



2.Mr. Ratan S/o Janardhan Kale





3.Mr. Prabhakar S/o Ramkrishna Kale





4.Mr.Rameshwar S/o Janardhan Sasemahal



----- THE DEVELOPERS.



WITNESSES:





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

2. Signature :
Name : Aqeel Shamsuddin
Address: Shaikh Rizvi Bagh Aurangabad





अ ग ग-५
५५८८/२४/८८
२०२४

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चातील नियम ३,५,६ आणि ७]

गाव :- पिसादेवी (५४८७५) तालुका :- छत्रपती संभाजीनगर जिल्हा :- छत्रपती संभाजीनगर

PU-ID : 32671012929 गट क्रमांक व उपविभाग 32671012929

१

शेताचे स्थानीक गाव :

भूधारणा पद्धती भोगवटादार वर्ग -१

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
शेताचे एकक हे.आर.चौ.मी	२१	काकासाहेब वामु काळे	०.४४.००	०.८९		(९२६)	गुत्तयाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत २.६४.०० बागायत - एकुण ला.यो. क्षेत्र २.६४.००	८४	पंढरिनाथ वामु काळे	०.४४.००	०.८९		(२०२)	इतर अधिकार [बोजा - वित्तिय आर्थीकारी सोसायटी आपत्ता] ३२७९) [वि य साह बैंक औरंगाबाद य गिवाडेगीरा बोजा रकमा रु १५०००० संतोष रावसाहेब काळे] ३२७९) [बोजा - वित्तिय आर्थीकारी सोसायटी आपत्ता] ३२८०) [वि य साह बैंक औरंगाबाद य गिवाडेगीरा बोजा रकमा रु १५०००० रावसाहेब वामु काळे जाने] ३२८०)
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख क्षेत्र ०.००.००	९३	बबन रावसाहेब काळे	०.६६.००	१.३४		(३६४)	
	१६८	संतोष रावसाहेब काळे	०.६६.००	१.३४		(२०२)	
	१६९	संजय वामु काळे	०.४२.००	०.८५		(१७४४)	
	७३२	अंकुश मोतिलाल काळे	०.०२.००	०.०४		(१७४४)	
एकुण क्षेत्र (अ+ब) २.६४.००							
आकारणी ५.३१							
जुडी विशेष आकारणी विशेष							







जुने फेरफार क्र : (२०२) (७६४) (१७०४)

शेरा आणि सुधारणा विषये :

हा गाव नमुना क्रमांक ७ दिनांक १४/०६/२०२४ ०४:३६:०४ PM रोजी डिजिटल स्वाक्षरीने सेवा लाई व गाव नमुना क्रमांक १२ या सेवा सर्वसेवांसिता अहवालानुसे ७/१२ अधिकारात्र पत्र

कोणत्याही कारी विश्वासार्ही आढळलेला नाही.

७/१२ डाउनलोड दि. : १८/०७/२०२४ : ११:०० PM. सेवा पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर खातेदार 1965108888888888 हा क्रमांक

वापरावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ खालील नियम २९]

गाव :- पिसादेवी (५४८७८५)

तालुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती संभाजीनगर

गट क्रमांक व उपविभाग ९

			पिकाखालील क्षेत्राचा तपशील					लागवडीखाली उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	ओले सिंचित	कोरडे सिंचित	ओले 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	
२०२३-२४	खरीप	१६८*	निर्मळ	सोयाबीन		०.६६००				
		९३*	निर्मळ	सोयाबीन		०.६६००				
	रब्बी	१६८*	निर्मळ	गहू	०.६६००		अन्य सर्व्हे नं. मधिल विहिर			
		१६९*	निर्मळ	ज्वारी	०.४२००		अन्य सर्व्हे नं. मधिल विहिर			
		२१*	निर्मळ	ज्वारी		०.४४००				
		८४*	निर्मळ	गहू	०.४४००		अन्य सर्व्हे नं. मधिल विहिर			
		९३*	निर्मळ	गहू	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 नोंदवहीत सेंप द्वारे घेणेत आलेली आहे

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

अ ग ग-६
५५८/२८९
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 बयाबयांची 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 क्रिज एरिया, सिडको, नवीन छत्रपती संभाजीनगर यांचे NO.CIDCO/TPO/CSNFA-TLP/2023/112 DATE.29.11.2023

ज्यानुसार 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 महसुल संहिता 1966 च्या कलम 42 ब च्या तरतुदीन्वये **निवासी** प्रयोजनासाठी सनद मिळणे करीता या कार्यालयाकडे अर्ज सादर केलेला आहे.

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

अ ग ग-५
४४६ २०८
२०२४

प्रस्तुत 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 इतर 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 जुलै 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 अकृषिक 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 यांचेकडुन 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 व मधील सुधारणांच्या अनुषंगाने केवळ विनिश्चतीकरणासाठी देण्यात येत असुन अर्जदारास सदरील भुखंडांचा विकास करावयासाठी समुचित नियोजन प्राधिकरणाकडुन 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 उभारल्याचे किंवा वापरण्यात आल्यास तहसिलदार यांच्यकडुन विनिर्दीष्ट मुदतीत काढुन टाकण्याबाबत किंवा

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त्यात बदल करण्याबाबत तहसिलदार यांनी निर्देश देणे वैध 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

11. करता येईल आणि त्याबाबतचा खर्च अर्जदाराकडुन जमीन महसुलाची थकबाकी असल्याप्रमाणे वसुल करता येईल. जमीनीचा वापर या सनदेमध्ये नमुद प्रयोजनासाठीच कराबा लागेल. त्याशिवाय ईतर प्रयोजनासाठी वापर केल्यास शर्तभंग समजुन कार्यवाही करण्यात येईल.

उपरोक्त नमुद कोणत्याही अटी व शर्तीचे 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

साक्षिदाराच्या सह्या व पदनाम

1. विष्णु रामकृष्ण काळे - Vishnukale

2. सुरेश शामराव काळे - Suresh

आम्ही असे जाहीर करतो की, ज्याने या सनदेवर स्वतः **श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे मौजे 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. संबधितास श्री काकासाहेब दामु काळे, श्री पंढरीनाथ दामु काळे व श्री संजय दामु काळे मौजे 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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2024

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	

नगद प्राप्त/CASH RECEIVED
D: 5617537
YOGESH ASHOK MULAY
- 8 DEC 2023
Q.No. 21875
State Bank of India Treasury

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CIN-99999 MH 1970 SGC-014574

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE
Cetral 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/TPO/CSNFA(BP-GH)/2024/ 371

Date: 22 /04/2024

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

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

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.**

(P.T.O.)

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.

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9. The Structural Design, Building Materials, Plumbing 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.

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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.

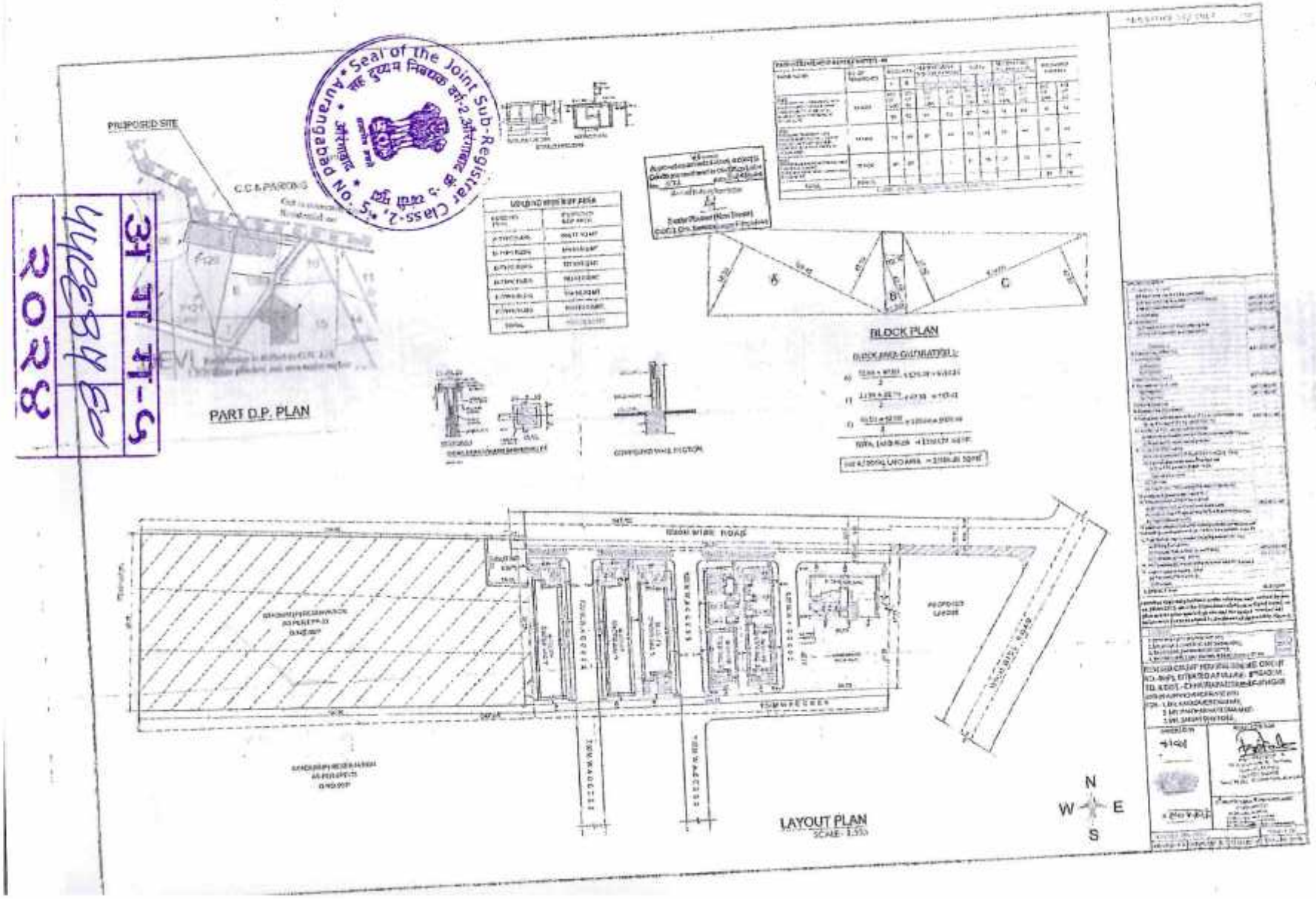
Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5

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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सह दुय्यम निबंधक वर्ग-२ औरंगाबाद
PROPOSED SITE
C.C & PARKING
PART D.P. PLAN
BLOCK PLAN
LAYOUT PLAN
SCALE - 1:150
N
W
E
S
31 MT. WIDE ROAD
PROPOSED OFFICE
COMPOUND WALL SECTION
Uploaded By
2022



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Aurangabad No. 5
सत्यमेव जयते
औरंगाबाद

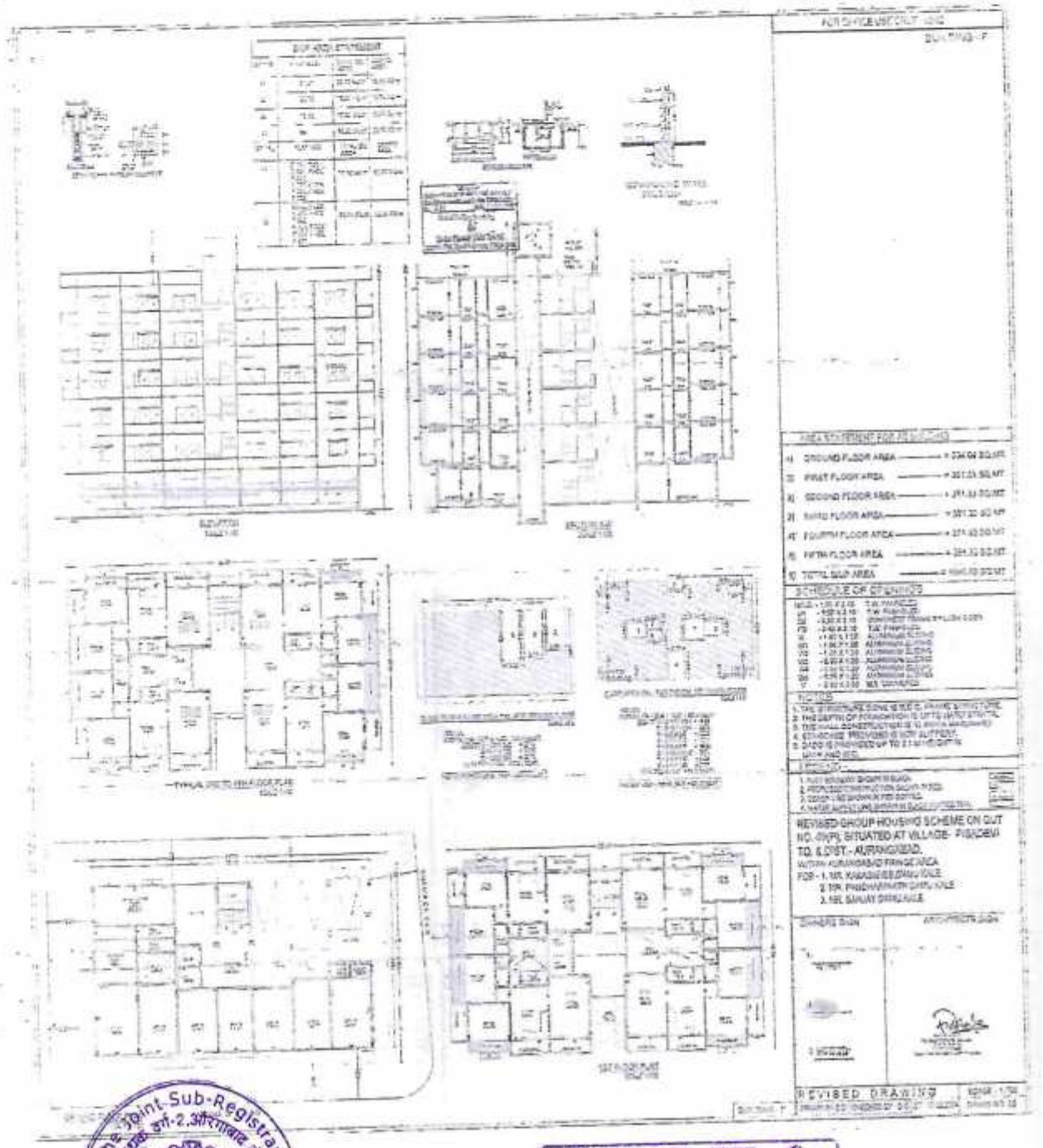
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औरंगाबाद

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सत्यमेव जयते
औरंगाबाद

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CIDCO AURANGABAD FRINGE AREA

NEW AURANGABAD

FORM D

BANK OF MAHARASHTRA

RECEIPT TO BE PRESERVED BY ALLOTTEE

S. No 5210 DATE 17/01/24

C.T.S. No. / Plot No 09 (2) Pisadevi

Sector No. / Village

for Credit to the A/c of Shri./Smt./Kum. Kalkosaheb 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, Interest @ 18% p.a.will be levied as per MRTP act,1966

1)	Layout scrutiny fees	—
2)	Building scrutiny fees	30000 00
3)	Security deposit for Building permission	—
4)	Development Charges (LAND)	—
5)	Development Charges (B/U)	52905 00
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 00
15)	Labour Cess	1225820 00
16)	Others	—
17)	Total	3411725 00

(In words) Rupees Thirty four lakhs eleven thousand seven hundred twenty five only

Signature of CIDCO Officer

Signature of Depositor

Cash Book No.

Sub-Registrar Class-2 Aurangabad No. 5

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

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महाराष्ट्र MAHARASHTRA ◑ 2023 ◑

CB 372347

प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एन-६, सिडको छ संभाजीनगर
परवाना क्र 3101066

18 DEC 2023

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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,Gut 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 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 HERETO AS UNDER :

WHEREAS

1.NAME & STYLE :-
The parties here to carry the business here In after mentioned, 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.

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 book — Rs 150000 or @ 90% of 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.

In 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 No. 5

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.. for 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

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

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

3. SIGNED AND DELIVERED by the

within named 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

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

IDENTIFIED & DRAFTED
BY Mr.: Ishwar Pandav

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

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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
29/12/2023

09/1/2024

Seal of the Joint Sub-Registrar Class-2, Aurangabad No. 5
मुख्य नियंत्रक वर्ग-2, औरंगाबाद के 5 वर्ग

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