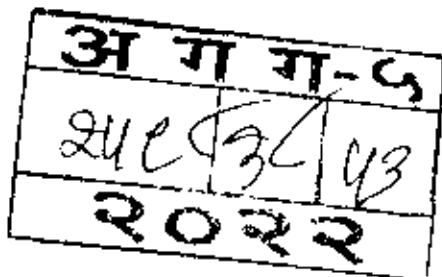
Joint Sub-Registrar No. 1

दस्तावेज प्रसार मोशन ऑफर ऑफ अंश

मुद्रांक शुल्क 100 रु. आ. नो. 10/10/2021 व दस्त कोषावली प्रकाशन

शिवका रु. 100 रु. 10/10/2021 व 10/10/2021 ची कडा, मंडळीकरण

शिवका रु. 200 रु. 10/10/2021 व 10/10/2021 ची वेळ 10/10/2021

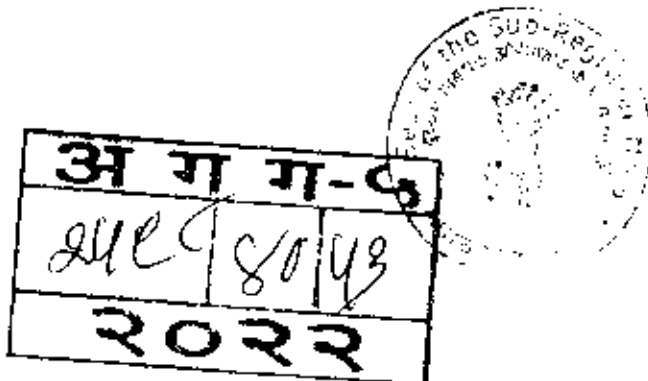




Sr	Purchaser	Type	Verification no/Vendor	GRS Licence	Amount	Used At	Delate Number	Delate Date
1	Gajendra Krishnarao Choudhan	eChallan	02300042021082031584	MH005181913202112B	501.00	RD	00025164311202122	23/08/2021
2	Gajendra Krishnarao Choudhan	eChallan		MH005181913202112B	100	RD	00025164311202122	23/08/2021
3		DTC		2005202108519	720	RI	0008707108519D	23/08/2021

$$\frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) = \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right)$$

अ ग ग-ए
५०२३३३
२०२९



SPECIAL POWER OF ATTORNEY

The Journal of Polymer Science: Part A: Polymer Chemistry, Vol. 45, 1571-1581 (2007)
© 2007 Wiley Periodicals, Inc. DOI 10.1002/pola.21411

M/s. Bhalshee Infra & Facilities Management LLP,

A. Fennell on "Limited Liability Partnerships: From
Entrepreneurial to the 21st Century Limited Liability
Companies." ABA Forum on Management Section no. AAD-
2005-2006, 35 F.B.I. 100 (Feb. 2006).

Mr. Bhavesh Ramashbhai Patel

1.3.4.1. *re* = *in* + *pro* = *in front of*

[illegible]

2007. 10. 10. 10:00

hereinafter referred to as **EXECUTANT** and its registration shall mean the following: (a) in the case of individual partners, all persons that are partners in the partnership; (b) in the case of corporate partners, all persons that are partners in the corporation; and (c) in the case of partnerships, all persons that are partners in the partnership.

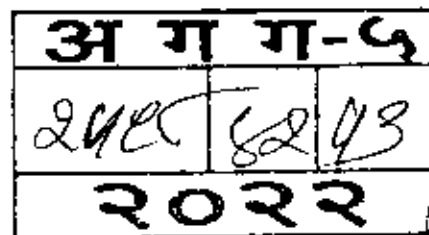
IN FAVOUR OF

Mr. Jayant Dinkar Manjramkar

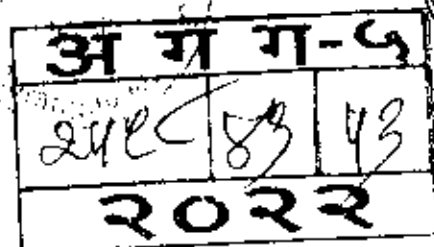
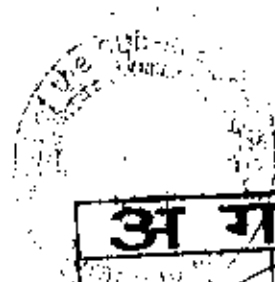
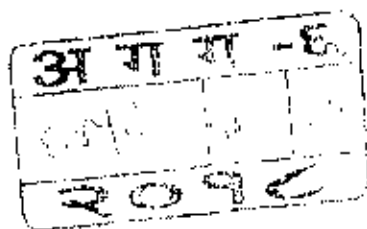
1. *Journal of the American Statistical Association*, 1997, 92, 1003-1010.

2. *Conclusions* and *Acknowledgements*

Received 24 June 2003; accepted 10 October 2003



AND WHEREAS it is our policy to encourage the President to work with his partner personally to know the people of the United States; and WHEREAS the President's personal appearance at the inauguration ceremony should be executed by executive fiat, in order to protect the President from the commission of the executive crimes and offenses set forth in the Executive Documents and the Articles of Impeachment, and to be consistent with the executive's constitutional responsibility to execute the laws faithfully designated further, partly, after the inauguration ceremony, to be held in the power of attorney of the President, and to be a binding and deeds on behalf of the President.



to a court of law. The fees for the documents executed by lawyers in the LLP firms do not have a direct bearing on the favourability of the court judgments. The fees of lawyers for LLP firms for legal proceedings are not a significant component of the legal

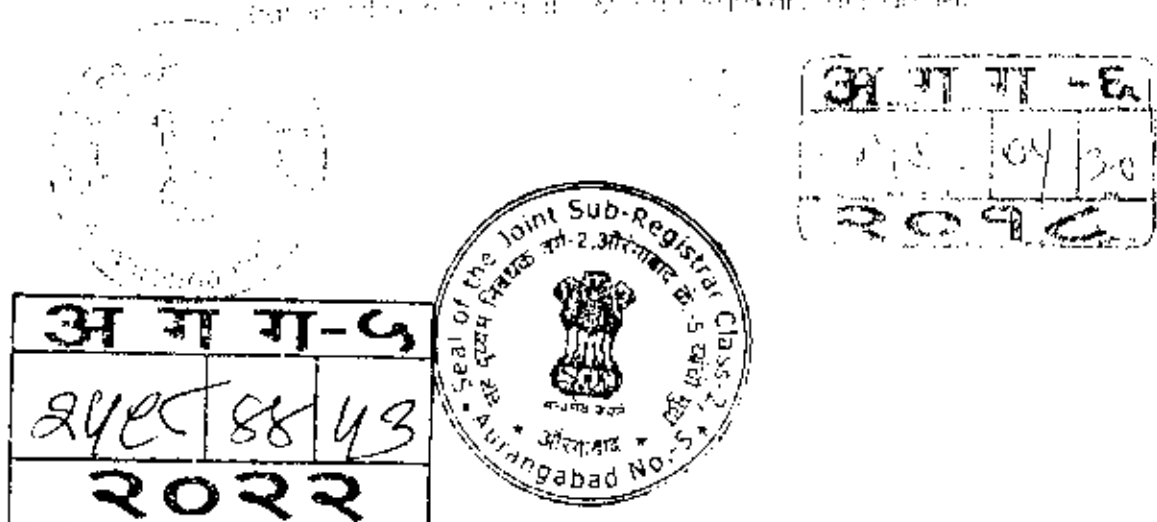
7. I have signed the appropriate statement, if any, before the Sub-Registrar.
 A. I have signed the statement before the Sub-Registrar, if required, as required by the
 Registrar, if any.

3. Represented by a person (B) who is not a Verified and signed partner even though, if he/she is a designated partner and person responsible for the company, he/she may be held liable for the company's obligations in the absence of the designated partner (A) (Art. 1, 1).

A. From the present study, it follows that the model is essential in order to protect the growth of the fish and regulation of the growth rate, even though the model is considered "free" though not "open" (Bjørndal 1993).

5. The signature of the undersigned(s) by the Attorney General will be deemed to be a signature on behalf of the executive's firm and it will be deemed to be the consent of the firm and executed on behalf of the firm for the purposes of this act.

The above information was being furnished to the Department of Justice, Federal Bureau of Investigation, and the Department of State, Bureau of Intelligence and Research. The above information was also being furnished to the Department of Justice, Federal Bureau of Investigation, and the Department of State, Bureau of Intelligence and Research.



Summary (Gushwarabag-1)

343-6456

शनिवार, 15 डिसेंबर 2018 12:20

म.न.

दस्ता क्रमांक: अगग-6456/2018

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भारलेले मुद्रांक शुल्क: रु. 500/-

दु. दि. सह दु. दि. अगग-6 नचे कार्यालयात,

अ. क्र. 6456 वर दि. 15-12-2018

रोजी 1307 म.नं. व हजर केला

म.नं. 1307

जुलै दिनांक 15-12-18

म.नं. 1307 म.नं. व हजर केला

म.नं. 1307

रु. 1000.00

म.नं. 1307 म.नं. व हजर केला

रु. 1000.00

म.नं. 1307 म.नं. व हजर केला

एकूण: 2000.00

दस्ता हजर करणाऱ्याची सही:

Joint S.R. Aurangabad VI

Joint S.R. Aurangabad VI

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अटर्नी

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्वायत्त नगरपालिका कोणत्याही कोटक क्षेत्रात, हद्दीत किंवा मुंबई महानगर प्रदेश, अधिकृत प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निर्धारण) नियम, 1998 अन्वये प्रकाशित झालेल्या उर्वरित विवरणावरील प्रत्येक प्रभाव क्षेत्रात

शिक्का क्र. 15-12-2018 01:07:44 PM ची वेळ: सुरुवात

शिक्का क्र. 15-12-2018 01:08:15 PM ची वेळ: (अगग)



अ ग ग-५
242 84 43
2022



15/12/2018 1:21:47 PM

दस्तावेज़ीकरण भाग-2

दस्तावेज़ीकरण भाग-2

दस्तावेज़ीकरण भाग-2

आमद 5456/2018

दस्तावेज़ीकरण भाग-2

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018



आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

आमद 5456/2018

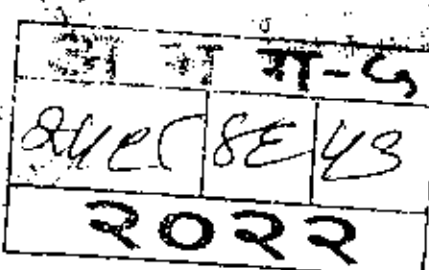
आमद 5456/2018

आमद 5456/2018

आमद 5456/2018



5456/2018



BHAISHREE INFRA AND FACILITIES MANAGEMENT LLP

Registered Office: Bhaishree Chambers, First floor, Veer Sawarkar Chowk,
Sindhi Bazar, Devalgaon Road, Jalna - 431203

Relevant extracts of the minutes of the meeting of the Designated Partners of BHAISHREE INFRA AND FACILITIES MANAGEMENT LLP held on 18th December, 2021 at 11:00 am at Bhaishree Chambers, First floor, Veer Sawarkar Chowk, Sindhi Bazar, Devalgaon Road, Jalna - 431203

TO AUTHORITY TO REGISTER THE AGREEMENT TO SALE / SALE DEED WITH SUB-REGISTRAR

"Resolved That the Designated Partners of the LLP anyone is hereby authorized to **Mr. Bhavesh R. Patel or Mrs. Kajal Bhavesh Patel**, Designated Partners of the LLP for agreement to sale / sale deeds of 30% undivided share of units, land etc. situated at - Gut No. 21, 24, 25, 26, 27 and 35A Lage Balapur Tq. Dist. Aurangabad.

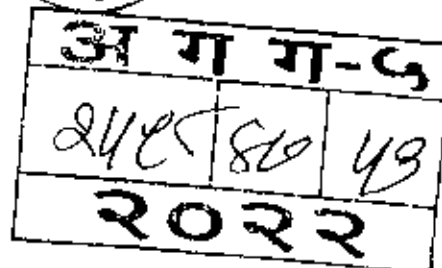
Resolved Further That **Mr. Bhavesh R. Patel or Mrs. Kajal Bhavesh Patel**, Designated Partner of the LLP, be and anyone is hereby authorized to apply, submit, negotiate and sign on behalf of the LLP all the documents / deeds / papers required to be executed to give effect to above resolution and also authorised on behalf of the LLP to approach, execute and sign the Sale Deed and register it with the Sub - Registrar or any other Government Authority with whom it is required to be registered.

Resolved further that the common seal be affixed on the documents along with the counter signature of any of the Designated Partners of the LLP.

Resolved Further That **Mr. Bhavesh R. Patel or Mrs. Kajal Bhavesh Patel**, Designated Partner of the LLP, be and anyone is hereby authorized to submit a copy of this resolution to the said Government Department to act upon."

Certified True Copy
For Bhaishree Infra and Facilities Management LLP


Ramashbha C. Patel
Designated Partner



सामान्य आधिकारिक
GENERAL AUTHORITY

भारतीय विधिगत प्रमाण प्रमाणिका
INDEPENDENT AUTHORITY OF INDIA

5227 0683 7019

आधार - सामान्य आधिकारिक अधिकार Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAUDHARI RAJENDRA K
K O CHAUDHARI
41115977
PAN: AADP4411K

4196 8108 9478

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRITESH SANTOSH Dhanuka
SANTOSH DEVENDRA Dhanuka
8711011987
PAN: AYPP034580

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADNP3418K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADNP3418K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADNP3418K

9434 2636 4370

सामान्य आधिकारिक अधिकार





भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

संकेत: 7418 6684 2954

नाम: ...
पिता: ...
पत्नी: ...
पुत्र: ...
पुत्री: ...
पुत्र: ...
पुत्री: ...
पुत्र: ...
पुत्री: ...



संकेत: 7418 6684 2954

7418 6684 2954

नाम: ...

पिता: ...
पत्नी: ...
पुत्र: ...
पुत्री: ...



7418 6684 2954

संकेत: 7418 6684 2954



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

संकेत: 7709 4593 9610

नाम: ...
पिता: ...
पत्नी: ...
पुत्र: ...
पुत्री: ...
पुत्र: ...
पुत्री: ...
पुत्र: ...
पुत्री: ...



संकेत: 7709 4593 9610

7709 4593 9610

संकेत: 7709 4593 9610

नाम: ...

पिता: ...
पत्नी: ...
पुत्र: ...
पुत्री: ...



7709 4593 9610

संकेत: 7709 4593 9610

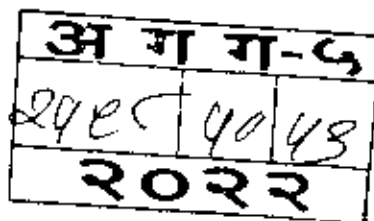
संकेत: 7709 4593 9610

आयकर विभाग
INCOME TAX DEPARTMENT



अ ग ग-५
2488 84 43
2022



$$-2 - \frac{1}{2} = -\frac{5}{2}$$


25/2/2022

14:00:13 25/2/22 1:57 PM

रजत गोपबन्दा भेड-1

49805

49 = 43

25/08/2022

मूल मूल्य: ₹ 2500.00

मूल्य: ₹ 2500.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00

मूल्य: ₹ 2400.00



अ ग ग-५		
२४८८	५२	५३
२०२२		

Payment Details

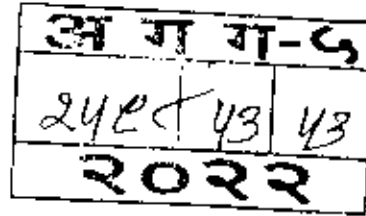
Sr	Purchaser	Type	Venue/Transaction/Vendor	URN/License	Amount	Used At	Deface Number	Deface Date
1	PREETANGHI DEVELOPERS	e-Challan	100000020220012038541	MH00LB299552022223P	1440000.00	SD	00004856037002225	13/05/2022
2		DHC		1205202114000	1000	RF	12052021140000	13/05/2022
3	PREETANGHI DEVELOPERS	e-Challan		MH00LB299552022224P	30000	RF	000000000000022223	13/05/2022

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

7598 / 2022

1. Verify whether the certificate is duly filled in accordance with rules and is in conformity with the law.
2. Get the certificate duly filled in accordance with the law.

For feedback, please write mail to: feedback@aurangabad.gov.in



प्रमाणित करण्यात येते की,
सदर वसतीवेजात व्हकण 43 पाने
आहेत. नोंदणी पुस्तक क्र. 1 चे
अनुक्रमांक 24E वर नोंदला
दि. 9/5/2022

[Signature]
सर. मुख्य निबंधक वर्ग-2
औरंगाबाद क्र. 5

