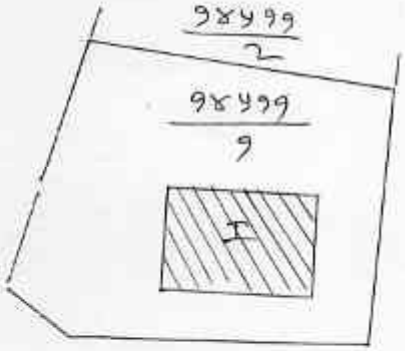
शहर मापन औरंगाबाद

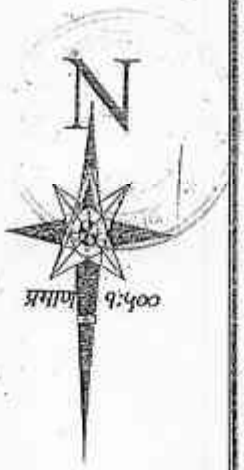
~~रिव्हीजन~~ शिट वरुन

शीट क्र.: १९९, १२०, १२६, १२७

चालता क्र. : –

सि.स.न. : १४५१९/१





तयार करणार
18/4/23

तपासणी करणार
अ-धारण
१५/४/२०२३

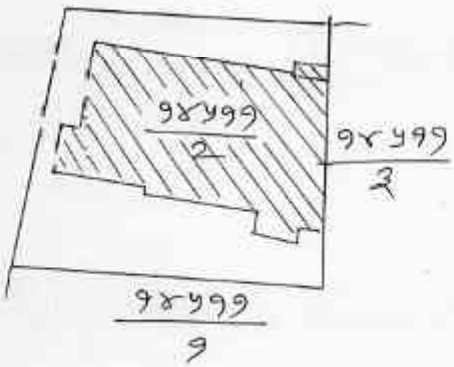
सत्यप्रत
१८/१/२०२४



अ ग ग-६
३१८ | ३८ | ६६
२०२३

शहर मापन औरंगाबाद
मोजणी शिट वरुन

शीट क्र.: ९१९, ९२०, ९२६, ९२८.
चालता क्र. : —
सि.स.न. : १४५११/२





तयार करणार
१२/१/२३

तपासणी करणार
उ.भू.मा.
औरंगाबाद

सत्यप्रत
१२/१/२३

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
अ | ३५ | ६६
२०२३

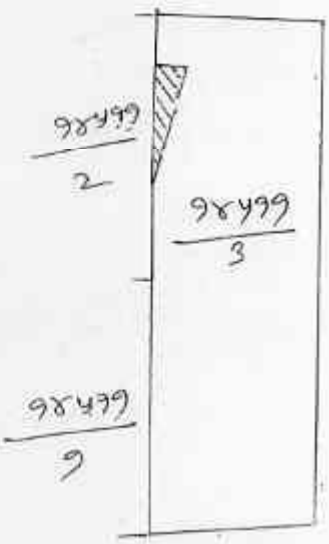
शहर मापन औरंगाबाद

शिट वरुन

शीट क्र.: ११९, १२०, १३६, १३८

चालता क्र. : →

सि.स.न. : १४५११/३





तयार करणार
18/4/23.

तपासणी करणार

सत्यप्रत



अ ग ग-६
२०२३

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: **ABB-8385**

The Permanent Account Number (PAN) of the LLP is ABUFM6120G

The Tax Deduction and Collection Account Number (TAN) of the LLP is NSKM14696D

It is hereby certified that MANGALKALASH CREATIONS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this Twenty second day of July Two thousand twenty-two.

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 10
Date:Mon Jul 25 14:54:41 IST 2022

Vikram Singh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
MANGALKALASH CREATIONS LLP

5-5-70 CTS No-14509, OPP KALASH MANGAL KARYALAYA, NEW OSMANPURA, Aurangabad (MH), Aurangabad,Aurangabad, Maharashtra, India-431001

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
२०२३

LIMITED LIABILITY PARTNERSHIP AGREEMENT

(MANGALKALASH CREATIONS LLP)

This Agreement of Limited Liability Partnership made at Aurangabad on this 4th August, 2022 between;

Parties to the agreement,

1. Mr Rajesh Baliram Vargantwar, S/o Baliram Shriram Vargantwar, aged 56 years, Occ: Business, R/o Banglow No-23, Gut No-57, Satara, Saffron Villa, Aurangabad, 431001
Party of the first part,

2. Mr Milind Shriram Patil, S/o Shriram Devram Patil, aged 49 years, Occ: Business, R/o Plot No. 58, Amrut Sai Gold City, Jalgaon Road, Aurangabad, 431005.
Party of the second part,

3. M/s Choudhary Landmarks LLP having place of business at Shop No 322, CTS No 18349/1/7, Labh Chambers, Station Road, Aurangabad, 431001 bearing LLPIN AAN-8041 through Mr Bhaskar Shankarrao Choudhary, S/o Shankarrao Digambarrao Choudhary, aged 53 years, Occ: Business, R/o CTS No 19290, Plot No 3, Pagariya Colony, Opp Goldi Talkies, Railway Station Road, Aurangabad, 431001.
Party of the third part,

4. Mr Prashant Kala, S/o Mahavir Babulal Kala, aged 33 years, Occ: Business, R/o Krushnai Nagar, Georai, Beed, 431127
Party of the fourth part,

अ ग ग-६
BAGL | BL | EE
2023

Seal of the Sub-Registrar No.6 Aurangabad.

CHOUDHARY LANDMARKS LLP

Partner

Partner

definitions,

'Accounting Year' means the financial year as defined in the LLP Act, 2008.

'Designated Partner' means any partner designated as 'Designated Partner'.

'Partner' means that any person who becomes a partner in the LLP in accordance with this LLP Agreement.

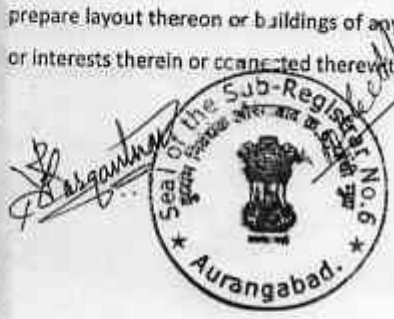
"Act" or "LLP Act" means the Limited Liability Partnership Act, 2008.

LLP means Limited Liability Partnership.

Now this deed witnesses and it is hereby mutually agreed by and between the parties hereto that they have become partners upon the terms and conditions stated and recorded herein, namely:

Object clause,

1. To purchase, acquire, take on lease or in exchange or in any lawful manner any area, lane, buildings, structures and to turn the same in to account, develop the same and dispose off or maintain the same and to build township, markets or other buildings residential and commercial or conveniences and entering in to contracts and arrangements and to give or take subcontracts of all kinds with builders, tenants and others and to carry on business as estate agents and estate managers and to collect, repair, look after and manage immovable properties of or for any one as well as this company, to give, take, sublet, rent farming contracts, and to carry out or supervise and building, constructing, altering, improving, demolishing and repairing operations and all other works and operation in connection with immoveable estate and properties, and to construct, erect, build, repair, remodel, demolish, develop, improve, grades, curve, pave, macadamize, cement and maintain buildings structures, houses, apartments, hospitals, schools, places of worships, highways, roads, paths, and other work or constructions, leveling, paving work and for these purposes to purchase, take, or otherwise acquire and hold any lands including agricultural land and prepare layout thereon or buildings of any tenure or description wherever situate, or rights or interests therein or connected therewith.





CHOUDHARY LANDMARKS LLP

Partner

Partner

of Accounts and Solvency shall have been signed by the Partners and the same duly audited and the auditor rendering his report thereon, the net profits, if any, of the LLP business, shall be divided between the Partners in the proportion specified in and in accordance with the provisions of this Agreement.

Partners & their remuneration,

11. Partners shall be devoting their time and using their skill for business of the LLP, it is agreed that they shall be paid remuneration.

The LLP may pay remuneration in the form of salary, commission or bonus or combination of all these three. The quantum and manner of remuneration payable to the partners shall be decided in accordance with the provisions of The Income Tax Act, 1961 and/or under the LLP act, 2008 and LLP Rules, 2009 and notifications issued under the Act, as may be amended from time to time.

The amount of remuneration and who amongst the Partners will be paid remuneration shall be decided unanimously by the Partners.

अ ग ग-६
३९७८ | ८० | EE
२०२३

Authorities & responsibilities of designated partner,

12. Designated Partners are authorized to do the day to day Business of the LLP.

Any partner committing breach of any of the foregoing stipulations shall indemnify other partners and the LLF against all losses and expenses on account thereof.

13. Mr Rajesh Baliram Vargantwar and Mr Bhaskar Shankarrao Choudhary on behalf of the M/s Choudhary Landmarks LLP and shall be the Designated Partners of the LLP. The partners can change the designated partners by unanimous decision.

The partners, hereinto, may admit any new partner or partners upon such terms and conditions as may be agreed unanimously in writing.

Seal of the Sub Registrar No. 6 Aurangabad.

CHOUDHARY LANDMARKS LLP

Partner Partner

Severability,

34. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions of this Agreement shall continue to remain in full force and effect.

In witness whereof, the parties, hereto, have hereunto set and subscribed their respective hands the day and year hereinabove written.

Signed and Delivered by Rajesh Baliram Vargantwar,

Designated Partner

Party of the First part

Signed and Delivered by

Milind Shriram Patil, Partner

Party of the Second part

CHOUDHARY LANDMARKS LLP

Partner

Signed and Delivered by Choudhary Landmarks LLP

Through Bhaskar Shankarrao Choudhary, Designated Partner

Party of the Third part

Signed and Delivered by

Prashant Mahavir Kala Partner

Party of the Fourth part

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
3910 | 09 | EE
२०२३

Witness:

BPatil

1. Name: Balasaheb panduarang patil

Address: 46, service, pisadevi, Aurangabad.

Occupation:

Pgaik

2. Name: panduarang pitaji Gaikwad

Address: 40, service, Bansilal Nagar, Aurangabad.

Occupation:

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
३१७८ | २ | ६६
2023

DSC Services

DIN Services

Master Data

About Master Data

View Company / LLP Master Data

View Index of Charges

View Signatory Details

View Director Master Data

View Director / Designated Partner Details

Advanced Search

LLP Services

e-Filing

Company Services

Compliance

Document Related Services

Fee and Payment Services

Investor Services

ID Databank Registration

Track SRN/Transaction Status

Address for sending physical copy of G.A.R. 33

Public Search of Trademark

Notices Under Section 248(2)

Company/LLP Master Data

LLPIN	ABR-8386
LLP Name	MANGALKALASH CREATIONS LLP
Number of Partners	2
Number of Designated Partners	2
ROC Code	RoC-Mumbai
Date of Incorporation	22/07/2022
Registered Address	1-1-70 CTS No-14503, OPP KALASH MANGAL KARYALAYA NEW OSMANPURA Aurangabad (MH) Aurangabad Aurangabad Maharashtra 431001
Email Id	choudhary_builders@rediffmail.com
Previous RoC company details, if applicable	
Total Obligation of Contribution	100000
Main division of business activity to be carried out in India	41
Date of last Financial year end date for which Statement of Accounts and Solvency filed	-
Date of last Financial year end date for which Annual Return filed	-
LLP Status	Active

Charges

Assets Under charge	Charge Amount	Date of Creation	Date of Modification	Status

No Charges Exists for Company/LLP

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
08338745	BHASKAR SHANKARRAO CHOUDHARY	22/07/2022	-	NO
10012378	RAJESH BALIRAM VARGANTWAR	22/07/2022	-	NO

Prev Next

अ ग ग-६
3961 | 83 | EE
२०२३

QUICK LINKS

LLP

MCA

Efiling in LLP

Master Data

Report Problem

Register Of Companies

ROC

IRDA

SEBI

eoffices

NVS Portal

RBI

Participate in The Fight Against Corruption

Sp
IC
Pa
Lat
Fe
Co

Seal of the Sub-Registrar No.6 Aurangabad.

CHOUDHARY LANDMARKS LLP

LLPIN AAN-8041
Registered Office: Shop No 322, CTS No 18349/1/7, Labh Chambers,
Station Road, Aurangabad, 431001

Relevant extracts of the minutes of the proceedings of the meeting of the designated partners of Choudhary Landmarks LLP held on 14th July, 2022 at 11.00 a.m. at the registered office at Shop No 322, Cts No 18349/1/7, Labh Chambers, Station Road, Aurangabad, 431001

TO BECOME DESIGNATED PARTNER IN LLP AND AUTHORITY TO ACT AS A NOMINEE

"Resolved That the Designated partners of the LLP be and are hereby approved to become designated partner in M/s MANGALKALASH CREATIONS LLP (Under Incorporation) and to contribute Rs 25,000/- for 25.00 % of total capital contribution in said LLP.

Resolved Further That, Mr Bhaskar Choudhary, Designated Partner of the LLP, be and is hereby authorized to sign the documents and to act as a nominee on behalf of the LLP in M/S MANGALKALASH CREATIONS LLP (Under Incorporation).

Resolved Further That Mr Bhaskar Choudhary, Designated Partner of the LLP be and is hereby authorised to complete all the necessary documentation on behalf of the LLP."

Certified True Copy
For Choudhary Landmarks LLP

Bhaskar Choudhary
(Designated Partner)

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
3902 88 55
2023

Form 9

[See rule 7 and 10(8)]

Consent to act as Designated Partner

Date:

To,
The Registrar of Companies
Limited Liability Partnership
100 Everest, Marine Drive,
Mumbai - 400002, Maharashtra

Subject: Consent to act as Designated Partner

I, Bhaskar Shankarrao Choudhary S/o Shankarrao Digambarrao Choudhary, Nominee of M/s Choudhary Landmarks LLP hereby give my consent to act as designated partner of the Mangalkalash Creations LLP (under incorporation) pursuant to Section 7(3) of the Act.

Particulars

1. Designated Partner Identification Number (DPIN): 08308745

2. Name: Bhaskar Shankarrao Choudhary

3. Father's /Husband's Name: Shankarrao Digambarrao Choudhary

4. Present residential address: CTS No 19290, Plot No 3, Pagariya Colony, Opp Goldi Talkies, Railway Station Road, Aurangabad – 431001

5. E-mail ID: choudhary_builders@rediffmail.com

6. FLLPIN: AAN-8041
Name: Choudhary Landmarks LLP
(whose nominee the Designated partner is)

I hereby state that I satisfy the conditions and requirements for being eligible to be a designated partner and I have not been disqualified to act as a designated partner.

For Choudhary Landmarks LLP

Bhaskar Choudhary
DIN 08308745

Date:
Place: Aurangabad

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
२०२३

Form 9

[See rule 7 and 10(8)]

Consent to act as Designated Partner

To,
The Registrar of Companies
Limited Liability Partnership
100 Everest, Marine Drive,
Mumbai - 400002, Maharashtra

Date:

Subject: Consent to act as Designated Partner

I, Rajesh Baliram Vargantwar, S/o Baliram Shriram Vargantwar, hereby give my consent to act as designated partner of M/s Mangalkalash Creations LLP (under incorporation) pursuant to Section 7(3) of the Act.

Particulars

1. Designated Partner Identification Number (DPIN):

2. Name: Rajesh Baliram Vargantwar

3. Father's /Husband's Name: Baliram Shriram Vargantwar

4. Present residential address: Banglow No-23, Gut No-57, Satara, Saffron Villa, Aurangabad, 431001.

5. E-mail ID:

I hereby state that, I satisfy the conditions and requirements for being eligible to be a designated partner and I have not been disqualified to act as a designated partner.

Rajesh Baliram Vargantwar

Date:
Place: Aurangabad

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
३१७८ ०६/१२
२०२३

BK IV BNG-BMH...328...../2022-23

INDIA NON JUDICIAL

सत्यमेव जयते

Government of Karnataka

BK-IV-328
2022-23

e-Stamp

Certificate No.	:	IN-KA92584849461717U
Certificate Issued Date	:	01-Aug-2022 05:08 PM
Account Reference	:	NONACC/ kakscsa08/ HRBR LAYOUT1/ KA-BA
Unique Doc. Reference	:	SUBIN-KAKAKSCSA08024136723028897U
Purchased by	:	DR VALLARI Wife of SUBHASH LOVEKAR
Description of Document	:	Article 41 Power of Attorney
Description	:	GENERAL POWER OF ATTORNEY
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHACHI SUBHASH LOVEKAR AND KETAKI SUBHASH LOVEKAR
Second Party	:	DR VALLARI Wife of SUBHASH LOVEKAR
Stamp Duty Paid By	:	DR VALLARI Wife of SUBHASH LOVEKAR
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

सत्यमेव जयते

Nisan Consumer Co Operative Society Ltd. Authorised Signatory Bengaluru

Please write or type below this line

अ ग ग-६

3916	८०	EE
२०२३		

GENERAL POWER OF ATTORNEY

This Power of Attorney is made and executed on 01st day of month of August, 2022 At Bangalore.

Seal of the Sub-Registrar No.6 Aurangabad

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at "www.shcilestamp.com" or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BK IV BNG-BMH.....328...../2022-23

2-10

[redacted]

ಸ್ಟಾಂಪ್ ಶುಲ್ಕ
ನೋಂದಣಿ ಶುಲ್ಕ ಮತ್ತು ಆದಾಯ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ/ಮತಿ Mrs Dr Velan , ರವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ಸ್ಪಷ್ಟಪಡಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹೆಚ್ಚಿನ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	200.00	Chalan No CR0822003000054560 Rs.200/- dated 02/Aug/2022
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 02/08/2022

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
02 AUG 2022

Designed and Developed by C-DAC Pune.

The Seal of the Sub-Registrar of Assurances (Bommanahalli)

The Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
३१७८ | ४८ | ६६
२०२३

BK IV BNG-BMH....328...../2022-23

43-10

KNOWN ALL MEN by this power of attorney,We,

1 Ms. KETAKI D/O SUBHASH LOVEKAR
Age :- 41 Yrs; Occu:- Service
R/o 445B, 18th Main 6th Block, Kormangala, Bangalore, Karnataka, 560095
Aadhaar No. : 857470859611
Pan No. : ABTPL0156A

2 Ms. SHACHI D/O SUBHASH LOVEKAR
Age :- 43 yrs; Occu - Doctor
R/o 445b, 18th Main 6th Block, Koramangala, Bangalore, Karnataka, 560095.
Aadhaar No. : 871634072185
PAN No. : AEOPL6117R

do hereby nominate, constitute and appoint our mother

DR. VALLARI W/O SUBHASH LOVEKAR
Age :- 69 Yrs Occu:- Doctor
R/O 445 3, 18th Main, 6th Block, Koramangala Bangalore, Karnataka, 560095
Aadhaar No. : 421141918016
Pan No. : AACPL7993H

As our lawful attorney.

अ ग ग-६
Block 85 EE
२०२३

WHEREAS

i. Our father Mr. Subhash S/o Balwantrao Lovekar is owner and possessor of property bearing CTS No. 14511/3 adm. 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra which is more particularly described in Schedule hereunder.

Seal of the Sub-Registrar No.6 Aurangabad.

BR IV BNG-BMH....328...../2022-23

Print Date & Time : 02-08-2022,01:51:50 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 328

ಬೊಮ್ಮನಹಳ್ಳಿ ದಕ್ಷಿಣದ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅವರಿಗೆ ದಿನಾಂಕ 02-08-2022 ರಂದು 01:36:14 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಹಣವನ್ನು ಪಾವತಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಶುಲ್ಕ	420.00
	ಒಟ್ಟು :	620.00

ಶ್ರೀಮತಿ Mrs Dr.Vallari ಕೋಂ W/o Subhash Lovekar ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟದ್ದ

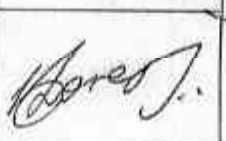
ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Mrs Dr.Vallari ಕೋಂ W/o Subhash Lovekar			

ಸಹಿ ಲಭ್ಯಸ್ಥರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

02 AUG 2022

ಬರೆದುಕೊಟ್ಟವರಿಗೆ ಒಪ್ಪಿಸಿದ್ದಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mrs Dr.Vallari ಕೋಂ W/o Subhash Lovekar (ಬರೆದುಕೊಟ್ಟವರು)			
2	Miss Ketaki D/o Subhash Lovekar (ಬರೆದುಕೊಟ್ಟವರು)			

ಸಹಿ ಲಭ್ಯಸ್ಥರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

02 AUG 2022

Seal of the Sub-Registrar N.G.6 Aurangabad.

The Seal of the Sub-Registrar of Bhommanahalli (Bangalore)

अ ग ग-६
३४ | ५० | ६६
२०२३

ii. Our uncle Mr. Kishor S/o Balvantrao Lovekar is owner and possessor of property bearing CTS No. 14511/2 adm. 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra, whereas our grandmother Mrs. Sarlabai W/o Balvantrao Lovekar is owner and possessor of property bearing CTS No. 14511/1 adm 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra.

iii. That the above mentioned three properties are adjacent to each other.

iv. That our father alongwith our uncle and grand-mother desire to jointly develop the properties mentioned hereinabove by granting Development Rights thereof to prospective Developer/ Builder and for the execution of Development Agreement and Power of Attorney in favour of prospective Developer, our consent is sought.

v. That, due to our preoccupation, we would be unable to go to Aurangabad, Maharashtra for signing the documents as consenting party to the Development Agreement and/or power of attorney and/or any other instrument in respect of the said property and/or the units proposed to be constructed thereon, as such we have decided to appoint our mother as our true and lawful attorney to act on our behalf and do following acts deeds or things i.e. to say

NOW THEREFORE BY THIS DEED, we authorize, nominate and empower our mother **Smt. Dr. Vallari W/o Subhash Lovekar**, to act for us and in our name and on our behalf to do and execute all or any of the following acts, deeds and things that is to say.

3962	99	EE

i. To sign execute and register as consenting parties to the Development Agreement and Irrevocable Power of Attorney proposed to be executed by our father, uncle and grandmother in respect of a) property bearing CTS No. 14511/3 adm. 723.70 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra which is more particularly described

Seal of the Sub-Registrar No.6 Aurangabad.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಷರಾ
3	Mst.Shashi , D/o Subhash Bovekar (ಅವಿವಾಹಿತೆ)			

BK IV BNG-BMH...328...../2022-23
ಸಿ 6-10

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

02 AUG 2022

Seal of the Sub-Registrar

Seal of the Sub-Registrar

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
३१/१२/२३
२०२३

BK IV BNG-BKTI....328...../2022-23

in Schedule hereunder belonging to our father b) property bearing CTS No. 14511/2 adm. 648.00 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra belonging to our uncle Mr. Kishor S/o Balvantrao Lovekar and property bearing CTS No. 14511/1 adm 688.50 Sqm situated at New Osmanpura Tq. and Dist. Aurangabad, Maharashtra belonging to our grand-mother Mrs. Sarlabai W/o Balvantrao Lovekar.

ii. To sign, execute and register all instruments of transfer, conveyance etc. in respect of properties belonging to us on our behalf and in our name.

iii. To present any such Development Agreement, Irrevocable Power of Attorney or any instruments such as sale, transfer, conveyance or conveyances for registration and to admit execution and receipts of consideration before the Sub. Registrar or Registrar having authority for and to have the said sale, transfer, conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying properties belonging to us to the purchaser or purchasers as fully and effectively in all respects as we could do the same our self.

iv. To appear for and represent us before the Revenue Department, city survey officer Collector of any district, Sub. Divisional Officer, any Magistrate, Judge and in all Government Offices or Commissioners of any division in all matters and things relating to our estate or its affairs and/or for mutation of our names.

3/01	43	EE

v. To appear for and represent us in all the Courts including Civil, Criminal or Revenue, Origiral, Revisional or Appellate, in any registration office and to sign, execute and verify and file plaints, written statements, petitions, Vakil Patras and also present any appeal in any court and to accept service of all summons, notices and other proceeds of law.

Seal of the Sub-Registrar No.6 Aurangabad.

BK IV BNG-BMH....328...../2022-23

ಗುರುತಿಸಿದವರು

ಸ್ವೀಕರಿಸಿದವರ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G.Sukumar Srinivagilu, Bangalore	G. Sukumar
2	Subhash Lovekar No.445, B , 9th main, 6th block, Kasarnangala, Bangalore-95	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿ

02 AUG 2022

4 ನೇ ಪುಟದ ಮುಂದುವರಿದ

ಸಂಖ್ಯೆ BMH-4-00328-2022-23 ಆಗಿ

ಸ್ಕ್ಯಾನ್ ಸಂಖ್ಯೆ BMHD1710 ನೇ ದ್ವರಲ್ಲಿ

ದಿನಾಂಕ 02-08-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

The Seal of the Sub-Registrar of Bommanahalli (Jayanagara) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ

2/8/22

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಂಟಿನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ 02 AUG 2022

Designed and Developed by C-DAC, ACTS, Pune

Seal of the Sub-Registrar No.6 Aurangabad.

अ	ग	ग-६
३१७८	५६	६६
२०२३		

BK IV BNG-BMH...328...../2022-23
9-10

vi. To appoint, engage on our behalf pleaders, advocates whenever my said attorney shall think proper to do so.

vii. We hereby agree and undertake to confirm all and whatsoever our said attorney, under the power in the behalf hereinbefore contained shall lawfully do, execute and perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

SCHEDULE I

All the part and parcel of property bearing CTS No. 14511/3 adm. 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

In witness whereof the executants have executed this Power of Attorney on this day mentioned first hereinabove in presence of the witnesses:

Signed and Sealed by within named Executants **Thumb** **Photo**

अ ग ग-६
3902 | 44 | EE
२०२३

01) Ms. Ketaki D/o Subhash Lovekar

Seal of the Sub-Registrar No.6 Aurangabad.

BK IV BNG-BMH...328...../2022-23

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G.Sukumar Srinivaglu, Bangalore	G. SUKUMAR
2	Subhash Lovekar No.445, B - 18th main, 6th block, Koramangala, Bangalore-95	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

02 AUG 2022

4 ನೇ ಪುಟದ ದಾಖಲೆಯ
ಸಂಖ್ಯೆ BMH-4-00328-2022-23 ಆಗಿ
ಸ್ಕ್ಯಾನ್ ಮಾಡಿದ BMHD1710 ನೇ ಪ್ರತಿಯಲ್ಲಿ
ದಿನಾಂಕ 02-08-2022 ರಂದು ಸೇರಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ 02 AUG 2022

Designed and Developed by C-Dac_ACTS, Pune

Seal of the Sub-Registrar No.6 Aurangabad.

अ	ग	ग-६
३४८	५६	६६
२०२३		

BK IV BNG-BMH 328 /2022-23

02) Ms. Shachi D/o Subhash Lovekar

Signed and Sealed by within named Constituted Attorney **Thumb** **Photo**

Dr. Vallari W/o Subhash Lovekar

WITNESSES **Signature** **Photo**

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

अ ग ग-६
३१०८ | ५७ | EE
२०२३

2. **Mr. G SUKUMAR**
Age:- 38 Yrs Occ:- service
Aadhar No: 4101 9905 9704
Pan No:DBFPS6359H

Drafted by Self

Seal of the Sub-Registrar No.6 Aurangabad.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

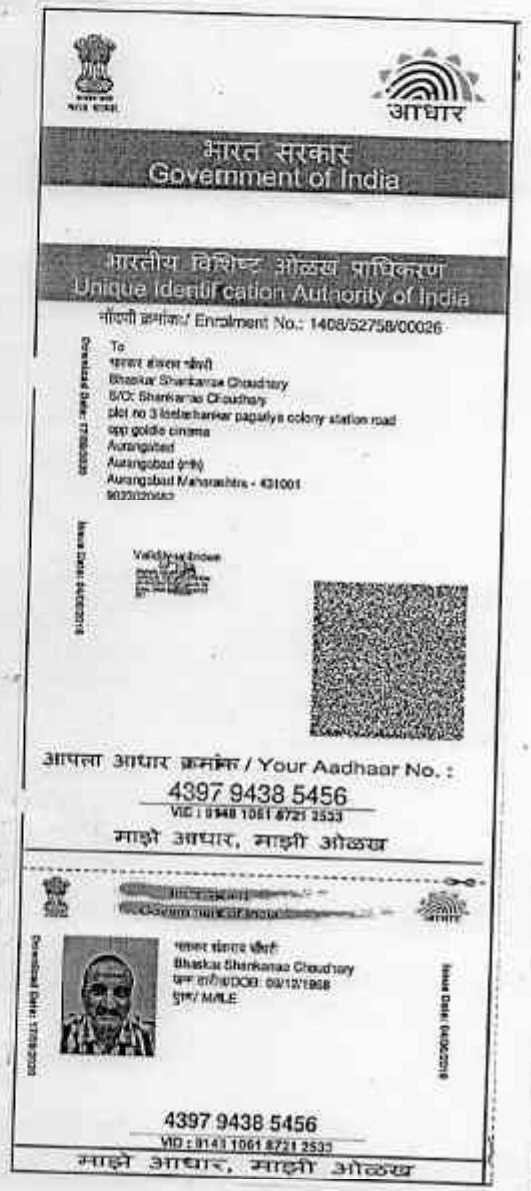
ABUFM6120G

नाम/Name
MANGALKALASH CREATIONS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
22/07/2022

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
२०२३



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 1408/52758/00026

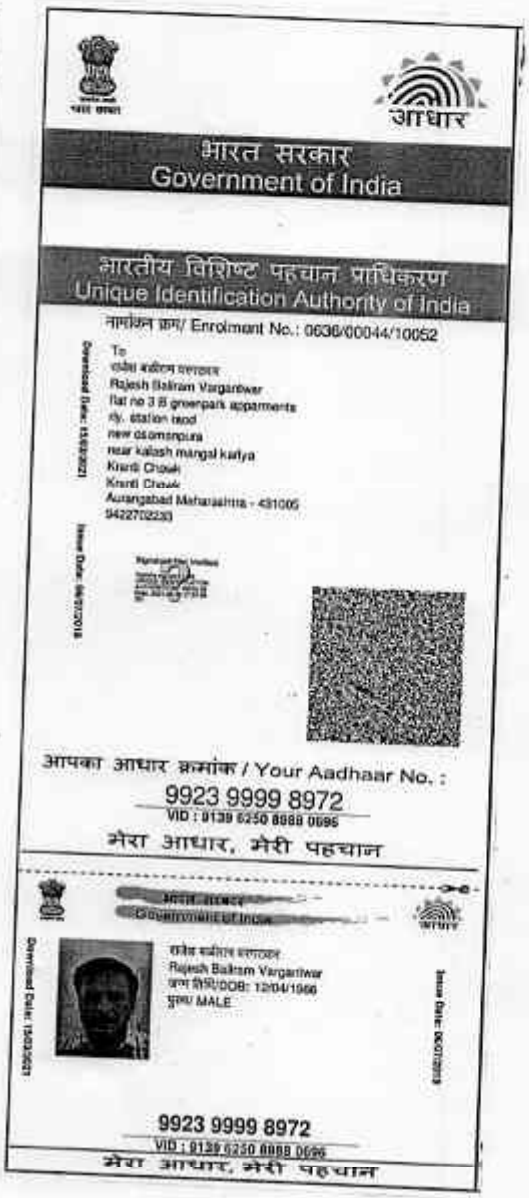
To
भास्कर शंकरराव चौधरी
Bhaskar Shankarrao Choudhary
S/O: Shankarrao Choudhary
plot no 3 lodashankar pagariya colony station road
opp goldie cinema
Aurangabad
Aurangabad (city)
Aurangabad Maharashtra - 431001
9823020403

Validity is Known

आपला आधार क्रमांक / Your Aadhaar No. :
4397 9438 5456
VID : 9148 1061 8721 3533
माझे आधार, माझी ओळख

भास्कर शंकरराव चौधरी
Bhaskar Shankarrao Choudhary
जन्म तारीख/DOB: 09/12/1958
पुरुष/ MALE

4397 9438 5456
VID : 9143 1061 8721 3533
माझे आधार, माझी ओळख



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0636/00044/10052

To
राजेश बळीराम वरगंटीवार
Rajesh Baliram Vargantiwar
flat no 3 B greenpark apparments
rly. station road
new osmanpura
near kailash mangal karya
Kranti Chowk
Kranti Chowk
Aurangabad Maharashtra - 431005
9422702233

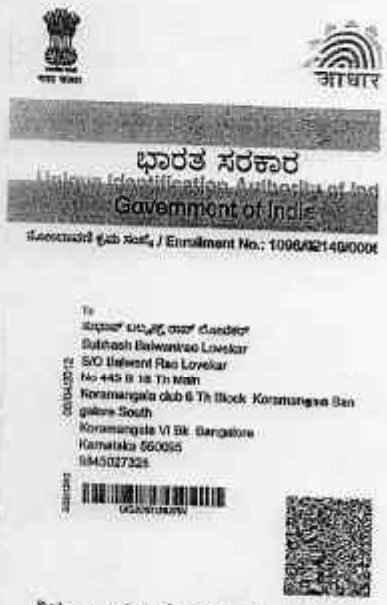
आपका आधार क्रमांक / Your Aadhaar No. :
9923 9999 8972
VID : 9139 6250 8888 0696
मेरा आधार, मेरी पहचान

राजेश बळीराम वरगंटीवार
Rajesh Baliram Vargantiwar
जन्म तिथि/DOB: 12/04/1966
पुरुष/ MALE

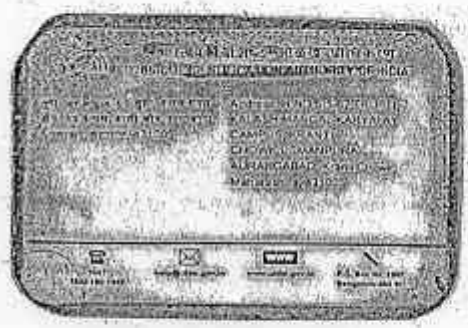
9923 9999 8972
VID : 9139 6250 8888 0696
मेरा आधार, मेरी पहचान

Seal of the Sub-Registrar A.S. Aurangabad.

अ ग ग-६
३१०८ | ५९ | EE
२०२३







अ ग ग-६

3910	EO	EE
२०२३		

Seal of the Sub-Registrar No.6 Aurangabad.



ಭಾರತ ಸರಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ / Enrollment No.: 1008/10149/00067

To
ಡಾ ವಿ.ಎ.ಎಸ್ ಸುಭಾಷ್ ಲೊವೇಕರ್
Dr Vallari Subhash Lovekar
W/O Subhash Lovekar
Vasukash 448 3 18 Th Main
Koramangna Club-6 Th Block Koramangala Ban
galore South
Koramangala Vi Bk Bangalore
Karnataka 560095
9880288569

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :
4211 4191 8016
ಆಧಾರ್ – ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರಕಾರ
GOVERNMENT OF INDIA

ಡಾ ವಿ.ಎ.ಎಸ್ ಸುಭಾಷ್ ಲೊವೇಕರ್
Dr Vallari Subhash Lovekar
ಜನ್ಮ ವರ್ಷ / Year of Birth: 1962
ಸ್ತ್ರೀ / Female

4211 4191 8016
ಆಧಾರ್ – ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 2821/13006/00834

To
सुरभी किशोर लोवेकर
Surabhi Kishor Lovekar
H NO.5-5-62 TIRUPTI
KRANTI CHOWK,USMANPURA
KALASH MANGAL KARYALAY CAMPUS
AURANGABAD
Aurangabad Maharashtra - 431005
9372222627

आपला आधार क्रमांक / Your Aadhaar No. :
7494 5033 5234
VID : 9103 0723 9061 8685
माझे आधार, माझी ओळख

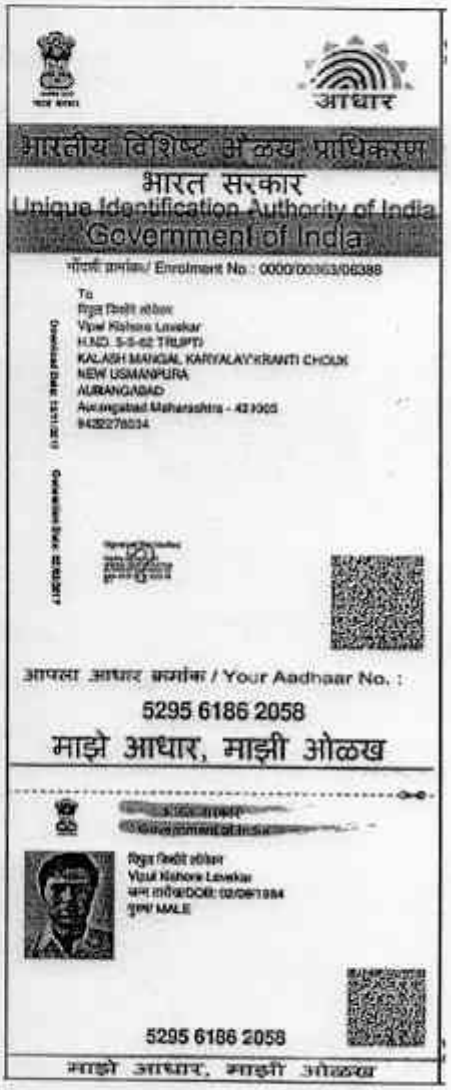
Government of India

सुरभी किशोर लोवेकर
Surabhi Kishor Lovekar
जन्म तारीख/DOB: 03/01/1982
महिला/ FEMALE

7494 5033 5234
VID : 9103 0723 9061 8685
माझे आधार, माझी ओळख

Seal of the Sub-Registrar No.6 Aurangabad.

अ ग ग-६
३१५ | ६१ | ६६
२०२३


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00363/06388

To
विशाल किशोर लोखंडे
Vishal Kishore Lokhande
H.NO. 5-5-62 TRUPTI
KALASH MANGAL KARYALAY KRANTI CHOUK
NEW USMANPURA
AURANGABAD
Aurangabad Maharashtra - 431005
9422278534

आपला आधार क्रमांक / Your Aadhaar No. :
5295 6186 2058
माझे आधार, माझी ओळख

विशाल किशोर लोखंडे
Vishal Kishore Lokhande
जन्म तारीख/DOB: 02/06/1994
पुरुष/ MALE

5295 6186 2058
माझे आधार, माझी ओळख


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीकरणाचा क्रमांक / Enrolment No 1216/16416/11236

To
विशाल किशोर लोखंडे
Vishal Kishor Lovekar
H NO.5-5-62 TRUPTI,KALASH MANGAL KARYALAY COMPLEX
NEAR USMANPURA KRANTI CHAUK
Aurangabad
Kranti Chowk Aurangabad
Maharashtra 431005
9422278038

Ref: 634 / 260 / 628599 / 627364 / P

UE3/609782/09

आपला आधार क्रमांक / Your Aadhaar No. :
7821 2742 2480
आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

विशाल किशोर लोखंडे
Vishal Kishor Lovekar
जन्म वर्ष / Year of Birth : 1993
पुरुष / Male

7821 2742 2480
आधार – सामान्य माणसाचा अधिकार

Vlovekar

Vlovekar

Seal of the Sub-Registrar No. 6 Aurangabad

अ गा गा-६
३१८	६२	६६
२०२३		







Rushikant

Pgaikwad



अ ग ग-६
३९८ | ६३ | ६८
२०२३

343/3178
बुधवार 26 एप्रिल 2023 11:47 म.पु.

दस्त गोषवारा भाग-1

बगग6
दस्त क्रमांक: 3178/2023

दस्त क्रमांक: बगग6/3178/2023

बाजार मूल्य: रु. 12,02,77,000/- मोबदला: रु. 12,02,77,000/-

भरलेले मुद्रांक शुल्क: रु.50,13,850/-

दु. नि. सह. दु. नि. बगग6 यांचे कार्यालयात

अ. क्र. 3178 वर दि.26-04-2023

रोजी 11:45 म.पु. वा. हजर केला.

पावती:4037 पावती दिनांक: 26/04/2023

नादरकरणाराचे नाव: मंगलकलश कि(शन एनएपी तर्फे अधिकृत भागीदार राजेश बळीराम वरगटवार

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1280.00

पृष्ठांची संख्या: 64

एकूण: 31280.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली दस्त हाताळणी
पाने 2 फी रु. 40-
पावती क्रमांक : 4042.
अक्षये वघुल

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मुद्रांक शुल्क: (एक) चेंगल्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक मंडळाच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समाविष्ट न केलेल्या कोणत्याही नगरपरिषद क्षेत्रात

शिक्का क्र. 1 26 / 04 / 2023 11 : 45 : 23 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 04 / 2023 11 : 46 : 49 AM ची वेळ: (फी)

Seal of the Sub-Registrar No.6 Aurangabad.

दस्त गोषवारा भाग-2

अनग6
दस्त क्रमांक:3178/2023 EM | E E

26/04/2023 11:53:38 AM

दस्त क्रमांक :अनग6/3178/2023
दस्ताचा प्रकार :-इच्छापत्र अंशीमेट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किशोर बळवंतराव सोळंके पत्ता:प्लॉट नं: ५-५-६२, माळा नं: –, इमारतीचे नाव: तृप्ती , ब्लॉक नं: –, रोड नं: कांचीबोळ, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ABUPL7972P	लिहून देणार वय :-68 स्वाक्षरी:-		
2	नाव:सुभाष बळवंतराव सोळंके पत्ता:प्लॉट नं: 445, माळा नं: –, इमारतीचे नाव: –, ब्लॉक नं: 6, रोड नं: बोरमाळा, वेरुळ, कर्नाटका , कर्नाटक, बगलोर पॅन नंबर:AALPS1694Q	लिहून देणार वय :-73 स्वाक्षरी:-		
3	नाव:भगवानराव किशनराव गव्हाणकर वकील अधिकृत भागीदार साईश्री ऑटोमेशन इंजिनियर्स पत्ता:प्लॉट नं: 3, माळा नं: –, इमारतीचे नाव: वीणापार्क , ब्लॉक नं: –, रोड नं: रेणके लेआउट रोड, क्रांतीचौक, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ABUFM6120G	लिहून घेणार वय :- स्वाक्षरी:-		
4	नाव:भगवानराव किशनराव गव्हाणकर वकील अधिकृत भागीदार भास्कर शंकरराव चौधरी पत्ता:प्लॉट नं: –, माळा नं: –, इमारतीचे नाव: –, ब्लॉक नं: –, रोड नं: क्रांतीचौक, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ABUFM6120G	लिहून घेणार वय :- स्वाक्षरी:-		
5	नाव:कल्पना सुभाष सोळंके पत्ता:प्लॉट नं: 445, माळा नं: –, इमारतीचे नाव: –, ब्लॉक नं: –, रोड नं: बोरमाळा, वेरुळ, कर्नाटका , कर्नाटक, बगलोर पॅन नंबर:AACPL7993H	मान्यता देणार वय :-70 स्वाक्षरी:-		
6	नाव:श्री सुभाष सोळंके (तसेच मुखत्यारधारक डॉ. कल्पना ध. सुभाष सोळंके) पत्ता:प्लॉट नं: 445, माळा नं: –, इमारतीचे नाव: –, ब्लॉक नं: –, रोड नं: बोरमाळा, वेरुळ, कर्नाटका , कर्नाटक, बगलोर पॅन नंबर:AEOPL6117R	मान्यता देणार वय :-44 स्वाक्षरी:-		
7	नाव:कल्पना सुभाष सोळंके (तसेच मुखत्यारधारक डॉ. कल्पना ध. सुभाष सोळंके) पत्ता:प्लॉट नं: 445, माळा नं: –, इमारतीचे नाव: –, ब्लॉक नं: –, रोड नं: बोरमाळा, वेरुळ, कर्नाटका , कर्नाटक, बगलोर पॅन नंबर:ABTPL0156A	मान्यता देणार वय :-41 स्वाक्षरी:-		
8	नाव:सुरभी किशोर सोळंके पत्ता:प्लॉट नं: 5-5-62, माळा नं: –, इमारतीचे नाव: तृप्ती , ब्लॉक नं: –, रोड नं: कांचीबोळ, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ACOPL2169D	मान्यता देणार वय :-60 स्वाक्षरी:-		
9	नाव:दिपक किशोर सोळंके पत्ता:प्लॉट नं: 5-5-62, माळा नं: –, इमारतीचे नाव: तृप्ती , ब्लॉक नं: –, रोड नं: कांचीबोळ, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:AFEPL7482C	मान्यता देणार वय :-38 स्वाक्षरी:-		
10	नाव:[illegible] किशोर सोळंके पत्ता:प्लॉट नं: 5-5-62, माळा नं: –, इमारतीचे नाव: तृप्ती , ब्लॉक नं: –, रोड नं: कांचीबोळ, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पॅन नंबर:ADPPL0671A	मान्यता देणार वय :-35 स्वाक्षरी:-		

Sub-Registrar of the Sub-Registrar Aurangabad-3

अशील ओळखपत्र म्हणून दस्त नोंदणीसाठी इच्छापत्र अंशीमेट या दस्त ऐवज करून दिल्याचे कबुल केलाप.
26 / 04 / 2023 11 : 52 : 23 AM

दस्तऐवज क्रमांक: अग्ग६-३१७८-२०२३ बाजार मूल्य: ६०१३८५० रु. मोबदला: ६०१३८५० रु. भरलेले मुद्रांक शुल्क: ३६०८३१० रु.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:प्रशांत पुरुषोत्तम कुलकर्णी
वय:42
पत्ता:एकनाथ नगर, उस्मानपुरा, औरंगाबाद
पिन कोड:431001

स्वाक्षरी

2 नाव:पांडुरंग शिवाजी सातपुते
वय:40
पत्ता:सम्मीलन नगर, औरंगाबाद
पिन कोड:431001

स्वाक्षरी

छायाचित्र





अंगठ्याचा ठसा





दिनांक 26 / 04 / 2023 11 : 53 : 21 AM

Joint S R Aurangabad VI

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH01761819920222 3M	47/2023	6013850	SD		
2		DHC		2604202301787	1280	RF	2604202301787D	26/04/2023
3		eChallan		MH018106481202223E	30000	RF	0000633801202324	26/04/2023

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

अ ग ग-६
३१७८ EE/FE
२०२३

3178 /2023

Know Your Rights as Registrants

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

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

प्रमाणित करण्यात येते की
सदर दस्तऐवजात एकुण EE पाने आहेत
नकाशे जोडले नाहीत नकाशे बुकाये 3960
नोंदणी नोंदवला तारीख 26/04/2023

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र -६

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

26/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 6
दस्त क्रमांक : 3178/2023
नोंदणी :
Regn:63m

गावाचे नाव : औरंगाबाद

(1)विलेखाचा प्रकार	डेव्हलपमेंट अग्रीमेंट
(2)मोबदला	120277000
(3) बाजारभाव(भाडेपटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	120277000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मोहल्ला उस्मानपुरा ता. जि. औरंगाबाद म.न.पा. हद्दीतील सि.टी.एस न. 14511/1 क्षेत्र 688.50 चौ. मी.,सि.टी.एस न. 14511/2 क्षेत्र 648 चौ. मी.,सि.टी.एस न. 14511/3 क्षेत्र 723.70 चौ.मी. एकूण क्षेत्र 2060.20 चौ.मी. चे डेव्हलपमेंट अग्रीमेंट((C.T.S. Number : 14511/1, 14511/2, 14511/3 ;))
(5) क्षेत्रफळ	1) 2060.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किशोर बळवंतराव लोखंडे वय:-68; पत्ता:-प्लॉट नं: ५-५-६२, माळा नं: --, इमारतीचे नाव: तुळी , ब्लॉक नं: --, रोड नं: क्रांतीचोक, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ABUPL7972P 2): नाव:-सुभाष बळवंतराव लोखंडे वय:-73; पत्ता:-प्लॉट नं: 445, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: 6, रोड नं: कोरमंगला, बंगलोर, कर्नाटका , कर्नाटक, बंगलोर. पिन कोड:-560095 पॅन नं:-AALPB1894Q 3): नाव:-वल्लरी सुभाष लोखंडे वय:-70; पत्ता:-प्लॉट नं: 445, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: कोरमंगला, बंगलोर, कर्नाटका , कर्नाटक, बंगलोर. पिन कोड:-560095 पॅन नं:-AACPL7993H 4): नाव:-शाखी सुभाष लोखंडे (तर्फे मुखत्यारधारक डॉ. वल्लरी ध. सुभाष लखेकर) वय:-44; पत्ता:-प्लॉट नं: 445, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: कोरमंगला, बंगलोर, कर्नाटका , कर्नाटक, बंगलोर. पिन कोड:-560095 पॅन नं:-AEOPL8117R 5): नाव:-केतकी सुभाष लोखंडे (तर्फे मुखत्यारधारक डॉ. वल्लरी ध. सुभाष लखेकर) वय:-41; पत्ता:-प्लॉट नं: 445, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: कोरमंगला, बंगलोर, कर्नाटका , कर्नाटक, बंगलोर. पिन कोड:-560095 पॅन नं:-ABTPL0156A 6): नाव:-सुरभी किशोर लोखंडे वय:-60; पत्ता:-प्लॉट नं: 5-5-62, माळा नं: --, इमारतीचे नाव: तुळी , ब्लॉक नं: --, रोड नं: क्रांतीचोक, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ACOPL2168D 7): नाव:-विपुल किशोर लोखंडे वय:-38; पत्ता:-प्लॉट नं: 5-5-62, माळा नं: --, इमारतीचे नाव: तुळी , ब्लॉक नं: --, रोड नं: क्रांतीचोक, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AFEPL7482C 8): नाव:-विनीत किशोर लोखंडे वय:-35; पत्ता:-प्लॉट नं: 5-5-62, माळा नं: --, इमारतीचे नाव: तुळी , ब्लॉक नं: --, रोड नं: क्रांतीचोक, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ADPPL0671A
(8)दस्तऐवज करुन देणा-या पक्षकाराचे वकिल किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्सकलश क्रिएशन एलएलपी तर्फे अधिकृत भागीदार राजेश बळीराम बरडेकार वय:-; पत्ता:-प्लॉट नं: 3, माळा नं: --, इमारतीचे नाव: ग्रीनपार्क , ब्लॉक नं: --, रोड नं: रेल्वे स्टेशन रोड, क्रांतीचोक, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ABUFM6120G 2): नाव:-मेसर्सकलश क्रिएशन एलएलपी तर्फे अधिकृत भागीदार भास्कर शंकरराव चौधरी वय:-; पत्ता:-प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: क्रांतीचोक, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ABUFM6120G
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3178/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6013860
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना दिलेली सवलतीचा अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH017618199202223M	47/2023	6013850	SD		
2		DHC		2604202301787	1280	RF	2604202301787D	26/04/2023
3		eChallan		MH018106481202223E	30000	RF	0000633801202324	26/04/2023

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

सह दुय्यम निबंधक वर्ग-२
क.६ औरंगाबाद.