Receipt (पावती)

343/3178
Wednesday, April 26 ,2023
11:47 AM

पावती

Original/Duplicate
नोंदणी क्र. :39M
Regn. 39M

मुळदस्त परत केला

पावती क्र. : 4037 दिनांक: 26/04/2023

सादर करणाऱ्याचे नाव: औरंगाबाद
दस्तऐवजाचा अनुक्रमांक: बगम6-3178-2023
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: मंगलकलश बिल्डर्स एलएलपी तर्फे अधिकृत भागीदार राजेश वाहीराम बरगटवार

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1280.00
पृष्ठांची संख्या: 64	
एकूण:	₹. 31280.00

आपणास मूळ दस्त ,बंधनेत्र पिट,मुद्रांक-२ अवाजे 12:06 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मूल्य: ₹.120277000 /-
मोबदला ₹.120277000/-
भरलेले मुद्रांक शुल्क : ₹. 6013850/-

1) दस्ताचा प्रकार: DHC रक्कम ₹.1280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2604202301787 दिनांक: 26/04/2023
बँकेचे नाव व पत्ता:
2) दस्ताचा प्रकार: eChallan रक्कम ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018106481202223E दिनांक: 26/04/2023
बँकेचे नाव व पत्ता:

मुळदस्त परत केला

1/1

Other Receipt

343/3178
Wednesday,26 April 2023 4:44 PM

इतर पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 4056 दिनांक: 26/04/2023

गावाचे नाव: -औरंगाबाद
दस्तऐवजाचा अनुक्रमांक: अमग6-3178-2023
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: मंगलकलश क्रिएशन एलएलपी तर्फे अधिकृत भागीदार राजेश बळीराम बरगटवार
वर्णन

दस्त हाताळणी फी	रु. 40.00
पृष्ठांची संख्या: 2	
एकूण:	रु. 40.00

Joint S R Aurangabad VI

1): देयकाचा प्रकार: DHC रक्कम: रु.40/-
डीडी/पगादेशाचे बँकेचे नाव व पत्ता:



दस्त स्कॅन आला

CHALLAN
MTR Form Number-6

GRN: MH018109481202223E	BARCODE	Date: 31/03/2023-18:00:35	Form ID

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Registration Fee Ordinary Collections IGR		TAX ID / TAN (If Any)	मूळदस्त परत केला
		PAN No.(If Applicable)	ABUFM6120G
Office Name: ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name	MANGALKALASH CREATIONS LLP
Location: AURANGABAD			
Year: 2022-2023 One Time		Flat/Block No.	CTS NO. 14511/1 CTS NO. 14511/2 AND CTS
		Premises/Building	NO. 14511/3

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	PLOT AREA 2060.20 SQ MTRS. NEW OSMANPURA
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	PAN2=ABUFL7972F~SecondPartyName=KISHOR BALWANTRAO LOVEKAR AND ANOTHER~CA=0~Marketval=0
Amount In Words	Thirty Thousand Rupees Only

DEFACED 30000.00 DEFACED

Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023033194468	CKW5492773
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-06:01:50	31/03/2023
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		91 , 31/03/2023	

Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000

Signature Not Verified
Digitally signed by DDO DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.04.26 11:55:02 IST
Reason: IGRAS Secure Document
Location: India

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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(66)-343-3178	0000833801202324	26/04/2023-11:47:06	IGR210	30000.00

Seal of the Sub-Registrar No.6 Aurangabad.

Print Date 26-04-2023 11:55:01

GRN : MH018106481202223E Amount : 30,000.00 Bank : STATE BANK OF INDIA Date : 31/03/2023-16:00:35

Total Defacement Amount	30,000.00

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Sub-Registrar of the Sub-Registrar Aurangabad-1, Dist. Aurangabad

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.04.26 11:55:02 IST
Reason: GRAS Secure Document
Location: India

Print Date 26-04-2023 11:55:01

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2604202301787	Receipt Date	26/04/2023

Received from Self, Mobile number 9422278009, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered on Document No. 3178 dated 26/04/2023 at the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.

DEFACED
₹ 1280
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	26/04/2023
Bank CIN	10004152023042601737	REF No.	IGAPMOAUH8
Deface No	2604202301787D	Deface Date	26/04/2023

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

Seal of the Sub-Registrar No.6 Aurangabad.

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2604202301787	Date	26/04/2023
Received from Self, Mobile number 9422278009, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	26/04/2023
Bank CIN	10004152023042601737	REF No.	IGAPMOAUH8
This is computer generated receipt, hence no signature is required.			

Seal of the Sub-Registrar No.6 Aurangabad.

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CHALLAN
MTR Form Number-6

GRN	MH017618199202223M	BARCODE		Date	28/03/2023-10:27:30	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	-
		PAN No.(If Applicable)	ABUFM6120G
Office Name	AGD_JT DIST REGISTRAR AURANGABAD	Full Name	Mangalkalash Creations LLP
Location	AURANGABAD		
Year	2022-2023 One Time	Flat/Block No.	CTS No 14511/1 CTS No 14511/2 CTS No
		Premises/Building	14511/3

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	6013850.00
Total	60,13,850.00

DEFACED ₹6013850.00 DEFACED

Road/Street	New Osmanpura
Area/Locality	Aurangabad
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	Second Party Kishor B Lovekar PAN ABUPL7972P and Subhash B Lovekar PAN AALPB1694Q
Amount In Words	Sixty Lakh Thirteen Thousand Eight Hundred Fifty R upees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032874133	CPACPOFDS8
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-10:27:37	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8805121122

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

सदर चलन केवल दुय्यम निबंधक कार्यालय करावयाची दस्तासाठी लागू असेल. नोंदणी न करावयाचा दस्तासाठी सदर चलन लागू नाही.

Sub-Registrar of the Aurangabad.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0008711394202223	28/03/2023-10:43:34	IGR202	6013850.00

Print Date 29-03-2023 10:43:37

Received Adjudication Fee Rs. 100/-
Vide Challan No. MH015818598202223E Dt. - 23-02-23

Collector of Stamps
Aurangabad.

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

AD)/3100901/ 47 /2023/
Office of the Collector of Stamps
Dated 29/03/2023

Received from Shri Mangalkalash creations LLP
residing at CTS No. 14511/1 CTS No. 14511/2 CTS No. 14511/3, New Osmanpura, A'bad
Stamp duty of Rs. (60,13,850/- Sixty Lakh Thirteen Thousand Eight Hundred fifty Rs only
Challan No. MH0196[illegible] Dated 2822222M Dt - 28.03.23
Certified under Section 32(1) (b) of Bombay Stamp Act.1958
that the full duty of Rs. 60/13/850/- with which
this instrument is chargable has been paid vide articl no. 5(a) 30
of Schodule I
This Certificate is subject to the provisions of section
53 (A) of the Bombay Stamp Act. 1958
Place :- Aurangabad.
Date : 29 / 03 /2023

M.V.Rs- 12,02,77,000/-

Collector Of Stamps
Aurangabad

Seal of the Collector of Stamps Aurangabad

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

Sub-Registrar Aurangabad

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CHALLAN
MTR Form Number-6

GRN MH018106481202223E	BARCODE	Date 31/03/2023-18:00:35	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABUFM5122G
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MANGALKALASH CREATIONS LLP
Location	AURANGABAD		
Year	2022-2023 One Time	Flat/Block No.	CTS NO. 14511/1 CTS NO. 14511/2 AND CTS
		Premises/Building	NO. 14511/3

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	PLOT AREA 2060.20 DQ MTRS, NEW OSMANPURA
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	PAN2=ABUPL7972P~SecondPartyName=KISHOR BALWANTRAO LOVEKAR AND ANOTHER~CA=0~Marketval=0
Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023033194468	CKW5492773
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-18:24:01	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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

Seal of the Sub-Registrar No.6 Aurangabad.

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Print Date 31-03-2023 06:01:56

DEVELOPMENT AGREEMENT

a) CTS No. 14511/1 adm 688.50 Sqm b) CTS No. 14511/2 adm. 648 Sqm c) 14511/3 adm. 723.70 Sqm
Total Plot area:- 2060.20 Sqm
Mode of Development: - Unit Sharing/Area Sharing
Share of the Owners collectively: - 45%; Share of the Developer 55%

This Development Agreement is made and executed at Aurangabad on this 26th day of April, 2023.

BETWEEN

01 **Mr. Kishor S/o Balwantrao Lovekar**
Age :- 68 yrs; Occu:- Business,
R/o 5-5-62, "Trupti", Kalash Mangal Karyalay Campus, Kranti Chowk, New Osmanpura, Aurangabad.
Aadhaar No. : 412425047849
PAN No. : ABUPL7972P

02 **Mr. Subhash S/o Balwantrao Lovekar**
Age :- 73 yrs; Occu:- Retired
R/o 445B, 18th Main 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 940076122509
PAN No. : AALPB1894Q

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

....PARTY OF THE FIRST PART

AND

Mangalkalash Creations LLP., a Limited Liability Partnership Firm having its registered office at 5-5-70, New Osmanpura, Near Kranti Chowk, Railway Station Road, Aurangabad; **Registration no. ABB-8386 PAN No. ABUFM6120G** through its designated Partners a) **Mr. Rajesh S/o Baliram Vargantwar,** Age : 56 Years Occ. Business / Professional, **b) Mr. Bhaskar S/o Shankarrao Choudhary,** Age : 53 Years Occ. Business.

(Hereinafter received to as "The Developer/ Builder, which expression shall mean and include their present and future partners and representatives and assignees in interest)

...PARTY OF THE SECOND PART

AND

01 Dr. Vallari W/o Subhash Lovekar
Age :- 70 Yrs; Occu:- Doctor
R/O 445 B, 18th Main, 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 421141918016
Pan No. : AACPL7993H

02 Ms. Shachi d/o Subhash Lovekar
Age :- 44 yrs; Occu:- Doctor
R/o 445b, 18th Main 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 8716 3407 2185
PAN No. : AEOPL6117R

Through Her GPA Holder (registration No. BK IV BNG- BMH 328/2022-23 dated 02-08-2022)
Dr. Vallari W/o Subhash Lovekar
Age :- 70 Yrs; Occu:- Doctor
R/O 445 B, 18th Main, 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 421141918016

03 Ms. Ketaki D/o Subhash Lovekar
Age :- 41 Yrs; Occu:- Service
R/o 445B, 18th Main 6th Block, Kormangala,

Seal of the Sub-Registrar No. 6 Aurangabad.

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Bangalore, Karnataka, 560095
Aadhaar No. : 857470859611
Pan No. : ABTPL0156A

Through Her GPA Holder (registration No. BK IV BNG- BMH 328/2022-23 dated 02-08-2022)
Dr. Vallari W/o Subhash Lovekar
Age :- 70 Yrs; Occu:- Doctor
R/O 445 B, 18th Main, 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 4211 4191 8016

04 Mrs. Surabhi W/o Kishor Lovekar
Age :- 60 yrs; Occu :- Household
R/o 5-5-62, "Trupti", Kalash Mangal Karyalay Campus, Kranti Chowk, New Osmanpura, Aurangabad.
Aadhaar No. : 749450335234
PAN No. : ACOPL2169D

05 Mr. Vipul S/o Kishor Lovekar
Age :- 38 yrs; Occu:- Service
R/o 5-5-62, "Trupti", Kalash Mangal Karyalay Campus, Kranti Chowk, New Osmanpura, Aurangabad
Aadhaar No. 529561862058
PAN No. AFEPL7482C

06 Mr. Vineet S/o Kishor Lovekar
Age :- 35 yrs; Occu:- Service
R/o 5-5-62, "Trupti", Kalash Mangal Karyalay Campus, Kranti Chowk, New Osmanpura, Aurangabad
Aadhaar No. 782127422480
PAN No. ADPPL0671A

Hereinafter called and referred to as **Consenting Parties**, which expression shall mean and include their respective legal heirs, successors, legal representatives and assignees in interest)

.... PARTY OF THE THIRD PART

Seal of the Sub-Registrar No.6 Aurangabad.

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WHEREAS

1. The owners have assured and represented that a) property bearing CTS No. 14511/1 admeasuring 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule I hereunder and b) property bearing CTS No. 14511/2 admeasuring 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule II hereunder is owned and possessed by the Owner No. 1 whereas c) property bearing CTS No. 14511/3 admeasuring 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule III hereunder is owned and possessed by the Owner No. 2.

2. **TITLE OF THE PROPERTY**

   a) The Owners have assured and represented that property bearing CTS No. 14511/1 admeasuring 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule I hereunder was owned and possessed by Smt. Sarlabai W/o Balwantrao Lovekar.

   b) The Owners have assured and represented that property bearing property bearing CTS No. 14511/2 admeasuring 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule II hereunder is owned and

Seal of the Sub-Registrar No.6 Aurangabad.

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possessed by Mr. Kishor S/o Balwantrao Lovekar i.e. the owner no. 01 herein.

c) The Owners have assured and represented that property bearing property bearing CTS No. 14511/3 admeasuring 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which is more particularly described in Schedule III hereunder is owned and possessed by Mr. Subhash S/o Balwantrao Lovekar i.e. the owner no. 02 herein

d) Owners have assured and represented that Smt. Sarlabai W/o Balwantrao Lovekar executed registered Will Deed dated 02-12-2015 registered at day book serial no. AGG-2-7912/2015 with the office of Sub-Registrar, Aurangabad whereby she has decided to bequeath property CTS no. 14511/1 which is more particularly described in Schedule I hereunder to the owner no. 01 namely Mr. Kishor S/o Balwantrao Lovekar in event of her death.

e) Smt. Sarlabai W/o Balwantrao Lovekar expired on 18-09-2022, At Aurangabad. Pursuant thereto name of owner no. 01 namely Mr. Kishor S/o Balwantrao Lovekar came to be mutated in the City Survey Records of CTS no. 14511/1 which is more particularly described in Schedule I hereunder as owner and possessor thereof vide mutation entry no. 22376 dated 26-11-2022 on the basis of Registered Will Deed of Sarlabai.

f) That the a) property bearing CTS No. 14511/1 admeasuring 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule I hereunder, b) property bearing CTS No. 14511/2 admeasuring

Seal of the Sub-Registrar No.6 Aurangabad.

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648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule II hereunder and c) property bearing CTS No. 14511/3 admeasuring 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule III hereunder are adjacent to each other collectively admeasure **2060.20 Sqm**.

3. ASSURANCES AND REPRESENTATION BY THE OWNERS

a) The owners are absolute owners and possessors of their respective plots, which are more particularly described in Schedule I to III hereunder and save and except themselves no other person or party has got any right, title and interest therein.

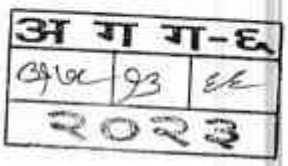
b) The title of the owners over the said plots, which is more particularly described in Schedule I to III hereunder is clear and marketable and free from all encumbrances and reasonable doubts.

c) The owners have not created any interest in the said plots, which is more particularly described in Schedule I to III whether by way of mortgage, undertaking, charge, lien, right of maintenance, occupancy or any other form of interest or any encumbrance thereon in favor 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 plots, which is more particularly described in Schedule I to III 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 plots, which is





more particularly described in Schedule I to III in favour of the Developer.

f) The owners will be responsible for all the taxes such as N.A. tax, property tax and/or any other tax in respect of said plots, which is more particularly described in Schedule I to III, light bill, water bill, society charges, betterment charges (if any) till the date of execution of this development agreement and in case any dues are found due, then the owners will be responsible to clear the same.

4. PROPOSAL AND ACCEPTANCE OF DEVELOPMENT

a) The owners intend to develop the said plots which are more particularly described in Schedule I to III and carryout construction of multi storied building over the said plots consisting of residential and commercial units. That the owners do not have the requisite expertise and funds to carry out construction of multi storied building over the said plots and therefore they approached the developer and offered to give i) property bearing CTS No. 14511/1 admeasuring 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule I hereunder ii) property bearing CTS No. 14511/2 admeasuring. 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule II hereunder and iii) property bearing CTS No. 14511/3 admeasuring. 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, which is more particularly described in Schedule III to the developer for development of said plot for carrying out construction of multi storied building consisting of residential and commercial units.

Seal of the Sub-Registrar No.6 Aurangabad.

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b) The developer has agreed to carryout development as per plans sanctioned by Aurangabad Municipal Corporation and the Owners have agreed to appoint the developer for the construction and development work to be carried out over the said plots on the following terms and conditions.

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

I. GRANT OF DEVELOPMENT RIGHTS

a) In consideration of the developer carrying out the construction over the said plots, which is more particularly described in Schedule I to III by constructing building over the said plots consisting of residential/ commercial units at their own cost and expenses, the Owners have agreed to allow the developer to develop the said plots as per the sanctioned building plans approved by the Aurangabad Municipal Corporation and the share of Owners and developer in the project will be as under

Owners collectively	45%
Developer	55%

The owners shall collectively receive 45% of the constructed area and will sell the same collectively as per the needs of the Owners.

b) That the units agreed to be allotted in the share of Developer and the owners will be more particularly described in Deed of Declaration/ Revised Deed of Declaration, which will be executed jointly by owner no. 01 (on behalf of both the owners) and Developer after obtaining building

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permission, revised building permission from Aurangabad Municipal Corporation.

II. TOTAL CONSTRUCTION ON THE PROJECT AND BIFURCATION OF FSI

1) It is agreed between the parties that the Developer will construct Residential Cum Commercial project over the said plots which are described in schedule I to III by consuming FSI not exceeding 8786.06 Sqm.

2) The total plot area is 2060.20 Sqm. The Floor Space Index (FSI) proposed to be utilised in the project is as under: -

Basic FSI	2266.22 Sqm
Paid Premium	1030.10 Sqm
Transferable Development Rights (TDR)	1854.18 Sqm
Ancillary FSI	3635.56 Sqm
TOTAL	8786.06 Sqm

3) The residential area and the commercial area in the project will be as under:-

Residential Construction	6059.06 Sqm approx
Commercial Construction	2727.00 Sqm approx

4) That the present Development Agreement is restricted to FSI upto 8786.06 Sqm. It is agreed that the Developer will not consume additional FSI more than 8786.06 Sqm.

5) That in case the Developer utilises FSI more than 8786.06 Sqm for the project proposed to be constructed over the said plots, which are more particularly described in Schedule I to III hereunder the Developer, then

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the parties will execute supplementary Development Agreement for such additional FSI exceeding 8786.06 Sqm and pay requisite stamp duty threon.

III. TDR/ PAID PREMIUM AND ANCILLARLY FSI

It is agreed between the parties that the developer at their expenses will procure Transferable Development Right to the extent of 1854.18 Sqm; Paid Premium to the extent of 1030.10 Sqm and ancillary FSI to the extent of 3635.56 Sqm as mentioned above. It is agreed between the parties that, the expenses for loading the TDR, if any payable to the Aurangabad Municipal Corporation will be borne by the Developer only.

IV. 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 amalgamate the said plots, which are more particularly described in Schedule I to III hereunder into one single plot.

ii. To obtain Construction Permission/ Revised Construction Permission for carrying out construction over the said plots by utilising floor space index as mentioned herein above.

iii. To deposit the amount required for obtaining building permission and development charges and the developer will be entitled to get refund of such deposit on completion of construction work.

iv. To supervise construction and procure raw material.

v. To appoint architect and contractors and required consultants.

vi. Legal expenses and fees

vii. To procure transformer (if required) and Electricity supply from the MSEDCL department as per the norms of the MSEDCL.

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viii. 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.

ix. To ensure that all the buildings and structures are built in accordance with the prescribed standards, rules and approved plans.

x. To provide all basic facilities, infrastructure, amenities within the boundary wall of the said plots.

xi. To provide, drainage lines, chambers, internal road and ramps etc.

xii. To carry out and complete entire construction and development works and activities in all respects as mentioned herein in respect of said plots in accordance with the Building Permissions, Commencement Certificate/ Revised Permission sanctioned by Aurangabad Municipal Corporation by utilizing FSI as agreed above. If any deviation is caused by the developer or developer violates any terms and conditions of the construction permission, while carrying on the construction, the developer will be responsible for any action taken by the competent authority.

xiii. To obtain Occupancy Certificate from the Aurangabad Municipal Corporation.

xiv. 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 labours, engineers or to the property and/or person of neighbours during the development of the said property the builders/ Developer shall solely be responsible and the

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owners shall not be responsible in any manner thereof. In the event of any litigation arising between the Builder/ Developer and the contractors or technical experts, skilled or unskilled labours 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.

xv. The Developer shall indemnify and keep indemnified the Owners against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Owners 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.

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

xvii. Any dispute with respect to the construction permission or pertaining to construction activity arises, the developer undertakes to clear the same at his own cost, risk and responsibility.

xviii. In event of accident or damage is caused to the property or to the person such as labours, engineers or neighbours during the development of the land, the developer will be responsible.

V. DUTIES OF OWNERS

a) That the owners will be responsible for their title and possession over their respective plots, which is more particularly described in Schedule I to III written hereunder at all material times and all the objections and claims by any third party in respect of title and/or possession of the owners over the said plots will be cleared by the owners at their own cost

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and till the objection/ claim are cleared by the owners the period for completion of project shall deem to be extended.

b) The owners will indemnify the developer from all costs, losses, damages which may be incurred by the developer on account of any defect in the title and/or possession of the owners over the said plots.

c) To provide all the documents and records required by Aurangabad Municipal Corporation for granting commencement Certificate.

d) The owners shall not cause any hindrance in the development work and will not obstruct the developer from carrying out construction work.

e) The Owners will be liable to pay maintenance charges, infrastructure Charges, GST on units to be allotted in the share of owners, electricity connection and meter charges, water connection charges, common maintenance deposit, society formation charges, Property tax of the units and any other charges/taxes levied by any government /semi government authority and membership charges in respect of units allotted to the share of the owners as applicable to all the unit holders. In case the units are sold the above charges shall be recovered from the prospective purchaser of the owners

VI. DECLARATION OF CONSENTING PARTIES

a) The Consenting party no. 01 to 03 declares that they are only legal heirs of owner no. 02.

b) The Consenting party no. 04 to 06 declares that they are only legal heirs of owner no. 01.

VII. PERIOD FOR COMPLETION OF CONSTRUCTION WORK.

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a) It is decided between the parties of this development agreement that the developer will complete the construction work within period of 42 months from date of commencement certificate. The developer will be entitled to grace period of 06 months.

b) From the date of this commencement certificate till completion of the project, due to any natural calamity, pandemic, emergency, restriction of the Government authority, non-availability of raw material or labour which will be beyond control of the developer, extension given by RERA authority for completion of project, the such period will be excluded while calculating the period for completion of Construction work as above.

c) The Developer will file application for Occupancy Certificate with Aurangabad Municipal Corporation within a period of 48 months from the date of Commencement Certificate.

VIII. INTEREST FREE SECURITY DEPOSIT AMOUNT

a) That an interest free security deposit of Rs. 1,00,00,000/- is agreed to be paid by the Developer to the Owners in pursuance to the present Development Agreement.

b) The Owners have requested the Developer that the entire security deposit amount be paid in the name of owner no. 01 on behalf of both the owners. The Developer at the request of the owners have paid an amount of **Rs. 1,00,00,000/- (Rupees One Crore Only)** to owner no. 01 as interest free security deposit as under:-

Sr.No	Date	Cheque No.	Amount	Paid to
01	01.11.2022	000001	Rs. 1,00,00,000	Owner

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				no. 01

All the above cheque is drawn on Bandhan Bank, Aurangabad

c) On completion of the project the owners will refund the interest free security deposit to the Developer. The possession of the units allotted to the share of the owners will be delivered by the developer after refund of interest free security deposit amount by the owner to the developer.

d) It is agreed that in case there is delay on the part of owners to refund the security deposit amount within the above stipulated period, then the Owners will be liable to pay interest @12% on the unpaid security deposit amount till actual realisation thereof.

IX. GST AMOUNT

a) The developer will be responsible for payment of GST (as applicable) in respect of units allotted to the share of the developer by collecting the same from prospective purchaser.

b) The owners will be responsible to pay the GST (as applicable) in respect of the units allotted to the owners. They will transfer the GST amount (as applicable) to the developer who in turn will pay GST as Reverse Charge Mechanism as per applicable rates.

X. Booking Agreement/ Agreement to sale and Sale Deed:

a) Instruments such as booking Agreement, registered Agreement to sale, registered Sale Deed, registered Correction Deed, registered Cancellation Deed, Mortgage Deed etc. in respect of units allotted to the 45% share of the owners in the project in favour of prospective purchaser/s will be executed by the owners and possession thereof will be delivered by the owners to such prospective purchaser/s in accordance to the terms and conditions of Development Agreement and the consideration of the same will be received by the owners.

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b) Similarly, Instruments such as booking Agreement, Agreement to sale, Sale Deed, Correction Deed, Cancellation Deed, Mortgage Deed etc. in respect of units allotted to the share of the 55% share of the Developer in the project in favour of prospective purchaser/s will be executed by the Developer and possession thereof will be delivered by the Developer to such prospective purchaser/s in accordance to the terms and conditions of Development Agreement and the consideration of the same will be received by the Developer.

XI. COVENANTS OF OWNERS

(a) That the Owners are entitle to enter into this Agreement with the developer and they have full right and authority to sign and execute the same.

(b) The owners will co-operate and provide the documents required by the bank for the loan of prospective purchasers.

(c) The owners will sign the requisite documents required for RERA registration and other statutory registration and permissions relating to the project

XII. POSSESSION

The Owners have given physical possession of the plots to the Developer more particularly described in schedule I to III and the Developer have received the possession peacefully. There remains no dispute regarding the same.

XIII. RECTIFICATION OF DEFECT:

The developer will be responsible to rectify all the defects in the structure up to five years from the date of completion of construction work at their own cost and expenses as per RERA regulations.

XIV. PARKING

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That the Developer will allot parking space to prospective allottee as per their discretion.

XV. NOTICES

All the notices, letters, correspondences shall be as per address of the owners & the developer recorded in this development agreement. If there are any changes in address, the Owners & developer should inform the unit/ house purchasers or concerned competent authorities.

XVI. LOAN

It is agreed between the parties that the developer will not be entitled to mortgage or create charge over said plots, which is more particularly described in Schedule I to III hereunder for raising project loan, however the prospective purchasers who are interested in purchasing unit in the project will be entitled to obtain loan to the extent of the unit which they propose to purchase from the developer.

XVII. IRREVOCABLE POWER OF ATTORNEY

The Owners are executing separate agreement for enforcement of rights and duties of the Developer under the Developer agreement and the said power of attorney will be irrevocable

XVIII. EVENTUALITY ON DEATH OF OWNERS

a) The owner no. 01 has represented that in the event of death of owner no. 01 the units which will be allotted in his share, as mentioned in Deed of Declaration will devolve upon Consenting party no. 04 to 06. On death of owner no. 01 the, Consenting party no. 04 to 06 will step in the shoes of the owner no. 01 .

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b) The owner no. 02 have represented that in the event of death of owner no. 02 the units allotted which will be allotted in his share, as mentioned in Deed of Declaration will devolve upon Consenting party no. 01 to 03 herein. On death of owner no. 02, Consenting party no. 01 to 03 will step in the shoes of the owner no. 02

c) In event of death of any of the owners the Development Agreement will stand continued, as the consenting parties are bound by the terms of this agreement; therefore no separate consent and/or confirmation will be required.

d) The respective consenting parties will be responsible to take steps for mutation in the city survey records in event of death of either of the owners.

XIX. IRREVOCABLE POWER OF ATTORNEY

The owners have executed irrevocable power of attorney in favour of the Developer for enforcement of rights under the present Development Agreement

XX. STAMP DUTY AND REGISTRATION

The expenses for stamp duty and registration of this development agreement will be borne by the Developer. In case in future any additional stamp duty is imposed or demanded by the competent authority and required to be paid in pursuance of this agreement, then the same shall also be borne and paid by the Builders/ Developer.

SCHEDULE - I
(Owner no. 01)

All the part and parcel of property owned by Mr. Kishor S/o Balwantrao Lovekar, bearing CTS No. 14511/1 admeasuring 688.50 Sqm situated at New Osmanpura

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Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation and the said plot is bounded as under :

On towards East	CTS No. 14511/3
On towards West	9.00 Mtrs wide Road
On towards South	15 Mtrs wide Road
On towards North	CTS No. 14511/2

SCHEDULED II
(Owner no. 01)

All the part and parcel of property owned by Mr. Kishor S/o Balwantrao Lovekar bearing CTS No. 14511/2 admeasuring. 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation and the said plot is bounded as under :-

On towards East	CTS No. 14511/3
On towards West	9.00 Mtrs wide Road
On towards South	CTS No. 14511/1
On towards North	6.00 Mtrs wide Road

SCHEDULED III
(Owner no. 02)

All the part and parcel of property owned by Mr. Subhash S/o Balwantrao Lovekar bearing CTS No. 14511/3 admeasuring. 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation and the said plot is bounded as under :-

On towards East	CTS No. 14512 & 14513
On towards West	CTS No. 14511/1 and 14511/2
On towards South	15 Mtrs wide Road
On towards North	6.00 Mtrs wide Road

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IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS JOINT DEVELOPMENT AGREEMENT ON THE DATE AND DAY MENTIONED HEREINABOVE

Signed and Sealed by within-named owners **Signature** **Photo**

1. Mr. Kishor S/o Balwantrao Lovekar



2. Mr. Subhash S/o Balwantrao Lovekar



Signed and Sealed by within named Developers **Signature** **Photo**

MangalKalash Creations LLP.,
its authorised designated Partners

a) Mr. Rajesh S/o Baliram Vargantwar



b) Mr. Bhaskar S/o Shankarrao Choudhary



Signed and Sealed by within named Consenting Parties

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01) Dr. Vallari W/o Subhash Lovekar



02) Ms. Shachi D/o Subhash Lovekar
Through Her GPA Holder (registration No. BK
IV BNG- BMH 328/2022-23 dated 02-08-2022)
Dr. Vallari W/o Subhash Lovekar



03) Ms. Ketaki D/o Subhash Lovekar
Through Her GPA Holder (registration No. BK
IV BNG- BMH 328/2022-23 dated 02-08-2022)
Dr. Vallari W/o Subhash Lovekar



04) Mrs. Surabhi W/o Kishor Lovekar



05) Mr. Vipul S/o Kishor Lovekar

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06) Mr. Vineet S/o Kishor Lovekar



Signed and Sealed by within-named **Signature** **Photo**

WITNESSES

1 Mr. Pandurang Piraji Gaikwad
Age :- 40 yrs; occu:- Service
R/o:- Bansilal Nagar, Aurangabad
Aadhaar No. 592574498068



2. Mr. Prashant Purshottam Kulkarni
Age :- 42 yrs; occu:- Service
R/o:- Eknath Nagar, Osmanpura, Aurangabad
Aadhaar No. 977962538050



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akw
ASSOCIATES

Date: 15/03/2023

ARCHITECT CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

That, **M/S. Mangal Kalash Creation LLP**, through its partner **Mr. Bhaskar Choudhari** has approached us for preparation of building plans on plot bearing CTS No. **a) 14511/1** Admeasuring **688.50 Sq.M. b) 14511/2** admeasuring **648.00 Sq.mts. c) 14511/3** admeasuring **723.70 Sq. mts.**, situated at Osmanpura, Aurangabad.

As per the instructions of **M/S. Mangal Kalash Creation LLP**, the building plans are prepared and the entire FSI consumption do no exceed **8786.06 Sq.mts.**

The details of Plot Area and bifurcation of FSI consumption of project is as under

1. Plot Area	**2060.00 Sq. mts.**
2. Paid Premium	**1030.10 Sq. mts.**
3. TDR	**1854.18 Sq. mts.**
4. Ancillary Premium Area	**3635.56 Sq. mts.**
5. TOTAL FSI	**8786.06 Sq. mts.**
6. Car Parking	
6.1. Basement floor	**34 Car**
6.2. Ground floor	**14 Car**

Hence, this Certificate
Thanks & regards

FOR AKW ASSOCIATES

PARTNER

Milind Wadekar
AKW ASSOCIATES

Seal of the Sub-Registrar No.6 Aurangabad.

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महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 58124237390

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर सर्वेक्षण नियम, १९६९ यातील नियम ७ नमुना "ड"]

58124237390

गाव/पेठ : Aurangabad	तालुका/न.भू.का. : न. भू. का. औरंगाबाद				जिल्हा : औरंगाबाद
नगर भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारकाधिकार	आकारणीच्या किंवा भाडयाच्या उपशील अथवा त्याच्या वेगवेगळ्या हिस्स्याची रिक्त जेव्ह
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सुविधाधिकार :	—
इतरांचा सुख धारक :	H
वर्ष : १९७१	[श्रीमती. शारदाबाई व बाळकृष्ण लोखंडे]
	खरेदि.र.क्र.१०७५ सह.दु.मोहनवल्ल व माधवराव र.गं.२८.९.१५
पट्टेदार :	—
इतर भार :	—
इतर शेरे :	—

दिनांक	व्यवहार	खंड क्रमांक	पक्षिन धारक(धा), पट्टेदार(प) किंवा भार (इ)	शासकीय
01/03/1978	फोटो दोन्ही बाजूला घेतला.		H श्रीमती. किसाबाई विजयकुमार लोखंडे २श्री. सुदाम विजयकुमार लोखंडे	सही- 10/03/1978 न.भू.का. औरंगाबाद
08/03/1979	मा.अधिक्षक भूमि अभिलेख औरंगाबाद यांचे कडील आदेश. मा.डी.टी.ए/एल.आर/४८ औरंगाबाद दिनांक ४.३.८९ अन्वये देणात. दुरुस्ती करण्यात आली.			सही- 21/04/1979 C.T.S.O. Aurangabad
21/04/1979	नवीन पोट क्रिकरण फेरफारने खातिरी पोटी करणे.			सही- 21/04/1979 C.T.S.O. Aurangabad
28/04/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.एलएनडी/जमीन/जमाबंदी पोट/२००१/पुणे दि.१८/३/२००५ व इतरांचे आदेश क्र.न.भू.Aurangabad/के.क्र.१३२२८ दिनांक ३८/०४/२०१५अन्वये फेरफार पोकळी सोनखेड शिवार क्षेत्र ६ विक्रमी पोटीकेलेले क्षेत्र ऐवजी कमी होऊन नगर भूमापन झालेले क्षेत्र ६८८.५० चौ.मी.			फेरफार क्र. १३३३ प्रमाणे सही- 28/04/2015 नगर भूमापन अधिकारी, औरंगाबाद
28/11/2022	विशेष फेरफार मृत्युपत्र / इच्छापत्र नोंद - सह दु.नि. औरंगाबाद २ यांचेकडील र.द.क्र. ७९२/२०१५ दिनांक ०३/१२/२०१५ अन्वये खिरकी शरीर धारकांपैकी सरलाबाई बाबासाहेब लोखंडे यांचा दिनांक १८/०८/२०२२ रोजी मृत्यु झाल्याने त्यांना मयत धारकांपैकी सरलाबाई बाबासाहेब लोखंडे यांचा दिनांक ०५/१०/२०२२ रोजीचे मृत्युपत्र व वारसहक्काचा इच्छापत्राप्रमाणे विक्रमी क्षेत्र ६८८.५ चौ.मी. धारक झाला	सह दु.नि. औरंगाबाद २ ७९२/२०१५ 03/12/2015	H विजयेंद्र बाबासाहेब लोखंडे	फेरफार क्र. २२३६ प्रमाणे सही- 28/11/2022 न.भू.का. औरंगाबाद

ही मिळकत पत्रिका दिनांक 28/11/2022 05:11:56 PM पर्यंत) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका सदर पत्रिके दिनांक 28/11/2022 05:12:22 PM

मिळत पत्रिकेची सही https://mahabhumi.gov.in/BSLR/Login/VerifyPropertyCard या संकेत स्थळावर 191010000220116 हा क्रमांक भरावा.

Sub-Registrar No.6 Aurangabad.

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महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

22273

गाव/पेठ : Aurangabad तालुका/उ.भू.का. : उ.भू. अ. औरंगाबाद जिल्हा : औरंगाबाद

मूलर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आसपासचा दिलेल्या आकारणीचा किंवा भरलेल्याचा संपत्तिचा आणि स्थानिक वेरा याबाबतीची नियत वेळ
१४९१४२	१९९		६४८.००	७	१. जिल्हाधिकारी औरंगाबाद यांचे आदेश RB/Desk/B/NAA/CR/१९९८ dated ३१/८/८० अन्वये खालील प्रमाणे.बिन शेती सारा आकारणेस पात्रता आहे.दि. १/८/६१ ते २४/३/७७ रु. पैसे. १५=८०.दि. २५/३/७७ते ३१/७/७९ रु. पैसे. १५=००.एकूण. ३१=२० स्था. CTSO.—

सुविधाधिकार	—
इकरामा मुळ धारक ।।	
कर्ज:	—
पट्टेदार	—
इतर अर	—
इतर शेरे	—

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारकाचा/ पट्टेदाराचे(ए) किंवा धार	शाखांकन
२१/०५/१९७९	मेसर्स बीडी अगार, शेडील जगन्नाथ रा.औ.), औरंगाबाद स्पेशल सिलील सुट नं.३२ सन १९७९.		H श्री. डिओर बाबुराव सोळुंखर	साही- २१/०५/१९७९ C.T.S.O. Aurangabad
२३/०५/१९८१	ते.जिल्हाधिकारी औरंगाबाद यांचे आदेश RB/Desk/B/NAA/CR/१९९८ dated३१.८.८०अन्वये रुपांतर ४ पाळे सोंद घेण्यात आली.			साही- २३/०५/१९८१ C.T.S.O. Aurangabad
२८/०५/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.भा.भू.प/टी.प./जाहीर नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकजोर आदेश क्र.भू.अ.Aurangabad/फे.क्र/१३३३ दिनांक २८/०५/२०१५अन्वये केवल चौकशी नोंदवहीकरीता क्षेत्र व सिकत पत्रिकेवरील क्षेत्र मेळात असलेने सिकत पत्रिकेवर नमूद केली क्षेत्रापेटी खाडा रो अडीचाडीश चौ.मी दाखल केले.			दिनांक क्र.१३३३ प्रमाणे साही- २८/०५/२०१५ नगर भूमापन अधिकारी, औरंगाबाद

हि मिळकत पत्रिका दिनांक १९/२४/२०२१ ११:३१:५३ PM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे स्वाक्षरी शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ०१/०२/२०२२ ३:१५:१३ PM
पेमेंट पडताळणी साठी https://eolakhlekh.mahabhumi.gov.in/DILR/propertycard या संकेत स्थळावर जाऊन १९१०००००१९३३५६० हा क्रमांक वापरावा.

Seal of the Sub-Registrar No.6 उपनिबंधक औरंगाबाद क्र.६ यांची मुद्रा Aurangabad.

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३१/०८ | ३२ | EE
2023

महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

22274

गाव/पेठ : Aurangabad | तालुका/न.भू.का. : न.भू. का. औरंगाबाद | जिल्हा : औरंगाबाद

गट/भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारणी दिलेल्या आकारणीचा किंवा चावडीचा तपशील आणि त्याच्या फेरफारांबद्दलची नियम बेज
१४९१/३	१४९		३२३.७०	ब	मे. जिल्हाधिकारी औरंगाबाद यांचे आदेश क्र.RBDesk 3 /NAA/CR/५११९ Dated 3०/८/८० अन्वये. खालील प्रकरणे विन शेती,साठी आकारणीत आला आहे.दि. १/८/६९ ते २४/३/७३ या मैती. १८=१०दि. २५/३/७३ ते ३१/७/७९ पी. पैती. १३०. २०पुकुल. ७४९. १० रुपा CTSO————

सुविधाधिकार	—
हकदारा मुळ धारक H	
वर्ग:	—
पट्टेदार	—
इतर धारक	—
इतर बोजे	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(चे) किंवा धारक	शेरा
२१/०५/१९७९	कोटीने आधारे सी.सीटी. पण्णालाल,दि.| औरंगाबाद स्पेशल सीडीसी सुट न.३२ सन १९७६DNL१७		H सुभाष बाबुरावराव सोनेकर	सही- २१/०५/१९७९ C.T.S.O. Aurangabad
२१/०५/१९८१	मे.जिल्हाधिकारी,औरंगाबाद यांचे आदेश क्र.RB/Desk 3/NAA/CR/५११९ dat.ed ३०.८.८० अन्वये रकाना ७मध्ये नोंद घेण्यात आली.			सही- २१/०५/१९८१ C.T.S.O. Aurangabad
२८/०५/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांकेडील परिपत्रक क्र.जा.भू.१/मि.प./ज्यादी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.का.Aurangabad/फे.प्र.१३२३३ दिनांक २८/०५/२०१५अन्वये केवळ चौकशी नोंदवहीकरील क्षेत्र व सिरुपात पडिकेवरील क्षेत्र मेळात असलेने सिरुपात पडिकेवर नमूद केली क्षेत्रफळाची सात रो तोपीस दर्शवित सदर भी.नी दाखल केले.			फेरफार क्र.१२३३३ प्रमाणे सही- २८/०५/२०१५ नगर भूमापन अधिकारी, औरंगाबाद

वि सिक्कत पत्रिका दिनांक ९१/२५/२०२१ ११:३३:५९ PM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे स्वाक्षरी सही शिक्याची आवश्यकता नाही.
सिक्कत पत्रिका वाटसनलोड दिनांक ७/१२/२०२३ १:१९ PM
पिता पदडताकी साठी http://aurangabaddurnalschunt.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन १९१०१०००११३३५६१ हा क्रमांक वापरावा.

Seal of the Sub-Registrar No.6 औरंगाबाद क्र.६ दुय्यम निबंधक Aurangabad.

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