

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED ON 12th THIS DAY OF Jan 2023 AT AURANGABAD BY AND BETWEEN :

1. Mr. Gautam s/o. Kachardas Sancheti

Age : 71 years, Occupation : Business,
R/o. 61, Samarthnagar, Aurangabad.
(PAN No.AMFPS2558C).

2. Mr. Pankaj Kantilal Lodha (Karta of HUF)

Age : 45 years, Occupation : Business,
R/o. Plot No.4, Mahavir Om Nagar,
Hirawadi Road, Panchvati, Nashik - 422 003.
(PAN No.AAJHP0252L).

(Hereinafter referred to as "Owners" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his executors, legal heirs, representative, assignees or administrators)

First Party

AND

Nabhraj Builders and Developers Pvt.Ltd.

(CIN No.U70200MH2021PTC360567)

a private limited company incorporated under the Companies Act, 2013 having its registered office at G.No.735, Office No.1, Nabhraj Nandanvan Phase-1, Opp. Airport, Jalna Road, Aurangabad, through its authorised director :

Mr. Rajesh S/o. Balabax Butole

Age: 55 Yrs, Occu: Business,
R/o. CIDCO, Aurangabad.

(Hereinafter referred to as "The Developer/Builder/Promoter" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, executors, representative, assignees in interest or administrators)

Second Party

AND

1. Mrs. Varsha w/o. Pankaj Lodha

Age : 44 years, Occupation : Household
(Aadhar No.9041 5036 5576)

2. Miss. Rashi d/o. Pankaj Lodha

Age : 21 years, Occupation : Student
(Aadhar No.2202 1415 5594)

3. Mr. Krishi s/o. Pankaj Lodha

Age : 18 years, Occupation : Student
(Aadhar No.7929 4834 1031)



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All r/o. 8, Mahavir Bungalow, Om Nagar,
Adgaon Naka, Hirawadi, Panchwati, Nashik.

Hereinafter referred to as "**Consenting Party**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, successors, executors and assignees in interest).

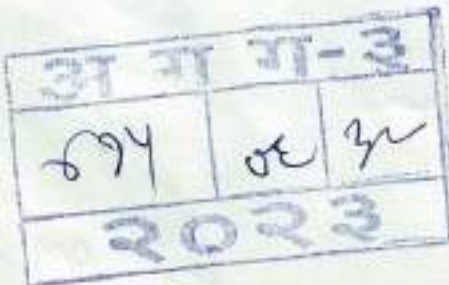
Consenting Party

WHEREAS, plot of land bearing CTS No.12960/11 was originally owned by (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraj Surana, (4) Smt. Tejodevi Sampatraj Surana, (5) Shri. Surendrakumar Sampatraj Surana, (6) Shri. Mahendrakumar Sampatraj Surana, (7) Shri. Jaiwantraj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana, (11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/11 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.

AND WHEREAS Shri. Sohanraj Pratapmal Surana expired on 22.02.1999 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999.

AND WHEREAS Shri. Premchand Pratapmal Surana expired on 21.11.2004 and the names of his legal heirs (1) Smt. Vijayadevi Premchand Surana, (2) Shri. Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004.

AND WHEREAS Shri. Pratapmal Hajarimal Surana expired on 07.07.1979 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the



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record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992.

AND WHEREAS registered sale deed No.AGG-5-6327 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of demised plot.



AND WHEREAS the name of present owner Shri. Pankaj Kantilal Lodha has been mutated in record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 29.08.2012, taken on the basis of registered sale deed No.AGG-5-6327 dated 31.07.2010 executed by Smt. Kamladevi Sohanraj Surana & others.

AND WHEREAS Zone Certificate No.JA.KRA./MANAPA/NARAVI/SASANAR/2021/08 dated 01.01.2021 has been issued by the Aurangabad Municipal Corporation in favour of Smt. Kamladevi Sohanraj Surana in respect of CTS No.12960/11, Jafargate, Aurangabad certifying that, the plot is situated in "residential zone".

AND WHEREAS Compromise Decree dated 19.04.2022 has been passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011, according to which a compromise has been arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.

AND WHEREAS "Possession Receipt" dated 02.05.2022 has been issued by the New Bharat Education Society in favour of (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha in respect of CTS No.12960/11 and 12960/12,



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Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.

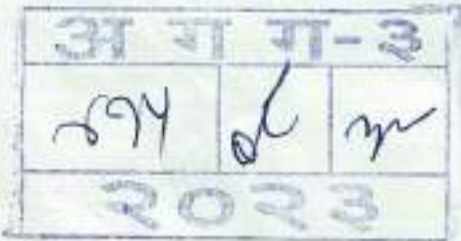
AND WHEREAS Chartered Accountant Mr. _____ has issued certificate dated _____ certifying that (1) Mr. Pankaj s/o. Kantilal Lodha, (2) Mrs. Varsha w/o. Pankaj Lodha, (3) Miss. Rashi d/o. Pankaj Lodha and (4) Mr. Krishi s/o. Pankaj Lodha are the only co-parceners in Mr. Pankaj Kantilal Lodha (HUF) having PAN No.AAJHP0252L and no other person is having any right, title or interest in Mr. Pankaj Kantilal Lodha (HUF).

AND WHEREAS accordingly, **Mr. Pankaj Kantilal Lodha (Karta of HUF) is the absolute owner and possessor of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Monda Aurangabad.**

AND WHEREAS, Plot of land bearing CTS No.12960/12 was originally owned by (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraj Surana, (4) Smt. Tejodevi Sampatraj Surana, (5) Shri. Surendrakumar Sampatraj Surana, (6) Shri. Mahendrakumar Sampatraj Surana, (7) Shri. Jaiwantraj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana, (11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/12 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.

AND WHEREAS Shri. Sohanraj Pratapmal Surana expired on 22.02.1999 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999.

AND WHEREAS Shri. Premchand Pratapmal Surana expired on 21.11.2004 and the names of his legal heirs (1) Smt.Vijayadevi Premchand Surana, (2) Shri.



Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004.

AND WHEREAS Shri. Pratapmal Hajarimal Surana expired on 07.07.1979 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992.

AND WHEREAS registered sale deed No.AGG-5-6328 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraajji Surana, (4) Sow. Tejodevi Sampatraajji Surana, (5) Shri. Surendra Sampatraajji Surana, (6) Shri. Mahendra Sampatraajji Surana, (7) Shri. Jaywantraajji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanrajji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana in favour of Shri. Gautam Kachardas Sancheti in respect of plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate Monda, Aurangabad.

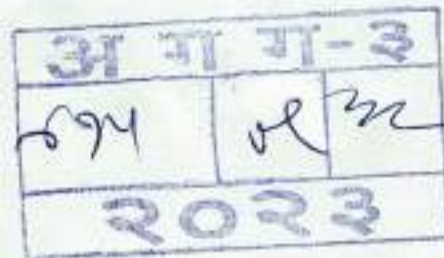
AND WHEREAS the name of present owner Shri. Gautam Kachardas Sancheti has been mutated in record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 29.08.2012 taken on the basis of registered sale deed No.AGG-5-6328 dated 31.07.2010 executed by (1) Smt. Kamladevi Sohanraj Surana.

AND WHEREAS Zone Certificate No.JA.KRA./MANAPA/NARAVI/SASANAR/2021/09 dated 01.01.2021 has been issued by the Aurangabad Municipal Corporation in favour of Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/12, Jafargate, Mondha, Aurangabad certifying that, the plot is situated in "residential zone".

AND WHEREAS Compromise Decree dated 19.04.2022 has been passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of



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2011, according to which a compromise has been arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.

AND WHEREAS "Possession Receipt" dated 02.05.2022 has been issued by the New Bharat Education Society in favour of (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.

AND WHEREAS Notice u/s. 264(1), 265, 246 of Maharashtra Municipal Corporations Act, 1949 No.JA.KRA./MANAPA/PA.NIA./956/2018 dated 27.08.2018 has been issued to Smt. Chitra Phadke & Shri. Sanjay Parashar of Progressive English School, who were the then tenants of CTS No.12960/11 and 12960/12 for demolition of building/structure standing on the plot as it was dilapidated. Therefore, after taking physical possession of aforesaid plots from the tenant on 02.05.2022, the owners have demolished the dilapidated structure standing on the plots and now both the plots are open plots.

AND WHEREAS N.A. "Sanad" No.JA.KRA.2021/NAP-34/AKRISHIK/MOUJE JAFARGATE TA. AURANGABAD/PRA.KRA.02/21 dated 24.03.2021 has been issued in favour of (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha in respect of plot CTS No.12960/11 and 12960/12 situated at Jafargate, Aurangabad.

AND WHEREAS accordingly, **Mr. Gautam Kachardas Sancheti is the absolute owner and possessor of plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., and Mr. Pankaj Kantilal Lodha (Karta of HUF) is the absolute owner and possessor of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Mondha, Aurangabad.** Both the plots totally admeasuring 1760.20 sq.mtrs., are more particularly described in Schedule-A and hereinafter collectively referred to as the "said plots".

AND WHEREAS, the owners desire to develop the said plots more particularly described in Schedule-I hereunder and has approached the developer for the

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same and the developer being interested in developing the said plots, approached the owners with a request to give the said plots to for development to it for consideration in the form of Revenue Sharing in percentage in ratio of 40 : 60 i.e. 40% of the Revenue Generated will come to the share of the plot owners & 60% will come to the share of developer. Now, therefore, this Development Agreement is executed between the parties hereto on the terms and conditions which are recorded as under :

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The owners hereby declare and confirm as under :-

(a) The owners are otherwise well and sufficiently entitled to the said plots described in the schedule hereunder written. The owners are having absolute title of ownership and possession and their title to the said plots is clear and marketable and free from all types of encumbrances and the Developer has also verified the title of the owners from its legal consultant and satisfied by all means in respect of title of owners.

(b) No other person except the owners has any right, claim, interest or demand in respect of the said plots or any part thereof.

(c) The owners have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said plots and the said plots is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the owners hereby declares that they shall hereafter not create any third-party rights of whatsoever nature in respect of the said plots.

(d) The owners have not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the said plots.

(e) There are no proceedings instituted by or against the owners in respect of the said plots and pending in any Court of Law or before any authority and the said plots is not under any lispendens.



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(f) No Notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the owners in respect of the said plots or any part thereof which restricts or may restrict the development of the said plots; and

(g) If case of any dispute in respect of the title of the said plots arises, the owners hereby undertake to settle / clear the same and indemnify the builder / developer for any loss caused to it on this count.

2. The Owners hereby permit the Developer and the Developer shall develop the said plots more particularly described in the Schedule-I hereunder written by constructing Flats/Shops/Offices/Hospitals/Hotels/godowns etc. on the said plots at their own costs, efforts and expenses.

3. That, in consideration of the development rights given by the owners to the developer, the developer shall pay to the owners in the form of revenue sharing to be shared in ratio of 40 : 60 i.e. 40% of the Revenue Generated will come to the share of the plot owners & 60% will come to the share of developer.

4. The entire booking, advances, final sale proceeds/revenue received from customers shall be deposited in the RERA account, out of which **40%** amount will be transferred in the account of owners and balance **60%** amount will be transferred in the account of Developer. That entire amount of sale proceeds shall be deposited in said account which shall be opened with any Scheduled or co-operative bank.

5. That, the developer has to utilize 70% of revenue deposited in the escrow account for construction of project as per RERA act 2016. As such, the 40% amount of revenue coming to the share of the owners will be paid by the developer by contributing additional 10% amount to be brought in by them. The settlement of account between the owners and the developer will be on monthly basis.



6. That, it is agreed between the owners that, out of 40% amount coming to their share, 26% amount will come to the share of Mr. Gautam Kachardas Sancheti and remaining 14% amount will come to the share of owner Mr. Pankaj Kantilal Lodha (Karta of HUF) and the developer shall make payment out of said account accordingly.

7. That, the builder / developer has prepared building plans and they shall apply for and obtain necessary construction permission from the competent authority in respect of the said plots. The builder shall also bear necessary expenses/charges for obtaining the said permissions. Similarly, all expenses already incurred in this regard till today are also borne/paid by the developer through the account/name of the plot owners.

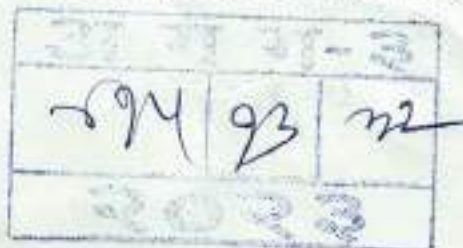
8. That, the developer shall purchase Transferable Development Rights (TDR) and paid Floor Space Index (FSI), premium etc., for construction on the said plots at their own cost and as per their own discretion.

9. That, the owners have handed over the vacant and peaceful possession of the said plots to the builder / developer today and the developer / builder acknowledges having taken over possession of the said plots.

10. That, the builder / developer shall prepare building plans and apply for and obtain necessary construction permission from the concerned planning authority at their own cost and expenses.

11. The entire development work in respect of the said plots shall be carried out by the Developers in accordance with the sanctioned plans that may be approved by the Aurangabad Municipal Corporation, and while carrying out construction work, the Developers will strictly comply with the building rules and bye-laws of the Town Planning, Aurangabad Municipal Corporation, or Semi Government authorities various instructions, orders and directives, that may from time to time be issued in regard to the construction work and other concerned authorities. In case any penalty is levied by the competent town planning

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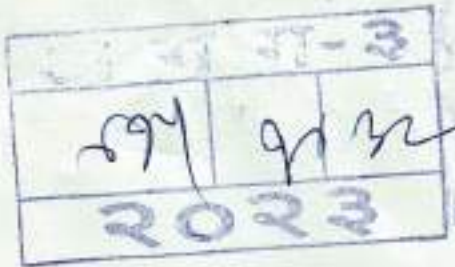


authority or any other Government or Semi Government etc. the same shall be paid by the developer.

12. The Developers shall carry out the entire construction work at their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, Municipal rates and taxes or other Government and Semi-Government taxes in respect of the said plots and all other professional charges and/or retained in regard to the construction work.

13. The Developer hereby agrees to indemnify and keep indemnified the plot owners from or against any claim that may be made against owners by any third party and/or any damage caused to the owners as a result of breach of any law, bye-laws, rules, orders, directives, instructions committed by the developer, in connection with the construction work as aforesaid and/or the Developer committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the progress of various work mentioned hereinabove as also in payment of the Bills of Suppliers of the building materials and in payment of the Municipal taxes or in any damages or loss that may be suffered or sustained by the owners as a result of the construction work and/or development work carried out by the Developer.

14. That, all future taxes, cess, charges in respect of the said plots payable to the Government, Semi-Government or any other local authority including



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Municipal Taxes, etc. shall be paid by the developer from the date of execution of this agreement.

15. That, the developer shall have a right to fix or install or construct water storage and septic tanks for the purpose development of the said plots.

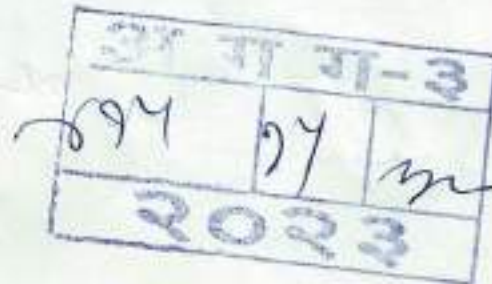
16. The developer shall be entitled to prepare necessary scheme, to advertise the same by putting up a board on the said plots or any other place and by publishing advertisement/sign boards or any media as it deems fit, entirely at its own cost and risk.

17. That, the construction will be done by the developer as per the sanctioned plans by concerned authorities and drawings and specifications given by the architect/s and engineers appointed by them for the site and the plot owners will not be entitled to demand any change in the drawings and specifications given by the architect/s and engineers.

18. That, it is mutually agreed between the parties hereto that, the provisions of the Real Estate (Regulations and Development) Act, 2016 shall be applicable to the present Development Agreement and both the parties agree to abide by the same. The developer shall be responsible to comply with all statutory requirements under the RERA Act, 2016. However, all expenses required for obtaining RERA Registration Certificate shall be borne by the developer only.

19. That, the builder shall be authorised to employ the services of architects, engineers, supervisors, construction labour etc. for the purpose of development of the said plots. However, necessary fees, charges, salary & wages of the persons engaged by the builder shall be borne by the builder only. The

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developer may obtain the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder.

20. That, all future taxes (includes GST), cess, charges in respect of the said plots payable to the Aurangabad Municipal Corporation, Government, Semi-Government or any other local authority shall be paid by the developer. Any arrears of tax will be paid / borne by the owners. However, it is clarified that, GST in respect of sale of construction in the project shall be recovered from the prospective purchasers.

21. The owners hereby agrees and assures the developer that, they will sign all necessary application, affidavits, plans and other documents / deeds, for compliance of the necessary formalities of the Aurangabad Municipal Corporation or any other Government, Semi-Government or local authority.

22. That, the developer shall indemnify and keep indemnified, saved, defended and harmless the owners from or against any loss or damage suffered or incurred by the owners as a result of any claim made by any person or party on account of any accident on the site during the course of the work of development construction resulting in death of or injury to any person or damage to any property.

23. That, the developer shall be entitled to identify the purchaser, negotiate & finalize sale price with him in respect of entire 100% construction to be made on the said plots.

24. That, the developer shall be entitled to receive the amount of consideration in respect of the entire construction in the project, which shall be deposited in RERA account for distribution as per this agreement, strictly according to provisions of RERA act.

25. That, the developer shall be entitled to issue No Objection Certificate for mortgaging the Flats/Shops/Offices/Hospitals/Hotels/godowns/units in the project in favour of any Bank or Financial Institution to enable the prospective purchasers for availing loan.



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26. That, in the event of any litigation between the Developer and the contractors or technical experts, skilled or unskilled labours or customers or with any other person in relation to the development work of the said plots the owners shall not be held responsible thereof in any situation.

27. That, the owners hereby give their consent and authorize the developers for obtaining project loan from any Bank or Financial Institution by mortgaging the said plots and construction thereon as a security for the project loan to be obtained by the developer. However, in case the financing Bank requires signatures of the owners, the same shall be given by the owners without any demur. However, it is clarified that, it will be the sole liability/responsibility of the developer to repay the loan with interest and the owners will not be liable for the same in any manner whatsoever. The loan repayment shall be done by the developer from his 60% share in the revenue as per the development agreement after 40% share in revenue is given to the owners from escrow account.

28. That, the developer will complete the development work within a period of 36 months (thirty-six months) from the date of sanction of building plans. However, the developer shall be entitled to a 6 months (six months) grace period in the said time limit prescribed for completion of the project. If any such delay shall have been occasioned by force majeure causes or due to any reason, beyond the control of the developer, the period of thirty-six months will stand automatically extended till such cause ceases to exist.

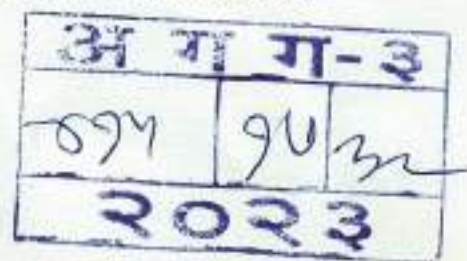
29. That, the owners are simultaneously executing Irrevocable General Power of Attorney in favour of the Developer thereby authorizing them to carry on and complete the development work of said plots in all respects.

30. That, both the parties hereto shall try and maintain cordial relations during the course development work and shall try to avoid disputes as far as possible, and un-resolved disputes if any, shall be settled through civil courts at Aurangabad.

31. That, all expenses towards drafting & execution of registered Development Agreement as well as registered GPA etc., such as stamp duty,



G. S. Chetani



registration fees, advocate's fees, miscellaneous expenses etc., will be paid by the developer only.

Schedule – I (a)
(Description of said plots)

All piece and parcel of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Mondha, Aurangabad, bounded as under :-

East : 6 Mtr. Wide Lane
West : Holy cross church (CTS NO. 12960/15)
North : 12 Mtr. Road
South : CTS NO. 12960/12

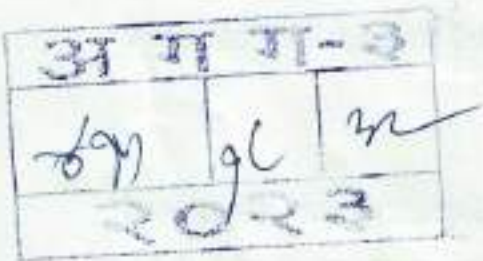
Schedule – I (b)
(Description of said plots)

All piece and parcel of Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs situated at, Jafar Gate, Mondha, Aurangabad, bounded as under

East : 6. Mtr. Wide Lane
West : Holy Cross Church (12960/15)
North : CTS NO. 12960/11
South : Bagadiya Oil Mill



Handwritten signature: H. Sancheti





12/01/2023 11 53:43 AM

दस्त गोपबारा भाग-2

अगग3

दस्त क्रमांक:415/2023

दस्त क्रमांक :अगग3/415/2023

दस्ताचा प्रकार :-डेव्हलपमेंट ऑफीस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डेव्हलोपर- नमराज बिल्डर्स ऑण्ड डेव्हलपर्स प्रा.लि. तर्फे डायरेक्टर श्री. राजेश बालावन्स बुटोले - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सिडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:श्री. सौम्य कचरदास संचेती - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: समर्थनगर, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AMFPS2558C	लिहून देणार वय :-71 स्वाक्षरी:-		
3	नाव:श्री. पंकज कांतीलाल लोडा (एचयुएफ कर्ता) - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 45 महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, नासु:ईक. पिन नंबर:AAJHP0252L	लिहून देणार वय :-45 स्वाक्षरी:-		
4	नाव:संमतीदेणार - सौ. वर्षा पंकज लोडा - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, नासु:ईक. पिन नंबर:	मान्यता देणार वय :-44 स्वाक्षरी:-		
5	नाव:संमतीदेणार - राशी पिता पंकज लोडा - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, नासु:ईक. पिन नंबर:	मान्यता देणार वय :-21 स्वाक्षरी:-		
6	नाव:संमतीदेणार - किशी पिता पंकज लोडा - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, नासु:ईक. पिन नंबर:	मान्यता देणार वय :-18 स्वाक्षरी:-		

परीत दस्तऐवज करून देणार तथाकथीत डेव्हलपमेंट ऑफीस चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:12 / 01 / 2023 11 : 52 : 21 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष शांतीलाल गंगवाल - - वय:63 पत्ता:कलॉट प्लेस, सिडको, औरंगाबाद पिन कोड:431001		
2	नाव:साई प्रसाद सुधाकरराव देशपांडे - - वय:33 पत्ता:गारखेडा, औरंगाबाद पिन कोड:431001		

शिक्का क्र.4 ची वेळ:12 / 01 / 2023 11 : 53 : 10 AM



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	250	3100901	4250900	SD		
2		DHC		1001202305899	640	RF	1001202305899D	12/01/2023
3		eChallan		MH013626992202223E	30000	RF	0006761504202223	12/01/2023

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

415 /2023

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१३ नववारी २०२३
नंबर नोंदवला करीत आहे.
सह मुख्य निबंधक वर्ग २
औरंगाबाद जिल्हा ३

