

Receipt (pavli)

160/10916

Thursday, November 02, 2023

5:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13573 दिनांक: 02/11/2023

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग3-10916-2023

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: महार बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार 1. प्रणीत प्रविण जैन -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

Joint Sub Registrar Aurangabad III

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह मुख्यम निबंधक वर्ग-३
औरंगाबाद शहर क्र.-३
औरंगाबाद.

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123022209969 दिनांक: 02/11/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010422483202324E दिनांक: 02/11/2023

विक्रेते नाव व पत्ता:

मुळ दस्तावेज परत देणं



04/11/2023

सूची क्र.2

दुस्यम नियंत्रक : सह दु.नि. औरंगाबाद 3

दस्त क्रमांक : 10916/2023

मोदणी :

Regn:63m

माबाचे नाव : औरंगाबाद शहर

(1) किल्ल्याचा प्रकार	65-बुक दुसरी पत्र
(2) मोदणी	0
(3) बाजारमाबा(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देली की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व परक्रमांक (समन्वय)	1) पालिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती: मोहल्ला - न्यु उम्मानपुरा, औरंगाबाद मनगा हद्दीतील सि.म.नं. 14490/1 या मधील प्लॉट नं. 83 न्याचे क्षेत्र 519.50 चौ.मी असुन न्याचा डेन्टलपमेर अग्रीमेंट दस्त क्र. अगन-3-5655/2023 दिनांक 11.08.2023 अन्वये असुन दस्तत नमुद केल्याप्रमाणे दुसरीपत्र (Plot Number : 83 ;)
(5) क्षेत्रफळ	1) 519.50 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करन देणा-या/सिद्दुन ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाण्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-मालक - सी. सुरेधा संजव कुलकर्णी -- बच:-49; पत्ता:-प्लॉट नं. 83, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- न्यु उम्मानपुरा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-BEQPK7683L 2): नाव:-मालक - श्रीमती. मंगलाबाई चंद्रकांत खिरछापर -- बच:-76; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- न्यु उम्मानपुरा, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ADLPA9768R
(8) दस्तऐवज करन देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-महारा विमलसि अंशु डेन्टलपर्स तर्फे भागीदार 1. प्रणीत प्रविण जैन - बच:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सारखेडा औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-CYAPM8613H 2): नाव:-महारा विमलसि अंशु डेन्टलपर्स तर्फे भागीदार 2. अचिन शिवनारायण जैस्वाल -- बच:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- नारळीबाग औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 3): नाव:-महारा विमलसि अंशु डेन्टलपर्स तर्फे भागीदार 3. रितीक रवींद्र जैन बाबे तर्फे मुखारधारधारक म्हापुत्र की. सुमित म्हाबिर मोहारे -- बच:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- आदर्श कॉलनी हिंमोफी ह.मु. औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करन दिल्याचा दिनांक	02/11/2023
(10) दस्त मोदणी केल्याचा दिनांक	03/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10916/2023
(12) बाजारमाबाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारमाबाप्रमाणे मोदणी शुल्क	100
(14) लेखा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita v1.3

(Signature)
सह दुस्यम नियंत्रक बरी-३
औरंगाबाद शहर क्र.-३
औरंगाबाद.

पूछा स्कैन कराते
मुक्त दस्तावेज परत कोन

[illegible]

Department ID :

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

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-180-10916	0005474518202324	02/11/2023-15:40:14	IGR207	100.00
2	(IS)-180-10916	0005474518202324	02/11/2023-15:40:14	IGR207	500.00
Total Defacement Amount					600.00



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CHALLAN
MTR Form Number-6



GRN	MH010422483202324E		BARCODE			Date	01/11/2023-14:28:56		Form ID	25.1	
Department Inspector General Of Registration						Payer Details					
Type of Payment Stamp Duty Registration Fee						TAX ID / TAN (If Any)					
						PAN No.(If Applicable)					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1						Full Name			NAHAR BUILDERS AND DEVELOPERS		
Location AURANGABAD						Flat/Block No.			PLOT NO.83 CTS.NO.14490/1		
Year 2023-2024 One Time						Premises/Building			NEW OSMANPURA		
Account Head Details				Amount In Rs.		Road/Street			AURANGABAD		
0030046401 Stamp Duty				500.00		Area/Locality			AURANGABAD		
0030063301 Registration Fee				100.00		Town/City/District					
						PIN			4 3 1 0 0 1		
						Remarks (If Any)					
						SecondPartyName=SUREKHA SANJAY KULKARNI AND OTHER-					
Total				600.00		Amount In			Six Hundred Rupees Only		
						Words					
Payment Details BANK OF MAHARASHTRA						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN			Ref. No.		
Cheque/DD No.						Bank Date			RBI Date		
Name of Bank						Bank-Branch			BANK OF MAHARASHTRA		
Name of Branch						Scroll No. , Date			Not Verified with Scroll		
						Bank CIN			02300042023110172021		
						Bank Date			01/11/2023-14:33:15		
						RBI Date			Not Verified with RBI		
						Bank-Branch			BANK OF MAHARASHTRA		
						Scroll No. , Date			Not Verified with Scroll		

Department ID :

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

Mobile No. :

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संदर्भ चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



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20/9/2023
2023



DEED OF CORRECTION

This Deed of Correction is made and executed at Aurangabad on;

Day of 2nd, November, 2023.

BETWEEN

1) Smt. Surekha Sanjay Kulkarni;

Age: 49 years, Occ: Household,

R/o: Plot No 83, Jagannath, Behind Sant Eknath Rang Mandir,
New Osmanpura, Aurangabad;

Aadhar no: 6007 3636 9127; Pan no: BEQPK7683L.

2) Smt. Mangalabai Chandrakantrao Kshirsagar;

Age: 76 years, Occ: Retired,

R/o: H.No.5-5-89/2, New Osmanpura, Near Sant Eknath Rang
Mandir, Aurangabad

Aadhar No: 6210 9765 8273; Pan no: ADLPA9768R.

(Hereinafter called and referred to as Owners, which expression shall mean and include their legal heirs, successors, legal representatives and assignees in interest.)

.... PARTY ON THE FIRST PART

AND

M/s. Nahar Builders and Developers,

a Partnership Firm having its Registered Office at,

Shop No. 107, Radhika Arcade, Plot No. P/1, Seven Hill, Town Centre
Cidco, 431001, Aurangabad;

Pan no: AATFN3053D;

through its authorised Partners: -

1) Mr. Praneet Praveen Jain;

Age: 29 Years, Occ: Business,

R/o: B-7, Siddhi Heights, Khivnsara Park, Garkheda, Aurangabad.

Aadhar: 4527 6428 4703; Pan no: AUFPJ6481P.

2) Mr. Ashwin Shivnarayan Jaiswal;

Age: 40 Years, Occ: Business,

R/o: House No.2-1-390/1, Annapurna Resi, Narali Bag, Aurangabad.

Aadhar: 4860 5501 6957; Pan no: ANUPJ6481P.

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सौ. मंगलबा चंद्रकांत कृष्णसागर

3) Mr. Rithik Ravindra Jain;**Age:** 22 Years, **Occ:** Business,**R/o:** G-3, Vardhman Residency, Ulkanagari, Garkheda, Aurangabad**Aadhar:** 3612 7973 7200; **Pan no:** BRPPJ4715G.**(Represented by Presentation GPA Holder)****Doc. No:** AGG5-7788-2023**Mr. Sumit Mahavir Mohare;****Age:** 24 Years; **Occ:** Service,**R/o:** Adarsh Colony, Hingoli.**Aadhar:** 6488 1983 0284; **Pan no:** CYAPM8613H.

(Hereinafter called and referred to as "The Developer / Builder", which expression shall mean and include its present and future directors and their respective successors, legal heirs, representatives and assignees in interest).

.... PARTY ON THE SECOND PART**WHEREAS**

1. By Virtue of registered Development Agreement Dated 11-06-2023 Registered at Day Book Serial No. **AGG-3-5655-2023**. The owners have granted developments rights in respect of property bearing Plot No. 83, CTS no. 14490/1 in all admeasuring area situated at New Osmanpura, Tq. and Dist: Aurangabad.
2. That inadvertently the Flat Number, carpet area and built-up area came to be incorrectly mentioned in the Table containing the details of the units and the in which they are allotted, therefore the parties are desirous of correcting the same by way of Correction Deed.
3. The owners have permitted the developer to raise project loan to the extent of Rs. 2,00,00,000/- (Rupees Two Crores Only), which is mentioned in the Development Agreement, however the parties have mutually decided to rectify the said amount to Rs. 3,00,00,000/- Can raise loan on Developers Share only.



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 सौ.मानवक्रमन शिस्ता
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NOW THIS CORRECTION DEED WITNESSETH AS UNDER

- The recitals mentioned hereinabove shall form integral part of the operative portion hereof.
- The table containing the details and allotments of units in clause I (iii) on Page No. 10 and 11 of the Development Agreement as under:

Sr. no	Flat No	Type	Carpet area	Built Up area	Allotted to the share of
STILT FLOOR					
1	Flat no. 101	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 01
2	Flat no. 102	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 01
3	Flat no. 103	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 01
STILT FIRST FLOOR					
4	Flat no. 201	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 02
5	Flat no. 202	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 02
6	Flat no. 203	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 02
STILT SECOND FLOOR					
7	Flat no. 301	3 BHK	127.85 Sqm	169.80 Sqm	Developer
8	Flat no. 302	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT THIRD FLOOR					
9	Flat no. 401	3 BHK	127.85 Sqm	169.80 Sqm	Developer
10	Flat no. 402	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT FOURTH FLOOR					
11	Flat no. 501	3 BHK	127.85 Sqm	169.80 Sqm	Developer
12	Flat no. 502	3 BHK	117.85 Sqm	155.00 Sqm	Developer

Is hereby corrected as under: -

Area Statement Final				
Flat Type	Flat No	Carpet Area	Built up area	Allotted to the share of
2 BHK	STILT FLOOR			
	Flat (1)	84.01	103.80	Owner No. 01
	Flat (2)	83.04	106.45	Owner No. 01
	Flat (3)	86.51	107.35	Owner No. 01
	STILT FIRST FLOOR			
	Flat (4)	84.01	103.80	Owner No. 02
3 BHK	Flat (5)	89.04	106.45	Owner No. 02
	Flat (6)	86.51	107.35	Owner No. 02
	STILT SECOND FLOOR			
	Flat (7)	121.56	154.02	Developer
	Flat (8)	138.80	169.04	Developer
	STILT THIRD FLOOR			
	Flat (9)	121.56	154.02	Developer
	Flat (10)	138.80	169.04	Developer
	STILT FOURTH FLOOR			
	Flat (11)	121.56	154.02	Developer
	Flat (12)	138.80	169.04	Developer
Total :-		1300.20	1698.38	



श्री ० मंमका मन्त्रपाल किरसाग

- iii) The amount of Rs. 2,00,00,000/- mentioned in Clause No. VIII (i) on Page No. 17 of the Development Agreement is hereby corrected as Rs. 3,00,00,000/- (Rupees Three Crores Only). On Developers share only.
- iv) Rest of the Terms and Conditions of Development Agreement shall remain as they are.

IN WITNESSES WHEREOF THE PARTIES HAVE SIGNED AND EXECUTED THIS DEVELOPMENT AGREEMENT ON THE DAY AND DATE MENTIONED ABOVE

**Signed and Sealed by within-named Owner/
Executant**

Photo

Thumb/Sign

1. Smt. Surekha Sanjay Kulkarni;



2. Smt. Mangalabai Chandrakantrao Kshirsagar;



**Signed and Sealed by within named Attorney/
Developer**

Photo

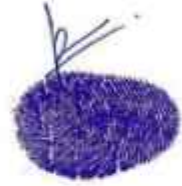
Thumb/Sign

(Handwritten signatures and marks)

श्री. मंगल चंद्रकांत खिरसागर

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१०/१६/२०२३

1. Mr. Praneet Praveen Jain



2. Mr. Ashwin Shivnarayan Jaiswal



3. Mr. Rithik Ravindra Jain

Represented by Presentation GPA Holder

Doc. No: AGG5-7788-2023

Mr. Sumit Mahavir Mohare



WITNESSES

1. Ram Ishwar Pawar;
Age: 21 Years; Occ: Service;
R/o: Selu, Parbhani.
Adhar No: 2854 0435 2165.



2. Rajesh Sakharam Rajvaidya;
Age: 52 Years; Occ: Service;
R/o: N-9, Cidco, Aurangabad
Adhar No: 5703 6136 3964.



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१०/११/२०२३



Aurangabad Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 118600

Proposal Code : DDMCB-22-36157

Permit No. : DDMCB/B/2022/APL/02946

Date : 03/10/2022

Building Name : SUREKHA SANJAY
KULKARNI AND OTHERS(Residential) Floors : PARKING FLOOR ,TYPICAL I II FLOOR ,TYPICAL III IV AND V FLOOR

To,

i) SUREKHA SANJAY KULKARNI, MANGALA CHANDRAKANT KSHIRSAGAR,
C.T.S. NO - 14490/1, SITUATED AT USMANPURA, AURANGABAD.

ii) Mohammed Hares Maslehuddin Siddiqui (Architect)

Sir/Madam,

With reference to your application No DDMCB202200642, dated 27-05-2022 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 83, Revenue S.No. / Khasra no. / Gut no 14490/1, City Survey No 83, Mouje USMANPURA situated at Road / Street AURANGABAD, Society. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Proposal is sanctioned as per proposed.
16. Submit TDR Certificate.
17. Select correct ASR Zone from TP Client.
18. Submit TDR Certificate and valuation Certificate.



Signature Not Verified

Digitally signed by AVINASH
BHASKARRAO DESHAIJKH
Date: 2022.12.16 17:42:49 IST
Reason: Approved Certificate
Location: Aurangabad Municipal
Corporation

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मालमत्ता पत्रक

जुग/पौजे -- Aurangabad

तालुका/न. भु. मा. का. -- CTSO Aurangabad

जिल्हा -- Aurangabad

म. भु. मा. का.	मि. नं. व. सं.	प्लॉट नं.	स. व.	धोरणाधिकार	जिल्हा -- Aurangabad
१४८२२१	१४८२२१		५१९/५ चौ.मी.	का	
नियमाधिकार					
रजि. भा. भू. मा. का.					
रजि.					
र. भा.					
र. सं.					

क्र.सं.	विवरण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भा. (भा)	साक्षिकांक
१०/१२/१७९	मे. नगरभूमापन अधिकारी यांचे दिनांक १७.१२.७९ चे आदेशान्वये र. मा. का. ४१९७ दि. ४.९.७९ र. म. २०,०००/- प्रमाणे	---	H १) सौ. शीमती शालीनोबाई ध. भगवानराव कुळकर्णी २) सौ. मंगलाबाई ध. चंद्रकांत श्रीरसागर	सौ. - १७/१२/१७९ C.T.S.O. Aurangabad श्री. रा.
११/१२/२०१४	घटणी पत्रक :- रजिस्टर्ड घाटणी पत्र क्र ५३२१ दिनांक ०३/११/२०१४ अन्वये या मिळकतीचे धारक सौ. शालीनोबाई भगवानराव कुळकर्णी व मंगलाबाई श्रीरसागर यांनी मिळकतीचे आपसत घाटणी पत्र करून घेतले असून या घटणी पत्रान्वये सौ. शालीनोबाई भगवानराव यांचे हक्क क्षेत्र २४७.९६ चौ. मि. व मंगलाबाई चंद्रकांत यांचे हक्क क्षेत्र २७९.५४ चौ. मि. वाटप करणेत आले आहे. या घटणी पत्रान्वये धारकाचे भू. मा. नोटीस क्षेत्र नमूद करणे बसले नोंद घेतली.			के. रा. ३४,०००/- प्रमाणे सौ. - ११/१२/२०१४ २. भू. मा. नोंद घेतली.

नगर भूमापन अधिकारी
अ. रा. मा. का.

वरिष्ठ लिपीक
नगर भूमापन अधिकारी
अ. रा. मा. का.

CTSO Aurangabad
Aurangabad

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DEVELOPMENT AGREEMENT

Plot No. 83, CTS No. 14490/1 adn 313 30 50m
 Zone No. 1.58 Ready Reckoner Rate Rs. 26,230
 Mode of Development: - Unit Sharing
 Share of the Owner: - 49%; Share of the Developer 50%

This Development Agreement is made and executed at Aurangabad on This 11th
 Day of June, 2023, at Aurangabad.

BETWEEN**1) Smt. Surekha Sanjay Kulkarni;**

Age: 49 Years, **Occ:** Household,

R/o: Plot No 83, Jagannath, Behind Sant Eknath Rang Mandir, New
 Osmanpura, Aurangabad.

Aadhar No: 6007 3636 9127;

Pan no: BEQPK7683L

2) Smt. Mangala Chandrakant Kshirsagar;

Age: 76 Years, **Occ:** Retired,

R/o: H.No.5-5-89/2, New Osmanpura, Near Sant Eknath Rang Mandir,
 Aurangabad.

Aadhar No: 6210 9765 8273;

Pan no: ADLPA9768R

(Hereinafter called and referred to as Owners, which expression shall mean and include their legal heirs, successors, legal representatives and assignees in interest)

.... PARTY ON THE FIRST PART**AND****M/s. Nahar Builders and Developers;**

a Partnership Firm having its registered office at,
 Shop No. 107, Plot No.P/1, Radhika Arcade ,Town Centre, Cidco ,431001,
 Aurangabad;

PAN No: AATFN3053D;

through its authorized Partners: -

1) Mr. Praneet Praveen Jain;

Age: 28 Years, **Occ:** Business;

R/o: B-7, Siddhi Heights, Khivnsara Park, Garkheda, Aurangabad.

Aadhar No: - 4527 6428 4703

Pan No: - AUFPJ6481P

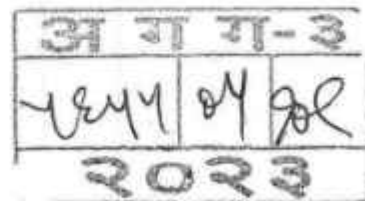
2) Mr. Ashwin Shivnarayan Jaiswal;

Age: 39 Years, **Occ:** Business,

R/o: House No.2-1-390/1, Annapurna Residency, Naralibag, Aurangabad.

Aadhar No: - 4860 5501 6957

Pan No: - ANUPJ52118



3) Mr. Rithik Ravindra Jain;**Age:** 22 Years, **Occ:** Business,**R/o:** Opp Sai Petrol Pump ,G-3, Vardhaman Residency,Khinvasara Park,
Ulkanagari, Garkheda,Aurangabad,431009**Aadhar No:** - 3612 7973 7200**Pan No:** - BRPPJ4715G

(Hereinafter called and referred to as "The Developer/Builder, which expression shall mean and include its present and future directors and their respective successors, legal heirs, representatives and assignees in interest)

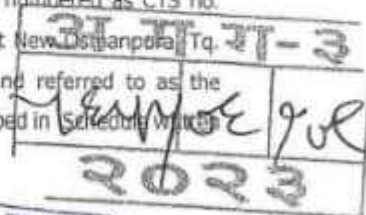
...PARTY ON THE SECOND PART**WHEREAS**

1. The Owner no. 01 has assured and represented that she is absolute owner and possessor of property bearing Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 247.96 Sqm on North side, situated at New Osmanpura, Tq. and Dist: - Aurangabad.
2. The Owner no. 02 has assured and represented that she is absolute owner and possessor of property bearing Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 271.54 Sqm on South side, situated at New Osmanpura, Tq. and Dist:- Aurangabad.

3. TITLE OF THE PLOT

- (a) The Owners have assured and represented that by virtue of registered Sale Deed dated 04-09-1979 registered at day book serial no. 4197, with the office of Sub-Registrar, Aurangabad, the owner no.02 Smt. Mangalabai Chandrakant Rao Kshirsagar alongwith Smt. Shalinibai Bhagwanrao Kulkarni purchased property bearing Plot No. 83, Sheet No. 138 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad.

- (b) The Owners have assured and represented that on implementation of City Survey Scheme the said plot no. 83 was numbered as CTS no. 14490/1, admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad (Hereinafter called and referred to as the "said plot" and which is more particularly described in Schedule with the



here under).

- (c) The Owners have assured and represented that by virtue of registered Partition Deed dated 03-11-2014, registered at Daybook Serial no. AGG-1-5329/2014, with the office of Sub-Registrar, Aurangabad owner no. 02 Smt. Mangalabai Chandrakant Rao Kshirsagar along with and Smt. Shalinibai Bhagwanrao Kulkarni partitioned the said plot no. 83 having CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad in the following manner: -

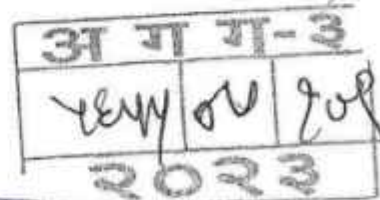
- (i) Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 271.54 Sqm on South side, situated at New Osmanpura, Tq. and Dist: - Aurangabad is allotted to the share of owner Smt. Mangalabai Chandrakant Rao Kshirsagar.

- (ii) Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 247.96 Sqm on North side, situated at New Osmanpura, Tq. and Dist: - Aurangabad is allotted to the share of owner Smt. Shalinibai Bhagwanrao Kulkarni.

- (d) The Owners have assured and represented that Smt. Shalinibai Bhagwanrao Kulkarni executed registered Will Deed Dated 10.11.2014 registered at day book serial no. AGG-6-4129/2014, with the office of Sub-Registrar, Aurangabad whereby she bequeathed property admeasuring 247.96 Sqm and house admeasuring 84.57 Sqm out of CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad to the owner no. 01 herein. The Owner no. 01 is daughter in law of Smt. Shalinibai Bhagwanrao Kulkarni and wife of her late son Sanjay Bhagwanrao Kulkarni.

- (e) The owners have stated and represented that Smt. Shalinibai Bhagwanrao Kulkarni expired on 08-12-2018. Pursuant to death of Smt. Shalinibai Bhagwanrao Kulkarni the name of the owner no. 01 is mutated in the City Survey Records of CTS No. 14490/1 to the extent of 247.96 Sqm on North side.

- (f) The Owner no. 01 and the Owner no. 02 both have jointly and mutually decided to develop the Plot no. 83, CTS No. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad, which is more particularly described in Schedule written hereunder.



4. ASSURANCES AND REPRESENTATION BY THE OWNERS

- a) The owners are absolute owners and possessors of the said plot, which is more particularly described in schedule hereunder and save and except themselves no other person or party has got any right, title and interest therein.
- b) The title of the owners over the said plot, which is more particularly described in Schedule hereunder is clear and marketable and free from all encumbrances and reasonable doubts.
- c) The owners have not created any interest in the said plot either by way of mortgage, undertaking, charge, lien, right of maintenance, occupancy or any other form of interest or any encumbrance thereon in favour of any other person or persons.
- d) The owners have not received any notice of acquisition or requisition from any government and/or local body or authority in respect of the said plot and/or any part thereof.
- e) There is no prohibitory order or injunction passed by any court of law or by any revenue body or authority prohibiting the owners from granting development rights of the said property in favour of the developer.
- f) The owner has paid the Property tax, Water charges, N.A. Tax, Electricity charges till 17-10-2021. Now any outstanding before this date is owners liability and all the taxes (including mentioned in this clause) which will be due from the date 17-10-2021 and further till the completion and handing over of the units will be developer's liability.



5. PROPOSAL AND ACCEPTANCE OF DEVELOPMENT

- a) The owners have decided to carryout construction of multi storied building over the said plot consisting of residential units. That the owners do not have the requisite expertise and funds to carry out construction of multi storied building over the said plot, therefore they approached the developer and offered to give the said Plot no. 83 having CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad, which is more particularly described in Schedule written hereunder to the developer for development for carrying out construction of multi storied building consisting of residential units.

- b) Pursuant to discussions between the parties the owners hereby grant



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development rights to the developer to carry out construction of multi storied building over the said plot consisting of residential units and in consideration thereof the owners have agreed to allot units in the building to the developer, as set out in latter part of this agreement.

- c) The developer at his cost and expenses has agreed to carry out the development work and the owner has agreed to appoint the developer for carrying out construction and development work over the said plot on the following terms and condition.

6. TRANSFERABLE DEVELOPMENT RIGHTS, PAID PREMIUM AND ANCILLARY

a) TDR

By virtue of Registered Deed of Transfer of Development Rights dated 04-07-2022 registered at Day book Serial no. AGG-5-3745/2022 with the Office of Sub-Registrar, Aurangabad M/s. Atharwa Infra Developers sold TDR admeasuring 227.00 Sqm out of DRC Certificate no. AMC/TP/DRC/45/2021 in the name of owners for utilization on the said plot and the consideration for TDR is paid by the Developer.

b) Paid Premium

The Developer vide Receipt no. 1462 Dated 22/11/2022 has paid the paid premium charges for utilization on the said plot to the extent of 259.00 Sqm.

c) Ancillary

The Developer vide Receipt no. 1462 Dated 22/11/2022 has paid the Ancillary FSI charges for utilization on the said plot to the extent of 610.71 Sqm.

7. TOTAL CONSTRUCTION OF PROJECT

The calculation of FSI which is to be unitized in the project Plot no. 83, CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad, which is more particularly described in Schedule written

hereunder is as under :-

Sr. No	Particulars	Area
01	Basic FSI	570.35 Sqm
02	Premium FSI	259.00 Sqm

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03	TDR	207.40 Sqm
04	Ancillary FSI	610.71 Sqm
Total P-Line area		1647.46 Sqm

8. BUILDING PERMISSION

The Aurangabad Municipal Corporation has issued Commencement Certificate Dated **03/10/2022** bearing Permit no. **DDMCB/B/2022/APL/02946** in file no. **DDMCB202200642** for carrying out construction of Residential Building over the said Plot no. 83, CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist: - Aurangabad, which is more particularly described in Schedule written hereunder. The cost and expenses and deposits for obtaining building permission is borne by the Developer.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

I. GRANT OF DEVELOPMENT RIGHTS AND DETAILS OF SHARING OF UNITS:-

- i. In consideration of the developer developing the said plot at his own cost and expenses, the owners have agreed to allow the developer to develop the said plot as per the sanctioned building plans approved by the Aurangabad Municipal Corporation and the shares of owners and developer in the complete developed project and Floor Space Index will be as under:-

Owner no 1	20%
Owner no 2	20%
Developer	60%

- ii. It is agreed that the developer at their cost and expenses will have to construct multi storied building consisting of Ground floor plus five floors over the said plot. The ground floor will be reserved for vehicle parking.

- iii. That the units allotted to the share of the respective owners and the Developer under the present Development Agreement as under:-

Sr. no	Flat No	Type	Carpet area	Built Up area	Allotted to the share of
STILT FLOOR					
01	Flat no. 101	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 01
02	Flat no. 102	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 01
03	Flat no. 103	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 01



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STILT FIRST FLOOR					
04	Flat no. 201	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 02
05	Flat no. 202	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 02
06	Flat no. 203	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 02
STILT SECOND FLOOR					
07	Flat no. 301	3 BHK	127.65 Sqm	169.60 Sqm	Developer
08	Flat no. 302	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT THIRD FLOOR					
09	Flat no. 401	3 BHK	127.65 Sqm	169.60 Sqm	Developer
10	Flat no. 402	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT FOURTH FLOOR					
11	Flat no. 501	3 BHK	127.65 Sqm	169.60 Sqm	Developer
12	Flat no. 502	3 BHK	117.85 Sqm	155.00 Sqm	Developer

II. CONSIDERATION AMOUNT

- i. It is agreed between the parties that in addition to the 20% share of owner no 01, Developer will pay an amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) to the owner no. 01 and also in addition to 20% share of owner no. 02 the Developer will pay an amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) to owner no. 02 separately as consideration.

The payment schedule of above consideration amount are as Follows: -

Payment Schedule of Owner 01			
Date	Cheque No / Trans. No	Amount	Bank Name
10/02/2022	000026	5,00,000/-	HDFC Bank
27/12/2022	000015	3,33,000/-	HDFC Bank
25/12/2023	000017	8,33,000/-	HDFC Bank
25/12/2024	000019	8,34,000/-	HDFC Bank

Payment Schedule of Owner 02			
Date	Cheque No / Trans. No	Amount	Bank Name
28/02/2022	000028	5,00,000/-	HDFC Bank
11/01/2023	000051	3,33,000/-	HDFC Bank
25/12/2023	000018	8,33,000/-	HDFC Bank
25/12/2024	000020	8,34,000/-	HDFC Bank

III. DUTIES/OBLIGATIONS OF DEVELOPER

It is agreed between the parties that developer shall be responsible at its own cost to do following things: -

- i. To register the project, proposed to be constructed on said plot under the provision of Real Estate Regulation Act and follow all the rules and regulation thereof and its compliance.

To open and operate bank account for the project as mandated by Section 4 (D) of the Real Estate Regulation Act.



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- iii. The Developer shall supply extracts of RERA Account to owners every 3 months. The Developer will also keep informed the Owners about tebookings of the Project.
- iv. To obtain revised permission only after consent and signatures of party of first part. If additional FSI other than sanctioned vide commencement letter Dated 03/10/2022 for "Atharwa Jagannath" project is granted by authority in future then all FSI granted will rightfully be owned by the owners and if developer performs any kind of construction activity on additional granted FSI then for that additional constructed premise owners share will be 40% (20% Owner No. 01 and 20% Owner No. 02) and remaining share of additional construction 60% will be that of developers.
- v. Developer will appoint architect, contractors and structural engineer at his cost.
- vi. Developer will be responsible to pay Legal expenses and fees.
- vii. To procure Electricity supply from the MSDDL department, adequate water connection, drainage lines.
- viii. To ensure that all the buildings and structures are built in accordance with the prescribed standards, rules and regulations in respect of earthquake resistance buildings and structures.
- ix. The developer shall provide only flat roof for sixth floor enclosed by standard height of parapet wall all around with staircase and door access to this flat roof this amenity of terrace will be common for all unit holders.
- x. To provide all basic facilities, infrastructure amenities within the boundary wall of the plot and provide Drainage lines, Chambers, Boundary wall, Internal Road, Municipal Corporation water supply as per rules, lift etc.
- xi. To purchase Transferable Development Rights / Paid FSI and load it over the said plot.
- xii. To carry out and complete entire construction and development works and activities in all respects as mentioned herein in respect of said plot in accordance with the Building Permissions, Commencement Certificates issued by Aurangabad Municipal Corporation.
- xiii. To do marketing of the project by way of advertisement for developers share at their own cost.
- xiv. To appoint agency for marketing and advertisement of the project for developers share at his own cost.
- xv. To obtain Occupancy Certificate from the Aurangabad Municipal



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Corporation for all units after completion including water connection, lift clearance and all amenities.

xvi. To take all steps to submit the building proposed to be constructed on the said plot to the provisions of Maharashtra Apartment Ownership Act by executing Deed of Declaration. The deed of declaration will be done with the consent and signature of the owners of the said plot.

xvii. The DEVELOPER shall be entitled to enter into a separate contract with building Contractors, Architect and other Agencies for carrying out the said development work. That the parties hereto agreed that in the event of any accident or damage is caused to the property or to the person such as labors, engineers or road users and to the property and/or person of neighbors or any affected person during the development of the said property, the builder/ Developer shall solely be responsible to pay the compensation and legal consequences in that regard and the owners shall not be responsible in any manner thereof. In the event of any litigation arising between the Builder/ Developers and the contractors, architect or technical experts, skilled or unskilled labors or with any other person in relation to the development of the said property the owners shall not be held responsible thereof in any manner.

xviii. The Developer shall indemnify and keep indemnified the Owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the developer on the account of or arising out of any breach of any of these terms of any law, rules or regulation or due to accident or any third party, in respect of such construction or otherwise whatsoever.

xix. The developer will commence the construction only after obtaining commencement certificate from the Aurangabad Municipal Corporation

The developer will be liable to pay Property Tax, NA Tax and any other Tax like Electricity Bills, Water Tax, Labor Cess of the plot from the Date of 17-10-2021 till the date of occupancy certificate.

The Developer will make provision for fire protection, Rain water harvesting and other statutory guidelines for the whole building as per the existing norms and guidelines of the concern authorities.

The developer will complete the project Construction work within 30 months from the date of commencement certificate and during said period pay fixed amount of Rs. 16000/- per month on monthly basis to each owner no. 01 and owner no 02 16000/- per



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month on monthly basis separately towards rentals for their residence. The payment will be made in advance.

- xxiii. Developer will connect the existing bore well on north side to first floor to water supply to owner no 01 exclusively and existing bore well on south side will be connected to second floor for water supply to owner no 02 exclusively.
- xxiv. Developer will arrange for new bore for commons water supply to all units of Developer. If the owners do not get adequate water supply through their existing borewell, then they will be entitled to share water from the new bore well to be installed by the Developer. It is also agreed that in case the new bore well to be installed by the Developer do not get adequate water supply for the units in the share of developer, then the unit purchasers of the developer's share will be entitled to share water from the existing bore well.
- xxv. The developer will provide safety metal doors to main entrance of all units allotted to owner no 01 and owner no 02. The safety metal doors shall have adequate arrangements to prohibit the direct access to the main door.
- xxvi. The Developers will be liable to pay the electricity meter connection charges for the units allotted to the share of owners.
- xxvii. The Developer has agreed to Pay & Deposit Rs. 2,50,000/- (Two Lakhs Fifty Thousand Rupees only) as Corpus Fund of each unit of owner no. 1 & owner no. 2 amounting to total Rs. 7,50,000/- (Seven Lakhs Fifty Thousand Rupees Only) of all the 3 units of the owner no.1 and Rs. 7,50,000/- (Seven Lakhs Fifty Thousand Rupees only) of all the 3 units of owner no. 2 as full and final share of the Owner's share of the Corpus Fund.
- xxviii. Total final share of owners will be Rs. 15,00,000/- (Fifteen Lakhs Rupees only) that is 7,50,000/- Plus 7,50,000/-. Total final share of Owners corpus fund Rs. 15,00,000/- (Fifteen Lakhs Rupees only) will be paid by the Developer and subsequently will be handed over to the newly formed Apartment Association of Atharwa Jagannath Project.
- xxix. It is further agreed by the Developer that the corpus fund for each residential floor will be 7,50,000/- (Seven Lakhs Fifty Thousand Rupees only) and the total Corpus Fund for the whole building will not exceed more than Rs. 37,50,000/- (Thirty-Seven Lakhs Fifty Thousand Rupees Only).



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IV. PERIOD FOR COMPLETION OF CONSTRUCTION WORK AND PENALTY

- i. It is decided between the parties of this development agreement that the developer will construct and complete the entire project within period of 30 months from the date of Commencement Certificate.
- ii. From the date of this development agreement till the date of inward of occupancy certificate if the actual work of the project is stopped due to any natural calamity, pandemic, restrictions specifically imposed by the government authority, extension for the completion of the project granted by the RERA authorities, the developer will not be responsible to fulfill condition of the time limit for the completion and obtaining occupancy certificate, in such case the said period of 30 months shall stand extended, for the actual days during which the work was stopped due to restrictions/eventualities as mentioned in this clause. The developer shall pay the rent as agreed during the period of the eventuality/restrictions.
- iii. It is mutually agreed between the parties that in case the Developer fails to complete the construction of the project within the stipulated period of 30 months, the Developer will be liable to pay Rs. 35,000/- (Thirty-Five Thousand Only) per month on monthly basis to owner no 01 and Rs.35,000/- (Thirty-Five Thousand Only) per month on monthly basis to owner no 02 for the specific extended period towards penalty. It is further agreed that in case the Developer fails to complete the Development Work within the penalty period of 12 months, then the owners will be entitled to terminate the development agreement by giving 30 days' notice in such eventuality owners may get the project completed by other agency. The owners shall not be responsible to compensate the developer and shall not be responsible for any legal consequence if the contract is terminated. Similarly, if the project is delayed on account any defect in the title, possession, of the owners over the said plot which culminates into legal proceedings or objection by banks/ financial institutions relating title of the owners, then the period of completion of construction work shall stand extended till the dispute is resolved.

v. The Period of delay on the part of the owners to carryout duties under the present Development Agreement will entail the Developer for extension of the stipulated period for completion of Development Work.



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V. COMPLETION CERTIFICATE

- It is agreed between parties that the developer will file application for obtaining completion certificate within period of 30 months from the date of commencement certificate.
- In case the Municipal Corporation imposes any fine or penalty for granting completion certificate same will be borne by the developer.
- The completion certificate (Occupancy Certificate) this expression shall means complete construction with all the amenities including Electricity meter connection to all the units of the owners, Municipal and Bore Water Connection, Installation and Clearance for the operations of the lift and all the allied activities.

VI. SPECIFICATIONS AND AMENITIES

- The developer has agreed to provide all the facilities, infrastructure, amenities and specifications within the boundary wall of the project by providing best quality materials for constructions of the building. The specification of the flats to be retained by the owners will be provided by the developer will be as under: -

Structure	RCC frame structure. Burnt Bricks will be used for construction.
Masonry	9" thick external and 4" thick internal brick wall. According to size of rooms.
Plaster	External walls in sand faced plaster and internal wall with neeru finish.
Kitchen	Granite Kitchen otta and glazed tiles dado up to lintel level. Stainless steel sink.
Flooring	2'X 2' vitrified anti-skid tiles in all rooms. Glazed tiles dado up to lintel level for toilets with skirting in all rooms.
Painting	Internal - premium emulsion paint. External - premium quality ace paint.
Plumbing	Concealed internal plumbing in standard CPVC/UPVC Pipes with chromium plated quality fittings and fixtures.
Electrical Fittings	Concealed electrification with good quality certified switches with one inverter points for one tube light and one fan in each room. Separate and adequate earthing for the each unit of the owner.
Windows	Powder coated aluminum windows in three tracks with mosquito net & safety grills. Granite windows seal.
Doors	Main Double Floor plywood frame with decorative laminate shutter. Bedrooms door ply frame with laminate shutter. W/C bathroom and other frames in granite and fibres doors with latch.
Lift	Schindler/Kone/OTIS/Techno Plus Lift with Back Up



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Ceiling Height	Ceiling height of the parking, first and second floor will not be less than 10Ft.
Water Tank	3600 Ltrs underground + overhead tank for the units in the share of owners. This is exclusive arrangement for the units in the share of owners. With adequate arrangement of electric motor.
Lightning Arrester	Provision of Lightning Arrester.

NOTE: - The materials, accessories, fittings should be of branded and standard quality.

VII. RIGHT TO SELL THE UNIT IN THE PROJECT: -

- I. It is agreed between the parties that the owner and developer will be at liberty to enter into booking agreement, Agreement to Sell, Correction Deed, Cancellation Deed and Sale Deed, any other instrument for transfer of property and hand over possession of units allotted to their respective share in favor of prospective purchaser and receive consideration of the units in their respective share.
- II. The owner and Developer will be responsible for their respective taxes arising out of sale of their respective units in the project.

VIII. LOAN: -

- I. That the Developer will be entitled to raise project loan for carrying out development work over the said plot by mortgaging his share in the project to any bank/financial institution. It is specifically agreed between the parties that the project loan availed by the Developer will be strictly used for the purpose of carrying out construction over the said plot. The Developer will be solely responsible to repay such loan. Such loan amount shall not exceed Rs. 2,00,00,000/- (Rupees Two Crore Only).
- II. The prospective purchaser who intent to purchase unit in the building proposed to be constructed on the said plot will be entitled to obtain loans for purchasing unit in the project.

IX. RECTIFICATION OF DEFECT: -

- I. The developer will be responsible to rectify all the defects in the RCC Structure, Brickwork, Doors, windows, Leakages up to five years from the date of completion of construction work at his own cost and expenses as per RERA regulations.



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X. COVENANTS OF OWNERS: -

- i. That the Owners are entitled to enter into this Agreement with the developer and they have full right and authority to sign and execute the same.
- ii. That the Owner have not agreed, committed or contracted or entered into any agreement for sale, sale deed, gift or lease of the said property or any part thereof to any persons or person other than the Developer (Only through this development agreement) and that owners have not created any mortgage charge or any other encumbrances on the said property as mentioned herein.
- iii. That the Owners have not done any act, deed, matter or thing where by or by reason whereof, the development in the said property may be prevented or affected in any manner whatsoever.
- iv. The Owners hereby assure & state that the property under development is not subject to any acquisition, requisition, reservation.
- v. The owners will not do any acts deed or things which will cause nuisance to the other owners in the project.
- vi. The Owners assure that the property under agreement is free from all the dispute, litigation, charges.
- vii. The owners shall contribute maintenance amount equal to the maintenance amount contributed by the other unit holders in the building for maintenance of the common amenities and facilities in the building such as sweeper salary, security salary, common electric charges, common electrification charges and lift.
- viii. The owners will be bound to abide all the rules commonly applicable to all the unit holders in the building.
- ix. The owners will not do act, deed of things which will adversely affect the elevation of the building.
- x. The owners will co-operate and sign documents required for RERA registration.
- xi. The Owners and all other flat owners will not be entitled to cause any change in the structure or dimensions of the flat.
- xii. The Owners will be responsible for title and possession and in case any defect is found or claim is raised in the title and /or possession of owners over the said plot, the owners shall indemnify and keep indemnified the developer for losses / damages caused to the developer on account of such claim.



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- xiii. During subsistence of the present Development Agreement In case of Death of any of the Owners, their successors in interest, within a period of 90 days from the date of death will notify the Developer of his/her/their rights and supply certified copies of orders passed by competent court and documents (if any), to the effect that such successor in interest is entitled to step in the shoes of respective owner.

XI. TERMINATION OF THE DEVELOPMENT AGREEMENT AND CONSEQUENCES THERE OF: -

- i. It is agreed between the Parties that in case the Developer fails to complete the Construction work within the stipulated period of 30 months and penalty period of 12 months, subject to the conditions mentioned in Clause III hereinabove and subject to the owners complying with obligations and duties under the present agreement, then the Owners will be entitled to terminate the Agreement by giving 30 days' notice.
- ii. It is agreed between the parties in case developer fails to perform any activity towards development and construction work continuously for 6 months (non-recurring basis) then the owners shall be entitled to terminate this development agreement and developer shall have no objection for the same.
- iii. On termination of present agreement, the provisions of Maharashtra Real Estate Regulation Act, 2016 will be applicable mutually.



XII. NAME OF THE PROJECT: -

The publicity, advertisement shall be carried out and implemented by the developer. The proposed housing project will be known as "ATHARWA JAGANNATH".

XIII. NOTICES: -

- i. All the notices, letters, correspondences, shall be as per addresses of the owners & developer recorded in this development, agreement, if any changes in address the owners & developer should be informed to all concerned parties.



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- ii. That the owners will be informed by the developer regarding any change in the partnership and any change should not affect the interests of the owners and the time frame agreed to complete the project.

XIV. PARKING: -

- i. The parking area should have minimum height of 14 ft. with flooring of standard material which should be above road level.
- ii. The parking area distributed amongst the owners and the developer in the ratio of Development Agreement, as per parking floor map annexed hereto.

XV. MISCELLANEOUS: -

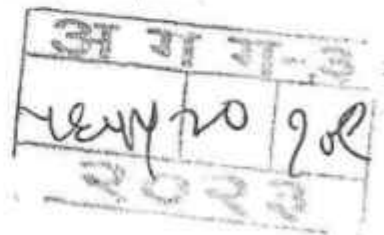
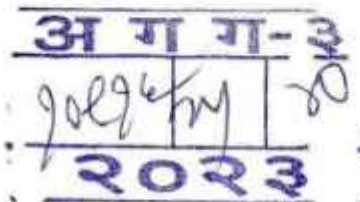
- i. This agreement is not a lease nor an agreement to assign the benefits of or under the aforesaid agreement nor an agreement to sell the said property nor it intends to give the developer possession of said property under Section 53A of transfer of property Act, 1882 or under any other law and only that bare permissive license is hereby given to the developer to enter upon the said property for the purpose of Development thereof as mentioned hereinabove, in any manner and upon the terms, conditions and provisions hereinafter contained.
- ii. It is not the intention of the parties hereto enter into partnership with each other and nothing herein contained shall be construed as creating any such relationship between the parties.

XVI. DUTY AND REGISTRATION: -

The expenses for stamp duty and registration will be done by the developer.

THE SCHEDULED ABOVE REFERRED TO

All the part and parcel of the plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation Aurangabad the said plot is bounded as under,



On towards East	CTS No. 14490
On towards West	CTS No. 14491
On towards South	Lane
On towards North	09 Mtrs Road

IN WITNESSES WHEREOF THE PARTIES HAVE SIGNED AND
EXECUTED THIS DEVELOPMENT AGREEMENT ON THE DAY
AND DATE MENTIONED ABOVE

Signed and Sealed by within-named Owner/
Executant

Photo

Thumb/Sign



1. Smt. Surekha Sanjay Kulkarni;



श्री. मंगला चंद्रकांत शिंदे सागर

2. Smt. Mangalabai Chandrakantrao
Kshirsagar;



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Signed and sealed by within named
Attorney/Developer

M/s. Nahar Builders and Developer,
through its authorized Partners

1) Mr. Praneeet Praveen Jain;



Thumb/Sign



2) Mr. Ashwin Shivnarayan Jaiswal;



3) Mr. Rithik Ravindra Jain;



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WITNESSES

1. Mr. Abhay Bhagwanrao Kulkarni;
 Age: 59 Years,
 R/o: Behind Hi-Tech Computer, Venudatta-129,
 Chintamani Housing Society, Tilak Nagar,
 Aurangabad-431005.
 Aadhar No: 4844 4512 7796

Photo



Thumb/Sign



2. Mr. Ajay Bhagwanrao Kulkarni;
 Age: 53 Years,
 R/o: Behind Hi-Tech Computer, Venudatta-129,
 Chintamani Housing Society, Tilak Nagar,
 Aurangabad-431005.
 Aadhar No: 5357 6102 8973



3. Mr. Mandar Chandrakant Kshirsagar;
 Age: 42 Years,
 R/o: H.No.5-5-89/2, Plot No 83, Jagannath,
 Near Sant Eknath Rang Mandir, New
 Osmanpura, Aurangabad.
 Aadhar No: 7617 3770 1327



4. Mr. Kedar Chandrakant Kshirsagar;
 Age: 48 Years,
 R/o: H. No.5-5-89/2, Near Sant Eknath Rang
 Mandir, New Osmanpura, Aurangabad.
 Aadhar No: 6612 7789 6020




5. Mr. Sumit Mahavir Mohare;
 Age: 35 Years,
 R/o: Adarsh Colony, Near water Tank, Hingoli.
 Aadhar No: 6488 1983 0284



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*** मुखत्यारनामा पत्र ***

- (कबुली जबाब) -

मिळकत मोहल्ला - न्यु उस्मानपुरा ता. जि. औरंगाबाद येथील महानगरपालिका हद्दीतील मिळकत
र. डि. स. र. डी. ता. जि. औरंगाबाद

लिहून घेणार -

श्री. सुमित महावीर मोहारे

वय. २६ वर्ष, धंदा- व्यापार

रा. आदर्श कॉलनी, हिंगोली - ४३१५१३

आधार नं. ६४८८ १९८३ ०२८४

पॅन नं. CYAPM8613H

लिहून देणार -

नहार बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार

श्री. रितीक रवींद्र जैन

वय. २३ वर्ष, धंदा - व्यापार

रा. जी-३, वर्धमान रेसीडेन्सी, खिवंसरा पार्क,

उल्कानगरी, गारखेडा, औरंगाबाद

आधार नं. ३६९२ ७९७३ ७२००

पॅन नं. BRPPJ4715G



कारणे मुखत्यार नामा आम कबुली जबाब लिहून देतो की, डेव्हलपमेंट अग्रीमेंट र. डे. बु. नं. ५६५५ दिनांक ११/०६/२०२३ अन्वये मिळकत मोहल्ला - न्यु उस्मानपुरा, ता. जि. औरंगाबाद येथील महानगरपालिका हद्दीतील सि.स.नं. १४४९०/१ मधील प्लॉट नं. ८३ ज्याचे क्षेत्र ५९९.५० चौ.मी असुन जे आम्ही आज रोजी लिहून घेणार यांना मुखत्यार कबुली जबाब म्हणून नेमले आहे, ज्याची चतुःसिमा खालीलप्रमाणे आहे.

पुर्वेस

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सि.स.नं. १४४९०

पश्चिमेस

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सि.स.नं. १४४९१

दक्षिणेस

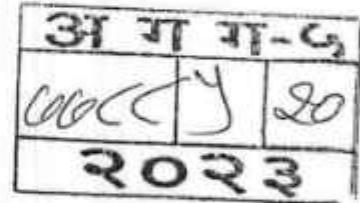
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येणेप्रमाणे मिळकत असुन ज्याचे क्षेत्र, आकार, अस्तीत्वादीचे निर्देशन वरीलप्रमाणे दर्शविलेले आहे. वरील लिहून घेणार यांच्यावर आमचा/माझा पुर्ण विश्वास असल्यामुळे व माझा त्यांच्यावर पुर्णपणे भरवसा असल्या कारणाने सदरील मिळकतीचे आम्ही/मी लिहून घेणार यांना मुखत्यारनामा म्हणुन नेमले आहे. तसेच लिहून घेणार यांनी सदरील मुखत्यारनामा म्हणुन दिलेल्या मिळकतीचे खालील प्रमाणे कामे करावीत.

तसेच सदर मिळकतीचे खरेदीखताच्या दस्तावर आमच्या/माझ्या सहया व अंगठे राहतील फक्त कबुली जबाब देण्याचे अधिकार या मुखत्यारपत्राद्वारे आपणास देत आहे, तसेच सदर मिळकत बाबत दुय्यम निबंधक कार्यालयात जावून नक्कल काढणे, वैल्युएशन काढणे, तसेच जिल्हाधिकारी कार्यालयामधून परमिशन काढणे, त्यासाठी अर्जावर सहया करणे तसेच संबंधीत त्या कार्यालयात मिळकतीबाबतचे सर्व कामे करणे मिळकतीची देखरेख करणे, तसेच आवश्यकता कागदपत्रांची पूर्तता करणे त्यावर सहया करून ते पुर्ण करणे.

वरील सर्व कामे तुम्ही आमच्या/माझ्या वतीने आमचे/ माझे मुखत्यार धारक म्हणून सहया व अंगठे पुर्ण करावी, फक्त दु.नि. कार्यालयात जाऊन कबुली जबाब देणेकरीता हा मुखत्यारनामा करून दिले आहे. व त्याबाबत होणारे सर्व परिणामाची जबाबदारी आमच्यावर राहिल. तसेच मुखत्यारधारक यांना उपरोक्त मिळकत विक्री करण्याचे व मोबदला स्वीकारण्याचे अधिकार दिलेले नाही. तसेच सदर प्लॉट /मिळकत विक्री करतांना योग्य ती परवानगी/मंजूरी घेण्यात येईल.

तसेच सदरील मिळकती संबंधी तुम्ही तहसिल कार्यालय, जिल्हाधिकारी कार्यालय, महसुल कार्यालय, ग्रामपंचायत / मनपा कार्यालय, पोलीस स्टेशन, कोर्ट , कचेरी, वकीलाची नेमणूक करणे, मोजणी करणे, तडजोड करणे, नाहरकत प्रमाणपत्र घेणे, गुंठेवारी घेणे, तसेच शासकीय व निमशासकीय कार्यालयात, इत्यादी ठिकाणी सदर मिळकतीसंबंधी आवश्यक त्या ठिकाणी सर्व कामे तुम्ही तुमच्या सहीनिशी आमचे/माझे मुखत्यारे आम म्हणुन पुर्ण करावीत.



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करिता सबब हा मुखत्यारनामा कबुली जबाब आम्ही/मी आमच्या/माझ्या राजीमर्जीने, स्वसंतोषाने,
कोणाच्याही दबावाला बळी न पडता कोणत्याही प्रकारची नशापाणी न करता लिहून दिले. *वर्तमान, २०२३*
दिनांक : ०३/१०/२०२३

लिहून देणार
नहार बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार



[Signature]
श्री. रितीक रवींद्र जैन



लिहून घेणार

[Signature]
श्री. सुमित महावीर मोहारे



साक्षीदार

१. *[Signature]*
श्री. राम ईश्वर पवार
वय. २१ वर्षे,
रा. शिंदे टाकळी, परभणी-४३१५०३



२. *[Signature]*
राजेश सखाराम राजवैद्य
वय : ५१ वर्षे
रा. एन-९ सिडको, औरंगाबाद



-- मुखत्यारनामा -- ..३..

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घोषणापत्र/संप्रत्यपत्र

मी/आम्ही खालील सडी करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घेवित करतो की, नोंदणीसाठी सदर केलेल्या दस्तऐवजामधील मिळकत ही फक्तपुणेद्वारे अथवा दुसरे विक्री होत नाही. दस्तात लिहून देणार / कुलमुखत्यारधारक हे खरे अतुन याची आम्ही स्वतः खात्री करुन दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी साक्षीदार म्हणुन वेळून आलो आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेत आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/धारक हक्कदार/कब्जेदार हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यार अध्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मिळकतीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँकबोजे, शासन बीजे कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करुन दस्तऐवज साक्षीदारांसमक्ष निष्पादित केलेला आहे.

या दस्तात नोंदणी प्रक्रियेत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयीन / शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ तसेच वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक, कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची पूर्णपणे आम्हाला जाणीव आहे.

स्वावर मिळकती विषयी सध्या होत असलेली फक्तपुणे / बनावटीकरण / संगनमत त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या / आमच्यावर दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार सदर व्यवहारात दस्तविषयक काही कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार असल्याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही दस्त नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडवणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तसेच इतर अन्व कायदानुसार शिक्षेस आम्ही पात्र राहणार आहोत याची आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



लिहून घेणार

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२०२३



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२०२३

दस्तावेज क्रमांक : अगग5/7788/2023

दस्तावेज प्रकृत :- कुलमुख्यालयपर

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणात
1	नाव: श्री. सुमित महावीर मोडरे - पत्ता: फ्लॅट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अहमदशाह कॉलनी, हिंगोली, महाराष्ट्र, ठिंगोली. पॅन नंबर: CYAPM8613H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 26 स्वाक्षरी:- 		
2	नाव: नहार बिल्डर्स अँड डेव्हलपर्स लॉफे भागीदार श्री. रितीक रवींद्र जेन - पत्ता: फ्लॅट नं: बी-3, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: खिबर्सरा पार्क, उत्कानगरी, नारखेडा, औरंगाबाद, महाराष्ट्र. पॅन नंबर: BRPPJ4715G	कुलमुखत्यार देणार वय :- 23 स्वाक्षरी:- 		

वरीत दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र या दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 03 / 10 / 2023 05 : 32 : 14 PM

औकड़:-

दस्तावेज निषादनाचा कडुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे घडताळण्यात 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	पॉवर ऑफ अटॉर्नी होल्डर श्री. सुमित महावीर मोहारे - -	03/10/2023 05:31:57 PM	सुमित महावीर मोहारे M XXXX XXXX 0284 
2	कुलमुख्यार देणार नहार बिल्डिंग अँड डेव्हलपर्स वर्क भागीदार श्री. रितिक रवींद्र जैन - -	03/10/2023 05:31:35 PM	रितिक रवींद्र जैन M XXXX XXXX 7200 

शिका सं.4 ची वेळ: 03 / 10 / 2023 05 : 32 : 20 PM

Joint Sub Registrar Aurangabad V

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUMIT MAHAVIR MOHARE	eChallan	02300042023100308077	MH008917156202324E	500.00	SD	0004654122202324	03/10/2023
2		DHC		1023031314444	400	RF	1023031314444D	03/10/2023
3	SUMIT MAHAVIR MOHARE	eChallan		MH008917156202324E	100	RF	0004654122202324	03/10/2023

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

7788 / 2023

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प्रभागिली कार्यवाहीत येते की,
सदर दस्तावेजात प्रमाण पत्रे पाने
आहेत, नोंदणी पुस्तक क्र. ४ चे
अनुक्रमांक ४०८ वर नोंदला
दि ३/११/२०२३

अ ग ग-३
१९९३ ४
२०२३

सहस्रपुष्पम निबंधक वर्ग-2
औरंगाबाद क 5

भारत सरकार
GOVERNMENT OF INDIA

सुरेखा संजय कुलकर्णी
Surekha Sanjay Kulkarni
जन्म तिथि / Year of Birth: 1973
पै - 6007 3636 9127



विण्याचा क्रमांक / Enrollment No 1218/16416/12293

To,
सुरेखा संजय कुलकर्णी
Surekha Sanjay Kulkarni
PLOT NO.83,JAGANNATH
BEHIND SANT EKNATH RANG MANDIR NEW
OSMANPURA
Aurangabad
Kranti Chowk Aurangabad
Maharashtra 431005
9422201405

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KULKARNI SUREKHA SANJAY
SHIVAJIRAO DIGAMBERRAO
KULKARNI
25/03/1973
Permanent Account Number
BEQPK7683L




भारत सरकार
Government of India

मंगला चंद्रकांत क्षीरसागर
Mangala Chandrakant Kshirsagar
जन्म तारीख/DOB: 15/03/1946
लिंग/ GENDER: FEMALE



6210 9765 8273

मंगला चंद्रकांत क्षीरसागर
Mangala Chandrakant Kshirsagar
H.NO.5-5-89/2
NEW OSMANPURA
NEAR SANT EKNATH RANG MANDIR
AURANGABAD
Aurangabad Maharashtra - 431005
9404039942

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20/9/2023
2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मंगला चंद्रकांत क्षीरसागर
Mangala Chandrakant Kshirsagar
जन्म तारीख / Date of Birth: 15/03/1946
पै - 6210 9765 8273
ADLPA9768R



मंगला चंद्रकांत क्षीरसागर
MANGALA CHANDRAKANT KSHIRSAGAR
पै - 6210 9765 8273 / Father's Name
DEVIDAS ACHUTRAO AMBEKAR
जन्म तारीख / Date of Birth: 15/03/1946
सहस्र (Signature)

भारत सरकार
GOVERNMENT OF INDIA

प्रधान प्रवीण जैन
Praveen Praveen Jain
जन्म तिथि/DOB: 16/05/1994
पुरुष MALE

4527 6428 4703
VID : 9155 8312 4703 9038
अर्थ- 37753714, जे.टी. महाराष्ट्र

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

प्रा. प्रवीण प्रवीण जैन, जे.टी. महाराष्ट्र, 431001
Address: B-1, Sakinaka, Khosla Park, Sakinaka, Aurangabad, Maharashtra - 431001

4527 6428 4703
VID : 9155 8312 4703 9038

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्रधान प्रवीण जैन
PRAVEEN PRAVEEN JAIN
प्रवीण बाबुल जैन
PRAVEEN BABUL JAIN
16/05/1994
Permanent Account Number
AUPPJ6481P

भारत सरकार
GOVERNMENT OF INDIA

अश्विन शिवराम जैवाल
Ashwin Shivaram Jaival
जन्म वर्ष/DOB: 1982
पुरुष Male

4080 5501 6957
आधार - आम आदमी का अधिकार

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

प्रा. अश्विन शिवराम जैवाल
Address: House No. 1-300/1, Sakinaka, Sakinaka, Aurangabad, Maharashtra, 431001

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अश्विन शिवराम जैवाल
ASHWIN S JAIVAL
SHIVRAMATYAN GANESH LAL JAIVAL
11/05/1982
Permanent Account Number
ANUPJ62118

भारत सरकार
GOVERNMENT OF INDIA

राहुल रविंद्र जैन
Rahul Ravindra Jain
जन्म तिथि/DOB: 06/05/2000
पुरुष MALE
Mobile No: 7249255949
3612 7973 7200
VID : 8166 6042 7828 8812
माझी आधार, माझी ओळख

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

प्रा. राहुल रविंद्र जैन
Address: G-1 Sakinaka Jain, Opp Sai Petrol Pump, G-1, Sakinaka, Sakinaka, Aurangabad, Maharashtra - 431001

3612 7973 7200

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राहुल रविंद्र जैन
Rahul Ravindra Jain
Permanent Account Number Card
BRPPJ6710G

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFN3053D

नाम / Name
NAHAR BUILDERS AND DEVELOPERS



अ ग ग-3
2023

भारत - सरकार
GOVERNMENT OF INDIA

राजेश सखाराम राजवडे
Rajesh Sakharam Rajwade
अवकाश संकेत: 1572
पुल: Mo6

5703 6135 3964

आधार - सामान्य नागरिकांचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O सखाराम राजवडे
एल-194/3 शिवाजी नगर
एल-९ सिडको, औरंगाबाद
राज्य: महाराष्ट्र, औरंगाबाद
पिन: 431001

Address: S/O Sakharam Rajwade, L-156/3 SHIVAJI NAGAR H-9 CIDCO, Aurangabad, Maharashtra. 431001

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
Government of India

राम शंकर पवार
Ram Shankar Pawar
अवकाश संकेत: 10-122003
पुल: MA11

2854 0435 2165
UID: 8148 4714 7216 7608

आधार - सामान्य नागरिकांचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O शंकर पवार, एल-194/3 शिवाजी नगर
एल-९ सिडको, औरंगाबाद
राज्य: महाराष्ट्र, औरंगाबाद
पिन: 431001

Address: S/O Shankar Pawar, CIDCO, Shivaji Nagar H-9, Aurangabad, Maharashtra - 431001

2854 0435 2165
UID: 8148 4714 7216 7608



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2023

160/10916

गुरुवार, 02 नोव्हेंबर 2023 5:58 म.नं.

दस्त गोष्टवारा भाग-1

अगम3

दस्त क्रमांक: 10916/2023

36/80

दस्त क्रमांक: अगम3 /10916/2023

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. अगम3 यांचे कार्यालयात

पावती: 13573

पावती दिनांक: 02/11/2023

अ. क्र. 10916 वर दि.02-11-2023

सादरकरपाराचे नाव: महार बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार 1, प्रणीत प्रविण जैन -

रोजी 3:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करपाच्याची सही:

एकुण: 900.00

Joint Sub Registrar Aurangabad III

Joint Sub Registrar Aurangabad III

दस्तावा प्रकार: 65-युक्त दुसरी पत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 02 / 11 / 2023 03 : 37 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 11 / 2023 03 : 39 : 50 PM ची वेळ: (फी)





02/11/2023 5:56:48 PM

दस्त गोपबारा भाग-2

अगम3

दस्त क्रमांक:10916/2023

24/10

दस्त क्रमांक :अगम3/10916/2023

दस्ताचा प्रकार :-65-युक्त दुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वायाचित्र	ठसा प्रमाणित
1	नाम:नहार बिजलई अॅण्ड डेव्हलपर्स तर्फे भागीदार 1. प्रणीत प्रविण जैन - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नारखेडा औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन नंबर:CYAPM8613H	निहून पेवार वय :-29 स्वाक्षरी:- 		
2	नाम:मानक - सी. सुरेखा रंजय कुलकर्णी - - पत्ता:प्लॉट नं: 83, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्यु उस्मानपुरा, औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन नंबर:BEQPK7683L	निहून देणार वय :-49 स्वाक्षरी:- 		
3	नाम:मानक - धीमती. मंगलाबाई चंद्रकांत शिरसागर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्यु उस्मानपुरा, औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन नंबर:ADLPA9768R	निहून देणार वय :-76 स्वाक्षरी:- स्. ०. मीना - अक्षय शिरसागर		
4	नाम:नहार बिजलई अॅण्ड डेव्हलपर्स तर्फे भागीदार 2. अभिन शिवनारायण बैस्वान - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नारखेडा औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन नंबर:	निहून पेवार वय :-40 स्वाक्षरी:- 		
5	नाम:नहार बिजलई अॅण्ड डेव्हलपर्स तर्फे भागीदार 3. रितीक रवींद्र जैन यांचे तर्फे मुखत्यारधारक म्हणून श्री. सुमित महाविर मोहारे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आदर्श कॉलनी हिंमोनी ह.मु. औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन नंबर:	निहून पेवार वय :-24 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत 65-युक्त दुस्ती पत्र चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 11 / 2023 05 : 54 : 32 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	स्वायाचित्र	ठसा प्रमाणित
1	नाम:राम ईश्वर पवार - - वय:21 पत्ता:सेलु, परमजी पिन कोड:431503	स्वाक्षरी 		
2	नाम:राजेश सखाराम राजवैद्य - - वय:52 पत्ता:एन-9 सिडको, औरंगाबाद पिन कोड:431001	स्वाक्षरी 		

शिक्का क्र.4 ची वेळ:02 / 11 / 2023 05 : 56 : 25 PM

Joint Sub Registrar Aurangabad III



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAHAR BUILDERS AND DEVELOPERS	eChallan	02300042023110172021	MH010422483202324E	500.00	SD	0005474518202324	02/11/2023
2		DHC		1123022209969	800	RF	1123022209969D	02/11/2023
3	NAHAR BUILDERS AND DEVELOPERS	eChallan		MH010422483202324E	100	RF	0005474518202324	02/11/2023

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

10916 /2023

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२०२३

प्रमाणित करण्यात येते की,
सदर दस्तऐवज एकूण ०० पाने आहेत.
१०९६५०४० नवराचे बुकाचे १०९६
नवरी मीदवला तरीख २१/११/२०२३
सह दुय्यम निवचल वग
औरंगाबाद ठे ३

