Development Agreement

Receipt (pavti)

342/5596
Friday,July 19 ,2024
4:35 PM

पावती

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

पावती क्रं.: 7169 दिनांक: 19/07/2024

गावाचे नाव: पिसादेवी
दस्तऐवजाचा अनुक्रमांक: अगग5-5596-2024
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: विकासक - मे. श्री. गणेशा ग्रुप तर्फे भागीदार - विष्णु रामकृष्ण काळे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1200.00
पृष्ठांची संख्या: 60	
एकूण:	रु. 31200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

बाजार मुल्य: रु.65430500 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 3271600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724195010322 दिनांक: 19/07/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005439909202425E दिनांक: 19/07/2024
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

दस्त स्कॅन झाला

GRN	MH005439909202425E	BARCODE	Date	19/07/2024-13:39:55	Form ID	25.3

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	SHREE GANESHA GROUP THROUGH VISHNU RAMKRISHNA KALE
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No.	GUT NO. 09
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Registration Fee	30000.00	Road/Street	PISADEVI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=KAKASAHEB DAMU KALE AND OTHERS~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024071924792	CK00CLAMJ0
Cheque/DD No.		Bank Date	RBI Date	19/07/2024-13:24:41	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 challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी 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 01:41:05

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0724195010322	Date	19/07/2024
Received from SELF, Mobile number 0000000000, an amount of Rs.1200/-, 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	10004152024071908639	REF No.	CHQ5533934
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	MH005439909202425E	BARCODE		Date	19/07/2024-13:39:55	Form ID	25.3

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	SHREE GANESHA GROUP THROUGH VISHNU RAMKRISHNA KALE
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No.	GUT NO. 09
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Registration Fee	30000.00	Road/Street	PISADEVI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=KAKASAHEB DAMU KALE AND OTHERS~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹ 30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024071924792	CK00CLAMJ0
Cheque/DD No.		Bank Date	RBI Date	19/07/2024-13:24:41	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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

Department ID : Mobile No. : 6000000000

Note:- This is computer generated document. It is to be registered in Sub Registrar office only. Not valid for unregistered document.
सूचना:- हा संगणक व्दारे तयार केलेला दस्त आहे. नोंदणी ची कार्यवाही दस्त नोंदणी साठी सादर केल्या नंतर होईल.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-342-5096	0002558692202425	19/07/2024-18:35:10	IGR209	30000.00
			Total Defacement Amount		30,000.00

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Print Date 19-07-2024 04:40:29

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724195010322	Receipt Date	19/07/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 5596 dated 19/07/2024 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED
₹ 1200
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	19/07/2024
Bank CIN	10004152024071908639	REF No.	CHQ5533934
Deface No	0724195010322D	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

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CHALLAN

MTR Form Number-6

GRN	MH004549368202425E	BARCODE		Date	01/07/2024-16:39:32	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AGD_JT DIST REGSTR CH_SAMBHAJINAGAR	Full Name	SHREE GANESHA GROUP THROUGH VISHNU RAMKRISHNA KALE
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No.	GUT NO. 09 AT PISADEVI CHH
		Premises/Building	SAMBHAJINAGAR

Account Head Details	Amount In Rs.
30051701 Amount of Tax	3271600.00
tal	32,71,600.00

Road/Street								
Area/Locality	AURANGABAD							
Town/City/District								
PIN		4	3	1	0	0	1	

Remarks (If Any)

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DEFACED 3271600.00 DEFACED

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

Amount In Words	Thirty Two Lakh Seventy One Thousand Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024070154457	CK00CBHFM0
Cheque/DD No.		Bank Date	RBI Date	01/07/2024-16:24:40	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. : 9637137777

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002447345202425	01/07/2024-16:00:05	IGR202	3271600.00

Print Date 01-07-2024 06:00:07

Office of the Collector of Stamp, Aurangabad
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

Received Adjudication Fee RS. **100/-** vide e-Challan GRN No. **MH002149442202425P** Dated **16-05-2024.**

Collector of Stamps
Aurangabad

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

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

मुद्रांक जिल्हाधिकारी
Aurangabad

Case No. **Adj/IGR202/83/2024**

Certificate Number: **CER-AUR-ADJ-IGR202-83-2024**

Market Value/Value (if any): **Rs. 65430500**

Received from **SHREE GANESHA GROUP THROUGH VISHNU RAMKRISHNA KALE** Residing at **Office At Gut No105, Sambhaji Chowk, Kalyani Plaza atPisadevi, Chhatrapati Sambhajinagar-.** Stamp duty of **Rs. 3271600/- (Rs. Thirty Two Lakh Seventy One Thousand Six Hundred only).** Vide e-Challan GRN No **MH004549368202425E** Dated :- **02-7-2024** The defacement number is **0002447345202425.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 3271600/- (Rs. Thirty Two Lakh Seventy One Thousand Six Hundred only) with which this instrument is chargeable under Article 5- 5(ga) Development Agreement of Schedule I of the said Act, has been paid.**

GUT NO.09, AT PISADEVI CHHATRAPATI SAMBHAJINAGAR

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

Seal of the Collector of Stamps Chh.Sambhajinagar

Place: Aurangabad
Date: 02/07/24

Collector of Stamps
Aurangabad

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DEVELOMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, MADE AND EXECUTED ON THIS 30th DAY OF JULY IN THE YEAR 2024 AT CHHATRAPATI SAMBHAJINAGAR.

BETWEEN

M/S. SHREE GANESHA GROUP

Regi. Office At: Gut No.105, Sambhaji Chowk, Kalyani Plaza at Pisadevi, Chhatrapati Sambhajinagar-431008

Pan No:AFEFS7396J

Through Its Partner's

1. Mr. Vishnu S/o Ramkrishna Kale

   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

   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

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Age: 38 yrs, Occ: Business

R.o.House No.01, Gut No.8, Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 4026 2377 5246

4. Mr.Rameshwar S/o Janardhan Sasemahal

Age: 43 yrs, Occ: Business

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

Aadhar No. 8213 7853 1767

.....hereinafter referred to as THE DEVELOPERS.

(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

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

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R.o. Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 6724 0013 9724

Pan No. NUZPK0921C

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 OWNERS"

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

....PARTY OF THE SECOND PART.

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

Sr.No/Owner	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	

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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 owner, 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 owners 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 owners bearing outward no.२०२३/जमा-२/प्र.क्र.३७७ दिनांक १२/१२/२०२३.

AND WHEREAS, the said owners 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 Owners 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 Owners, requested the Owners 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 Developer.

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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 DEVELOPMENT AGREEMENT WITNESSTH AS UNDER :

1. The Vendors/Owners hereby grants and assigns and conveys the development rights in respect of the said plot i.e.proposed Built Up Area admeasuring 6000.22 Sq.Mtrs. out of said land, and more particularly described in Schedule written hereunder and hereinafter referred to as "the said Plot" at or for the consideration hereinafter stated, on an as is where is basis. The Developer and owners will not obtain further revised building permission. That the Developer and owners will not load FSI, Ancillary FSI, TDR, Premium on the said property on the basis of present agreement in future also. The Developer and Owners will not use the balance available potential FSI, TDR, premium on the land on the basis of the present Development agreement in future also.

2. In consideration of the Owners granting the development rights in respect of the said plot, owners and the Developer agreed that,

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I) The developer will be obtain all necessary permission from competent authority and within **60 month** from the date of present Development Agreement construction of Building/Flat/Shop/Row House to be completed. Further between parties agreed that, the name of outgoing project is **"Shantai Residency"** fixed and not change in future.

ii) And further agreed that, the out of propose construction of Building/Flat/Shop/Row House, behalf of consideration between parties agreed that, the owners and developer are jointly fix price of unit for sale out of proposed construction and in the total consideration amount the owners having jointly **40 % share** and developer having **60 % share**. In respect of to receive total sale consideration amount, the parties are agreed that to collect said amount on the name of Developer partnership Firm, then Developer to be transfer share of owners on their respective account by deducting TDS amount. Thereafter owners claim said TDS amount and Developer having consent for return said TDS amount to owner.

iii.) The both parties agreed between that, as per specification attached herewith the developer to do work of said proposed construction.

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iv) Further between parties agreed that, the owners given right to Developer to accept consideration of developer share i.e.60 % out of proposed total sale consideration.

v)Between parties also agreed that, the tax which will comes over their respective share, it shall be pay respectively owner and Developer as per their share. In respect of proposed construction the TDS amount developer alone pay towards Govt.

vi) Between parties agreed that, to sale and execute necessary registered documents like as Agreement, Sale Deed, Deed of Declaration, Conveyance Deed, and others the owners and Developer are jointly to be sign said documents and executing in favour of proposed purchaser/s. Further agreed that, for presentation of registered documents any one owner and any two partners of Developer shall remain presence before Sub registrar, in this regard the other owners and partners of developer having consent and if any documents required in this respect then same will be executing between parties.

vii)Further owner and developer agreed that, the developer complete the construction within 36 months from the present

agreement. If any delay occurred for completion of construction due to unavoidable circumstances then both parties by deciding mutually time will be extended.

viii) The developer alone invests the funds to develop the said plot and about fund for development owners has no any concern.

ix) The expenses occurred for measurement of plot by TILR office, revenue department NA charges, property taxes and betterment charges, CIDCO permission, RERA registration, Account opening it will be pay by developer alone.

3. The owner have given a property on an as is and where is basis to the Developer. The plot owner shall negotiate and settle the claims of the any of the said plot at their own effects, costs charges and expenses. The Developer has at their own level investigated the title of the Owners to the said plot and is fully satisfied with the title of the Owner to the said plot.

4. The Developer shall be entitled to develop the said plot as per the specifications and plans to be sanctioned by the concerned Government or local or public authorities or bodies

with such modifications or revised plans as may be required under the provisions of any law, provided the Developer shall follow all rules and regulations and all terms and conditions laid down by the local Authority or other concerned Government or local or public bodies or authorities, at the time of sanction to the building plans.

5. That the Developer shall be liberty and entitled to develop the said plot and execute thereon the proposed scheme of construction as per the specifications and the sanctioned plans either by himself or by appointing any other contractors.

6. That the Developer shall execute the proposed scheme of construction and development on the said plot at his own risk and costs.

7. The Developer shall at all times hereinafter be entitled to sell and dispose off units constructed on the said plot by him with the consent of owners and the Developer and Owners to execute required document, to any purchaser/s and customer/s of on the terms and conditions as may deemed fit by between parties and to collect and receive and recover amount of the

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purchase price and also to appropriate the same for his own use out of his share.

8. The Owners shall not be held liable and responsible in whatsoever nature for any commitment made by the Developer vide agreement/s with various purchasers of Flats/Shop/Row House in the proposed scheme to be constructed on the said plot, the Owner shall not be liable and responsible for the compliance of any of the terms and conditions mentioned in the agreement/s, sale deed on as is where is basis of the said plot etc. to be made by the Developer with various purchasers of tenements. If any of such purchaser/s initiate any litigation against the Developer in respect of and relating to the deal of the Developer with such person/s, the Owners shall not be liable and responsible for any loss, compensation, damages, performances arising out of such claims by any person.

9. That the Owner has under THESE PRESENTS authorized and empowered the Developer to enter upon the said plot and proceed further with developmental, promotional and constructional activities on the said plot on as is where is basis and to the take all the necessary steps and actions on that behalf at the cost of the Developer.

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10. The Developer shall respect booking agreements/ with purchaser/s and customer/s so also all such agreements follow the policy and rules and regulations as may be made applicable by the Government from time to time and the owners shall be in no way responsible or liable for the transactions of the Developer in that behalf.

11. That the Owner hereby assures the Developer, that the said land is not subject matter of any litigation or proceedings of any acquisition, or requisition and further agrees and declares that he has not entered into agreement or arrangement in respect of the said land with any person in any manner whatsoever and Developer also declares that only after due verification of the said aspect has dealt with the Owner.

12. That if in future due to change in policies, the said plot or any part of the said plot is required by local authority or other Government or semi-Government authority under acquisitions, then in said situation the owner and Developer is entitled to hand over the possession of the said plot to the said authority and obtain the T.D.R. Certificate or other such benefits as made available by such authority and to utilize the said benefit for their

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

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own use and interest and for said purpose to prefer requisite application, swear affidavit and execute indemnity bond.

13. The Owner has on this date of Development Agreement executed and registered a Power of Attorney in favour of the Developer, for effective implementation of development activities and thereby confer the Developer with requisite power and authority to sign and execute and deed/sworn/affidavit/indemnitybond/instrument/plans/application/ letter etc. as may be required to carry out development activities and to correspond with responsible Revenue Authority and Corporation on their behalf for the purpose of development activities and the matters connected therewith and further to apply and obtain necessary permission, exemption and clearances under Income Tax as ceiling or any other laws as may be required for effective execution and the completion of scheme on the said land etc. The Owner agrees and affirms that he shall give all necessary assistance/co-operation, to the Developer for his project and the Developer shall be at liberty to further divide or sub divide, amalgamate the said land in any manner the Developer requires. However the same shall always be at the cost and risk of the Developer.

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14. The Owner has authorized the Developer to apply for and obtain necessary permissions/exemptions and clearances under the ceiling of the taxation laws or any other laws as may be required for due and effective execution of the proposed scheme of the said plot and completion of the present at the cost of the Developer.

15. The Owner has hereby on this date of agreement authorized the Developer with requisite licensees to enter into and upon the said plot so as to commence developmental and constructional activities.

16. The parties have assured to co-operate with each other in the intent and propose of this deal. However the same shall always be at the cost and risk of the Developer.

17. That all the expenses relating to stamp duty, registration charges, advocate fees, etc. pertaining to present agreement, as well as the agreements, deeds, documents etc. of whatever nature required to be executed shall be borne and paid by the Developer alone and the Owner shall not be required to contribute any money towards the same.

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18. That, owner agreed that, till today the all govt. charges i.e.N.A.tax, local tax etc. in respect of said plot will be pay by him and thereafter the developer will be paid all necessary Govt.charges till completion of scheme.

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

Stamps

Joint Sub-Registrar Class-2, Aurangabad No. 5

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Second Schedule

List of Specification of construction of Row house/ Building.
The specification of the material to be used and other things shall be:-

STRUCTURE	:-	RCC framed structure
WALLS	:-	Outer wall 6 inch brick wall and inner or partition wall 4 inch brick wall
PLASTER	:	External wall with sand faced plaster and internal wall with sand.
DOORS and WINDOWS	:-	Main entrance door in laminated door, frame and other Flush doors, sliding windows with safety grills
PLUMBING	:-	Concealed C.P. fitting
FLOORING	:-	Vitrified tiles in all rooms and granite kitchen otta with stainless steel sink
ELECTRIFICATION	:-	Cancelled electrical fitting
PAINTING	:-	Internal walls in OBD Exterior ACE SPAINTS
TOILET	:-	Glazed tile dado up to lintel level in bath and 4 feet in W.C. with Standard quality fittings

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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 DAY AND YEAR FIRST HEREINBEFORE WRITTEN.

Drafted and Identified By:ADV.PRAVIN C WANI

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1. Mr. Kakasaheb S/o Damu Kale





2. Mr. Pandharinath S/o Damu Kale





3. Mr. Sanjay S/o Damu Kale

"THE OWNERS"

M/S. SHREE GANESHA GROUP

Through Its Partner's





1.Mr. Vishnu S/o Ramkrishna Kale

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