

159/5341

पावती

Original/Duplicate

Thursday, August 24, 2023

नोंदणी क्र.: 39म

1:11 PM

Regn.: 39M

पावती क्र.: 6283 दिनांक: 24/08/2023

गावाचे नाव: हर्गुल

दस्तऐवजाचा अनुक्रमांक: अगग2-5341-2023

दस्तऐवजाचा प्रकार: डेव्हलपमेंट ऑग्रीमेंट

सादर करणाऱ्याचे नाव: मे.सनराईस कंस्ट्रक्शन्स तर्फे पार्टनर्स शेख अबूद अब्दुल रेहमान अमोदी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

1:32 PM ह्या वेळेस मिळेल.

Joint S.R Aurangabad II

वाजार मूल्य: रु.85000000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 4785200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

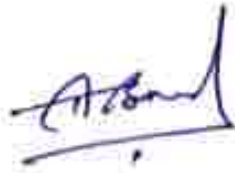
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823247803802 दिनांक: 24/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007081128202324E दिनांक: 24/08/2023

बँकेचे नाव व पत्ता:



J341

इतर
पावती

Original/Duplicate

Thursday, 24 August 2023 2:39
PM

नोंदणी क्र.: 39म

Regn.: 39M

23

पावती क्र.: 6291 दिनांक: 24/08/2023

गावाचे नाव: -हसुल

दस्तऐवजाचा अनुक्रमांक: अगग2-5341-2023

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट

मादर करणान्याचे नाव: मे.सनराईस कंस्ट्रक्शन्स तर्फे पार्टनर्स शेख अब्दुल अब्दुल रेहमान
अमोदी -

वर्णन

00

दस्त हाताळणी फी

रु. 120.00

पृष्ठांची संख्या: 6

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एकूण:

रु. 120.00

d II

Joint S R Adrangabad II

1); देयकाचा प्रकार: DHC रकम: रु.120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823181410485 दिनांक: 24/08/2023

बँकेचे नाव व पत्ता:

23-11-10:50 Form ID ५५५५५५

Mobile No. : 0000000000

सदर सलाम वीरका दुदयान निबधन काशीनाथ मोदणी कथापत्राच्या दस्तावादी लागू आहे. मोदणी ११ कथापत्राच्या दस्तावादी सदर पत्रास लागू नाही.

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0823247803802

Date 24/08/2023

Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

Payment Details

Bank Name SBIN

Date 24/08/2023

Bank CIN 10004152023082403551

REF No. 323649713109

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



Document **H**andling **C**harges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0823247803802

Receipt Date 24/08/2023

Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 5341 dated 24/08/2023 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name SBIN

Payment Date 24/08/2023

Bank CIN 10004152023082403551

REF No. 323649713109

Deface No 0823247803802D

Deface Date 24/08/2023





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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	RS-188-5341	0003687076202324	24/08/2023-13:11:44	IGR200	30000.00



Print Date 21-08-2023 04:25:10



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.
MH005369107202324E Dated
18-07-2023.

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/IGR202/129/2023

Certificate Number: CER-AUR-ADJ-IGR202-129-2023

Market Value/Value (if any): Rs. 95703900

Received from MS SUNRISE CONSTRUCTION THR
PARTNER SHAIKH ABOOD SHAIKH ABDUL
REHMAN AND OTHER Residing at Aurangabad.
Stamp duty of Rs. 4785200/- (Rs. Forty Seven Lakh
Eighty Five Thousand Two Hundred only). Vide e-
Challan GRN No MH006921012202324E Dated :-
21-8-2023 The defacement number is
0003589950202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 4785200/- (Rs. Forty
Seven Lakh Eighty Five Thousand Two Hundred
only) with which this instrument is chargeable
under Article Development agreement of
Schedule I of the said Act, has been paid.

CTS NO. 11485, ROZEBAGH, HARSU
AURANGABAD

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



Place: Aurangabad

Date: 21/08/2023

Collector of Stamps
Aurangabad

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DEVELOPMENT AGREEMENT

Zone No. _____

Plot Rate _____

Construction Cost _____ per sq. m.



INDENTURE OF DEVELOPMENT AGREEMENT OF CTS NO. 11485, ADMEASURING 1863.47 SQM. SITUATED AT ROZA BAGH, HARSUL, AURANGABAD.

THIS DEVELOPMENT AGREEMENT IS REGISTERED WITH SUB REGISTRAR'S OFFICE, AURANGABAD ON 24th JULY 2023.

BY & BETWEEN

- 1) **Mrs. Zehra Ahmed w/o Saleem Ahmed,**
Age: 79 years, Occ : Housewife
R/o: 37, Professor Colony, Delhi Gate, Aurangabad.
PAN No. AHRPA1732B
UID No. 985851987677
- 2) **Mr. Taher Ahmed s/o Saleem Ahmed,**
Age: 59 years, Occ: Business,
R/o: 37, Professor Colony, Delhi Gate, Aurangabad.
PAN No. ADEPA1137H
UID No. 463769443598

HEREINAFTER Referred to as 'Plot Owners / Executors" (which expression shall unless contrary to the context shall mean & deemed to include their legal heirs, successors, representatives, executors, signing authority, assignees for sake of the said plot) AND PARTY OF FIRST PART.

AND

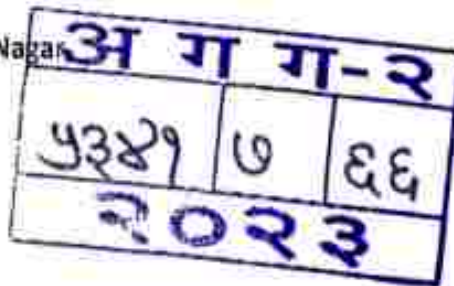
M/s. SUNRISE CONSTRUCTIONS (A partnership firm registered under Indian partnership act 1932 Vide Reg. no. AU000000423, dated 06/01/2014 having its office address at First Floor, Goble Avenue complex, Opp. AMC market, Paithan Gate, Aurangabad.

PAN No. ACLFS8309K

GST No. 27ACLFS8309K22H

Through its Authorized partners:

- 1) **Mr. Shaikh Abood s/o Abdul Rehman Amodi**
Age: 43 years, Occ: Business
R/o: H.No. 1-15-48, Rauf colony,
Near Nehru Bhavan, Aurangabad.
UID No. 287796355531
PAN No. AFBPA0589G
- 2) **Mr. Sayyad Azam Ali s/o Sultan Ali**
Age: 48 years, Occ: Business
R/o: N-12, F-21, Swami Vivekanad Nagar,
Hudco, Aurangabad.
UID No. 708378287580
PAN No. BFCPS9290C



3) Mr. Mirza Irshad Baig s/o Mirza Naseer Baig

Age: 43 years, Occ: Business

R/o: H.No. 1-27-8/p, Opp. Shalimar Bakery,
Manzoorpura, Aurangabad.

UID No. 503401231294

PAN No. ALHPM0961C

(All the partners have resolved that out of three any two available partners are authorized to sign the present document). HEREINAFTER Referred to as Builders/developers (which expression shall mean & deemed to include their legal heirs, include all its partners, successors, executors, signing authority, GPA holder, assignees.) AND PARTY OF THE SECOND PART.

AND

1) Mr. Zakir Ahmed s/o Saleem Ahmed

Age: 57 years, Occ: Business

R/o: Roza Bagh, Aurangabad

UID No. 3242 8808 8233

2) Mr. Sabir Ahmed s/o Saleem Ahmed

Age: 55 years, Occ: Business

R/o: Cambridge Layout, Ulsoor, Bangaluru

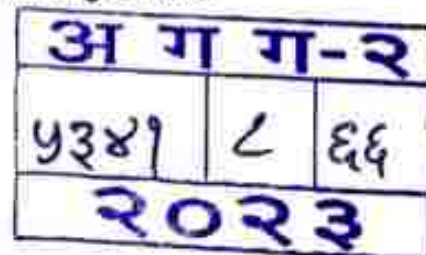
UID No. 3501 3535 8736

HEREINAFTER Referred to as Consenting party (which expression shall mean & deemed to include their legal heirs, include all their successors, executors, signing authority, GPA holder, assignees.) AND PARTY OF THE THIRD PART.



Interpretation:

1. Plot Owners: - Means executors or called as party of first part.
2. Builders and Developers: - Means implementing party called as Sunrise Constructions i.e. party of the second part.
3. Consenting Party: - Means party who executed Hibinama (Gift deed) i.e party of the third part.
4. Title: - Means history of land and plot.
5. Development agreement means the entire understanding between the owners and developer as contained in this Development Agreement.



6. In this development agreement, unless the context otherwise requires, the following words and expressions shall bear the meanings ascribed to them below. Capitalized Terms used but not defined shall have the same meaning as ascribed to them.

(a) "Applicable Law" shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or Person acting under the authority of any Governmental Authority and / or of any statutory authority in the Republic of India and specifically including the Territory of Aurangabad, whether in effect on the date of this development agreement or thereafter.

(b) "Applicable Permits" means all clearances, permits, authorizations, permissions, consents, exemptions, licenses, no-objection certificates and approvals required to be obtained or maintained by the developer in Terms of this development agreement in relation to Creation, Improvement, construction, occupation, use, operation, maintenance and management of the Said Land and Premises, as applicable, under or pursuant to any Applicable Law.

(c) "Corrupt Practice" means the indulging in unfair and unethical business or against this development agreement or any law for the time being in force.

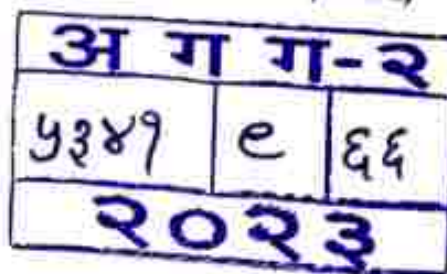
(d) "Encumbrance/s" shall mean any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, title defect, title retention agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever or any agreement, whether conditional or otherwise, to create any of the same.

(e) "Execution Date" shall mean the date execution and delivery of this development agreement.

(f) "Fraudulent Practice" means a misrepresentation or omission or nondisclosure or suppression of facts or information or disclosure of incomplete or incorrect facts or information, in order to influence in any manner, directly or indirectly.

(g) "Force Majeure" or "Force Majeure Event" shall have the meaning ascribed to it as per prevailing conditions

(h) "Governmental Authority" shall mean any government authority, statutory authority, government department, agency, commission, board,



tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or state of Maharashtra or other subdivision thereof or any municipality, district or other subdivision thereof, including the Improvement authority and municipal/local authority having jurisdiction over the Said Land and Premises, as applicable.

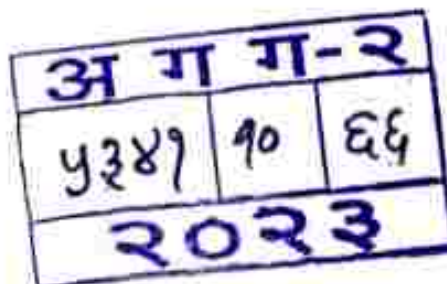
(i) "Default" shall have the meaning ascribed to it in this development agreement.

(j) "Rs." or "INR" or "Rupee" means Indian Rupee, being the lawful currency of the Republic of India.

Description and Preface

1) WHEREAS, Plot bearing CTS No. 11485 sheet No. 361, admeasuring 163.47 sqm is situated at Rouza Bagh, Harsul Road, Aurangabad. The said plot was initially owned and possessed by Mr.Minhaj Ahmed Khan S/o Dilawar Khan since 31/12/1980. That, Mr. Minhaj Ahmed khan S/o Dilawar Khan sold said plot to Mrs. Zehra Ahmed W/o Saleem Ahmed, Mr.Taher Ahmed S/o Saleem Ahmed, Mr.Zakir Ahmed S/o Saleem Ahmed, Mr. Sabir Ahmed S/o Saleem Ahmed by virtue of sale deed dated 24/04/1991 Vide Reg. No. 4429-199. On the basis of sale deed, name of the purchasers were mutated in City Survey dated 15/02/1999.

2) WHEREAS, Mr.Zakir Ahmed S/o Saleem Ahmed and Mr. Sabir Ahmed S/o Saleem Ahmed have executed Hiba Nama (Gift Deed) in favour of Mrs. Zehra Ahmed W/o Saleem Ahmed and Mr. Taher Ahmed S/o Saleem Ahmed on 31/08/2002 through a notarized HIBA NAMA(Gift deed) before Notary. That, on the basis of Hiba Nama dated 31.08.2002, names of the party of the first part i.e Mrs. Zehra Ahmed W/o Saleem Ahmed and Mr. Taher Ahmed S/o Saleem Ahmed were mutated in City Survey record Vide mutation entry No. 1713 dated 24/09/2009. That, Mr. Zakir Ahmed S/o Saleem Ahmed and Mr. Sabir Ahmed S/o Saleem Ahmed have declared/undertaken that they have already received their respective shares from other ancestral family property, therefore they have executed Hiba Nama (Gift Deed) in favour of Mrs. Zehra Ahmed W/o Saleem Ahmed and Mr. Taher Ahmed S/o Saleem Ahmed. Even the first party has given their consent to the shares of Mr. Zakir Ahmed S/o Saleem Ahmed and Mr. Sabir Ahmed S/o Saleem Ahmed and executed HIBA NAMA in their favour in respect of the properties which are mutated in their respective names. Mr. Zakir Ahmed S/o Saleem Ahmed and Mr. Sabir Ahmed S/o Saleem Ahmed have declared that



hereinafter they will not claim any right, shares, profit in the gifted property which stands in the name of Mrs. Zehra Ahmed W/o Saleem Ahmed and Mr. Taher Ahmed S/o Saleem Ahmed. And Mrs. Zehra Ahmed W/o Saleem Ahmed and Mr. Taher Ahmed S/o Saleem Ahmed have executed a registered Hiba Nama on _____ bearing no. _____.

3) WHEREAS, CTS NO. 11485 adm. 1863.47 sqm. situated at Rouza Bagh, Harsul, Aurangabad is absolutely owned and possessed by Mrs. Zehra Ahmed w/o Saleem Ahmed & Mr. Taher Ahmed S/o Saleem Ahmed. That, the party of the first part i.e owners of the said plot have decided to develop the said plot through competent developers, for their own personal reasons. The description of the said property along with its boundaries is mentioned in schedule below:-

Schedule :-

Open Land bearing CTS NO. 11485 admeasuring 1863.47 sqm. situated at Roza Bagh, Harsul, Aurangabad ,

Boundaries:-

A) North :-	CTS No. 11490
B) South :-	CTS No. 11485/p
C) East :-	ROAD
D) West :-	CTS No. 11490



4) WHEREAS, The party of second part i.e. partners of M/s. Sunrise Construction had approached the party of first part as soon as they came to know that party of the first part is intending/planning to develop the said plot and the second party expressed their intention or desire to develop the said plot. Now, both the parties have negotiated and have finally come to a conclusion that a development agreement needs to be executed for development of said plot in following terms and conditions.

5) WHEREAS, Sunrise Constructions is well known partnership firm in the Aurangabad city. This firm consists of three partners as mentioned in title clause of second part. The party of second part has constructed many residential and commercial projects within the Municipal Corporation Limits of Aurangabad. They are having respect in the society and purchasers/customers have tremendous trust on the developers. They are having huge knowledge of real estate, civil construction, and commercial contracts. The party of second part is not involved



in any illegal activities ever and assures full cooperation to party of the first part in developing the said plot and comply with all the terms and conditions set out herein scrupulously.

6) WHEREAS, Now the plot owners have provided all the relevant documents to the developers, the developers have verified the document through the Sub-Registrar's Office, Aurangabad and after their satisfaction, both the parties are entered into this development agreement.

Terms and Conditions:

7) WHEREAS, Developers have obtained title verification report from Adv. Ganesh B. Borde in respect of CTS No. 11485 adm. 1863.47 sqm situated at Rowza Road, Harsul, Aurangabad. That, the advocate has verified the documents from 2010 to 2023 online as well as index-2 from Sub Registrar's Office, Aurangabad and after verification of the documents, search report was prepared and handed to the developers on 25/01/2023. In this search report the developer/advocate of the developer has certified that party of first part is the absolute owners and possessors of aforesaid schedule property which is having clear and marketable title without any encumbrances and without any pending litigation.

8) WHEREAS, the owners of the property bearing CTS No. 11485 adm. 1863.47 sqm hereby assure the developers that the said plot is absolutely owned and possessed by them and that they have not obtained loan from any bank and aforesaid plot is not mortgaged to bank or any financial institution. That, land owners also assures the developers that, the said plot which is sought to be developed, is not sold, transferred, gifted, leased by them to any other Party/parties prior to this development agreement nor any development agreement is executed in anybody's favor. The plot owners hereby undertake that the plot under development is not a subject matter of any dispute, litigation and there is no suit, appeal or *status quo* order pending in any Court regarding title or shares. If any dispute arose amongst the family after execution of present development agreement, the plot owners shall be responsible to clear all the obstructions & objections from their own cost.

9) WHEREAS, Hiba Nama of the CTS No. 11485 admeasuring 1863.47 is executed between the party of first part and third part and is registered before notary on 31/08/2002. That on the basis of Hiba Nama, name of the donees i.e. party of first part is mutated in City Survey record. That, for completion of title it is necessary to sign this development agreement by the donor & donee, therefore the donors have to sign this development agreement as party of the consent part in order to record their No objection.



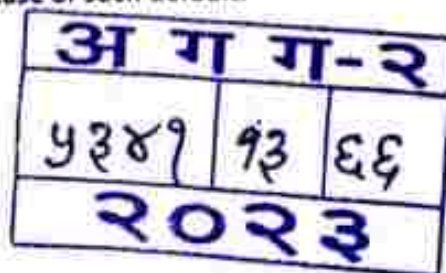
10) WHEREAS, Party of first part, Plot owners of CTS No. 11485 adm. 1863.47 sq.m hereby agrees to clear Municipal Taxes, NA assessment charges or any other dues or liabilities payable to the Government or local authority till date. That all the liabilities and taxes are agreed to be cleared by plot owners till date.

11) WHEREAS, developers have agreed to incur all the expenses for cost of construction, permissions, approvals, architect fees, structural engineer and CA fees including all the finishing work from their own cost. It has been decided between the plot owners and developers that the developers shall not claim any amount from the plot owners for construction, seeking permission or completion of the building from competent authorities.

12) Service Tax/ GST/ VAT and other Taxes: It is specifically agreed by the developer and land owner that the Premium of all Taxes levied or charged as per Applicable Law from the date of execution of this Agreement shall be borne and paid by the developer alone. It is agreed and understood that each Party shall bear their respective income tax arising out of the development agreement charged there under.

13) Subject to the Terms of this development agreement, the developer shall have no right to mortgage the flats/units numbers which are mentioned in the clause 22 of the area statement of the project with any financial institution. The developer shall not have any right to mortgage or hypothecate the land with any financial institution or bank for development of the said land. The developer has to raise funds from its own sources if required. Any such mortgage or hypothecation to the extent of developer as well as default will not affect any Terms "pro-tanto" and the land owner will get their respective amount. Bank or financial institution has right to take over the units or share of developer in case of default. Bank or financial institution cannot seize or take possession of said land or secured units in any event or default by the developer.

14) Permitted Use: - It is understood and agreed by the developer that, during the Term, the Premises shall be used, operated and occupied by the developer only for developing, building structure, Improving, culminating, operating, managing and maintaining the Premises as per the sanctioned plan by the Aurangabad Municipal Corporation/Maha RERA, which is permissible as per Applicable Laws and Master Plan. Any use of the Premises in violation of Applicable Laws or understanding documents or this development agreement shall constitute a default under this development agreement and the land owner shall be entitled for compensation from developer in case of such default.



15) The developer shall ensure that the Premises has the required provisions for fire/ smoke detection, fire safety and all other firefighting arrangements as may be prescribed under Applicable Law, Applicable Permits and any other code/ standard practice or by any Governmental Authority in this behalf. The Land Owner shall not be responsible for any incident or accident at the site during the project. No liability is to be casted on the land owner for the same.

16) The developer shall employ throughout the Term, qualified staff to manage and operate the infrastructure project which is sought to be developed at the said Premises. No liability is to be casted on the land owner for the same.

17) The developer shall maintain harmony and good industrial relations among personnel, labor, vendors, contractors, sub-contractors, engaged or employed in connection with the performance of its obligations under this development agreement and shall be solely responsible for compliance with all labor laws and liable for all possible claims and employment related liabilities of the staff employed by him or its vendors, contractors or sub-contractors in relation with the creation, improvement, culmination, operation and management of the Premises, and that in no case and for no purposes whatsoever, shall the land owner be treated responsible in this regard in any manner. The developer hereby agrees to indemnify and keep and hold the land owner, harmless and defend him against any and all claims, damages, expenses or losses incurred or suffered by them in this regard.

18) The land owner shall handover the actual, vacant and peaceful possession of the Premises to the developer today across the execution of present deed, free and clear from all encumbrances and encroachments, and in fully operational and functional condition, in accordance with the provisions hereof and accepted by the developers.

19) The developer shall obtain electric and water connections and would get the load for light and power sanctioned in its name after culminating all formalities like deposits of the new connections, fee etc. and shall bear the electric and water consumption charges on its own. The land owner shall not be responsible for the same.

20) WHEREAS, in present development agreement, it is hereby agreed between the parties that in consideration of execution of joint Development Agreement, the Executors (land owners) are entitled to share in constructed building to the extent of 03 (three) flats bearing no. 36 on the first floor, flat no. 40 on the second floor, and flat no. 44 on the third floor totally admeasuring 220.80 sq.mtrs

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B/U area and a sum of Rs. 900 lakhs (Rs. Nine crores only) by way of bank cheques as per the schedule of payment mentioned in the clause 21. Out of which the developers have paid an amount of Rs. 50,00,000/- (Rs. Fifty lakhs only) as per the details mentioned in the statement below :

Sr. no.	Date	Cheque No.	Bank Name & Favouring	Amount
01.	20.12.2022	000140	BMC BANK Mr.Taher Saleem Ahmed	15,00,000/-
02.	12.01.2023	000159	BMC BANK Mrs.Zehra Saleem Ahmed	25,00,000/-
03.	12.01.2023	000158	BMC BANK Mr.Taher Saleem Ahmed	10,00,000/-
Total				50,00,000/-

21) WHEREAS, The developer has agreed to pay following amount to the owner which is as follows:-

Sr. no.	Date	Cheque No.	Bank Name & Favouring	Amount
01.	01.07.2024	000317	BMC BANK Mr.Taher Saleem Ahmed	90,00,000/-
02.	01.07.2024	000318	BMC BANK Mrs.Zehra Saleem Ahmed	90,00,000/-
03.	01.01.2025	000319	BMC BANK Mr.Taher Saleem Ahmed	90,00,000/-
04.	01.01.2025	000320	BMC BANK Mrs.Zehra Saleem Ahmed	90,00,000/-
05.	01.07.2025	000321	BMC BANK Mr.Taher Saleem Ahmed	90,00,000/-
06.	01.07.2025	000322	BMC BANK Mrs.Zehra Saleem Ahmed	90,00,000/-



07. 01.01.2026	000323	BMC BANK Mr.Taher Saleem Ahmed	90,00,000/-
08. 01.01.2026	000324	BMC BANK Mrs. Zehra Saleem Ahmed	90,00,000/-
09. 01.07.2026	000325	BMC BANK Mr.Taher Saleem Ahmed	65,00,000/-
10. 01.07.2026	000326	BMC BANK Mrs. Zehra Saleem Ahmed	65,00,000/-

Total Eight Crore Fifty lakhs Only

8,50,00,000/-

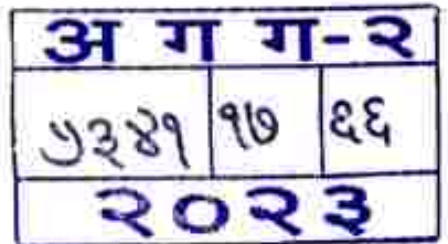
22) WHEREAS, the total units/flats to be constructed is 64 and the detailed statement of the units/flats is given below:

AREA STATEMENT

FLAT NOS	FLOOR	B/U AREA	CARPET AREA
WING A -1	First	77.00 sq.mt.	61.50 sq.mt.
WING A -2	First	105.50 sq.mt.	78.00 sq.mt.
WING A -3	First	105.50 sq.mt.	79.00 sq.mt.
WING A -4	First	121.50 sq.mt.	91.60 sq.mt.
WING A -5	Second	77.00 sq.mt.	61.50 sq.mt.
WING A -6	Second	105.50 sq.mt.	78.00 sq.mt.
WING A -7	Second	105.50 sq.mt.	79.00 sq.mt.
WING A -8	Second	121.50 sq.mt.	91.60 sq.mt.
WING A -9	Third	77.00 sq.mt.	61.50 sq.mt.
WING A -10	Third	105.50 sq.mt.	78.00 sq.mt.
WING A -11	Third	105.50 sq.mt.	79.00 sq.mt.
WING A -12	Third	121.50 sq.mt.	91.60 sq.mt.
WING A -13	Fourth	77.00 sq.mt.	61.50 sq.mt.
WING A -14	Fourth	105.50 sq.mt.	78.00 sq.mt.
WING A -15	Fourth	105.50 sq.mt.	79.00 sq.mt.
WING A -16	Fourth	121.50 sq.mt.	91.60 sq.mt.
WING A -17	Fifth	77.00 sq.mt.	61.50 sq.mt.
WING A -18	Fifth	105.50 sq.mt.	78.00 sq.mt.
WING A -19	Fifth	105.50 sq.mt.	79.00 sq.mt.
WING A -20	Fifth	121.50 sq.mt.	91.60 sq.mt.
WING A -21	Sixth	77.00 sq.mt.	61.50 sq.mt.
WING A -22	Sixth	105.50 sq.mt.	78.00 sq.mt.
WING A -23	Sixth	105.50 sq.mt.	79.00 sq.mt.
WING A -24	Sixth	121.50 sq.mt.	91.60 sq.mt.



WING A -25	Seventh	77.00 sq.mt	61.50 sq.mt
WING A -26	Seventh	105.50 sq.mt	78.00 sq.mt
WING A -27	Seventh	105.50 sq.mt	79.00 sq.mt
WING A -28	Seventh	121.50 sq.mt	91.60 sq.mt
WING A -29	Eighth	77.00 sq.mt	61.50 sq.mt
WING A -30	Eighth	105.50 sq.mt	78.00 sq.mt
WING A -31	Eighth	105.50 sq.mt	79.00 sq.mt
WING A -32	Eighth	121.50 sq.mt	91.60 sq.mt
WING A -33	First	125.50 sq.mt	97.00 sq.mt
WING A -34	First	102.50 sq.mt	79.00 sq.mt
WING A -35	First	102.50 sq.mt	79.00 sq.mt
WING A -36	First	73.50 sq.mt	56.00 sq.mt
WING A -37	Second	125.50 sq.mt	97.00 sq.mt
WING A -38	Second	102.50 sq.mt	79.00 sq.mt
WING A -39	Second	102.50 sq.mt	79.00 sq.mt
WING A -40	Second	73.50 sq.mt	56.00 sq.mt
WING A -41	Third	125.50 sq.mt	97.00 sq.mt
WING A -42	Third	102.50 sq.mt	79.00 sq.mt
WING A -43	Third	102.50 sq.mt	79.00 sq.mt
WING A -44	Third	73.50 sq.mt	56.00 sq.mt
WING A -45	Fourth	125.50 sq.mt	97.00 sq.mt
WING A -46	Fourth	102.50 sq.mt	79.00 sq.mt
WING A -47	Fourth	102.50 sq.mt	79.00 sq.mt
WING A -48	Fourth	73.50 sq.mt	56.00 sq.mt
WING A -49	Fifth	125.50 sq.mt	97.00 sq.mt
WING A -50	Fifth	102.50 sq.mt	79.00 sq.mt
WING A -51	Fifth	102.50 sq.mt	79.00 sq.mt
WING A -52	Fifth	73.50 sq.mt	56.00 sq.mt
WING A -53	Sixth	125.50 sq.mt	97.00 sq.mt
WING A -54	Sixth	102.50 sq.mt	79.00 sq.mt
WING A -55	Sixth	102.50 sq.mt	79.00 sq.mt
WING A -56	Sixth	73.50 sq.mt	56.00 sq.mt
WING A -57	Seventh	125.50 sq.mt	97.00 sq.mt
WING A -58	Seventh	102.50 sq.mt	79.00 sq.mt
WING A -59	Seventh	102.50 sq.mt	79.00 sq.mt
WING A -60	Seventh	73.50 sq.mt	56.00 sq.mt
WING A -61	Eighth	125.50 sq.mt	97.00 sq.mt
WING A -62	Eighth	102.50 sq.mt	79.00 sq.mt
WING A -63	Eighth	102.50 sq.mt	79.00 sq.mt
WING A -64	Eighth	73.50 sq.mt	56.00 sq.mt



Out of the total 64 flats to be constructed, the plot owners have retained 20 units/flats as security against the amount mentioned in the clause 21, and will be released only after receipt of due amount periodically. That, the plot owners shall release flats after receipt of consideration of amount mentioned in clause No. 21 in the manner and periodically as mentioned in clause No. 23 to 27.

The detailed statement of the 20 flats to be retained by the land owners as security are given below:

AREA STATEMENT

FLAT NOS	FLOOR	B/U AREA	CARPET AREA
WING A -07	Second	105.60 sq.mt	79.00 sq.mt
WING A -08	Second	121.60 sq.mt	91.60 sq.mt
WING A -11	Third	105.60 sq.mt	79.00 sq.mt
WING A -12	Third	121.60 sq.mt	91.60 sq.mt
WING A -15	Fourth	105.60 sq.mt	79.00 sq.mt
WING A -16	Fourth	121.60 sq.mt	91.60 sq.mt
WING A -19	Fifth	105.60 sq.mt	79.00 sq.mt
WING A -20	Fifth	121.60 sq.mt	91.60 sq.mt
WING A -23	Sixth	105.60 sq.mt	79.00 sq.mt
WING A -24	Sixth	121.60 sq.mt	91.60 sq.mt
WING A -25	Seventh	77.10 sq.mt	61.50 sq.mt
WING A -27	Seventh	105.60 sq.mt	79.00 sq.mt
WING A -28	Seventh	121.60 sq.mt	91.60 sq.mt
WING A -32	Eighth	121.60 sq.mt	91.60 sq.mt
WING B -48	Fourth	73.60 sq.mt	56.00 sq.mt
WING B -52	Fifth	73.60 sq.mt	56.00 sq.mt
WING B -53	Sixth	125.60 sq.mt	97.00 sq.mt
WING B -56	Sixth	73.60 sq.mt	56.00 sq.mt
WING B -60	Seventh	73.60 sq.mt	56.00 sq.mt
WING B -64	Eighth	73.60 sq.mt	56.00 sq.mt



23) The land owner agrees and assures that after receipt of amount at Sr no. 1 and 2 of clause 21, the land owners shall release 04 flats no. 07, 08, 11, and 12 admeasuring 454.40 Sq. mts mentioned in area statement.

24) So also, similarly, after receipt of amount at Sr no. 03 and 04 of clause 21, the land owner shall release 04 flats no. 15, 16, 19, and 20 admeasuring 454.40 Sq. mts mentioned in area statement.

25) So also, similarly, after receipt of amount at Sr no. 05 and 06 of clause 21, the land owner shall release 04 flats no. 23, 24, 25, and 27 admeasuring 409.90 Sq. mts mentioned in area statement.

26) So also, similarly, after receipt of amount at Sr no. 07 and 08 of clause 21, the land owner shall release 04 flats no. 28, 32, 48, and 52, admeasuring 390.40 Sq. mts mentioned in area statement.

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27) So also, similarly, after receipt of amount at Sr no. 09 and 10 of clause 21, the land owner shall release 04 flats no.53, 56, 60, and 64 admeasuring 346.40 Sq. mts mentioned in area statement.

28) That, in no way the developer and land owner shall disturb the above mentioned schedule of releasing the flats to the extent of 20 units/flats. For the same, the developer shall keep 20 units/flats of the total flats in the said project as security given to land owners. The land owner shall be under an obligation that as soon as they receive their full and final payment of consideration as per this development agreement as mentioned in the schedule of clause no 21, they shall release their balance share of units/flats mentioned in clause 23 to 27, in the name of developer or proposed purchasers or as may be deemed or desired by the developer.

29) WHEREAS, after transfer/ release of the proportionate respective flat periodically in the name of the developers, NOC or consent from the owners for registration of the agreement or sale deed to that extent is necessary to the developers. That, in case developers desire to sale additional shares of the land owners, then NOC or consent of the land owners in writing is necessary to be obtained but only after payment schedule is promptly adhere to by the developer as per clause 21.

30) WHEREAS, in any circumstances if the developers are unable to transfer the declared amount in favor of the plot owners as per the payment schedule as recorded hereinabove and share of 03 flats, or if any above mentioned cheques under clause 21 is dishonored or payment is stopped, in these circumstances the land owners shall have right to impose penalty and the developer is bound to pay the same in any condition until clause 21 is scrupulously followed. The developers have agreed to pay full and final payment to the plot/Land owners from time to time as per clause 21 without any delay. If any difficulties or inadequacy of fund, the developers shall inform the plot owners in writing and may seek time not exceeding 15 days of the commitment date in any case. If any further delay is caused by the developer, the developer shall be liable to pay penalty to the extent of 2 lakhs per month on remaining amount or such due on every installment amount, till such amount is paid.

31) WHEREAS the developers have agreed to appointed Architect Hares Siddiqui name of his firm Impact Design Associates having his office address at Global Avenue Complex, Paithan Gate, Aurangabad. The Architect is responsible to submit building plan, revised plan & work done plan and provide design map, blue print to the contractors or supervisors and overall super vision of the building till completion.



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That copy of the agreement between Architect and developers shall be provided to the plot owners. That fees of the Architect shall be borne by the developers.

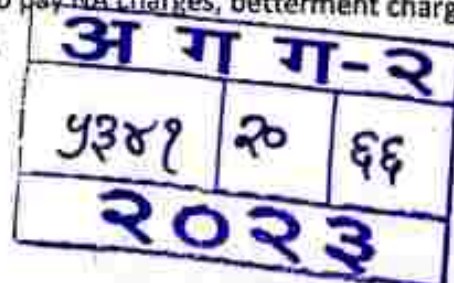
32) WHEREAS, the developers shall appoint a structural engineer. The structural engineer is responsible to complete the super structure of the project under the guidance & supervision of developer. In case of default of payment by the developer, the engineer as well as labor or employees deployed by the developer shall act as per instructions of the land owners which shall be binding on them too.

33) The structural engineer should take care that building sought to be constructed should be built in such manner & such fashion which will be earthquake resistant. The building should not be over design or over loaded and should be in accordance with prevailing laws and policies of the authorities and also Steel, Cement, Concrete & building material shall be used as per proportion under the guidelines & instructions of the Architect & Structural Engineer. That fees and charges of the Structural Engineer shall borne by the developers.

34) WHEREAS, the plot owners have agreed to execute general power of attorney in favor of the authorized partners of Sunrise Constructions or in the name of their firm, to obtain all the necessary NOC, permission, license, approval from concerned competent authority to complete the construction on schedule plot, to appoint the contractor, sub-contractor, agency, suppliers, advocate, CA, supervisor etc. received the amount from Flat/Duplex purchasers against shares of the developers, execute deed of declaration, agreement to sale, sale deed, conveyance deed or any document in favor of the purchasers to the extent of developers share. That, the retained flats/units by the plot owners shall be transferred from time to time in favor of the developers or intended purchasers only after encashment of the revenue shares on account of plot owners as per clause 21.

35) WHEREAS, The plot owners are hereby giving their consent to the developers to obtain water connection, electricity in the name of developers for construction of the buildings. That, fees and charges required for water connection and electricity shall borne by the developers only. That, after completion of the building developers have right to form a society/ association for purchasers. The plot owners are hereby giving their consent to obtained more connection in the name of developers or intended purchasers.

36) WHEREAS, the developers are responsible to obtain NA permission and layout permission or permission of the group housing project from their contribution, similarly developers are responsible to pay NA charges, betterment charges, and development charges from their cost.



37) WHEREAS, the plot owners have authorized the developers to take measurement of the plot from City Survey or land record office, pay the charges, construct the boundary wall, and that total expenses for measurement of the land and fixing the boundary shall be borne by the developers only.

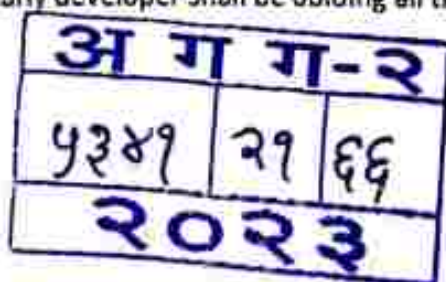
38) WHEREAS, The plot owners have authorized the developers to purchase FSI, TDR premium from the cost of developers and utilize in construction of buildings. The plot owners will not contribute any amount for purchasing FSI, TDR or premium. That shares of the plot owners shall be transferred in the name of developers or intended purchasers from time to time partly proportionately after receipt of consideration as declared in above schedule as per clause 21.

39) WHEREAS, Plot owners hereby authorized the developers to appoint the architect, submit the building plan, deposit the fees and charges required for building permission, obtain the revised permission. Any revision or amendment sought to be done in present development agreement shall be with written consent of land owners and they shall be made party to that extent. All the expenses for building permission and revised permission shall borne by the developers only.

40) WHEREAS, the developers have undertaken to construct the buildings as per approved plan submitted to the Municipal Corporation, Aurangabad with built up area of 6523.93 sq.mtrs. If the developers constructs additional area / Additional FSI/ Built up area of the approved plan/revised plan in future, they will have to take written consent of land owners and if any additional FSI or flats are sought to be build, the same shall be subject to mutual understanding between the parties. The land owner shall have every right to monitor the said aspect perpetually.

41) WHEREAS, developers have undertaken to use building material in the apartment or project of flats as per guidelines of the Maha Rera and Competent Authority. The developers have agreed to use the building material in the project of ISI mark, good quality and standard material as per list provided to this development agreement. In case of substandard materials, substandard fixtures, fittings, specifications, used and if any complaint arose by any purchaser in future or by any Competent Authority, in these circumstances the plot owners will not responsible; the developers shall be responsible to clear the entire dispute between the purchasers or by any competent authority.

43) WHEREAS the plot owners have authorized the developers to execute deed of declaration or revised declaration of amendment U/s. 2/A of the Maharashtra Apartment ownership act, 1970. Similarly developer shall be abiding all the Terms & conditions of the MOFA Act 1963.



44) WHEREAS the developers have agreed to pay full and final payment to the plot owners within 36 months from the date of registration of this Development Agreement. That, once the plot owners received full and final payment from the developers against their area shares, thereafter limitation for completion of the project or building not applicable to the developers and developers will not answerable to the plot owners pertaining to the time limit for completion of the building. The developers will be responsible with flat/duplex purchasers after registration of agreement to sale.

45) WHEREAS, while construction of the building till completion, the developers shall be responsible to appoint contractor, sub-contractor, skilled, unskilled labors, supervisor, employees, staff. Similarly, developers shall keep record of the employees, workers & contractors and submit to the competent authority as per direction of the Govt. of Maharashtra & Govt. of India. The developers shall keep all necessary safety equipment and facilities in the Premises while construction of the project. In case of any accident during the construction or any incident detrimental in nature or accident, loss of human life, any injury, damage, fire if any, the developers shall be responsible & answerable. The developers will be responsible to pay compensation of damage, loss of human life, any accident or incident, claim shall be adjusted from the account of developers only and no obligation can be fasten on the land owner. Therefore after registration of this development agreement the plot owners will not responsible for any loss of human life or any incidence or accident during the construction of the project.

46) WHEREAS, after registration of this development agreement, if any situation arises beyond control of the developers, on the ground of natural calamity, war, emergency, unavailability of the building material in the market or Government implementing any ban, In this circumstances developers will not responsible to complete the project within time limit. Such situation beyond human control shall fall within the definition of *Force Majeure*.

47) WHEREAS, developers are responsible to register the project under Maharashtra RERA 2016 U/s. 5, that registration charges and fees of the Maha RERA shall born by the developers only. Similarly developers shall fulfill all the compliance and query of the enquiry. Developers shall be responsible to appoint Advocate, CA and provide details, information to the Maha Rera authority from time to time.

48) WHEREAS, if any defect in title or any dispute arose by any legal heirs or successors of the plot owners, while construction of the building, the developers unable to carry out the construction of the buildings or unable to obtained loan because of any litigation, in this circumstances limitation for completion of the building not applicable to the developers.



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The plot owners are responsible to clear all the defect of title from their cost and also shall indemnify the developer for the losses which may be incurred.

49) Whereas, if any litigation arises between the parties with a third person/authority, the time spent in court for such litigation or under such order of stay or status-quo, if the dispute is between the developer and third person/authority or amongst the partners of developer firm, land owners shall be entitle for additional amount apart from clause 21 from the developer as per market value of the flats/units prevailing on such date till the stay, status quo or any order or dispute is resolved. That, developer shall be entitled for the reimbursement from land owners of their total investment if dispute is arising between land owner and third person. The said charges shall be decided by the land owner and developer at that point of time as soon as such dispute is resolved.

50) WHEREAS, if any dispute or litigation arises amongst the partners of second party i.e amongst the developers, the land owner shall not suffer and in any case Sunrise Constructions has to promptly adhere to clause 21 and Terms and conditions of present development agreement. If any partner is retiring from Sunrise Constructions or in case of any additional partners is incoming in the said firm, the terms and conditions of present development agreement shall not be disturbed and all the terms shall be binding either on the remaining partners or incoming partners. The developer shall indemnify the land owner in case of any dispute arising between the flat purchasers and developers. In no way the rights and entitlement of the land owners shall be put to peril or shall stall or affected in any case.

51) WHEREAS, the developers shall be responsible to clear all the bills, charges, outstanding amount, suppliers, traders, contractors, labors, outstanding dues, recoveries, claim by any parties pertaining to the development property, The owners will not responsible for any liabilities of developers against suppliers, labours, materials, stamp duty, Govt. dues, purchasers, additional amount etc.

52) WHEREAS, after registration of the project under Maharashtra RERA, thereafter the developer is at liberty to do attractive brochures for publicity & marketing. That picture of the brochures is a part of publicity, the developers are responsible to provide all the specification, amenities, fixture fittings to the purchasers as per committed in the brochure, advertisement, publicity & list of amenity and purchaser of flats shall not claim such amenities from the land owner.



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53) WHEREAS, Name of the building constructed on scheduled property shall be called as "Sunrise Elite" because name of the project is registered in the deed of declaration that name of the building is not change after formation of society or apartment association.

54) WHEREAS, the developers are responsible to complete the construction of building in all manners in all aspect including boundary wall, gates, electricity, cable, drainage line, chambers, lift, water line, etc.

55) WHEREAS, developers hereby undertake to obtain only the Occupancy Certificate for the total project and no part completion certificate shall be obtained from the Municipal Corporation Aurangabad within time limit as per directive of the Maha Rera 2016.

56) WHEREAS, the developers are having irrevocable right to sale their shares excluding the 20 flats offered as security, to any other party at any cost after receiving consideration from the purchasers pertaining to developers' shares only. For the same, the developers and its authorized party is entitled to execute agreement to sale, sale deed or any other deed with respective purchasers subject to payment made to the land owners as per clause 21. On the basis of development agreement & general power of attorney, the developers are entitle to take all the decision, for completion of project and sign necessary document wherever necessary & required, without consent of the land owners but subject to clause 21. Similarly the owners hereby undertake to transfer their shares in favor to the developers or intending purchasers, as the case may be, time to time after transfer of the proportionate value in their account as per clause 21.

57) That, stamp duty, registration fees shall be pay by the purchasers on higher side of the consideration or Government valuation. The developers have right to sale owners shares and unit of the plot owners, after encashment of the amount proportionately in the account of plot owners only after amount is paid to the land owners as per clause 21.

58) WHEREAS, the developers have absolute right to make necessary changes & modification in the elevation or internal work as per requirement of the flat purchasers without disturbing conditions of the building permission of Municipal Corporation. Similarly, the flat purchasers are also responsible to pay additional charges for additional work. After registration of agreement to sale with purchaser then the developers shall follow the condition of MOFA Act, 1963 U/s.

59) WHEREAS, after receiving full and final payment from the flat purchasers the developers have absolute right to execute sale deed, in favor of the flat purchasers to the extent of the developers shares.



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Similarly, the developers empower to sale the flats/units retained by the land owners to the proportionate shares against paid amount to the plot owners as per payment made under clause 21 and share released by the land owner under clause 23 to 27.

60) WHEREAS, the plot owners shall not be responsible for any loss of the developer. Similarly the plot owners will not claim any profit from the developers subject to prompt payment as assured by the developer. The developers only responsible to bear the loss and compensate the loss from their sources. Similarly developers have liberty to enjoy profit of their shares as per their wish and will.

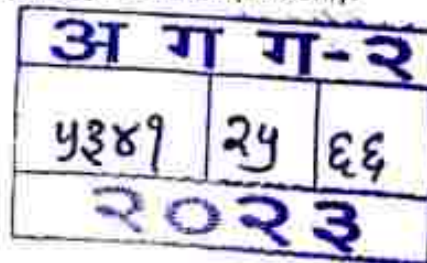
61) The plot owners are responsible to pay, TDS or GST or any other charges of Government of Maharashtra or Government of India on actual received against value of their shares. The developers will not responsible to pay any taxes, charges or GST on paid amount or payable amount to the plot owners.

62) WHEREAS, developers have right to recover charges against MSEB meter connection and one time maintenance charges from their respective purchasers. The plot owners have authorized the developers to recover MSEB connection charges or one time maintenance charges from the purchasers of owner's shares.

63) WHEREAS, the owners of the Plot bearing CTS No. 11485 adm. 1863.47 sqm. situated at Roza Bagh, Harsul Road, Aurangabad, have handed over possession of the schedule property to the developers for construction of the apartment on _____ and according to the Terms and condition of this development agreement.

64) WHEREAS, any dispute arises between the owners & developers, they will appoint one or two arbitrator mutually and all such disputes among the parties pertaining to this development agreement shall be resolved by mutual discussions and understandings, if not then both parties may appoint Arbitrator by joint decision. Such arbitrator shall hear both the parties and take up proceedings as per the Indian Arbitration Act. Either of the parties may also seek redress of their cause before competent court if in case arbitration fails or any of the parties are aggrieved by the decision of the arbitrator. All such dispute will be subject to Aurangabad Jurisdiction only.

65) WHEREAS, stamp duty & registration fees of this development agreement, amendment to development agreement, G.P.A. or any other deed required for development of the property shall borne by the developers only.



66) WHEREAS, after registration of this development agreement till completion of the project, in the event of death of the plot owners or developers, their legal heirs shall continue to carry out Terms and condition of this development agreement.

67) WHEREAS, all the notices, letters, correspondence, shall be as per address of the owners & developers recorded in this development agreement. If any changes in address of the owners & developer, the same shall be inform to each other in writing & change of address shall be inform to the unit purchasers or concerned competent authorities also.

68) WHEREAS, language of proceedings, legal notice shall be in English & as per requirement it will be translated in the second language with mutual consent of the both parties.

69) WHEREAS, the developers shall pay TDS against the construction of the building and TDS as per provisions in the Indian Income Tax Act 1961 to the extent of their share and plot owners are responsible to pay to the extent of their share.

70) WHEREAS, the plot owners have delivered all the relevant documents of the scheduled property to the developer.

THAT TERMS AND CONDITIONS OF THIS DEVELOPMENT AGREEMENT AGREED AND ACCEPTED BY THE PARTIES HERE TO DESCRIBED AS UNDER:

i. The Plot owners have absolute right and full power to transfer their ownership right, title in favor of the developers by virtue of this development agreement and shares of the plot owners shall be transferred time to time proportionately in favor of the developers or intend ended purchasers after encashment of the amount on account of plot owners as per clause 21.

ii. The developers or its authorized party, have absolute right to develop the schedule property from their own cost or with joint venture.

iii. That the developers or its authorized party or representative are entitle to approach in the capacity as owners & obtain all the necessary permissions from the Local Authority, Municipal Corporation, Town planning, MSEB, Fire Brigade, City Survey, Collector Office etc. or where there is necessary for availing all the necessary permissions, all these expenses shall borne by the developers only in the name of plot owners or their GPA holder.

iv. That, after full and final payment to the plot owners against their area shares, thereafter without any deed or document the developer shall have

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liberty to take any decision or act in the capacity as owner of the scheduled plot. If any additional FSI or Floor or built up area is to be permitted in near future or sought to be developed by the developer, the same shall be conveyed to the land owner and dealt in accordance with the share as mutually agreed.

v. The developers shall in the course of erection & completion of the buildings / project, do all lawful act & things required thereby and perform the work in conformity in all respect with the provisions of the statutes applicable there to & with Bye-Laws, rules and regulations of the Town Planning Authority, Municipal Corporation, MSEB, Development Control Rules & the rules regulations, of other public body or local authority or authorities having jurisdiction within the Municipal Corporation limit to regulate the same & shall through save harmless from their risk & responsibilities without any involvement of the plot owners & indemnify them against all claims for the charges, fines, payments whatsoever during the progress of the work may become payable or be demanded by the concerned authorities in respect of the development or anything done or caused to be done or omitted to be done thereunder. The authority herein contained & shall generally act & do from time to time pay taxes, charges, impositions by the concerned authorities from the developer.

vi. That while construction of the building, the plot owners or their authorized person or Architect can enter the Premises without disturbances to development work.

vii. That developers or its signing authority hereby authorized to commence construction of buildings on the said plot in accordance with the plans approved and / or sanctioned by the Municipal Corporation, Aurangabad and take such steps as may be necessary or expedient & incidental to carry out the development of the said plot at their own costs. That, any permission require from the any Competent Authority for the purpose of development, construction, all the charges, expenses shall borne by the developers. Similarly the plot owners have agreed to sign all the require documents for development of the property as per need & requirement of the party / parties.

viii. That, Immediately on the execution of these presents, the plot owners herein shall execute a Power of Attorney in favor of the developers or its authorized party or signing authority or Nominee(s) as may be desired by the developers for the purpose of signing and/or executing all the applications, proceedings, plans, etc. to obtain necessary approval from the various authorities in connection with the development to be submitted by the developers on behalf of the owners to the Competent Authority of Municipal Corporation, Town Planning Authority,

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Collector Office or any other Government or Semi-Government authority in connection with the development so as to facilitate the development of the property.

ix. That owners shall render all assistance, co-operation & sign & execute or cause to be signed & executed all applications, plans, authorities and other writings as may be necessary or required to enable the developers for development of the said plot & to obtain approval of the Municipal Corporation, Aurangabad and Planning Authority to the Plans, designs & drawings for putting up building & structures & shall on the execution thereon execute Power of Attorney in favor of the developers or their representative to enable to develop the said property & the developers shall indemnify and keep indemnified & harmless the owners & their estate & effects from & losses or damages or any consequences which may flow by virtue of their signing the said Power of Attorney.

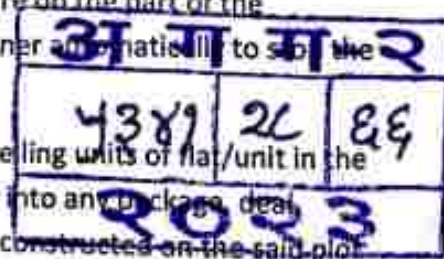
x. All the flats/Duplex/units to be constructed on the plot comprised under this agreement & the dwelling units thereon will be in accordance with the Scheme sanctioned by the Competent Authority or State Government & will be dealt with in accordance with the directions, if any condition noted by the Competent Authority or State Government while sanctioning the said scheme.

xi. That, developers shall not commence any work of development on the said property, unless the No Objection & commencement certificate is issued by the Municipal Corporation in favor of the owners / developers.

xii. The owners shall make out a clear & marketable title to the said property, here the Tenements & Premises agreed to be developed & ultimately to be conveyed free from reasonable doubts & all encumbrances & shall at the cost of the owners and expenses get in all outstanding estates & clear all defects in the title & all encumbrances & claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, here detements, possession, except the possession of easement, lease, lien or otherwise.

xiii. It is agreed & understood that the owners shall not in any way obstruct the development work to be carried out by the developers & shall not do any act, matter or thing whereby the developers will be prevented from carrying out the development work envisaged under this Agreement subject to developer making prompt payment as envisaged in clause 21. Any failure on the part of the developer shall create a right in favor of the land owner automatically to stop the work of construction or to stall the said project.

xiv. The developers shall be at liberty to allot the dwelling units or flat/unit in the said project to be construct on the said plot to enter into any package deal agreement for allotment of developers shares to be constructed on the said plot.





with such party or parties pertaining to their shares and at such price & on such Terms & conditions as the developers / purchasers may deem fit & proper to the extent of developers shares. All such allotments & arrangements shall, however, be made by the developers at their own costs & expenses & at their own risk, the intention being that the developers shall alone be liable and responsible to such party or parties, provided, however, that the price & the Terms & conditions at or on which the said flat or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law & conditions imposed in NOC as may be sanctioned by the Competent Authority or State Government.

xv. That, list of the amenities and specifications enclosed on page no. 24 called as part of this document.

xvi. That Articles/Clauses of this Development Agreement, translated to the parties, they have understood and thereafter entered into this development agreement.

IN WITNESSES WHERE OF THE PARTIES HERE TO HAVE UNTO SET AND DESCRIBED THEIR RESPECTIVE HANDS AND SEAL ON 24 DAY OF July 2023.

Completed by

i) Mrs. Zehra Ahmed w/o Saleem Ahmed



ii) Mr. Taher Ahmed s/o Saleem Ahmed

(Plot Owners/ Executors) PARTY OF FIRST PART.

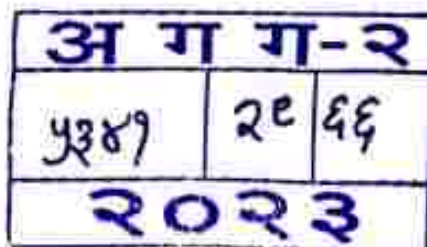


M/s.SUNRISE CONSTRUCTIONS Through Its Authorized partners

i) Shaikh Abood s/o Abdul Rehman Amodi



ii) Mr. Sayyad Azam Ali s/o Sultan Ali



Mirza
 III) Mr. Mirza Irshad Baig s/o Mirza Naseer Baig
 (Builders/Developers) PARTY OF THE SECOND PART.

Zakir
 I) Mr. Zakir Ahmed s/o Saleem Ahmed

Sabir
 II) Mr. Sabir Ahmed s/o Saleem Ahmed
 PARTY OF THE CONSENTING PART.

WITNESSES :-

MOHAMMAD SALIM
 i) Mr. MOHAMMAD HUSSAIN Age: 50 Years, Occ: BUSINESS R/o: CHELEPURA, AURANGABAD,

SADDIQUI MOHAMMED
 ii) Mr. INTESARUDDIN Age: 50 Years, Occ: BUSINESS R/o: LABOUR COLONY, AURANGABAD,

Schedule - II

List of Specification:

- 1) Structural Design
 - a) Earthquake resistant R.C.C. frame structure
 - b) External: 6" Thick Wall.
 - c) Internal: 4" Thick Wall.
 - d) Internal plaster: Neeru Plaster



e) External Plaster: Sand faced plaster.

2) Flooring & Wall tiles

a) 2" x 4" Vitrified tiles flooring to all rooms

b) Granite Kitchen otta and glazed tile dado upto slab level. Stainless steel sink.

c) Toilets flooring: Anti-skid vitrified tile.

d) Ceramic Antiskid flooring.

3) Plumbing

a) Concealed plumbing with C.P. hot cold mixer point & exclusive fitting & fixtures of good quality (Jaquar Esco)

4) Electrification a) Concealed electrification with good quality branded switches (Anchor Penta/Gold Medal wires (Polycab) with A.C. Point.

5) Painting

a) Internal: Water luster paint with wall putty

b) External: Asian paints (Ultima)

6) Doors & windows

a) Main Door: Plywood box frame decorative laminated flush door.

b) Internal Door: Granite frame with flush door

c) Anodized aluminum sliding window in three track with safety M.S. grills.

List of Amenities:

POP to Hall & Master Bed, Inner Road with underground Drainage, Underground Water tank, overhead tank, Individual Parking to each flat.





महाराष्ट्र शासन

मालमत्ता पत्रक

UL/79/ 65875603014

[महाराष्ट्र अर्थीन नवसुल (गव, नगर व गाव वुभावन) विभाग, १९६९ भागीत विभाग व नवुता "क"]



गाव/पेठ : औरंगाबाद		सालुका/न.सु.न. न.सु. अ. औरंगाबाद			जिल्हा : औरंगाबाद
नगर वुभावन जाणीक	विट नंबर	प्लॉट नंबर	सेक चौ.मी.	धारभाधिकार	शासनाला दिलेला जाकारणीया किंवा याक्याचा अचरीत आणि शासना केवळपाचणीची निमत वेळ
११०८५	३६९		३८६४.९९	क-१	

सुविधाधिकार :

हाकाचा मुल धारक :	म
वर्ष : १९७९	[अर्थीन सालक मुल १९६ साल वेळी]
पट्टाकार :	
इतर धार :	
इतर नदरे :	मणील जिल्हाक २४४५५.९८ चौ मी क वरी ५ पट्टीची क्षेत्र ३३८८९.५८ पट्टीलेले सल्लुसक ३८५४.३२, २९३९९.३५ -१८६३.४७ २४४५५.९८ १९९० मी

दिवाक	व्यवहार	शुद्ध क्रमांक	नविन धारक(या), पट्टेधारक(या) किंवा धार (त)	साधक न
21/02/1900	१८,५५५ वुभावन अचिकासी (औ,बाद कडील क १५०८५,५५५,५५५/८० दिवाक ३९,१२८० ३३०४३३ - ५८७४ - जिल्हाक ३५०५५.३ - ५४५५.२५ - जिल्हाक २५३५५,५५५ चौ मी - १८६३.४७ - जिल्हाक २४४५५.९८ चौ मी के.ज.क जाणावे कडी ४१५/२२८.९७ के.ज.क ६८८ /५६२.९९	५	मि. निमहास जवणवाकान किंवा जिल्हावर नई ५८८, ५५५, ६६, ५५५, ६६, ५५५, ६६, ३३८, ६६, ५५५, ६६, ५८८, २४, ५५५, ६६ जाकारणीया जाकार सल्लुसक केलेले सल्लुसक आणि वेळ पाही ३३८, ६६, ५५५, ६६, ५५५, ६६	सल्लुसक- ३१/३१/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	सल्लुसक सल्लुसक ५६९ ५६/५५५ दिवाक मुलक मी सल्लुसक क्षेत्र ५५५५५ ३३०४३३ चौ मी	५	मि. निमहास जवणवाकान किंवा जिल्हावर सल्लुसक के.ज. ५५५५५ ५६ सल्लुसक क्षेत्र	सल्लुसक- ३१/३१/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील जिल्हा अर्थीन जिल्हाक क ३५५५ दि.३५८ ९५ क्षेत्र ५५५५.२५ चौ मी	५	केसर कल्लुसक केसर कल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील सल्लुसक सल्लुसक २०९२ दि.५८ ५५५ र.क.३,५५५, ५५५ - ५५५ पट्टीला सल्लुसक क ३ केसर कल्लुसक सल्लुसक क्षेत्र ५५५५ चौ मी	५	मि. मणील सल्लुसक किंवा सल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील सल्लुसक सल्लुसक ५५५ दि.५८ ५५५ र.क.३, ५५५, ५५५ पट्टीला सल्लुसक क ३ केसर कल्लुसक सल्लुसक क्षेत्र ५५५५ चौ मी	५	मि. मणील सल्लुसक किंवा सल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील सल्लुसक सल्लुसक ५५५ दि.५८ ५५५ र.क.३, ५५५, ५५५ पट्टीला सल्लुसक क ३ केसर कल्लुसक सल्लुसक क्षेत्र ५५५५ चौ मी	५	मि. मणील सल्लुसक किंवा सल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील सल्लुसक सल्लुसक ५५५ दि.५८ ५५५ र.क.३, ५५५, ५५५ पट्टीला सल्लुसक क ३ केसर कल्लुसक सल्लुसक क्षेत्र ५५५५ चौ मी	५	मि. मणील सल्लुसक किंवा सल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद
21/02/1900	मणील सल्लुसक सल्लुसक ५५५ दि.५८ ५५५ र.क.३, ५५५, ५५५ पट्टीला सल्लुसक क ३ केसर कल्लुसक सल्लुसक क्षेत्र ५५५५ चौ मी	५	मि. मणील सल्लुसक किंवा सल्लुसक सल्लुसक	मि.सल्लुसक के. ५५५ सल्लुसक सल्लुसक- ११/०२/१९०० न.सु.अ.९ औरंगाबाद

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[illegible]



CHALLAN
MTR Form Number-5

वस्तु स्टॅमन चालाने



RM	NH005304321202324E	BARCODE	Date		17/07/2023-14:54:39	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			ARB2_AURANGABAD 2 JT SUB REGISTRAR				
Location			AURANGABAD				
Year			2023-2024 One Time				
Account Head Details			Amount in Rs.				
0030045401 Stamp Duty			500.00				
0030063301 Registration Fee			1000.00				
Total			1,500.00				
Payment Details			IDBI BANK				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank C/N				
Name of Bank			Ref. No.				
Name of Branch			Bank Date				
			RBI Date				
			Bank-Branch				
			IDBI BANK				
			Scroll No. , Date				
			Not Verified with Scroll				

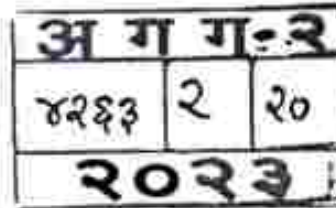


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालान केवल दस्तावेज निलंबन कार्यालय में ही दर्ज करने के लिए वैध है। अनियमित रूप से उपयोग करने से चालान अमान्य होगा।
Mobile No. : 0000000000

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2007202303782	Date 20/07/2023
Received from self, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 20/07/2023
Bank A/c 0004152023072003496	REF No. 320163894759
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-8



IRN: 18400534321207324E	BARCODE	Date: 11/07/2023 14:54:39	Form ID: 25.1
Department: Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment: Registration Fee		PAN No. (If Applicable)	
Office Name: A/R2, ALIRANGABAD 2 JT SUB REGISTRAR		Full Name: ZOHARA AHMED SALEEM AHMED AND OTHER	
Location: ALIRANGABAD		Flat/Block No.: CTS NO.11465 SHEET NO 363	
Year: 2023-2024 One Time		Premises/Building	
Account Head Details		Road/Street: ROZEBAGH	
Amount in Rs.		Area/Locality: ALIRANGABAD	
3030048401 Stamp Duty 500.00		Town/City/District	
3030063301 Registration Fee 1000.00		PIN: 431001	
Total Amount: 1500.00		Remarks (If Any)	
Signature of Sub-Registrar A'bad. No.2, A'bad.		Second Party Name: ZAKER AHMED SALEEM AHMED AND OTHER	
Amount in Words: One Thousand Five Hundred Rupees		Seal of the Sub-Registrar No.2, ALIRANGABAD	
Payment Details		FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	Rat. No. 69103332023071715672 2818864864
Name of Bank		Bank Date	RBI Date 17/07/2023-14:55:13 18/07/2023
Name of Branch		Bank Branch	IOBI BANK
Cheque/DD Details		Scroll No.	Date 100 - 18/07/2023
Department ID		Mobile No. 0000000000	
NOTE: This challan is valid for document to be registered in Sub Registrar office only.		Signature Not Verified	
Challan Defaced		Defacement No.	
Defacement Date		Defacement Amount	
Total Defacement Amount		1,500.00	





मान्यतापत्र

(CONFIRMATION DEED)

१. डी. स. ए. डी. औरंगाबाद पैकी प्राग. मिळकत मोजे रजिस्ट्रार सा. जि. औरंगाबाद.

लिहून घेणार :-

१. श्रीमती झोहरा अहेमद भ. सलीम अहेमद,

वय :- ७९ वर्ष, घरा :- घरकाम,

रा :- रजिस्ट्रार, औरंगाबाद.

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२. श्री. ताहेर अहेमद पिता सलीम अहेमद,

वय :- ५९ वर्ष, घरा :- व्यापार,

रा :- रजिस्ट्रार, औरंगाबाद.

CONFIRMATION DEED

PAGE No. 1

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Signature

Signature

लिहून देणार :- १. श्री. जाकेर अहेमद पिता सलीम अहेमद,

वय :- ५८ वर्ष, पंदा :- व्यापार,

रा :- औरंगाबाद.

२. श्री. सावेर अहेमद पिता सलीम अहेमद,

वय :- ५६ वर्ष, पंदा :- व्यापार,

रा :- औरंगाबाद.

कारणे मान्यतापत्र लिहून देतोत की, औरंगाबाद महानगरपालिका हद्दीतील जमीन मिल्कत मौजे रोजेबाग, औरंगाबाद येथील ज्याचे सि.स. नं. ११४८५, सिट नं. ३६९ असून या प्रमाणे ज्याचे एकूण जमीनीचे क्षेत्रफळ १८६३.४७ चौ.मि. म्हणजेच २००५१.०० चौ. फुट, ज्याची चतुःसिमा खालीलप्रमाणे आहे.

पुर्वेस :- रस्ता
पश्चिमेस :- सव्हे नं. १४०/२
दक्षिणेस :- सव्हे नं. ११६/४
उत्तरेस :- सव्हे नं. ११६/४



येणेप्रमाणे चतुःसिमेच्या आतील मिल्कत लिहून घेणार, लिहून देणार यांनी र. ठे. बुक नंबर ४४२९, दिनांक २४/०४/१९९१ रोजी एकासिमेच्या खरेदी घेतले होते, लिहून घेणार, लिहून देणार हे आपसात लिहून घेणार क्र. १ नाचे इश्टता बेगम सलीम अहेमद ही लिहून घेणार क्र. १ व देणार क्र. १ व २ यांची आई असून एकमेकांचे रक्ताचे नाते आहे. या हेतुने लिहून घेणार, लिहून देणार यांनी दिनांक २५ जून १९९२ रोजी आपसात संपत्तीचे उघडकेता मिल्कतीचे लिहून घेणार यांचे हक्कांत मुस्लीम व्यक्तींना कायदाअन्वये तोंडी हिंमनामा करून मिल्कत साम्यात दिली होती.

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४२६३	५	२०
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तसेच, सदरचा हिबानामा हा दिनांक ३१/०८/२००२ रोजी नोंदरी समतल साक्षात्कृत केलेला आहे. सदरील मिळकत लिहून घेणार यांच्या प्रत्यक्ष साक्ष्यात असून आजपर्यंत सदरील मिळकतीचा उपभोग घेता आहे. तसेच, लिहून घेणार यांना वैधकीकृत नसलेल्या पुस्ततेसाठी सदरील मिळकत विक्रीत करण्यासाठी देण्याचा हेतू असल्यामुळे त्यांनी सदर मिळकत ही विक्रीत करण्यासाठी गे. सनसईस कनस्ट्रक्शनस् यांच्या बरोबर नोंदणीकृत करार करणाऱ्याचे ठरविले. तसेच, आम्ही करून दिलेला हिबानामा हा आता धरून सदरील मिळकत नगर भुमापन कार्यालयामध्ये आपल्या नांवाने फेर क्रमांक ६८८, दिनांक ०३/०३/१९९९ रोजी नामांतर करून घेतले आहे. सदरील मिळकत विक्रीत करण्यासाठी देण्याचा करार करणाऱ्याचे ठरविलेले आहे. सदर मिळकतीपासून प्राप्त होणारा मोबदल्यावर आमचा काहीही हित, हक्क, संबंध नाही. भविष्यात सदरील मिळकतीपासून प्राप्त होणारा लाभ वर आमचा कोणताही हक्क, संबंध नाही व राहणार नाही. तरी, भविष्यात आम्ही कोणतीही वाद, विवाद किंवा दावे महसुली, दिवाणी लढावापुढे करणार नाहीत. आम्ही किंवा आमचे बापस या मिळकतीसंबंधी आपला कोणताही हक्क प्रस्थापित करणार नाही. लिहून घेणार यांनी विक्रीत केलेला करारनामा नोंदणीकृत दस्तऐवजावर आम्ही आमच्या स्वइच्छेने संमती व मान्यता म्हणून स्वाक्षरी करून दस्त नोंदणीकृत करून देऊन यांच्या मोबदल्यात कोणतेही आर्थिक नागणी वगैरे करणाऱ्यांचे अधिकार आम्हांस नाहीत, म्हणून आम्ही सदर दस्त हा नोंदणीकृत करून देत आहोत. भविष्यात आमचा या मिळकतीशी कोणताही हित, हक्क, संबंध राहिलेला नाही व राहणार नाही. सदरील दस्त हा विकास कार्यालयाशी संलग्न राहील. सदरील ना. ... पूर्णपणे बंधनकारक राहील.



CONFIRMATION DEED

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કલિતા સબ હે માલકાતમ (CONFIRMATION DEED) લિહુન ઘેનાર, લિહુન ઘેનાર
માની આપસાંતીન સમપ્રીતિમાનુસાર લિહુન, નોતલુન મેલલે

લિનાંકા - ૧૨/૦૭/૨૦૨૩

લિલગણ - ડીરંગામ્બાદ

લિહુન ઘેનાર



૧. શ્રી. જાકેર અહેમદ પિતા સલીમ અહેમદ,

Signature



૨. શ્રી. સાવેર અહેમદ પિતા સલીમ અહેમદ,

લિહુન ઘેનાર

Signature



૧. શ્રીમતી શોહરા અહેમદ પ્ર. સલીમ અહેમદ,

Signature



૨. શ્રી. સાહેવ અહેમદ પિતા સલીમ અહેમદ,

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3 देणार

साक्षीदार

१.

[Signature]

सिद्दीकी मोहम्मद इमतेसाक

मोहम्मद कमालुद्दीन

वय :- ५० वर्ष,

रा :- लेबर कॉलनी, विश्वास, अनम कॉम्प्लेक्स,
सिद्दीकी विन्ना के पास, औरंगाबाद.



२.

[Signature]

अब्दुल मोहिय अब्दुल वहीद

वय :- ३० वर्ष,

रा :- दिल्लीगेट, औरंगाबाद.



अ) दोह. दशदे. दोह. दशदे.
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दोह. दशदे.



CONFIRMATION DEED

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जिल्हा : औरंगाबाद

ગાંધી પેઠા ઔરંગાબાદ

सामान्य ज्ञान प्रश्नोत्तर :-

अवकाश प्राप्त करणारी व्यक्ती	विद्यार्थी क्रमांक	विद्यार्थी नाव	विद्यार्थी पत्ता	विद्यार्थी शिक्षण स्थान	विद्यार्थी शिक्षण स्थानाचा ठेका क्रमांक
अवकाश प्राप्त करणारी व्यक्ती	361	विद्यार्थी नाव	विद्यार्थी पत्ता	विद्यार्थी शिक्षण स्थान	विद्यार्थी शिक्षण स्थानाचा ठेका क्रमांक

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ed. 1979.

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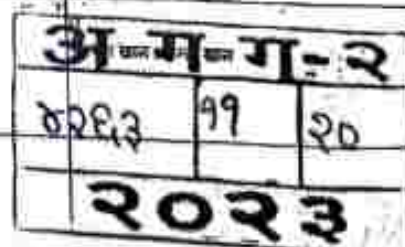
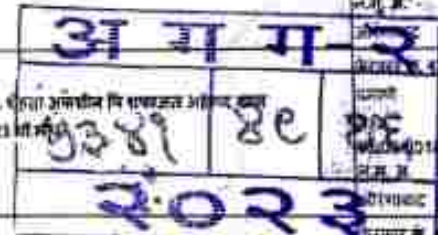
STAFF **EDITOR:** **JOHN H. COOPER**

इसलिए

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05/02/2017	खरीदी - सीटीसी ब्लॉक 10252 दि. 18/12/10 अन्वये न.मू.क.1148/51. क्षेत्र 102.23 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 6112 पदावली परी- 02/05/2011 न.मू.क. औरंगाबाद
11/11/2011	प्रीतिवर्धन वसुधा - सीटीसी ब्लॉक 4254 दि. 31/12/11 अन्वये सिव्हाज नगरपालिका अन्वये न.मू.क.1148/51. क्षेत्र 102.23		क्रियांक नं. 6349 पदावली परी- 21/11/2011 न.मू.क. औरंगाबाद
26/02/2014	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 7743 पदावली परी- 15/05/2014 न.मू.क. औरंगाबाद
05/05/2014	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 7840 पदावली परी- 13/05/2014 न.मू.क. औरंगाबाद
15/06/2015	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 7877 पदावली परी- 15/05/2015 न.मू.क. औरंगाबाद
07/12/2017	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 9581 पदावली परी- 07/12/2017 न.मू.क. औरंगाबाद
03/03/2019	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 9773 पदावली परी- 03/03/2019 न.मू.क. औरंगाबाद
05/09/2019	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 9832 पदावली परी- 05/09/2019 न.मू.क. औरंगाबाद
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21/10/2019	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 10844 पदावली परी- 21/10/2019 न.मू.क. औरंगाबाद
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21/12/2020	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 11040 पदावली परी- 21/12/2020 न.मू.क. औरंगाबाद
28/01/2021	खरीदी - ब्लॉक 1218 दि. 31/12/11 अन्वये क्षेत्र 128.84 सी.सी.पार्क कॉम्प्लेक्स अन्वये न.मू.क.1148/51. क्षेत्र 102.23	11 सी.सी.पार्क कॉम्प्लेक्स	क्रियांक नं. 11089 पदावली परी- 28/01/2021 न.मू.क. औरंगाबाद



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प्लॉट नं. १४६, गुरुद्वारा, औरंगाबाद, महाराष्ट्र. प्लॉट क्षेत्रफल: ४७७२/१००० मी. चौ. १०/०६/२०२२ प्लॉट नं. १४६, गुरुद्वारा, औरंगाबाद, महाराष्ट्र. प्लॉट क्षेत्रफल: ४७७२/१००० मी. चौ. १०/०६/२०२२	प्लॉट नं. १४६, गुरुद्वारा, औरंगाबाद, महाराष्ट्र. प्लॉट क्षेत्रफल: ४७७२/१००० मी. चौ. १०/०६/२०२२ प्लॉट नं. १४६, गुरुद्वारा, औरंगाबाद, महाराष्ट्र. प्लॉट क्षेत्रफल: ४७७२/१००० मी. चौ. १०/०६/२०२२



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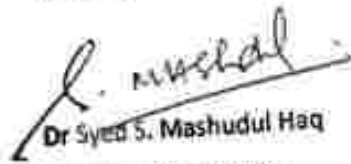
Date 17/07/2023

TO WHOM SOEVER IT MAY CONCERN

This is to inform you that Mrs. Zehra Saleem Ahmed, Age: 80 Years, Female, Address: professor's Colony, Delhi Gate, Aurangabad was admitted in our hospital under my treatment from 16.05.2023 to 23.05.2023, was suffering from post traumatic left side neck of femur fracture and underwent surgery for the same She is a k/c/o HTN, IHD under treatment since 2021.

She is advised to take bed rest for next 2-3 weeks.

Hence Certified.


Dr Syed S. Mashudul Haq

MBBS, DNB, D. Ortho.

Consultant Orthopaedic Surgeon
DR. SYED S. MASHUDUL HAQ
Reg. No.: 2016



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Government of India

संयोजन क्र./ Enrolment No. : 2006/20110/04456

संयोजन क्र./ Enrolment No. : 2006/20110/02360

To
Zehra Saleem Ahmed
Plot No 37 N-12 Sector-B Professor Colony Delhi Gate
Aurangabad
Aurangabad (MH)
Aurangabad Maharashtra - 431001
9825512244

To
Taher Saleem Ahmed
प्लॉट नं. 37
N-12 Sector-B
Prof. Himayat Begh
Professor Colony Delhi Gate
Aurangabad
Aurangabad (MH), Aurangabad, Aurangabad,
Maharashtra - 431001
9825512244



Signature valid



57440380

आपका आधार क्रमांक / Your Aadhaar No. :

9858 5198 7677

VID : 9317 858H 5647 5952

माझे आधार, माझी ओळख

आपका आधार क्रमांक / Your Aadhaar No. :

4637 6944 3598

मेरा आधार, मेरी पहचान

Government of India
Zehra Saleem Ahmed
जन्म तिथि/DOB: 08/01/1943
लिंग/SEX: FEMALE

For Legal Hibernation

9858 5198 7677

VID: 9317 858H 5647 5952

माझे आधार, माझी ओळख

Government of India
Taher Saleem Ahmed
जन्म तिथि/DOB: 08/01/1943
लिंग/SEX: Male

Confirmation Seal

4637 6944 3598

मेरा आधार, मेरी पहचान

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भारत सरकार
Government of India



सिद्दिकी मोहम्मद इन्तेसारुद्दीन मोहम्मद कमलुद्दीन
Siddiqui Mohammed Intesaruddin Mohammed
Kamaluddin
जन्म तिथि/DOB: 23/07/1973
पुरुष/ MALE



5931 2356 5847

VID: 9105 6270 3568 2107

मेरा आधार



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Unique Identification Authority of India

पता:
लेबर कॉलोनी विश्वास, अनम कॉम्प्लेक्स सिद्दिकी विला के
पास, औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
Labour Colony Vishwas, Near Anam
Complex Siddiqui Villa, Aurangabad,
Aurangabad,
Maharashtra - 431001



5931 2356 5847

VID: 9105 6270 3568 2107

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भारत सरकार
Government of India



अब्दुल मोहिब अब्दुल वहीद
Abdul Mohib Abdul Wahid
जन्म तारीख/DOB: 14/04/1993
पुरुष/ MALE

5848 8089 5152

VID: 9135 1875 6124 8865



माझी भाषा, माझी ओळख

भारतीय विशिष्ट ओळख
Unique Identification Authority of India

अ ग ग-२		
१६	२०	
२०२३		

पत्ता:
S/O अब्दुल वहीद, गेस्ट हाऊस, मागिल भाग, दिल्ली गेट, दिल्ली
गेट (पी.), औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
S/O Abdul Wahid, Gest House, Magil Bhag,
Dilli Gate, Dilli Gate (P.), Aurangabad,
Aurangabad,
Maharashtra - 431001

5848 8089 5152

VID: 9135 1875 6124 8865

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५३४९	५४	६६
२०२३		



uidai@uidai.gov.in

WWW

www.uidai.gov.in



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Enrollment No. 117781228/00481

To
ಸರೀಶ್ ಸಲೀಂ ಅಹ್ಮದ್
Sabe Salim Ahmed
S/O Salim Ahmed
#E-204, Ramka Centre
Opp Sai Baba Temple Cambridge Layout, Ulsoor,
Bangalore North
H.A.H. Stage
Bangalore North Bangalore
Karnataka 560108
9680035542

29/12/2013

94320037



MN912290375FT

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3501 3535 8736

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ
Government of India



ಸರೀಶ್ ಸಲೀಂ ಅಹ್ಮದ್
Sabe Salim Ahmed
ಲಿಂಗ, ದಿನಾಂಕ / DOB : 18/10/1988
ಲಿಂಗ / Male

To Confirmation Deed
13/7/23

3501 3535 8736

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



Government of India



ಸರೀಶ್ ಸಲೀಂ ಅಹ್ಮದ್
Sabe Salim Ahmed
ಲಿಂಗ / DOB : 18/10/1988
ಲಿಂಗ / Male

To Confirmation Deed
13/7/23

3242 8808 8233

UID : 9144 4934 2870 1281

ಮೇಲೆ ಆಧಾರ್, ಮೇಲೆ ಪರಿಶೀಲನೆ



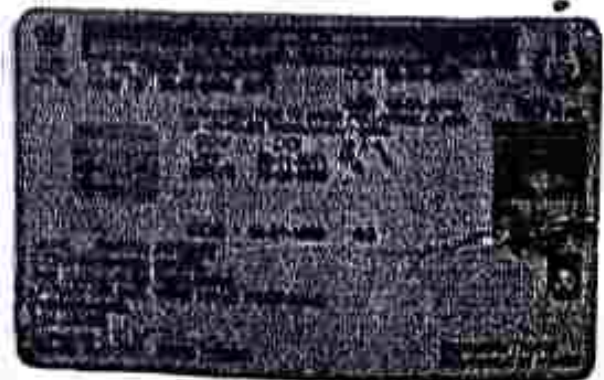
ಅ ಗ ಗ-೨
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ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India

ನಾಮ: ಸರೀಶ್ ಸಲೀಂ ಅಹ್ಮದ್, ಪಾನ್ ನಂ 3 ರೀಡರ್ ಕೆಲಸಕ್ಕೆ, ರೋಡ್, ಹಿರೇನಹಳ್ಳಿ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 560108

ಅಧಿವಾಸ: S/O: Salim Ahmed, plot no 3 national colony, rose bgh, aurangabad, Aurangabad, Maharashtra - 431001

3242 8808 8233
UID : 9144 4934 2870 1281



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रतन गोपबारा भाग-1

भाग-2

रतन क्रमांक: 4263/2023

20 जुलै 2023 12:28 घ.न.

रतन क्रमांक: 4263/2023

मूल्य: ₹. 01/-

सोबतचा: ₹. 00/-

मूल्य: ₹. 500/-

या भागाचे समतोल करताना

Adjustment - Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

रतन क्र. 4263 वर नि. 20-07-2023

रतन क्र. 4263 वर नि. 20-07-2023

रतन क्र. 4263 वर नि. 20-07-2023

पावली: 4990

पावली दिनांक: 20/07/2023

पावलीपावलीचा भाग: निवृत्त वेतन सोबतचा सोबतचा सोबतचा सोबतचा

सोबतची

₹. 1000.00

रतन हाताळणीची

₹. 400.00

पुढील सोबत: 20

सुम: 1400.00

[Signature]

रतन क्र. 4263 वर नि. 20-07-2023

[Signature]

Joint S R Aurangabad II

[Signature]

Joint S R Aurangabad II



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२०२३

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२०२३

बुधवार : २२ अक्टूबर २०१७

विद्युत् वेगान्
वातः २२५
अवकाशः २०

विद्युत केपाप
पृष्ठ 59
विद्युत केपाप

विद्युत केपा
बद - 55
स्वास्थ्य

विष्णु देवाय
वयः-५६
स्वाध्यायः

1. माध.सिंहोकी ओहन्नाइ इलोमाहदीन -
 बा.59
 गला मेरु कांती श्रीमाकाइ
 पिन कोड-431001

2. माह जे अर्वाह से शक्ति - -
 बर 25
 पना मेहन बांगनी औरदाबाद
 दिन बाबर 431001

Joint 8 FC (unpaginated)



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२०२३		

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५३४१	५७	६६
२०२३		

Deface	Buyer's Name	Type	Verification no/Vendor	GRN/License	Amount	Used (%)	Deface Number	Deface Date
	ZOHARA AHMED SALEEM AHMED AND OTHER	eChallan	68103332023071715672	MH005304321202324E	500.00	50	0002810899202324	20/07/2023
2		DHC		2007202303782	400	RF	2007202303782D	20/07/2023
3	ZOHARA AHMED SALEEM AHMED AND OTHER	eChallan		MH005304321202324E	1000	RF	0002810899202324	20/07/2023

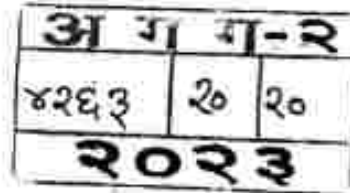
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

4263 /2023

Know Your Rights as Registrants

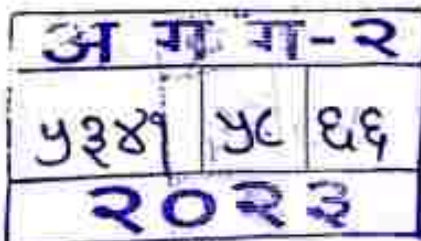
1. Verify Stamp Duty Document for correctness through thumbnail (4 pages on a slide) printed after scanning.
2. Get print immediately after registration.

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



१. करण्यात येते. ही बदल वस्तादेजात झाला २० पाने
मार्गदर्शक नोंदणी पुस्तक क्र. १ चे अनुक्रमांक ४२६३ इतर नोंदणी
दि. २०/०७/२०२३


सहायक उपनिर्देशक कार्यालय
औरंगाबाद क्र. २





भारत सरकार
Unique Identification Authority of India
Government of India

नाप्येन क्रम / Enrolment No.: 2006/20110/04456

To
Zehra Saleem Ahmed
Plot No. 37 N-12 Sector-8 Professor Colony Delhi Gate
Opp Himayat Bagh
Aurangabad
Aurangabad (mh)
Aurangabad Maharashtra - 431001
9921552244

Generation Date: 1/10/2011

Signature valid

Signature valid
LOCAL AUTHORITY
DATE: 08/01/2011
TIME: 10:41:38



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नाप्येन क्रम / Enrolment No.: 2006/20110/02360

To
Taher Saleem Ahmed
जोहर सलीम अहमद
S/O Saleem Ahmed
Plot No. 37
N-12 Sector-8
Opp Himayat Bagh
Professor Colony Delhi Gate
Aurangabad
Aurangabad (mh), Aurangabad, Aurangabad
Maharashtra - 431001
9921552244

02/10/2011



आपला आधार क्रमांक / Your Aadhaar No.:

9858 5198 7677

VID: 9117 8588 5647 5952

माझे आधार, माझी ओळख

आपका आधार क्रमांक / Your Aadhaar No.:

4637 6944 3598

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



जोहरा सलीम अहमद
Zehra Saleem Ahmed
जन्म तिथि/DOB: 08/01/1993
लिंग / GENDER: FEMALE

9858 5198 7677

VID: 9117 8588 5647 5952

माझे आधार, माझी ओळख



भारत सरकार
Government of India



ताहर सलीम अहमद
Taher Saleem Ahmed

जन्म तिथि / DOB: 05/01/1994

पुरुष / Male

4637 6944 3598

मेरा आधार, मेरी पहचान





ಭಾರತೀಯ ವಿಕಿಡ್ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ಮೊರಾಪಡೆ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 1177/81228/00481

To
ಸಿರಿ ಸಲಿಂ ಅಹ್ಮದ್
Sabir Salim Ahmed
S/O: Salim Ahmed
#E-204, Ranka Corner
Opp Sai Baba Temple Cambridge Layout, Ulsoor
Bangalore North
H.A.I Stage
Bangalore North Bangalore
Karnataka 560008
9880035542

29/12/2013

94329037

MN943290375FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3501 3535 8736

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ

Government of India



ಸಿರಿ ಸಲಿಂ ಅಹ್ಮದ್
Sabir Salim Ahmed
ಜನ್ಮ ದಿನಾಂಕ / DOB: 19/10/1986
ಲಿಂಗ / Male

For Development Agreement
20/8/23

3501 3535 8736

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ
Government of India

ಸಿರಿ ಸಲಿಂ ಅಹ್ಮದ್
Sabir Salim Ahmed
ಜನ್ಮ ದಿನಾಂಕ / DOB: 19/10/1986
ಲಿಂಗ / Male

For Development Agreement

3242 8808 8233
UID: 9144 4934 7876 1281
मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

सिरी सलीम अहमद
Sabir Salim Ahmed
जन्म दिनांक / DOB: 19/10/1986
लिंग / Male

Address:
S/O: Salim Ahmed, plot no 3 national colony, near high, aurangabad, Aurangabad, Maharashtra - 431001

3242 8808 8233
UID: 9144 4934 7876 1281
हैल्प @ uidai.gov.in | www.uidai.gov.in

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२०२३		



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

मि. S/O अब्दुल रहमान शेख अब्दुल
अमोदी, नानन मण्डन बाबाळ, १-१५-४८
नेहरू कॉलनी औरंगाबाद, औरंगाबाद,
महाराष्ट्र, ४३१००१

Address: S/O Abdul Rehman
Shaikh Abood Amodi, NEAR
NEHRU BHAVAN, 1-15-48 RAUF
COLONY AURANGABAD,
Aurangabad, Aurangabad (MH),
Maharashtra, 431001



1947
1800 150 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Aurangabad-430 001



भारत सरकार
GOVERNMENT OF INDIA



शेख अब्दुल अब्दुल रहमान अमोदी
Shaikh Abood Abdul Rehman Amodi
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male



2877 9635 5531

आधार - सामान्य माणसाचा अधिकार

अ ग ग-२
५३४९ ६९ ६६
२०२३



भारत सरकार
Government of India



मिर्झा इरशद बेग
Mirza Irshad Baig
जन्म तारीख/DOB: 02/12/1978
पुरुष/ MALE

5034 0123 1294

VID : 9151 9315 7951 7214

माझे आधार, माझी ओळख



मोहम्मद सलीम मोहम्मद हुसैन
मोहम्मद
Mohammad Salim
Mohammad Hussain
Maniyar
जन्म तारीख/ DOB:
15/12/1973
पुरुष / MALE



आधार प्रमाणपत्र
AAR/ENROLLMENT

आधार-सामान्य माणसाचा अधिकार

3107 9187 8256



नाम नमूना
CONTRACTOR

सदस्य, आंध्रप्रदेश सरकार
Sardar, Andhra Pradesh
आंध्र प्रदेश सरकार
आंध्र प्रदेश

7083 6828 7586

आंध्र - सामान्य मानमाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O Mirza Nasir Baig, H No 1-27-8/P, Opp Shalimar Bakery, Manzoorpura, Aurangabad, Maharashtra - 431001

Address: S/O Mirza Nasir Baig, H No 1-27-8/P, Opp Shalimar Bakery, Manzoorpura, Aurangabad, Maharashtra - 431001

आंध्र - सामान्य मानमाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O Mirza Nasir Baig, H No 1-27-8/P, Opp Shalimar Bakery, Manzoorpura, Aurangabad, Maharashtra - 431001

Address: S/O Mirza Nasir Baig, H No 1-27-8/P, Opp Shalimar Bakery, Manzoorpura, Aurangabad, Maharashtra - 431001

5034 0123 1294

VID: 9151 9315 7951 7214

www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: H No 1-27-8/P, Gulshan Hotel, Opp Chelipura Police Station, Chelipura, Aurangabad, Maharashtra - 431001

Address: H No 1-27-8/P, Gulshan Hotel, Opp Chelipura Police Station, Chelipura, Aurangabad, Maharashtra - 431001

3107 9187 8268

Aadhaar-Aam Admi ka Adhikar

अ ग ग-३

५३४९ ६२ ८६

२०२३



भारत सरकार
Government of India



सिद्दिकी मोहम्मद इन्तेसारुद्दीन मोहम्मद कमालुद्दीन
Siddiqui Mohammed Intesaruddin Mohammed
Kamaluddin
जन्म तिथि/DOB: 23/07/1973
पुरुष/ MALE

5931 2356 5847

VID: 9105 6270 3568 2107

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता:

लेबर कॉलोनी विश्वास, अनम कॉम्प्लेक्स सिद्दिकी विला के
पस, औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:

Labour Colony Vishwas, Near Anam
Complex Siddiqui Villa, Aurangabad,
Aurangabad,
Maharashtra - 431001



QR Code with Photograph

अ ग ग-२		
५३४१	६३	६६
२०२३		

5931 2356 5847

VID: 9105 6270 3568 2107



भारत सरकार, नई दिल्ली

159/5341

गुप्तता: 24 अगस्त 2023 1:11 म.नं.

दस्त गोश्वारा भाग-1

अगस्त

दस्त क्रमांक: 5341/2023

दस्त क्रमांक: अगस्त 2 /5341/2023

बाजार शुल्क: रु. 8,50,00,000/-

गोश्वारा: रु. 00/-

भरनेने मुद्रांक शुल्क: रु.47,85,200/-

डु. नि. सह. डु. नि. अगस्त 2 बांधे कार्यालय

पावती: 6283

पावती दिनांक: 24/08/2023

म. क्र. 5341 वार दि. 24-08-2023

सावरकरगाराने नाक: वे. सतराईस कंठश्याम तर्फे पाईनर्स शेड
जबुद अल्लुव रेहमान अमोदी -

रोजी 1:10 म.नं. वा. हजर केला.

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: 31200.00

दस्त हजर करणाऱ्याची सही:

Joint S R Aurangabad II

Joint S R Aurangabad II

जमा कर प्रसार: डेबिटलपमेंट जेडीमेट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वायत्त असलेल्या कोणत्याही नगर क्षेत्राच्या हद्दीत किंवा उप-खंड
(दोन) भट्टे नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

मिळकत: 1 24 / 08 / 2023 01 : 10 : 32 PM ची वेळ: (सापेक्षिक)

मिळकत: 2 24 / 08 / 2023 01 : 12 : 00 PM ची वेळ: (फी)



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२०२३		

24/08/2023 1 16:29 PM

इस क्रमांक : अग-2/5341/2023

इसका प्रकार :- ई-कॉन्फर्मेट ऑफिशियल

अनु क्र.	पञ्चकाराचे नाव व पत्ता	पञ्चकाराचा प्रकार	छायाचित्र	इस प्रमाणित
1	नाम:समती देणार 1.बाकीर अहमद सलीम अहमद - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रोजेबाग,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	मान्यता देणार वय :-57 स्वाक्षरी:-		
2	नाम:समती देणार- साबीर अहमद सलीम अहमद - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रोजेबाग,औरंगाबाद, महाराष्ट्र, AURANGABAD. पिन नंबर:-	मान्यता देणार वय :-55 स्वाक्षरी:-		
3	नाम:जोहरा अहमद सलीम अहमद - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्रोफेसर कॉलनी,दिल्ली गेट,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	निवृत्त देणार वय :-79 स्वाक्षरी:-		
4	नाम:ताहेर अहमद सलीम अहमद - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्रोफेसर कॉलनी,दिल्ली गेट,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	निवृत्त देणार वय :-59 स्वाक्षरी:-		
5	नाम:मे.सनराईस कन्स्ट्रक्शन्स तर्फे पार्श्वती शोख अकूत अख्तर रेहमान जमोदी - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: हा.नं 1-15 -48,एक-21 कॉलनी,नेहरू भवन जवळ,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	निवृत्त देणार वय :-43 स्वाक्षरी:-		
6	नाम:मे.सनराईस कन्स्ट्रक्शन्स तर्फे पार्श्वती सय्यद आरुम अली मुलतान अली - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: एम-12,एक-21,स्वाभी विजेबागवद नगर,हुदको औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	निवृत्त देणार वय :-48 स्वाक्षरी:-		
7	नाम:मे.सनराईस कन्स्ट्रक्शन्स तर्फे पार्श्वती मिर्झा इश्राद सेव मिर्झा सलीम सेव - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: हा.नं 1-27-8/पी,शाहीमाय बेकरी समीर,मंगूरपुरा,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:-	निवृत्त देणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपासणी करून घेऊन दिव्याचे करून करणार.
मिळा क्र.3 ची वेळ:24 / 08 / 2023 15:15

मोलाख:-

छातीस इसम असे निवेदीत करणार की दस्तऐवज करून देणारा व्यक्तीस: ओळखतात, व त्याची ओळख पडवितात.

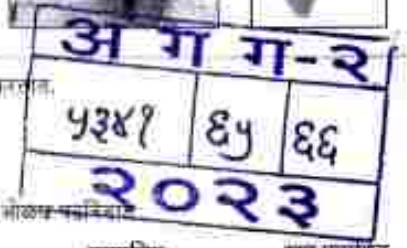
अनु क्र. पञ्चकाराचे नाव व पत्ता

- नाम:मोहम्मद सलीम मोहम्मद हुसैन -
वय:50
पत्ता:औरंगाबाद
पिन नं:431001

स्वाक्षरी

छायाचित्र

इस प्रमाणित



2 नाथ निहोकी मोहम्मद इलेवायेहीन --
वय: 50
पता: औरंगाबाद
पिन कोड: 431001

स्वाक्षरी



शुक्रवा ०४ ची वेळ: 24 / 08 / 2023 01 : 16 : 47 PM

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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3		eChallan		MH007081128202324E	30000	RF	0003887076202324	24/08/2023

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दि २४/०८/२०२३

सह. मुख्य निबंधक वर्ग-३
औरंगाबाद क.३