

5576/2024

अमनद शातरकर

Receipt (pavti)

159/5576

Monday, June 10, 2024

3:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6662 दिनांक: 10/06/2024

गावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अगन2-5576-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 01 आनंद राधाकृष्ण सातारकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

मुळ दस्त परत केले

एकूण:

रु. 30760.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे

3:50 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad II

बाजार मूल्य: रु. 22259700/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 1113000/-

1) देयकाचा प्रकार: DHC रकम: रु. 760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624103312198 दिनांक: 10/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003294458202425E दिनांक: 10/06/2024

बँकेचे नाव व पत्ता:



मुळ दस्त परत केले



10/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 2

दस्त क्रमांक : 5576/2024

नोदणी :

Regn:63m

गावाचे नाव : सातारा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	0
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22259700
(4) भू-मापन, पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मनपा छत्रपती संभाजीनगर हद्दीतील मौजे-सातारा येथील गट नंबर 193 मधील प्लॉट क्रमांक 08 ज्याचे क्षेत्रफळ 309.40 चौरस मीटर व प्लॉट क्रमांक 09 ज्याचे क्षेत्रफळ 306.39 चौरस मीटर बाबत विकसनकरारनामा नोंदवला. ((GAT NUMBER : 193 ; Plot Number : 8,9 ;))
(5) क्षेत्रफळ	1) 615.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-निलम संजय मेहरा तर्फे कु.मु. म्हणुन संजय शंभुप्रसाद मेहरा वय:-71; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नंबर 51, कासलीवाल कॉर्नर च्या पाठीमागे, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AIAPM3748B 2): नाव:-संजय शंभुप्रसाद मेहरा वय:-71; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नंबर 51, कासलीवाल कॉर्नर च्या पाठीमागे, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-ABUPM8769P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 01 आनंद राधाकृष्ण सातारकर वय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट क्रमांक 30-बी, न्यु शांतीनिकेतन कॉलनी, जवाहर कॉलनी रोड, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAKFG2655F 2): नाव:-गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 02 गायत्री आनंद सातारकर तर्फे कु.मु. म्हणुन आनंद राधाकृष्ण सातारकर वय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट क्रमांक 30-बी, न्यु शांतीनिकेतन कॉलनी, जवाहर कॉलनी रोड, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAKFG2655F
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5576/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1113000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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.

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.२

http://10.10.246.39/MarathiReports/HTMLreports/HTMlReportSub-RegisterRamank2.aspx

6/10/2024





दस्तावेज नमूना
CHALLAN

MTR Form Number-6



GR	MH002617236202425E	BARCODE	Date 27/05/2024-17:17:11		Form ID
Department Inspector General Of Registration		Payer Details			
Non-Judicial Stamps		TAX ID / TAN (If Any)			
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM		PAN No.(If Applicable)			
Office Name AGD_JT DIST REGSTR CH_SAMBHAJINAGAR		Full Name		MS. GAYATRI DEVELOPERS THROUGH	
Location CHHATRAPATI SAMBHAJINAGAR				PARTNER ANAND RADHAKRISHNA SATARKAR	
Year 2024-2025 One Time		Flat/Block No.		PLOT NO 08 AND PLOT NO 09	
Account Head Details		Amount In Rs.		Premises/Building	
0030051701 Amount of Tax		1113000.00		Road/Street GUT NO 193 SATARA	
		Area/Locality		CHHATRAPATI SAMBHAJINAGAR	
		Town/City/District			
		PIN		4 3 1 0 1 0	
		Remarks (If Any)			
		MRS. NEELAM SANJAY MEHARA AND SANJAY SHAMBHUPRASAD			
		MEHARA			
1113000.00					
Total		Amount In		Eleven Lakh Thirteen Thousand Rupees Only	
		Words			
Payment Details		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No. 02300042024052728427 241485164272	
Cheque/DD No.		Bank Date		RBI Date 27/05/2024-17:18:23 28/05/2024	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		40528 , 28/05/2024	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृष्टान्त निबंधक कार्यालयान्न नोंदणी करावयाच्या दस्तावेजांसाठी लावण्यात येईल. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलान लागू नाही.

Signature Not Verified

Challan Defaced Details

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.05.27 17:15:50 IST
Reason: GRAS Secure Document
Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0001589801202425	31/05/2024-17:15:47	IGR202	1113000.00
Total Defacement Amount					11,13,000.00



Office of the Collector of Stamp, Aurangabad
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH018132326202324E Dated
26-03-2024.

Collector of Stamps
Aurangabad

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.



मुद्रांक जिल्हाधिकारी
Aurangabad



Case No. Adj/IGR202/57/2024

Certificate Number: CER-AUR-ADJ-IGR202-57-2024

Market Value/Value (if any): Rs. 22259700

Received from MS GAYATRI DEVELOPERS
THROUGH PARTNER ANAND RADHAKRISHNA
SATARKAR Residing at CHHATRAPATI
SAMBHAJINAGAR. Stamp duty of Rs. 1113000/- (Rs.
Eleven Lakh Thirteen Thousand only). Vide e-
Challan GRN No MH002617236202425E Dated :-
31-5-2024 The defacement number is
0001589801202425.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 1113000/- (Rs. Eleven
Lakh Thirteen Thousand only) with which this
instrument is chargeable under Article 5- 5(ga)
Development Agreement of Schedule I of the said
Act, has been paid.

GUT NO.193, PLOT NO.8 & 9, SATARA
CHHATRAPATI SAMBHAJINAGAR

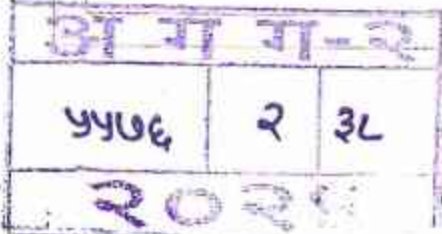
This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: Aurangabad

Date: 05/06/24

Collector of Stamps
Aurangabad





अ ग ग-२		
५५७६	३	३८
२०२४		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624103312198	Date 10/06/2024
Received from ANAND SATARKAR, Mobile number 9422211142, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 10/06/2024
Bank CIN 10004152024061011637	REF No. 416279536344
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH003294458202425E	BARCODE			Date	10/06/2024-14:32:35		Form ID			
Department Inspector General Of Registration					Payer Details						
Registration Fee					TAX ID / TAN (If Any)						
Type of Payment Ordinary Collections IGR					PAN No.(if Applicable)						
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR					Full Name		MS GAYATRI DEVELOPERS				
Location CHHATRAPATI SAMBHAJINAGAR					Fist/Block No.		PLOT NO 08 PLOT NO 09 GUT NO 193				
Year 2024-2025 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		SATARA			
0030063301 Amount of Tax				30000.00		Area/Locality		CHHATRAPATI SAMBHAJINAGAR			
THIS CHALLAN IS DEFACED				Town/City/District							
				PIN		4 3 1 0 0 1					
JL Sub-Registrar Aurangabad No.2, Aurangabad					Remarks (If Any)						
					SecondPartyName=NEELAM SANJAY MEHRA AND SANJAY						
					SHAMBHUPRASAD MEHRA-						
Total				30,000.00		Amount In		Thirty Thousand Rupees Only			
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02300042024081056521		013433637	
Cheque/DD No.				Bank Date		RBI Date		10/06/2024-14:34:10		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
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. सदर चलान केवल दुर्यान निवाक कापडिलात नोदणी करवयल्ला वस्तुसाठी लागू आहे. नोदणी न करवयल्ला सदर चलान लागू नाही.										Mobile No. : 9822218274	
Challan Defaced Details											
अ ग ग-२										५५०६ ५ ३८	
२०२४											
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement User	Defacement Amount						
1	(IS)-159-5576	0001815852202425	10/06/2024-15:30:28	IGR206	30000.00						
Total Defacement Amount					30,000.00						



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624103312198

Receipt Date 10/06/2024

Received from ANAND SATARKAR, Mobile number 9422211142, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 5576 dated 10/06/2024 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED

₹ 760

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/06/2024

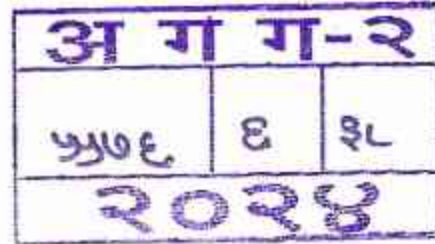
Bank CIN 10004152024061011637

REF No. 416279536344

Deface No 0624103312198D

Deface Date 10/06/2024

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



Development Agreement

This Development Agreement is being executed today on the__th day of March, 2024, at Chhatrapati Sambhajanagar between:-

1.Mrs. Neelam Sanjay Mehra,

Age:-70 years, Occupation:-Service

R/o:- House on Plot no 2,Vivek Co-op Housing Society,

Sector D 4, N-2, CIDCO, Survey No. 66/2 part,

Mukundwadi, Chatrapati Sambhajanagar-431003

UPI 2221 7373 2120

Through Power of Attorney holder

Mr.Sanjay Shambhuprasad Mehra,

Age:-71 years, Occupation:-Service

R/o:- Plot No 51, Behind Kasliwal Corner,

Chhatrapati Sambhajanagar-431001 UPI 9400 0116 7406

2.Mr.Sanjay Shambhuprasad Mehra,

Age:-71 years, Occupation:-Service

R/o:- Plot No 51, Behind Kasliwal Corner,

Chhatrapati Sambhajanagar-431001 UPI 9400 0116 7406

(Hereinafter called as Owners, which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assignees).

AND

M/s. Gayatri Developers,

A registered Partnership firm duly registered under the

Indian Partnership Act has its Registered Office at

Shop No. 2 and 3, Plot No. 118, Mythili Towers,

Tilak Nagar, Chhatrapati Sambhajanagar-431001

Through its partners: -

A] Mr. Anand Radhakrishna Satarkar

Age: 52 years, Occ.: Business

B] Mrs. Gayatri Anand Satarkar

Age: 50 years, Occ.: Business

Both R/o: - Plot No. 30-B, New Shantiniketan Colony,

Jawahar Colony Road, Chhatrapati Sambhajanagar -431001

(Hereinafter called as "Developer" which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assignees).

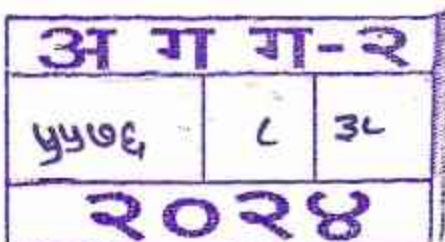




WHEREAS, the property Plot No.08 admeasuring 306.40 Sq. Mtrs. And Plot No 09 admeasuring 306.49 sq mt., situated at Gut No. 193, Satara, Chatrapati Sambhajnagar is owned and possessed by the Owners and they decided to develop the said plot which is specifically described in Schedule "A" hereunder and construct an apartment building, they submitted building proposal to the municipal corporation of Chhatrapati Sambhajnagar. and Municipal Corporation on dated 08/03/2023, in Building permit No. 151322, Permit Number DDMCB/B/2023/APL/03565 issued commencement certificate in the names of owners after payment of taxes described below

Sr.No.	Head	Amount
1	N A Charges for Plot No.08	Rs.22,531.00
2	N A Charges for Plot No.09	Rs.2,230.00
3	N A Tax & NOC paid For Plot No.08	Rs.74,500.00
4	Property Tax paid for Plot No.08	Rs.23,394.00
5	N A Tax paid for plot No 08	Rs.2,254.00
6	Property Tax paid for plot No.09	Rs.23,170.00
7	N A Tax paid for plot no.09	Rs.2,233.00
8	TDR Purchase	Rs.3,35,000.00
9	TDR Purchase	Rs.3,35,000.00
10	Stamp Duty	Rs.33,600.00
11	Amalgamation Permission prepayment	Rs.2,503.00
12	Building permission pre payment	Rs.8,754.00
13	Amalgamation Permission Post Payment	Rs.8,86,737.00
14	Commissioner AMC Fire Brigade	Rs.30,000.00
15	Maharashtra Building & other construction	Rs.4,74,562.00
16	Building permission Post payment	Rs.15,44,750.00
	Total	Rs.38,01,218.00

Since the owner had no experience in the construction field, they decided to construct the apartment from professionals.





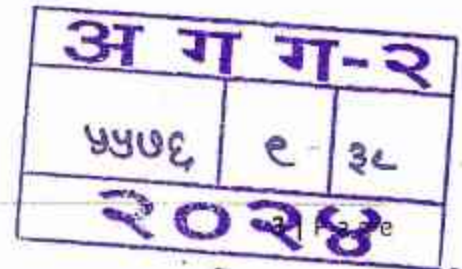
i.e. The Owner approached the Developer and requested him to develop the said property and on the basis of oral understanding amongst the parties herein, The Owner delivers the vacant possession to the Developer on the day of this agreement.

WHEREAS, Municipal Corporation has granted building permission as below

Area of Plot	615.79 sq.mt.
Basic FSI 0.10%	61.57 sq.mt.
Premium paid FSI	307.89 sq.mt.
TDR Purchased	246.31 sq.mt.
Ancillary Area	728.53 sq.mt.
Total	1960.09 sq.mt.

AND WHEREAS, both the parties decided to reduce the oral terms of understanding into writing and therefore this Development agreement is being executed on the following terms and conditions: -

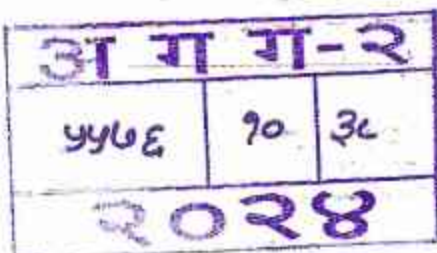
1. That, the Owners hereby undertake that the property under the Development is free from all types of encumbrances and they are well seized and possessed of the property more particularly mentioned in the schedule hereunder and have absolute title of the abovementioned property. In the event of any disputes arise with respect to the title of the said property; the Owners will clear the same at their own responsibility and cost.
2. That, the Owners also hereby declare that they have paid pay all the taxes and charges of the State Government and that of local authority in respect of the property under development till the date of this Development Agreement and if any dues are found, the same will be paid by the Owners. Any property tax upon the execution of this deed shall be the liability of the Developer and shall be paid by the Developer till the flats are ready in all respects.
3. That, the Owners hereby declare that the property under development is not subject to any acquisition or requisition neither proceeding, nor, it is affected by any reservation and the said property is also not subject matter of any litigation in any Court, Tribunal or before any authority.





That, the Owners hereby undertake that they being the absolute owners and possessors of the property under development, no sanction, consent or permission of any authority or that of State Government is required to be obtained to execute this Development Agreement by the with the Developer or to transfer the same or part of it by the Developer to third party in accordance with the terms and conditions of this Development Agreement.

5. That, the Owner as stated above has already obtained the construction permission by incurring all expenses for the same and depositing requisite deposit with the Town Planning Authority without disturbing the units retained by the owners, the Developer may obtain revised construction permission at its own costs agreed upon as per the sanctioned plan at its own cost and expenses. Similarly, the Developer at its own costs and responsibility will also obtain the occupancy certificate and may obtain the refund of the deposit amount paid by him from the town planning authority.
6. That, the developer shall complete the total development of the property within thirty-six from the date of this agreement. The time shall be the essence of this Development agreement.
7. That, in consideration of the property being rendered for the purpose of development by the Owners to the Developer, the Owners shall retain and Developer shall allot Ten Flats as specifically mentioned in Schedule "A" hereunder
8. Similarly, the Developer will retain and dispose of fourteen flats more specifically mentioned in Schedule "B" hereunder. The Developer will also entitled to receive and collect the entire consideration from the prospective flat purchasers of those fourteen flat mentioned in Schedule "B" or retain with itself on account of the construction expenses incurred by it.
9. The parties hereto agree that in the event of any accident or damage is caused to the person at work site, the Developer shall be solely responsible to pay the compensation in that regard and the Owner shall not be responsible in any manner therefore. The Developer shall provide all safety equipment's to the laborers / workers.





10. It is expressly agreed by the Developer that the materials to be used and amenities to be provided for the flats being retained by the Owners shall be with the conformity of Schedule "C" hereunder. However, if the Owners or any of their customers desire to have a change in the said specification, the Owners shall intimate the developer to carry out changes provided that the proposed changes by the owners or their customers are permissible by the provisions of law. Further, it is agreed by the Owners that in the event, the Owners or their prospective purchasers desire some additional changes that require additional cost, then the developer shall be entitled to collect such charges from the owners or their customers or as the case may be. Notwithstanding anything contained herein, it is expressly agreed by the Developer that it shall use superior quality construction material and accessories in flats specified in the schedule "C" hereunder.
11. That, the Owners shall be responsible to pay all taxes, charges including therein GST in respect of the flats retained by themselves and similarly the Developer shall be liable to pay all such charges including therein GST in respect of flats retained by itself.
12. That, the building being constructed on the property described in Schedule "A" will be submitted to Maharashtra Apartment Ownership Act, by executing Declaration of Apartment under the said Act, and the Owners or their prospective purchasers will have to be the members of the said association and will contribute for its share money or its expenses as may be decided by majority views of the members of the association. Similarly, the Society of all purchasers of the units will also be formed and registered under the Maharashtra Societies Act and the Conveyance Deed in respect of the common areas and facilities of the building will be executed in favour of the said society. Every purchaser will be bound to be member of the Society and will have to pay the proportionate charges for formation of the said society and also for execution of Conveyance Deed in favour of the said Society.
13. That, the Developer shall employ the services of the RCC consultant and qualified Architect for the development of the property under development, but their fees will be paid by the

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५५०६	११	३८
		5 Page
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Developer. Similarly, the Developer may also employ services of Legal Adviser for drafting of the documents either in between the owners and developer or Owners, Developers and Purchasers, but the expenses of such documents and fees of the advocate will be incurred and paid by the Developer.

14. That, Developer will have to comply all the requirements of RERA and for that purpose the Owners will also co-operate to the Developer in compliance of the said Act. It is expressly agreed by the developer that in the event any litigation arises, including RERA, the developer shall be solely liable and if required shall defend the owners at its own cost and expenses. The developer shall keep the owners indemnified with respect to any litigation on account of the development of the property. The Developer shall be solely liable if any liability arises on account of construction.
15. That, the Owners are also executing a separate Irrevocable General Power of Attorney in favour of the partner of the Developer's firm and thereby authorizing him to obtain the revised Construction Permission with consent of the Owners, Occupancy Certificate, to obtain Electric Connection, Water Connection, Execute Declaration, Conveyance Deed of common area and facility in favour of society, to execute Agreement to Sale and Sale Deed, Mortgage Deed, to obtain project loan from financial institutions in respect of the units retained by the Developer and to do all other things which are essential to complete the project.
16. That, this agreement will not be treated as partnership deed between the Owners and the Developer.



17. That, the Owner also will be liable to pay MSEDCL / Electric connection charges as-well as contribution for infrastructure for their units.

18. That, the expenses pertaining to the registration of this agreement and any other documents relating to this agreement shall be borne by the Developer.



19. That no change modification or alterations to this agreement shall be done without the written consent of the Owner and Developer. The parties hereto undertake not to contravene any of the terms of this agreement.

"SCHEDULE"

All that part and parcel of the property Plot No.08, admeasuring 306.40 Sq. Mtrs. & Plot No.09, admeasuring 306.39 sq.mt. situated at Gut No.193 Satara, Chatrapati Sambhajnagar. Which is given for development specifically shown in red color in map annexed here to bound by:

EAST	:	6.00 Mtr. Wide Road.
WEST	:	Plot No.05 & Plot No.06
NORTH	:	9.00 Mtr. Wide Road
SOUTH	:	Plot No 07.

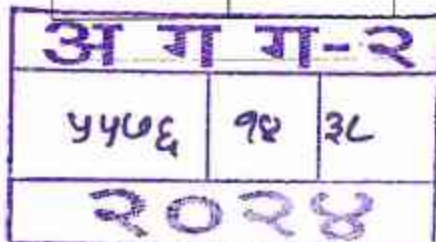


"SCHEDULE - A"**DETAILS OF TEN UNITS TOTALLY ADMEASURING 705.00****SQ.MTR RETAINED BY THE OWNERS**

Sr.No.	Flat No.	Floor	Land Share in a sq mt	Carpet Area in sq.mt	Built up area in a sq mt
1	101	First	25.81	71.00	78.00
2	103	First	25.50	70.00	77.00
3	301	Third	25.81	71.00	78.00
4	303	Third	25.50	70.00	77.00
5	401	Fourth	25.81	71.00	78.00
6	403	Fourth	25.50	70.00	77.00
7	501	Fifth	25.81	71.00	78.00
8	503	Fifth	25.50	70.00	77.00
9	601	Sixth	25.81	71.00	78.00
10	603	Sixth	25.50	70.00	77.00
		Total	256.55	705.00	775.00

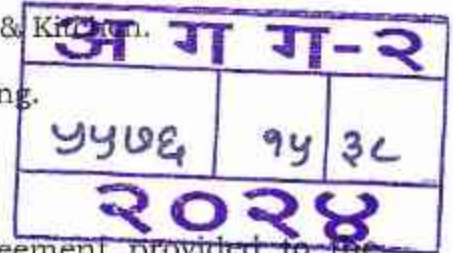
"SCHEDULE - B"**DETAILS OF UNITS RETAINED BY THE DEVELOPER**

Sr.No.	Flat No.	Floor	Land Share in a sq mt	Carpet Area in sq.mt	Built up area in a sq mt
1	102	First	25.81	71.00	78.00
2	104	First	25.50	70.00	77.00
3	201	Second	25.81	71.00	78.00
4	203	Second	25.50	70.00	77.00
5	202	Second	25.65	71.00	78.00
6	204	Second	25.65	70.00	77.00
7	302	Third	25.65	71.00	78.00
8	304	Third	25.65	70.00	77.00
9	402	Fourth	25.65	71.00	78.00
10	404	Fourth	25.65	70.00	77.00
11	502	Fifth	25.65	71.00	78.00
12	504	Fifth	25.65	70.00	77.00
13	602	Sixth	25.65	71.00	78.00
14	604	Sixth	25.65	70.00	77.00
		Total	307.80	987.00	1085.00



"SCHEDULE- C"**SPECIFICATION OF MATERIAL AND AMENITIES TO BE PROVIDED****FOR THE UNITS RETAINED BY THE OWNERS.**

Structure	RCC framed structure.
Walls	Outer walls 6" thick brick / Siporex Blocks inner 4" thick brick / Siporex Blocks.
Plaster	Internal wall putty finish and external sand face plaster.
Doors	Main door flush door with decorative laminate & safety latch. And other doors waterproof flush door with granite frame, one side laminate.
Kitchen Otta	Kadappa with Granite Top with SS Sink with Glazed Tiles up to 4'.
Plumbing	Concealed G.I. type with Premium Quality C.P. Fittings or ISI Mark.
Flooring	In all rooms 2X2 Vitrified tiles. Anti-skid flooring in Bath Room & W.C.
Glazed tiles	In W.C. & Bath Room Designer Glazed Tiles up to 7'
Windows	3 tracks Powder coated Aluminum sliding windows with plain glass and mosquito net, M.S. safety Grills for all windows.
Electrifications:-	In Concealed electrification of copper wiring room 3.5 points in each room and power point in kitchen and bathroom T.V. point in living room.
Painting	Acrylic Oil bond Distemper from inside and cement paint from outside, white wash to, oil paint to doors and window grills.
Loft	One Loft in One Bed Room & Kitchen.
Lift	Two Lift in Proposed Building.



That, the Draft of this Development Agreement provided to the Owners in advance, to read it, explain in from any advocate in their mother tongue & after satisfaction of the contents of the said presents, the Owners have executed this Development Agreement.





IN WITNESS WHERE OF THIS DEVELOPMENT AGREEMENT
IS EXECUTED TODAY ON.....TH DAY OF MARCH 2024, AT
CHHATRAPATI SAMBHAJINAGAR

OWNERS



Sanjay Mehra
Mr. Sanjay Shambhuprasad Mehra,
Self and power of attorney holder of
Mrs. Neelam Sanjay Mehra,

BUILDER/DEVELOPER

M/s. Gayatri Developers,
Through its partners: -



Sanjay
Mr. Anand Radhakrishna Satarkar
Self and Power of attorney Holder of
Partner Mrs. Gayatri Anand Satarkar



WITNESS

Abdul Yaseer
1. Abdul Yaseer Darish Khan
Age- 28 Mominpura



Shaiikh Akhil
2. Shaiikh Akhil Shaik Shamsuddin
Age- 35
collector office Compound





Hereinafter called "**the said Developer**"), upon the terms and conditions contained therein.

WHEREAS Development Agreement has been adjudicated and executed between OWNER and DEVELOPER in respect of Plot No.08, measuring 309.40 Sq. Mtrs. & Plot No.09, measuring 306.39 sq. mt. situated at Gut No.193 Satara, Chatrapati Sambhajanagar.

AND WHEREAS in the said development agreement flats retained by the owner and flats following in the share of developer are mentioned by flat number and their area, the percentage of owner and developer in a proposed construction is not mentioned

AND WHEREAS, Owner and Developer now declared that the owner will retain 41.67 % and the remaining 58.33 % of construction will be in the share of the developer out of the entire 1860.00 sq mt. proposed construction.

AND WHEREAS, Plot No. 08 is having an area of 309.40 sq.mt. and Plot No. 09 having an area 306.39 sq.mt. because of typographical mistakes in the aforesaid development agreement area of Plot No.08 is shown as 306.40 sq. mt. instead of 309.40 sq.mt. and area of Plot No.09 is shown as 306.49 sq.mt. instead of 306.39 sq.mt.

AND WHEREAS, stamp duty is workout on the correct plot area, i.e.309.40 sq.mt. and 306.39 sq.mt. totally 615.79 sq.mt.

NOW THIS SUPPLEMENT WITNESSETH AS UNDER:

1) That, aforesaid Development Agreement, Plot area of Plot No.08 should be read as 309.40 sq. mt. and Plot area of Plot No.09 should be read as 306.39 sq. mt.

IN WITNESS WHEREOF THE parties have set their hand hereunto on the day and year mentioned herein above

Owner/Executant


Mr. Sanjay Shambhuprasad Mehra,
Self and power of attorney holder of
Mrs. Neelam Sanjay Mehra,



SUPPLEMENT TO DEVELOPMENT AGREEMENT

THIS SUPPLEMENT IS EXECUTED ON THIS 10th DAY OF JUNE 2024 AT
CHHATRAPATI SAMBHAJINAGAR BY
BETWEEN

1. Mrs. Neelam Sanjay Mehra,

Age:-70 years, Occupation:-Service

R/o:- House on Plot no 2, Vivek Co-op Housing Society,

Sector D 4, N-2, CIDCO, Survey No. 66/2 part,

Mukundwadi, Chatrapati Sambhajinagar-431003

UPI 2221 7373 2120

Through Power of Attorney, the holder

Mr. Sanjay Shambhuprasad Mehra,

Age:-71 years, Occupation:-Service

R/o:- Plot No 51, Behind Kasliwal Corner,

Chhatrapati Sambhajinagar-431001

UPI 9400 0116 7406

2. Mr. Sanjay Shambhuprasad Mehra,

Age:-71 years, Occupation:-Service

R/o:- Plot No 51, Behind Kasliwal Corner,

Chhatrapati Sambhajinagar-431001

UPI 9400 0116 7406

(Hereinafter received to as "**THE OWNER**" (which expression shall repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of One Part.

AND

M/s. Gayatri Developers,

A registered partnership firm duly registered under the

Indian Partnership Act has its Registered Office at

Shop No. 2 and 3, Plot No. 118, Mythili Towers,

Tilak Nagar, Chhatrapati Sambhajinagar-431001

Through its partners: -

A] Mr. Anand Radhakrishna Satarkar

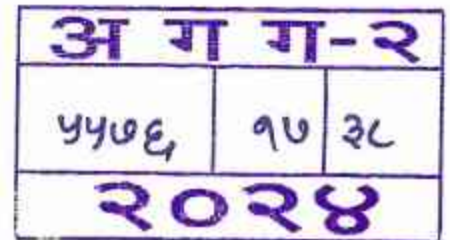
Age: 52 years, Occ.: Business

B] Mrs. Gayatri Anand Satarkar

Age: 49 years, Occ.: Business

Both R/o: - Plot No. 30-B, New Shantiniketan Colony,

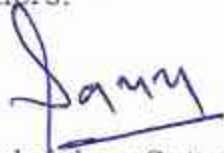
Jawahar Colony Road, Chhatrapati Sambhajinagar-431001



The Developer

M/s. Gayatri Developers,

Through its partners: -



Mr. Anand Radhakrishna Satarkar

& Power of Attorney Holder of Partner No.02

Mrs. Gayatri Anand Satarkar

In the presence of

1)



Abdul Yaseer Danish Khan Age:-28 years

R/o:-House No-1-17-81, Mominpura,

Chhatrapati Sambhajnagar-431001

UID 9420 3629 8451



2)

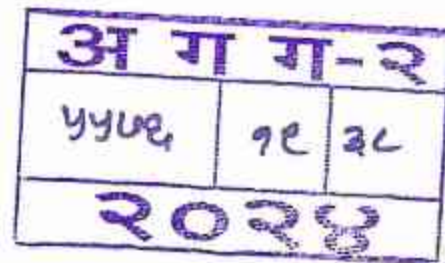


Shaikh Akhil Shaik Shamshuddin, Age:-35 years,

R/o:-Near Gulshan Masjid, Collector Office Compound,

Chhatrapati Sambhajnagar-431001

UID 7340 9032 1117





महाराष्ट्र शासन

गाय नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाय :- सातारा (५४८९३४)

सातुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती



PG-ID

गट क्रमांक व उपविभाग

संभाजीनगर

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मुद्रावली पद्धती		मौगवटादार वर्ग :- ५		शेताचे स्थानीय नाव :			
क्षेत्र, एकक व आकारणी	खाली क्र.	मौगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुल, चौक व इतर अधिकार
क्षेत्राचे एकक हे अक्षर वी.सी	१०४१०	प्रभात माधवराव गिरखेलकर विदया प्रभात गिरखेलकर प्लॉट ३९				(२५४१५) (२५४१५)	कुलाचे नाव व खंड
आ. ललमटड. मौग क्षेत्र		सामाईक क्षेत्र	०.०२.०१	०.०४			इतर अधिकार
महापत्र	२.२१.००						इतर
महापत्र		१४२०३	पुलकेशी प्रभाकर कुलकर्णी प्रतीभा पुलकेशी कुलकर्णी प्लॉट २४/२५			(२५५३०) (२५५३०)	नाला, वि.सच.आवे १ स्व. (७१)
महापत्र	२.२१.००	सामाईक क्षेत्र	०.०४.६८	०.०९			प्रत्यक्ष पोरफार : नाही.
महापत्र		१४२०४	बबन ताऊबा सरोदे प्लॉट ३६	०.०५.८६	०.०४	(२५५३०)	मौगवटा फेरफार क्रमांक : ३८८८५ व दिनांक : ०२/१२/२०२२
महापत्र	०.१४.००	१४८८५	राधाकृष्ण पंडीतराव सातारवार	१.५४.२६	३.९३	०.१४.०० (१५४५२)	
महापत्र		२५४५०	निवेदिता राजेश्वर खिस्ते प्लॉट न २०	०.०२.२०	०.०४	(१८४९६)	
महापत्र	०.१४.००	२५४५३	गणेश बाबुराम मळाण प्लॉट न १२	०.०२.३७	०.०५	(१८४९६)	
महापत्र	२.३८.००	२५४५४	संतोष नामदेवराव खंडवे प्लॉट न ५८	०.०२.२०	०.०४	(१८४९६)	
महापत्र	४.३४	२५४५५	संजय गजाननराव देशमुख प्लॉट न १९	०.०२.२०	०.०४	(१८४९६)	
महापत्र		२५४५६	गणेश बाजीराव घडगण प्लॉट न ५३	०.०२.३७	०.०५	(१८४९६)	
महापत्र		२५४५७	मिर्तीन माणिकराव देशमुख प्लॉट न ११	०.०२.३७	०.०५	(१८४९६)	
महापत्र		२५४५९	[जयदेव धनवीरराव अहिरवार] [राजीवराज प्रतापराव अहिरवार प्लॉट न २२/२३]			(३८५३५) (३८५३५)	
महापत्र			सामाईक क्षेत्र	०.००.००	०		
महापत्र		२५४७३	संजय शंभुप्रसाद मेहरा विलस संजय मेहरा प्लॉट ५			(२५४७५) (२५४७५)	
महापत्र			सामाईक क्षेत्र	०.०४.६८	०.०९		



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५५७६ २० ३८
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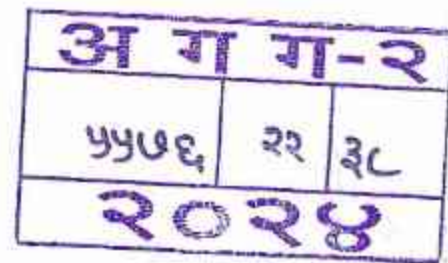
हा गाय नमुना क्रमांक ७ दिनांक २०/१०/२०२२ १४:२२:२६ PM तेथे डिजिटल स्वाक्षरीत शेता जखे व गाय नमुना क्रमांक १२ या वेळ रचवतायलाय असायामुळे ४/१२ अधिकार कर
असायामुळे सही दिवाळकी असायलाय नाही.
४/१२ असायामुळे दि. १३/१२/२०२२ १२:५९:२२ PM, वेळ रचवतायलाय <https://signature.aurangabad.gov.in/Sign/> या संकेत रचवतायलाय 1905100001120549 हा क्रमांक
असायामुळे.

पृष्ठ क्र. १/४



दस्तावेज क्र. (१०३५) (१५७१२) (१५९१२) (१८७९६) (२११३०) (२५४१५) (२५४६५) (२५९१५) (२७०५८) (२७२५०) (२७४५५) (२८०८५) (२८८१२) (३०३५८)
(३०४१०) (३११३०) (३२३८६) (३४३१५) (३८५२५)

सीमा भागि मुमाण दिन्हे :



हा याच दस्तऐवज कड विंगड ५८/१३/२०२३-२४-५३-३६ PM वेळी सिगिटरल कळविलेली वेळ आहे व याच नमुन्या लादक ५२ भा वेला रुपांतरावलीत अलव्यामुळे ५८/१३ अचिडेकारर वर
जोडवली आहे सिगिटरली अलव्यामुळे नाही.

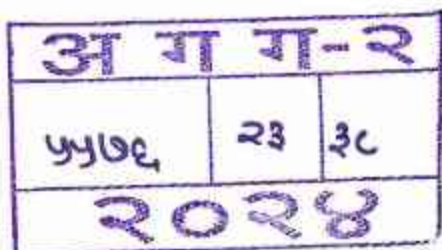
अ ग ग-२ दादलपुळे दि. १३/०३/२०२४ १३:५६:५३ PM, वेळाने पाहिल्यामुळे <https://digitalsignatures.aurangabad.gov.in/ah/> या वेळीच उपलब्ध जाणल 1905100001120549 हा कडल
जोडवला.

पृष्ठ क्र. ३/४



गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]										
गाव :- सातस (५४८९३४)			तालुका :- छत्रपती संभाजीनगर					जिल्हा :- छत्रपती संभाजीनगर		
मह. क्रमांक व जायबिभाग			१९३							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		अंतर
वर्ष	हंगाम	खेती क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	जल नसित	जल सिंचनाचे साधन	रकम	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.ची.मी	हे.आर.पी.मी			हे.आर.ची.मी	
२०२१-२२	संपूर्ण वर्ष	-१						बिनशेती पड	२.३८००	
२०२२-२३	संपूर्ण वर्ष	-१*						बिनशेती पड	२.३८००	
२०२३-२४	संपूर्ण वर्ष	-१*						बिनशेती पड	२.३८००	

टीप : ** संपूर्ण नोंद सीव्हाइल ऑफ द्यारे येणेत आलेली आहे





Chhatrapati Sambhaji Nagar Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 151322

Proposal Code : DDMCB-22-85672.

Permit No. : DDMCB/B/2023/APL/03565

Date : 08/03/2023

Building Name : Chandralekha(Residential) Floors : STILT PARKING FLOOR,TYPICAL FIRST TO SIXTH FLOOR

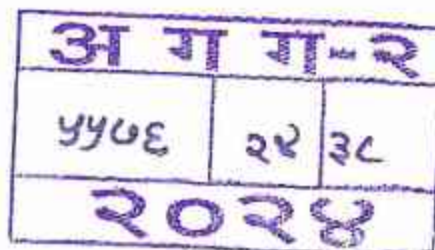
To,

i) SANJAY SHAMBHUPRASAD MEHRA, NEELAM SANJAY MEHRA,
PLOT NO. 8,9, CHANDRALEKHA, GUT NO 193, SATARA, AURANGABAD
ii) Sarang Patil (Architect)

Sir/Madam,

With reference to your application No DDMCB202201552, dated 17-11-2022 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 8, 9, Chandralekha, Revenue S.No. / Khasra no. / Gut no Gut no. 193, City Survey No, Mouje Satara, Aurangabad situated at Road / Street, 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 with in 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. Submit Combined 7/12 abstract with owners name as per Amalgamation at the time of completion.
16. Proposal is sanctioned as per previous authority remark and as per generated scrutiny report.



Signature Not Verified

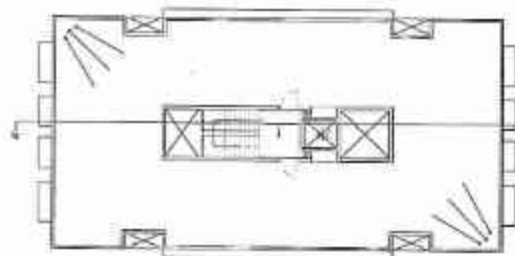
Digitally signed by MANOJ
HARISHCHANDRA GARJE
Date: 2023.03.20 12:00:41 IST
Reason: Approved Certificate
Location: Chhatrapati Sambhaji Nagar
Municipal Corporation

Deputy Director Of Town Planning,
Chhatrapati Sambhaji Nagar Municipal Corporation,

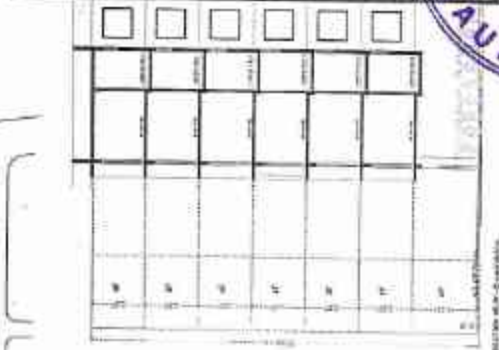
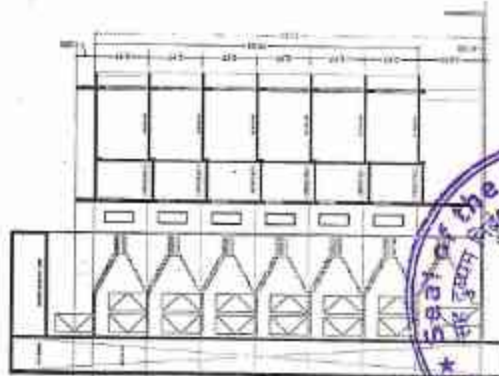
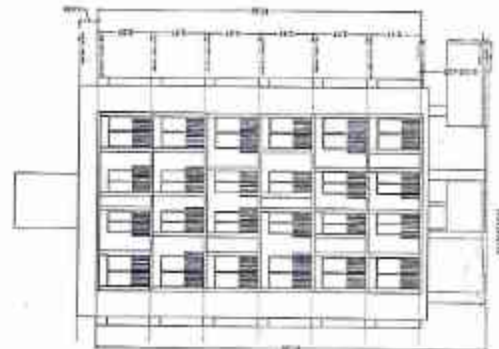
Scan QR code for verification of authenticity.

Signature valid

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Weight (kg)
1	Concrete	100	100	100
2	Brickwork	200	200	200
3	Plaster	300	300	300
4	Roofing	400	400	400
5	Painting	500	500	500
6	Electrical	600	600	600
7	Sanitary	700	700	700
8	Structural	800	800	800
9	Finishing	900	900	900
10	Other	1000	1000	1000
11	Total	11000	11000	11000



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11	Total	11000	11000	11000



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PROPOSED RESIDENTIAL BUILDING PLAN
GAT NO. 100, PLOT NO. 8 & 9 AT VILLAGE
SATAKA, Tq. & Dist. AURANGABAD.
FOR MR. MEHRA.

REFERENCE
D.O. NO. 100/2024
SCALE: 1:1000

Approval Drawing
ARCHITECT
SABANG PATIL ARCHITECTS,
FLAT NO. 01, DASHA, PLOT NO. 33, DASHA ROAD,
SATAKA, Tq. & Dist. AURANGABAD - 431001
MOBILE: 98200 12345

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Weight (kg)
1	Concrete	100	100	100
2	Brickwork	200	200	200
3	Plaster	300	300	300
4	Roofing	400	400	400
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7	Sanitary	700	700	700
8	Structural	800	800	800
9	Finishing	900	900	900
10	Other	1000	1000	1000
11	Total	11000	11000	11000

GENERAL POWER OF ATTORNEY

THIS POWER-OF-ATTORNEY is executed on this the 14th day of June in the year 2023 by me, Mrs. Neelam Sanjay Mehra, Age:-64 years, Occ:-Service R/o:- Plot No 51, Behind Kasliwal Corner, Aurangabad UPI 2221 7373 2120 in favour of my husband Mr.Sanjay Shambhuprasad Mehra, Age:-70 years, Occ:-Service R/o:- Plot No 51, Behind Kasliwal Corner, Aurangabad UPI 9400 0116 7406 Maharashtra State, India

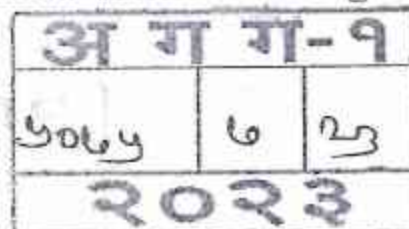
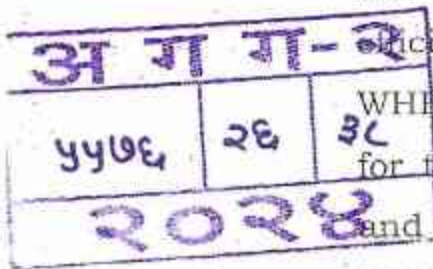
WHEREAS due to my service I am unable to attend the affairs relating to purchase & Sale my existing jointly owned with Mr. Sanjay Shambhuprasad Mehra properties and Belongings in India, described in Schedule I,
SCHEDULE

- 1) House on Plot no 2,Vivek co-op housing society ,Sector D 4,N -2,CIDCO,
Survey no 66/2 part, Mukundwadi, Aurangabad.
- 2) Plot no 8 ,9 AND 5,Gut no 193 Satara, AURANGABAD
- 3) Flat No4,Sunflower,on plot no 31, Shanoorwadi,Osmanpura,Aurangabad
- 4) Flat no 203,B building, Sai ganga complex,
Survey no 29/8 & 30/1,Undri,Pune
- 5) Office no 205 & 206,2nd floor,Biz Square,Gut No58, Satara, Aurangabad.

WHEREAS my husband Mr.Sanjay Shambhuprasad Mehra is competent to attend my affairs as effectively and efficiently as I myself can do; and

WHEREAS I, the aforesaid Mrs Neelam Sanjay Mehara for the purpose of carrying out the various acts, deeds and things, am desirous of appointing my husband

Mr.Sanjay Shambhuprasad Mehra residing in India at

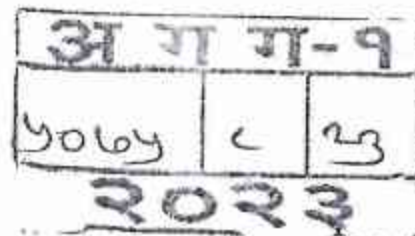
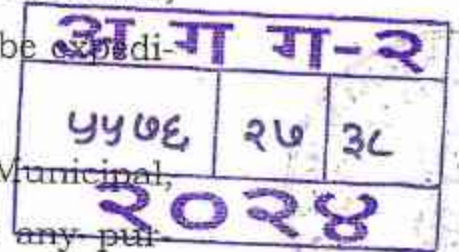


R/o:- Plot No 51, Behind Kasliwal Corner, Aurangabad,
Maharashtra

State, India as my attorney.

I hereby appoint him my attorney in my name and on my behalf to execute or to do all or any of the following deeds, acts or things, which I have to do relating to, and in connection with, the property to be purchased.

1. To give, move and present before the appropriate authorities, applications, petitions, affidavits etc. necessary for the purpose of doing acts, deeds and things in relation to the property to be purchased.
2. To execute, sign, enter into, acknowledge perfect and do all such conveyances, leases, mortgages, transfers, surrenders, releases, assurances, deeds, agreements, instruments, acts and things as shall be requisite or as the said attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.
3. To sign, execute, present for registration, register, admit execution or registration or otherwise perfect or cause to be signed, executed, registered and perfected any agreement, lease, conveyance, conveyance and other assurances in respect of the property to be purchased., which may, in the opinion of my said attorney be expedient or necessary;
4. To represent me before all Government, Municipal, Local or any other authorities constituted for any purpose whatsoever and to receive compensation and to give discharge in regard to any claim whatsoever arising howsoever in regard to the property to be purchased.



5. To lease out the flat or to do such other thing in relation to the use or occupation of the building or in any other manner this is permissible under law.

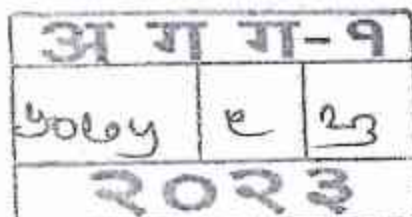
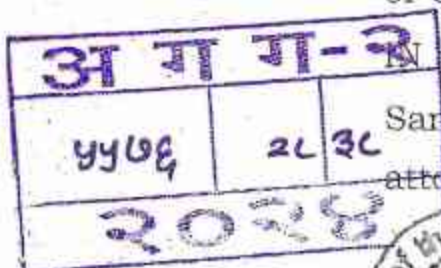
6. To sell Flat, (particularly described in Schedule I) House, Bungalow, Plot, Land, Property in India on my behalf as well as to enter register any transaction of the same on my behalf.

7. To invest any of my moneys in such manner, at such rate of interest and upon such security as my said attorneys shall in his absolute discretion think fit, and from time to time to alter and vary the said investments, as aforesaid, to deposit the said moneys or any part thereof with any Financial Institution, Bank, Unit Trust of India or whom my said attorneys shall think fit to entrust.

8. For any of the purposes aforesaid and generally in my name and as my act to draw, endorse and sign any cheque or other negotiable instrument, dividend or interest warrants or other investments payable to me and to deposit in and operate upon the accounts standing in my name now or hereafter at any Bank or elsewhere.

AND I hereby ratify and confirm all such acts, deeds and things done by my said attorney by virtue of these presents and I hereby agree that the same shall be binding on me as if it were done by me and I undertake to ratify and confirm all and whatsoever my said attorney shall do or cause to be done by virtue of this power-of-attorney.

IN WITNESS WHEREOF, I, the aforesaid Mrs Neelam Sanjay Mehara have signed this deed of power-of-attorney on this the 14 th day of June, 2023.



DAUGHTER



Neelam Mehara
Mrs Neelam Sanjay Mehara
Accepted by

डा. हा. अंगठा

Mr. Sanjay Shambhuprasad Mehara



डा. हा. अंगठा

Witnesses:

अ ग ग-२		
५५७६	२९	३८
२०२४		

1.

Abdul Yaser Danish Khan,
Age:-28 years, R/o : - H.No.
1-17-81, Mominpura,
Aurangabad-431001



डा. हा. अंगठा



2.

Sk Akhil Sk Shamsuddin,
Age:-30 years, R/o:- Collector Office
Compound, Aurangabad-431001



डा. हा. अंगठा



अ ग ग-१		
५०७५	१०	२३
२०२३		



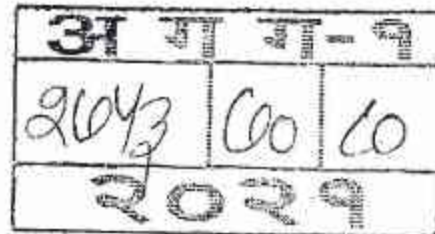
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२०२४		

((1))

॥ श्री ॥

: आम मुखत्यार पत्र :

सौ. गायत्री आनंद सातारकर (UID-2204-8587-1563) भागीदार मे. गायत्री डेव्हलपर्स, वय:-41, धंदा:-व्यापार, रा : 30-ब, न्यू शांतीनिकेतन कॉलनी, जवाहरकॉलनी रोड, औरंगाबाद कारणे मुखत्यारपत्र लिहून देते की, मी मे. गायत्री डेव्हलपर्स या नोंदणीकृत भागीदारी संस्थेची भागीदार आहे. सदर संस्था जमीन, प्लॉट विकसित करणे, त्यावर सदनिका, दुकाने व रो-हाऊस विकसित करणे इत्यादी बांधकाम स्वरूपाची कामे करते. सदर संस्थेचे मी माझे पती भागीदार आहोत, या संस्थेचे भागीदार श्री. आनंद राधाकृष्ण सातारकर, (VID-CVT-3971744) भागीदार मे. गायत्री डेव्हलपर्स, वय:-43, धंदा:-व्यापार, रा : 30-ब, न्यू शांतीनिकेतन कॉलनी, जवाहरकॉलनी रोड, औरंगाबाद हेदेखील आहेत. वरील भागीदारी संस्थेचा व्यवसायाचा भाग म्हणून भुखंड, जमीन वा इतर मिळकत विकसीत करावायास स्विकारणे, भागीदारी संस्थेचे हक्कात विकास करारनामा व मुखत्यारपत्र करारनामा, खरेदीखत नोंदवून घेणे, संस्थेने विकसीत झालेले बांधकाम जसे : सदनिका, रो-हाऊसेस हे विविध ग्राहकांना विक्री करणे व ग्राहकांच्या हक्कात करारनामा, खरेदीखत व तत्सम दस्तऐवज नोंदवून देणे. या कामी नोंदणी कार्यालयात आम्ही दोघे भागीदार नेहमीच उपस्थित राहू शकत नाही. त्या कामी मी संस्थेचे भागीदार श्री. आनंद राधाकृष्ण सातारकर, (VID-CVT-3971744) भागीदार मे. गायत्री डेव्हलपर्स, वय:-43, धंदा:-व्यापार, रा : 30-ब, न्यू शांतीनिकेतन कॉलनी, जवाहरकॉलनी रोड, औरंगाबाद नियुक्त केले आहे. त्यांनी संस्थेचे संपूर्ण अधिकारयुक्त भागीदार म्हणून भागिदारी संस्थेचे हक्कात विकास करारनामा, मुखत्यारपत्र, करारनामा, खरेदीखत तसेच भागिदारी संस्थेचे वतीने खरेदीदारांचे हक्कात सदनिका, दुकाने, रो-हाऊसेसचे दस्तऐवज जसे : करारनामा, खरेदीखत, दुरुस्तीपत्र, गहाणखत, गहाणमुक्तपत्र वा या अनुषंगाने तत्सम दस्तऐवज निष्पादित करावेत व नोंदवून घावेत. मात्र वरील विक्रीद्वारे प्राप्त होणारा संपूर्ण मोबदला हा भागीदारी संस्थेचा असेल.





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दस्त गोपवारा भाग-2

अगग2

दस्त क्रमांक:4858/2016

दस्त क्रमांक: अगग2/4858/2016

दस्तावा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आनंद राधाकृष्ण सातारकर भागीदार गायत्री डेव्हलपर्स पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 30 बी न्यू शांतीनिकेतन कॉलनी, जवाहर कॉलनी जवळ औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: -	पॉवर ऑफ अटॉर्नी होल्डर वय: 43 स्वाक्षरी:		
2	नाव: सौ. गायत्री आनंद सातारकर भागीदार गायत्री डेव्हलपर्स पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 30 बी न्यू शांतीनिकेतन कॉलनी, जवाहर कॉलनी जवळ औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: -	कुलमुखत्यार देणार वय: 41 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कथन केलेले शिक्का क्र.3 ची वेळ: 21/07/2016 05:50:05 PM

ओळख:-

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

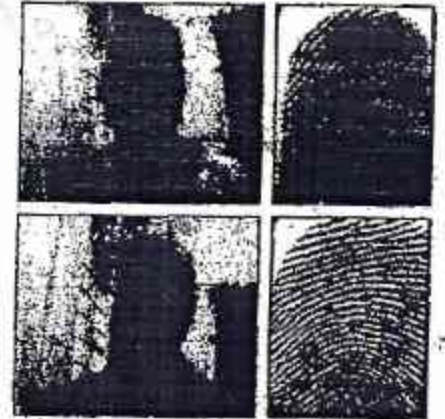
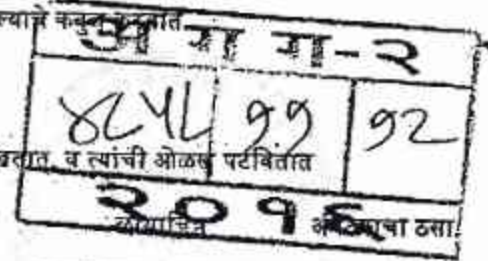
अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव: सौ. मीना माधवराव पाटील
वय: 55
पत्ता: बजाज हॉस्पिटल शेजारी, सातारा, औरंगाबाद
पिन कोड: 431001

सौ. मीना पाटील
स्वाक्षरी

नाव: हेमंत काशीनाथ सरोणे
वय: 41
पत्ता: जुनामोडा, औरंगाबाद
पिन कोड: 431001

हेमंत
स्वाक्षरी

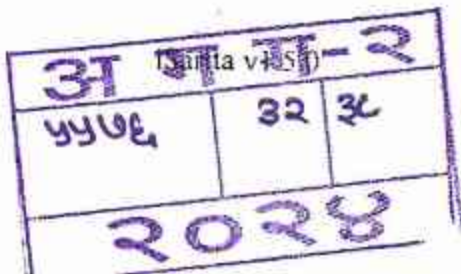
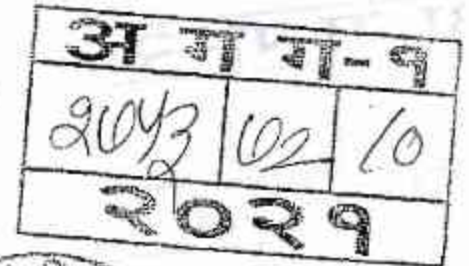


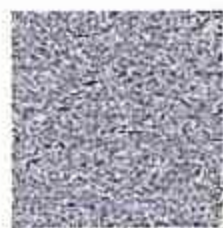
शिक्का क्र.4 ची वेळ: 21/07/2016 05:50:58 PM

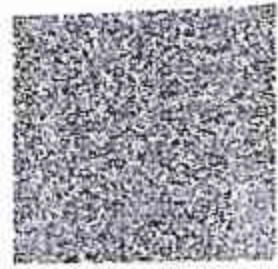
शिक्का क्र.5 ची वेळ: 21/07/2016 05:51:10 PM नोंदणी पुस्तक 4 मध्ये

Joint S R Aurangabad II

EPayment Details.



भारत सरकार Government of India  अनंद राधाकृष्ण साठारकर Anand Radhakrishna Satarkar जन्म तारीख/DOB: 01/02/1972 पुरुष / MALE 9368 1711 7931 VID : 9133 2120 5980 4626 माझे आधार, माझी ओळख	भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India  पत्ता: S/O: Radhakrishna Satarkar, Plot No 30/B, Jawahar Colony Road, New Shantiketan Colony, Aurangabad, Aurangabad, Maharashtra - 431005 9368 1711 7931 VID : 9133 2120 5980 4626 1947 help@uidai.gov.in www.uidai.gov.in
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भारत सरकार Government of India  अब्दुल यसेर दानिश खान Abdul Yaser Danish Khan जन्म तारीख/DOB: 11/01/1996 पुरुष / MALE 9420 3629 8451 VID : 9133 2120 5980 4626 माझे आधार, माझी ओळख	भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India  पत्ता: S/O: अब्दुल रहिम खान, एम.एन.1-17-81, मोमिंपुरा, औरंगाबाद, महाराष्ट्र - 431001 9420 3629 8451 VID : 9133 2120 5980 4626 माझे आधार, माझी ओळख
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आयकर विभाग
INCOME TAX DEPARTMENT
GAYATRI DEVELOPERS

28/07/2011

Permanent Account Number
AAKFG2655F

भारत सरकार
GOVT. OF INDIA

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संयुक्त प्रभुत्व



संयुक्त प्रभुत्व
Sanjay Shambhuprasad Mehra
Date of Birth: 22-04-1963
PAN: ABUPM8769P



9400 0116 7406

आधार - सामान्य मानसाचा अधिकार



संयुक्त प्रभुत्व-सामान्य अधिकार
Sanjay Shambhuprasad Mehra

पता: S/O Shambhuprasad Mehra, 22, 1st Floor,
Kamdar Chowk, Near Kamdar Chowk,
Mumbai, Maharashtra, 400001

Address: S/O Shambhuprasad Mehra, NEAR KAMDAR CHOWK, FLAT NO 22-1-20000, KAMDAR CHOWK, Central District, Mumbai, Maharashtra, 400001

PERMANENT ACCOUNT NUMBER

ABUPM8769P

पान संख्या

SANJAY SHAMBHUPRASAD MEHRA

FATHER'S NAME

SHAMBU PRASAD MEHRA

DATE OF BIRTH

22-04-1963

SIGNATURE

अखिल भारतीय, माहिती

COMMISSIONER OF INCOME TAX, NASIK



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159/5576

सोमवार, 10 जून 2024 3:30 म.नं.

दस्त गोपबारा भाग-1

अगग2

दस्त क्रमांक: 5576/2024

दस्त क्रमांक: अगग2 /5576/2024

बाजार मूल्य: रु. 2,22,59,700/-

मोबदला: रु. 00/-

अरलेले मुद्रांक शुल्क: रु.11,13,000/-

दु. नि. सह. दु. नि. अगग2 यांचे कार्यालयात

अ. क्र. 5576 वर दि.10-06-2024

रोजी 3:29 म.नं. बा. हजर केला.

पावती:6662

पावती दिनांक: 10/06/2024

सादरकरणाराचे नाव: मायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 01 आनंद राधाकृष्ण सातारकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण: 30760.00

दस्त हजर केलेल्याची सहा:

Joint S R Aurangabad II

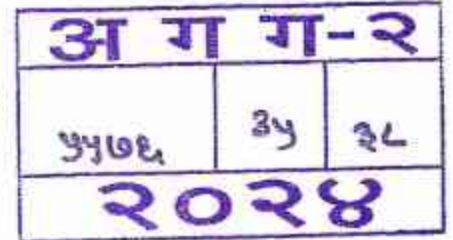
Joint S R Aurangabad II

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्र. 1 10 / 06 / 2024 03 : 29 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 06 / 2024 03 : 30 : 23 PM ची वेळ: (फी)





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दस्त गोपवारा भाग-2

अगग2

दस्त क्रमांक:5576/2024

10/06/2024 3 34:05 PM

दस्त क्रमांक :अगग2/5576/2024

दस्तावा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 01 आनंद राधाकृष्ण सातारकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रमांक 30-बी, न्यु शांतीनिकेतन कॉलनी, जवाहर कॉलनी रोड, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AAKFG2655F	लिहून घेणार वय :- स्वाक्षरी:-		
2	नाव:गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 02 गायत्री आनंद सातारकर तर्फे कु.मु. म्हणुन आनंद राधाकृष्ण सातारकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रमांक 30-बी, न्यु शांतीनिकेतन कॉलनी, जवाहर कॉलनी रोड, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AAKFG2655F	लिहून घेणार वय :- स्वाक्षरी:-		
3	नाव:निलम संजय मेहरा तर्फे कु.मु. म्हणुन संजय शंभुप्रसाद मेहरा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर 51, कासलीवाल कॉर्नर च्या पाठीमागे, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AIAPM3748B	लिहून देणार वय :-71 स्वाक्षरी:-		
4	नाव:संजय शंभुप्रसाद मेहरा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नंबर 51, कासलीवाल कॉर्नर च्या पाठीमागे, छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABUPM8769P	लिहून देणार वय :-71 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विकसन करारनामा जा दस्तऐवज करून दिल्याचे कबुल करताना.
शिक्का क्र.3 ची वेळ:10 / 06 / 2024 03:38 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या पक्षकारांची ओळख सुविधा-आधारित - आधार प्रणालीद्वारे पडताळण्यात आले आहे. याचा प्राप्ति माहिती पुढीलप्रमाणे आहे.



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Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 01 आनंद राधाकृष्ण सातारकर	10/06/2024 03:31:46 PM	आनंद राधाकृष्ण सातारकर M 1184466173934723072
2	लिहून घेणार गायत्री डेव्हलपर्स तर्फे भागीदार क्रमांक 02 गायत्री आनंद सातारकर तर्फे कु.मु. म्हणुन आनंद राधाकृष्ण सातारकर	10/06/2024 03:31:53 PM	आनंद राधाकृष्ण सातारकर M 1184466173934723072
3	लिहून देणार निलम संजय मेहरा तर्फे कु.मु. म्हणुन संजय शंभुप्रसाद मेहरा	10/06/2024 03:32:51 PM	संजय शंभुप्रसाद मेहरा M 1177105033810436096
4	लिहून देणार संजय शंभुप्रसाद मेहरा	10/06/2024 03:32:42 PM	संजय शंभुप्रसाद मेहरा M 1177105033810436096

Joint S R Aurangabad II

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate		ADJ202/57	1113000	SD		
2		DHC		0624103312198	760	RF	0624103312198D	10/06/2024
3		eChallan		MH003294458202425E	30000	RF	0001815852202425	10/06/2024

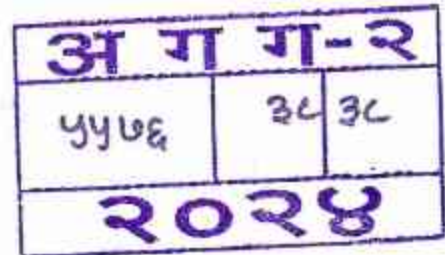
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5576 /2024

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प्रमाणित करण्यात येते की, सदर दस्तावेजात एकूण ३८ पाने आहेत, नोंदणी पुस्तक क्रं. 1 चे अनुक्रमांक ५५७६ पर मोदती दि. १० / ०६ / २०२४

सह उपमुख्य निबंधक क्रं. २
औरंगाबाद क्र. २

