

165/334

Monday, January 23, 2023

5:10 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 642 दिनांक: 23/01/2023

गावाचे नाव: नारायणपुर खुर्द (भोयेगांव)

दस्तऐवजाचा अनुक्रमांक: गगप-334-2023

दस्तऐवजाचा प्रकार : अविभाज्य हिश्याची पूर्ण विक्री

सादर करणाऱ्याचे नाव: श्लोक रियलिटी तर्फे भागीदार मंगेश राम पळसकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण:

रु. 31340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:28 PM ह्या वेळेस मिळेल.



Sub Registrar Gangapur

बाजार मूल्य: रु.6063000/-

मोबदला रु.8000000/-

भरलेले मुद्रांक शुल्क : रु. 400000/-

मूळ दस्त परत मिळाला

1) देयकाचा प्रकार: DHC रक्कम: रु.1340/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2301202307582 दिनांक: 23/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014162153202223E दिनांक: 23/01/2023

बँकेचे नाव व पत्ता:



165/334

इतर
पावती

Original/Duplicate

Wednesday, 01 February 2023
5:41 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 895 दिनांक: 01/02/2023

गावाचे नाव: -नारायणपुर खुर्द (भोयेगांव)-नारायणपुर खुर्द (भोयेगांव)

दस्तऐवजाचा अनुक्रमांक: गगप-334-2023

दस्तऐवजाचा प्रकार : अविभाज्य हिश्याची पूर्ण विक्री

सादर करणाऱ्याचे नाव: श्लोक रियलिटी तर्फे भागीदार मंगेश राम पळसकर
वर्णन

दस्त हाताळणी फी

रु. 100.00

पृष्ठांची संख्या: 5

एकूण:

रु. 100.00

Sub Registrar Gangapur

1); देयकाचा प्रकार: DHC रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0102202312537 दिनांक: 01/02/2023

बँकेचे नाव व पत्ता:



338

CHALLAN
MTR Form Number-6



GRN	MH014162153202223E	BARCODE	23 01 2023 13:28:33		Date	23/01/2023-13:28:33	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name GGP_GANGAPUR SUB REGISTRAR				Full Name		Shlok Realty Through Mangesh Ram Palaskar		
Location AURANGABAD				Flat/Block No.		Gat No 61 62		
Year 2022-2023 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			400000.00		Road/Street Narayanpur Khu.			
0030063301 Registration Fee			30000.00		Area/Locality Tal Gangapur			
					Town/City/District			
					PIN			
					4 3 1 1 0 9			
				Remarks (If Any)				
				SecondPartyName=Renuka Mangesh				
				Palaskar-CA=8000000-Marketval=6063000				
				Amount In Four Lakh Thirty Thousand Rupees Only				
Total				4,30,000.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572023012365366 IK0CBPTFS9
Cheque/DD No.				Bank Date		RBI Date		23/01/2023-13:24:29 Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID:

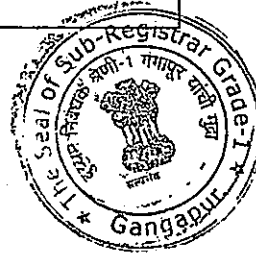
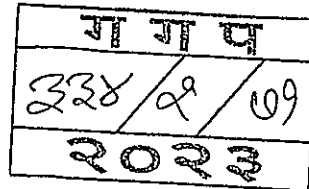
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 1234567899

खदर चलन के लिये दस्तावेज के माध्यम से नोदणी करवावयाच्या दस्तावेजाची लागू आहे. नोदणी न करवावयाच्या दस्तावेजाची खदर चलन लागू नाही.



ग ग प
338/9/09
2023

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2301202307582	Date 23/01/2023
Received from SELF, Mobile number 9999999999, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Gangapur of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 23/01/2023
Bank CIN 10004152023012306477	REF No. IGAPADBMT6
This is computer generated receipt, hence no signature is required.	



((1))

:शेत जमिनीचे खरेदीखत:

मुद्रांक शुल्क, नोंदणी फी व प्रत्यक्ष व्यवहाराकरीता किंमत रुपये 80,00,000/- (अक्षरी रुपये ऐंशी लाख फक्त), शासकिय किंमत रुपये 60,63,000/- (अक्षरी रुपये साठ लाख त्रेसष्ट हजार फक्त) मिळकत जिल्हा औरंगाबाद, तालुका नारायणपुर खुर्द हद्दीतील मौजे नारायणपुर खु. शिवारातील गट नंबर 61 व गट नंबर 62 येथील शेत जमीन ग्रापपंचायत मौजे मजकुर प.स.गंगापुर तथा जि.प.औरंगाबाद, र.डि. गंगापुर स.र.डि. औरंगाबाद. झोन नंबर 02, दर प्रती आर रुपये 940/- च्या पन्नास टक्के टिप क्रमांक 29 प्रमाणे

लिहून घेणार:-

श्लोक रियलिटी

नोंदणीकृत भागीदारी संस्था,

नोंदणी क्रमांक AU000001269 दिनांक 11/09/2014

संस्थेचे नोंदणीकृत कार्यालय शॉप नंबर 04, सक्सेस रिजन्सी, काल्डा कॉर्नर, श्रेयनगर, औरंगाबाद-431001

PAN ACQFS 0030 A

तर्फे भागीदार

1) श्री. मंगेश राम पळसकर

वय:- 45 वर्ष, धंदा:- शेती व व्यापार,

रा.प्लॉट नंबर 15 व प्लॉट नंबर 16, शिल्पनगरी,

चाटे स्कूल जवळ, सातारा परीसर, औरंगाबाद-431001

UID-5550 1195 8061

2) श्री. नरेंद्र मारोतीराव सुरकुटवार,

वय:- 53 वर्ष, धंदा:- शेती व व्यापार,

रा.प्लॉट नंबर ए-2, अभिषेक अपार्टमेंट, वेदांतनगर,

रेल्वेस्टेशन रोड, औरंगाबाद-431001

UID-9928 7347 8117

3) सौ. पुजा शैलेश सोमाणी,

वय:- 39 वर्ष, धंदा:- शेती व व्यापार,

रा.प्लॉट नंबर 03, राठी गॅलवसी, कॅनॉट गार्डन,

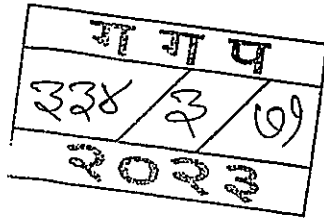
सिडको, औरंगाबाद-431003

UID - 4095 6633 5300

भागीदार क्रमांक 02 व भागीदार क्रमांक 03

यांच्या वतीने भागीदार क्रमांक 01, मुखत्यारपत्र दस्त क्रमांक

अगग-1-2224, दिनांक 19/03/2022



((2))

लिहून देणार:-

1)सौ.रेणुका मंगेश पळसकर,

वय:-५५ वर्ष,धंदा:- शेती व व्यापार,

रा.प्लॉट नंबर 15 व प्लॉट नंबर 16,शिल्पनगरी,

चाटे स्कूल जवळ,सातारा परीसर,औरंगाबाद-431001

PANAQLPP 1217 F

2)सौ.शैलजा अभय देशमुख,

वय:-५५ वर्ष,धंदा:- शेती व व्यापार,

रा.प्लॉट नंबर 02,बाजीराव पेशवेनगर,

रेणुका हायस्कूलजवळ,सातारा परीसर,औरंगाबाद-431001

कारणे खरेदीखत लिहून देतोत की,

1) मिल्कतीचे वर्णन:-

जिल्हा औरंगाबाद तालुका गंगापूर हद्दीतील मौजे नारायणपुर खुर्द शिवारातील जमीन गट क्रमांक 61,पुर्ण क्षेत्र 02 हेक्टर 20 आर, पोट खराब 00 हे = 03 आर आकार रुपये 10 = पै 99 या पैकी लिहून देणार क्रमांक 1 सौ.रेणुका मंगेश पळसकर यांच्या मालकीची संपुर्ण 00 हेक्टर 25 आर जमीन,

तसेच

मौजे नारायणपुर खुर्द शिवारातील जमीन गट क्रमांक 62,पुर्ण क्षेत्र 01 हेक्टर 44 आर, पोट खराब 00 हे = 00 आर आकार रुपये 7 = पै 32 या पैकी लिहून देणार क्रमांक 1 सौ.रेणुका मंगेश पळसकर यांच्या मालकीची संपुर्ण 00 हेक्टर 44 आर जमीन,

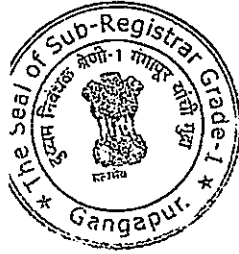
तसेच

मौजे नारायणपुर खुर्द शिवारातील जमीन गट क्रमांक 62,पुर्ण क्षेत्र 01 हेक्टर 44 आर, पोट खराब 00 हे = 00 आर आकार रुपये 7 = पै 32 या पैकी लिहून देणार क्रमांक 2 सौ.शैलजा अभय देशमुख यांच्या मालकीची संपुर्ण 00 हेक्टर 60 आर जमीन,

वरील तीनही जमीनी एकमेकास लगत असुन ज्याची एकत्रीत चतुःसिमा:-

पुर्वेस : साहेबराव सवई यांची जमीन,
पश्चिमेस : नाला व भारत राऊत यांची जमीन,
दक्षिणेस : कडुबाळ बाजीराव बनकर यांची जमीन,
उत्तरेस : साहेबराव सवई यांची जमीन.

या प्रमाणे चतुःसिमेच्या आतिल जमीन,त्यातील झाडे,इतर झाडे,झाडोरा, दगड,माती, विटा,भेंडा, तृष्ण,काष्ठ, पाषाण,तरु,जल, या सारख्या सर्व तदंगभूत वस्तुसहीत चालु वापराच्या रस्त्याच्या हक्कासह दरोबस्त लिहून देणार क्रमांक 1 सौ.रेणुका मंगेश पळसकर



स ग प
३३४/४/०९
२०२३

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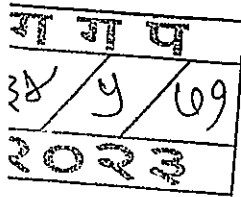
यांची 00 हेक्टर 69 आर जमीन व लिहून देणार क्रमांक 02 सौ.शैलजा अभय देशमुख यांची 00 हे 60 आर जमीन अशी एकुण 01 हेक्टर 29 आर जमीन मिळकत या दस्ताचा विषय आहे.

(या पुढे सदर मिळकतीस सोयी करिता मिळकत वा कलम 1 मधील मिळकत असे संबोधले जाईल.)

2)मिळकतीचा ईतिहास:- सदरची मिळकत जमीनीचे पुर्वीचे मालक आसराबाई विठ्ठल सातपुते यांच्या कडून गट नंबर 62 पैकी 00 हेक्टर 60 आर जमीन लिहून देणार सौ.शैलजा अभय देशमुख यांनी खरेदीखत दस्त क्रमांक गगप-01769,दिनांक 11/04/2012 अन्वये खरेदी केली आहे व राजस्व अभिलेखात फेरफार क्रमांक 491 सौ.शैलजा अभय देशमुख यांच्या नावाची नोंद देखील झाली आहे.तसेच आसराबाई विठ्ठल सातपुते यांच्या कडून गट नंबर 61 पैकी 00 हेक्टर 25 आर जमीन व गट नंबर 62 मधील 00 हेक्टर 44 आर जमीन,लिहून देणार सौ.रेणुका मंगेश पळसकर यांनी खरेदीखत दस्त क्रमांक गगप-01770, दिनांक 11/04/2012 अन्वये खरेदी केली आहेव राजस्व अभिलेखात फेरफार क्रमांक 492 सौ.रेणुका मंगेश पळसकर यांच्या नावाची नोंद देखील झाली आहे. अशा प्रकारे लिहून देणार क्रमांक 01 व क्रमांक 02 या वरील गट नंबर 61 व गट नंबर 62 मधील एकुण 01 हेक्टर 29 आर जमीनीच्या कायदेशीर मालक,कब्जेदार, वहिवाटदार,उपभोगदार आहेत म्हणुन सदर मिळकतीची विक्री करणे,विल्हेवाट लावणे, अथवा व्यवस्था व तबदिली करणे हे संपुर्ण अधिकार लिहून देणार क्रमांक 01 व 02 यांना आहेत.

3)विक्री प्रयोजन व ठराव:-कलम नं 1 मधील मिळकत लिहून देणार यांच्या आर्थिक व कौटुंबिक अडचणीमुळे असल्याने सदर मिळकत लिहून देणार यांनी विक्री करण्याचे ठरवले.लिहून घेणार ही यांचा अशाच प्रकारच्या मिळकतीची गरज असल्याने ते मिळकतीच्या शोधात होते,करीता लिहून घेणार यांनी लिहून देणार यांचे कडे सदर जमीन खरेदीचा प्रस्ताव मांडला उभयतांमध्ये सदर जमीनीचा सौदा होवुन लिहून देणार क्रमांक 01 सौ.रेणुका मंगेश पळसकर यांना त्यांच्या 00 हे = 69 आर जमीनीचा मोबदला म्हणुन रुपये 40,00,000/- (रुपये चाळीस लाख फक्त) व लिहून देणार क्रमांक 02 सौ.शैलजा अभय देशमुख यांच्या 00हे = 60 आर जमीनीचा मोबदला म्हणुन रुपये रुपये 40,00,000/- (रुपये चाळीस लाख फक्त) ठरला आहे अशा प्रकारे संपुर्ण 1 हेक्टर 69 आर जमीनीचा एकुण रुपये 80,00,000/- (अक्षरी रुपये ऐंशी लाख फक्त) ठरला आहे.लिहून घेणार यांनी देऊ केलेला मोबदला हल्लीच्या चालु बाजारभावा प्रमाणे लिहून देणार यांना योग्य व रास्त वाटल्याने व तसा असल्याने तसेच एकंदरीत या व्यवहारामुळे लिहून देणार यांचा व त्यांच्या कुटुंबीयांचे हित व फायदा होत असल्याने सदर मिळकत लिहून देणार यांनी लिहून घेणार यांना कायमची विक्री केली आहे.

तसेच सौ.शैलजा कुळवहिवाट व शैलजामिन आधिनियम १९५० चे कलम ५७ (अ) च्या तरतुदीच्या आधीन राहून सदर जामिन खरेदी केलेली आहे. त्या आधीची गळत किंमत देणार हे कळविले.

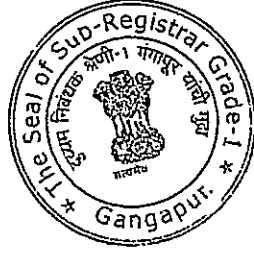


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4)ताबा:- कलम नं.1 या मिळकतीवर कोणाचाही चोळी, बांगडी, पोटगी, अन्न वस्त्राचा अथवा इतर वयव्यक्तीक स्वरूपाचा बोजा अगर चार्ज नसुन कोणत्याही दिवाणी, महसुली व अन्य कोर्टात दाव्याचा अथवा चर्चेचा विषय नसुन कोणत्याही वाद विवादात गुंतलेली नाही. मालकी हक्काबाबत व टायटल बाबत लिहून देणार खात्री देत आहे. आजपावेतो सदर मिळकतीवर कोणताही सरकारी निमसरकारी व इतर कोणत्याही प्रकारचा बोजा नाही. निघाल्यास विनाविलंब भरण्याची जबाबदारी लिहून देणार यांचे वर राहिल. अशी पुर्णपणे निर्वेध, निजोखमी, विनकर्जी बोजारहीत मिळकत लिहून घेणार यांच्या आज रोजी मालकी ताब्यात दिली असुन लिहून घेणार यांच्या मालकी ताब्यात काही हरकत झाल्यास त्याची सर्वस्वी जबाबदारी लिहून देणार यांच्यावर आहे. तसेच कलम 1 मधील मिळकत शासनाने कोणत्याही कारणासाठी आरक्षित केलेली नसुन सदर जमीन इनामी, गायरान, कमांड, प्रतीबंधीत सत्ताप्रकार, सिलींगची किंवा कुळात मिळालेली नाही या बाबत लिहून देणार खात्री देतात. तसे काही आढळल्यास त्याची जबाबदारी लिहून देणार यांच्यावर राहिल.

5)भरणा:-कलम 3 यात उल्लेख केल्याप्रमाणे ठरलेला मोबदला रुपये रुपये 80,00,000/- (अक्षरी रुपये ऐंशी लाख फक्त) हा लिहून देणार यांना लिहून घेणार यांचे कडुन खालील प्रमाणे भरणा झाला आहे.



लिहून देणार क्रमांक 01 सौ. रेणुका मंगेश प्रळसकर यांना त्यांच्या 00 हे = 69 आर जमीनीचा मोबदला म्हणुन रुपये 40,00,000/- (अक्षरी रुपये चाळीस लाख फक्त) यांना आय.सी.आय.सी.आय.बँक, शाखा सिडको, औरंगाबाद च्या खालील चेक द्वारे अदा केला.

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5.1) रुपये 40,00,000/- हे चेक क्रमांक 044125, दिनांक 18/07/2022 द्वारा भरणा झाले,

लिहून देणार क्रमांक 02 सौ. शैलजा अभय देशमुख यांच्या 00 हे = 60 आर जमीनीचा मोबदला म्हणुन रुपये 40,00,000/- (अक्षरी रुपये चाळीस लाख फक्त) यांना आय.सी.आय.सी.आय.बँक, शाखा सिडको, औरंगाबाद च्या खालील चेक द्वारे अदा केला.

5.2) रुपये 40,00,000/- हे चेक क्रमांक 044127, दिनांक 18/07/2022 द्वारा भरणा झाले,

अशा प्रकारे लिहून देणार यांना लिहून घेणार यांचे कडुन संपुर्ण मोबदला भरणा झाला असुन मोबदल्याबाबत लिहून देणार यांची कोठलेही तक्रार राहिलेली नाही.

6) हक्क नोंदणी व कर भरणा:-

कलम 1 मधील मिळकतीचा या पुढे कायमस्वरूपी लिहून घेणार यांनी त्यांचे मन मानेल त्याप्रमाणे निरंतर, पुत्र पौत्रादी, वंशपरंपरे वहिवाट करुन उपभोग घ्यावा. तसेच सदर

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मिळकतीचे सातबाऱ्याच्या उताऱ्यावर मालकी हक्कामध्ये व सर्व सरकारी दफ्तरी कागदोपत्री लिहून घेणार यांनी त्यांचे नाव सदरच्या मिळकतीचे मालक म्हणून दाखल करून घ्यावे. त्या कामी सही-संमती, जाब-जबाब, लिहून देणार विनामोबदला लिहून घेणार सांगतील त्या वेळी समक्ष हजर राहून देतील, त्याबाबत कसुर करणार नाही अशी ग्वाही लिहून देणार या खरेदीखता अन्वये देत आहेत. आजपासुन या पुढे घावे लागणारे सदर मिळकतीचे सर्व सरकारी निमसरकारी कर शेत सारा लिहून घेणार यांनी भरावयाचे आहेत.

7) खरेदीची हमी:-

सदर सौदा हा कायमस्वरूपी खरेदीचा असुन गहाणाचा अगर उलट कराराचा अथवा परत घेण्याच्या कोठल्याही बोलीचा नाही तशी अट व शर्त ही लिहून देणार यांनी लिहून घेणार यांचेवर ठेवली नाही. सदर मिळकत लिहून देणार यांनी लिहून घेणार यांना कायम खरेदीने दिली आहे. म्हणुन सदर जमीनीचे लिहून घेणार हे आजपासुन मालक, कब्जेदार, वहिवाटदार, व उपभोगदार झाले आहेत.

8) जमीन धारणाचा कायदा:-

तसेच लिहून देणार हे अनुसुचित जमाती (आदिवासी) पैकी नाही. तसेच लिहून देणार व लिहून घेणार यांनी कमाल जमीन धारणा कायदा 1961 नुसार कमाल क्षेत्र पेक्षा अधिक जमीन धारण केलेली नसुन व या दस्ताद्वारे खरेदी घेतलेल्या क्षेत्रामुळे लिहून घेणार यांचे क्षेत्र कमाल क्षेत्रापेक्षा जास्त होत नाही.

09) दस्तऐवजाचा खर्च

कलम 1 मधील मिळकतीचे सदरील खरेदीखताचा खर्च मुद्रांक शुल्क, नोंदणी फी, स्कॅनींग फी, टायपिंग खर्च इत्यादी लिहून घेणार यांनी केला आहे.

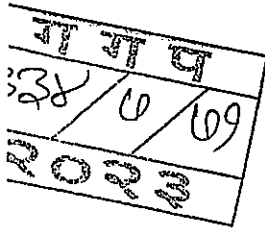
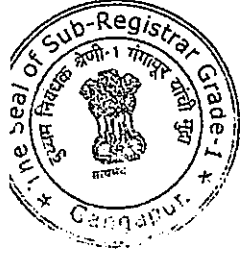
करीता सदरचे खरेदीखत लिहून देणार यांनी राजीखुशीने, स्वसंमतीने, कुठलीही नशापाणी न करता, कोणाच्याही दबावाखाली न येता, मजकुर समजुन, उमजुन लिहून दिले असुन खालील साक्षीदारांसमक्ष पैठण मुक्कामी निष्पादीत करुन दिला आहे.

दिनांक 2.3.01/2023

लिहून देणार:-

1) सौ. रमेश मंगेश पळसकर

2) सौ. शैलजा अभय देशमुख



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लिहून घेणार:-

श्लोक रियलिटी तर्फे भागीदार क्रमांक 01

Mangesh

श्री. मंगेश राम पळसकर स्वतः

व भागीदार क्रमांक 02 श्री. नरेंद्र मारोतीराव सुरकुटवार

व भागीदार क्रमांक 03 सौ. पुजा शैलेश सोमाणी

यांच्या वतीने मुखत्यार म्हणून

साक्ष:-

Gachin

1)

2)

रमेश जगदैन जेठवाडे

वय २९ वर्ष स पत्नी २२

आठ ०१ १०५ पिरादेवी हसुळ

उमरगाव

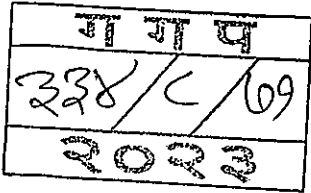
पु. नि.:

२) प्रशान्त चोपडा सुराणे

वय ३६ वर्ष स पत्नी ३५

देवी देवी प्रतापगुप्त उमरगाव

उमरगाव





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नारायणपुर खु. (५४९२३२)

तालुका :- गंगापूर

जिल्हा :- औरंगाबाद



ULPIN : 14782609406

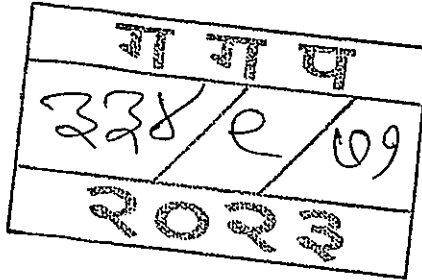
भुमापन क्रमांक व उपविभाग ६१

14782609406

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१०	रेणुका मंगेश पळसकर	०.२५.००	१.२४		(४९२)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	३३	कडुवाळ बाजीराव बनकर	०.४०.००	२.००		(७४४)	इतर अधिकार
जिरायत २.२०.००							[गोळा - सेंट्रल बँक ऑफ इंडिया ग्राखा] (७४२)
वागायत -	३८१	विशाल बाबासाहेब बनकर	१.५५.००	७.७४	०.०३००	(७४४)	[ग्राहक कडे कडुवा बाजीराव बनकर एक (५५००० मध्ये तारण गोळा] (७४२)
एकुण							[ग्राहक कडे र.न. १००००० साठी कडुवा चा हिस्सा तारण] (७४२)
ला.पो. क्षेत्र २.२०.००							[विहीर - एक] (७४४)
ग) पोटखराब क्षेत्र (लागवड अयोग्य)							[स्वतंत्र कडुवा बाजीराव बांकी] (७४४)
वर्ग (अ) ०.०३.००							विहीर - स्वतंत्र
वर्ग (ब) -							एक विशाल बाबासाहेब बनकर बांकी. (७४४)
एकुण							
पो.ख.क्षेत्र ०.०३.००							प्रलंबित फेरफार : नाही.
एकुण क्षेत्र २.२३.०० (अ+ब)							शेवटचा फेरफार क्रमांक : ७४४ व दिनांक : ११/०९/२०२०
आकारणी १०.९९							
जुडी किंवा विशेष आकारणी							



जुने फेरफार क्र : (२१३) (३९२) (४०२) (५२३) (५९५) (६६२)

सीना आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०८/०८/२०२२ ०८:५२:०८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या खेता स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : २१/०९/२०२३ : १२:२२:०९ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dsb/> या संकेत स्थळावर जाऊन 1908100001084861 हा क्रमांक वापरावा.

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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नारायणपुर खु. (५४९२३२)

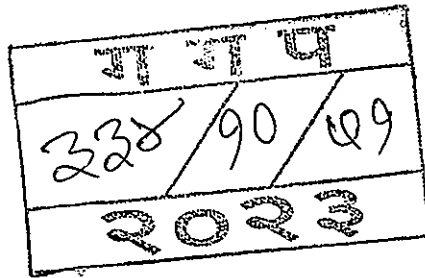
तालुका :- गंगापूर

जिल्हा :- औरंगाबाद

भुमापन क्रमांक व उपविभाग ६१

वर्ष	हंगाम	खाते क्रमांक	पिकांखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१९	खरीप		निर्मळ	कापूस		१.००००				
			निर्मळ	मका		१.००००				
	संपूर्ण वर्ष		निर्मळ	चिक्कु	०.२०००					
२०२०	खरीप		निर्मळ	मका		१.००००				
			निर्मळ	कापूस		१.००००				
	संपूर्ण वर्ष		निर्मळ	चिक्कु	०.२०००					
२०२१	खरीप	१०	निर्मळ	कापूस		०.२५००				
		३८१	निर्मळ	अडसाली ऊस	०.८०००		विहिर			
			निर्मळ	कापूस	०.७४००		विहिर			

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नारायणपुर खु. (५४९२३२)

तालुका :- गंगापूर

जिल्हा :- औरंगाबाद



ULPIN : 23362544071

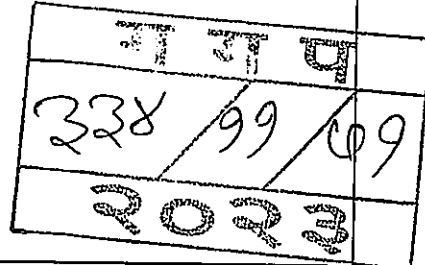
भूमापन क्रमांक व उपविभाग ६२

23362544071

मुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१०	रेणुका मंगेश पळसकर	०.४४.००	२.२३		(४९२)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	२५	शैलजा अक्षय देशमुख	०.६०.००	३.०५		(४९१)	इतर अधिकार
जिरायत १.४४.००							वोअरवेल - स्वतंत्र
वागायत -	१०३	साहेबराव कचरु सवाई	०.४०.००	२.०३		(५०३)	आसराबाई चा (१)
एकुण							वोजा - भारतीय स्टेट बँक शाखा
ला.पो. क्षेत्र १.४४.००							क्रांती चौक र.१,४०,००० मध्ये शैलजा अक्षय चा हि
							तारण. (५०२)
ग) पोटखराव क्षेत्र							विहीर - स्वतंत्र
(लागवड अयोग्य)							एक साहेबराव यांची (५७५)
वर्ग (अ) -							वोजा
वर्ग (ब) -							प्रमाणे कल्पेश साहेबराव सवाई, निलेश साहेबराव
एकुण							सवाई, साहेबराव कचरु सवाई यांनी एच डी एफ सी
पो.ख.क्षेत्र ०.००.००							बँक लि. शाखा वाळूज औरंगाबाद यांच्या कडून
							रक्कम रुपये १८०००००.०० कर्ज घेवून गाहाणखत
एकुण क्षेत्र १.४४.००							करून दिले. (७८६)
(अ+ब)							
आकारणी ७.३२							प्रलंबित फेरफार : नाही.
जुडी किंवा विशेष							शेवटचा फेरफार क्रमांक : ७८६ व दिनांक :
आकारणी							०५/१२/२०२२



जुने फेरफार क्र : (१) (४९२) (५०२) (६३४) (६६२)

सीमा आणि भूमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०५/१२/२०२२:०६:१४:५२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २१/०१/२०२३ : १२:२१:४५ PM. वैधता पडताळणीसाठी <https://digitalsaibara.mahabhumi.gov.in/dsl/> या संकेत स्थळावर जाऊन 1908100001089626 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नारायणपुर खु. (५४९२३२)

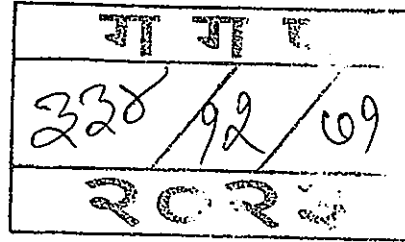
तालुका :- गंगापूर

जिल्हा :- औरंगाबाद

मुमापन क्रमांक व उपविभाग ६२

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१९	खरीप		मिश्र	कापूस		१.४४००				
२०२०	खरीप		मिश्र	कापूस		१.४४००				
२०२१	खरीप	१०	निर्मळ	कापूस	०.४४००					
		१०३	निर्मळ	कापूस		०.४०००				
		२५	निर्मळ	कापूस		०.६०००				

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३५६ आणि ७)



गाव :- नारायणपुर खु.

(549232)

ULPIN : 23362544071

तालुका :- गंगापूर

जिल्हा :- औरंगाबाद

भूमापन क्रमांक व उपावेभाग : 62

23362544071

भूधारणा पद्धती : भोगवटाद्वारा वग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटाद्वाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.अ.र.चो.मी.	10	रघुका सोमेश पळसकर	0.44.00	2.23		(492)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	25	शेतजा अक्षय देशमुख	0.60.00	3.05		(491)	इतर अधिकार
जगायत							(विस्तार - एक) (1)
एकूण ता.सो. 1.44.00	103	साहेबराव कचरु सवाई	0.40.00	2.03		(503)	विस्तार आणि शेतजा याची सामाईक एक
क्षेत्र							सितीसंग (1)
ब) पोट, खराब क्षेत्र							बोअरवेल - स्वतंत्र
(लागवड अपयोग्य)							आसराबाई चा (1)
वग (अ)							योजना - भारतीय स्टेट बँक शाखा
वग (ब)							क्रांती चौक रु.1,40,000 मध्ये शेतजा अक्षय
एकूण पो.ख. 0.00.00							चा हि तारण. (502)
एकूण क्षेत्र 1.44.00							लोख दाखल क्रांतीचौक औरंगाबाद कडे
(अ+ब)							शेतजा अक्षय येथे मुख्य क्रांतीसंग सल्ले
आकारणी 7.32							1,40,000 (विस्तार - एक) मध्ये तारण. (502)
खुडी किता							विहीर - स्वतंत्र
विशेष							एक साहेबराव यांची (575)
आकारणी							योजना
							प्रमाणे कल्पेश साहेबराव सवाई, निलेश
							साहेबराव सवाई, साहेबराव कचरु सवाई यांनी
							एच डी एक सी बँक लि. शाखा वाकून
							औरंगाबाद यांच्या कडून रक्कम रुपये
							1800000.00 कर्ज घेवून गहाणखत करून दिले.
							(786)
							प्रतीवित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 786 व दिनांक :
							05/12/2022
							सोमा आणि भूमापन विद्

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकुतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना वारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- नारायणपुर खु. (549232)

तालुका :- गंगापूर

जिल्हा :- औरंगाबाद

भूमापन क्रमांक व उपावेभाग : 62

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अमिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि भोंदवणा (न्याय करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- तांडा खु. (५४९५२९)

तालुका :- पैठण

जिल्हा :- औरंगाबाद



ULPN : 14618328839

गट क्रमांक व उपविभाग

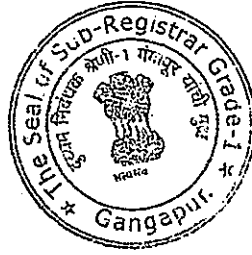
४३

14618328839

अरणा पद्धती भोगवट्याद्वारे वर्ग-१

शेताचे स्थानीक नाव :-

क्र. एकक व आकारणी	खाते क्र.	भोगवट्याद्वारे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
राधे एकक हे.आर.पो.मी	१६	काताबाई व्र पद्मप्रकाश	२.६४.००	९.७०		(१९)	कुळ्याचे नाव व खंड
१) लागवड योग्य क्षेत्र	४७	निलेशकुमार चंद्रप्रकाश	२.४८.००	१०.२९		(१९)	इतर अधिकार
रायत १०.९२.००							इतर
गायत -	१०३	नीलेशकुमार चंद्रप्रकाश	४.४९.००	१६.२९		(१९)	सिद्धि १ हक्क आणेवारी प्रमाणे (१९)
पुन							पोणा - स्टेट बँक ऑफ इंदोराबाद
पुन.यो. क्षेत्र १०.९२.००	२१०	खेडा वृ.ल.पा.नं.कार्यकारी अभियंता	१.०९.००	४.०९		(१९८)	शा पैठण या पोणा र रु ३००००० लाख रु श्री
							नीलेश चंद्रप्रकाश सोमाणी रु (३५८)
पोटखराब क्षेत्र							
(लागवड अयोग्य)							
(अ) -							प्रलंबित फेरफार : नाही.
(ब) -							भोंवट्या फेरफार क्रमांक : [] व दिनांक : []
पुन क्षेत्र ०.००.००							
पुन क्षेत्र १०.९२.००							
(ब)							
आरणी ४०.९३							
ने किंवा विशेष							
आरणी							



ग ग प
३३४/१४/७९
२०२३

फेरफार क्र :

सोमा आणि भुमापन दिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ३०/११/२०१९-२०१९/११/२०१९ PM शेजी डिजिटल स्वाक्षरीत कोला आहे व गाव नमुना क्रमांक १२ या देटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखाने पर
जोनवारी वही निव्वयाची आवश्यकता नाही.

७/१२ काउन्सिलर दि. : २३/०९/२०२३ : १५३९२० P.A. पैठण पदनामनीसाठी <https://digitalsubreg.mahabharat.gov.in/uln/> या संकेत स्थळाने पराक्रम 1909100001022791 हा क्रमांक
वापरला.

पृष्ठ क्र. १/२

Digitally signed



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- सदाणा (५४८८३८)

तालुका :- औरंगाबाद

जिल्हा :- औरंगाबाद



ULPN : 16622023722

गट क्रमांक व उपविभाग

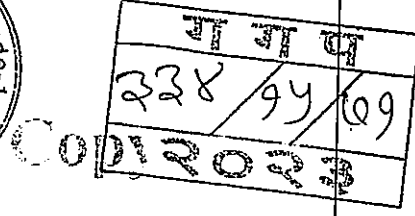
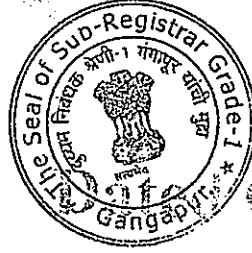
१३०

16622023722

प्रारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्र. एकक व आकारमी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुल, खंड व इतर अधिकार
सधे एकक हे.आर.पो.मी	१२८	कार्यकारी अभियंता ल.पा.स्वा.सर विभाग औरंगाबाद	०.६८.००	०.४४		(१३३५)	कुळाचे नाव व खंड
लागवड योग्य क्षेत्र							इतर अधिकार
रायत २.९८.००	६९०	[शमसुद्दीन खा.शारान मुणे]				(१६५५)	बोजा
गायत -							वि का सो करमाड बोजा र रु ९,७००/- जपकमी सो
इय	६९१	सधिन साळसाहेब धाडगे	०.५४.००	०.३५	०.०१००	(१६५३)	कादर (१०५)
पो. क्षेत्र २.९८.००							
पोटखराय क्षेत्र	६९२	झाले वर अंबादास धाडगे	०.२०.००	०.१३		(१३१०)	प्रलंबित फेरफार : नाही.
(लागवड अयोग्य)	६३२	[संविध साळसाहेब मुणे]				(१६२५)	शेवटचा फेरफार क्रमांक : १६५५ व दिनांक : ०८/१२/२०२०
(अ) ०.०४.००							
(ब) -	६३३	नरेंद्र भारोतीराय सुरकुटवार	०.१२.००	०.०८		(१३३५)	
इय							
ख.क्षेत्र ०.०४.००	५९७	मंगलनाथ भाऊसाहेब धाडगे	०.२४.००	०.१६	०.०२००	(१६२५)	
ग.क्षेत्र २.२२.००	८३०	सुरेखा रामेश्वर धाडगे	०.४०.००	०.२६	०.०१००	(१६५५)	
घ) -							
घरमी १.४३							
१ किंवा विवेक							
घरमी							



फेरफार क्र : (३६९) (६५४) (१२३१) (१३१०) (१३३५) (१६५३)

सीमा आणि मुनापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०८/१२/२०२० १२:२४:२२ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या वेळी स्वयंमंमार्गित असल्यामुळे ०१/१२ अमिलेखार पर कोनात्याही राही त्रिपक्षपायी आवरणकता नाही.
 रूपमा: सांखिक अडपणी खातर सलाही यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ०१/१२ अमिलेख अडपयवत नाही. यावर फेरफार नोंद क्र. १६५५ मंजूर आहे. तपासि अडप याबाबतचा बदल या ०१/१२ पर घेण्यात आलेला नाही सोमी रूपमा नोंद घ्यामी.
 ०१/१२ कारनलोट दि. : २३/०९/२०२३ : १५:२४:२७ PM. वैधान पडताळणीसाठी <https://dgsaas.maharashtra.gov.in/cas/> या संकेत स्वाक्षार जाऊन 1905100001047013 हा कथक

पृष्ठ क्र. १/२

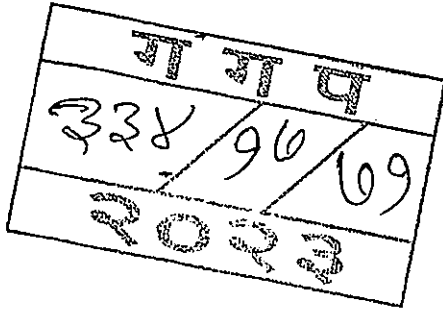
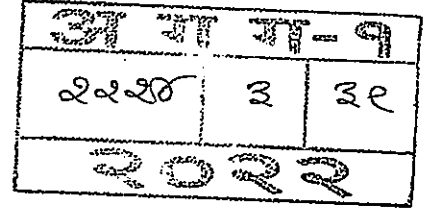
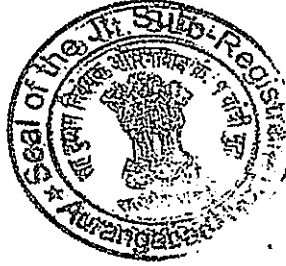


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.



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2228	9	39
2022		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1903202202888	Date 19/03/2022
Received from SHLOK REALTY, Mobile number 0000000000, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 19/03/2022
Bank CIN 10004152022031902695	REF No. 207815676123
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH014867099202122P	BARCODE	Date		19/03/2022-15:16:04	Form ID	48(f)
Department			Inspector General Of Registration				
Type of Payment			Registration Fee				
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1				
Location			AURANGABAD				
Year			2021-2022 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			500.00		Road/Street		
0030063301 Registration Fee			100.00		Area/Locality		
					Town/City/District		
					PIN		
					4 3 1 0 0 1		
			Remarks (If Any)				
			SecondPartyName=MRS POOJA SHAILESH SOMANI PARTNER OF SHLOK REALTY AND OTHER-				
			Amount In		Six Hundred Rupees Only		
			Words				
Payment Details			STATE BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	10000502022031901640	5434889524536	
Name of Bank			Bank Date	RBI Date	19/03/2022-15:16:22	Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA		
			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.

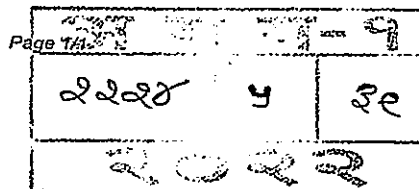
Mobile No. :

0000000000

सदर चलान केवल दुर्यम निबंधक कार्यालयान नौदणी करावयाच्या दस्तांसाठी लागू आहे. नौदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-158-2224	0007182592202122	19/03/2022-16:02:21	IGR205	100.00
2	(IS)-158-2224	0007182592202122	19/03/2022-16:02:21	IGR205	500.00
Total Defacement Amount					600.00



Print Date 19-03-2022 04:05:28



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

Receipt of Document Handling Charges

PRN 1903202202888

Receipt Date 19/03/2022

Received from SHLOK REALTY, Mobile number 0000000000, an amount of Rs.780/- towards Document Handling Charges for the Document to be registered on Document No. 2224 dated 19/03/2022 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED

₹ 780

DEFACED

Payment Details

Bank Name SBIN

Payment Date 19/03/2022

Bank CIN 10004152022031902695

REF No. 207815676123

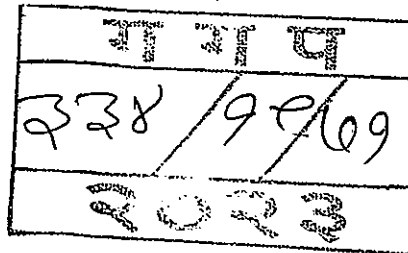
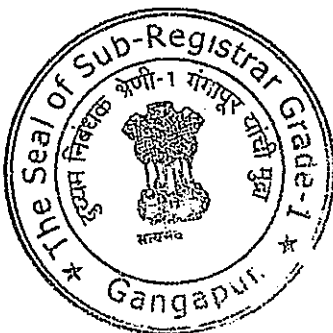
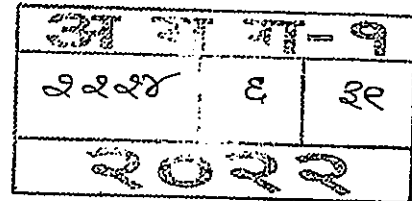
Deface No 1903202202888D

Deface Date 19/03/2022

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



Rampal



GENERAL POWER OF ATTORNEY

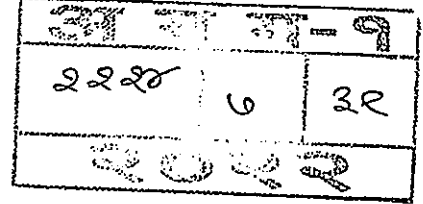


TO ALL TO WHOM these presents shall come

We :-

1. Mrs. Pooja Shailesh Somani

Age.: 37 Years, Occu: Business
R/o. Flat No. 103, Rathi Galaxi,
Town Center, CIDCO Aurangabad.
Partner of Shlok Realty



2. Mr. Narendra Marotirao Surkutwar

Age.: 45 Years, Occu: Business
R/o. Flat No. A-2, Abhishek Apartment,
Vedant Nagar, Railway Station Road, Aurangabad.
Partner of Shlok Realty

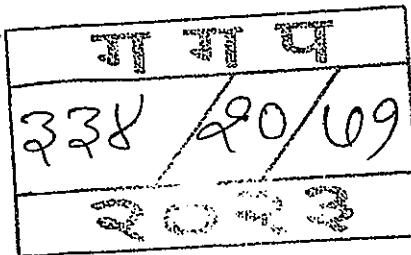
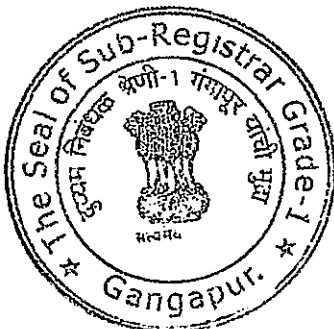
Indian Inhabitant, SEND GREETINGS:

WHEREAS:—

1. We are desirous of appointing some fit and proper person to look after all my business transactions and requested **Mr. Mangesh Ram Palaskar**, who is one of the partner in our Partnership Firm namely **M/s. Shlok Realty**, Indian Inhabitant (hereinafter called "**the Attorney**") to act for me and manage and look after my business transactions which the Attorney has consented to do.
2. We are carrying the business of development & construction of flatted building i.e. builder ship in the name and style of "**M/s Shlok Realty**", having registered office, Plot No. 2, Shubh Labh Regency, Kalda Corner, Aurangabad (hereinafter referred to as "Business").
3. NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We **Mrs. Pooja Shailesh Somani & Mr. Narendra Marotirao Surkutwar** "**Partners of Shlok Realty**" do hereby nominate, constitute and appoint

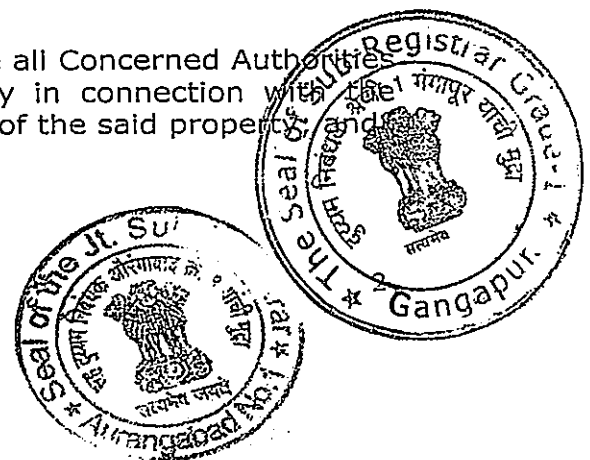
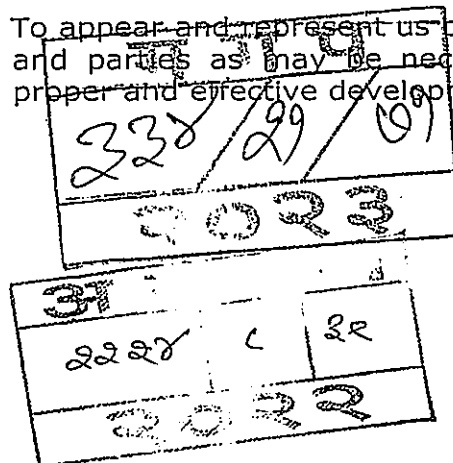
Mr. Mangesh Ram Palaskar

Age.: 43 Years, Occ.: Business
R/o.: 15,16 Shilp Nagar,
Satara Parisar, Aurangabad,
Partner of Shlok Realty

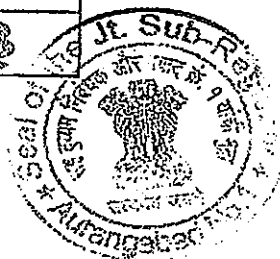
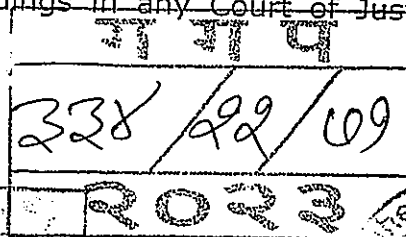
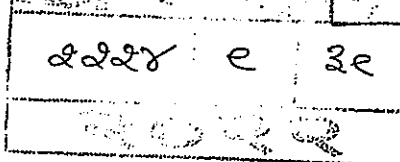
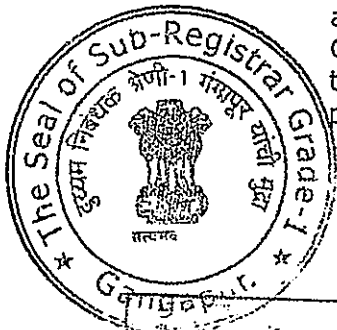


as my true and lawful Attorney to act in, conduct, manage and look after all my business affairs in the Republic of India and for the purposes aforesaid I hereby confer upon the Attorney the following powers and authorities:

3. To deal with and correspond with the Municipal Corporation of Aurangabad and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following viz.:
4. To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.
5. To apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.
6. To obtain financial assistance from any bank, financial institute or any other persons for completion of development work & for that purpose to offer the property referred under the schedule to the bank as the security of the said loan & create bank's charge or the charge of the any financial institute or person on the said property by executing mortgage deed on our behalf with respect to the property referred under the schedule.
7. To deal with and correspond with the Assessment Department of the Municipal Corporation of Aurangabad, in connection with the assessment of the said property and fixation of ratable value. To withdraw the Security Deposit deposited with the Municipal Corporation of Aurangabad.
8. To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property and



9. Generally to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.
10. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.
11. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
12. To deal with and correspond with the M.S.E.B. Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station) for and/or in respect of or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
13. To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.
14. To sign and execute necessary agreements, deeds, sale deed and/or writings in that behalf and if required to register the same with any competent authority.
15. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the



same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me/us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them the said Attorneys.

16. To improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit. To accept the consideration of flats/offices/shops/Garages/stilt parking/open parking spaces etc; & to sale flats/offices/shops/Garages/stilt parking/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements, sale deed, deed of assignment, conveyance deed etc. thereof. To obtain TDR/DRC on the said property and to utilize the same by constructing premises thereon.

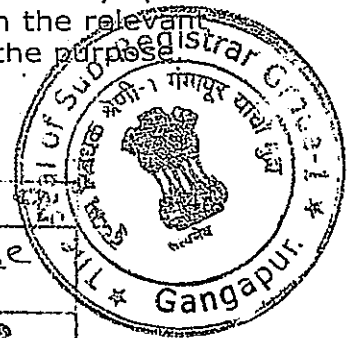
17. To make and sign an application under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 or under any other provisions of the said Act, if required in law, for obtaining permission in writing of the Competent Authority to sell, convey and transfer the said property described in the Schedule hereunder written and/or any part thereof and also to apply for the amendments of such permission and to apply under Section 22 and/or any other Sections of the said Act and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively obtaining permissions for conveying and transferring the said property in favour of the Developers or as they may direct or as may be required under the said Act.

18. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose

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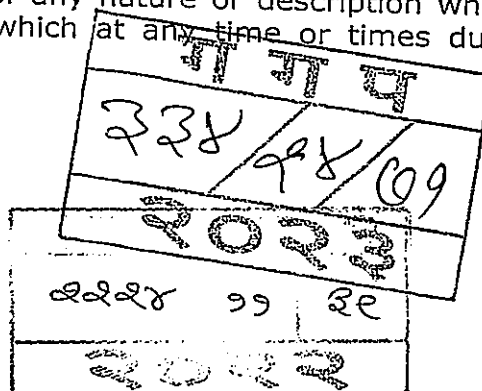
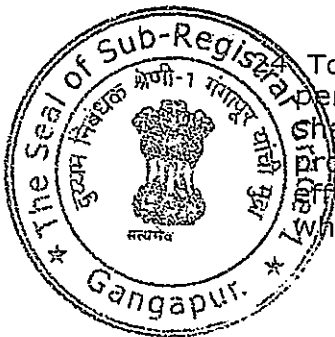


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19. To sell and dispose of the flats, offices/shops parking spaces and/or any other premises that may be constructed on the said Property on Ownership basis and/or in any other manner at the price or for the amount that the said Attorneys may think fit and proper. To collect and receive of and from the acquirers/occupants or purchasers of the premises price and/or consideration as aforesaid and also to receive and collect or demand the rent and maintenance charges from the tenants and to sign and execute and/or give proper and lawful discharge for the said receipts.
20. To execute from time to time all the writings, agreements, deeds etc. on or in any other manner of the premises which may be constructed on the said property and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof.
21. To sign and execute the Agreement to Sale, Sale Deed, Conveyance or Conveyances or Assignments or any other assurances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said Attorneys shall determine including in favour of any Co-operative Society Limited Company that may be formed for the purpose.
22. To take all necessary steps for the registration of the co-operative society of the flat owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Sub-registrar, Registrar Co-operative Societies or execute Deed of Declaration U/s 2-A of Maharashtra Apartment Act; as and when required to do so.
23. To lodge all the documents, writings etc referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

To ask, demand, sue for, recover and receive from every person and every body politic or corporate in India whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods, wares, merchandise, chattles, effects and things of any nature or description whatsoever which now are or which at any time or times during the

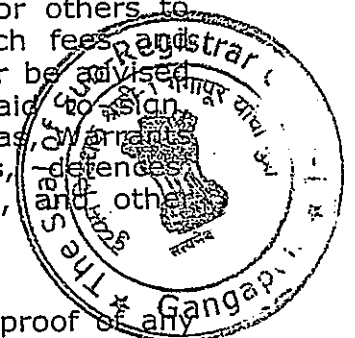
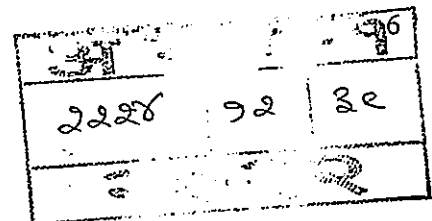
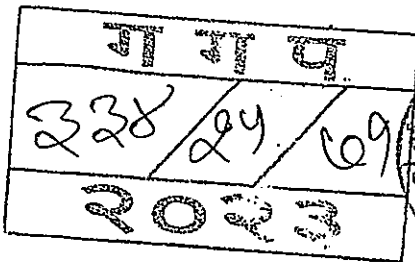


subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right title ways or means howsoever and upon receipt thereof or of any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorney shall think fit or be advised.

25. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.

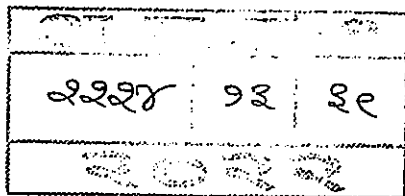
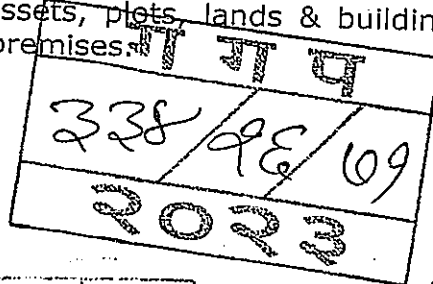
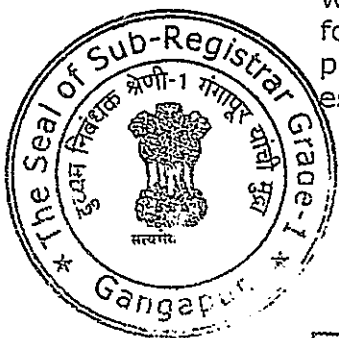
26. To accept service of any writ, summons or other legal process or notice and to appear and my persons to represent in any Court and before all Magistrates, judicial revenue or other officers and Tribunals whatsoever as by the Attorney shall be thought advisable and to commence any suit action or other proceeding in any Court of justice and before any public officer or Tribunal for the recovery or enforcement of any debt sum of money, right, title, interest, property matter or thing whatsoever now due or payable or to become due or payable or in anywise belonging to me by any means or on any account whatsoever and the same action suit or proceeding to prosecute or discontinue or become non-suit therein if the Attorney shall see cause and also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which shall by the Attorney be conceived to be due owing, belonging or payable to me by any person whosoever and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require and from time to time them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney Shall think fit or be advised and for all or any of the purposes aforesaid to sign execute, deliver, file all necessary Vakalatnamas, warrants of Attorney, plaints, petitions, applications, defences, statements, accounts, declarations, affidavits, and other documents, papers and writings.

27. Also to make any declaration or affidavit in proof of any debt or debts due or claimed to be due to me in any proceedings taken or hereafter to be taken by or against



any person, firm or company under any Act or Ordinance for the time being in force for the relief or otherwise of insolvent debtors or the winding up of companies and to attend all meetings of creditors under any such proceedings and to propose, second or vote for or against any resolution at any such meeting and generally to act for me in all proceedings whether by way of bankruptcy or liquidation by arrangement or by composition which may be taken against or for the relief of any debtor as the Attorney shall think fit.

28. To appear and act on my behalf as well as on behalf of the firm before the Bank authorities, for the purposes to sign the terms conditions letter for the above loan advances to me & to avail loan for me sanctioned by the any bank or financial institute.
29. To execute mortgage Deed of firm properties in favour of Bank and for that purpose to sign, execute and deliver all necessary instruments and deeds of mortgage, charge, hypothecation, pawn, pledge, lien and receipts and to receive the consideration money or otherwise for such pledge, pawn, hypothecation, charge, mortgage, lien and the like.
30. AND GENERALLY to do and to execute all such deeds, instruments, acts and things on my behalf & in favour of the bank effectively in all aspects and for the purposes of the availment of loan & required by the bank, as my self could have done if personally present as the said Attorney shall deem fit and proper. To avail loan on my behalf.
31. Also to draw, make, sign, accept or endorse, pledge, hypothecate or otherwise negotiate all or cheques of my saving bank accounts, orders for payment of money and promissory notes and to sign, seal, execute, deliver, endorse, accept, assign or transfer all mortgage deeds, delivery notes or documents of title relating to the flat.
32. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of my all movable & immovable properties, assets, plots, lands & buildings hereditaments, estates and premises.

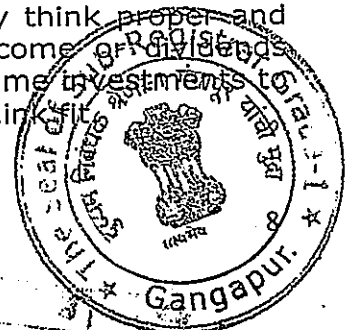
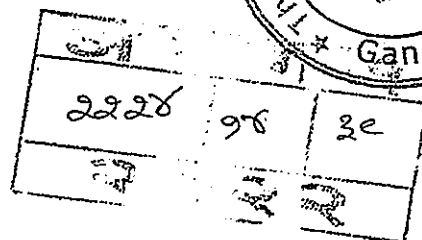
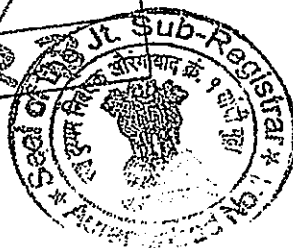
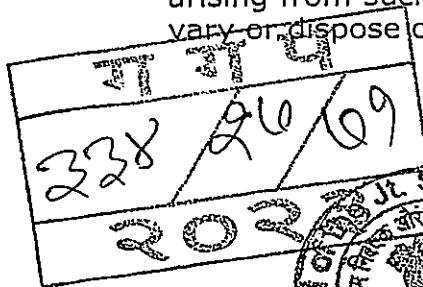


33. To ask, receive and recover from all receivers, farmers, tenants and all other occupiers whatsoever whether holding under a written lease or agreement or otherwise of my said lands, hereditaments, all rents, arrears of rent, services, issues, profits, emoluments and sums of money now due, owing and payable or at any time hereafter to become due, owing and payable in respect of the same premises in any manner whatsoever and also on non-payment thereof or of any part thereof to take summary proceedings to distrain or distress according to law and to give notices to quit, and vacate and file suits and proceedings in ejectment and to recover rents and compensation for use and occupation and to make, like and appropriate demands and take, like and appropriate actions and proceedings against trespassers.

34. To appoint any fit persons to be steward, bailiff, receiver or servant for the management of my lands, hereditaments and premises and to recover rents thereof and the same or any of such stewards, bailiffs, receivers or servants at pleasure to remove and displace as the attorney shall think fit.

35. To purchase the property on firm's name, take on hire, or otherwise acquire machinery, tools, spare parts, raw materials, merchandise commodities, goods, wares, articles, effects and things and to deal in and deal with the same and to dispose of the same in such manner and for such consideration as the Attorney may think fit.

36. To deposit any money which may come to his hands as such attorney with any banker, broker, or other person and any of such money or any other money to which I am entitled which now or hereafter is or shall be deposited with any banker, broker or other person, to withdraw and either employ as the Attorney shall think fit in the paying of any debts or the keeping down of interest payable by me or the creation of sinking fund for the liquidation of any charges or encumbrances affecting my moveable and immovable property or any part thereof or in or about any of the purposes mentioned in these presents or otherwise for my use and benefit or to invest in any such stocks, funds, shares or securities as the Attorney may think proper and to receive and give receipts for any income or dividends arising from such investments and the same investments to vary or dispose of as the Attorney may think fit.



37. To continue the Current account bearing No. 110505000860 standing in the name of Shlok Realty with ICICI Bank and or any other RERA account standing in the name of Shlok Realty in any bank and also to draw cheques/sign the cheques, withdraw the amount and otherwise to operate upon any such accounts.

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38. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.

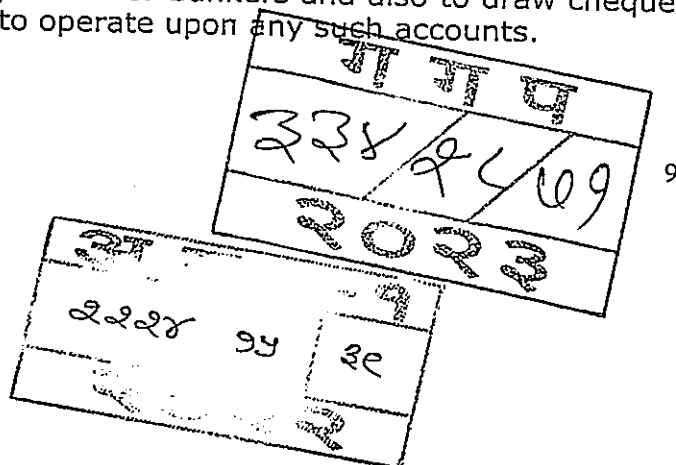
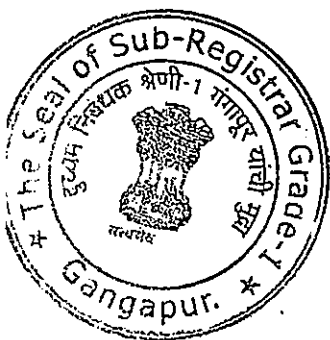
39. To operate all the Bank currant/ Saving account standing in the name of Shlok Realty in any bank and other banks and for that purpose to sign and execute all delivery and receipt instructions, instruments, cheques, forms, letters of dematerialization and/or rematerialisation forms, slips, depository instructions, correspondence, applications, instruction notes etc. as may be required by the depository participants to operate the aforesaid bank Account.

40. To attend vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned or in relation to any of my investments and to sign proxies for the purpose of voting thereat or for any other purpose connected therewith as freely as I myself could do.

41. To exercise any power and any duty vested in me whether solely or jointly with another or others as executors, administrator, trustee or in any other fiduciary capacity (including powers and trusts to sell or lease land or to receive and give good receipts for money) so far as such power or duty is capable of being validity delegated.

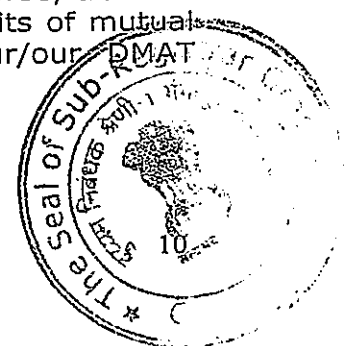
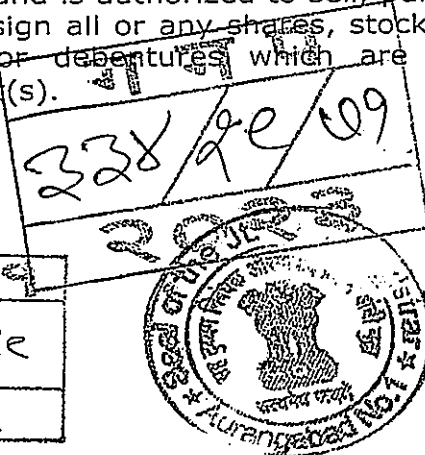
42. For all or any of the purposes of and powers, authorities and discretions conferred by these presents, to use and sign my name or in which I am or may be in anywise interested or to use and sign his name as the Attorney shall think fit.

43. To continue and or to open new, current and or overdraft accounts (including RERA Accounts) in the name of Shlok Realty with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts.



44. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.
45. To sell any of our present or future investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any of our investments so sold to the purchaser or purchasers thereof or as he or they may direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.
46. To accept the transfer of any shares, debentures, stocks, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me.
47. To purchase, sell or otherwise deal in all shares, stocks, mutual funds units, debentures and other forms of securities, marketable or non-marketable through authorized brokers either in the physical mode or electronic mode and to do all such acts and execute all such documents as may be deemed for that purpose or otherwise.
48. To apply for shares, purchase of shares, stocks, mutual funds units, debentures and other forms of securities, in response to offer made by any company registered under the provisions of the Companies Act, 1956.
49. To trade on behalf of us/me on the shares held by me in the DEMAT account/s in any of the stock exchanges all over India.
50. To open Depository Account(s) in our name, singly or jointly and is authorized to sell, purchase, endorse, transfer and assign all or any shares, stock, bonds, units of mutual funds or debentures which are held in our/our DEMAT account(s).

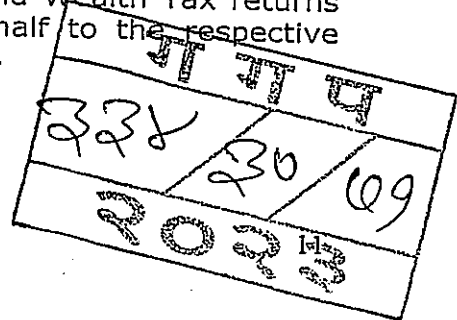
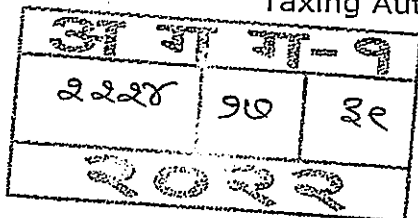
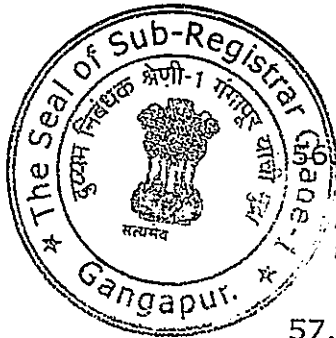
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51. To operate our Depository accounts and for that purpose to sign and execute all delivery and receipt instructions, forms, letters of dematerialization and/or rematerialisation forms, slips, depository instructions, correspondence, applications, instruction notes etc. as may be required by the depository participants to operate the aforesaid Depository Accounts. To freeze and unfreeze the depository account/s. To effect change in address, phone number, bank account details and any other miscellaneous details.
52. To operate the Demat Account/s held by me by issuing delivery/receipt instructions, pledge instructions/pledge closure instructions and do all such other things that may be necessary in the course of transactions. To open, operate and close the depository account/s in all manners as may be required by participants.
53. To attend vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned or in relation to any of our investments and to sign proxies for the purpose of voting thereat or for any other purpose connected therewith as freely as I myself could do.
54. Out of any of our moneys in his hands or under his control to pay all calls that may be lawfully made upon me or other expenses that may be incurred in relation to any of our investments and to give security for payment of the same.
55. To exercise all other rights and privileges and perform all other duties which now or hereafter may appertain to me as a holder of debentures or shares or stock of or otherwise interested in any company or corporation.

56. To appear on my behalf and to represent my interest before the Income-tax, Wealth Tax and/or other Taxing Authorities in respect of my Income-Tax, Wealth Tax, as also before any Tribunal or Court.

57. To sign on my behalf Income Tax and Wealth Tax returns and to submit the same on my behalf to the respective Taxing Authorities.



58. To execute, declare and affirm on my behalf all the applications, documents, declarations and affidavits as may be necessary for the purposes of the Income Tax and Wealth Tax affairs and to submit and file the same with the respective Taxing Authorities.

59. To file appeals and references as the Attorney may be advised and as he may deem fit and proper against the orders and decisions of the Income Tax and Wealth Tax Authorities in respect of my assessment proceeding.

60. To appoint on my behalf such Auditors, Accountants and Advocates as the said Attorney shall deem fit and proper for representing me before the Income Tax and Wealth Tax and/or Taxing Authorities or any other Tribunal or Court in respect of the Income-Tax, Wealth Tax and to discharge them and appoint new Auditors, Accountants, and Advocates as the case may be in their place.

61. To compound, compromise and settle with the Income Tax and Wealth Tax Authorities in respect of the orders and assessments made by them.

62. To apply for time for payment and to apply for instalments for the payment of the amounts assessed and to be paid by me to the Income-Tax and Wealth Tax or other Taxing Authorities.

63. And also for the better and more effectually doing effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place and I hereby agree at all times to ratify and confirm whatsoever the Attorney or any such substitute or substitutes shall lawfully do or cause to be done in or about the premises.

64. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers, authorities and discretion hereby conferred I do hereby declare that the powers, authorities and discretions hereby conferred shall not in any case be deemed to revoke any powers or



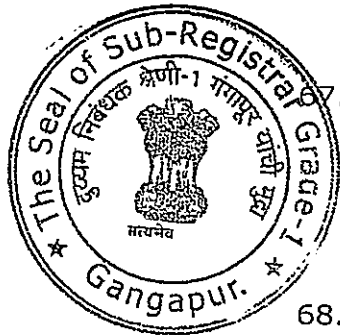
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authorities or discretions before given by me to the Attorney or to any other person or persons or be deemed to be limited by any such previously given powers, authorities and discretions or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to be extended and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of any of my businesses, concerns or affairs may by the Attorney be deemed to be requisite or expedient to be done or performed.

65. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him both during my absence as also at the same time and place along with the Attorney.

66. In general, to do all acts, things, deeds etc. in respect of the said property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which I could do ourselves.



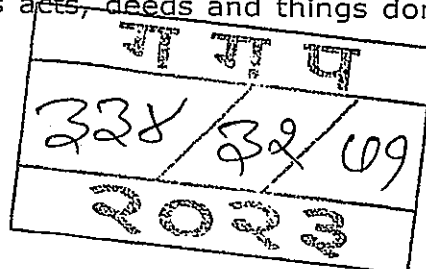
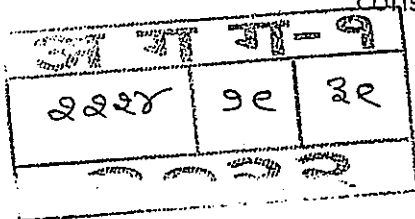
67. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorneys jointly and severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.

68. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.



69. I FURTHER CONFIRM that, the powers granted by me to the said Attorney are irrevocable and shall not be revoked by me and any person relying upon this Power Of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not challenge or call in question any act done by the said Attorney individually or severally and the same shall be binding upon me.

70. I HEREBY AGREE that all acts deeds and things done by the said Attorney whether jointly or severally shall be construed as acts, deeds and things done by me. I hereby



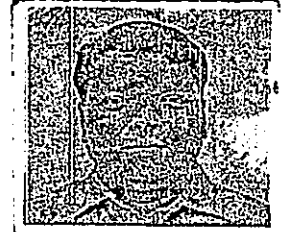
undertake to ratify and confirm all the acts of the Attorney, which shall be done by him under this Power of Attorney and the same shall be binding upon me.

Executants :-

Pooja
1. Mrs. Pooja Shailesh Somani
 Partner of Shlok Realty



Narendra
2. Mr. Narendra Marotirao Surkutwar
 Partner of Shlok Realty



Accepted by :-

Mangesh
Mr. Mangesh Ram Palaskar
 Partner of Shlok Realty
 Attorney Holder

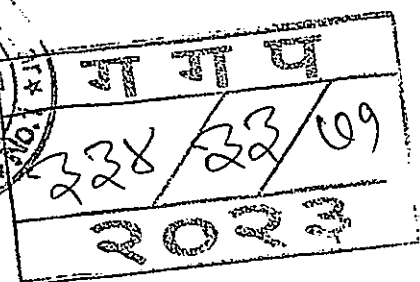
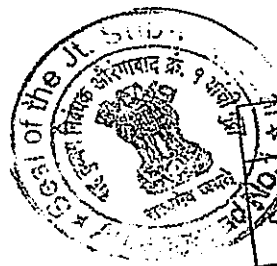
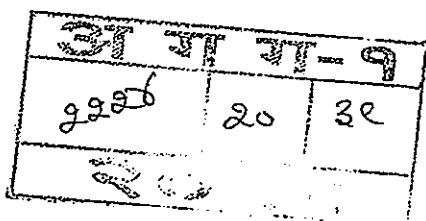
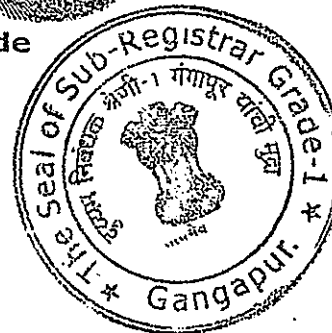


Witnesses :-

Naresh
1. Mr. Naresh Subhashrao Manohar
 Age : 30 Yrs. Occp: Service,
 Add : Bhavsingpura, Aurangabad.



Sachin
2. Mr. Sachin Janardhan Lokhande
 Age : 28 Yrs. Occp: Service,
 Add : Pisadevi, Aurangabad





महाराष्ट्र MAHARASHTRA

30 JUL 2014

ज.क. 11/2-केनर किमत 500 दिनांक 25/08/2014

कोणाकरिता 2102 दिनांक 03

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मुद्राक विक्रेता

सतीश आर. शिंदेकर

सुभाष नगर, औरंगाबाद. फोन 23495880

पत्रवार्ता क्र. अबीडी/199

Deed of Partnership
Of
SHLOK REALTY



This deed of partnership is executed at Aurangabad on 26/08/2014 by and between :-

1. Mr. Mangesh Ram Palaskar
Age 36 years, Occu: Business,
Plot No. 15,16, Shilp Nagari, Near Chate School, Beed by Pass
Satara Parisar, Aurangabad.-431005.

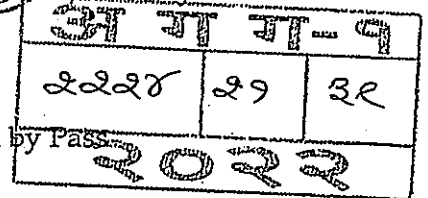
(Hereinafter called and referred as party of the FIRST PART)

2. Mr. Narendra Marotirao Surkutwar
Age 45 years, Occu: Business,
Flat No. A-2, Abhishek Apartment, Vedant Nagar,
Railway Station Road, Aurangabad.431005.

(Hereinafter called and referred as party of the SECOND PART)

3. Mrs. Pooja Shailesh Somani
Age 30 years, Occu: Business,
Flat No. 103, Rathi Galaxi, Canought Garden, Town Center,
Cidco Auranabad.431005.

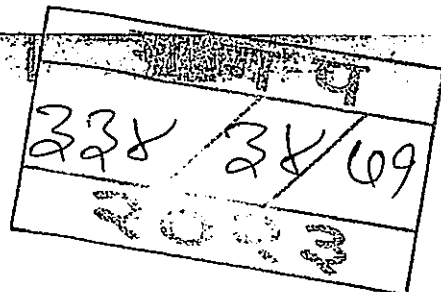
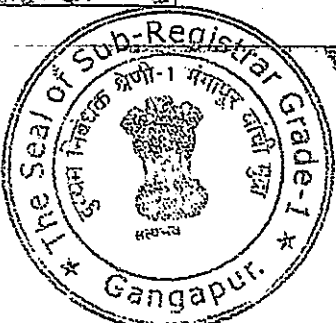
(Hereinafter called and referred as party of the Third PART)



Mangesh

Wart

Pooja



Which Expression Shall Mean And Include Their Legal Heirs, Executors, Administrators And Assignees

NOW THIS DEED OF PARTNERSHIP witness that parties hereto above have mutually agreed the following terms and conditions:-

1. That, the business of the Partnership shall be carried on under the name and style of "Shlok Realty"
2. That, the place of the business shall be at Shop No. 04, Success Regency, Shreyanagar, Kalda Corner, Aurangabad-431005 Firm shall be free to carry on its business & may open it's Branch Offices at any other place or places as the partners may decide mutually from time to time.

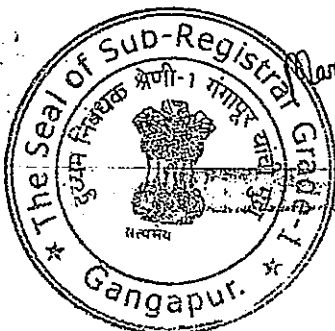
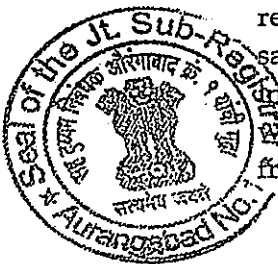
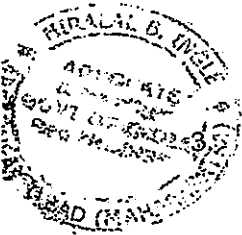
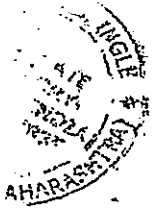
That, the main business of the partnership Firm 1. Builders & Developers, 2. Sale and Purchase of Land & Building, 3. Rent out immovable Properties. 4. To act as broker of immovable Properties etc. the firm may also carry any other business or businesses in this or any other line as may partners mutually decide from time to time.

4. That, the partnership firm shall be deemed to have commenced the business with effect from 25/08/2014
5. That, the duration of the firm shall be "PARTNERSHIP AT WILL".
6. That, at any time before the expiration of the period fixed in above para any partner desires to retire from the business, he may do so by giving at least six months notice expiring with the date of annual accounting.
7. That, the initial capital of the firm shall be Rs. 50000/- (Rs. Fifty Thousand only) which should be brought in by the partners as per the requirements of the business. If any additional capital is required the same should be brought in by the partners or from any outside parties including Bank, Banks or any other financial institution with or without interest as may be mutually agreed by and between the parties from time to time.

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8. That, it is agreed by and between parties hereto that simple interest at the rate of 12% p. a. as prescribed u/s 40(b) of the Income Tax Act shall be payable by partnership firm on share capital accounts of the partners.

9. That, the all part of firm actively devote their time and attention to the business of the partnership.

It is hereby agreed by the parties hereto that in consideration of the services rendered by the partners they are entitled to draw yearly remuneration as under:

I) The yearly remuneration payable to each of the partners shall be calculated on percentage of book profits for each accounting year in the following manner:-

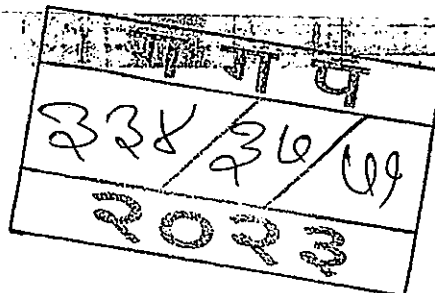
In respect of

On the first Rs. 3,00,000/- of the Book Profit or in case of losses	Rs.1,50,000 or At the rate of 90 % of Book Profit
On the Balance of book profit	At the rate of 60% of Book Profit

The Proportionate remuneration will be distributed among the partners in the following ratio,

Name of Partners	Ratio of Partners
1. Mr. Mangesh Ram Palaskar	33.34%
2. Mr. Narendra Marotirao Surkutwar	33.33%
Mrs. Pooja Shailesh Somani	33.33%

II) For the purpose of the above calculation the book profit shall be calculated on the basis of book profit as shown by the books and computed as provided in Section 28 to Section 44 D (Chapter IV-D) of

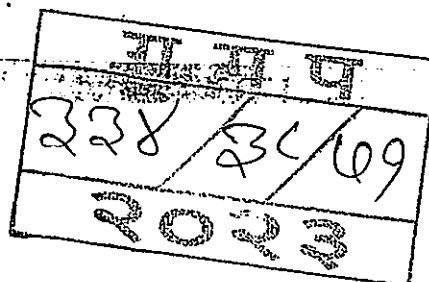


the Income Tax Act without deducting the remuneration paid or payable to the partners for the relevant accounting year.

10. That, the partners shall be entitled to modify the above terms relating to remuneration, interest etc. payable to partners by executing a supplementary deed and any such deed when executed shall be effective from the date of execution and same shall form part of this deed of Partnership.
11. That, the party of the first part will not be held liable for the payment of any liability arising to the firm.
12. That, the books of accounts shall be maintained for partnership business and accounts shall be closed and adjusted at the end of MARCH every year.
13. That, the books of accounts shall be open for inspection or scrutiny by any partner during business hours. Any partner may take extract of books of accounts if needed.
14. That, the share of parties hereto in the net profit or losses of the firm shall be as follows:-

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2022		Name of Partners	Ratio of Partners
		1. Mr. Mangesh Ram Palaskar	33.34%
		2. Mr. Narendra Marotirao Surkutwar	33.33%
		3. Mrs. Pooja Shailesh Somani	33.33%

15. That, the partners may open the bank account in firm name and account shall be operated by parties here to in such manner as may be decided from time to time by mutual consent.
16. That, the firm may admit any new partner or partners on the terms and conditions which would be decided by mutual consent of all the partners.



17. In case any dispute arises in between the partners shall be referred to an Arbitrator for adjudication. The decision given by the Arbitrator shall be final and binding on all.
18. That any addition, alteration or deletion in any of the above terms and conditions may be made with mutual consent and in writing.
19. That, the death of any partners/retirement of any partners shall not Amount to dissolution of partnership firm but the surviving partner shall continue the partnership business, admitting legal heirs of the partners or any other person as the case may be.
20. That, the parties hereto above bound by the Indian Partnership Act 1932 in all matters.

IN WITNESSETH WHEREOF THE PARTIES HERETO ABOVE HAVE SIGNED THIS DEED OF PARTNERSHIP ON THE DATE ABOVE MENTIONED.

PARTNER NAME

SIGNATURE OF PARTNER

1. Mr. Mangesh Ram Palaskar
[Party of The First Part]

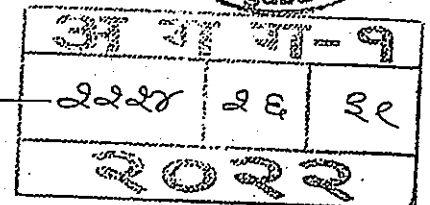
Mangesh

2. Mr. Narendra Marotirao Surkutwar
[Party of The Second Part]

Narendra

3. Mrs. Pooja Shailesh Somani
[Party of The Third Part]

Pooja



WITNESSE

SIGNATURE OF WITNESSE

1. Mangesh Madhukarrao Sabnis
Sahas Society, Garkheda Parisar, Aurangabad.

Mangesh

Rusikesh Manohar Sardeshpande
Rachnakar Colony, Railway- Station Road, Aurangabad.

ATTESTED BY

Signature of Notary
HIRALAL S. INGLE
Advocate & Notary (Govt. of India)

