

158/1106

Tuesday, February 13, 2024

5:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1599 दिनांक: 13/02/2024

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-1106-2024

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: 1. जेहरा अहेमद सलीम अहेमद 2. ताहेर अहेमद सलीम अहेमद यांच्यातर्फे मु. आम म्हणून शेख अबुद अब्दुल रहेमान अमोदी -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:08 PM ह्या वेळेस मिळेल.


 Sub Registrar Aurangabad I

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

 सह दुय्यम निबंधक रु. 1/-
 औरंगाबाद शहर क्र. 1
 औरंगाबाद.

1) देयकाचा प्रकार: DHC रक्कम: रु. 780/-

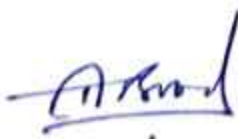
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224130117786 दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015562553202324E दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:



मुळ दस्त परत केली

158/1106

इतर पावती

Original/Duplicate

Wednesday, 14 February 2024 12:18 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1622 दिनांक: 14/02/2024

गावाचे नाव: -औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-1106-2024

दस्तऐवजाचा प्रकार : डिक्लरेशन

मादर करणान्याचे नाव: 1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद यांच्यातर्फे मु.आम म्हणून शेख अबुद
अब्दुल रहेमान अमोदी -

वर्णन

दस्त हाताळणी फी

रु. 80.00

पृष्ठांची संख्या: 4

एकूण:

रु. 80.00

Sub Registrar Aurangabad i

1); देयकाचा प्रकार: DHC रक्कम: रु.80/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224144803832 दिनांक: 14/02/2024

र्वेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH015562553202324E	BARCODE	Date		13/02/2024-16:56:18	Form ID	25.1
Department		Inspector General Of Registration					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment		Registration Fee		PAN No.(If Applicable)			
Office Name		ARB2_AURANGABAD 2 JT SUB REGISTRAR		Full Name		1 AND 2 THR GPA SHAIKH ABOOD ABDUL REHMAN AMODI AND OTHER	
Location		AURANGABAD		Flat/Block No.		CTS NO.11485,SHEET NO.361	
Year		2023-2024 One Time		Premises/Building		ROZA BAGH,NEAR KOHINOOR LAWN,HARSUL ROAD	
Account Head Details		Amount In Rs.		Road/Street		AURANGABAD	
0030046401 Stamp Duty		500.00		Area/Locality		AURANGABAD	
0030063301 Registration Fee		100.00		Town/City/District		PIN	
						4 3 1 0 0 1	
				Remarks (If Any)			
				SecondPartyName=1 AND 2 THR GPA SHAIKH ABOOD ABDUL REHMAN AMODI AND OTHER-			
				Amount In			
				Six Hundred Rupees Only			
Total		600.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332024021319668 2853510934	
Cheque/DD No.		Bank Date		RBI Date		13/02/2024-16:57:00 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

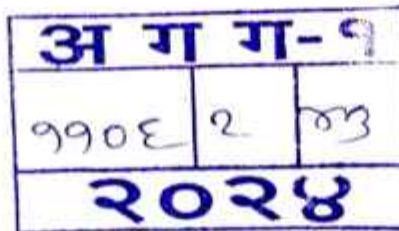
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Mobile No. : 0000000000



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224130117788	Date 13/02/2024
Received from self, Mobile number 0000000000, an amount of Rs.780/-, 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 13/02/2024
Bank CIN 10004152024021316733	REF No. 404434551031
This is computer generated receipt, hence no signature is required.	





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

Receipt of Document Handling Charges

PRN 0224130117786

Receipt Date 13/02/2024

Received from self, Mobile number 0000000000, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 1106 dated 13/02/2024 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED

₹ 780

DEFACED

Payment Details

Bank Name SBIN

Payment Date 13/02/2024

Bank CIN 10004152024021316733

REF No. 404434551031

Deface No 0224130117786D

Deface Date 13/02/2024

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





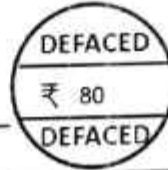
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224144803832

Receipt Date 14/02/2024

Received from sale, Mobile number 0000000000, an amount of Rs.80/-, towards Document Handling Charges for the Document to be registered on Document No. 1106 dated 14/02/2024 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 14/02/2024

Bank CIN 10004152024021403652

REF No. 404557062108

Deface No 0224144803832D

Deface Date 14/02/2024

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



DEED OF DECLARATION

This Deed of Declaration is made at Chhatrapati Sambhaji Nagar/Aurangabad within the limits of Chhatrapati Sambhaji Nagar/Aurangabad Municipal Corporation, for the property bearing C.T.S. No. 11485, Sheet No. 361, Situated Roza Bagh, Near Kohinoor Lawn, Harsul Road Tq. & Dist. Chhatrapati Sambhaji Nagar/Aurangabad (M. S.), On this 13th day of February 2024.

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

THROUGH THEIR G. P. A. HOLDER

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.
PAN NO. AFBPA0589G
UID NO. 287796355531



2. **Mr. Sayyad Azam Ali**

S/o Sultan Ali

Age :- 48 years Occ. :- Business,

R/o :- N-12, F-21, Swam Vivekanand Nagar,
Hudco, Aurangabad.

PAN NO. BFCPS9290C

UID NO. 708378287580

Hereinafter called as the **"OWNERS/BUILDERS/DEVELOPERS"**.

FIRST : All that piece or parcel of Property Situated within the Registration Division, Chhatrapati Sambhaji Nagar/Aurangabad Sub-Division and Taluka Chhatrapati Sambhaji Nagar/Aurangabad bearing **C.T.S. No. 11485, Sheet No. 361**, totally admeasuring **1863.47 Sq. Mtrs.** Situated at **Roza Bagh, Near Kohinoor Lawn, Harsul Road Tq. & Dist. Chhatrapati Sambhaji Nagar/Aurangabad (M. S.)**, and which is bounded as Under :-

EAST : Road
WEST : C.T.S. No. 11490
SOUTH : C.T.S. No. 11490
NORTH : C.T.S. No. 11485/P

SECOND : That the Owners/Builders/Developers has constructed on the parcel of land described above Flats known as **SUNRISE ELITE** according to the plans attached hereto which were approved by the Municipal Corporation, Aurangabad Bearings commencement certificate issued vide permission No. 118/2023-24, File No. 369/17/2022-23, Dtd. 10/01/2024 as mentioned therein and which are made a part thereof. The description of the property is as follows :-

That, the property bearing **C.T.S. No. 11485, Sheet No. 361**, Situated at **Roza Bagh, Near Kohinoor Lawn, Harsul Road Tq. & Dist. Chhatrapati Sambhaji Nagar/Aurangabad** named as **"SUNRISE ELITE"**, The postal address of the Flats is :

"SUNRISE ELITE",

C.T.S. No. 11485, Sheet No. 361

Roza Bagh, Near Kohinoor Lawn, Harsul Road Tq. & Dist. Chhatrapati Sambhaji Nagar/Aurangabad



THIRD : That the said Flats consists of a Under Ground Floor to Eight Floor. The Ground Floor & Upper Floors consists of individual blocks for Residential purposes. Each Floor is capable of individual utilization on account of having their own exit to a common area and facility of the building, and the superstructure of said block will be transferred to one or more owners, as the case may be, each owner obtaining a particular and exclusive property right thereto constituting hereditary and transferable, immovable property within the meaning of any law for the time being in force in the State and also an undivided interest in the general and/or restricted common areas and facilities of the building, necessary for their adequate use and enjoyment, in accordance with the Maharashtra Apartment Ownership Act, 1970.

FOURTH : That the Vendee/Purchaser of the Block, etc. means the person/s to whom the superstructure of the respective block has been Sold Out.

FIFTH : That this condominium shall be known as "THE SUNRISE ELITE" and the detail of Residential lock with their specification and respective identification is as mentioned in the plan attached herewith & the common areas and facilities etc. of the building will be as follows :-

- A} All the Blocks include the respective outside wall and one of the common wall portions but exclude bearing walls.
- B} Parking, Passage and Common Toilet facilities as detailed in plan herewith.
- C} Lobby facilities as detailed in plan.



D) The following facilities located through out the Building.

1) Stair way facility from Ground Floor to the R. C. C. Slab of the building.

2) R. C. C. Water Tank located on Roof of the above Building for Drinking Purpose and General Purpose

3) Plumbing Net-Work throughout the building.

4) Electric Wiring Net-Work throughout the Building along with One Common Electric Meter.

5) Common Light and Public Water Drainage Connections.

6) The foundations and main wall, columns, beams and roofs of the building.

7) Lift Facility is Available.

8) Tanks, Water Pump, Septic tank, Ducts and in general all apparatus and installation existing for common use.

E) There are restricted common area and facilities for the Blocks of respective floors as shown in the plans which includes Lobby/Corridor/Passage which gives independent access.



SIXTH : That the Administration of "SUNRISE ELITE" consisting as aforesaid of the Building described above of this Deed shall be in accordance with the provisions of this Deed and for which the Association of Vendee/Purchaser may decide and form the detailed by-laws as per the provisions which will be prepared as part of this deed. Suitable base may be decided by the Apartment Condominium for the right, title and interest of each block in the general common area and facilities considering their proportionate share in the common expenses etc.

SEVENTH : That as appears above a plan of Ownership for superstructure of residential block is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the respective units may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building, each owner having an exclusive and particular right, title and interest over his respective unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

EIGHTH : That the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

NINTH : That all present or future Vendee/Purchaser, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the units of the building or the mere act of occupancy of the said units shall also signify that the provisions of this Deed are accepted and ratified. The respective units shall not be rented or given on lease and licence or caretaker basis for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days, or (b) any rental or if the occupants of the unit are provided customary hotel or boarding or



lodging or paying guest services. Other than the forgoing obligations, the owner of the respective units shall have the absolute right to lease such unit or give it/on leave and license or caretaker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the By-laws as decided.

TENTH : That if the property, is totally or substantially damaged or destroyed, the repair, reconstruction etc. of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970/directed by A.M.C. Authorities.

ELEVENTH : That, where a unit is transferred by a mortgage in exercise of his powers under an English Mortgage or by a Court in execution of a decree in a suit brought by a Mortgagee against the owner of such unit, then neither the mortgagee nor the purchaser who derives title to the unit of such transfer, or his successors or assigns shall be liable, for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood. however, that the above shall not be construed to prevent the Association from filing and claiming charge for such assessment and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

TWELTH : All, the prospective purchaser of the respective units/block will have to pay taxes/cess, corporation tax/ other Govt., society charges & maintenance Charges levies and duties in proportion to there ownership with no liability on the builders.

THIRTEENTH : The prospective purchaser should not carry out any modification, alteration, addition without the written consent from the owners/builders and the authorities.

SCHEDULE IS AS FOLLOW;



The Owners/Builders/Developers are fully empowered and authorized to execute sale deed, Apartment deed in favor of Apartment/unit/ family/unit holder. Also Owners/Developers alone make additions, amendments or in its any part, annexure and exhibits by separate document.

IN WITNESS WHEREOF THE DEVELOPERS HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR HEREINABOVE MENTIONED.

EXECUTANTS/DEVELOPER

1. Mrs. Zehra Ahmed W/o Saleem Ahmed
2. Mr. Taher Ahmed S/o Saleem Ahmed
THROUGH THEIR G. P. A. HOLDER

1. Mr. Shaikh Abood
S/o Abdul Rehman Amodi



2. Mr. Sayyad Azam Ali
S/o Sultan Ali



WITNESSES

- 1) JUNAID CHAND PATEL
AGE: 25, OCC: BUSINESS

Age :- 25

R/o :- AURANGABAD

- 2) ABDUL MOHEEB
ABDUL WAHEED

Age :- 28, OCC: BUSINESS

R/o :- AURANGABAD



AREA SCHEDULE

AREA STATEMENT

SERIAL NO.	FLAT NO.	FLOOR	CARPET AREA	B/U AREA	SHARE IN PLOT IN SQ.M.	SHARE IN PLOT IN %	PARKING AREA	TOTAL AREA (SQ.METER)
01	FLAT NO-01	FIRST FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
02	FLAT NO-02	FIRST FLOOR	76.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
03	FLAT NO-03	FIRST FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	28.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
04	FLAT NO-04	FIRST FLOOR	91.50 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86%	27.87 SQ.MT.	149.37 SQ.MT.
05	FLAT NO-05	SECOND FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
06	FLAT NO-06	SECOND FLOOR	76.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
07	FLAT NO-07	SECOND FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
08	FLAT NO-08	SECOND FLOOR	81.50 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86%	27.87 SQ.MT.	149.37 SQ.MT.
09	FLAT NO-09	THIRD FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
10	FLAT NO-10	THIRD FLOOR	76.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
11	FLAT NO-11	THIRD FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
12	FLAT NO-12	THIRD FLOOR	91.50 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86%	27.87 SQ.MT.	149.37 SQ.MT.
13	FLAT NO-13	FOURTH FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
14	FLAT NO-14	FOURTH FLOOR	76.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.
15	FLAT NO-15	FOURTH FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62%	20.90 SQ.MT.	126.40 SQ.MT.



16	FLAT NO-16	FOURTH FLOOR	91.60 SQ.MT.	123.28 SQ.MT.	30.20 SQ.MT.	1.86 %	27.87 SQ.MT.	149.37 SQ.MT.
17	FLAT NO-17	FIFTH FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
18	FLAT NO-18	FIFTH FLOOR	78.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
19	FLAT NO-19	FIFTH FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
20	FLAT NO-20	FIFTH FLOOR	91.60 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86 %	27.87 SQ.MT.	149.37 SQ.MT.
21	FLAT NO-21	SIXTH FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
22	FLAT NO-22	SIXTH FLOOR	78.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
23	FLAT NO-23	SIXTH FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
24	FLAT NO-24	SIXTH FLOOR	91.60 SQ.MT.	123.28 SQ.MT.	30.20 SQ.MT.	1.86 %	27.87 SQ.MT.	149.37 SQ.MT.
25	FLAT NO-25	SEVENTH FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
26	FLAT NO-26	SEVENTH FLOOR	78.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
27	FLAT NO-27	SEVENTH FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
28	FLAT NO-28	SEVENTH FLOOR	91.60 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86 %	27.87 SQ.MT.	149.37 SQ.MT.
29	FLAT NO-29	EIGHT FLOOR	61.50 SQ.MT.	77.00 SQ.MT.	18.50 SQ.MT.	1.18%	16.25 SQ.MT.	93.25 SQ.MT.
30	FLAT NO-30	EIGHT FLOOR	78.00 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
31	FLAT NO-31	EIGHT FLOOR	81.50 SQ.MT.	105.50 SQ.MT.	26.50 SQ.MT.	1.62 %	20.90 SQ.MT.	126.40 SQ.MT.
32	FLAT NO-32	EIGHT FLOOR	91.60 SQ.MT.	123.29 SQ.MT.	30.20 SQ.MT.	1.86 %	27.87 SQ.MT.	149.37 SQ.MT.



AREA SCHEDULE

AREA STATEMENT

SERIAL NO.	FLAT NO.	FLOOR	CARPET AREA	B/U AREA	SHARE IN PLOT IN SQ.M.	SHARE IN PLOT IN %	PARKING AREA	TOTAL AREA (SQ.METER)
33	FLAT NO-33	FIRST FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
34	FLAT NO-34	FIRST FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
35	FLAT NO-35	FIRST FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
36	FLAT NO-36	FIRST FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
37	FLAT NO-37	SECOND FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
38	FLAT NO-38	SECOND FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
39	FLAT NO-39	SECOND FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
40	FLAT NO-40	SECOND FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
41	FLAT NO-41	THIRD FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
42	FLAT NO-42	THIRD FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
43	FLAT NO-43	THIRD FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
44	FLAT NO-44	THIRD FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
45	FLAT NO-45	FOURTH FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.





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46	FLAT NO-46	FOURTH FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
47	FLAT NO-47	FOURTH FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
48	FLAT NO-48	FOURTH FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
49	FLAT NO-49	FIFTH FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
50	FLAT NO-50	FIFTH FLOOR	78.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
51	FLAT NO-51	FIFTH FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
52	FLAT NO-52	FIFTH FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
53	FLAT NO-53	SIXTH FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
54	FLAT NO-54	SIXTH FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
55	FLAT NO-55	SIXTH FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
56	FLAT NO-56	SIXTH FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
57	FLAT NO-57	SEVENTH FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
58	FLAT NO-58	SEVENTH FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
59	FLAT NO-59	SEVENTH FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
60	FLAT NO-60	SEVENTH FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
61	FLAT NO-61	EIGHT FLOOR	97.00 SQ.MT.	125.60 SQ.MT.	31.50 SQ.MT.	1.93 %	27.87 SQ.MT.	153.47 SQ.MT.
62	FLAT NO-62	EIGHT FLOOR	79.00 SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
63	FLAT NO-63	EIGHT FLOOR	79.00SQ.MT.	102.60 SQ.MT.	25.50 SQ.MT.	1.57 %	20.90 SQ.MT.	123.50 SQ.MT.
64	FLAT NO-64	EIGHT FLOOR	56.00 SQ.MT.	73.60 SQ.MT.	18.50 SQ.MT.	1.13 %	16.25 SQ.MT.	89.85 SQ.MT.
65	LIFT AREA			7.03 SQ.MT.				
TOTAL			4988.08 SQ.MT.	6532.55 SQ.MT.	1621.60	100%	1374.72 SQ.MT.	7885.92 SQ.MT.

सहायक आचार्य

मालमत्ता पत्रक

[ସହରାଞ୍ଚଳ ଉପର ସହର (ସାଧ, ସମର ଓ ଗହର ଗୁପ୍ତାସନ) ବିଷୟ, ୧୯୫୧ ଆର୍ଥିକ ବିଷୟ ଓ କନୁଆ "ଢ"]



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मुक्तिशोधिकालय :	
हस्तकाया पुस्तक संख्या :	३९
वर्ष : १९८९	[अंतर्गत मालिका पुस्तक १९८९ साल पेशी]
पट्टीदार :	
इतर भाषा :	
इतर शीर्षक :	मार्गीत इति-मुलक २००१९.९८. १० वी वी १९ इति-शीर्षक २००१९.९८. १० वी वी १९ इति-मुलक २००१९.९८. २१.११९.९९. १८.८८.९९. २००१९.९८. १९ वी वी

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छत्रपती संभाजीनगर महानगरपालिका

“बांध का मा चा प र वा ना”
COMMENCEMENT CERTIFICATE

परवाना क्रमांक :- १११ / २०२३-२४

फाईल क्रमांक :- ३६९/१७/२०२२-२३



दिनांक :- ०८/१०/२०२३

परवाना धारण करण्याचे नाव :- श्रीमती जोहरा अहमद भ. सलीम अहमद व इतर तर्फे
जी.पी.ए.धारक मे. सानराईज कन्स्ट्रक्शन तर्फे भागीदार श्री.
शेख अबुल अब्दुल रहमान आमोदी व इतर
न.भू.क्र. :- ११४८५ गोहल्ला :- रोजेबाग, छत्रपती संभाजीनगर



प्रादेशिक महानगरपालिका अधिनियम १९६९ च्या कलम २५३ व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम १५५ अन्वये व तत्संबंधित नियमांनुसार अनुसरून खालीलप्रमाणे बांधकामाची/ दुकस्तीची परवानगी दिली जाते, सदरील परवानगाचा अंमल आणि ताखेपारुन एक वर्षासाठी राहिल. बांधकाम पूर्ण झाल्याबाबत लेखी माहिती तपासणीसाठी या कार्यालयात पाठविण्यात यावी. नगर रचनाकार यांनी लागू रंगाने दुरुस्ती/ मान्य केलेल्या नकशा प्रमाणे बांधकामाची परवानगी खालील अटीवर दिली जाते.

०१. सदर बांधकाम परवाना हा विकास परवानगीच्या अनुषंगाने दिला जात आहे. याच्या नमुद केलेल्या भूखंडा संबंधी भविष्यात कोणत्याही हक्क, हजेराई हक्क, अगर इतर कोणत्याही ठित संबंधास बाधा निर्माण होत अशातील तर त्यांची आपल्या तक्रारी/ वाद न्यायालयामार्फत परस्पर दुर करून घ्याव्यात या संकल्पने उद्भवणाऱ्या कोणत्याही बाबींची जबाबदारी छत्रपती संभाजीनगर महानगरपालिकेवर राहणार नाही.
०२. शेजाऱ्याच्या कोणत्याही प्रकारच्या हक्कात बांधा निर्माण होईल असे बांधकाम करण्यात येऊ नये.
०३. जोल्याचे प्रमाणपत्र घेणेपुर्वी नगर भूमापन अधिकारी/ तालुका निरीक्षक भूमि अभिलेख यांच्यामार्फत भूखंड आखणी करून घेणे अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहिल.
०४. बांधकाम साहित्य व माती महानगरपालिकेच्या रस्त्यावर ठेऊ नये. या बाबत दिनांक ०२/०१/२०२४ रोजी दिलेले हमीपत्र अर्जदारास बंधनकारक राहिल.
०५. सदर भूखंडास/ मिळकतीस अप्पर तहसिलदार, छत्रपती संभाजीनगर यांचे मार्फत महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम-४२ अ मधील तरतुदी नुसार जा.क्र.२०२०/जमा/परि.म./सिआर-३४ दि. १३/०३/२०२० अन्वये सगद प्राप्त आहे.
०६. या कार्यालयाचे संबंधित अधिकारी जागेवर प्रत्यक्ष पाहणीसाठी आले असता, त्यांचे अवलोकनाथी मंजूरीचे संबंधित कागदपत्रे दाखविण्यास यावे.
०७. जोल्यापर्यंत (Plinth Level) चे बांधकाम झाल्यानंतर सदरहु कार्यालयास त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणपत्रासह कळवावे.
०८. मंजूर बांधकाम नकाशाच्या विरुद्ध जर बांधकाम करण्यात आले तर आपणा विरुद्ध महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम-४३ सह ५२, कलम-५४, कलम-५३ प्रमाणे पुढील कार्यवाही करण्यात येईल.
०९. मुंबई प्रांशिक महानगरपालिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र (Occupancy Certificate) घेण्यात यावे व त्यानंतरच इमारतीचा वापर सुरु करावा नसता आपल्या विरुद्ध न.प्र.नि.व न.र. अधि. १९६६ चे कलम-५३ अन्वये पुढील कार्यवाही करण्यात येईल.
१०. भोगवटा प्रमाणपत्र घेतलेव्ही महानगरपालिका परवानाधारक प्लॅनरचे जलनिःसारण जोडणी बाबतचे प्रमाणपत्र जोडणे आवश्यक आहे.
११. छतावर पडणाऱ्या पावसाचे पाणी संकलीत करून विहीर असल्यास त्यांचे पुर्नभरण करावे. जेथे विपन विहीर नाही अशा ठिकाणी सोकपीट (शौचकूप) तयार करून त्यामध्ये त्याचा निचरा करावा.
१२. शहर विकास निधी रक्कम रु. ३,९९,४५०/- च.क्र. ३६४६७ दि. १८/१२/२०२३ रोजी भरणा केलेला आहे.
१३. जमीन विकास शुल्क रक्कम रु. ९७,४९०/- च.क्र. ३६४६९ दि. १८/१२/२०२३ रोजी भरणा केलेला आहे.
१४. स्वयं विकास अनामत रक्कम रु. ५०,०००/- च.क्र. ३६४७१ दि. १८/१२/२०२३ रोजी भरणा केलेला आहे.
१५. ग्रिनियम (Ancillary Area) रक्कम रु. ३२,६००/- च.क्र. ३६४६८ दि. १८/१२/२०२३ रोजी भरणा केला आहे.
१६. ग्रिनियम (Open Space) रक्कम रु. ४,८७,०५०/- च.क्र. ३६४७२ दि. १८/१२/२०२३ रोजी भरणा केला आहे.
१७. भोगवटा प्रमाणपत्र घेणेपुर्वी सामासातील अंतरामध्ये कमीत कमी (२०) झाडे लावून त्यांचे संगोपन करावे.
१८. जागेवर झाडे तोडायबावी झाल्यास प्रथम रक्षक प्राधिकरणामार्फत परवानगी घेण्यात यावी.
१९. जागेवरील विद्युत वाहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरु करण्यापुर्वी संबंधित खात्याकडून काढून घ्यावी नंतरच बांधकाम सुरु करावे.
२०. अंतर्गत विकासाच्या कामा बाबत (Self Development) आदेश क्रमांक जा.क्र./मनपा/नरवि/सक. २०१७/१३९ दि. २९/०४/२०१७ चा आदेश अर्जदार यांच्यावर बंधनकारक राहिल.
२१. सदरील योजना (Scheme) मधील सर्व रस्ते, पाणी पुरवठा, जलनिःसारण, विद्युत, दिवावती इत्यादी सेवा सुविधांची देवघात दुरुस्तीची कायम स्वरुपी जबाबदारी विकासक तथा या योजनेतील सर्व गाळेधारक यांची राहिल.
२२. अंतर्गत विकासाची कराबाबती कामे.

- (१) अंतर्गत रस्ते खंडीकरण व खंडीकरण अथवा फॉर्कट्रीकरण करणे. (२) गाळ गट निर्माण होणे.
- विकास योजना रस्त्याचा त्याच्या मालकी हक्क क्षेत्र भर्वापर्यंत विकासक यांच्या जबाबारी राहिल.
- (३) जलनिःसारण व जलवाहिनी टाकणे (४) विद्युत खांबासह विजुत तः. लावणे (५) आवश्यकता त्यास माला देविमस्तकी रिटनिंग वॉल बांधणे (६) जलनिःसारणाची महानगरपालिकेचे जलनिःसारण वाहिनी जोडणी होईपर्यंत सार्वजनिक एकत्रित स्वरुपात वा आवश्यक असाव्यास वैयक्तिक स्वरुपात आवश्यक त्या क्षमतेचा Septic Tank बांधणे, Waste Water Treatment Plant व Operate व Maintenance करणे. (६) पाणी पुरवठा (जलवाहिनी) ची काणे करणे. (७) रस्त्यालागता गटाराची व्यवस्था करणे. (८) खुल्या जागेचा सर्वेक्ष विकास करणे (९) पर्यावरण रक्षा पर्यावरणवादी योजना राबवणे.

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२२. सर्वोच्च अंतीम विकासवाची कार्य पूर्ण करून त्याबाबत पूर्णत्वाचे प्रमाणपत्र भोगवटा प्रमाणपत्रावरील १२८२ क्रमांकाच्या या दि. ३३/१२/२०२३ रोजी दिलेले नोंदीनुसार तयार झालेले अर्जदार यांच्यावर बंधनकारक राहिले. (नोटीरीयट वी अफिज एम होब)।
२३. अंतीम विकासवाची कार्य अर्जदार स्वतः करणार आहे अंतीम विकास कामासाठी महानगरपालिका महानगरपालिकेकडे करणार नाही अंतीम विकास कामा बाबत दिलेले नोंदीनुसार शासनाचे / करारनामा अर्जदाराने बंधनकारक राहिले.
२४. अंतीम विकासवाची कामाची कामगमनाची वेळापत्रक व पूर्णत्वाची तक्रारी अर्जदारास राहिल.
२५. अंतीम विकासवाची कामगमनाची कार्ये इमारती बांधकाम कार्यगमनाच्या नोंदीनुसार बसवून तसा नोंदीनुसार करणार नाही अंतीम विकास कामा बाबत दिलेले नोंदीनुसार शासनाचे / करारनामा अर्जदाराने बंधनकारक राहिले.
२६. विकास विभाग विकासवाचीनुसार Waste Water Recycling, Solar System & Rain Water Harvesting करिताची योजनाबाबतची कार्ये अर्जदारास बंधनकारक राहिले.
२७. अंतीम विकासवाची इमारतीच्या बांधकामाचे बांधकाम व आधुनिकीकरण करून त्या संदर्भात इतर सुरक्षात्मक उपाय योजना करणे तसेच सार्वजनिक रस्त्यावर आणि सार्वजनिक जागांवर बांधकाम बांधकामाची साठवणूक न करणे व इमारतीच्या बांधकामाबाबत निर्माण होणारी मूल तसेच पराक्रम तसेच प्रदूषण होणार नाही या संदर्भात दखल घेणे अर्जदारास / विकासवाची बंधनकारक राहिले.
२८. सदर बांधकामा करिता आवश्यक असणारे पाणी महानगरपालिकेच्या जल मल केंद्रातून (JWF) उपलब्ध करून देण्यात यावे भोगवटा प्रमाणपत्र प्रस्थापना सोबत इमारतीच्या बांधकामास आवश्यक पाणी सादर केंद्रातून उपलब्ध करून देण्याबाबतचे संबंधित विभागाचे प्रमाणपत्र सादर करणे अर्जदारास बंधनकारक राहिले.
२९. कार्यवाहीचे आदेश जा.क./मनपा/नरवि/उत्तर/२०२२/५५४ दि. ०९/०३/२०२२ अन्वये व एकत्रित विकास निर्माण व प्रोत्साहन विभागावरील विभाग क्र.४.४.२ (१) मधील तरतुदीनुसार इलेक्ट्रिक वाहनांच्या पार्किंगसाठी प्रस्तावित इमारतीमध्ये ०५ इलेक्ट्रिक पार्किंग स्टेशनची (पीईटी) व्यवस्था करावी.
३०. सदर प्रकल्पा अग्निशमन अधिकारी यांचे प्रोहीजनल अग्निशमन ना हरकत प्रमाणपत्र Out Word No. AMC/FIRE/997/2023 Date 03/11/2023 अन्वये प्राप्त असून, त्यामधील अटी अर्जदार यांच्यावर कायम स्वरूपाचे बंधनकारक राहिले, भोगवटा प्रमाणपत्र घेते वेळील अग्निशमन अधिकारी यांचे अंतीम अग्निशमन ना हरकत प्रमाणपत्र घेणे बंधनकारक राहिले.
३१. Promoter should obtain Maha RERA Registration as per section 3 of the Real Estate (Regulation & Development) Act, 2016
३२. प्रस्तावित मिळकत १५.०० मीटर रुंद विकास योजना रस्त्याने बांधित क्षेत्र २४०.०० चौ.मी. बांधित असून, बांधित क्षेत्र अर्जदाराने महानगरपालिकेस नोंदणीकृत दस्त क्रमांक अगम-२-१९८२/२०२३ दि. १९/१२/२०२३ अन्वये हस्तावरीत करून दिले आहे. त्याची नोंद ७/१२ उताऱ्यावर ६० दिवसाच्या आत घेऊन तसा ७/१२ उताऱ्यावर करणे अर्जदारास बंधनकारक राहिले.
३३. ३०.०० मीटर रुंद विकास योजना रस्त्याने गट क्रमांक १९/३ मीने भावसिंगपुरा, छत्रपती संभाजीनगर येथे Folio No. 03/64 TDR CERTIFICATE No. AMC/TP/DRC/60/2022 Date 30/01/2022 अन्वये तयार झालेल्या टी.डी.आर. क्षेत्रापासून ३३२.३८ चौ.मी. F.S.I. CREDIT क्षेत्र व १५.०० मीटर रुंद विकास योजना रस्त्याने गट क्रमांक २२८/३ मीने हर्गुल, छत्रपती संभाजीनगर येथे Folio No. 02/89 TDR CERTIFICATE No. AMC/TP/DRC/E/154/2013 Date 22/11/2013 अन्वये तयार झालेल्या टी.डी.आर. क्षेत्रापासून ७६७.६०९ चौ.मी. F.S.I. CREDIT असे एकूण १०९९.९८९ चौ.मी. क्षेत्र सदर मिळकतीवर वापरण्यात आलेले आहे.
३४. सदर इमारतीस विशेष इमारत म्हणून मा. प्रशासक महोदय यांची मान्यता प्राप्त आहे.
३५. सध्यास्थितीत महानगरपालिकेस पाणी पुरवठा करणे शक्य नाही. जेव्हा महानगरपालिकेकडे अतिरिक्त पाणी उपलब्ध होईल त्यावेळी आपणास पाणी पुरवठा करणे शक्य होईल. तरी पाणी पुरवठा बाबत अर्जदारास आग्रह घेता येणार नाही.

(प्रशासकीय यांची तजविज दि. १३/१२/२०२३)

प्रशासक,
छत्रपती संभाजीनगर महानगरपालिका,
यांचे करिता.
O.C. Signed By D.D.T.P.

प्रतिलिपि :-

०१. मा. विलेखिका, छत्रपती संभाजीनगर यांना माहितीरूप सादर.
०२. सहायक अधिकारी (अतिक्रमण) छत्रपती संभाजीनगर महानगरपालिका (वि.क्र. १४) यांना माहितीरूप

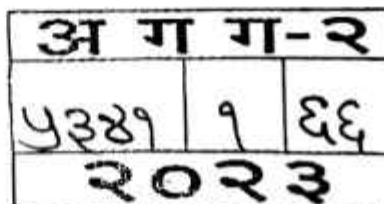


3-11-10:50 Form ID

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

Mobile No. : 0000000000

Print Date 24-08-2023 11:11:40





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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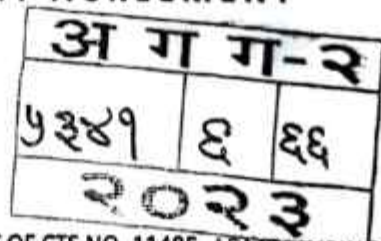


DEVELOPMENT AGREEMENT

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.
240.



- 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.

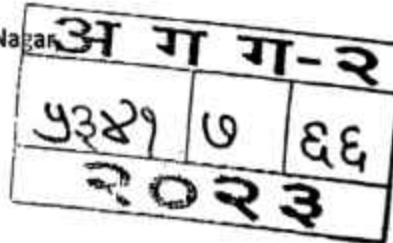
AND

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. 27ACLFS8309K2ZH
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 Balg s/o Mirza Naseer Balg

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

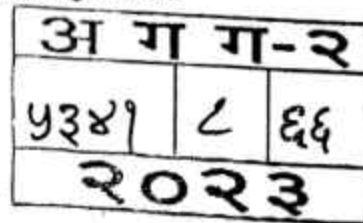
UID No. 3501 3535 8736

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 owner and developer as contained in this Development Agreement.



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 ,

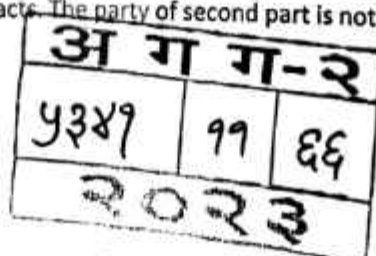
Boundaries:-

- | | |
|-------------|-----------------|
| 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



159/5341

मुद्रांक 24 ऑगस्ट 2023 1:11 म.नं.

दस्त गोपवारा भाग-1

अवध 2

दस्त क्रमांक: 5341/2023

दस्त क्रमांक: अवध 2 /5341/2023

बाबत मूल्य: रु. 8,50,00,000/- मोबदला: रु. 00/-

भरनेचे मुद्रांक मूल्य: रु. 47,85,200/-

दु. नि. मह. दु. नि. अवध 2 यांचे कार्यालयात

म. नं. 5341 वर दि. 24-08-2023

रोजी 1:10 म.नं. वा. हजर केला.

पावती: 6283

पावती दिनांक: 24/08/2023

सादरकरणाचे नाव: मे. समराईस संमृक्कन्य तर्फे पारटनस शेख
अबुल अब्दुल रेहमान अमोरी -

गोपनी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

गृहांची संख्या: 60

दस्त हजर करणाऱ्याची सही:

एकूण: 31200.00

कमी दस्त वाता वृत्त रु. 120/-
पा.क्र. - 629/- न वसूल

Joint S R Aurangabad II

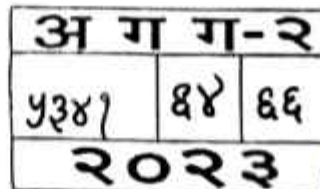
Joint S R Aurangabad II

मस्ताफा इमाम, टेबलपमेट ऑपरेटिव्ह

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

मिह्रा नं. 1 24 / 08 / 2023 01 : 10 : 32 PM ची वेळ: (सादरीकरण)

मिह्रा नं. 2 24 / 08 / 2023 01 : 12 : 00 PM ची वेळ: (फी)



उत्पत्त्याचा प्रकार :- रेणुगणपयेंट थ्रीमीमेंट

कृष्ण प्रमाणित

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पिन कोड 431001

गुवाडगरी

ठसा प्रमाणित



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2. मा.विहीनी मोहम्मद इनेबासोदीन ..
बच: 50
पता: औरंगाबाद
पिन कोड: 431001

स्वाक्षरी



चिफ्फा क्र.4 ची वेळ: 24 / 08 / 2023 01 : 16 : 47 PM

Joint S R Aurangabad II

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	129	AURANGABAD	4785200	SD		
2		DHC		0823247803802	1200	RF	0823247803802D	24/08/2023
3		eChallan		MH007081128202324E	30000	RF	0003687076202324	24/08/2023

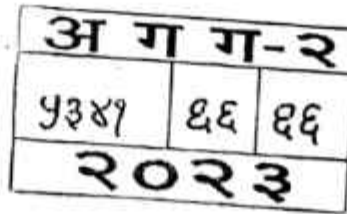
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5341 /2023

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

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

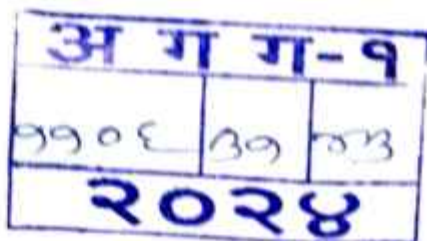


प्रमाणित करण्यात येते की सदर दस्तावेजात एकूण ६६ पाने
आहेत नोंदणी पुस्तक क्रं १ चे अनुक्रमांक १३४१ वर नोंदला
दि २४/०८/२०२३

साह.दुष्यम निबंधक वर्ग-२
औरंगाबाद क्र.२



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५३४२	१	२५
२०२३		



IRREVOCABLE GENERAL POWER OF ATTORNEY

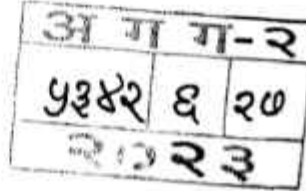
This Irrevocable General Power of Attorney is made and executed at Aurangabad on this 24 day of Aug, 2023 by:

- 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 jointly referred to as "the Owners" or "The Executants". Which, the expressions shall unless repugnant to the context or meaning thereof shall mean include all their respective legal heirs, successors, executors, administrators, survivors, assignees etc.).

In favour of

- 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

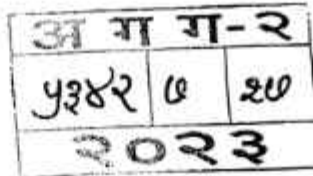
In the capacity of the Partners of **M/s. SUNRISE CONSTRUCTIONS.**

Hereinafter referred to as "**The Attorney**" or "**The Second Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the firm, all its partners, successors, executors and administrators, assignees etc.).

WHEREAS, the Executants herein are the absolute owners and possessors of Plot bearing CTS No. 11485 sheet No. 361, admeasuring 1863.47 sqm which is situated at Roza Bagh, Harsul Road, Aurangabad. (Hereinafter referred to as the Demised Property, which is more specifically as described in the **Schedule – I** hereunder).

AND WHEREAS, the Executants herein, with an intention to develop a housing project on the Demised Property, have entered into a Development Agreement with M/s Sunrise Constructions on and upon the decided terms and conditions and the said development agreement is registered before the Sub-registrar, Aurangabad vide day book No. 5341 dated 24/08/2023.

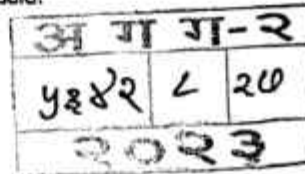
AND WHEREAS, as per the terms of the said development agreement and for the purpose of facilitating the obtaining of necessary sanctions and approvals, execution of the development and construction work, execution of the sale deeds, agreement to sale and other documents in respect of the sale of the residential units in the proposed housing project, we have to execute an Irrevocable General Power of Attorney in favour of the partners of the developer firm which, we hereby do.



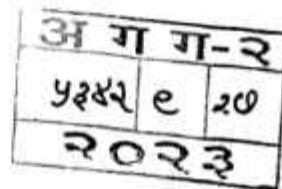
Now, we (1) Mrs. Zehra Ahmed w/o Saleem Ahmed, (2) Mr. Taher Ahmed s/o Saleem Ahmed do hereby authorise and appoint (1) Mr. Shaikh Abood s/o Abdul Rehman Amodi, (2) Mr. Sayyad Azam Ali s/o Sultan Ali and (3) Mr. Mirza Irshad Baig s/o Mirza Naseer Baig in the capacity of the Partners of M/s. Sunrise Constructions to be our lawful attorney for the purpose of obtaining necessary approvals, for development and construction of the proposed Housing Project, marketing, publicity and sale of residential units in the said project coming in the share of the developer and for allied activities and to do or perform or cause to be done or performed all or any of the following acts, deeds, things and matters namely :

- 1) To submit the necessary papers and compliances, to apply for and obtain the Building Permission and other required permissions and sanctions which may be required for development and construction of the housing project on the Demised Property.
- 2) To enter upon the said property for the purpose of execution of the building construction and other related development activities.
- 3) To supervise the construction and development work of the housing project and to carry out and/or to get carried out through contractor, sub-contractors and/or departmental labours, the construction and development of the housing project on the Demised Property in accordance with the approvals and specifications sanctioned by the Aurangabad Municipal Corporation and other concerned Authorities and in accordance with all applicable rules and regulations made by the Government of Maharashtra Town Planning Authorities, and /or other concerned Authorities in that behalf for the time being.
- 4) To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its Departments, and/or Town Planning Department and other concerned authorities, in connection with the development of the housing project on the demised property.

5) To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the housing project on the demised property as aforesaid.



- 6) To appoint Architects, R.C.C. consultants, Contractors and other personnel and workmen for carrying out the development of Housing Project on the said property as also construction of buildings thereon and to pay their fees, consideration moneys salaries and/or wages.
- 7) To pay various deposits to the concerned authorities as may be necessary for the purpose of obtaining the building permission and for carrying out the construction and development works on the demised property and to claim refund of such deposits so paid by our said attorney and to give valid and effectual receipts on our behalf for the refund of such deposits.
- 8) To make necessary application to the MSEB and other concerned authorities for obtaining electric connection for the said housing project.
- 9) To apply for and obtain water connection for the housing project and on completion of the prescribed works, to apply for and obtain the completion certificates on that behalf.
- 10) To give such letters and writings and /or undertaking as may be required from time to time by the concerned authorities for the purpose of carrying out the Housing Project development work and also for obtaining completion certificate for development works executed in the Housing Project.
- 11) To do all other acts, deeds, matters and things in respect of the Demised Property including, to represent before and correspond with the concerned authorities for any of the matters relating to the sanctioning of the building plans and for obtaining sanctions of the works in the Housing Project.
- 12) In respect of the units coming in the share of the developer:- To finalise deals with the purchasers of residential units at all the price or for the amount that the attorney may think fit and proper, to collect and receive from the acquirers, purchasers, the price of such residential unit, that may be payable by such aforesaid person or persons, to make sign and execute Sale- Deed, Lease Deed, Agreement for Sale etc. and/or to give proper and lawful discharge for the same. In this regard, it is specifically made clear that the authority for execution of Agreement to Sale and Sale deed is initially being given only for the units which are not



the necessary "No Objection Certificate" for Mutation of the name of the Purchasers of residential units in the revenue records.

- 17) It is specifically decided that the developer shall not mortgage the project land for obtaining finance/loan for any financial institution or private person. As such, the developer shall not be entitled to mortgage the project land by using this Power of Attorney for any purpose.
- 18) By way of the development agreement and execution of Housing Project development works and by payment of the monetary consideration to the owners, the attorney holder has created the interest in the said property. As such the present power of attorney becomes irrevocable.
- 19) To do all other acts, deeds matters and things, which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to laws and customs of India.
- 20) All the powers under this GPA shall be enjoyed, used and executed by any two out of the three partners of the developer firm M/s Sunrise Constructions. For the purpose of presentation and admission of documents of registered Agreement for Sale and Sale Deeds the attorney jointly can appoint one or more persons.

Schedule - I

All the piece and parcel of the Plot bearing CTS No. 11485 sheet No. 361, admeasuring 1863.47 sqm is situated at Roza Bagh, Harsul Road, Aurangabad, falling within the limits of Aurangabad Municipal Corporation and bounded as under:-

Towards East : ROAD
Towards West : CTS No. 11490
Towards North : CTS No. 11490
Towards South : CTS No. 11485/p

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२०२४		

In Witness Whereof the Parties Hereto Have Subscribed Their Hands, Seal And Signatures On The Date And Place Mentioned Hereinabove. *Completed by*

OWNERS/EXECUTANTS:

i) Mrs. Zehra Ahmed w/o Saleem Ahmed

ii) Mr. Taher Ahmed s/o Saleem Ahmed

ATTORNEY

i) Shaikh Abood s/o Abdul Rehman Amodi

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

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

Partners of M/s. SUNRISE CONSTRUCTIONS



WITNESS:

1] MOHAMMAD SALIM
MOHAMMAD HUSAIN
AGE:-50, OCC:- BUSINESS
RIO:- CHILLPURA, AURANGABAD

2] SIDDQUI MOHAMMED
INTESARUDDIN
AGE:-50, OCC:- BUSINESS
RIO:- LABOUR COLONY, AURANGABAD.



Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SUNRISE CONSTRUCTION THR PARTNER SHAIKH ABOOD SHAIKH ABDUL REHMAN A OTH	eChallen	69103332023082412744	MH007081355202324E	500.00	SD	0003687422202324	24/08/2023
2		DHC		0823245303925	440	RF	0823245303925D	24/08/2023
3	MS SUNRISE CONSTRUCTION THR PARTNER SHAIKH ABOOD SHAIKH ABDUL REHMAN A OTH	eChallen		MH007081355202324E	100	RF	0003687422202324	24/08/2023

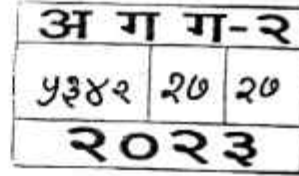
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

5342 /2023

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प्रमाणित करण्यात येते की सदर दस्तावेजात एकूण २० पाने आहेत नोंदणी पुस्तक क्रं. १ ये अनुक्रमांक ५३४२ वर नोंदला दि २४ / ०८ / २०२३

सह. उपयुक्त निबंधक सर्व-२
औरंगाबाद क्र. २





भारत सरकार
GOVERNMENT OF INDIA



शेख अबुद अब्दुल रेहमान अमोदी
Shaikh Abood Abdul Rehman Amodi

जन्म वर्ष / Year of Birth : 1979
पुरुष / Male



2877 9635 5531

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



सय्यद अजमल अली सुल्तानअली
Sayyad Azamali Sultanali
जन्म वर्ष/DOB: 1975
पुरुष Male

7083 6828 7580

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O सय्यद सुल्तानअली

एन-१२ एफ-२१

स्वामीविवेकानंद नगर हडको,
औरंगाबाद, औरंगाबाद,

औरंगाबाद

महाराष्ट्र 431001

Address:

S/O Sayyad Sultanali N-12 F-
21 SWAMI VIVEKANANAD
NAGAR HUDCO, Aurangabad
Aurangabad (MH),
Aurangabad
Maharashtra, 431001



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

5848 8089 5152

VID: 9135 1875 6124 8865

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
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S/O अब्दुल वहीद, वनद मंगल, मंगल बाग, दिवा गेट, दिवा
गेट (सा.), औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
S/O Abdul Wahid, Vande Mangal, Mangal Bag, Diva Gate, Diva
Gate (Sa.), Aurangabad, Aurangabad,
Maharashtra - 431001

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5848 8089 5152

VID: 9135 1875 6124 8865

158/1106

संगलवार, 13 फेब्रुवारी 2024 5:48 म.नं.

दस्त गोषवारा भाग-1

अगग1

दस्त क्रमांक: 1106/2024 83/83

दस्त क्रमांक: अगग1 / 1106/2024

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेंले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग1 पांचे कार्यालयात

पावती: 1599

पावती दिनांक: 13/02/2024

अ. क्र. 1106 वर दि. 13-02-2024

सादरकरणाचे नाव: 1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद पांच्यातर्फे मु.आम म्हणून शेख अबुद अब्दुल रहेमान अमोदी -

रोजी 5:47 म.नं. वा. हजर केला,

नौदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकुण: 880.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: डिक्लरेशन

मुद्रांक शुल्क: प्रतिज्ञालेख

शिवका क्र. 1 13/02/2024 05:47:16 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 13/02/2024 05:48:01 PM ची वेळ: (फी)



पाने फी 20/- पाने (8)
 आवडी क्र. 9822
 दि. 13/02/2024
 मध्ये वसूल केले.

सह दुष्कृतम निवासीत वर्ग-२
 क्र. १, औरंगाबाद.



13/02/2024 5 50:02 PM

दस्त गोपवारा भाग-2

अगण1

दस्त क्रमांक:1106/2024

दस्त क्रमांक : अगण1/1106/2024

दस्तावा प्रकार :- डिक्लेरेशन

अनु.क. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

ठसा प्रमाणित

- 1 नाव:1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद
पांच्यातर्फे मु.आम म्हणून शेख अब्दुल रहमान अमोदी -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड
नं: हा.नं 1-15-48,रऊफ कॉलनी,नेहरू भवन जवळ,औरंगाबाद,
महाराष्ट्र, औरंगाबाद.
पैन नंबर:
- 2 नाव:1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद
पांच्यातर्फे मु.आम म्हणून सय्यद आझम अली सुलतान अली -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड
नं: एन -12,एफ-21,स्वामी विवेकानंद नगर,हडको,औरंगाबाद,
महाराष्ट्र, औरंगाबाद.
पैन नंबर:

लिहून देणार
वय :-43
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत डिक्लेरेशन चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:13 / 02 / 2024 05 : 49 : 55 PM

ओळख:-

दस्तऐवज निष्पादनाचा कडुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे घडताळणवत आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार 1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद पांच्यातर्फे मु.आम म्हणून शेख अब्दुल रहमान अमोदी -	13/02/2024 05:49:23 PM	शेख अब्दुल रहमान अमोदी M 1171061830632103936
2	लिहून देणार 1.जेहरा अहेमद सलीम अहेमद 2.ताहेर अहेमद सलीम अहेमद पांच्यातर्फे मु.आम म्हणून सय्यद आझम अली सुलतान अली -	13/02/2024 05:49:42 PM	आझम अली सुलतान अली सय्यद M 1171062190792855552

शिकका क्र.4 ची वेळ:13 / 02 / 2024 05 : 49 : 57 PM

Sub Registrar Aurangabad I

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	1 AND 2 THR GPA SHAIKH ABOOD ABDUL REHMAN AMODI AND OTHER	eChallan	69103332024021319668	MH015562553202324E	500.00	SD	0008221778202324	13/02/2024
2		DHC		0224130117786	780	RF	0224130117786D	13/02/2024
3	1 AND 2 THR GPA SHAIKH ABOOD ABDUL REHMAN AMODI AND OTHER	eChallan		MH015562553202324E	100	RF	0008221778202324	13/02/2024

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

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1106 /2024

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७ ले बुकाचे ११०६
 नंबरी नोंदला दिनांक २३/०२/२०२४
 प्रमाणित करण्यात येते की, या
 दस्तामध्ये एकूण ३ पाने आहेत

सह दुय्यम निबंधक वर्ग-
 औरंगाबाद क्रमांक-१

