

CHALLAN
MTR Form Number-6

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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.
MH003177755202425E Dated
07-06-2024.

Case No. Adj/IGR202/92/2024

Certificate Number: CER-AUR-ADJ-IGR202-92-2024

Market Value/Value (if any): Rs. 102000000

Received from MS SARA INFRASTRUCTURES
Residing at OFFICE NO 1 TO 9, FIRST FLOOR,
NARAYAN PLAZA, CANNOUGH PLACE, CIDCO,
AURANGABAD. Stamp duty of Rs. 5100000/- (Rs.
Fifty One Lakh only). Vide e-Challan GRN No
MH004350726202425E Dated :- 01-7-2024 The
defacement number is 0002438493202425.

Collector of Stamps
Aurangabad

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 5100000/- (Rs. Fifty One
Lakh only) with which this instrument is
chargeable under Article 5- 5(ga) Development
Agreement of Schedule I of the said Act, has been
paid.

GUT NO.57, WADGAON KOLHATI, CHHATRAPATI
SAMBHAJINAGAR

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

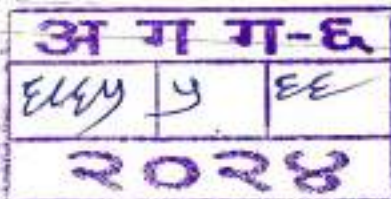
हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Aurangabad



Place: Aurangabad
Date: 01/07/24

Collector of Stamps
Aurangabad



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED ON 15th THIS DAY OF July 2024 AT CHHATRAPATI SAMBHAJINAGAR BY AND BETWEEN:

Miss. Ravija Ravindra Singal
(PAN No. AAJHP 0252 L)

Ravija Singal

Age : 24 Years, Occupation : Business,

R/o. 6 B, Neelima Building, Ridge Road, Malbar Hill, Mumbai-400006,

Through GPA Holder

Mrs. Vinita Singal

Age : 54 Years, Occupation : Business,

R/o. 6 B, Neelima Building, Ridge Road, Malbar Hill, Mumbai-400006,

Passport No. U7205449

(Hereinafter referred to as "Owner" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her executors, legal heirs, representative, assignees or administrators)

First Party

AND

M/s. Sara Infrastructure (PAN NO. ABJFS 8495 D)

Through its **Partner :**

Shri. Nilesh Sitaram Agrawal,

Age : 41 Years, Occupation : Business,

R/o. Office No.1 to 9, First Floor, Narayan Plaza,

Cannought Place, CIDCO, Chhatrapati Sambhajinagar.



(Hereinafter referred to as "The Developer/ Builder/ Promoter" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, executors, representative, assignees in interest or administrators)

Second Party

WHEREAS, 7/12 Extract issued by the Concerned Talathi in respect of Land admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati

Vinita Singal

Upward

15

Sambhajinagar, show the name of Miss. Ravija Ravindra Singal in Ownership column, mutated vide mutation entry No.3671.

AND WHEREAS, Registered Sale Deed No.AGG-5-8673 dated 26.10.2010 has been executed by Shri. Mukund Bhagwan Joshi in favour of (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in respect of Land totally admeasuring 1 Hectare 08 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar. The Sale Deed has been signed by Shri. Vinay Pundalik Chaudhary as a "consenting party".

AND WHEREAS, mutation entry No.998 dated 26.10.2010, approved by the Competent Authority on 13.11.2010, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in respect of Land totally admeasuring 1 Hectare 08 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar, taken on the basis of Registered Sale Deed No.AGG-5-8673 dated 26.10.2010 executed by Shri. Mukund Bhagwan Joshi in their favour.

AND WHEREAS, Registered Sale Deed No.AGG-5-980 dated 03.02.2011 has been executed by Shri. Mukund Bhagwan Joshi in favour of (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

AND WHEREAS, mutation entry No.1043 dated 04.03.2011, approved by the Competent Authority on 28.03.2011, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar, taken on the



Vinay



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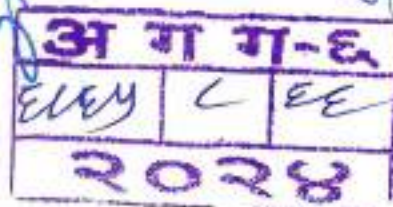
basis of Registered Sale Deed No.AGG-5-980 dated 03.02.2011 executed by Shri. Mukund Bhagwan Joshi in their favour.

AND WHEREAS, Registered Sale Deed No.AGG-5-3050 dated 26.04.2011 has been executed by (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in favour of (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar.

AND WHEREAS, mutation entry No.1078, approved by the Competent Authority on 21.05.2011, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar, taken on the basis of Registered Sale Deed No.AGG-5-3050 dated 26.04.2011 executed by (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in their favour.

AND WHEREAS, Registered Sale Deed No.AGG-2-6826 dated 14.11.2011 has been executed by (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in favour of (1) Shri. Shashikant Chandrakant Dhamdhare, (2) Shri. Sanjay Uttamchand Sancheti, (3) Shri. Paras Popatlal Katariya and (4) Shri. Kiran Kantilal Bothra in respect of Land totally admeasuring 1 Hectare 01 R situated at Gat No. 57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar.

AND WHEREAS, mutation entry No.1165 dated 15.11.2011, approved by the Competent Authority on 30.11.2014, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shashikant Chandrakant Dhamdhare, (2) Shri. Sanjay Uttamchand Sancheti, (3) Shri. Paras Popatlal Katariya and (4) Shri. Kiran Kantilal Bothra.



Bothra in respect of Land totally admeasuring 1 Hectare 01 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar, taken on the basis of Registered Sale Deed No.AGG-2-6826 dated 14.11.2011 executed by (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in their favour.

AND WHEREAS, Registered Sale Deed No.AGG-1-5472 dated 05.12.2011 has been executed by (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in favour of (1) Shri. Ashok Yashwant Suryawanshi and (2) Shri. Shashikant Chandrakant Dhamdhere in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

AND WHEREAS, Registered Sale Deed No.AGG-3-2795 dated 16.07.2013 has been executed by (1) Shri. Ashok Yashwant Suryawanshi, (2) Shri. Shashikant Chandrakant Dhamdhere, (3) Shri. Sanjay Uttamchand Sancheti, (4) Shri. Paras Popatlal Katariya and (5) Shri. Kiran Kantilal Bothra in favour of Shri. Ravindra Champalal Khinvasara in respect of Land totally admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

AND WHEREAS, mutation entry No.1426 dated 16.07.2013, approved by the Competent Authority on 13.08.2013, has been taken in record of rights by the Concerned Talathi in favour of Shri. Ravindra Champalal Khinvasara in respect of Land totally admeasuring 1 Hectare 31 R situated at Gat No. 57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar, taken on the basis of Registered Sale Deed No.AGG-3-2795 dated 16.07.2013 executed by (1) Shri. Ashok Yashwant Suryawanshi, (2) Shri. Shashikant Chandrakant Dhamdhere, (3) Shri. Sanjay Uttamchand Sancheti, (4) Shri. Paras Popatlal Katariya and (5) Shri. Kiran Kantilal Bothra in his favour.

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AND WHEREAS, Registered Special Power of Attorney (for Presentation & Admission) No.AGG-5-7483 dated 18.12.2020 has been executed by Shri. Ravindra Champalal Khinvasara in favour of Shri. Rajendra Dinkarrao Pathak in respect of Land admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar.

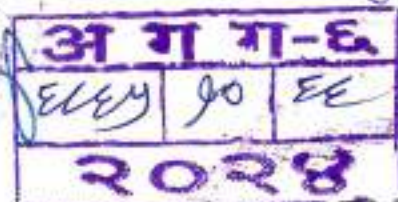
AND WHEREAS, Registered Special Power of Attorney (for Presentation & Admission) No.BBE-4-90 dated 04.01.2021 has been executed by Miss. Ravija Ravindra Singal in favour of Shri. Navin Shankar Godse.

AND WHEREAS, Registered Sale Deed No.AGG-5-1074 dated 02.02.2021 has been executed by Shri. Ravindra Champalal Khinvasara through his SPA Holder Shri. Rajendra Dinkarrao Pathak (vide Registered SPA No.AGG-5-7483 dated 18.12.2020) in favour of Miss. Ravija Ravindra Singal through her SPA Holder Shri. Navin Shankar Godse (vide Registered SPA No.BBE-4-90 dated 04.01.2021) in respect of Land admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar.

AND WHEREAS, Registered General Power of Attorney No.BBE-2-527 dated 05.01.2024 has been executed by Miss. Ravija Ravindra Singal in favour of her mother Mrs. Vinita Singal.

AND WHEREAS, Approved "Tentative Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 53 dated 30.11.2023 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar.

AND WHEREAS, Approved "Final Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 58 dated 08.04.2024 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring



5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

AND WHEREAS, accordingly, Miss. Ravija Ravindra Singal is the absolute Owner and possessor of Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar, Which is more particularly described in Schedule-I and hereinafter collectively referred to as the "said Plot".

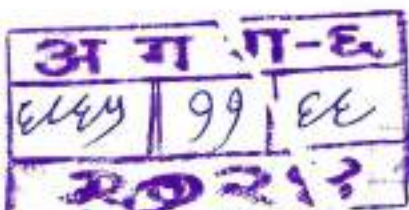
AND WHEREAS, the Owner desires to develop the said Plot more particularly described in Schedule-I hereunder and has approached the Developer for the same and the Developer being interested in developing the said Plot, approached the Owner with a request to give the said Plot for development to the developer for total consideration of 20% of the revenue sharing maximum of Rs. 10,20,00,000/- (Rs. Ten Corers Twenty Lakhs Only). It is further mutually agreed that, if the revenue sharing amount of land owner is less than Rs. 10,20,00,000/- (Rs. Ten Corers Twenty Lakhs) then the developer will pay amount of Rs. 10,20,00,000/- (Rs. Ten Corers Twenty Lakhs) as maximum consideration for the development as mentioned in the given schedule.

Now, therefore, this Development Agreement is executed between the parties hereto on the terms and conditions which are recorded as under :

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Owner hereby declares and confirms as under:-

(a) The Owner is otherwise well and sufficiently entitled to the said Plot described in the schedule hereunder written. The Owner is having absolute title of Ownership and possession and his/ her title to the said Plot is clear and marketable and free from all types of encumbrances and



the Developer has also verified the title of the Owner from his legal consultant and satisfied by all means in respect of title of Owner.

(b) No other person except the Owner has any right, claim, interest or demand in respect of the said Plot or any part thereof.

(c) The Owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said Plot and the said Plot is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that they shall hereafter not create any third-party rights of whatsoever nature in respect of the said Plot.

(d) The Owner has not entered into any agreement or arrangement, oral or written with regard to the sale or create any interest in the said Plot.

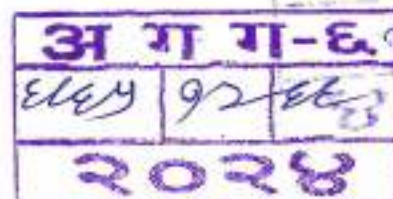
(e) There are no proceedings instituted by or against the Owner in respect of the said Plot and pending in any Court of Law or before any authority and the said Plot is not under any lis pendens.

(f) No Notice from any Government, Municipal Corporation or any other Public Body or Authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Owner in respect of the said Plot or any part thereof which restricts or may restrict the development of the said Plot; and

(g) If case of any dispute in respect of the title of the said Plot arises, the Owner hereby undertakes to settle/ clear the same and indemnify the Builder/ Developer for any loss caused to it on this count.



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2. The Owner hereby permits the Developer and the Developer shall develop the said Plot more particularly described in the Schedule-I hereunder written by constructing Flats/ Shops/ Offices/ Hospitals/ Hotels/ Godowns etc. on the said Plot at its own costs, efforts and expenses as per the building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar. That the owner / developer will not obtain any revised building permission from the competent authority. The owner / developer will not load any additional FSI/ TDR / premium / paid premium/ ancillary or any type of loading on the basis of present development agreement. This development agreement is restricted to the building permission dtd. 09.05.2024 granted by the Cidco.

3. That, in consideration of the development rights given by the Owner to the Developer, the Developer shall pay to the Owner an amount of Rs.10,20,00,000/- (Rupees Ten Corers Twenty Lacks only). as under :-

Sr. No.	Particulars of payment	Amount
1	At the time of this Agreement	Rs.50,00,000.00
2	Within one year after building permission	Rs.3,07,00,000.00
3	Within two year after building permission	Rs.3,06,00,000.00
4	Within three year after building permission	Rs.3,57,00,000.00
	Total	10,20,00,000.00

TDS will be deducted from above mentioned amount as per the norms

4. That, all documents of sell such as Agreement to Sale, Sale Deeds in respect of construction on the plot of land shall be executed /signed by the developer alone. However, it is clarified that, the developer only shall be entitled to receive the amount of consideration and can sign all other documents other than sell proceedings

5. The entire booking, advances, final sale proceeds/ revenue received from customers shall be deposited in the Escrow Account. which shall be opened with any Scheduled or Co-operative bank in the name of Developer.



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The Developer will liable for payment to land owner at due date and developer will fulfill that from his own sources & ensure the timely payment as per schedule mentioned in this Development agreement. Settlement of the account between land owner & the developer will be on quarterly basis.

6. That, the N. A. Permission of the said land is issued by Upper Tahasildar, Chhatrapati Sambhajnagar Vide order No. जा.क्र.2024 / अकृषीक / परि.ब. / सिआर - 02 Dt. 09.01.2024.

7. That, the Builder/ Developer has received the building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajnagar. The construction will be done as per said building permission only. The developer / owner will not obtain any revised building permission from the competent authority. The owner / developer will not load any additional FSI/ TDR / premium / paid premium/ ancillary or any type of loading on the basis of present development agreement. This development agreement is restricted to the building permission dtd. 09.05.2024 granted by the Cidco. The Builder has bear necessary expenses/ charges for obtaining the said permissions. Similarly, all expenses already incurred in this regard till today are also borne/ paid by the Developer through the account/ name of the Plot Owner.

8. That, the Owner has handed over the vacant and peaceful possession of the said Plot to the Builder/ Developer today and the Builder/ Developer acknowledges having taken over possession of the said Plot.

9. The entire Development Work in respect of the said Plot shall be carried out by the Developer in accordance with the sanctioned plans as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring



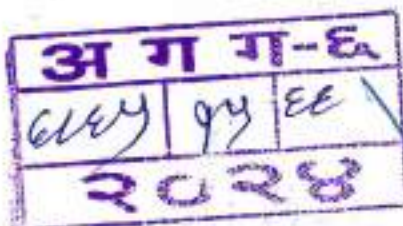
4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

10. The Developer shall carry out the entire construction work at its own account and risk and at its own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, municipal rates and taxes or other Government and Semi-Government taxes in respect of the said Plot and all other professional charges and/ or retained in regard to the construction work.

11. The Developer hereby agrees to indemnify and keep indemnified the Plot Owner from or against any claim that may be made against Owner by any third-party and/ or any damage caused to the Owner as a result of breach of any law, bye-laws, rules, orders, directives, instructions committed by the Developer, in connection with the construction work as aforesaid and/or the Developer committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the progress of various work mentioned hereinabove as also in payment of the Bills of Suppliers of the building materials and in payment of the Municipal taxes or in any damages or loss that may be suffered or sustained by the Owner as a result of the construction work and/ or development work carried out by the Developer.

12. That, all future taxes, cess, charges in respect of the said Plot payable to the Government, Semi-Government or any other Local Authority including Municipal Taxes, etc. shall be paid by the Developer from the date of execution of this agreement.

13. That, the Developer shall have a right to fix or install or construct water storage and septic tanks for the purpose of Development of the said Plot.



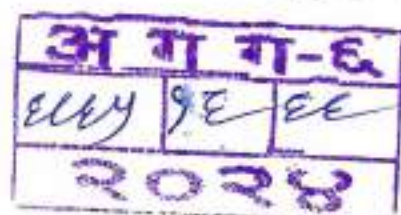
14. The Developer shall be entitled to prepare necessary scheme, to advertise the same by putting up a board on the said Plot or any other place and by publishing advertisement/ sign boards or any media as it deems fit, entirely at its own cost and risk.

15. That, the construction will be done by the Developer as per the sanction plan building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar and Drawings and Specifications given by the architect/s and engineers appointed by him for the site .

16. That, it is mutually agreed between the parties hereto that, the Provisions of the Real Estate (Regulations and Development) Act, 2016 shall be applicable to the present Development Agreement and both the parties agree to abide by the same. The Developer shall be responsible to comply with all statutory requirements under the RERA Act, 2016. However, all expenses required for obtaining RERA Registration Certificate shall be borne by the Developer only.

17. That, the Builder shall be authorized to employ the services of architects, engineers, supervisors, construction labour etc. for the purpose of Development of the said Plot. However, necessary fees, charges, salary & wages of the persons engaged by the Builder shall be borne by the Builder/ Developer only. The Developer may obtain the services of legal adviser for drafting of documents and the expenses towards the Advocate Fees will be paid by the Builder/ Developer.

18. That, all future taxes (includes GST), cess, charges in respect of the said Plot payable to the Concerned Competent Authority, Government, Semi-Government or any other Local Authority shall be paid by the Developer. Any arrears of tax will be paid/ borne by the Owner. However, it is clarified that, GST in respect of sale of construction in the Project shall be recovered from the prospective purchasers.



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19. The Owner hereby agrees and assures the Developer that, he/ she will sign all necessary application, affidavits, plans and other documents/ deeds, for compliance of the necessary formalities of the Concerned Competent Authority or any other Government, Semi-Government or Local Authority.

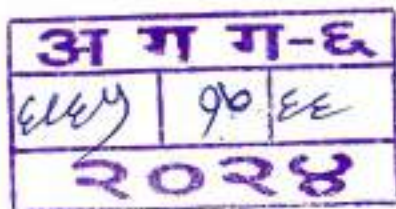
20. That, the Developer shall indemnify and keep indemnified, saved, defended and harmless the Owner from or against any loss or damage suffered or incurred by the Owner as a result of any claim made by any person or party on account of any accident on the site during the course of the work of Development Construction resulting in death of or injury to any person or damage to any property.

21. That, the Developer shall be entitled to identify the purchaser, negotiate & finalize sale price with the purchaser in respect of entire 100% construction to be made on the said Plot and sell the same. The developer shall be entitled to receive the amount of consideration in escrow account.

22. That, the Developer shall be entitled to receive and retain the amount of consideration in respect of the entire construction in the Project in his own name.

23. That, the Developer shall be entitled to issue "No Objection Certificate" (NOC) for mortgaging the Flats/ Shops/Units in the project in favour of any Bank or Financial Institution to enable the prospective purchasers for availing loan.

24. That, in the event of any litigation between the Developer and the contractors or technical experts, skilled or unskilled labours or customers or with any other person in relation to the development work of the said Plot, the Owner shall not be held responsible thereof in any situation.



Verdict



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25. That, the Owner hereby gives his consent and authorize the Developer for obtaining Project Loan from any Bank or Financial Institution by mortgaging the said Plot and construction thereon as a security for the Project Loan to be obtained by the Developer. However it is specifically agreed by builder/developer that 25% of constructed area will not be mortgaged. That the Developer only shall execute mortgage Deed in respect of the said property. Further it is agreed by the owner that the Developer can mortgage the entire land with prospective construction to the extent of 75% to the financial institution or any party and signature of the land owner is not required for the mortgage. However, it is clarified that, it will be the sole liability/ responsibility of the Developer to repay the loan with interest and the Owner will not be liable for the same in any manner whatsoever.

26. That, the Developer will complete the development work within a period of 36 months (thirty-six months) from the date of sanction of building plans. However, the Developer shall be entitled to a 6 months (six months) grace period in the said time limit prescribed for completion of the project. If any such delay shall have been occasioned by force-majeure causes or due to any reason, beyond the control of the Developer, the period of thirty-six months will stand automatically extended till such cause ceases to exist.

27. That, after payment of agreed amount of consideration Rs.10,20,00,000/- (Rupees ten cores Twenty Lakhs only) by the developer to the owner, the developer shall become the absolute owner of demised plot and the present owner will not have any right in the said plot No.1 or construction thereon. Accordingly, the owner shall execute a registered conveyance deed in favour of the developer in respect of said plot No.1. However, the stamp duty and registration charges for the same shall be borne by the developer.

28. That, the Owner is simultaneously executing Irrevocable General Power of Attorney in favour of the Developer, thereby authorizing it to carry on and complete the development work of said Plot in all respects.



Verdict



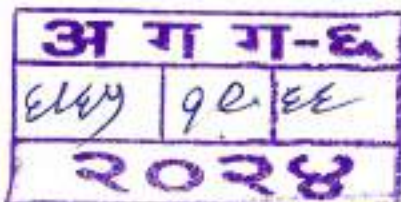
29. That, both the parties hereto shall try and maintain cordial relations during the course of the development work and shall try to avoid disputes as far as possible, and un-resolved disputes if any, shall be settled through Civil Courts at Chhatrapati Sambhajinagar.

30. That, all expenses towards Drafting & Execution of Registered Development Agreement as well as Registered General Power of Attorney (GPA) etc., such as stamp duty, registration fees, Advocate's fees, miscellaneous expenses etc., will be paid by the Developer only.

SCHEDULE - I
(Description of said Plot)

All piece and parcel of Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar which is bounded as under :

East : Open Space & 9.0 Mtr. Internal Road
West : Land from Gut No. 57
North: Land in No Urbanisation Zone of the Owner
South: 12.0 Mtr. Wide Road



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR HANDS, SEAL AND SIGNATURES ON THE DATE AND PLACE MENTIONED HEREINABOVE.

OWNER / FIRST PARTY :

Miss. Ravija Ravindra Singal
Through GPA Holder
Mrs. Vinita Singal





DEVELOPER/BUILDER/SECOND PARTY :

M/s. Sara Infrastructure
Through its partner :
Shri. Nilesh Sitaram Agrawal




WITNESSES :

1. Shri. Ramnath vasant shinde

Age :- 38 Occu :- Service

Add :- Aurangabad



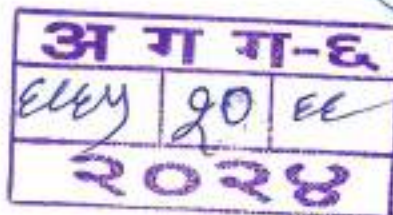
21/8/24



2. Shri. Vijay K. shinde

Age :- 23 Occu :- Service

Add :- Aurangabad



सहस्रमुख प्रमाण

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (सधार करणे व सुविधीत ठेवणे) नियम १९७१ च्यातील नियम ३,५,६ आणि ८]

गाव :- बडगाव कोल्हाटी (५४८९३३)

तालुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती

संभाजीनगर

PU-D :

गट क्रमांक व उपविभाग

19664363415

५७

19664363415



मुदतक पद्धती मोगवटादार वर्ग -१		हीतावे स्थानीक गाव :					
क्षेत्र, एकक व आकारणी	खर्च क.	मोगवटादारचे नाव	क्षेत्र	आकार	पो.ख.	फोरकार क.	मुदत, खंड व इतर अधिकार
क्षेत्राचे एकक हे.अ.अ.मी.सी	१०४८	[रविंद्र प्रभाकराव विठ्ठलराव]				(३६७५)	मुदतचे नाव व खंड
अ) लागवड क्षेत्र क्षेत्र	१५४२	मीना मुकुंदराव जोशी	१.३७९.५३	३.२८		(३५९२)	इतर अधिकार
जिल्हापत्र ६.०२.००							बोवा - राष्ट्रीयकृत वीक गहाल
बागावट -	१५४३	समीर मुकुंदराव जोशी	०.३७०.००	१.३०		(४००६)	दिनांक १५/०३/२०१८ रोजी कोरीयपटल वीक ऑफ
एकुल							कॉमर्स या मुकुंद मंगलानंद जोशी यांच्या नावे
ला.पो. क्षेत्र ६.०२.००	१५४४	[मुकुंद मंगलानंद जोशी]	०.३७०.००	१.३०		(३४०९)	१.४.२३००००/- कार्य. (२२७६)
							[बोवा - राष्ट्रीयकृत वीक गहाल] ३७५९।
ब) पोटाखत क्षेत्र (लागवड क्षेत्र)	८५८८	फ्लॉट नं १९ ते २४ व फ्लॉट नं ४०				(३२८०)	दिनांक १५/०३/२०१८ रोजी कोरीयपटल वीक
वर्ग (अ) -		मे सि एल डेव्हलपर्स रॉक भागीदार मधुकर				(३२८०)	ऑफ कॉमर्स बाळक औरंगाबाद या मीना मुकुंदराव
वर्ग (ब) -		भागवत सरोदे					जोशी यांच्या नावे व रु. २०००००/- कार्य. (३४५९।)
एकुल		शशिकांत विनय चौधरी फ्लॉट नं १ ते ६				(३२८०)	
पो.ख. क्षेत्र ०.००.००		रामाईक क्षेत्र	०.१३.६४	०.२६			अंतिम फोरकार : नाही.
एकुल क्षेत्र ६.०२.०० (अ+ब)	८६४६	विनय पुंडलिक चौधरी फ्लॉट नं ३५,३२,३३ व ३४	०.०३.५४	०.०६		(३२८२)	मोदतचा फोरकार क्रमांक : ४००६ व दिनांक : २३/०३/२०२४
आकारणी ११.१४	८६४२	किशोर विनय म्हाळे				(३३८९)	
		परमेश्वर दत्तात्रय म्हाळ				(३३८९)	
		प्रभाकर वसुधास म्हाळकर				(३३८९)	
एकुल किंवा १.३९		विजय एकनाथ साठे				(३३८९)	
विशेष		सामाईक क्षेत्र	०.८०.००	१.५८			
आकारणी	८६८५	विनय पुंडलिक चौधरी फ्लॉट नं ३५ व फ्लॉट नं ३६	०.०१.७९	०.०३		(३४९०)	
	८७२५	विनय पुंडलिक चौधरी फ्लॉट नं २४,२८,२९ व ३०	०.०३.५३	०.०६		(३४७५)	
	८९७२	शशिकांत विनय चौधरी फ्लॉट नं ४१				(३५९२)	
		मे सि एल डेव्हलपर्स रॉक भागीदार मधुकर				(३५९२)	
		भागवत सरोदे					
		सामाईक क्षेत्र	००.९७	०.०२			

अ ग ग-६
६४५ २९ ६६
२०२४



हा गाव नमुना क्रमांक ५ दिनांक २३/०३/२०२४ रोजी ०५:५४ AM रोजी या वेब पोर्टलवर उपलब्ध ठेवण्यात आला आहे. या गाव नमुना क्रमांक ५३ या वेब पोर्टलवर उपलब्ध ठेवण्यात आला आहे. या गाव नमुना क्रमांक ५३ या वेब पोर्टलवर उपलब्ध ठेवण्यात आला आहे. या गाव नमुना क्रमांक ५३ या वेब पोर्टलवर उपलब्ध ठेवण्यात आला आहे.

पृष्ठ ४, ५३



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE
 Central Facility Building
 Growth Centre, Nagar-1
 Tisgaon, Tq./Dist.: Aurangabad
 ☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE
 Udyog Bhavan
 New Aurangabad-431003
 ☎ : 2485321 / 22 / 23
 Fax : 0240-2485324

REGD. OFFICE
 "NIRMAL", 2nd Floor
 Nariman Point, Mumbai-400021
 ☎ : 22022420, 22022481, 22022579
 Fax: 022-22022509

No. CIDCO/ATPO/BP/AUR(WLJ)/2024(LP) 58

Date:- 08/04/2024.

To,
Ms. Ravija Ravindra Singal
 C/o Er. Amol Kshirsagar
 Flat No. 4, Plot No. 102, Nath Prangan,
 Garkheda,
 Chhatrapati Sambhajinagar.

Sub: Waluj Mahanagar Project

Development Permission (Final Layout Permission) in land bearing **plot no. 01 & 02, Gut No. 57 (P), Village-Wadgaon (K), Nagar-I CIDCO Waluj Mahanagar,** Tal. & Dist. Chhatrapati Sambhajinagar.

Ref: Your letter dated 25/01/2024.

Sir/Madam,

With reference to the above referred application, Revised Development Permission in the form of **Final Layout Permission** is hereby granted for **plot no. 01 & 02, in land bearing Gut No. 57 (P), Village-Wadgaon (K), Nagar-I, CIDCO Waluj Mahanagar, Tal. & Dist. Chhatrapati Sambhajinagar.** The Plan is approved as shown in red.

The Commencement Certificate as required under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the land referred above.

You will have to take separate building permission(s) from CIDCO for the proposed construction of building(s) on the land or the plot(s) of this land.

You will also assure that the development / construction material will not be stacked by you on the road during the construction / development. You shall have to arrange water supply at your own cost for your project.

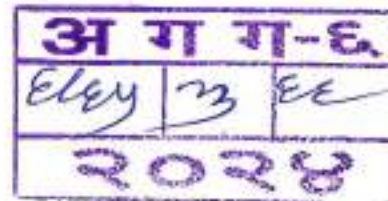
One set of approved layout plan is enclosed herewith.

Yours faithfully,


Addl. Town Planning Officer (I/C),
CIDCO Waluj Mahanagar,
Chhatrapati Sambhajinagar.

Copy to:

1. The Collector, Chhatrapati Sambhajinagar;
 2. The Tahsildar, Chhatrapati Sambhajinagar;
 3. AO (WLJ), CIDCO;
 4. AEO (WLJ), CIDCO;
 5. LVO (WLJ), CIDCO.
- Encl: A/a.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED, WALUJ MAHANAGAR, CHHATRAPATI
SAMBHAJINAGAR**

Town Planning Officer,
CIDCO Waluj Mahanagar,
Chhatrapati Sambhajanagar- 431 136.

No. CIDCO/ATPO/BP/AUR(WLJ)/2024(LP)/ 56

Date: 06/04/2024.

COMMENCEMENT CERTIFICATE

Layout Permission is hereby granted **Plot No. 01 & 02** under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to **Ms. Ravija Ravindra Singal** in land bearing **Gut No. 57 (P), Village- Wadgaon (K), Nagar-I, CIDCO Waluj Mahanagar, Tal. & Dist. Chhatrapati Sambhajanagar**, as per the approved plan enclosed herewith and subject to the following conditions for area mentioned below:

Total Area	=	13100.00	Sq.m.
Land under NUZ	=	885.52	Sq.m.
Net Area under layout	=	12214.48	Sq.m.
Area under Open Space	=	1221.45	Sq.m.
Area under Internal Road	=	802.705	Sq.m.
Area under Gray Water Treatment plant	=	50.00	Sq.m.
Area under D.T.C. (M.S.E.B./D.P.)	=	25.00	Sq.m.
Layout approved for the plot no. 01 & 02 having area	=	10115.325	Sq.m.

This Certificate is liable to be revoked by the Corporation if-

- The development work in respect of which permission is granted under this certificate is not carried-out or the use there of is not in accordance with the sanctioned plan.
- Any of the conditions subject to which the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, such an event shall be deemed to have carried-out the development work in contravention of Section-43 and 45 of the Maharashtra Regional and Town Planning Act, 1966, and the Corporation remains indemnified from the effects of approval or refusal of any such permission.

01. The applicant shall -

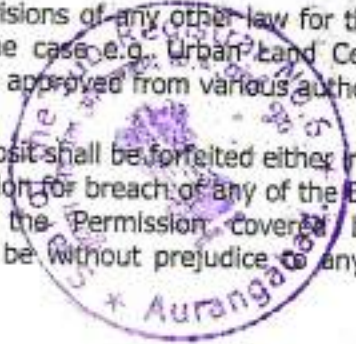
Give notice to the Corporation on completion up to the plinth level within seven days before the commencement of the further work.

- Obtain Completion Certificate from the Corporation after due completion of compound wall / fencing as per the General Development Control Regulations.
- Permit authorized officers of the Corporation to enter into the premises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and the conditions of this Certificate.
- Give written notice to the Corporation regarding completion of the work.
- Install a Display Board on the conspicuous place on site indicating -



(P.T.O.)

- i. Name and Address of the Owner / Developer, Architect and Contractor.
 - ii. Gut Nos. / CTS No. / Ward No. / Village Name along with description of its boundaries.
 - iii. Order No. and date of grant of development permission / re-development permission issued by Planning Authority.
 - iv. F.S.I. permitted.
 - v. No. of Residential Flats / Commercial Shops with their areas.
 - vi. Address where copies of detailed approved plans shall be available for inspection.
 - vii. A Notice in the form of an advertisement, giving all the details mentioned in (i) to (VI) above shall be published in two widely circulated newspapers, one of which should be in regional language.
02. The Structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical Installation, etc. shall be in accordance with the provision (except for the provision in respect to Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Bureau of India Standards).
 03. This Certificate shall remain valid for a period of one year from the date of its issue.
 04. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.
 05. A certified copy of approved plan shall be exhibited on site.
 06. Easement Right or the Right of Way on approved layout included within holding the same shall remain un-disturbed.
 07. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
 08. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by this Corporation.
 09. This permission does not entitle you to develop the land which does not vest in you.
 10. You should approach Executive Engineer (M.S.E.D.C.) for the temporary power requirement, location of transformer, etc. The permanent power connection from M.S.E.D.C. can be obtained only after getting the necessary Occupancy Certificate from this Corporation.
 11. 102 No. of trees shall be planted on site before obtaining Occupancy Certificate.
 12. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act, 1976 and getting the building plans approved from various authorities.
 13. The amount deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the Building Control Regulations & conditions attached to the Permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

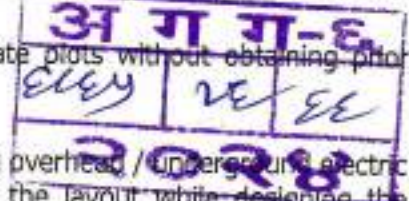


(P.T.O.)

CONTINUATION SHEET TO
 Letter No. CIDCO/ATPO/BP/AUR(WLJ)/2024(LP)/ 58 Dated: 08 /04/2024.

..03/04..

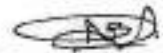
14. You shall provide perpetual potable water to the consumer / occupier of tenements / units at your cost.
 15. The owner shall get the approved layout demarcated on site by the Surveyors of the D.I.L.R., Chhatrapati Sambhajinagar and shall submit to the Planning Authority (CIDCO) for records of the measurement plan certified by the D.I.L.R., Chhatrapati Sambhajinagar. The demarcation of approved layout on site shall be carried-out so as not to alter / reduce the dimensions and area of the roads, open space or other reservations.
 16. The owner shall provide at his own cost to his plot the following infrastructure facilities of such a standard (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
 - a. Internal access roads along with Storm Water Drains.
 - b. Channelization of water courses and culverts, if any.
 - c. The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d. Arrangements for conveyance and disposal of salvage and sewage without creating any in-sanitary conditions in the surrounding area.
 - e. Arrangements for collection of solid waste.
 17. The owner(s) shall permit the use of the internal access roads/approach/pathway to provide access to an adjoining land. This shall also be binding on the subsequent plot/flat/property owners in the future.
 18. The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.
 19. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
 20. The owner shall observe all the rules in force regarding overhead / underground electric lines / transmission lines / utilities passing through the layout while designing the individual building and while getting the approval of the authority.
 21. Open Space shown in the layout shall be kept open permanently and Open Space and Amenity Space shall be handed-over to the Gram Panchayat for maintenance.
22. No plot should be disposed off unless the sale permission under Section-43 of the B.T. & A.C. Act is obtained from the Sub-Divisional Officer concerned if the land under reference is a restricted tenure land.
23. You shall obtain Certificate of N.A. (Sanad) from Tahsildar, Chhatrapati Sambhajinagar and submit to this office within 30 days from the date of receipt of the same; failing to which the Layout/Building Permission or Occupancy Certificate granted to you by this office shall deemed to be NULL & VOID; and shall automatically stand REVOKED.



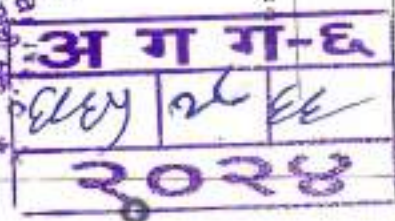
04/04..

24. Building Permission/Occupancy Certificate and Sale Permission of Individual plot(s) in the Layout shall not be granted without submitting original certificate of N.A. (Sanad).
25. If the plot is intended to be sold or otherwise disposed of by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the covenant to be executed by him with the proposed buyers.
26. Technical Report of the Executive Engineer, CIDCO about development work of roads, drainage, electrification and all other services shall be obtained prior to application for Occupancy Certificate and, forwarded to the Additional Town Planning Officer for Occupancy Certificate.
27. You shall abide with the conditions of any such stay or injunction granted by the competent Court for development of plot / land.
28. Other conditions shall be as per the forwarding letter.
29. This order is liable for cancellation on contravention or breach of any of the conditions contained herein.
30. Notwithstanding anything contained in this Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried-out and recover the cost of carrying-out the same from the grantee / successors and every person deriving title through or under them.
31. You will have to complete the development of infrastructure immediately.
32. CIDCO shall neither give internal Infrastructure in this land nor any services even up to the periphery of this location.




Addl. Town Planning Officer (I/C),
CIDCO Waluj Mahanagar,
Chhatrapati Sambhajnagar.



[illegible][illegible][illegible][illegible][illegible]

For information, call 1-800-367-2438, 9 a.m. to 5 p.m. EST.
 For a copy of the book, call 1-800-367-2438, 9 a.m. to 5 p.m. EST.
 For a copy of the book, call 1-800-367-2438, 9 a.m. to 5 p.m. EST.

 **AMERICAN PSYCHOLOGICAL ASSOCIATION**
 1200 17th St., N.W., Washington, D.C. 20036-4001
 Tel: 202/336-6000 Fax: 202/336-6001
 E-mail: info@apa.org



Email id: addtahabd@gmail.com

अपर तहसिलदार कार्यालय, छत्रपती संभाजीनगर
जिल्हाधिकारी कार्यालय परिसर, फाजिलपुरा, छत्रपती संभाजीनगर - 431001.

वाचा :-

1. अर्जदार श्रीमती रविजा रविन्द्र सिंगल, रा. गारखेडा परिसर, संभाजीनगर, ता. जिल्हा छत्रपती संभाजीनगर यांचा अर्ज दिनांक निरंक प्राप्त दिनांक 05.01.2024.
2. महाराष्ट्र शासन राजपत्र असाधारण भाग आठ आध्यादेश क्रमांक 17 दिनांक 22.08.2014 चे कलम 42 - अ मधील पोट कलम (1) ते (4) मधील तरतुदी.
3. महाराष्ट्र शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्रमांक एनए - 2016/प्र.क्र. - 209/टी-1 दिनांक 01.04.2017.
4. महाराष्ट्र शासन, शासन निर्णय महसूल व वन विभाग क्रमांक एनएपी-2016/प्र.क्र 7/टी-1/मंत्रालय मुंबई दिनांक 22.01.2016 मधील तरतुदी.
5. मा. जिल्हाधिकारी, छत्रपती संभाजीनगर यांचे आदेश जा.क्र.2021/महाक्र/जमीन-1/एनएपी-34/प्र.क्र.485 दिनांक 31.12.2021.
6. मा. जिल्हाधिकारी, छत्रपती संभाजीनगर यांचे पत्र जा.क्र.2022/महाक्र/जमीन-1/एनएपी-34/प्र.क्र.03 दिनांक 13.01.2022.
8. Addl. Town Planning Officer, CIDCO WALUJ Mahanagar, Chhatrapati Sambhaji Nagar यांनी No. CIDCO/ATPO/BP/AUR(WLJ)/2023(TLP)/53 Date 30.11.2023 नुसार Tentative Layout Permission for Plotted Development In land bearing Gut No 57(Pt), Village Wadgaon (K), Nagar - I, CIDCO Waluj Mahanagar-I, Ta. & Dist Chhatrapati Sambhaji Nagar यांनी दिलेली रेखांकन परवानगी.
7. या कार्यालयाची टिपणी मंजूर दिनांक 08.01.2024.
8. शासकीय रक्कम शासन खाती जमा केल्याचा दिनांक 04.01.2024.

जा.क्र.2024/अकृषीक/परि.ब./सिआर- 02

दिनांक :- 09.01.2024.

परिशिष्ट ब

महाराष्ट्र जमीन महसूल संहिता 1966 च्या कलम - 42 अ मधील तरतुदीअन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे अशा जमीनीच्या भोगवटदारास दयावयाची सनद

ज्याअर्थी जिल्हा छत्रपती संभाजीनगर तालुका छत्रपती संभाजीनगर मौजे वडगांव कोल्हाटी, च्या सर्व्हे क्रं/ न.भु.क्रं/ सि.स.न./ गट नंबर 57 मधील क्षेत्र 13100.00 चौ. मी. निवासी/वाणिज्य/ /अन्य या प्रयोजनार्थ या जमीनीच्या भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता 1966 च्या कलम 42-अ च्या तरतुदीअन्वये मौजे वडगांव कोल्हाटी या निवासी/वाणिज्य/अन्य अकृषिक प्रयोजनासाठी सदर जमीनीचा विकास Addl. Town Planning Officer, CIDCO WALUJ Mahanagar, Chhatrapati Sambhaji Nagar यांनी No. CIDCO/ATPO/BP/AUR(WLJ)/2023(TLP)/53 Date 30.11.2023 नुसार Tentative Layout Permission for Plotted Development In land bearing Gut No 57(Pt), Village Wadgaon (K), Nagar - I, CIDCO Waluj Mahanagar-I, Ta. & Dist Chhatrapati Sambhaji Nagar यांनी दिलेली रेखांकन परवानगीची अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्या N.A. 42 B CIDCO

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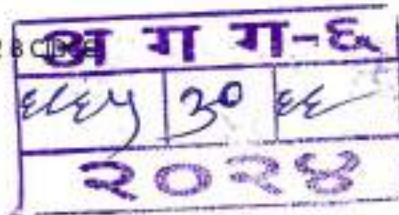
संबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे.

ज्याअर्थी उक्त जमीनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतरण कराची व वर नमुद अकषीक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम चालन क्रमांक MH013621959202324 परकम रुपये 66,024/- (अक्षरी सहास्रठ हजार चौवीस रुपये फक्त) दिनांक 09.01.2024 रोजी भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधीन राहून उपरोक्त जमीनीच्या भोगवटादारास सदर नियोजन प्राधिकार्याच्या वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमीनीवर अनुज्ञेय करण्यात आलेल्या अकषिक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यात येत आहे.

1. आकारणी : उक्त जमीनीचा भोगवटदारा उक्त जमीनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासुन दिनांक 31 जुलै 2024 (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रु. 0.84 पैसे निवासी प्रयोजनासाठी प्रति चौ. मी. या दराने परिगणीत होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर उक्त संहिते अन्वये जिल्हाधिकारी यांचे कडुन वेळोवेळी निश्चीत करण्यात येईल, अशी सुधारीत आकारणी देईल.
2. उक्त जमीनीचा भोगवटदार उक्त जमीनीवर वसुली योग्य असलेले सर्व कर,दुर आणि उपकर भरील.
3. वरिल मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजुरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मान्यतेने सदर जमीनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहीती, असा बदल नियोजन प्राधिकरणाकडुन मंजूर झाल्यापासुन 30 दिवासांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.
4. उक्त जमीनीच्या भोगवटादाराने पुर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्या जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकारणी भरल्यावर आणि कलम 329 च्या पोट कलम (2) च्या अधीनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमीनी भोगवटादार याच्या वहिवाटीत असल्याचे चालु ठेवता येईल.
5. अर्जदार यांना संबंधीत नियोजन प्राधिकरणाच्या सर्व अटी व शर्ती बंधनकारक राहतील.

N.A. 42 B C/D



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त्याची साक्ष म्हणुन अपर तहसिलदार छत्रपती संभाजीनगर या ठिकाणी महाराष्ट्र राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुध्दा दिनांक ०३.०१.२०२४ रोजी त्याची स्वाक्षरी येथे केलेली आहे.

भोगवटादाराचे नाव
रविजा रविन्द्र सिंगल

भोगवटादाराची स्वाक्षरी

Ravi

साक्षीदारांचे नावे

स्वाक्ष-या

1. विश्वस नुसुक्षिशान भावडा *Vishwas*
2. योगेश अरोक्त वाकेन्द्र *Yogesh*

(विजय चव्हाण)

अपर तहसिलदार छत्रपती संभाजीनगर

आम्ही जाहिर करतो की, ज्याने या सनदेवर स्वतः म्हणुन स्वाक्षरी केलेली आहे ती, श्री. /श्रीमती. रविजा रविन्द्र सिंगल, ही व्यक्ती तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

साक्षीदारांचे नाव

स्वाक्ष-या

1. विश्वस नुसुक्षिशान भावडा *Vishwas*
2. योगेश अरोक्त वाकेन्द्र *Yogesh*

प्रतिलिपी :-

1. मा जिल्हाधिकारी छत्रपती संभाजीनगर यांना माहितीस्तव सविनय सादर.
2. मा उप विभागीय अधिकारी, छत्रपती संभाजीनगर यांना माहितीस्तव सविनय सादर.
3. I/C Addl. Town Planning Officer, CIDCO WALUJ Mahanagar, Chhartapati Sambhajinagar, यांना माहितीस्तव.
4. अधिक्षक, भुमि अभिलेख, छत्रपती संभाजीनगर यांना माहितीस्तव.
5. नगर भुमापन अधिकारी छत्रपती संभाजीनगर यांना माहितीस्तव.
6. संबंधीत मंडळ अधिकारी / संबंधीत तलाठी, ता जिल्हा छत्रपती संभाजीनगर यांना योग्य त्या कार्यवाहीस्तव.
7. संबंधीतास अर्जदार, श्रीमती रविजा रविन्द्र सिंगल, रा. गारखेडा परिसर, संभाजीनगर, ता. जिल्हा छत्रपती संभाजीनगर यांना माहितीस्तव.



N.A. 42 B CIDCO

(विजय चव्हाण)

अपर तहसिलदार छत्रपती संभाजीनगर



GENERAL
POWER OF ATTORNEY

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Know all men by these present We, **MR. REVANT SINGAL** (Passport No. N9471787) **AND MISS. RAVIJA SINGAL**, (Passport No. N9472414) both adults, Indian Inhabitant, residing at **6 B, Neelima Building, Ridge Road, Malabar Hill, Mumbai- 400006**, do hereby **SEND GREETINGS:**

WHEREAS due to our personal difficulties, We are unable to attend our affairs, personally therefore, We are desirous to appoint some fit and proper person to look after and manage day by day affairs in our **movable and Immovable properties/ Bank Account** in Mumbai Maharashtra or anywhere of India, in our name and on our behalf, during our absence:

NOW KNOW YE these present I, the said **MR. REVANT SINGAL AND MISS. RAVIJA SINGAL**, do hereby and hereunder nominate, appoint and constitute to our mother **MRS. VINITA SINGAL** (Passport No. U7205449) an adult, Indian Inhabitant, Resident of **6 B, Neelima Building, Ridge Road, Malabar Hill, Mumbai- 400006**, as our true and lawful attorney for me in our name and on our behalf, do and execute all or any of the following acts, deeds and things as may be:-

- (1) To attend the matters concerning our movable and immovable properties our name and our behalf and sign and execute and leave & License Agreement, Society documents and any other deeds, documents, writings on our behalf in respect of movable and immovable properties, as our constituted Attorney, Executing any and transfer documents pertaining to the movable and immovable properties.

- (2) To manage, look after and control the said ownership of the movable and immovable properties in all respects as our said attorney deem fit and proper and to represent us before the society and to pay all its dues on our behalf and to attend all type of meeting on society in respect of the movable and immovable properties on our behalf. I also authorized our attorney to Vote, in the election of society. To



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Revant Singal

Vinita Singal

Vinita Singal

attend the AGM and collect the movable and Immovable properties related papers from the society.

(3) To buy/ purchase and sell off movable and Immovable properties on behalf of us and take the whole amount of that properties.

(4) To operate Bank accounts/ locker and surrender the locker, to pay the locker rent, to renew or surrender the Fixed deposits, and also collect the cheque book/Passbook/Bank statement/Debit Card/ Credit Card and other related documents of the bank in our name or in our behalf.

(5) To appear before the Competent Courts in India including Civil / Criminal / Small Causes Court/ Appellate and all other Courts in connection with the case of the said movable and Immovable properties proceedings, litigations, disputes etc. and to defend our rights therein and to sign Vakalatnama.

(6) To appoint and constitute any Advocate, Pleader, Vakil, Attorney, Solicitors as and when necessary on our behalf.

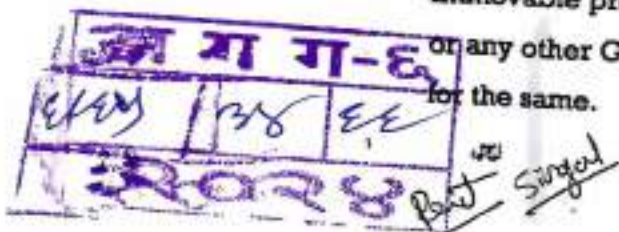
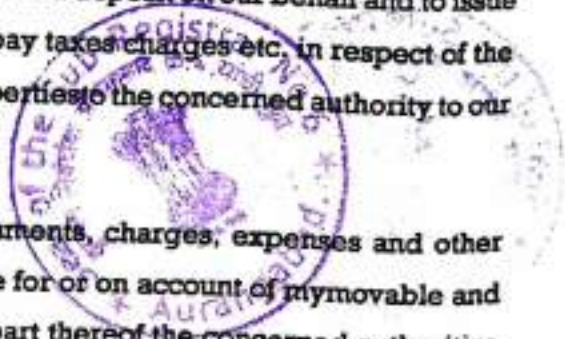
(7) To receive and accept all the documents, papers, notices, summons, letters, correspondence etc. issued in our name and on our behalf and to reply thereto in our name and on our behalf in connection with the case of the said movable and Immovable properties.



(8) To receive rent/compensation and deposit on our behalf and to issue valid receipt thereof, and to pay taxes charges etc. in respect of the movable and Immovable properties to the concerned authority to our name and our behalf.

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(9) To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of movable and Immovable properties or any part thereof the concerned authorities or any other Govt. or local authorities and to received valid receipt for the same.



[Signature]

[Signature]