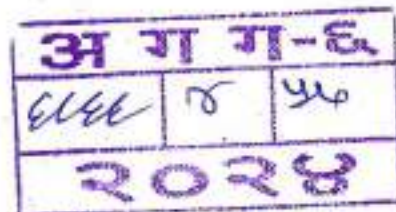


Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतान येथील दुरुलम निमाक कार्यालयत मोदणी करावयाच्या दस्तासली रागु आहे. मोदणी न करावयाच्या दस्तासली सदर चतान तामु रागु।



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN 0724154710696		Date 15/07/2024	
Received from self, Mobile number 0000000000, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.			
Payment Details			
Bank Name SBIN		Date 15/07/2024	
Bank CIN 10004152024071510089		REF No. NA	
This is computer generated receipt, hence no signature is required.			



IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is made and executed at Aurangabad on this 15 day of June, 2024

BETWEEN :

Miss. Ravija Ravinder Singal

(PAN No. AAJHP 0252 L)

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 "**the Owner / Grantor**" (Which expression shall unless repugnant to the context or meaning thereof shall mean include their legal heirs, successors, executors, administrators, survivors, and assignees).

First Party

AND

M/s. Sara Infrastructures

(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, Aurangabad.



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

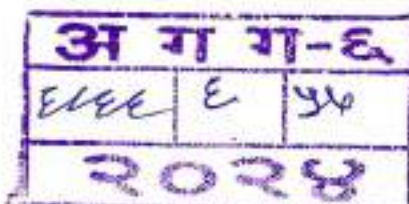
Second Party



WHEREAS, the owner has executed a registered Development Agreement bearing document No. AGS-6-6865 dated 15/07/2024 in favour of the builder / developer for the purpose of development of Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, (more particularly described in Schedule-I given below, hereinafter referred to as the "said plot") on the terms and conditions contained in the aforesaid Development Agreement.

Now, the owner **Miss. Rajiva Ravindra Singhal** does hereby authorise and appoint **M/s. Sara Infrastructures** to be my lawful attorney for the purpose of carrying on the development work of said plot AND do or perform or cause to be done or performed all or any of the following acts, deeds, things and matters namely :

1. To appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said plot as aforesaid.
2. To undertake the construction work according to the building plans approved by the Collector, Aurangabad / Town Planning Department / Competent authority and obtain Occupancy certificate.
3. To purchase and use and utilise additional FSI / Premium if any, to be purchased by the developer for the proposed construction on the said plot.
4. To appoint architects, engineers, supervisors, RCC consultants, construction labour etc. for the purpose of development of the said plot. The necessary fees, charges, salary & wages of the persons engaged by the builder shall be borne by the builder only. The developer may avail the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder.



5. To apply to the M.S.E.D.C. Ltd., and other concerned authorities for obtaining electricity connection for the said plot and for the flats / shops / units in the building/s to be constructed thereon.
6. To apply for and obtain water connection from Grampanchyat, Cidco / Competent authority for the said plot for the Flats/units in the building/s to be constructed thereon.
7. To fix or install or construct water storage & septic tank/s for the purpose of proposed development of the said plot.
8. To identify the purchaser/s, negotiate & finalise sale price with him in respect of the Flats/units etc. in the proposed building. However, the sale price will be decided as mutually agreed between the owner and the developer in their monthly meeting.
9. To execute the Agreement to Sale and Sale Deeds in respect of the Flats/ units etc. in the proposed building / scheme in favour of the purchasers and to receive the entire consideration in the name of **M/s. Sara Infrastructures**
10. To represent us and carryon correspondence with Collector, Aurangabad / Town Planning Department / Competent authority, or any Government, Semi-Government or Local Authority or private party / person as and when required in respect of the development of the said plot.
11. To receive compensation in case of any acquisition or requisition proceedings in respect of the said plot and give valid receipt for the same and deposit the same in escrow account.
12. To mortgage the said plot and construction thereon in favour of any Bank or Financial Institution for obtaining loan.



Handwritten signature in blue ink.

Handwritten signature in blue ink.

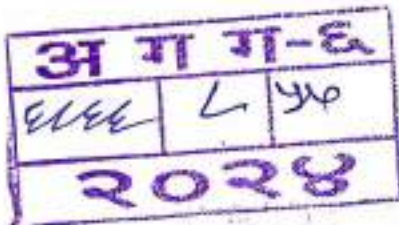


13. To institute, prosecute, defend, compromise or withdraw any civil dispute or criminal proceeding in any court or before any judicial, quasi judicial, government, semi-government or local authority on my behalf in respect of the said plot and for that purpose appoint advocate/s and pay their fees.
14. To do all other acts, deeds, matters and things, which may be necessary to be done for effective execution of aforesaid registered Development Agreement and this General Power of Attorney valid and effectual to all its intents and purposes according to the laws and customs in India.
15. That, the powers given to the developer firm can be exercised by any partner of the developer firm **M/s. Sara Infrastructures** individually.

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 Ravinder Singal
Through GPA Holder
Mrs. Vinita Singal



Ravija Singal



DEVELOPER/BUILDER/ SECOND PARTY :

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

Nilesh Agrawal



WITNESSES:-

1. Shri. Ramnath usant shinde

Age :- 38 Occu :- Shop

Add :- Aurangabad



2. Shri. Vijay K. Shinde

Age :- 23 Occu :- Shop

Add :- Aurangabad

18/01/21



Ramnath usant shinde





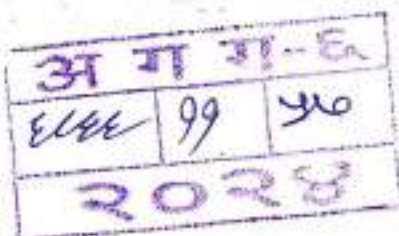
1965-1963-413



電 話 掛 號

१०७८	रविजा रविंद्र सिंगल	१,३१.००	२.४२	(३६४१)
१४२७	किशोर विनय महस्के			(४००६)
	दादासाहेब सुखदेव काकडे			(४००६)
	प्रभाकर रघुनाथ महालकर			(४००६)
	विजय एकनाथ साठे			(४००६)
	सामाईक सेल	१,२०.००	२.२२	
मुले फेरफार क्र. : (१) (२०८) (२७८) (४०७) (४१३) (१०४३) (११७८) (१४२७) (२२७७) (२८७७) (३२८०) (३३६३) (३३७३) (३३८३) (३३८४) (३४०१) (३४१०) (३४७७)				
सीमा अवि पुनर्पत्र दिवस :				

ई महाभूमि



हा पत्र मधुन अर्थक ३ दिवस २३/०३/२०२४/०५/५००० PM तेथे डिजिटल स्वाक्षरीत सीमा अवे व याच मधुन अर्थक १२ वा दिवस संपादनपत्र प्राप्तवसुले ३१/१२ अतिरिक्तपत्र का कोषावली मदी दिवावली आचलकत नही.

पृष्ठ क्र. ३/३

३१/१२ डाउनलोड दि. ३१/१२/२०२३ : ११:५२:३५ AM वेबसाइटमधील <https://digitization.mahabhumi.gov.in/> या वेबसाइट मधुन (३०६४४४४) ०६०३१३ हा अर्थक प्राप्तवा.



गाव समुदाय कारा (पिकाची नोंदवही) [महापालिका जमीन महसूल अधिकार अधिलेख आणि नोंदवही (द्वारा करणे व सुविधातीत ठेवणे) नियम १९७१ चातील नियम २९]										
गाव :- बडनाव कोल्हाटी (५४८९३३)			साधारण :- छत्रपती संभाजीनगर					जिल्हा :- छत्रपती संभाजीनगर		
महसूल क्रमांक व वर्ष			५४							
			पिकाव्हालीत क्षेत्राचा तपशील					साधारणसाठी उपलब्ध नसलेली जमीन		क्षेत्र
वर्ष	इंग्रजी	साले क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	जागत सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.सी.सी	हे.आर.सी.सी			हे.आर.सी.सी	
२०२१-२२	खरीप	८५८८						घालू पड	०.१३९४	
२०२२-२३	रब्बी	१५४३*	निर्जल	गाडू	१,००००		विहिर			
२०२३-२४	खरीप	१५४२*						घालू पड	१.४८४०	
		१५४३*						घालू पड	१.१०००	
	संपूर्ण वर्ष	८५८८*						बिगलेली रेखांकन रक्क	०.१३९४	

टीप :- " सारणी नोंद मोबदल अॅप द्वारे घेवत आलेली आहे



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)/ *SB*Date: *08* /04/2024.

To,

Ms. Ravija Ravindra Singal

C/o Er. Amol Kshirsagar

Flat No. 4, Plot No. 102, Nath Prangan,

Garkheda,

Chhatrapati Sambhaji Nagar.

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 Sambhaji Nagar.

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 Sambhaji Nagar.** 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,

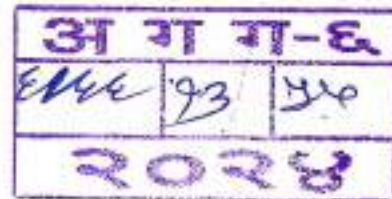


Addl. Town Planning Officer (I/C),
CIDCO Waluj Mahanagar,
Chhatrapati Sambhaji Nagar.

Copy to:

1. The Collector, Chhatrapati Sambhaji Nagar;
2. The Tahsildar, Chhatrapati Sambhaji Nagar;
3. AO (WLJ), CIDCO;
4. AEO (WLJ), CIDCO; and
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 Sambhajinagar- 431 136.

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

Date: 09/04/2024.

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 Sambhajinagar**, as per the approved plan enclosed herewith and subject to the following conditions for area mentioned below:

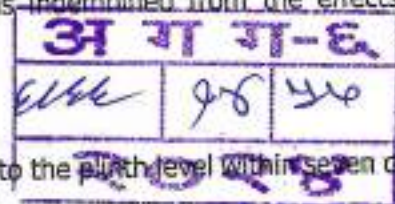
Total Area	=	13100.00 Sq.m.
Land under NUZ	=	885.52 Sq.m.
Net Area under layout	=	12214.48 Sq.m.
Area under Open Space	=	1221.45 Sq.m.
Area under Internal Road	=	802.705 Sq.m.
Area under Gray Water Treatment plant	=	50.00 Sq.m.
Area under D.T.C. (M.S.E.B./D.P.)	=	25.00 Sq.m.
Layout approved for the plot 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.



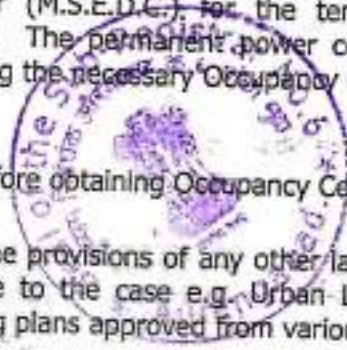
- Obtain Completion Certificate from the Corporation after due completion of compound wall / fencing as per the General Development Control Regulations.
- Permit authorized officers of the Corporation to enter into the premises at any time for which permission has been granted for the purpose of endorsing 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.)

अ ग ग-४
२०२४



CONTINUATION SHEET TO

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

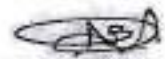


22	23	24
25	26	27

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 Sambhajinagar.

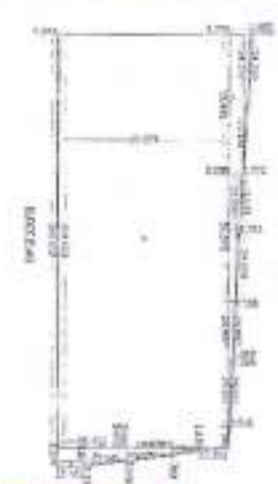




NOTICE TO THE PUBLIC
I hereby certify that the above is a true and correct copy of the original plan and map as submitted to me by the applicant and as approved by me on the date mentioned above.



BUILDING PLAN AREA									
Sl. No.	Particulars	Area in Sq. Ft.	Area in Sq. Yds.	Area in Sq. Mts.	Area in Sq. Fms.	Area in Sq. Cms.	Area in Sq. Ins.	Area in Sq. Lines	Area in Sq. Points
1	Plot Area	12000	275	1115	12000	12000	12000	12000	12000
2	Building Area	10000	230	929	10000	10000	10000	10000	10000
3	Open Space	2000	46	186	2000	2000	2000	2000	2000
4	Other	0	0	0	0	0	0	0	0
5	Total	12000	275	1115	12000	12000	12000	12000	12000



Up to 150 M Extended P.W. Boundary

Plot Area = 12000 SQM

Plot No. 1

Up to 150 M Extended P.W. Boundary

Plot No. 2

Plot No. 3

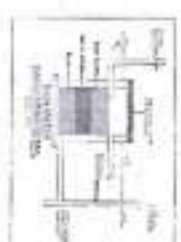
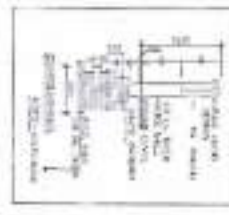
Plot No. 4

Plot No. 5

Plot No. 6

Plot No. 7

Plot No. 8



BUILDING PLAN AREA									
Sl. No.	Particulars	Area in Sq. Ft.	Area in Sq. Yds.	Area in Sq. Mts.	Area in Sq. Fms.	Area in Sq. Cms.	Area in Sq. Ins.	Area in Sq. Lines	Area in Sq. Points
1	Plot Area	12000	275	1115	12000	12000	12000	12000	12000
2	Building Area	10000	230	929	10000	10000	10000	10000	10000
3	Open Space	2000	46	186	2000	2000	2000	2000	2000
4	Other	0	0	0	0	0	0	0	0
5	Total	12000	275	1115	12000	12000	12000	12000	12000



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REGISTRATION NO. 123456789
DATE OF REGISTRATION: 12/12/2023
REGISTRAR, AURANGABAD

ANNO, REGISTRAR
LIT. NO. 123456789
REGISTRATION NO. 123456789
DATE OF REGISTRATION: 12/12/2023



अपर तहसिलदार कार्यालय, छत्रपती संभाजीनगर

जिल्हाधिकारी कार्यालय परिसर, फाजिलपुरा, छत्रपती संभाजीनगर - 431001.

Email id: addtahabd@gmail.com

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 09.01.2024.

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 भोगवटदारांने 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 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 हमींच्या 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 CIDCO

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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

भोगवटादाराची स्वाक्षरी

रविजा रविन्द्र सिंगल

Ravi

साक्षीदारांचे नावे

स्वाक्ष-या

1. विष्णू कुडसिश आळड *Vidand*

2. योगेश अमोल वाकेंद्र *Yash*

(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. विष्णू कुडसिश आळड *Vidand*

2. योगेश अमोल वाकेंद्र *Yash*

प्रतिलिपी :-

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



N.A. 42 B CIDCO

[Signature]
(अपर तहसिलदार)

अपर तहसिलदार छत्रपती संभाजीनगर

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EML 29 50
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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(NOC)/50

Date:-08/04/2024.

To,
The Sub-Registrar,
 Registration Office,
 Chhatrapati Sambhajinagar.

Sub: Waluj Mahanagar Project

No Objection Certificate for Sale of plot Nos. 01 & 02 at Gut No. 57 (P), Village-Wadgaon (K), Waluj Mahanagar-I, Tal. & Dist. Chhatrapati Sambhajinagar.

Ref: Application from Ms. Ravija Ravindra Singal, dtd. 25/01/2024.

The applicant, **Ms. Ravija Ravindra Singal** has applied to grant No Objection Certificate for sale of the **plot Nos. 01 & 02 at Gut No. 57 (P), Village- Wadgaon (K), Waluj Mahanagar-I, Tal. & Dist. Chhatrapati Sambhajinagar.** The Final Layout Permission for plotted development has been granted by CIDCO, vide this office Letter No. CIDCO/ATPO/BP/AUR (WLJ)/2024(LP)/58, dtd. 08/04/2024. Plot Nos. 01 & 02 are permitted for (R2) use.

This Layout Permission does not mean that, the title of this land is verified and certified by CIDCO.

As per the layout approved, this office has No Objection for sale of the said plots, subject to the following conditions. This NOC is NULL & VOID if the land developer fails to adhere to the following conditions:

1. All the internal infrastructure in the layout i.e. Internal Roads, Water Supply, Sewerage, Drainage, Electricity and such other facilities shall be developed by the developer/ proposed society.
2. The maintenance of internal infrastructure shall be done by the developer/proposed society.
3. All the dues towards Service Charges for the entire layout shall be paid by the developer /proposed society. Unless all the due Service charges are paid for the entire layout, individual Building Permission will not be granted to any of the plot-holders in the entire layout.
4. Use of plot should be as per UDCPR.
5. Plot shall be developed by taking prior approval from authority (CIDCO Ltd.) as per provisions of UDCPR.
6. Social facility plot shall not be used for anti-social and illegal activities.
7. Role of CIDCO is limited only for sale/re-sale NOC of plot. CIDCO is not responsible if any legal or ownership disputes arises in future after issuance of this NOC.



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

319/527

पावती

Original/Duplicate

Friday, January 05, 2024

नोंदणी क्र.: 39म

1.28 PM

Regn..39M

पावती क्र.: 562 दिनांक: 05/01/2024

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबई-2-527-2024

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: रेवांत सिंगल - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 14

रु. 100.00

रु. 280.00

एकूण:

रु. 380.00

DELIVERED

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:48 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-2

ह. दुय्यम निबंधक

मुंबई शहर क्र. २

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु. 280/-

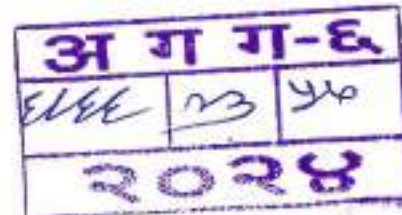
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124059806520 दिनांक: 05/01/2024

वैकीचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013430605202324P दिनांक: 05/01/2024

वैकीचे नाव व पत्ता:





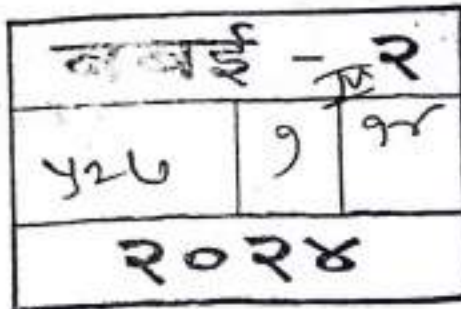
CHALLAN
MTR Form Number-6



CHN	MH013430605202324P	BARCODE	Date 04/01/2024-10 50 12		Form ID	45(f)
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No.(If Applicable)			
Doc Name BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name		REVANT SINGAL AND RAVIJA SINGAL	
Location MUMBAI			Flat/Block No.		AS FOR DOCUMENT	
Year 2023-2024 One Time			Premises/Building			
Account Head Details		Amount in Rs.	Road/Street		MALABAR HILL	
0045501 Stamp Duty		500.00	Area/Locality		MUMBAI	
0063301 Registration Fee		100.00	Town/City/District			
			PIN		4 0 0 0 0 6	
			Remarks (If Any)			
			SecondPartyName=VINITA SINGAL-			
			Amount In Six Hundred Rupees Only			
		600.00	Words			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref No	10000502024010400822	9878183442929
Cheque/DD No			Bank Date	RC Date	04/01/2024-10 53:23	Not Verified with RBI
Branch of Bank			Bank-Branch		STATE BANK OF INDIA	
Branch of Branch			Scroll No. Date		Not Verified with Scroll	

Document ID: 000000000000
- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

यह चालन केवल दस्तावेज नोंदणी के लिये ही वैध है। अननोंदणीत दस्तावेज के लिये यह चालन वैध नहीं है।



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 to do and execute all or any of the following acts, deeds and things:-

- (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 Sale/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.

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Vinita Singh



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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 my 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.

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(10) To protect our rights, title, interest in our movable and Immovable properties and for the said purpose file any suits, cases as may be required and for the said purpose declare, affirm, sign necessary affidavits, declarations, written statements, petitions, appeals, suits etc. in our name and on our behalf.

(11) To appear before Govt. and Semi Govt., Authorities and give evidence and submit documents etc. for and on our behalf in respect of our movable and Immovable properties.

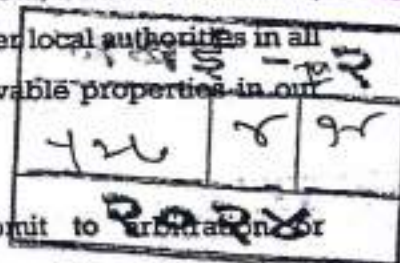
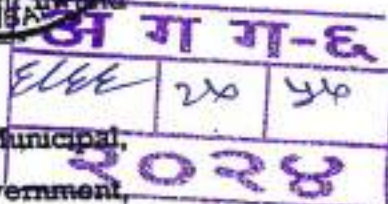
(12) To commence, prosecute or enforce or to defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which We are or may hereafter be interested or concerned, and also if the said attorney shall think fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid.

(13) To accept notices or serve of Writ of Summons or other legal process that may be served upon us and to appear and represent us in any court of justice and before all Magistrates, District or Revenue of Tenancy or other Officers whatsoever as our attorney may think advisable.

(14) To look after, manage and maintain our movable and immovable properties on our behalf, as our said attorney may deem fit and proper, in our name and on our behalf.

(15) To represent me before the local authorities, Tahsildar, Municipal, Collector, Society, MMRDA, SRA, Government, Semi Government, Office of the Registrar of Assurance, and other local authorities in all matters relating to our movable and Immovable properties in our name and on our behalf.

(16) To adjust, settle, compromise or submit to arbitration or appropriate Court of Law any accounts, debts, claims and demands, disputes and matters touching any of the matters aforesaid, or any other matters which are now subsisting or may hereafter arise



Prat Singh

[Signature]

Vinod Singh

between me and any other person or persons or between our said attorney and other person or persons.

(17) To do and execute all or any of the acts, deeds and things in respect of our moveable and immovable property, as our Care Taker.

AND generally to do all other such act or acts, deed or deeds, matters and thing that are required to be done in respect of our movable and Immovable properties as if the same were done by us, if we were personally present.

AND We hereby agree and undertake TO RECTIFY AND CONFIRM all the acts, deeds, matters that are done by our said Attorney in respect of our movable and Immovable properties, by virtue of these presents shall



IN WITNESS WHEREOF We, Executant have put our hands to these presents at Mumbai on this 5th day of January, 2024.

SIGNED AND DELIVERED by	
यव	यव
MR. REVANT SINGAL	
2028	

MISS. RAVIJA SINGAL

In the presence of

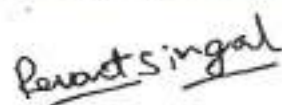
1. Vivek Kohli
2. Prashant Jadhav

WE ACCEPT OUR APPOINTMENT AS ATTORNEY

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MRS. VINITA SINGAL





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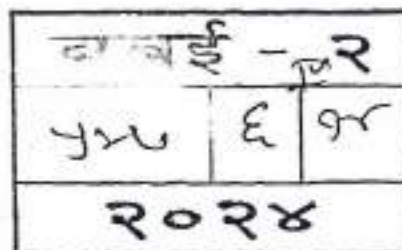
N9471787

VINITA SINGAL

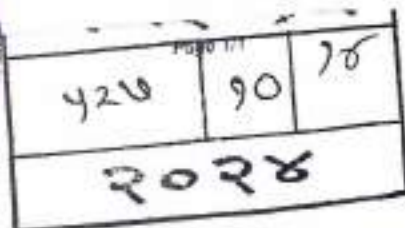
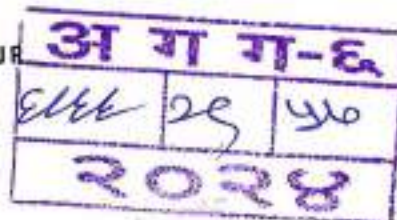
PIN:400006, MAHARASHTRA, INDIA

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Print Date 05-01-2024 01:36:15



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

Receipt of Document Handling Charges

PRN 0124059806520 Receipt Date 05/01/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 527 dated 05/01/2024 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

DEFACED

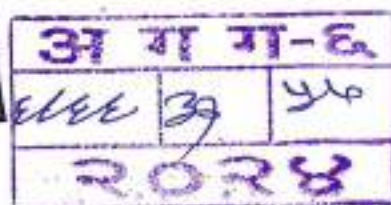
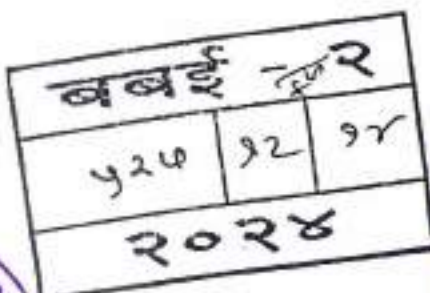
₹ 280

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Payment Details

Bank Name SBIN	Payment Date 05/01/2024
Bank CIN 10004152024010506219	REF No. 400573898559
Deface No 0124059806520D	Deface Date 05/01/2024

This is computer generated receipt, hence no signature is required



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ववड2

वस्तु क्रमांक 527/2024

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ववड2/527/2024

र मुल्य रु 01/-

मोबदला रु 00/-

1 मुद्रांक शुल्क रु.500/-

सह.ड. नि. ववड2 चाचे कार्यालयात

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127 म.न. वा हजर केला.

पावती-582

पावती दिनांक: 05/01/2024

सादरकरणासाठीचे नाव: रेवांत सिंगल --

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14

एकुण: 380.00

हस्त काढण्याची सही.

Reet Singal

सहस्रमुख

सहस्रमुख निबंधक

ई शहर क्र. २

का शहर: कुनमुखापारपत्र

र मुल्य: २ वेवडा तो प्रतिफलार्थ देण्यात आलेला असून त्या त्यामुळे कोणतीही स्थावर मान्यता विकण्याचा प्राधिकार मिळत असेल तेव्हा

दि. 05/01/2024 01:27:15 PM ची वेळ: (सादरीकरण)

दि. 05/01/2024 01:28:06 PM ची वेळ: (फी)

सहस्रमुख
सहस्रमुख निबंधक
मंडई शहर क्र. २

प्रतिज्ञापत्र

"सादर दस्तऐवज हा मोदणी कायदा १९०८ अंतर्गत असलेल्या वस्तुनिलेखन संप्रदायात दाखल केलेला आहे. * दाताला संतुल्य मगदूर, निष्पादक व्यक्ती, समोदार व सोबत नोंदलेल्या बखदस्तांचो सत्य वस्तुतः आहे. * दाताची उत्पत्ती, वैयक्तिक कायदेशीर बांधोछादो दस्त निष्पादक व वस्तुनिलेखन संतुल्यपणे बखदस्त राहतील.

1. Reet Singal
2. [Signature]
लिहून देणारे:

[Signature]
लिहून घेणारे:



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