

CORRECTION DEED

Correction Deed in Development Agreement Dated 12.04.2012 bearing daybook No. 2690/2012 executed for All that Part and parcel of Property bearing Land Gut No.3, admeasuring 1H 7.60R situated at Village Gevrai, Tal and Dist. Aurangabad and Property bearing Land Gut No.82, admeasuring 0H 97.87R, situated at Village Gevrai Tanda, Tal. And Dist. Aurangabad total land out of Gut No.3 and 82 admeasuring 2H 05.47R.

THIS CORRECTION DEED IS MADE AND EXECUTED AT AURANGABAD ON THIS 23 DAY OF Dec 2020

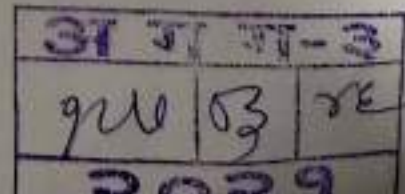
BETWEEN:

1. **Shri. Shantaram Narayan Patil,**
Age- 66 years, Occu- Service & Agri,
R/o. Jyoti Nagar, Aurangabad.
2. **Shri. Mohan Vishwanath Aher,**
Age- 50 years, Occu- Business & Agri,
R/o. N-4, CIDCO, Aurangabad.
3. **Shri. Avinash Tatyarao Patil,**
Age- 46 years, Occu- Business & Agri,
R/o. Jawahar Colony, Aurangabad.
4. **M/s. SHANTAMA BUILDTEC**
A registered Partnership Firm Having its Office at
Office No.9, B-wing, First Floor, Narayan Plaza,
Cannoungh Place, Cidco, Aurangabad
Through its Partner
Shri. Anil S/o. Ratanlal Agrawal
Age: 58 Yrs., Occu-Business
R/o. N-1, CIDCO, Aurangabad.
PAN No. ACCFS2711A

(herein after called and referred to as "LANDOWNERS" which expression shall mean and include all their heirs, successors and assignees in the interest)

of the FIRST PART.

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AND

M/s. SHANTAMA BUILDTEC

A registered Partnership Firm Having its Office at
Office No.9, B-wing, First Floor, Narayan Plaza,
Cannought Place, Cidco, Aurangabad

Through its Partner

Shri. Anil S/o. Ratanlal Agrawal

Age :- 58 Yrs., Occu :- Business,

R/o. N-1, CIDCO, Aurangabad.

PAN No. ACCFS2711A

(herein after called and referred to as "**DEVELOPER/BUILDER**"
which expression shall mean and include all their heirs,
successors and assignees in the interest)

of the SECOND PART.

AND

1. **Dr. Anand Amrutrao Deshpande HUF**

Through it's Karta

Dr. Anand Amrutrao Deshpande

Age: 60 Yrs., Occu-Medical Practioner and Agriculture,

R/o. Gonda Nursing Home,

Mohd. Ali Road, Nanded.

2. **Dr. Sanjay Raghunath Veer,**

Age- 45 years, Occu- Practicing & Agri,

R/o. Jalna Road, Beed.

(PAN-ADFPV-4255-J)

3. **Shri. Vivek Raghunath Veer,**

Age- 42 years, Occu- Business & Agri,

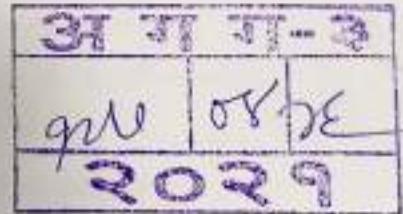
R/o. Jalna Road, Beed.

(PAN-ACMPV-1004-B)

Shri. Manoj Kachrural Chopda,

Age- 46 years, Occu- Business & Agri,

R/o. Balaji Nagar, Aurangabad.



(here in after called and referred to as "**CONSENTING PARTY**" which
expression shall mean and include all their heirs, successors and
assignees in the interest)

Of the THIRD PART.

1. WHEREAS, the Land Owners no. 1 to 4 and Shri Gopal Bhika Mahajan and Consenting party no. 1 to 4 have purchased the Property bearing Land Gut No. 3, admeasuring 1H 22R, situated at Village Gevrai, Tal and Dist. Aurangabad and Property bearing Land Gut No. 82, admeasuring 1H 15.72R, situated at Village Gevrai Tanda, Tal. And Dist. Aurangabad total land out of Gut No.3 and 82 admeasuring 2 H 37.72 R

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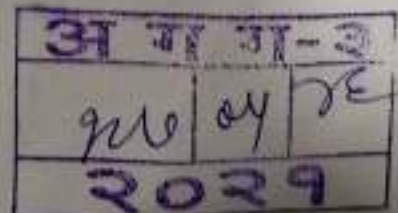
jointly through Registered Sale Deed dated 17.01.2012 bearing daybook No.145/2012 and having undivided share in the property. As per the said Registered Sale Deed Dr. Anand Amrutrao Deshpande HUF have 30% undivided Share, Dr. Sanjay Raghunath Veer have undivided 7.5% Share, Shri. Vivek Raghunath Veer have undivided 7.5% share, Shri. Manoj Kachrual Chopda have undivided 5%, Shri. Shantaram Narayan Patil have 7.5 % undivided Share, Shri. Gopal Bhika Mahajan have undivided 7.5% Share, Shri. Mohan Vishwanath Aher have undivided 17.5% share, Shri. Avinash Tatyarao Patil have undivided 17.5%. The said property is more particularly mentioned in Schedule hereunder. The names of Land Owners and Consenting party are also mutated in 7/12 extract.

2. AND WHEREAS, the Land Owners No.1 to 4 and shri Gopal Bhika Mahajan and Consenting Party No.1 to 4 with desire to develop the Property bearing Land Gut No. 3, admeasuring 1H 7.60R, situated at Village Gevrai, Tal and Dist. Aurangabad and Property bearing Land Gut No.82, admeasuring 0H 97.87R, situated at Village Gevrai Tanda, Tal. And Dist. Aurangabad total land out of Gut No.3 and 82 admeasuring 2H 5.47R i.e., 20547 Sq. Mtrs., out of the above said total land admeasuring 2H 37.72R executed the **Registered Development Agreement on 12.04.2012 bearing daybook No.2690/2012** infavour of M/s. Shantama BuildTec. Further the Land Owners No.1 to 4 and shri Gopal Bhika Mahajan and Consenting Party No.1 to 4 have executed the Registered Irrevocable Power of Attorney infavour of M/s. Shantama BuildTec on 13.04.2012 bearing daybook No. 2704/2012.

Thereafter, the Land Owners further made an application towards the competent authority for sanction of Layout Plan and accordingly the CIDCO, Aurangabad has sanctioned tentative Layout Plan on dt.22.12.2020 wide letter no. CIDCO/TPO/AFA-TLP/2020/120. That the Collector, Aurangabad has also issued the N.A. Order on 01.10.2014 bearing No. जा. क्र. 2000/मशाका/जमीन-1/एनएपी - 34/मौजे गेवराई तांडा, ता. औरंगाबाद/प्र.

क्र.52

[Handwritten signatures and initials: "A3", "Mishra", "Patil/A", "Mishra", "Surya", "Dadmal"]



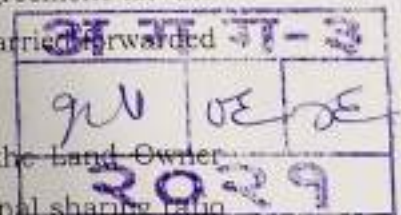
3. NOW WHEREAS, the consenting party No. 1 to 4 have sold out their 50% undivided share i.e., admeasuring 10273 Sq. Mtrs., out of total admeasuring 20547 Sq. Mtrs. to the Land Owner No. 4 in the present Correction Deed through **Registered Sale Deed Dated 6-01-2021 Bearing Day Book No. 170/2021**. And on the basis of said Registered Sale Deed the Land Owner No. 4 is become the owner and possessor of the said 50% undivided share admeasuring 10273 Sq. Mtrs., out of 20547 Sq. Mtrs., and as such the Land Owners and Consenting parties are executing this Deed of Correction.

4. That, the Land Owners No. 1 to 3 and Shri Gopal Bhika Mahajan and consenting party No.1 to 4 have given their unconditional consent for changing the name of Land Owner No. 4 as owner for the 50% undivided share i.e., 10273 Sq. Mtrs. out of 20547 Sq. Mtrs. Further, the Land Owners No.1 to 3 and Shri Gopal Bhika Mahajan and consenting party No. 1 to 4 will not raise any objection regarding the 50% undivided share sold to the Land Owner No. 4 of the present Correction Deed. The sharing of Land owners No. 1 to 4 and Shri Gopal Bhika Mahajan is as under:

Gut No.	Shantama Buildtec 50%	Shantaram Patil 7.5%	Gopal Mahajan 7.5%	Mohan Aher 17.5%	Avinash Patil 17.5%
AREA IN SQ. MTRS.					
3	5380	807	807	1883	1883
82	4893	734	734	1713	1713
Total	10273	1541	1541	3596	3596

5. That, the share in the Registered Development Agreement for the owners is 26% and as such the said sharing is as it is carried forward through the present Correction Deed.

WHEREAS, further is also made clear between the Land Owner No. 1 to 4 and Shri Gopal Bhika Mahajan that, the internal sharing ratio decided between the owners is the Land Owner No.1 to 3 and Shri Gopal Bhika Mahajan will have 14.5% share in total and Land Owner No. 4 will have 11.5% share out of the total share of owners i.e., 26%. That the deposit of Rs. 75,00,000/- (Rs. Seventy five lac) is being given to the land owners 1 to 3 and Shri Gopal Bhika Mahajan as mentioned in the DAPA, and all the terms and conditions of the DAPA is fully applicable



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Now after execution of this Correction Deed the changes are applicable for the Development Agreement and as well as Registered Irrevocable Power of Attorney.

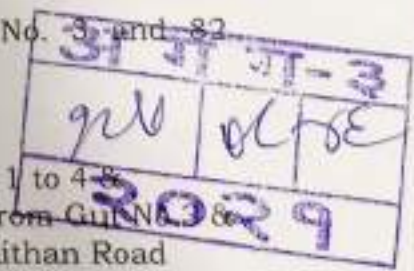
11. That, in development agreement registered on dt.12.04.2012 bearing daybook no. 2690/2012 boundaries of the said land was mistakenly mentioned, by way of this correction deed those are rectified as mentioned in schedule hereunder.

12. The Developer/Builder has availed the loan against the said property from The Malkapur Urban Co-op Bank, Aurangabad, on the basis of the DAPA executed earlier. The Developer/Builder undertakes the responsibility of the repayment of the same. The Land Owners 1 to 3 and Shri Gopal Bhika Mahajan and the Consenting party 1 to 4 will be not be responsible for any liability of the bank.

THIS CORRECTION DEED IS EXECUTED BY THE PARTIES WITH THEIR OWN WILL AND CONSENT

SCHEDULE OF PROPERTY

All the part and parcel of the Property admeasuring 1-H 07.60- R (10760 Sq. Mtrs) Out of Land Gut No. 3, situated at Village Gevrai, Tal and Dist. Aurangabad & admeasuring 0H 97.87R (9787 Sq. Mtrs) Out of Land Gut No. 82, situated at Village Gevrai Tanda Tal and Dist. Aurangabad. Forming Plot No. 2 & Amenity Plot along with DP Road Cutting etc. etc. adjoining to the above said plot. Thus totally admeasuring 02-H 05.47-R (20547 Sq.Mtrs.). out of total land out of Gut No. 3 and 82 admeasuring.



Towards East : Remaining Land of owner no. 1 to 4 & Consenting party no. 1 to 4 from Gut No. 82, thereafter Aurangabad-Paithan Road

Towards West : Land from Gut No.83, Georai Tanda

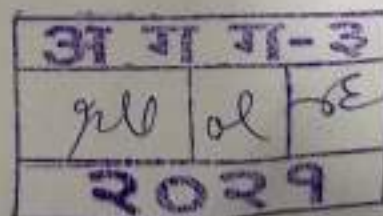
Towards South : Land of Shri. Padalkar from Gut No.3 Georai and D.P. Road

Towards North : Land from Gut no. 81 (p) & 83 (p) Georai Tanda

[Handwritten signatures and dates]

IN WITNESSETH WHEREOF THE VENDOR AND THE PURCHASER here to have here unto put their respective signatures on this dated 29 Day of Dec. 2020 here in above written.

NAME AND SIGNATURE	THUMB	PHOTO
VENDOR/OWNER NO.1  Shri. Shantaram Narayan Patil		
VENDOR/ OWNER NO.2  Shri. Mohan Vishwanath Aher, VENDOR/ OWNER NO.3		
 Shri. Avinash Tatyarao Patil, VENDOR/ OWNER NO.4		
 M/s. SHANTAMA BUILDTEC Through its Partner Shri. Anil S/o. Ratanlal Agrawal DEVELOPER/BUILDER :-		
 M/s. SHANTAMA BUILDTEC Through its Partner Shri. Anil S/o. Ratanlal Agrawal		



CONSENTING PARTY NO.1

Anand

Dr. Anand Amrutrao Deshpande HUF
Through it's Karta
Dr. Anand Amrutrao Deshpande



CONSENTING PARTY NO.2

Sanjay

Dr. Sanjay Raghunath Veer



CONSENTING PARTY NO.3

Vivek

Shri. Vivek Raghunath Veer



CONSENTING PARTY NO.4

Manoj

Shri. Manoj Kachrulal Chopda



WITNESS NO.1

Shri. Ankit Anil Agrwal

Age :- 33 Years, Occu- Business,
R/o. N-1, CIDCO, Aurangabad.

Ankit

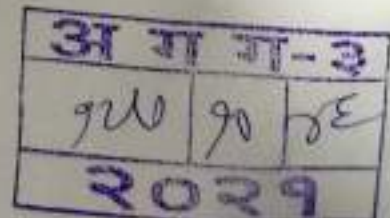


WITNESS NO.2

Shri. Pawesh Ashok Chandrahas

Age :- 35 Years, Occu- service,
R/o. Harsool, Aurangabad.

Pawesh



प्रनंजित प्रेरणाकार क. : 3057, 3079, 3080
साध - मेघराई

नाम - मेहरारू

गट क्रमांक व उपविभाग : 3

सामुदायिक ज्वैरशास्त्र

सिन्हा और नानादास

(सहारा) ह नवीन महामुल अधिकार अभिलेख जालि लोटवद्दया । तवार करणे व मुनिगीती ठेवने । नियम, १९७१ भारतीय विधायक ३,५

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४४४ गोपबारा क्रम २

क्रमांक

७३/२६

दस्तावेज क्रमांक: १२७/२०२१

दस्तावेज प्रकार: ४४४-गोपबारा क्रम २

क्र.सं.	पदाधिकाऱ्याचे नाव व पदा	पदाधिकाऱ्याचा प्रकार	छायाचित्र	अंगठ्याचा छाप
१	साथ ज्योतिराज सावरकर पाटील पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	विहून देशार वय: ४६ स्वाधरी:- 		
२	साथ सोहन विठ्ठलराव जोहर पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	विहून देशार वय: ५० स्वाधरी:- 		
३	साथ अविनाश सावरकर पाटील पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	विहून देशार वय: ४६ स्वाधरी:- 		
४	साथ ये आशुभा विठ्ठलराव लोणे श्री अश्विनी रत्नसागर अग्रवाल पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	विहून देशार वय: ५८ स्वाधरी:- 		
५	साथ ये आशुभा विठ्ठलराव लोणे श्री अश्विनी रत्नसागर अग्रवाल पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	विहून देशार वय: ५८ स्वाधरी:- 		
६	साथ संजय रघुनाथ शिर पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	मानवता देशार वय: ४५ स्वाधरी:- 		
७	साथ विवेक रघुनाथ शिर पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	मानवता देशार वय: ४२ स्वाधरी:- 		
८	साथ प्रमोद कचरलाल चौपडा पदा:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	मानवता देशार वय: ४६ स्वाधरी:- 		

जरिले दस्तऐवज अर्ज देणार ठरवावधीत: ४४४-गोपबारा क्रम २ या दस्तऐवज करणे दिवसाचे नमुने करातात.

खेळणे:-

खालील इतर असे निवेदीत करतात की ते दस्तऐवज करणे देशा-बाह्य अवस्था: खेळपत्रात, व त्यांची खेळपत्र पटविताने

क्र.सं. पदाधिकाऱ्याचे नाव व पदा

छायाचित्र

अंगठ्याचा छाप

iSarita v1.5.0



1. मासिक अर्थिक विवरण ...
पृष्ठ 35
पता: औरंगाबाद
पिन कोड: 431001

2. मासिक अर्थिक विवरण ...
पृष्ठ 33
पता: औरंगाबाद
पिन कोड: 431001

मासिक
मासिक



मासिक अर्थिक विवरण का पता: औरंगाबाद

अनु क्र. 1. मासिक अर्थिक विवरण का पता: औरंगाबाद
पता: औरंगाबाद
पिन कोड: 431001

Joint Sub Registrar Aurangabad III

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHANTAMA BUILDTEC	eChallan	00040572020122980212	MH009210522202021E	500.00	SD	0004487042202021	08/01/2021
2		DHC		0601202106096	600	RF	0601202106096D	08/01/2021
3	MS SHANTAMA BUILDTEC	eChallan		MH009210522202021E	100	RF	0004487042202021	08/01/2021

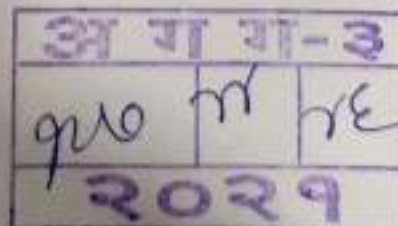
(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

127 /2021

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दस्तावेज नं-2

कमरा 3

दस्तावेज नं: 127/2021

दस्तावेज नं: 127/2021

दस्तावेज प्रकार: 65-पुनर्प्राप्ती पत्र

अनु. क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: अनंद अमृतराव देवघाटे एचयुएफ तर्फे पत्नी अनंद अमृतराव देवघाटे पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: श्रीरंगवाड, महाराष्ट्र, श्रीरंगवाड. पिन संख्या:	मान्यता देणार वय: 60 व्यावृत्ती:		

वरील दस्तावेज करून देणार तपासणीत 65-पुनर्प्राप्ती पत्र या तसेच देणार करून दिल्याचे नमूद करतात.
मिळाले 3 पी केड: 08 / 01 / 2021 11 : 23 : 08 AM

शेवटचा:

खालील इमम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यांना स्वतःचे शेवटचा, व त्यांची शेवटचा पदविलात

अनु. क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम: पद्मेश अशोक चंडहास - वय: 35 पत्ता: श्रीरंगवाड पिन कोड: 431001		
2	नाम: अंकित अनिल अष्टवाल - वय: 33 पत्ता: श्रीरंगवाड पिन कोड: 431001		

खालील पत्रकारांची कसोटी उलमका आहे .

- अनु. क्र. पत्रकाराचे नाव व पत्ता
1. मे. शंभुभा विन्वटेक तर्फे श्री अनिल रतनलाल अष्टवाल .
प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: श्रीरंगवाड, महाराष्ट्र, श्रीरंगवाड.
 2. मे. शंभुभा विन्वटेक तर्फे श्री अनिल रतनलाल अष्टवाल .
प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: श्रीरंगवाड, महाराष्ट्र, श्रीरंगवाड.
 3. मोहन विन्वटेक तर्फे श्री अनिल रतनलाल अष्टवाल .
प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: श्रीरंगवाड, महाराष्ट्र, श्रीरंगवाड.
 4. अश्विनाथ कात्यायन पाटील .
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 5. शंकराचम नारायण पाटील .
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 7. विवेक रघुनाथ बिर .
प्लॉट नं.: माळा नं.: इमारतीचे नाव: ब्लॉक नं.: रोड नं.: श्रीरंगवाड, महाराष्ट्र, श्रीरंगवाड.
 8. प्रमोद कचरलाल चौपडा .
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2		DHC		0601202106096	600	RF	0601202106096D	06/01/2021
3	MS SHANTAMA BUILDTEC	eChallan		MH009210522202021E	100	RF	0004487042202021	06/01/2021

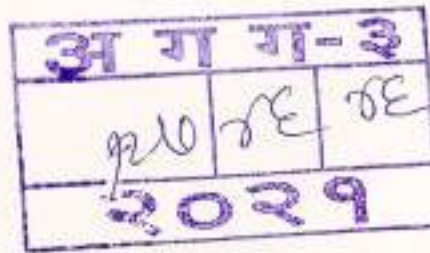
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