DEVELOPERS

(GIPA)

Receipt (pavti)

342/5599
Friday,July 19 ,2024
4:55 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 7172 दिनांक: 19/07/2024

गावाचे नाव: पिसादेवी
दस्तऐवजाचा अनुक्रमांक: अगग5-5599-2024
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - विष्णु रामकृष्ण काळे
- -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1040.00
पृष्ठांची संख्या: 52	
एकूण:	रु. 1140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1040/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724191910430 दिनांक: 19/07/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005440749202425E दिनांक: 19/07/2024
बँकेचे नाव व पत्ता:

Vaishali

5599

CHALLAN

MTR Form Number-6

GRN MH005440749202425E	BARCODE	Date 19/07/2024-13:47:44	Form ID 48(f)

Department Inspector General Of Registration	**Payer Details**
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)
	PAN No.(If Applicable)
Office Name CSN1_HQR SUB REGI CH SAMBHAJINAGAR	Full Name MS SHREE GANESH GROUP THROUGH
Location CHHATRAPATI SAMBHAJINAGAR	
Year 2024-2025 One Time	Flat/Block No. GUT NO. 09
	Premises/Building
	Road/Street PISADEVI
	Area/Locality AURANGABAD
	Town/City/District
	PIN 4 3 1 0 0 1
	Remarks (If Any) SecondPartyName=KAKASAHEB DAMUKALE AND OTHERS~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Amount In Words: Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024071925429	CK00CLASS9
Cheque/DD No.		Bank Date	RBI Date	19/07/2024-13:24:48	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 6000000000

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5 सह दुय्यम निबंधक वर्ग-2, औरंगाबाद क्र. 5

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Print Date 19-07-2024 01:48:25

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0724191910430	**Date**	19/07/2024
Received from SELF, Mobile number 0000000000, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	**Date**	19/07/2024
Bank CIN	10004152024071908746	**REF No.**	CHQ5533851
This is computer generated receipt, hence no signature is required.			

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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CHALLAN

MTR Form Number-6

GRN	MH005440749202425E	BARCODE		Date	19/07/2024-13:47:44	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	CSN1 _HQR SUB REGI CH SAMBHAJINAGAR	**Full Name**	MS SHREE GANESH GROUP THROUGH
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	**Flat/Block No.**	GUT NO. 09
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	PISADEVI
0030063301 Registration Fee	100.00	**Area/Locality**	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=KAKASAHEB DAMU KALE AND OTHERS~	
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	00040572024071925429	CK00CLASS9
Cheque/DD No		Bank Date	RBI Date	19/07/2024-13:24:48	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 6000000000

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

टीप :- हा चलन फक्त दिवाणी कारवाईमध्ये नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-342-5599	0002960359202425	19/07/2024-16:55:04	IGR209	100.00
2	(S)-342-5599	0002960359202425	19/07/2024-16:55:04	IGR209	500.00
			Total Defacement Amount		**600.00**

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5 सह दुय्यम निबंधक वर्ग-2, औरंगाबाद क्र. 5 सत्यमेव जयते औरंगाबाद

Print Date 19-07-2024 05:30:09

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2024

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724191910430	Receipt Date	19/07/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered on Document No. 5599 dated 19/07/2024 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED
₹ 1040
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	19/07/2024
Bank CIN	10004152024071908746	REF No.	CHQ5533851
Deface No	0724191910430D	Deface Date	19/07/2024

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

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

4466 & 42
2028

IRREVOCABLE POWER OF ATTORNEY

THIS IRREVOCABLE POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS 19 DAY OF JULY THE YEAR 2024.

BETWEEN

1. Mr. Vishnu S/o Ramkrishna Kale
   (Partner of- M/S. SHREE GANESHA GROUP)
   Age: 34 yrs, Occ: Business
   R.o.House No.01, Gut No.8, Pisadevi, Chhatrapati Sambhajinagar
   Aadhar No. 2616 4436 1076
2. Mr. Ratan S/o Janardhan Kale
   (Partner of- M/S. SHREE GANESHA GROUP)
   Age: 37 yrs, Occ: Business
   R.o.House No.06, Galli No.1, Pisadevi, Chhatrapati Sambhajinagar.
   Aadhar No. 2624 4669 0637
3. Mr. Prabhakar S/o Ramkrishna Kale
   (Partner of- M/S. SHREE GANESHA GROUP)
   Age: 38 yrs, Occ: Business
   R.o.House No.01, Gut No.8, Pisadevi, Chhatrapati Sambhajinagar
   Aadhar No. 4026 2377 5246

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

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4. Mr.Rameshwar S/o Janardhan Sasemahal

   (Partner of- M/S. SHREE GANESHA GROUP)

   Age: 43 yrs, Occ: Business

   R.o.House No.01, Selud, Chhatrapati Sambhajinagar

   Aadhar No. 8213 7853 1767

   .....hereinafter referred to as *THE Attorneys*.

(which expression shall unless it be repugnant to the context or meaning thereof mean and include themselves, their legal heirs, representatives, executors and administrators)

..... PARTY OF THE FIRST PART.

AND

1. Mr. Kakasaheb S/o Damu Kale

   Age: 63 yrs, Occ: Agri

   R.o.Near Maruti Mandir, Pisadevi, Chhatrapati Sambhajinagar

   Aadhar No. 3658 0868 2124
   Pan No. OLZPK5961E

2. Mr. Pandharinath S/o Damu Kale

   Age: 58 yrs, Occ: Agri

   R.o. Pisadevi, Chhatrapati Sambhajinagar

   Aadhar No. 6724 0013 9724
   Pan No. NUZPK0921C

Seal of the Joint Sub-Registrar Class-1, Aurangabad No. 5

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3. Mr. Sanjay S/o Damu Kale

Age: 48 yrs, Occ: Agri

R.o. Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 6677 0434 6707
Pan No. LYHPK9190B

..... hereinafter referred to as *"THE Executant"*

(which expression shall unless it be repugnant to the context or meaning thereof mean and include himself, his legal heirs, representatives, executors and administrators)

....PARTY OF THE SECOND PART.

WHEREAS, the above said executants/second party are owner and possessor of Gut No.09, Pisadevi, Tq and Dist.Chhatrapati Sambhajinagar, as per area mention in below:

Sr.No/Executants	Gut No	Area	Mutation Entry No.
1.Kakasaheb Damu Kale	09	00 Hector 44 Are	926
2.Pandharinath Damu Kale	09	00 Hector 44 Are	202
3.Sanjay Damu Kale	09	00 Hector 42 Are	1774
	Total	01 Hector 30 Are	

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5 सह दुय्यम निबंधक वर्ग-2 औरंगाबाद क्र. 5

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(The said land more specifically described in Schedule hereunder written and hereinafter referred to as the "Said land")

AND WHEREAS, The said land is Self Acquired property of above said land executants, more specifically described in Schedule hereunder written and hereinafter referred to as the said land having acquired interest in the said land.

AND WHEREAS, the said executants are jointly filed application towards the Tahsil office of Chhatrapati Sambhajinagar for obtaining permission of Non- Agricultural in respect of said land to the extent of 6000.00 Sq.Mtrs, thereafter concern office of Tahsil issued the permission of Non Agricultural to the extent of 6000.00 Sq.Mtrs out of said land to the said land executants bearing outward no.२०२३/जमा-२/प्र.क्र.३७७ दिनांक १२/१२/२०२३.

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

AND WHEREAS, the said executants are also jointly filed application towards the CIDCO office, Chhatrapati Sambhajinagar for obtaining Building Permission for "Group Housing Scheme" in respect of said land, out of total said land i.e.13000.00 Sq.Mtrs. the area admeasuring 7000.00 Sq.Mtrs deduction for D.P. Reservation Area (Stadium) and balance area to the extent of

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6000.00 Sq.Mtrs, CIDCO issued lastly Revised building permission for"Group Housing Scheme" and allowed permissible Built up area (with ref.to basic FSI) 6600.00 Sq.Mtrs, out of said area 600.00 Sq.Mtrs area under open space and proposed built up area is admeasuring 6000.22 Sq.Mtrs out of said land to the said land owners bearing outward no.CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dated 22/04/2024.

AND WHEREAS the executants was desirous of developing said proposed Built Up Area admeasuring 6000.22 Sq.Mtrs (hereinafter referred as "Said Plot") AND WHEREAS the Developer who was on the lookout for suitable plot for its avocation, after going through all the title documents of the said plot and having satisfied with the title of the executants, requested the executants to grant the development rights in respect of the said plot to the Developers

AND WHEREAS the negotiation took place between the parties hereto and the owner agreed to grant the development rights in respect of the said plot to the Attorney/Developer.

Seal of the Joint Sub-Registrar Class-2, सह दुय्यम निबंधक वर्ग-2 औरंगाबाद क्र. ५ Aurangabad No. 5

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AND WHEREAS the parties hereto agreed upon certain terms and conditions and were desirous of reducing the same to writing, being THESE PRESENTS.

NOW THIS POWER OF ATTORNEY WITNESSETH:

The Executants hereby, as a part and consequences of the said Development Agreement bearing registration No.AGG-5596/2024 dated 15/07/2024, and in consideration thereof, hereby irrevocably appoint, nominate and constitute, the said Developer/Attorneys Mr.Vishnu S/o Ramkrishna Kale, Mr. Ratan S/o Janardhan Kale, Mr. Prabhakar S/o Ramkrishna Kale, Mr.Rameshwar S/o Janardhan Sasemahal (Partner of- M/S. SHREE GANESHA GROUP) as the Attorneys for, in the name of and on behalf of the Executants, entirely at his full discretion to jointly and /or severally, do or cause to be done or executed or performed themselves, their agents, servants, delegates, employees, representatives etc,. all or any of the following acts, deeds and things in respect of or relating to or touching to the said property more particularly described in the Schedule written hereunder :-

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.5

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1) To measure and demarcate the said property and /or to do the same done through the concerned Authorities under prevailing statutes and for the said purpose make required applications, affidavits statements and such other acts and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

2) To appoint, nominate, consult professional Agencies, such as Architects, Advocates, Town planners, Developers, Contractors, Builders etc., for the purposes of development of the said property and for the said purpose make necessary applications, appointment letters, agreements, seek permissions, sanctions etc. for the development of the said property

Seal of the Joint Sub-Registrar Class-2, S.R. Aurangabad No. 5

3) To prepare or cause to be prepared the Building plans for construction of the Building on the said property, to submit the same for approval and sanction to the concerned statutory/Local /Revenue Authorities, seek modifications, altering, revisions therein and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

4) To commence, carry out and complete the construction of the Building/s as per sanctioned plans and/or cause to be done

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the same and for the same and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

5) To apply, claim , obtain and receive water line, drainage line, electricity and such other fixtures in the Building to be proposed to be constructed on the said property and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

7) To apply, claim, appear and act for the formalities required under the provisions of any concerned statue if required and necessary for the purposes of construction of the Building on the said property for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

8) To apply, claim appear and act before the concerned Authorities under the provisions of the Maharashtra Land Revenue code, 1966, Maharashtra Municipalities Act, 1965, Bombay village Panchayats Act, Maharashtra Regional and Town Planning Act, 1966, Urban Land (Ceiling and Regulation) Act, 1976 and /or such other concerned statutes and the Rules framed thereunder for the purposes of construction of the

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Building/s on the said property such as Building permissions etc., and obtain necessary permissions as required, if any, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

9) To commence, prosecutes, institute, defend, oppose, criminal in any Courts of Law, Tribunals, Authorities and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

10) To do and/or cause to be done the appearances, admissions, confirmations, declaration and compliances and fulfill the required formalities as provided for under the provisions of the Maharashtra Ownership Flats Act 1963, Maharashtra Co-operative Societies Act, 1960, Registration Act, Bombay Stamps Act 1958 Urban Land (Ceiling and Regulation) Act, 1976, Maharashtra Land Revenue Code, 1966, so also all other concerned statutes, and the rules framed there under, to appear before the Authorities there under relating to or in respect of the construction of the Building on the said property and the disposal and/or sale the flats/shops/Row House and/or any other portion therein and for the said purpose to do or cause

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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to be done all such ancillary acts, deeds and things relating thereto.

11) To represent the Executants before all the statutory and Government Authorities such as City Survey Officer, Town Planning Authorities, CIDCO, Revenue Authorities, Courts of Law, Revenue Courts, Collectors, Commissioner of the Divisions, Aurangabad Municipal Corporation State government Central Government, M.S.E.B., Bank other Financial Institutions, purchasers of the flats and/or other part of the Building for sale and/or transfer in any manner and/or grant of consent for and/or confirm the same, and before the people at large and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

12) Without prejudice to the specific hereof, no represent the Executants and do all such acts, deeds and things for and on behalf and in the name of the executants before all the authorities officers, employees, servants and representatives of the Aurangabad Municipal Corporation, Revenue, offices, Register of documents, and all such and other officers and authorities requiring any compliances for the development of the said property and for the said purpose, to do or cause to be done.

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all such ancillary complementary and supplementary acts, deeds and things.

13) The executants hereby appointed to attorney holder to do all said acts and deeds and to do all acts as per terms fixed in said Development Agreement for complete the project and to negotiate with customers, to fixed price of units, to accept the consideration amount, to execute and sign the agreement/s, Sale Deed/s, conveyance Deed/s, but the signature of executants is also compulsory at the time of execution necessary registered documents like as Agreement to sale, Sale Deeds, and others documents in favour of customers. Any two attorney holders shall be present registered documents before the register office in favour of customers.

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

14) The Executants hereby ratify and agree to always ratify all such acts, deeds and things done and which would be done by the said attorneys jointly and/or severally and further agree that all such acts, deeds and things shall always be binding upon the Executants as the executants have done the same in person.

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THE SCHEDULE "A"

(Description of the said Plot)

All that piece and parcel of the property bearing Gut No.09 to the extent of admeasuring 6000.00 Sq.Mtrs (Proposed Built Up Area Adm.6000.22 Sq.Mtrs as per Revised Building Permission no. CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dated 22/04/2024) situated at Pisadevi, Tq and Dist.Chhatrapati Sambhajinagar. Within the following boundaries:

ON OR TOWARDS EAST :	As per CIDCO sanction 12.00 Mtrs.wide road and Land Gut No.10
ON OR TOWARDS WEST :	Remaining 70 Are land of Owners out of Gut No.09
ON OR TOWARDS SOUTH :	Land of Santosh Kale & Baban Kale out of Land Gut No.09
ON OR TOWARDS NORTH:	As per CIDCO sanction 12.00 Mtrs.wide road

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE 19 DAY AND YEAR FIRST HEREINBEFORE WRITTEN.

Drafted and Identified By:ADV.PRAVIN C WANI



1. Mr. Kakasaheb S/o Damu Kale



2. Mr. Pandharinath S/o Damu Kale



3. Mr. Sanjay S/o Damu Kale

"THE EXECUTANTS"



1.Mr. Vishnu S/o Ramkrishna Kale



2.Mr. Ratan S/o Janardhan Kale

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3.Mr. Prabhakar S/o Ramkrishna Kale



4.Mr.Rameshwar S/o Janardhan Sasemahal

----- THE ATTORNEY HOLDER.

WITNESSES:



1. Signature :
   Name : Ramesh Raosaheb mhaske
   Address: Harsul, Aurangabad

2. Signature :
   Name : Ajeet Shamkuddh Shaikh
   Address: Aurangabad



Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पिसादेवी (५४८८५) तालुका :- छत्रपती संभाजीनगर जिल्हा :- छत्रपती संभाजीनगर

PU-ID : 32671022929 गट क्रमांक व उपविभाग ९ 32671022929

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२१	काकासाहेब दामु काळे	०.४४.००	०.८९		(९२६)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	८४	पंढरिनाथ दामु काळे	०.४४.००	०.८९		(२०२)	इतर अधिकार
जिरायत २.६४.००							[बोजा - विशेष कार्यकारी सोसायटी आखा] (३२७९)
बागायत -	९३	मदन रावसाहेब काळे	०.६६.००	१.३४		(७६७)	[जि.म.सह.बँक औरंगाबाद व पिसादेवीचा बोजा रक्कम रु.१५०००/- संतोष रावसाहेब काळे] (३२७९)
एकुण ला.यो. क्षेत्र २.६४.००	१६८	संतोष रावसाहेब काळे	०.६६.००	१.३४		(२०२)	[बोजा - विशेष कार्यकारी सोसायटी आखा] (३२८०)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१६९	संजय दामु काळे	०.४२.००	०.८५		(१७७४)	[जि.म.सह.बँक औरंगाबाद व पिसादेवीचा बोजा रक्कम रु.१५०००/- चा संतोष रावसाहेब काळे यांचे] (३२८०)
वर्ग (अ) -	७३२	अंकुश मोतिलाल काळे	०.०२.००	०.०४		(१७७४)	
वर्ग (ब) -							प्रलंबित फेरफार : नाही.
एकुण पो.ख.क्षेत्र ०.००.००							शेवटचा फेरफार क्रमांक : ३२८० व दिनांक : १४/०६/२०२२
एकुण क्षेत्र (अ+ब) २.६४.००							
आकारणी ५.३४							
जुडी किंवा विशेष आकारणी							

अ ग ग-५ ५५८९ १८/५२ २०२४

Seal of the Joint Sub-Registrar Class-2 Aurangabad

जुने फेरफार क्र. : [illegible] (५५०७)

सीमा आणि भूमापन चिन्हे :

हा गाव नमुना क्रमांक ७ दिनांक १४/०६/२०२२:०४:२६:२८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रणीत असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १८/०७/२०२४ : ११:०३:३६ PM. दैनंदिन पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 1905100001aaaaa1 हा क्रमांक द्यावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]

गाव :- पिसादेवी (५४८७८५)

तालुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती संभाजीनगर

गट क्रमांक व उपविभाग ९

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२२-२३	खरीप	१६८*	निर्मळ	सोयाबीन		०.६६००				
		९३*	निर्मळ	सोयाबीन		०.६६००				
	रब्बी	१६८*	निर्मळ	गहु	०.६६००		अन्य सर्व्हे नं. मधिल विहिर			
		१६९*	निर्मळ	ज्वारी	०.४२००		अन्य सर्व्हे नं. मधिल विहिर			
		२१*	निर्मळ	ज्वारी		०.४४००				
		८४*	निर्मळ	गहु	०.४४००		अन्य सर्व्हे नं. मधिल विहिर			
		९३*	निर्मळ	गहु	०.६६००		अन्य सर्व्हे नं. मधिल विहिर			
२०२३-२४	खरीप	१६८*	निर्मळ	मका	०.४८००		विहिर			
		२१*	निर्मळ	मका	०.४४००		विहिर			
		९३*	निर्मळ	मका	०.४०००		विहिर			

टीप :** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

अ.सं.गोड
१५/१०/२०२४

तहसिल कार्यालय छत्रपती संभाजीनगर

जिल्हाधिकारी कार्यालय परिसर, फाजिलपुरा छत्रपती संभाजी नगर 431001

दूरध्वनी क्र. 02402334728 ई मेल- tahsildarabad@gmail.com

जा. क्रं.2023/जमा-2/प्र.क्र- 377 दिनाक. 12. 12 .2023

महाराष्ट्र जमीन महसुल संहिता 1966 च्या कलम 42 ब मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम / विकास परवानगी दिलेली आहे अशा जमीनीच्या भोगवटादारास इमावयांची सनद .

वाचा :-

1. अर्जदार श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे, मौजे पिसादेवी, ता. जि. छत्रपती संभाजीनगर, यांचे अर्ज दिनांक 04.12.2023.
2. महाराष्ट्र शासन राजपत्र असाधारण भाग आठ आद्यादेश क्रमांक 17 दिनांक 22.08.2014 चे कलम 42 अ मधील पोट कलम (1) ते (4) मधील तरतूदी.
3. महाराष्ट्र जमीन महसुल व वनविभाग यांचेकडील महाराष्ट्र जमीन महसुल संहिता (सुधारणा) आद्यादेश 2017 दिनांक 05.01.2017 ची अधिसूचना.
4. महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन निर्णय क्रमांक एनए- 2016/प्र.क्र- 209/टी-1 दिनांक 01.04.2017.
5. महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन निर्णय क्रमांक एनएपी-2016/प्र.क्र.7/टी-1 दिनांक 22.01.2016 मधील तरतुदी.
6. मा.जिल्हाधिकारी यांचे आदेश –जा.क्र.2021/मशाका/जमीन-1/एनएपी-34/प्र.क्र-485 दि.31.12.2021.
7. मा.जिल्हाधिकारी औरंगाबाद यांचे पत्र जा.क्र.2017/मशाका/अकृषीक/कावि-66 दिनांक 15.12.2017.
8. मा.जिल्हाधिकारी औरंगाबाद यांचे पत्र जा.क्र.2018/मशाका/अकृषीक/कावि- दिनांक 29.05.2018.
9. मा. जिल्हाधिकारी, औरंगाबाद यांचे आदेश जा.क्र.2021/मशाका/जमीन-1/एनएपी-34/प्र.क्र.485 दिनांक 31.12.2021.
10. मा. जिल्हाधिकारी, औरंगाबाद यांचे पत्र जा.क्र.2022/मशाका/जमीन-1/एनएपी-34/प्र.क्र.03 दिनांक 13.01.2022.
11. वरिष्ठ नियोजनकार (नवीन शहर) छत्रपती संभाजीनगर फ्रिंज एरिया, सिडको, नवीन छत्रपती संभाजीनगर यांचे NO.CIDCO/TPO/CSNFA-TLP/2023/112 DATE.29.11.2023

ज्यानूसार औरंगाबाद तालूक्यातील मौजे पिसादेवी ता.जि. छत्रपती संभाजीनगर, सर्वे क्र/गट. क्रमांक 9 पै. मधील क्षेत्र 6000.00 चौ.मी. या मिळकती मध्ये अर्जदार श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे मौजे पिसादेवी ता. जि. छत्रपती संभाजीनगर यांनी महाराष्ट्र जमीन महसूल संहिता 1966 च्या कलम 42 ब च्या तरतुदीन्वये निवासी या अकृषिक प्रयोजनासाठी सनद मिळणे करीता या कार्यालयाकडे अर्ज सादर केलेला आहे.

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प्रस्तूत प्रकरणी अभिलेखातील कागदपत्राची पाहणी केली असता. सदरचा भुखंड हा छत्रपती संभाजी नगर वरिष्ठ नियोजनकार (नवीन शहर) छत्रपती संभाजीनगर यांच्या मंजुर विकास योजना/प्रादेशिक योजनेत समाविष्ट असुन संदर्भ क्र.11 अन्वये वरिष्ठ नियोजनकार (नवीन शहर) छत्रपती संभाजीनगर यांनी तात्पुरती मंजुरी दिली आहे.

त्याअनुषंगाने उक्त भुखंडामध्ये निवासी या प्रयोजनासाठी त्याचा वापर ठेवण्याबाबत अर्जदारास अकृषिक सनद देण्यात येत आहे. आणि ज्या अर्थी उक्त अधिनियमांचे उपबंध आणि त्याअन्वयेचे नियम व आदेश आणि यात समाविष्ट असलेल्या अटी व शर्तीस अधिन राहुन,ज्यासाठी अर्ज केला असेल अशी परवानगी देण्यास तहसिलदार, उक्त अधिनियमाच्या कलम 47 खंड (ब)अन्वये प्राधिकृत करण्यात आले आहे.

ज्याअर्थी आता असे प्रमाणित करण्यात येत आहे की, उक्त महसुल नियमांचे उपबंध आणि त्या अन्वयेचे आदेश व नियमास अधिन राहून आणि पुढील अटी व शर्तीवर निवासी प्रयोजनासाठी उक्त भुखंडाचा वापर करण्याचे अटीवर परवानगी देण्यात येत आहे.

1. सदरील सनद हि वरिष्ठ नियोजनकार (नवीन शहर) छत्रपती संभाजीनगर तात्पुरती मंजूरी आधारे असुन त्यामधील नमुद विकास योजना प्रस्ताव व त्यांचे क्षेत्र याबाबतची शहानिशा संबंधित नियोजन प्राधिकरणाने विकास परवानगी देण्यापूर्वी त्यांचे स्तरावर करावी.
2. सदर जमीन ईनाम / हाडोळा/गायरान/सिलिंग /कुळ प्रतिबंधित सत्ता प्रकार वर्ग-२ ची असल्यास त्याची हस्तांतरणासाठी लागणारी आवश्यक ती सक्षम अधिका-याची परवापनगी घेण्याची जबाबदारी अर्जदार यांची असेल.सक्षम अधिका-याचे परवानगी शिवाय अशा जमीनीचे हस्तांतरण करता येणार नाही.
3. प्रस्तुत जमीन ईतर उपक्रमाकरीता यापुर्वीच भुसंपादनासाठी चिन्हांकित झाली असल्यास तीस या आदेशानुसार अकृषिक दर लागू राहणार नाही.
4. उक्त भुखंडाच्या बाबतीत यापुर्वी बसविण्यात येणा-या आकारणीच्या ऐवजी अर्जदार शासनाला 31 जूलै 2024 रोजी समाप्त होणा-या हमी मुदतीमध्ये प्रत्येक वर्षासाठी रुपये 0.90 पैसे वार्षीक आकारणी देईल आणि ती मुदत संपल्यानंतर तहसिलदार यांच्याकडून उक्त अधिनियमान्वये वेळोवेळी निश्चित करण्यात येईल अशी सुधारीत आकारणी देईल.
5. ज्याअर्थी जमीनीच्या भोगवटादाराने शासनाला उक्त संहितेच्या कलम 47 अ नुसार देय रुपांतरण कराची रक्कम रुपये 27000/- (सत्तावीस हजार रु मात्र) तलाठी यांचे मार्फत सरकार जमा करणेत येईल. अन्वये अकृपिक सारा रुपये. 5400/- (पाच हजार चारशे रु मात्र) व एकुण कर रक्कम रुपये 32400/- (बत्तीस हजार चारशे रु मात्र) अर्जदार यांनी सन 2023 ते 2024 करिता दिनांक- 08.12.2023 चालान क्र.- MH012014173202324M अन्वये शासन जमा केलेले आहे.
6. अर्जदाराने निवासी या व्यतीरिक्त असलेल्या कोणत्याही प्रयोजनासाठी तहसिलदार यांच्या पुर्व परवानगी शिवाय उक्त जमीनीचा आणि त्यावर उभारलेल्या किंवा उभारावच्या इमारतीचा वापर करता कामा नये.
7. अर्जदाराने उक्त जमीनीवर आकारण्याजोगे सर्व कर,पट्टया आणि उपकर दिले पाहीजे.
8. सदरची परवानगी ही केवळ अकृषिक निवासी या प्रयोजनासाठी असुन अर्जदार यांनी सदरच्या भुखंडात भविष्यात कोणत्याही प्रकारचे बांधकाम करावयाचे झाल्यास त्या करिता संबंधित प्राधिकरण यांचेकडून रितसर परवानगी घेवून बांधकाम करणे बंधन कारक आहे. तसेच सदर परवानगीच्या आधारे सदर भुखंडाचे पोट हिस्से पाडुन हस्तांतरीत करता येणार नाही.तसेच कोणतेही नियम बाह्य बांधकाम नियमानुकुल ठरणार नाही. त्यासंबंधी बांधकाम विषयक शासनाचे सर्व नियम व कायदे लागु राहतील.
9. सदरील सनद महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 ब मधील सुधारणांच्या अनुषंगाने केवळ विनिश्चतीकरणासाठी देण्यात येत असुन अर्जदारास सदरील भुखंडाचा विकास करावयासाठी समुचित नियोजन प्राधिकरणाकडून महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 अंतर्गत विकास परवानगी घेणे बंधनकारक राहिल.
10. अ) अर्जदाराने पुर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उलंघन केल्यास,अर्जदार फक्त महसुल अधिनियमाच्या आणि त्या खाली नियमाच्या उपबंधान्वये ज्या शिक्षेस पात्र ठरत असेल अशा इतर कोणत्याही शिक्षेस बाधा न आणता तहसिलदारास तो निर्देश करेल अशी आकारणी रक्कम व उक्त अधिनियमाचे कलम 329 चे पोटकलम (2) ला अधिन राहून तो निर्देशित करील असा दंड भरल्यावर उक्त भुखंड अर्जदारच्या ताब्यात ठेवण्याचे चालु ठेवता येईल.

ब) उप-खंड अ मध्ये काहीही अंतर्भुत असले तरी या अधिकार पत्राच्या उपबंधाविरुध्द कोणतीही ईमारत किंवा बांधकाम उभारण्यात आलेले आढळुन आल्यास तहसिलदार यांच्यकडून विनिर्दीष्ट मुदतीत काढुन टाकण्याबाबत किंवा

Seal of the Sub Registrar Class-2 Aurangabad No. 5

अ ग ग-७
५५८ | २२ | ५२
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त्यात बदल करण्याबाबत तहसिलदार यांनी निर्देश देणे बंधन असेल आणि विनिर्दीष्ट मुदतीत अशा प्रकारे (इमारत किंवा बांधकाम) काढुन टाकण्यात आले नाही किंवा त्यात बदल करता आला नाही तर त्याला ते काढुण टाकण्याची किंवा त्यात बदल करण्याची व्यवस्था

करता येईल आणि त्याबाबतचा खर्च अर्जदाराकडुन जमीन महसुलाची थकबाकी असल्याप्रमाणे वसुल करता येईल.

11. जमीनीचा वापर या सनदेमध्ये नमुद प्रयोजनासाठीच करावा लागेल. त्याशिवाय ईतर प्रयोजनासाठी वापर केल्यास शर्तभंग समजुन कार्यवाही करण्यात येईल.

उपरोक्त नमुद कोणत्याही अटी व शर्तींचे उल्लंघन झाले असता सदरची सनद रद्द ठरेल.

आपली सही केली आहे आणि आपल्या पदाची मोहर लावली आहे आणि अर्जदाराने सुध्दा त्यावर

दिनांक-12/ /12/2023 रोजी आपली सही केली आहे.

भोगवटादाराची सही ----------.

(श्री. काकासाहेब दामु काळे)

(रमेश मुंडलोड)
तहसिलदार छत्रपती संभाजीनगर
तहसिलदार छत्रपती संभाजीनगर

साक्षिदाराच्या सह्या व पदनाम

1. विष्णु रामकृष्ण काळे ----- : Vishnukale

2. सुरेश शनिल काळे ----- : Kale

आम्ही असे जाहीर करतो की, ज्याने या सनदेवर स्वतः श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे मांजे पिसादेवी,ता. जि. छत्रपती संभाजी नगर, यांनी स्वाक्षरी केली आहे ती व्यक्ती आमच्या वैयक्तीक माहीतीप्रमाणे ती जी व्यक्ती असल्याचे म्हटले आहे तीच व्यक्ती आहे आणि त्याने आमच्या समक्ष आपली सही केली आहे.

: प्रतिलिपी :

1. मा.जिल्हाधिकारी छत्रपती संभाजी नगर यांना माहितीस्तव सविनय सादर.
2. मा.उपविभागीय अधिकारी, छत्रपती संभाजी नगर यांना माहितीस्तव सविनय सादर.
3. उप अधिक्षक भुमि अभिलेख ,छत्रपती संभाजी नगर यांना माहितीस्तव.
4. वरिष्ठ नियोजनकार (नवीन शहर) छत्रपती संभाजीनगर यांना माहितीस्तव.
5. मंडळ अधिकारी पिसादेवी व तलाठी सजा पिसादेवी यांना योग्य त्या कार्यवाहिस्तव.
6. संबंधितास श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे मांजे पिसादेवी,ता. जि. छत्रपती संभाजीनगर, यांना अनुपालनास्तव.

(रमेश मुंडलोड)
तहसिलदार छत्रपती संभाजीनगर

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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CHALLAN

MTR Form Number-6

GRN MH012014173 202324M	BARCODE	Date 07/12/2023-10:11:03	Form ID
Department: Revenue Department		Payer Details	
Type of Payment: Land and Revenue Non Agricultural Assessment		TAX ID / TAN (If Any)	
Office Name: TAHSILDAR AURANGABAD		PAN No.(If Applicable)	
Location: AURANGABAD		Full Name	SHRI. KAKASAHEB DAMU KALE AND OTHERS
Year: 2023-2024 One Time		Flat/Block No. Premises/Building	GUT NO 09 PART
Account Head Details	Amount In Rs.	Road/Street	VILLAGE PISADEVI
0029177301 Amount Of Tax	32400.00	Area/Locality Town/City/District	CHH SAMBHAJINAGAR
		PIN	
		Remarks (If Any)	NA 42 B TAX FOR AT PISADEVI GUT NO 09 PART AREA 6000.00 SQ. M. RESIDENTIAL PURPOSE
Total	32,400.00	Amount In Words	Thirty Two Thousand Four Hundred Rupees Only
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	CPADIACMN3
Cheque/DD No.		Bank Date / RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No., Date	

स्टेट बँक चलन शा.कोषागार 21875
D: 5617537
YOGESH ASHOK MULEY
8 DEC 2023
CASH RECEIVED
नगद प्राप्त
Q.No. ... State Bank of India ... Treasury-21875

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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CIN-99999 MH 1970 SGC-014574

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE
Ceutral 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

Date: 22 /04/2024

No. CIDCO/TPO/CSNFA(BP-GH)/2024/ 371

To,

Mr. Kakasaheb Damu Kale,
Mr. Pandharinath Damu Kale and
Mr. Sanjay Damu Kale,
C/o. Arch. Mr. Dhananjay Dolfode,
"Ganraj", Plot Nos. 3 & 4,
Gajanan Colony, Garkheda Area,
CHHATRAPATI SAMBHAJINAGAR

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Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

Sub: Chh. Sambhajinagar Fringe Area Project
Revised Building Permission for **'Group Housing Scheme'**
in **Gut No. 09 (p)**, Village – **Pisadevi**, Ta. & Dist.
Chhatrapati Sambhajinagar.

Ref: 1) **Earlier** Final Layout alongwith Building Permission No. CIDCO/TPO/ CSNFA(LP&BP-GH)/2024/**317** dated 09.02.2024.

2) Your application dated 27.02.2024 for Final Layout Permission alongwith Building Permission and subsequent correspondence.

Sir,

This has reference to your application submitted in this office vide **Inward No. 3483** dated **27.02.2024** for seeking Commencement Certificate under Section-44 of the Maharashtra Regional and Town Planning Act, 1966, read with Section-189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965, to carry-out development work of **Group Housing Scheme** on the subject land.

The **Commencement Certificate / Revised Building Permission** is hereby granted under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 to the above mentioned applicant(s) on the subject land, as per the plan hereby approved and also subject to following conditions, for development work of proposed **'Group Housing Scheme'** Buildings :

A) Total Land Area as per 7/12 Extract	:	**13000.00 Sq.m.**
B) Area under DP Reservation of 'Stadium'	:	**7000.00 Sq.m.**
C) Area under Open Space	:	**600.00 Sq.m.**
D) Area under Electric D.P.	:	**25.00 Sq.m.**
E) Permissible Built-up Area (with ref. to Basic FSI)	:	**6600.00 Sq.m.**
F) Proposed Built-up Area	:	**6000.22 Sq.m.**

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(P.T.O.)

CIDCO

1. It shall be the responsibility of the owner to carry-out all the development work including construction of Roads, Sewer Lines, Water Supply Lines, Culverts, Bridges, Street Lighting, etc. before taking Completion Certificate and hand it over to Municipal Council, after developing them to the satisfaction of the 'Special Planning Authority' (CIDCO).

2. As per the Undertaking submitted by you in respect of the 'Recreational Open Space' as stipulated in prevailing Regulation, the said Open Space as per the Approved Plan, stands vested in the name of plot-holders of the layout or the Society of the plot-holders and, you have no right of ownership or interest in the said 'Recreational Open Space'.

3. This Certificate is liable to be revoked by the Corporation if –

   a. The development work in respect of which the permission is granted under this Certificate, is not carried-out or the use thereof is not in accordance with the sanctioned plans.

   b. 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.

4. The land vacated in consequence of the enforcement of the set-back rule, shall form part of the Public Street.

5. 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 is granted.

6. **This Commencement Certificate / Permission shall remain valid for a period of ONE YEAR commencing from the date of its issue.**

7. This permission does not entitle you to develop the land which does not vest in you.

8. The applicant shall –

   a) Permit authorized officers of the Corporation to enter the premises at any time for which permission has been granted, for the purpose of endorsing the Unified Development Control & Promotion Regulations and the conditions of this Certificate.

   b) Give written notice to the Corporation regarding completion of the work.

   c) Install a Display Board on the conspicuous place on site, indicating –

      i) Name and Address of the Owner / Developer, Architect and Contractor.

      ii) Revenue Survey No. / Gut No. / CTS No. / Ward No. / Village Name alongwith 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 circulating newspapers, one of which should be in regional language.

Seal of the Joint Sub-Registrar Class-2 औरंगाबाद क्र-2 Aurangabad No. 5

अ ग ग-५
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Contd.on 02..

CIDCO

9. The Structural Design, Building Materials, Pluming Services, Fire Protections, Electrical Installations, etc. shall be in accordance with the provision (except for the provision in respect of Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Bureau of India Standards.

10. 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.

11. A certified copy of the Approved Plan shall be exhibited on site

12. Easement Right or the Right of Way on approved layout included within holding shall remain un-disturbed.

13. You should approach Executive Engineer (M.S.E.D.C.L.) for the temporary power requirement, location of Transformer, etc. The permanent power connection from M.S.E.D.C.L. can be obtained ONLY AFTER getting necessary Occupancy Certificate from the Special Planning Authority (CIDCO).

14. The grant of this permission is subject to the provisions of any other Rules / Regulations for the time being in force and, that may be applicable to the case.

15. You shall provide perpetual potable water to the consumers / occupiers of tenement / units at your own cost.

16. The owner at his own cost, shall provide in his plot, the following infrastructure facilities of such a standard (i.e. standards relating to design, material or specifications) as stipulated by Special Planning Authority (CIDCO) :

a) Internal access roads alongwith Storm Water Drains.
b) Channelization of Water-Courses and Culverts, if any.
c) The arrangements of Water Supply and Drainage Disposal System shall be made by the owner of the plot at his own cost.
d) Arrangements for conveyance and disposal of sludge and sewage without creating any in-sanitary conditions in the surrounding area.
e) Due arrangements for collection of Solid Waste.

17. The owner shall permit the use of the internal access roads to provide access to an adjoining land whenever and wherever required as per the prevailing Development Control and Promotion Regulations.

18. Open Space shown in the layout shall be kept open permanently and the owner shall submit to the S.P.A. / appropriate authority the scheme of development of this compulsory Recreational Open 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 S.P.A.

20. The owner shall observe all the rules in force regarding over-head / underground Electric Lines / Transmission Lines / Utilities passing through the layout while designing the individual building and while getting the approval of the authority.

21. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner, only on or 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.

22. Technical Report of 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 Town Planning Officer for Occupancy Certificate.

(P.T.O.)

CIDCO

23. You shall abide with the conditions of any such Stay or Injunction granted by the competent Court for development of plot / land.

24. This Order is liable for cancellation on contravention or breach of any of the conditions contained herein.

25. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Special Planning Authority (CIDCO) to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Special 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.

26. The potable water supply is the sole responsibility of the plot-owner.

27. **You shall obtain 'Plinth Completion Certificate' from CIDCO.** At that time, you have to submit original T.I.L.R. Map showing permanent references such as Trees, Building, Structures, etc. and also adjacent plots confirming that, the construction is in progress on the subject plot.

28. Paiki Number in Gut Number shall be removed from the Revenue Authority before the next stage (Plinth Completion, Revalidation, etc.)

29. If the submitted documents, at any time in future, are found false / in-correct / forged, this permission shall be treated as in-valid.

30. Construction within Marginal Open Spaces shall not be permitted; otherwise Occupancy Certificate shall not be granted.

31. Sale of Plots / Flats / Row-Houses shall be done only after completion of infrastructure to the satisfaction of the Special Planning Authority (CIDCO).

32. Before disposal of property, you have to obtain Occupancy Certificate and No Objection Certificate for sale of Plots / Flats / Row-Houses.

33. This Development Permission does not mean that, the title of this land / plot(s) is verified and certified by CIDCO.

34. Distance between Electric Sub-Station and main building shall be 3.00 m. as stipulated under UDCPR or as required by Power Supply Authority, whichever is more.

35. Natural nallas, if any, shall be preserved. In case of requirement of nalla training or construction of retaining walls, due permission, if required, shall be taken from the Competent Authority.

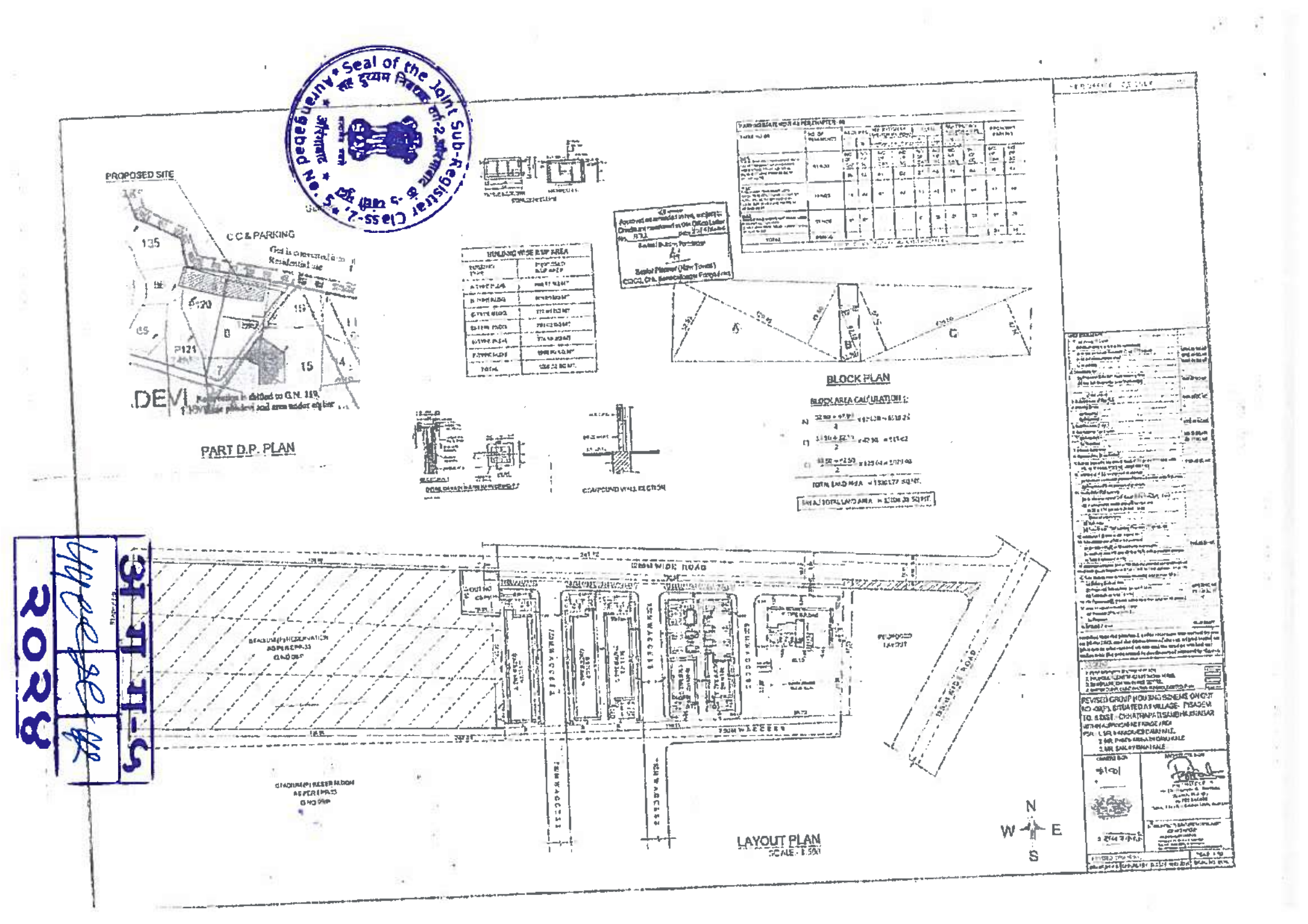
Joint Sub-Registrar Class-2 Aurangabad No. 5

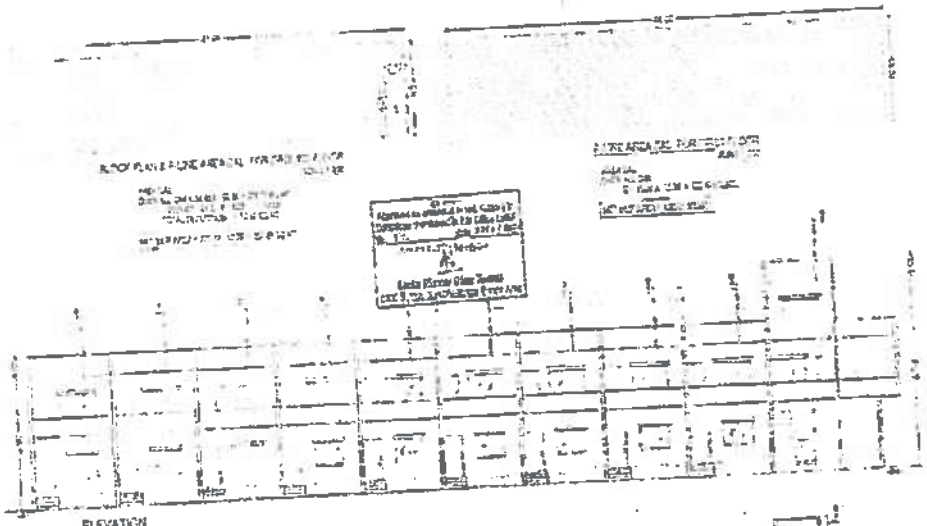
Senior Planner (New Towns)-I/c,
Chh. Sambhajinagar Fringe Area, CIDCO,
Chhatrapati Sambhajinagar.

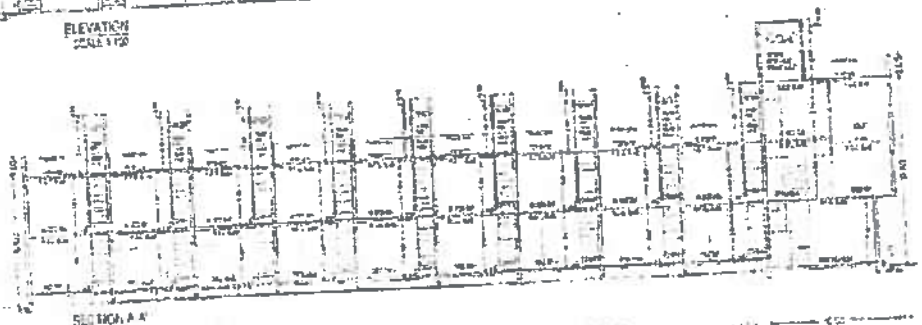
Copy to :

1) Dy. Superintendent of Land Records, Chh. Sambhajinagar
2) A.D.O. (Unauthorised Constructions – CSNFA), CIDCO.

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2024


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PROPOSED SITE
CC & PARKING
PART D.P. PLAN
BUILDING WISE F.S.I. AREA
BLOCK PLAN
BLOCK AREA CALCULATION :-
COMPOUND WALL SECTION
30M WIDE ROAD
LAYOUT PLAN
SCALE - 1:500
N
W
E
S
REVISED GROUP HOUSING SCHEME ON PLOT NO.-38/1, SITUATED AT VILLAGE- PISADEVI
TAL & DIST.- CHHATRAPATI SAMBHAJINAGAR
2 NOS. RESIDENTIAL BUILDING
1 NO. PHASE WISE AUTHORISED SALE
2 NOS. SALE BY PART SALE
SHEET NO. 5
2028

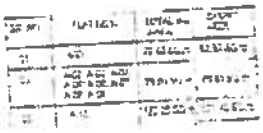














AREA STATEMENT FOR A BUILDING

1)	GROUND FLOOR AREA	= 357.08 SQ.MT
2)	FIRST FLOOR AREA	= 455.40 SQ.MT
3)	SECOND FLOOR AREA	= 53.69 SQ.MT.
3)	TOTAL BUF AREA	= 866.17 SQ.MT

SCHEDULE OF OPENINGS

MD1	1.00 X 2.10	T.W. PANELED
D1	0.90 X 2.10	T.W. PANELED
D2	0.85 X 2.10	CONCRETE FRAME & FLUSH DOOR
D3	0.75 X 2.10	T.W. PANELED
W1	1.50 X 1.20	ALUMINIUM SLIDING
W2	1.20 X 1.20	ALUMINIUM SLIDING
W3	1.20 X 1.20	ALUMINIUM SLIDING
W4	0.90 X 1.20	ALUMINIUM SLIDING
W5	0.60 X 1.20	ALUMINIUM SLIDING
W6	0.60 X 1.20	ALUMINIUM SLIDING
V	0.60 X 0.60	G.I. LOUVERED

NOTES

1. THE STRUCTURE DONE IS R.C.C. FRAME STRUCTURE.
2. THE DEPTH OF FOUNDATION IS UPTO HARD STRATA.
3. THE WALL CONSTRUCTION IS IN BRICK MASONARY
4. STAIRCASE PROVIDED IS NON SLIPPERY
5. DADO IS PROVIDED UP TO 2.1 M HEIGHT IN BATH AND W.C.

LEGEND

1. PLOT BOUNDARY SHOWN IN BLACK.
2. PROPOSED CONSTRUCTION SHOWN IN RED.
3. SEWER LINE SHOWN IN RED DOTTED.
4. WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN

REVISED GROUP HOUSING SCHEME ON GUT NO.-09(P), SITUATED AT VILLAGE- PISADEVI, TO. & DIST.- AURANGABAD.
WITHIN AURANGABAD FRINGE AREA
FOR- 1. MR. KAKASAHEB DAMU KALE.
2. MR. PANDHARINATH DAMU KALE.
3. MR. SANJAY DAMU KALE

OWNERS SIGN	ARCHITECTS SIGN

REVISED DRAWING | SCALE : 1:100

DRAWN BY - S.D. CHECKED BY - S.D. DT. 13/12/2023 DRWG NO. 02

BUILDING A

Seal of the Joint Sub-Registrar Class-2 सह दुय्यम निबंधक वर्ग-2 औरंगाबाद Aurangabad No. 5 औरंगाबाद

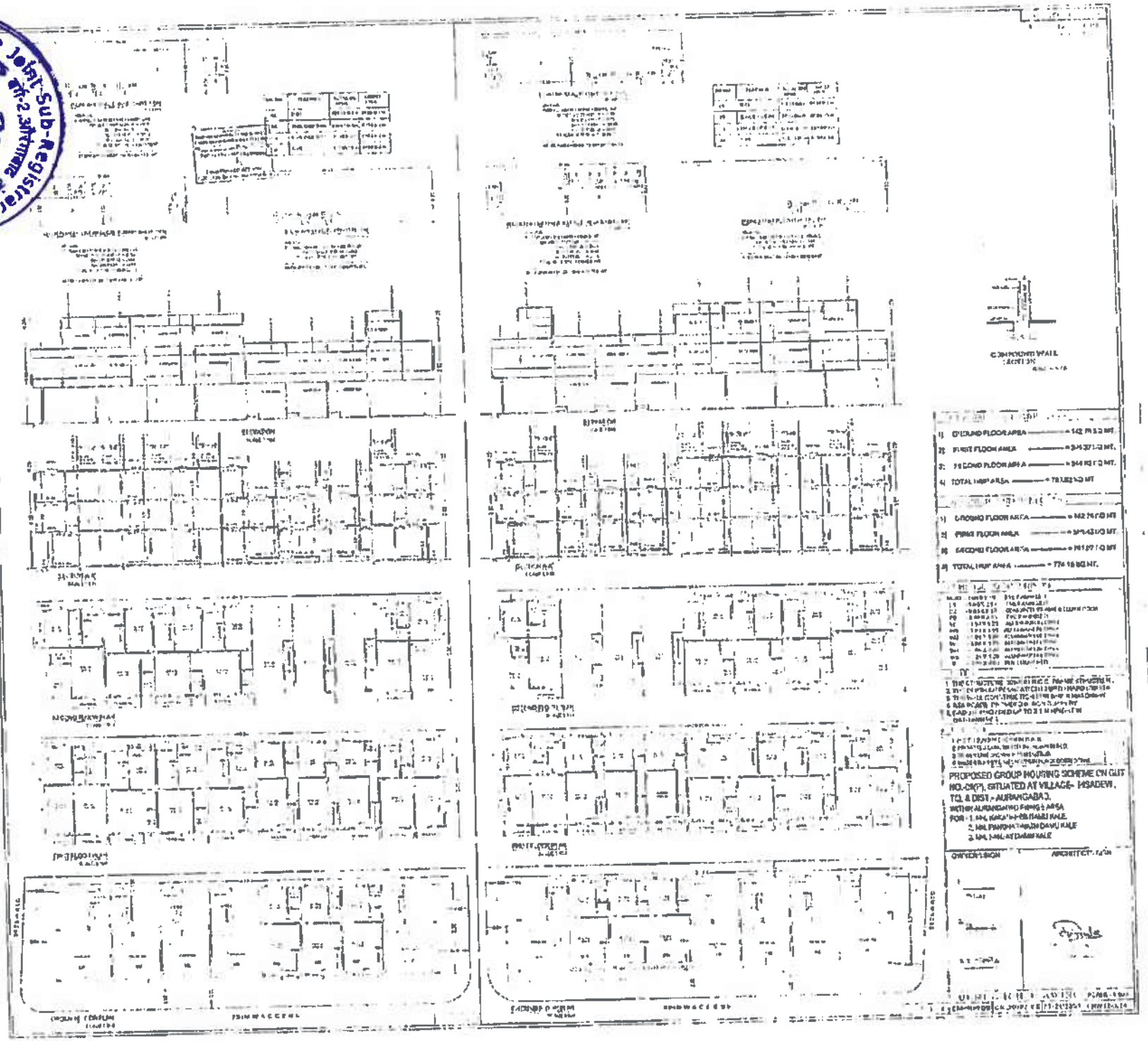
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4466 30 42

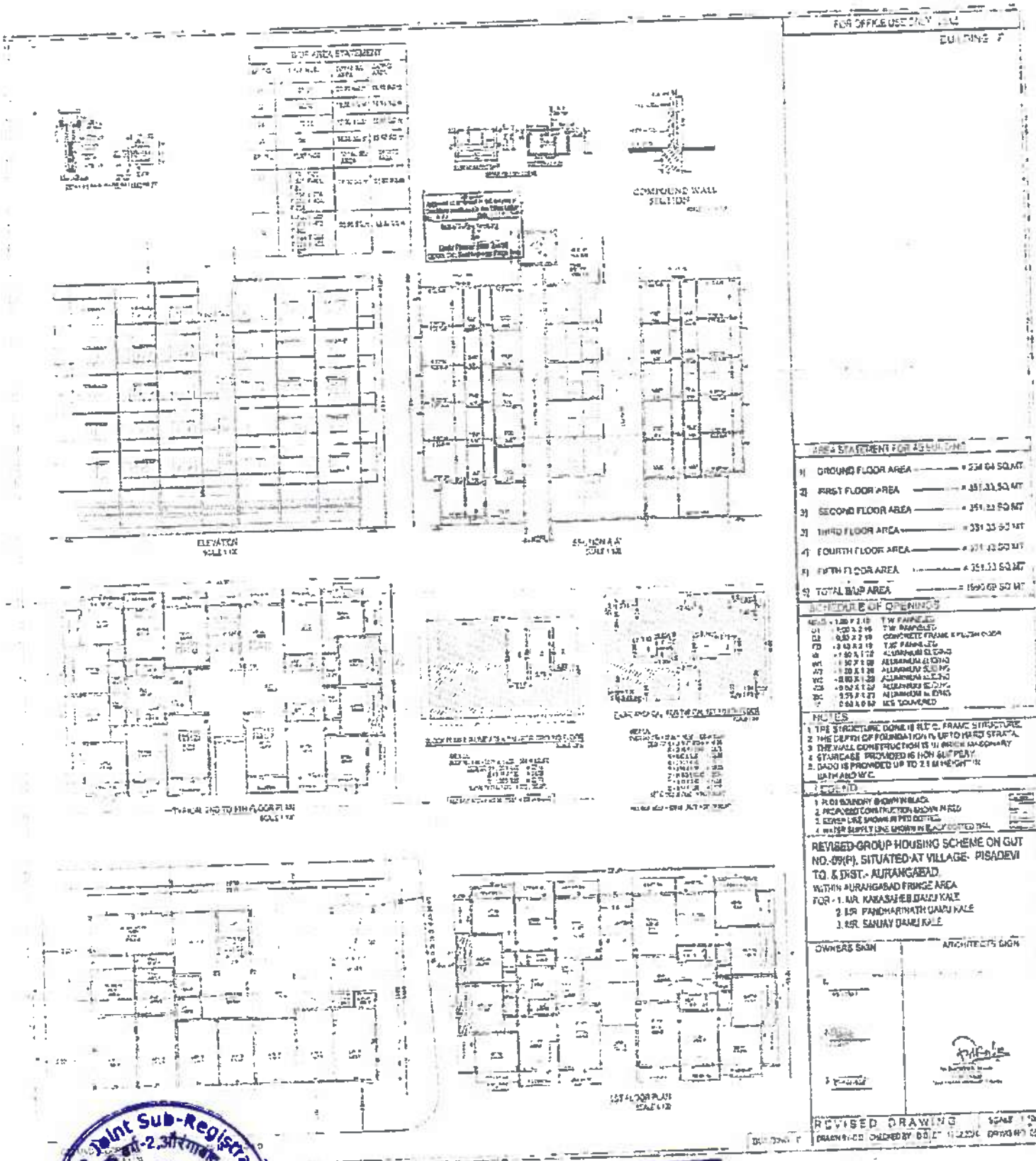
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Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5
सह दुय्यम निबंधक वर्ग-2 औरंगाबाद क्र. 5
31 JUL 2024



Seal of the Joint Sub-Registrar Class-2, S.R. No.-2, Aurangabad
सह दुय्यम निबंधक वर्ग-2, औरंगाबाद
सत्यमेव जयते
औरंगाबाद
Aurangabad NO. 5

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4466 3342
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CIDCO AURANGABAD FRINGE AREA

NEW AURANGABAD FORM D

BANK OF MAHARASHTRA

RECEIPT TO BE PRESERVED BY ALLOTTEE

S No 5/10 CTS No/Survey No

Sector No. / Village

for Credit to the A/c of Shri/Smt/Kum. Kakasaheb D. Kale & others

for credit to the A/c of CIDCO

CONDITION :-

Amount of Development charges should be paid within 30 days from the date of issue of challan. If failed to do so, intrest @ 18% p.a.will be levied as per MRTP act,1966

1)	Layout scrutiny fees	
2)	Building scrutiny fees	
3)	Security deposit for Building permission	
4)	Development Charges (LAND)	
5)	Development Charges (B/U)	
6)	Revalidation Charges for Commencement Certificate	
7)	Compounding Fees	
8)	Relaxation Charges for side margin (Condonation)	
9)	Amalgamation Charges	
10)	Internal Charges	
11)	Premium 0.30	
12)	Premium 0.60	
13)	Map/Part plan/Zone Certificate	
14)	I D C, I, II, III, IV	
15)	Labour Cess	
16)	Others Revised difference Amount	140,000 ₹
17)	Total	140 000 ₹

(In words) Rupees one lakh fourty thousand only

Signature of CIDCO Officer

Signature of Depositor

BANK OF MAHARASHTRA APR 2024 TRANSFER

CIDCO AURANGABAD FRINGE AREA

NEW AURANGABAD FORM D

BANK OF MAHARASHTRA

RECEIPT TO BE PRESERVED BY ALLOTTEE

S No 4/1/6 DATE 17/01/24

Gat No / Plot No 99 (2)

Sector No. / Village pisa dev

for Credit to the A/c of Shri/Smt/Kum. Kakasaheb D. Kale & others

for credit to the A/c of CIDCO

CONDITION :-

Amount of Development charges should be paid within 30 days from the date of issue of challan. If failed to do so, intrest @ 18% p.a.will be levied as per MRTP act,1966

1)	Layout scrutiny fees	
2)	Building scrutiny fees	30000 ₹
3)	Security deposit for Building permission	
4)	Development Charges (LAND)	
5)	Development Charges (B/U)	521905 ₹
6)	Revalidation Charges for Commencement Certificate	
7)	Compounding Fees	
8)	Relaxation Charges for side margin (Condonation)	
9)	Amalgamation Charges	
10)	Internal Charges	
11)	Premium 0.30	
12)	Premium 0.60	
13)	Map/Part plan/Zone Certificate	
14)	I D C, I, II, III, IV	1584000 ₹
15)	Labour Cess	1223820 ₹
16)	Others	
17)	Total	2611725 ₹

(In words) Rupees Twenty four lacs eleven thousand seven hundred twenty five only

Signature of CIDCO Officer

Signature of Depositor

Cash Receipt No.

BANK OF MAHARASHTRA 24 JAN 2024 RECEIVED FOR COLLECTION

Seal of the Joint Sub-Registrar Aurangabad No. 5

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महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ CB 372347

प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एम.सिडको छ संभाजीनगर
परवाना क्र 3101068

16 DEC 2023

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४५८८३५४२
२०२४

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP IS made and executed at Aurangabad on his 26th December 2023 on Tuesday

BY AND BETWEEN

1 Shri Vishnu Ramkrishna Kale aged about 34 years R/o House No 01,Gul No 08, at Pisadevi Post Palashi Aurangabad :-431008.which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the First part" or the First partner)

2 Shri. Ratan Janardhan Kale aged about 37 years R/o At Ghar No 06, Galli No 01, at Pisadevi Post Palashi Aurangabad:-431008. which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Second part" or the Second partner)

3 Shri. Prabhakar Ramkrishna Kale aged about 38 years R/o House No 01,Gut No 08, at Pisadevi Post Palashi Aurangabad :-431008. Which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Third part" or the Third partner)

4 Shri Rameshwar Janardhan Sasemahal aged about 43 years R/o House No 01, Selud Aurangabad:-431007. which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Fourth part" or the Fourth partner)

WHEREAS the parties hereto have agreed to carry on in partnership of solicit proposed to commerce and carry on business in partnership on the following terms and conditions and have proposed to execute this Deed. And where as the parties here to have deemed it expedient to reduce in writing and are desirous of recording the terms and conditions governing their relationship interest:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER :

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२०२३

WHEREAS

1.NAME & STYLE :-
The parties here to carry the business here In aforementioned, in partnership on the terms & conditions here in set out, in the name and style of M/S SHREE GANESHA GROUP and or any other such name as may be decided by the partners from time to time.

2.DURATION:-
The partnership business shall be deemed to have commenced from the 26th December 2023, and the period of the partnership shall be "AT WILL"

3.NATURE:-
That business of the partnership (hereinafter referred to as the "Firm") shall be Builder, Constructions, land Developers and any other such activity as may be mutually agreed amongst the partners from time to time. Under the name and style of M/s SHREE GANESHA GROUP

4.PLACE OF BUSINESS:-
The registered Office of the firm shall situated Gut No 105,Sambhaji Chowk, Kalyani Plaza, at Pisadevi Post Palashi Aurangabad :-431008. any other palce/s of the business shall be decided by the partners mutually, However the same can be shifted or carried on at any other place/places as shall be required & mutually agreed upon by the partners from time to time.

Seal of the Joint Sub-Registrar Aurangabad No.

5.CAPITAL :-
The parties have contributed towards the initial capital of the firm of Rs.50000 /- as below

Sr. No.	Particular	Amount
1	Shri Vishnu Ramkrishna Kale	12500/-
2	Shri Ratan Janardhan Kasle	12500/-
3	Shri Prabhakar Ramkrishna Kale	12500/-
4	Shri Rameshwar Janardhan Sasemahal	12500/-

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And they agreed to contribute further as capital or as loan, as may be decided between the partners from time to time, if such further amount as may be required for the business time to time. And all contribution towards capital or loan will carry interest at the rate of 12% per annum or at such rate as may be prescribed under the Income Tax Act 1961 from time to time and the same will be credited to the capital/loan/or current a/c of the partners.

6.REMUNARATION & PROFIT RATIOES:
A. All partners will act as working partner or any other working partner will be entitled to remuneration as per the provisions and the Limit prescribed by section 40 (b) (v) of the Income Tax Act 1961 or as per provisions amended from time to time of the Income Tax Act, as deduction from the gross income of the firm.

B. The amount of remuneration payable shall be determined as a percentage of Book profit for each year as following manner or as amendments made in the Income tax Act from time to time.

1.In respect of 1st Rs.300000/-of book profit — Rs 150000 or @ 90% of book profit whichever is more

2.In respect of Balance book profit — at the rate @ 60%

The partners shall be entitled to increase or reduce the above remuneration. Also the parties here to may also agree to revise the mode of calculating the above remuneration and decide to pay salary and grant benefits of house rent, Medical Expenses, Accident and/or Life Insurance Policy premium provided fund, gratuity, Bonus, and /or all other benefits to the above and/or partners as they may mutually agreed upon.

C. case there occurs the loss to the firm after making payments of interest to the partners of the firm as described in Para B above then total remuneration shall be paid to all partners put together shall not exceed Rs.50000/- in total.

Seal of the Joint Sub-Registrar Class-2 Aurangabad

D. The residual profit or loss shall be shared amongst the partners as under:-

Sr. No.	Particular	Percentage
1	Shri Vishnu Ramkrishna Kale	25.00%
2	Shri Ratan Janardhan Kasle	25.00%
3	Shri Prabhakar Ramkrishna Kale	25.00%
4	Shri Rameshwar Janardhan Sasemahal	25.00%

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7.WITHDRAWALS OF PARTNERS:
The partners shall be entitled to withdrawal such reasonable amount or amounts for their personal expenses as may be mutually agreed upon from time to time and no interest shall be charged on such withdrawal, on mutual consent of the partners.

8.BANK A/C :-
The bank accounts shall be opened in firm name only and shall be operated With signature of Any Two Partners out of First Three Partners and as may be agreed upon by All the partners. As well the power to operate such accounts can be given to such other person/s as the parties desire to on behalf of the firm.

9. DOCUMENTS & EXECUTOR :
That all Partners are agreed that, Any Two Partner Out off Four partners is the authorized person on behalf of the Partnership firm They Can Signed/ executed agreement to sale, registered agreement to sale, registered sale deed, and other registered documents and banking documents in respect of project namely "SHREE GANESHA GROUP"

10.BOOKS OF ACCOUNT:
The regular books of account shall be maintained at the place of business for which is of the party shall punctually submit the details, voucher, statement, etc. of the business transacted by them on account of the firm.

11.FINANCIAL YEAR:-
The annual general accounts of the firm shall be taken on 31st march each year (i.e. financial year) and shall be signed by all partners and when so signed by the partners, the entries in the books of account of the firm shall be binding on the parties.

The parties shall have free access of books of account and all the paper related to the firm at all time without any interruptions by any of the parties to inspect, scrutinize or take copies of the relevant, papers etc..

12.FINANCE AND BORROWING
The firm may borrow from time to time from persons, firms, companies, banks, or financial Institution or from any other source such amount/s as may be required for the purpose of business as loans or deposits with or without the security, as the case may be at an agreed rate of Interest.

13.RETIRMENT:-

If any partner desires to retires from the partnership he/she can do so by giving three months previous notice in writing to other partners. Such retirement will require a written consent of all other remaining partners. Such retirement of partners shall not operate as a dissolution of the firm. Upon retirement he/she shall be entitled to the amount of his/her credit balances in his/her accounts plus his/her share in profits. If any up to that date.

14.DEATH:-

In case of death of any partner, the partnership firm shall not be dissolved. The business of the firm shall continue. The legal only one heir or representative of the deceased partner may be taken as partner if he/she so desires in writing and all other remaining partners agree to the same unanimously. If however, the legal heir of the representative of the deceased partner may not want to continue in the partnership then he/she shall be entitled to the amount of credit balance in his/her account plus his/her share in the profit up to the date of death.

15.DISSOLUTION:-

On retirement or death of any of the partner, the partnership firm shall not be dissolve. The other partners shall continue the business of the partnership firm.

16.PROVISIONS OF THE INDIAN PARTNERSHIP ACT,1932

The provisions of the Indian partnership Act 1932 so far as these have not been expressly provided in the partnership deed will apply this partnership firm.

17.AMENDMENTS:-

Any of the mentioned term and condition or stipulations may be superceded varied, altered and added to by mutual consent of the partners either express or implied by conduct.

18.ARBITRATION:-

If at any time dispute or difference arises between the partners of any nature whatsoever whether of fact or low, be referred for Arbitration in accordance with the Indian Arbitration Act, and the decision of the Arbitrator shall be final and binding on all the partners and their legal representative/s.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE SET AND SUBSCRIBED THEIR HANDS.THE DAY AND YEAR HEREINABOVE WRITTEN.

1.SIGNED AND DELIVERED by the

Within names Shri Vishnu Ramkrishna Kale
In the presence of

Witness

Shri Pradeep baburao Pawar
(N 7 Cidco Aurangabad
:-431003)

2.SIGNED AND DELIVERED by the

within names Shri. Ratan Janardhan Kale
in the presence of

Shri Pankaj Vitthal Shinde

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(N-5,Cidco
Aurangabad:-431003.)

3. SIGNED AND DELIVERED by the

within names Shri Prabhakar Ramkrishna Kale
in the presence of

4. SIGNED AND DELIVERED by the

within names Shri Rameshwar Janardhan Sasemahal
in the presence of

BEFORE ME

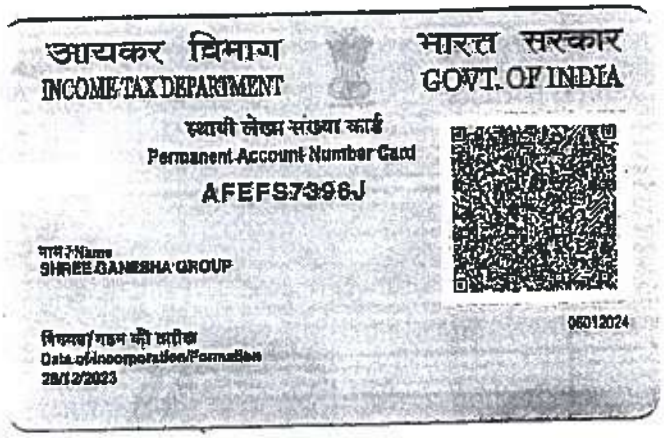
ADV. ANJALI D. MORE
Notary Govt. Of India
Regd. No. 5760 Aurangabad

IDENTIFIED & DRAFTED
BY Mr.: Ishwar Pandav

ANJALI D. MORE
Notary Govt. of India
Regd. No. 5760
Aurangabad
AREA : AURANGABAD (DIST.)

Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFEFS7396J

नाम / Name
SHREE GANESHA GROUP

निगमन/गठन की तारीख
Date of Incorporation/Formation
28/12/2023

06012024

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भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
S/O दामू काळे
मारुती मंदिर
मुकाम पोस्ट पिसादेवी औरंगाबाद, औरंगाबाद
महाराष्ट्र, 431001

Address :
S/O Damu Kale
NEAR MARUTI MANDIR
AT POST PISADEVI AURANGABAD, Aurangabad
Maharashtra, 431001

Aadhaar - Samanya Maansacha Adhikaar

भारत सरकार
GOVERNMENT OF INDIA



काकासाहेब दामू काळे
Kakasaheb Damu Kale

जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

3658 0868 2124

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
S/O दामू
पीसादेवी
पीसादेवी, औरंगाबाद
औरंगाबाद, महाराष्ट्र, 431001

Address :
S/O Damu
PISADEVI
PISADEVI, Aurangabad
Maharashtra, 431001

Aadhaar - Samanya Maansacha Adhikaar

भारत सरकार
GOVERNMENT OF INDIA



पंढरीनाथ दामू काळे
Pandharinath Damu Kale

जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

6724 0013 9724

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O दामोधर, पिसादेवी, पिसादेवी, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O Damodhar, PISADEVI, PISADEVI, Aurangabad, Aurangabad, Maharashtra - 431001

6677 0434 6707
VID : 9188 5817 0475 9252

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India



संजय दामू काळे
Sanjay Damu Kale
जन्म तारीख/DOB: 01/01/1976
पुरुष/ MALE

Issue Date: 04/05/2018

6677 0434 6707
VID : 9188 5817 0475 9252

माझे आधार, माझी ओळख

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5
सह दुय्यम निबंधक वर्ग-2, औरंगाबाद क्र. 5
औरंगाबाद
Aurangabad

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
OLZPK8981E
Name
KAKASAHEB DAMU KALE
Father's Name
DAMU KALE
Date of Birth
01/01/1961
Signature
26012024


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
NUZPK0921C
Name
PANDHARINATH DAMU KALE
Father's Name
DAMU KALE
Date of Birth
01/01/1959
Signature
05082023


Seal of the Joint Sub-Registrar Class-2
Aurangabad No. 5


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LYHPK9190B
Name
SANJAY DAMU KALE
Father's Name
DAMU VITTHAL KALE
Date of Birth
01/01/1979
Signature

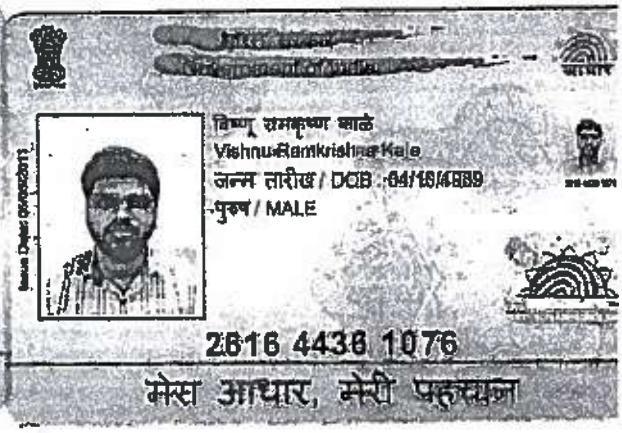

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पत्ता: अट. पीसदेवी, पो. पळशी, गट क्र. 8
पोखारी रस्ता, पिसादेवी, औरंगाबाद, महाराष्ट्र,
431008
Address: At. Pisadevi, Po. Palshi, Gut No. 8
Pokhari Road, Pisadevi, Aurangabad,
Maharashtra, 431008

2616 4436 1076

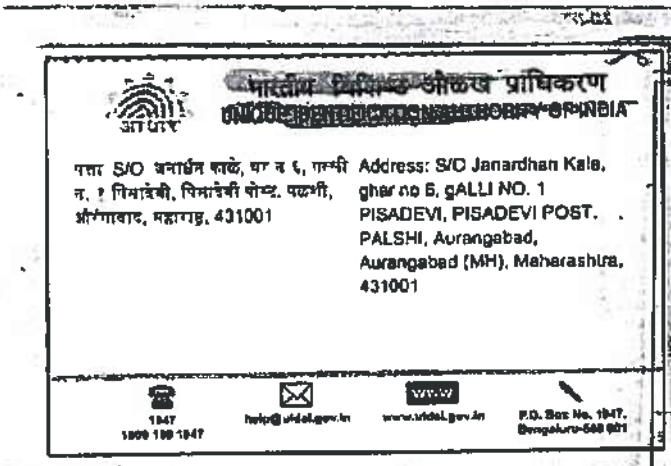
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विष्णू रामकृष्ण काळे
Vishnu Ramkrishna Kale
जन्म तारीख / DOB: 04/10/1989
पुरुष / MALE

2616 4436 1076

मेरा आधार, मेरी पहचान

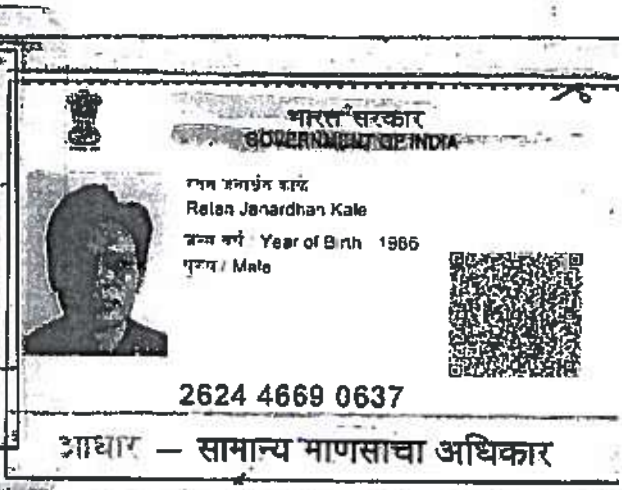


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O जनार्धन काळे, घर न 6, गल्ली न. 1 पिसादेवी, पिसादेवी पोस्ट, पळशी, औरंगाबाद, महाराष्ट्र, 431001

Address: S/O Janardhan Kale, ghar no 6, gALLI NO. 1 PISADEVI, PISADEVI POST. PALSHI, Aurangabad, Aurangabad (MH), Maharashtra, 431001

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

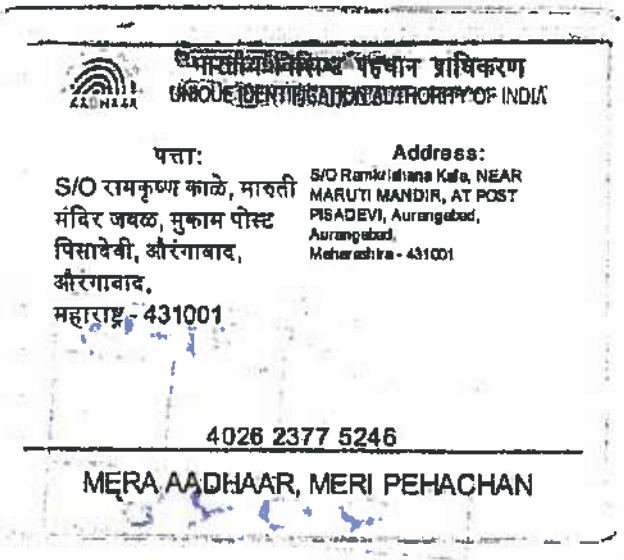


भारत सरकार
GOVERNMENT OF INDIA

रतन जनार्धन काळे
Ratan Janardhan Kale
जन्म वर्ष / Year of Birth 1965
पुरुष / Male

2624 4669 0637

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O रामकृष्ण काळे, मारुती मंदिर जवळ, मुकाम पोस्ट पिसादेवी, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O Ramkrishna Kale, NEAR MARUTI MANDIR, AT POST PISADEVI, Aurangabad, Aurangabad, Maharashtra - 431001

4026 2377 5246

MERA AADHAAR, MERI PEHACHAN



भारत सरकार
GOVERNMENT OF INDIA

प्रभाकर रामकृष्ण काळे
Prabhakar Ramkrishna Kale
जन्म तारीख/ DOB: 10/01/1985
पुरुष / MALE

4026 2377 5246

माझे आधार, माझी ओळख



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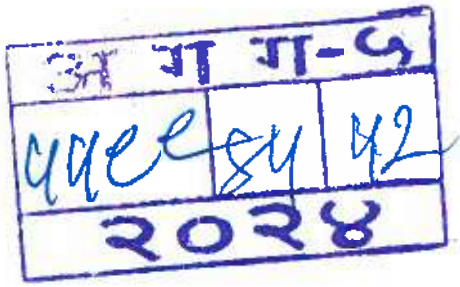

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
COKPK2987L
VISHNU RAMKRISHNA KALE
RAMKRISHNA PARABHAT KALE
04/06/1988


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFEFS7396J
SHREE GANESHA GROUP
25/12/2023


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PRABHAKAR RAMKRISHNA KALE
RAMKRISHNA KALE
10/01/1985
Permanent Account Number
COKPK2982R
Signature

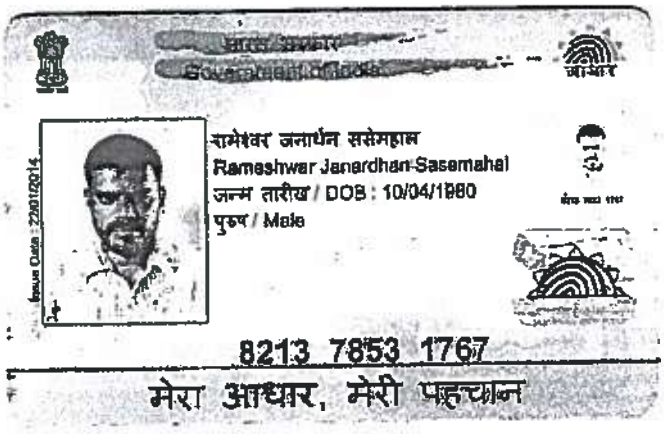

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RATAN JANARDHAN KALE
JANARDHAN RAMRAO KALE
04/06/1986
Permanent Account Number
AWBPK4532A
Signature









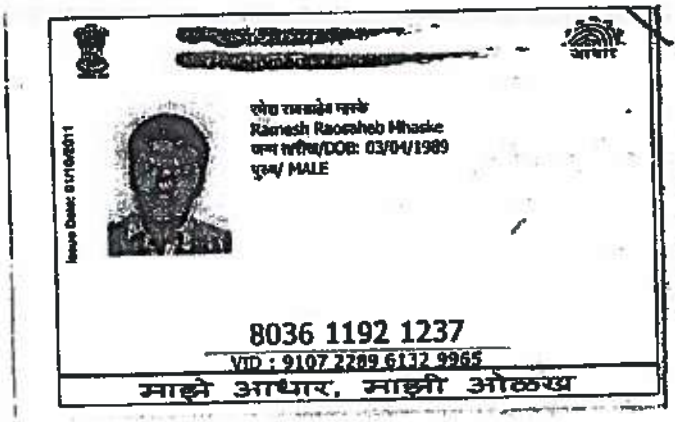






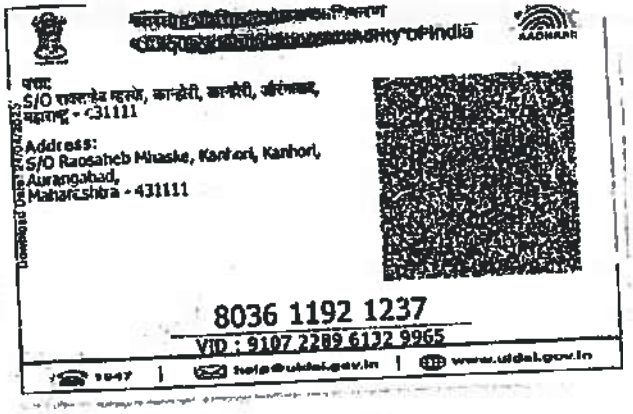


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रमेश रावसाहेब म्हसके
Ramesh Raosaheb Mhaske
जन्म तारीख/DOB: 03/04/1989
पुरुष/ MALE

8036 1192 1237
VID : 9107 2289 6132 9965
माझे आधार, माझी ओळख



Address:
S/O Raosaheb Mhaske, Kankori, Kanhori,
Aurangabad,
Maharashtra - 431111

8036 1192 1237
VID : 9107 2289 6132 9965
help@uidai.gov.in | www.uidai.gov.in

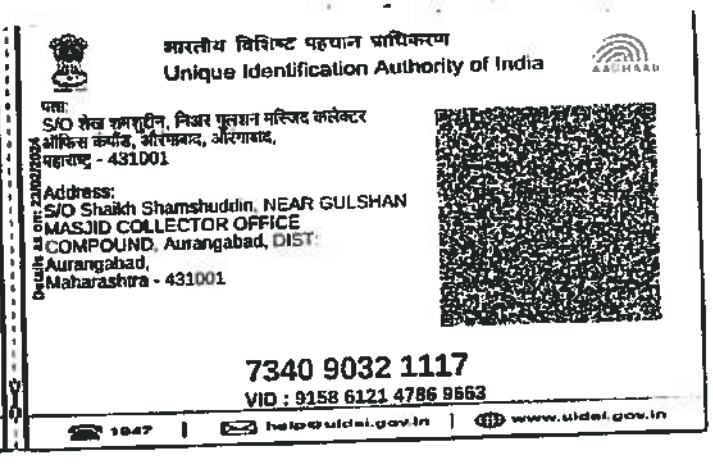


भारत सरकार
Government of India

शेख अखिल शेख शमशुद्दीन
Shaikh Akheel Shaikh Shamshuddin
जन्म तिथि/DOB: 03/05/1989
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

7340 9032 1117
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

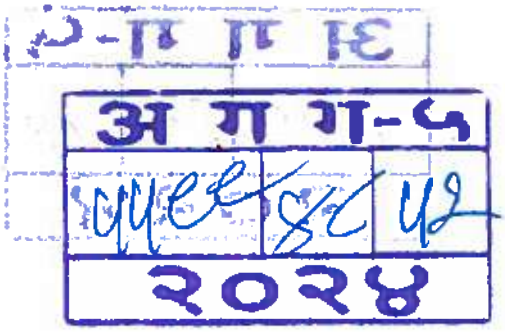
पता:
S/O शेख शमशुद्दीन, निअर गुलशन मस्जिद कलेक्टर ऑफिस कंपौंड, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001

Address:
S/O Shaikh Shamshuddin, NEAR GULSHAN MASJID COLLECTOR OFFICE COMPOUND, Aurangabad, DIST: Aurangabad,
Maharashtra - 431001

7340 9032 1117
VID : 9158 6121 4786 9663
1947 | help@uidai.gov.in | www.uidai.gov.in






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Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5
सह दुय्यम निबंधक वर्ग-2, औरंगाबाद क्रं. 5
सत्यमेव जयते
औरंगाबाद

342/5599
शुक्रवार,19 जुलै 2024 4:55 म.नं.

दस्त गोषवारा भाग-1

अगग5
दस्त क्रमांक: 5599/2024

दस्त क्रमांक: अगग5 /5599/2024

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

अ. क्रं. 5599 वर दि.19-07-2024

रोजी 4:54 म.नं. वा. हजर केला.

पावती:7172 पावती दिनांक: 19/07/2024

सादरकरणाराचे नाव: होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - विष्णु रामकृष्ण काळे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1040.00
पृष्टांची संख्या: 52	
एकुण:	1140.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ब) जेव्हा इलाखा लघुवाद न्यायालय अधिनियम@1882 याखालील दाव्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्रं. 1 19 / 07 / 2024 04 : 54 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 07 / 2024 04 : 55 : 25 PM ची वेळ: (फी)

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

19/07/2024 5 04:41 PM

दस्त गोषवारा भाग-2

अगग5 40 42
दस्त क्रमांक:5599/2024

दस्त क्रमांक :अगग5/5599/2024
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - विष्णु रामकृष्ण काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-34 स्वाक्षरी:-		✓
2	नाव:होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - रतन जनार्धन काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:-		✓
3	नाव:होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - प्रभाकर रामकृष्णा काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		✓
4	नाव:होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - रामेश्वर जनार्धन ससेमहाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		✓
5	नाव:देणार - मालक - काकासाहेब दामु काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		✓
6	नाव:देणार - मालक - पंढरीनाथ दामु काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-58		✓
7	नाव:देणार - मालक - संजय दामु काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिसादेवी,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 07 / 2024 05 : 04 : 23 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्यावावत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

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1	पॉवर ऑफ़ अटॉर्नी होल्डर होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - विष्णु रामकृष्ण काळे - -	19/07/2024 04:56:32 PM	विष्णू रामकृष्ण काळे M 1263814244430336000	
2	पॉवर ऑफ़ अटॉर्नी होल्डर होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - रतन जनार्धन काळे - -	19/07/2024 04:57:12 PM	रतन जनार्धन काळे M 1192402342081286144	
3	पॉवर ऑफ़ अटॉर्नी होल्डर होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - प्रभाकर रामकृष्णा काळे - -	19/07/2024 04:58:04 PM	प्रभाकर रामकृष्ण काळे M 1230401549861736448	
4	पॉवर ऑफ़ अटॉर्नी होल्डर होल्डर - विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - रामेश्वर जनार्धन ससेमहाल - -	19/07/2024 04:58:32 PM	रामेश्वर जनार्धन ससेमहाल M 1172393586325016576	
5	कुलमुखत्यार देणार देणार - मालक - काकासाहेब दामु काळे - -	19/07/2024 04:59:38 PM	काकासाहेब दामू काळे M 1263815066362863616	
6	कुलमुखत्यार देणार देणार - मालक - पंढरीनाथ दामु काळे - -	19/07/2024 05:00:41 PM	पंढरीनाथ दामू काळे M 1263815385272635392	
7	कुलमुखत्यार देणार देणार - मालक - संजय दामु काळे - -	19/07/2024 05:04:40 PM	संजय दामू काळे M 1263815713262952448	

शिक्का क्र.4 ची वेळ:19 / 07 / 2024 05 : 04 : 41 PM

Joint Sub Registrar Aurangabad V

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Seal of the Joint Sub-Registrar Class-2 Aurangabad No. 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHREE GANESH GROUP THROUGH	eChallan	00040572024071925429	MH005440749202425E	500.00	SD	0002960359202425	19/07/2024
2		DHC		0724191910430	1040	RF	0724191910430D	19/07/2024
3	MS SHREE GANESH GROUP THROUGH	eChallan		MH005440749202425E	100	RF	0002960359202425	19/07/2024

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

5599 /2024

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

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

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प्रमाणित करण्यात येते की.
सदर दस्तावेजात एकुण ५२ पाने
आहेत,नोंदणी पुस्तक क्रं.१ चे
अनुक्रमांक ५५ee वर नोंदला
दि. १९/८/२०२४

सह.दुय्यम निबंधक वर्ग-2
औरंगाबाद क्र.5

Seal of the Joint Sub-Registrar Class-2, सह दुय्यम निबंधक वर्ग-2 औरंगाबाद क्र. 5 Aurangabad No. 5