



10/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 3

दस्त क्रमांक : 2435/2023

नोदणी :

Regn:63m

गावाचे नाव : नक्षत्रवाडी

(1) विलेखाचा प्रकार	इन्व्हलपमेंट अॅप्रीमेंट
(2) नोबदला	0
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	19057500
(4) भू-माफन,पोटहिस्सा व परकमांक(असल्यास)	1) पातिकेचे गाव:औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती : मिळकत मोजे नक्षत्रवाडी,औरंगाबाद म.न.पा. हद्दीतील गट नं. 8 पैकी क्षेत्र 33 आर असून सदर मिळकतीचे इन्व्हलपमेंट अॅप्रीमेंट(मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे)((GAT NUMBER : 8 :))
(5) क्षेत्रफळ	1) 0.3300 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सी. विठ्ठल शामसुंदर नाईक - - वय:-70; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव : - , ब्लॉक नं. : - , रोड नं: विवेकानंद नगर, एन-4, सर्व्हे नं.23, गारखेडा सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ADAPN2200Q 2): नाव:-मेधा शामसुंदर नाईक - - वय:-40; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव : - , ब्लॉक नं. : - , रोड नं: विवेकानंद नगर, एन-4, सर्व्हे नं.23, गारखेडा सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ALHPD0819Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मै प्रतिक अभिरुची लर्फे पारटनर श्री. राम बाबुराव जोगदंड - - वय:-44; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव : - , ब्लॉक नं. : - , रोड नं: शिवाजी नगर, तिडको, गारखेडा परिसर, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- AGYPJ9415C
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2435/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	952900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारत घेतलेला
तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णित दस्त कारणांचा तपशील अभिनिर्णित
दस्त

सह दुय्यम निबंधक वर्ग-2
औरंगाबाद शहर छ.-3
औरंगाबाद.

Receipt (previ)

160/2435

Friday, March 10, 2023

4:05 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 3154 दिनांक: 10/03/2023

साक्षी नाव: सक्षमबाई

इम्प्लेमेंटेशन अनुक्रमांक: अगम3-2435-2023

इम्प्लेमेंटेशन प्रकार: टेक्निकल सपोर्ट

साक्षर करवानाचे नाव: मे प्रतिक जमिनीची ठरले पार्टनर श्री. राम बाबुराम जोयदेड -

नोंदणी फी

रु. 30000.00

वस्तु हस्ताक्षरी फी

रु. 800.00

पुण्याची संख्या: 30

एकूण:

रु. 30800.00

आगमम मूल दस्त, धनतेज रिट, सूची-२ नंदादे

4:20 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

वाजार मुल्य: रु. 19057500/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 952900/-

1) देवकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/अमादनाचे ऑईर क्रमांक: 1003202305892 दिनांक: 10/03/2023

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/अमादनाचे ऑईर क्रमांक: MH016543256202223E दिनांक: 10/03/2023

बँकेचे नाव व पत्ता:

160/2435

इतर
पावती

Original/Duplicate

Monday, 13 March 2023

10:35 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3189 दिनांक: 10/03/2023

गावाचे नाव: नसतवाडी

दस्तावेजाचा अनुक्रमांक: अमर3-2435-2023

दस्तावेजाचा प्रकार: डेव्हलपमेंट ऑर्डर

सादर करणाऱ्याचे नाव: मे प्रतिक अभिरुची तर्फे पार्टनर बी. राम बाबुराव जोगदंड - -
वर्णन

दस्त हाताळणी फी

रु. 340.00

एकूण:

रु. 340.00

Joint Sub Registrar
Aurangabad III

1); देयकाचा प्रकार: DHC रकम: रु. 340/-

डोकी/घनादेश/पे ऑर्डर क्रमांक: 1003202314444 दिनांक: 10/03/2023

वेळेचे नाव व पत्ता:

Received Adjudication Fee Rs. 100/-
Challan No. Receipt No. MH 29 270 1202223 E

DT - 25.01.23

Collector of Stamp
Aurangabad

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

ADJ/3100901/ 22 /20-23

Office of the Collector of Stamp

Dated 25/01/2023

Received from Shri Ms. Pratik Abhiruchi Thir. its partner Ram Baburao Jagdand
residing at Flat No. 02, Nakshtraund, A'bad. & other.

Stamp duty of Rs. (9,52,900/-) Nine Lakh

fifty Two Thousand Nine hundred RS only

Challan No. MH 29 270 1202223 E DT - 22.02.23

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

that the full duty of Rs. 9,52,900/- with which
this instrument is chargeable has been paid vide article no. 5 (21-31)

25(5)(i) of Schedule I

This Certificate is subject to the provisions of section

53 (A) of the Bombay Stamp Act, 1958

Place :- Aurangabad.

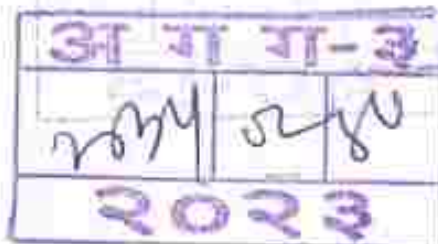
Date :- 03/03/2023

M.V. RS - 1,90,57,500/-

Collector of Stamp
Aurangabad



हे प्रमाणपत्र " मुद्रांक मुद्रांक अधिनियम 1958
अन्वये असलेल्या नियमान्वये निर्गमित केलेले
आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी
अधिकार्या समोर दाखल झाल्यास नोंदणी
अधिनियम 1908 च्या अधिनियमातील तरतुदी
नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही
करतील



DEVELOPMENT AGREEMENT

This Indenture of Development Agreement is made and executed today on this 10th day of March 2023 at Aurangabad.

BY AND BETWEEN

1. **Sow. Vidya Shamsunder Naik**
Age: 70 years, Occu: Household,
R/o. Nirmalottam, Vivekanand Nagar,
N-4, Survey No. 23, Garkheda,
CIDCO, Aurangabad
PAN No.ADAPN2200Q
2. **Medha Shamsunder Naik**
Age: 40 years, Occu: Household,
R/o. Nirmalottam, Vivekanand Nagar,
N-4, Survey No. 23, Garkheda,
CIDCO, Aurangabad
PAN No.ALHPD0819Q

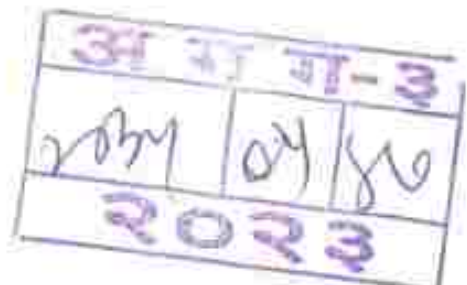


(Hereinafter jointly and severally called and referred as "**OWNERS**" Which expression shall unless contrary to the context shall mean and deemed to include all their legal heirs, representatives, successors, executors, administrators and assignees etc.) Parties of the First Part

AND

M/s. Pratik Abhiruchi- a partnership firm, Pan No. (AA-VFP6103C), having its office at Shop No. CL-8-62/2, 12th Scheme, Shivaji Nagar, CIDCO, Garkheda Parisar, Aurangabad through its Authorized Partner: -

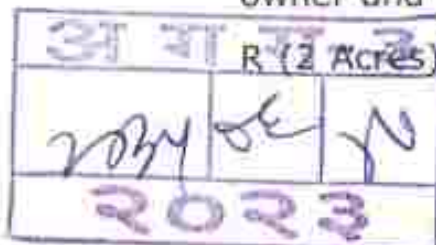
Mr. Ram Baburao Jogdand
Age: 44 years, Occu: Business & Agri.
R/o. CL-8-62/2, 12th scheme,
Shivaji Nagar, CIDCO,
Garkheda Parisar, Aurangabad,
PAN NO. **AGYPJ9415C**



(Hereinafter called as "**BUILDER / DEVELOPER**" Which expression shall unless contrary to the context shall mean and deemed to mean and include its present and future partners, successors, legal heirs, representatives, executors, administrators, and assignees etc.) Party of the second part.

WHEREAS, the agricultural land property bearing Gut No. 08 situated at village Nakashtrawadi, Tq. & Dist. Aurangabad, within local limits of Aurangabad Municipal Corporation was owned and possessed by Nivrutti s/o Namdev Pathe and out of his holding, Mr. Nivrutti Pathe sold 2 H 74 R (6 Acres 34 Gunthe) to Mr. Chotusingh Jassusingh Thakur under registered sale deed No. 2738 dated 13.12.1974. The competent Revenue Authority sanctioned mutation entry No. 103 in favour of Mr. Chotusingh Jassusingh Thakur and his name was recorded as owner and possessor of land to the extent of 02 H 74 R (6 Acres 34 Gunthe) land.

AND WHEREAS, out of above land, Mr. Chotusingh Jassusingh Thakur, during his lifetime, sold 2 Acres land to Mr. Upendra Dattatray Kolele and others under registered sale deed dated 29.11.1990. Further Chotusingh Thakur, during his lifetime, agreed to sale 2 acres land to Mr. Sham Naik. After execution of agreement to sale of the land with Mr. Naik, Chotusingh Jassusingh Thakur died and his legal heirs honored the agreement executed by their late father and executed registered sale deed No. 432 dated 24.01.2007 in favour of Mr. Shamsunder Uttamrao Naik. The competent revenue authority sanctioned mutation entry in favour of the purchaser for 2 Acres of land. As such the owner Mr. Shamsunder Uttamrao Naik became owner and possessor of the land Gut No. 8 to the extent of 81 R (2 Acres) situated at village Nakshatrawadi, within local lim-



its of Aurangabad Municipal Corporation, Aurangabad. It is his self acquired property.

AND WHEREAS 81 R land remained in possession of Mr. ShamsunderUttamrao Naik. Out of the above property, Mr. Naik has gifted 33.00 R land to his wife and Daughter namely Sow. Vidya Shamsundar Naik and MedhaShamsundar Naik under registered gift deed no. 4296 dated 24.06.2021. Accordingly, their names have been mutated in 7/12 extract of land gut no. 08, village Nakashtrawadi, Tq. & Dist. Aurangabad as owners and possessors of 33.00 R land by sanctioning mutation entry no. 4262 dated 23.07.2021, which land is being given for development to M/s. Pratik Abhiruchi on the following terms and conditions. The parties to the agreement have discussed and decided the mode and manner in which the development of the land can be carried out by the Builder/Developer and therefore this development agreement is being executed.



AND WHEREAS, the present Owners are seized, possessed even otherwise entitled to the property more particularly described in Schedule mentioned below. THAT the Owners further assures the Developer that the property hereby agreed to be developed is their separate property belonging to them alone having purchased the same by it exclusively from and out of their own funds and that none except they has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same. THAT the OWNERS does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agree to DEVELOP ALL THAT piece and parcel of



2023

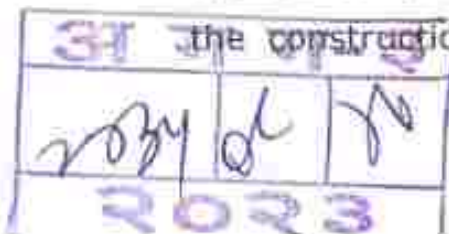
THE SAID PROPERTY, more particularly described in the schedule here under written.

AND WHEREAS, the owners intend to develop their property and therefore approached the Builder / Developer and after verification and satisfaction of title, ownership, rights, interest and possession of the present owners over the property described in Schedule "A", gave a proposal for development of the said property and construction thereon of Row houses for group housing including other facilities which are more particularly described in separate schedule.

WHEREAS the Builder / Developers have undertaken to obtain necessary permission and shall incur all necessary expenditure to that effect.

AND WHEREAS, the developer has specifically assured the owners that, he has adequate knowledge, expertise, funds, experience, manpower, labour, machines, infrastructure and all that is required for the developing of a similar kind of property and further assured that he is fully capable to develop and construct the property described in Schedule "A" within stipulated time.

AND WHEREAS, the Builder / Developer agreed that, he shall at his own costs and expenses develop and construct the property described in Schedule "A" within 36 months reasonably from the date of execution of development agreement and the Builder / Developer shall be entitled for 57.50% share in the construction of row houses etc., whereas, owners jointly



will be entitled for 42.50% share in the construction. (Excluding the MSEB + water charges, society formation charges / fees and taxes and any other Govt. taxes).

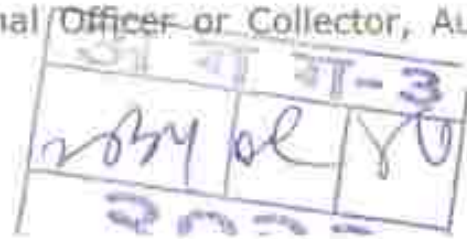
AND WHEREAS, the owners considering the aforesaid representations, assurances given by the Builder / Developer agreed to grant license to the developer to develop, construct and sale the property described in schedule "A" from the date of signing the Development agreement and the Builder / Developer also agreed for the same.

NOW THEREFORE THIS INDENTURE OF DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-



1) The Owners hereby grant license and handed over possession of property to developer to develop the property described in **Schedule "A"** by constructing Row Houses (as per Town Planning norms), drainage facilities, electricity facility and other necessary amenities as specifically mentioned in **Annexure-I**, within 36 months reasonably from execution and registration of development agreement at the office of Sub-Registrar, Aurangabad after completing the adjudication. The owners have today handed over the vacant and peaceful possession of the land to the Builder / Developer for carrying out the construction and development activities.

2) The Owners hereby empower and authorize the Builder / Developer to apply and request the competent Government offices and authorities for obtaining requisite permissions and sanctions from Aurangabad Municipal Corporation and NA orders from Tahsildar / Sub-Divisional Officer or Collector, Au-

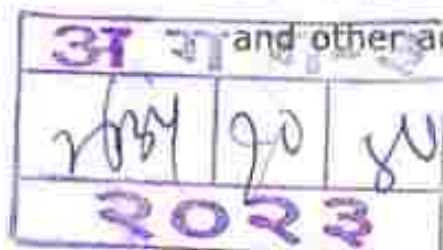


rangabad which are required for carrying out the said development, such as filing the application, deposition / Paying required fees, charges (at the cost of Builder / Developers) in the name of the Owners and refund of the same. The developer is entitled to refund of all the amount which he has deposited with various authorities as per law of land.

3) The Builder / Developer is hereby permitted for engaging the architects, contractors, surveyors, labour and other such required agencies as per their own wish and will, for carrying out the said development and construction activities as per **Annexure -I**. But it shall be sole responsibility of Builder / Developer to pay their remuneration / fees / charges / wages and shall be further responsible for all the damages / compensation if any from such agency / labour claims and in any case the owners shall not be responsible for any payment to such persons / agencies. If any agencies raise any suit / claim against the owners then the developers shall keep the owners indemnified in all respect.

4) THAT the owners shall answer all reasonable requisition on the title to be made by the Developer and shall establish good valid and marketable title to the property hereby agreed to be developed/sold.

5) THAT it is clearly understood and agreed that the Owners does hereby agree to sign the plans, execute Indemnity Bonds(s), swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to various govt. and other authorities. They also agree to extend all the fees.



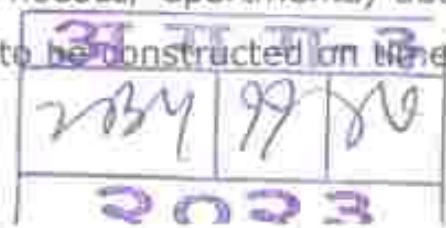
sary co-operation and render all assistance to the Developer in the matter of securing necessary sanctions, provided the Developer pays/deposit necessary sums in the office of the municipal corporation or any other authority in the name of the owners or in his name.

6) THAT the owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per the sanctioned plan and / or after getting the Revised plans as may be sanctioned by the Municipal corporation or any other authority.

7) The Owners are also executing a separate Irrevocable Power of Attorney in favour of the Builder / Developer firm and their partners for carrying out all activities as per this development Agreement. THAT the Owners have agreed to execute a power of Attorney empowering and authorizing any person (s) to be nominated by the Developer to sign/execute various Agreements to sell, sale Deeds, Deed of Declaration, Various Apartments Deeds, Correction Deeds, Supplementary Agreements, Building Maps, Applications, Affidavit, Declarations and all other kinds of Documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and the



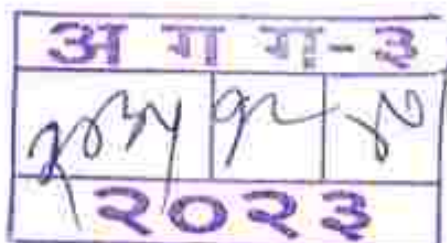
That the Developer shall have full liberty to advertise for the sale of built up spaces (i.e. Row houses/ apartments) out of the multistoried building proposed to be constructed on the



said plot of land together with the undivided share and interest in the said plot of land to the intending buyers and developer shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price thereof and to retain and appropriate the same in their absolute discretion.

9) That the developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a public Notice in the news papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute burden charge, encumbrance, claim, demand etc. the owners agree with the Developer and /or the prospective buyers to get the same freed and discharged from all such burdens.

10) Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said land in accordance with the sanctioned plans as may be sanctioned by the city municipal corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the pro-



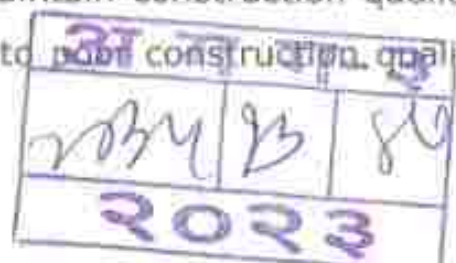
posed building to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

11) THAT the draft of Agreement to sell and sale Deed or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owners has approved the same and both parties have put their respective signature over the approved drafts of Agreement to sell and sale deed. The Developer acting as a power of Attorney Holder of land, Owners shall be under obligation to execute the Agreement of sale strictly in accordance with the said approved drafts only.

12) THAT The owners shall sign and execute a Deed of Declaration Under section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual duty (s) as may be nominated by the Developers, provided however that the entire cost of stamp duty and registration fees etc. payable thereon is borne and paid by the developer/prospective Buyers.

13) The Developer shall be duty bound to perform all development work by following due procedure of law and shall keep the owners indemnified in all respect. The Builder / Developer shall be solely responsible for the quality of construction and will ensure proper governance and Independent party inspection certificates are obtained to maintain construction quality.

Any claims / litigations arising due to poor construction quality



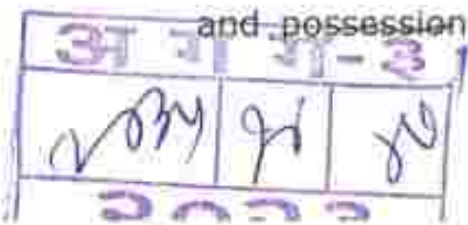
will be the sole responsibility of the Builder / Developer and will not be binding on the "Owners".

14) The developed Row houses of the share of developer shall be sold at the discretion of builder/developer whereas the share of owners shall be sold at mutually agreed rate between the Builder / Developer and Owners. There may be variation in the price on unit-to-unit basis.

15) The execution of Agreement to sale, sale deed of the Row houses shall only be done to the extent of 57.50% share and 42.50% share shall be sold by the owners at their own cost, risk and responsibility. That the Builder / Developer and owners have got distributed the row houses amongst themselves as per their convenience which are mentioned in the separate schedule.

16) In case, at the end of the 36 months period, the "Developer / Builder" fails to fully construct the Row houses then extension on the request of Developer / Builder shall be allowed for further period depending upon the market situation and any other emergency.

17) That, the Owners hereby declare that, the property under development is free from all types of encumbrances and it is not subject to any charge or dues or any right of whatsoever nature of the State Government, any financial institution or any private party and the Owners are having absolute right and title to the property under development. If any defect in the title, possession or if any dispute on account of the title and possession of the property under development arises, it

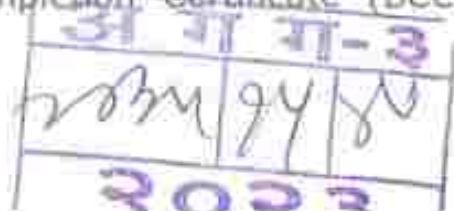


will be sole responsibility of Owners to clear the same at their own cost, risk and responsibility and in case the Owners failed to clear the same, the Owners will be compensating for losses sustained by the Developer / Builder in developing the property under development including cost of construction and interest factor on loan, if any. The owners shall co-operate with Developer / Builder and shall sign Vakalatnama and have handed over the original title deeds or any other papers in respect of the land under development.

18) Notwithstanding anything written in this agreement the owners shall not be responsible for any illegal act or omission done by developer / Builder and if anybody raises any objection and / or claim damages for the act / omissions done by the Developer / Builder then the developer/ builder shall keep the owners indemnified.

19) It is agreed by and between the parties that Developer / Builder can approach the financial institution for project loan and the 57.50% share of the Developer / Builder can be mortgaged by developer / builder. To this effect the owners have given authority in the power of attorney to the attorney holder. However, before mortgaging any portion, the "Developer / Builder" will obtain a no objection certificate from the "Owners" on the terms and conditions of the mortgage. The repayment of the loan + interest thereon shall be sole responsibility of Builder / Developer.

20) It is further agreed by and between the parties that expenses for obtaining Building Completion Certificate (BCC)



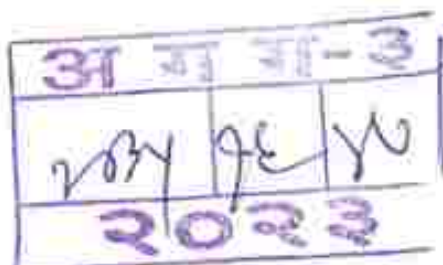
from competent authority i.e., Aurangabad Municipal Corporation shall be in the proportion of 57.50% by "Developer / Builder" & 42.50% by "Owners", respectively. The amount for such expenses shall be decided by the authorities of Aurangabad Municipal Corporation at the time of issuance of BCC.

21) It is agreed by and between the parties that sale consideration of the units retained by Builder / Developer shall be collected by the Builder / Developer whereas the owners shall collect the consideration of their unit and shall be responsible for tax arising out the said sale consideration.

22) The Developer/ Builder shall not be responsible for delay of project on account of change in Government policy, shortage of raw material, war, civil commotion, flood, or any other act of God, or covid-19 like pandemic situation. The owners shall in above circumstances shall allow reasonable extension of time to the Developer/ Builder.

23) It is agreed by and between the parties that during execution and development of this land, if the land is acquired by the government or corporation, the builder / developer shall be entitled for land acquisition any type of compensation as per the ratio of 57.50% and 42.50% respectively.

24) That the Developer/ Builder have agreed to pay the stamp duty and registration charges in respect of Development.



Agreement and Power of Attorney including Advocates fees, adjudication expenses and out of pocket expenses.

25) The built-up area sanctioned as per the building permission No. 290/2022-23 in file No. 228/17/2022-23 dated 29.12.2022 up to area 1750.70 sq. meters. It is decided between owners and developer – this development agreement is restricted to sanction permission No.290/2022-23 in file No. 228/17/2022-23 dated 29.12.2022 only. That they will not consume any additional FSI as per this development agreement. The development on the said land will be up to built-up area of 1750.70 sq. meters only as per this development agreement.

26) It is agreed by and between the parties that in the event of death of any party, the terms and conditions mentioned in the Development Agreement and Power of Attorney are binding on their legal heirs and they undertake to execute necessary documents, consent deed or any other documents without any demand of monetary nature from Developer/ Builder.

27) That the owners have handed over vacant and peaceful possession of 33 R land of gut no. 08 of Nakashtrawadi to the builder / developer and same shall continue till completion of the project. If any interference is caused by any party in the peaceful possession of the builder / developer, same shall be resolved by the owners at their own cost, risk and responsibility. The owners along with builder / developer have carried out the measurement of land from govt. authorities for finalization of boundaries. The owners shall allow the builder / developer



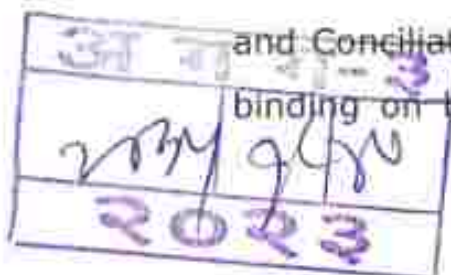
to use their nearby land for storage of raw material, sand, cement, steel, woods and other raw materials on the site and shall allow parking of vehicles and movement thereof.

28) The income derived from this project by the "Owners" and "Developer/ Builder" shall be subject to individual assessment and have to pay their own taxes to Income Tax Authorities.

29) The builder / developer shall be permitted and entitled to put up advertisement hoards upon the said property and the project. The expenses for the advertisement shall be borne and paid by the builder / developer.

30) The Builder / Developer shall abide by the law i.e., Real Estate Regulation Act and shall register the project with MAHARERA authority at his cost and expenses. The deeds and documents i.e., Agreement to sale and sale deeds shall be executed and registered in accordance with the MAHARERA. The builder / developer shall apply to the corporation authority for obtaining occupancy certificate and expenses for the same shall be borne and paid by the parties as per ratio i.e., 57.50% and 42.50% respectively.

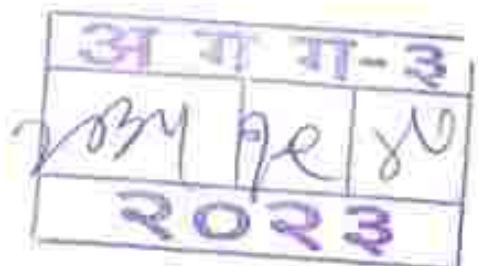
31) That it is agreed by and between the parties that any dispute arising out of the development of land gut no. 8 village, Nakashtrawadi to the extent of 33.00 R shall be settled by way of appointment of sole arbitrator under the Arbitration and Conciliation Act and the decision of the Arbitrator shall be binding on both the parties. The parties to the dispute shall



pay their fees to the arbitrator separately, as per the direction of Arbitrator.

32) It is agreed by and between the parties that on the date of execution of development agreement construction permission is received being commencement certificate permission No. 290/2022-23 in File No. 228/17/2022-23 dated 29.12.2022. The expenses for above permission have been incurred by the Builder / Developer.

33. The said Builder / Developer and Owners hereby declares that these presents i.e. Development agreement after typing has been given to them for reading and getting the same explained from their Advocate, as to the nature and effects and consequences of this development agreement and contents of this deed and explained the nature and effects of this development agreement and the said Builder / Developer and Owners have read all contents herein and got them explained from the Advocate and being satisfied and that this deed is as per the assurance given by them have signed and executed this deed voluntarily and without any pressure of any kind and with full understanding as to the contents and also as the nature and effects and consequences of this deed and signed on the same, with an intention to develop said property.



Schedule-A

(Description of land under development)

All that piece and parcel of land Gut No.08 totally ad-measuring 13 H 69 R Aakar Rs. 28.28 to the extent of 33.00 R situated at village Nakshatrawadi, Tal. & Dist. Aurangabad, within local limits of Aurangabad Municipal Corporation and the land is bounded as below:

East : Remaining land of Mr. Shamsundar Naik
West : Plotting of Lokmangal plotting & 6 meters wide road
South: Land of Thakur family
North: Land of Gangasagar Society of Gut No. 8

Annexure - I

Specification for construction

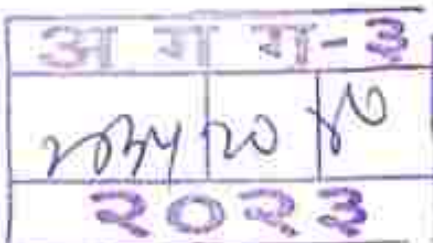
1. Outer wall 6 inch wide
2. Internal wall 4 inch wide
3. Windows: Aluminum sliding windows
4. Main door: Plywood designer and other flush type
5. Plaster: Internal POP finish and outer sand finish
6. Colour: Internal plastic emulsion paint and outer Acrylic paint
7. Water fitting: Concealed plastic fitting
8. Tiles: Glazed vetrified tiles nano 2x2
9. Light: Concealed fitting standard material
10. Kitchen otta with SS sink

The Developer is authorized to use the standard quality material which is easily available in the market.

Distribution of constructed portion / Row Houses

Share of land Owners = 07 Row Houses of 03 BHK bearing Nos. C-1, C-2, C-3, C-4, C-5 & A-6 & A-7- 7 Nos.

Share of Builder / Developer = 07 Row Houses of 03 BHK & 03 Row house of 2 BHK bearing Nos. A-1, A-2, A-3 (2 BHK), B-1, B-2, B-3, B-4, B-5 and A-4 & A-5 (07 Nos. 3-BHK & 03 Nos. 2-BHK).



IN WITNESS WHEREOF the owners and the Developer have set and subscribed their hands and signed here unto on this Indenture for Development in the presence of witnesses without any pressure, coercion or influence of any person or liquor, with free will and consent.

OWNERS / Parties of the first part.

Sow V.S. Naik.

1. Sow. Vidya Shamsunder Naik



Medha

2. Medha Shamsunder Naik



DEVELOPER/ BUILDER Party of the second part

M/s. Pratik Abhiruchi, partnership firm
Through its Authorized partner

Pratik

Shri. Ram Baburao Jogdand



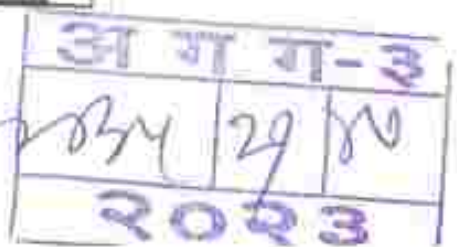
Witness:-

Chand

1. Mr. Gorakh Parmeshwar Chavan
Age 36 years,
R/o. Aurangabad



2. Mr. Laxman Vishwanath Patil
Age 37 years,
R/o. Aurangabad



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सुखदम्,

2019



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यदि आप इस पत्र को पढ़ रहे हैं, तो आपका मतलब है कि आपने इस पत्र को पढ़ने के लिए अपना समय निकाला है।

सूचना : (अन्य संस्था) जिसका नाम इस प्रश्न में नहीं दिया गया है, <http://www.ijer.in> (ई-मेल ijer@www.ijer.in) के माध्यम से सूचनाएं दे सकते हैं।

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2023		



आपका प्रश्न हमारे डेटाबेस में मौजूद है। हम इसे जल्द से जल्द आपके लिए उत्तर देने का प्रयास करेंगे।

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2023



आचार्य महोदय जी, आपका ईमेल पता anandkumar1984@gmail.com पर भेजा जा चुका है। आप इसे चेक कर सकते हैं। यदि आप इसे नहीं देख सकते हैं, तो आप इसे anandkumar1984@gmail.com पर भेज सकते हैं।

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Figure 2.

1997



अपर तहसिलदार कार्यालय, औरंगाबाद
जिल्हाधिकारी कार्यालय परिसर, फाजिलपुरा, औरंगाबाद - 431001.

महाराष्ट्र जमीन महसूल संहिता 1986 च्या कलम 42 क मधील तरतुदीन्वये नियोजन
पाधिकारपत्राचे बांधकाम / विकास परवानगी दिलेली नाही अशा अटींन्वयेच्या शीतवटाद्वारात
द्वयावयाची अकृषीक रकमद.

वाचा :-

1. श्रीमती शेणै शमसुंदर मर्चण्ड व श्रीमती व. विठ्ठल शमसुंदर मर्चण्ड, रा. एन-४, विवेकानंद नगर, ता. जिल्हा औरंगाबाद यांचा अर्ज दिनांक 21.12.2022.
2. महाराष्ट्र राज्य अध्याधारण भूतः अर्ज अध्यादेश क्रमांक 17 दिनांक 22.08.2014 चे कलम 42 अ मधील पोट कलम (1) ते (4) मधील तरतुदी.
3. महाराष्ट्र जमीन महसूल व वनविभाग यांचेकडील महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश 2017 दिनांक 05.01.2017.
4. महाराष्ट्र शासन महसूल व वन विभाग यांचेकडील महाराष्ट्र शासन निर्णय क्रमांक एनपी-2016/व.क्र.209/टी.1 दिनांक 01.04.2017.
5. महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन निर्णय क्रमांक एनपी-2016/व.क्र.-76/टी-1 दिनांक 22.02.2016 मधील तरतुदी.
6. मा.जिल्हाधिकारी औरंगाबाद यांचे आदेश दिनांक 15.02.2017, 28.11.2017 व दिनांक 31.12.2021.
7. मा. जिल्हाधिकारी, औरंगाबाद यांचे पत्र क्र.ज.अ.2022/मशासकजमीन-1/एनपी-14/व.क्र.08 दिनांक 04.03.2022 व दिनांक 21.03.2022 रोजीच्या बैठकीतील निर्देश.
8. नगररचनाकार, नगर रचना विभाग, महानगर पालिका, औरंगाबाद यांची दिनेश जा.ज./ननपावतरी/डिसेंबर/2022/2779 दिनांक 19.12.2022 रोजीचा प्रीम वारंटा.
9. मा. कर्मचारीकायदीन टिपणी संजुर् दिनांक 30.11.2022.
10. शासकीय रकम रक्कम दाखल झाली असा सान्नाबाबत अर्ज दिनांक 24.01.2023.

ज.क्र.2022/अकृषीक/परी.42-मश.क्र. 468

दिनांक 01.02.2022

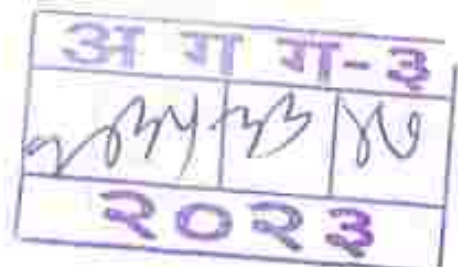
याअधी औरंगाबाद तालुक्यातील मीने महाप्रवाशी सर्वे क्रमांक 1 मट क्रमांक 8 येथी मधील रकम होत.

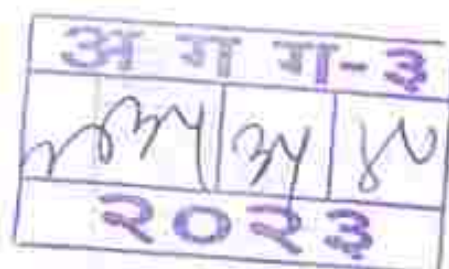
3300.00 चौ. मी. या निष्कलतीमध्ये अनेकदागे महाराष्ट्र जमीन महसूल संहिता 1986 च्या कलम 42 क च्या तरतुदीन्वये निवासी वा अकृषीक प्रयोजनासाठी रकम मिळणे करीत, या कर्मचारीकाने अर्ज सादर केलेला आहे.

प्रस्तुत प्रकल्प अतिरेखातील कलादपरांची पाहणी केरी अन्वत नगररचनाकार, नगर रचना विभाग, महानगर पालिका, औरंगाबाद यांची दिनेश जा.ज./ननपावतरी/डिसेंबर/2022/2779 दिनांक 19.12.2022 मुबार. 12.00 मीटर रूंद विकास योजना रस्ता, 15.00 मीटर रूंद विकास योजना रस्ता, समुल 60.00 मीटर रूंद विकास योजना रस्ता,

ए.ड. अंयात ए.ड. उर्वरित वडियासी क्षेत्र, या विभागामध्ये तेत, या नगर विभागातील तरतुदीनुसार निवासी

AMC Heling 42C





Sl. No.	Description	Area (Sq. Mtr.)	Remarks
1	Plot Area	10000.00	
2	Area of Building	1000.00	
3	Area of Road	1000.00	
4	Area of Open Space	1000.00	
5	Area of Water Body	1000.00	
6	Area of Other	1000.00	
7	Total Area	10000.00	

REVISION PLAN OF GROUP HOUSING SCHEME
- PRATIC ANGAN'ON CUT NO. 08/100
SITUATED AT MARATHWADA,
A. U. S. A. N. Q. A. S. A. D.

REVISION PLAN OF GROUP HOUSING SCHEME
- PRATIC ANGAN'ON CUT NO. 08/100
SITUATED AT MARATHWADA,
A. U. S. A. N. Q. A. S. A. D.

CERTIFICATE OF AREA
The area of the plot is 10000.00 Sq. Mtr. and the area of the building is 1000.00 Sq. Mtr. The area of the road is 1000.00 Sq. Mtr. The area of the open space is 1000.00 Sq. Mtr. The area of the water body is 1000.00 Sq. Mtr. The area of the other is 1000.00 Sq. Mtr. The total area is 10000.00 Sq. Mtr.

C.M.E. & ASSOCIATES
Engineers & Architects
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



2023



CAPITAL GROWTH		
Year	1990-1991	1991-1992
1990-1991	10.0%	10.0%
1991-1992	10.0%	10.0%
1992-1993	10.0%	10.0%
1993-1994	10.0%	10.0%
1994-1995	10.0%	10.0%
1995-1996	10.0%	10.0%
1996-1997	10.0%	10.0%
1997-1998	10.0%	10.0%
1998-1999	10.0%	10.0%
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2001-2002	10.0%	10.0%
2002-2003	10.0%	10.0%
2003-2004	10.0%	10.0%
2004-2005	10.0%	10.0%
2005-2006	10.0%	10.0%
2006-2007	10.0%	10.0%
2007-2008	10.0%	10.0%
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2069-2070	10.0%	10.0%
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2072-2073	10.0%	10.0%
2073-2074	10.0%	10.0%
2074-2075	10.0%	10.0%
2075-2076	10.0%	10.0%
2076-2077	10.0%	10.0%
2077-2078	10.0%	10.0%
2078-2079	10.0%	10.0%
2079-2080	10.0%	10.0%
2080-2081	10.0%	10.0%
2081-2082	10.0%	10.0%
2082-2083	10.0%	10.0%
2083-2084	10.0%	10.0%
2084-2085	10.0%	10.0%
2085-2086	10.0%	10.0%
2086-2087	10.0%	10.0%
2087-2088	10.0%	10.0%
2088-2089	10.0%	10.0%
2089-2090	10.0%	10.0%
2090-2091	10.0%	10.0%
2091-2092	10.0%	10.0%
2092-2093	10.0%	10.0%
2093-2094	10.0%	10.0%
2094-2095	10.0%	10.0%
2095-2096	10.0%	10.0%
2096-2097	10.0%	10.0%
2097-2098	10.0%	10.0%
2098-2099	10.0%	10.0%
2099-2100	10.0%	10.0%

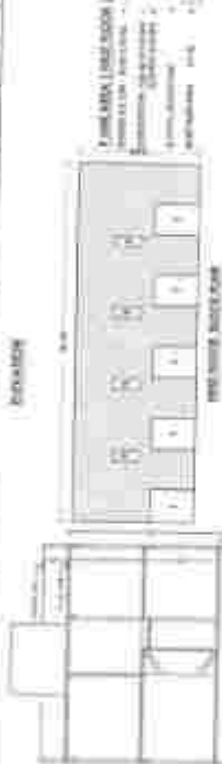
SWISS PLAN OF GROUP HOLDING SCHEMES
PEANUT ARGAN" ON QY NO.03/7/Fen
JITUYED AT MAKATISAWADI
U V E A H C A E A 2

1000

ENTRANCE OF 497A
 and on the left side of the entrance, the words "ENTRANCE OF 497A" are inscribed in the wall.

Signature of _____

C.B.C. & ASSOCIATES



Year	Population	Population	Population
1990	100	100	100
2000	100	100	100
2010	100	100	100
2020	100	100	100
2030	100	100	100
2040	100	100	100
2050	100	100	100
2060	100	100	100
2070	100	100	100
2080	100	100	100
2090	100	100	100
2100	100	100	100

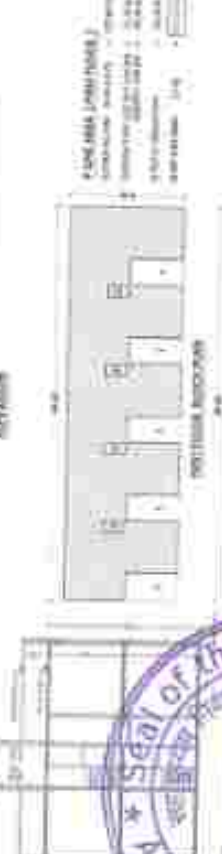
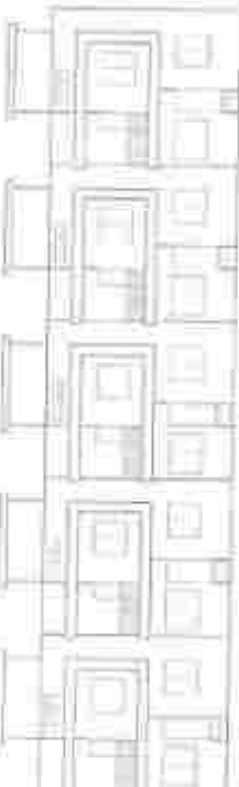


Figure 1. Schematic diagram of the experimental setup.

[illegible]

अ. नं. ३
२०२३

शोन क्रमांक ७.११२, दर रु.१२,६००/-प्रति आर
किंमत रु. ३,६४,०९,४००/-

शेतजमिनीचे बळीसपत्र

नीजे नक्षत्रवाडी ता. व जि. औरंगाबाद येथील गट क्रमांक ०८ पैकी ३३ आर
शेतजमिनीचे बळीसपत्र ज्यावर योग्य ती मुद्रांक फिस भरलेली आहे.

बळीसपत्र लिहून देणार :-

श्री. शामसुंदर उत्तमराव नाईक
वय - ७६ वर्षे, धंदा - व्यापार
रा. निर्मलोत्तम, विवेकानंदनगर, एन-४, सर्व्हे
क्रमांक २३, गारखेडा, सिडको, औरंगाबाद
पॅन क्र. ADAPN8938M
मो. ९८२३२०८९१७

बळीसपत्र लिहून घेणार :- १)

सौ. विद्या शामसुंदर नाईक
वय : ७० वर्षे, धंदा : घरकाम
रा. निर्मलोत्तम, विवेकानंदनगर, एन-४, सर्व्हे
क्रमांक २३, गारखेडा, सिडको, औरंगाबाद
पॅन क्र. ADAPN2200Q
मो. ९८२३२०८९१७

२) मेधा शामसुंदर नाईक - मुलगी

वय : ४० वर्षे, धंदा : घरकाम
रा. निर्मलोत्तम, विवेकानंदनगर, एन-४, सर्व्हे
क्रमांक २३, गारखेडा, सिडको, औरंगाबाद
पॅन क्र. ALHPD0819Q
मो. ७३८७५५०३५०

परिशिष्ट-अ

(बळीस मिळकतीचे वर्णन)

नीजे नक्षत्रवाडी ता. व जि. औरंगाबाद येथील गट क्रमांक ०८ पैकी ३३ आर
आर क्षेत्र ज्याची चतुःसिमा खालीलप्रमाणे आहे.

पुर्वेस
पश्चिमेस
दक्षिणेस
उत्तरेस

श्री. शामसुंदर नाईक यांची उर्वरित जमीन
लोकमंगल प्लॉटींग यांची जमीन
रोड व त्यानंतर ठाकूर यांची जमीन
गंगासागर सोसायटीची जमीन

अ ग ग-३
२०२३



अ ग ग-१
२०२१

भारत सरकार
GOVERNMENT OF INDIA

नाम: सुनील शर्मा
Mobile: 9876543210
DOB: 12/03/1985
Gender: Male

3356 7291 8526

सामान्य माणसाचा अधिकार

Sun V.S. Shaik

भारत सरकार
GOVERNMENT OF INDIA

नाम: सुनील शर्मा
Mobile: 9876543210
DOB: 12/03/1985
Gender: Male

7071 7266 2008
VID: 8127 8888 1888 2198

राष्ट्रीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: सुनील शर्मा
Address: STATE BANK OF INDIA
NAGAR N-4, SERVE
NO 23, DURGHEDE, Aurangabad,
Maharashtra, 431001

राष्ट्रीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: सुनील शर्मा
Address: STATE BANK OF INDIA
NAGAR N-4, SERVE
NO 23, DURGHEDE, Aurangabad,
Maharashtra, 431001

7071 7266 2008
VID: 8127 8888 1888 2198

भारत सरकार
GOVERNMENT OF INDIA

नाम: सुनील शर्मा
Mobile: 7788888888
DOB: 12/03/1985
Gender: Male

7005 6543 6083
VID: 8127 8888 1888 2198

सामान्य माणसाचा अधिकार

राष्ट्रीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: सुनील शर्मा
Address: STATE BANK OF INDIA
NAGAR N-4, SERVE
NO 23, DURGHEDE, Aurangabad,
Maharashtra, 431001

भारत सरकार
GOVERNMENT OF INDIA

नाम: सुनील शर्मा
Mobile: 9876543210
DOB: 12/03/1985
Gender: Male

5974 6223 1472

सामान्य माणसाचा अधिकार

राष्ट्रीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: सुनील शर्मा
Address: STATE BANK OF INDIA
NAGAR N-4, SERVE
NO 23, DURGHEDE, Aurangabad,
Maharashtra, 431001

भारत सरकार
GOVERNMENT OF INDIA

नाम: सुनील शर्मा
Mobile: 9876543210
DOB: 12/03/1985
Gender: Male

9927 7059 6066
VID: 8127 8888 1888 2198



Sham

अगर-3
2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIDYA SHYAM NAIK
P N KULKARNI
29/05/1949
Permanent Account Number
ADAPN2200Q



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

समाप्त भारत सरकार का
Permanent Account Number Card
ALHPD0819Q

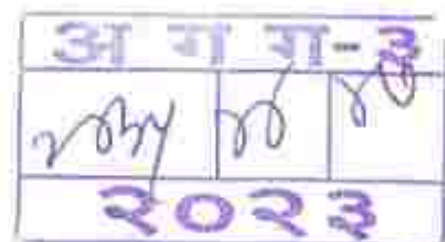
मेधा श्यामनाथ नाईक
MEDHA SHYAMNATH NAIK
29/05/1949
Permanent Account Number
ADAPN2200Q




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अरुण कुमार नाईक
ARUN KUMAR NAIK
01/06/1974
Permanent Account Number
AGYPJ3415Q

160/2435

शुक्रवार, 10 मार्च 2023 4:05 म.ने.

दस्त गोपधारा भाग-1

अमरु3

दस्त क्रमांक: 2435/2023

दस्त क्रमांक: अमरु3 /2435/2023

संज्ञात मुल्य: रु. 1,90,57,500/-

पीकदला: रु. 00/-

संज्ञात मुद्रांक शुल्क: रु.9,52,900/-

जु. नि. सह. दु. नि. अमरु3 बांणे कार्यालयात

अ. क्र. 2435 सर. दि. 10-03-2023

रोजी 3:59 म.ने. या. हजर केला.

पावती: 3154

पावती दिनांक: 10/03/2023

सादरकरवाराचे नाव: मे. प्रतिक अभिरुची सर्वे. पार्टनर श्री. राम बाबुराव जोमदेव - -

नोकरी फी

रु. 30000.00

दस्त हस्ताळणी फी

रु. 600.00

पुशणी संख्या: 30

दस्त हजर करवाम्याची सही:

एकूण: 30600.00

Joint Sub Registrar Aurangabad III

Joint Sub Registrar Aurangabad III

दस्ताचा प्रकार: डेन्ट्रलपमेट ऑफीसिट

मुद्रांक शुल्क: (एक) कोषाव्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य अवस्थेत कोषाव्याही तटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वोन) मध्ये समुद्र न केलेल्या कोषाव्याही नाथरी क्षेत्रात

शिफा क्र. 1 10 / 03 / 2023 03 : 59 : 29 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 10 / 03 / 2023 04 : 00 : 50 PM ची वेळ: (सी)





10/03/2023 4 08:56 PM

दस्तावेजांचा भाग-2

अगम3

दस्तावेजांक:2435/2023

26/8/20

दस्तावेजांक : अगम3/2435/2023

दस्तावेजांचा प्रकार :- वेबकॅमपध्दत जेपीमेग

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	प्रायाचित्र	अंगठ्याचा ठसा
1	नाम:सी. विद्या शामसुंदर नाईक - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: विवेकानंद नगर, एन-4, सन्हे ना.23, मारखेडा सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ADAPN2200Q	विहून देगार वय :-70 स्वाधरी:- Sow.V.S.Naik		
2	नाम:मेधा शामसुंदर नाईक - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: विवेकानंद नगर, एन-4, सन्हे ना.23, मारखेडा सिडको,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ALHPD0819Q	विहून देगार वय :-40 स्वाधरी:- imadk		
3	नाम:मे प्रतिक अभिरुची तर्फे पार्टनर श्री. राम बाबुराव जोगदंड - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जितानी नगर, सिडको, मारखेडा परिसर, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AGYPJ9415C	विहून देगार वय :-44 स्वाधरी:- Rajk		

वरील दस्तऐवज असून देगार तथाकथीत वेबकॅमपध्दत जेपीमेग चा दस्तऐवज असून शिन्धाने कबुल करतात.

शिक्का क्र.3 ची वेळ:10 / 03 / 2023 04 : 04 : 12 PM

टीप:-

दस्तऐवज निष्पादनाचा कडुलीखंड देणाऱ्या सर्व पक्षकारांची जळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून देगार मे प्रतिक अभिरुची तर्फे पार्टनर श्री. राम बाबुराव जोगदंड - -	10/03/2023 04:02:25 PM	राम बाबुराव जोगदंड M XXXX XXXX 6053
2	विहून देगार सी. विद्या शामसुंदर नाईक - -	10/03/2023 04:03:47 PM	विद्या शामसुंदर नाईक F XXXX XXXX 6528
3	विहून देगार मेधा शामसुंदर नाईक - -	10/03/2023 04:04:30 PM	मेधा शामसुंदर नाईक F XXXX XXXX 2008

शिक्का क्र.4 ची वेळ:10 / 03 / 2023 04 : 04 : 31 PM

Joint Sub Registrar Aurangabad III



Payment Details.

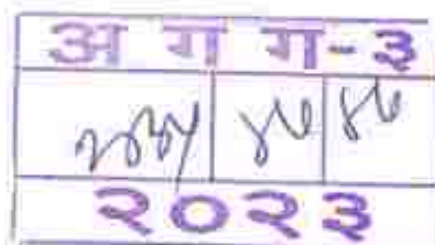
Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/22/2023	ADJ/22	852900	SD		
2		DHC		1003202305592	600	RF	1003202305592D	10/03/2023
3		eChallan		MH016543256202223E	30000	RF	0008260207202223	10/03/2023

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

2435 /2023

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

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

प्रमाणित करण्यात येते की,
 सदर दस्तावेजात एकूण ८० पाने आहेत,
 १० नवराचे बुकाचे नवरी नोंदवता तरीच
 १०/३/२०२३

सह दुय्यम निबंधक वर्ग ३
 औरंगाबाद क्र ३

