

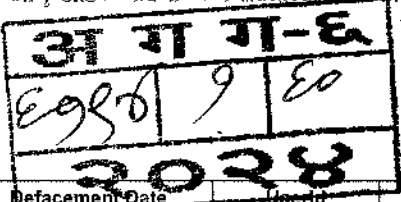
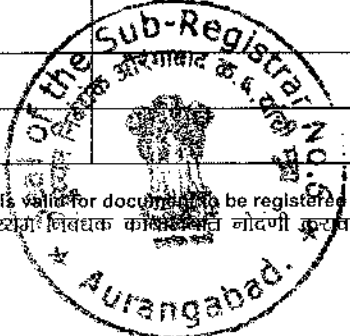
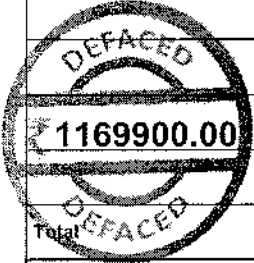


अग ग-६



CHALLAN
MTR Form Number-6

GRN	MH003874822202425E	BARCODE	Date		20/06/2024-15:42:03	Form ID	25.1
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
TAX ID / TAN (If Any)				PAN No.(If Applicable)			
Office Name				ARB1_HQR SUB REGISTRAR AURANGABAD 1			
Location				CHHATRAPATI SAMBHAJINAGAR			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				1169900.00			
Road/Street				Itkheda			
Area/Locality				Aurangabad			
Town/City/District				PIN			
Flat/Block No.				Gut No. 62/1			
Premises/Building				Remarks (If Any)			
SecondPartyName=Narayan Infra Ventures Pri Ltd thr Chai And Man Dir				Ulhas N Gaoli-CA=1-Marketval=1			
Amount In				Eleven Lakh Sixty Nine Thousand Nine Hundred Rupee			
Words				s Only			
Payment Details				IDBI BANK			
FOR USE IN RECEIVING BANK				Bank CIN			
Cheque-DD Details				Ref. No.			
Cheque/DD No.				69103332024062017776			
Name of Bank				2874914710			
Name of Branch				Bank Date			
RBI Date				20/06/2024-15:43:35			
Bank-Branch				Not Verified with RBI			
Scroll No. , Date				IDBI BANK			
100 , 21/06/2024							



Department ID : Mobile No. : 9890670143
NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरयोग निबंधक कार्यालय नोंदणी करवायाच्या दस्तऐवाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-343-6194	0002158203202425	21/06/2024-15:31:56	1169900.00
Total Defacement Amount				11,69,900.00



CHALLAN
MTR Form Number-6



GRN MH003174603202425E		BARCODE		Date 07/06/2024-11:22:10		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AACCD4623R	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Dizziland Farms Private Limited thr Dir Satish	
Location CHHATRAPATI SAMBHAJINAGAR						Kagliwal	
Year 2024-2025 One Time				Flat/Block No.		Gut No. 62/1	
Account Head Details		Amount in Rs.		Premises/Building			
0030063301 Registration Fee		30000.00		Road/Street		Itkheda	
				Area/Locality		Aurangabad	
				Town/City/District			
				PIN		431005	
				Remarks (If Any)			
				SecondPartyName=Narayan Infra Ventures Pri Ltd thr Chai And Man Dir			
				Ulhas N Gaoli~CA=1~Marketval=1			
				Amount in		Thirty Thousand Rupees Only	
		30,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332024060711788		2872751898	
Cheque/DD No.				Bank Date		RBI Date	
				07/06/2024-11:23:28		10/06/2024	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		100 , 10/06/2024	
Department ID :				Mobile No. : 9890670143			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
सदर खतान केवल दुरयोग निबंधक कार्यालयत नोंदणी करवायच्या दस्तावेजाती लागू आहे. नोंदणी न करवायच्या दस्तावेजाती सदर खतान लागू नाही.							
Challan Defaced Details				Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURY MUMBAI 02 Date: 2024.06.24 15:37:42 IST Reason: GRAS Secure Document Location: India			
Total Defacement Amount				30,000.00			



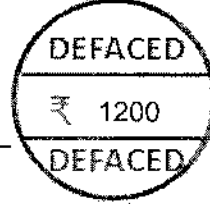
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624211904363

Receipt Date 21/06/2024

Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 6194 dated 21/06/2024 at the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.



Payment Details

Bank Name SBIN

Payment Date 21/06/2024

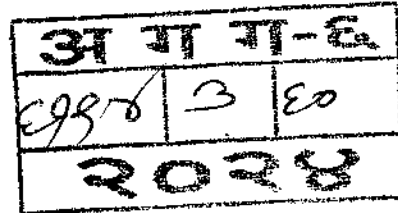
Bank CIN 10004152024062104144

REF No. 417324378583

Deface No 0624211904363D

Deface Date 21/06/2024

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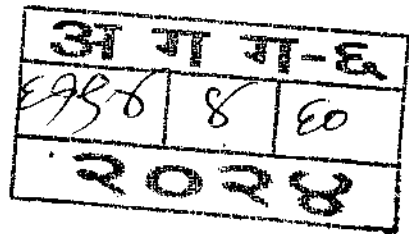


CHALLAN
MTR Form Number-6



GRN	MH003874822202425E	BARCODE	Date		20/06/2024-15:42:03	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1					
Location			CHHATRAPATI SAMBHAJINAGAR					
Year			2024-2025 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			1169900.00		Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					SecondPartyName=Narayan Infra Ventures Pri Ltd thr Chai And Man Dir			
					Uihas N Gaoli-CA=1~Marketval=1			
					Amount In			
					Eleven Lakh Sixty Nine Thousand Nine Hundred Rupee			
Total			11,69,900.00		Words			
					s Only			
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332024062017776	2874914710
Cheque/DD No.			Bank Date		RBI Date		20/06/2024-15:43:35	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK			
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.
सदर चलन केवल दुर्यम निबंधक कार्यालय में ही दर्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.



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CHALLAN
MTR Form Number-6



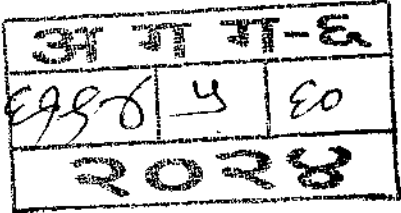
GRN	MH003174603202425E	BARCODE			Date	07/06/2024-11:22:10		Form ID	25.1				
Department Inspector General Of Registration					Payer Details								
Stamp Duty					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)		AACCD4623R						
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		Dizziland Farms Private Limited thr Dir Satish						
Location CHHATRAPATI SAMBHAJINAGAR							Kagliwal						
Year 2024-2025 One Time					Flat/Block No.		Gut No. 62/1						
Account Head Details				Amount In Rs.	Premises/Building								
0030063301 Registration Fee				30000.00	Road/Street		Itkheda						
					Area/Locality		Aurangabad						
					Town/City/District								
					PIN			4	3	1	0	0	5
					Remarks (If Any)								
					SecondPartyName=Narayan Infra Ventures Pri Ltd thr Chai And Man Dir								
					Ulhas N Gaoli-CA=1-Marketval=1								
					Amount In	Thirty Thousand Rupees Only							
Total				30,000.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332024060711788		2872751898				
Cheque/DD No.					Bank Date	RBI Date	07/06/2024-11:23:28		Not Verified with RBI				
Name of Bank					Bank-Branch			IDBI BANK					
Name of Branch					Scroll No. , Date			Not Verified with Scroll					

Department ID :

Mobile No. : 9890670143

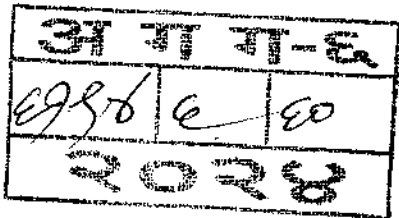
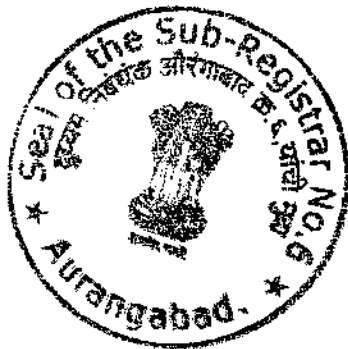
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी करवायाच्या दस्ताखती लागू आहे. नोंदणी न करवायाच्या दस्ताखती सदर चलन लागू नाही.



1/11/1

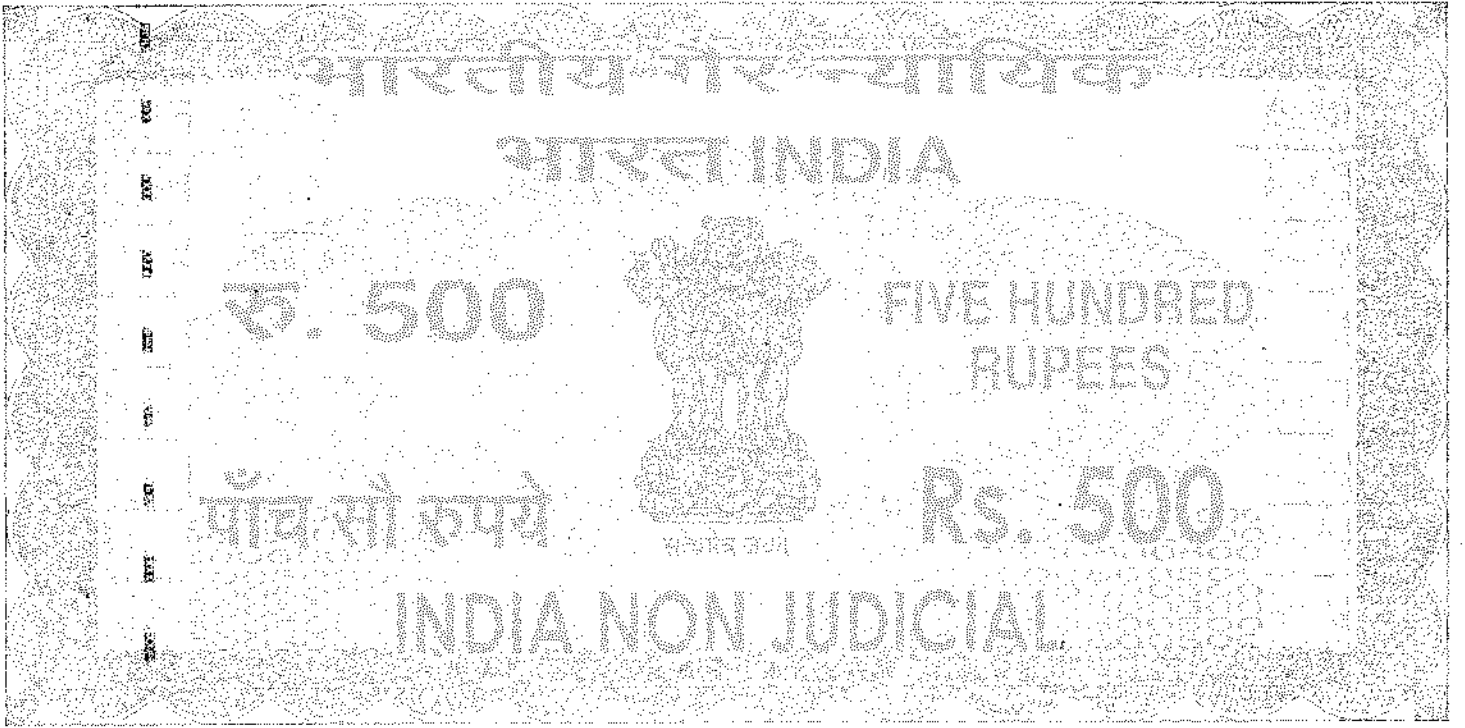
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624211904363	Date 21/06/2024
Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 21/06/2024
Bank CIN 10004152024062104144	REF No. 417324378583
This is computer generated receipt, hence no signature is required.	





GRN	MH002738533202425P	BARCODE	Date 29/05/2024-14:58:48						Form ID					
Department Inspector General Of Registration				Payer Details										
Non-Judicial Stamps				TAX ID / TAN (If Any)		NSKD08229E								
Type of Payment Duty on Unstampd or Insuff stampd doc IGR Mumbai				PAN No.(If Applicable)		AACCD4623R								
Office Name AGD_JT DIST REGSTR CH_SAMBHAJINAGAR				Full Name		Dizzi Land Farms Private Limited through Director								
Location CHHATRAPATI SAMBHAJINAGAR						Satish Kagliwal								
Year 2024-2025 One Time				Flat/Block No.		Gut No 62_1 62_2								
Account Head Details			Amount In Rs.	Premises/Building										
0030053501 Amount of Tax			5000000.00	Road/Street		Itkheda								
				Area/Locality		Aurangabad								
				Town/City/District										
				PIN				4	3	1	0	0	5	
				Remarks (If Any)										
				Payment made vide Abhay Yojna 2023 Letter 1612 Dated 29 Feb 2024										
				Amount In		Fifty Lakh Rupees Only								
			Total	50,00,000.00	Words									
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK										
Cheque-DD Details				Bank CIN	Ref. No.	10000502024052905166				1484804596316				
Cheque/DD No.				Bank Date	RBI Date	29/05/2024-14:59:27				Not Verified with RBI				
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY								
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. सदर चलन केवल दफ्तर निबंधक कार्यालय ऑरंगाबाद में ही करवाया जायेगा अन्यथा सदर चलन लागू नहीं।														
Mobile No. : 9822944448 अ ग रा - ६ ९५४ ७ ६० २०२४														
Challan Defaced Details														
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount									
1		0001519815202425	29/05/2024-23:20:37	IGR202	5000000.00									
Total Defacement Amount					50,00,000.00									

Print Date 30-05-2024 08:51:26



महाराष्ट्र MAHARASHTRA

2023

CG 676555

अ.क्र. ५२७० किंमत 500/- दिनांक 20/06/2024

कोणाकरीता दिग्विजय सोम शाही
वरले यश्वि काजमाहेन इशिये

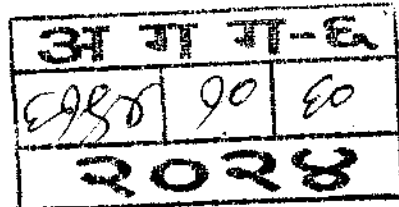
मुद्रांक विक्रेता
सतीश आर. शिंदेकर

उस्मानपुरा, औरंगाबाद. फोन: २३५९६१४
वरदाना क्र. 3101058

11 JUN 2024

Confirmation of development agreement

Gov. Valuation U/s 33/33A is Rs. 28,59,50,000 less 25 %	21,44,62,500/-
Stamp Duty paid	1,07,23,200/-
Penalty paid	10,86,700/-
Gov. Val. on side of developers share in the year 2024	23,78,61,000/-
Stamp Duty payable	1,18,93,050/-
Stamp Duty already paid	1,07,23,200/-
Difference stamp duty paid	11,69,850/-



महाराष्ट्र मुद्रांक शुल्क अभय योजना 2023
Impounded Under Section 33/33A of
Maharashtra Stamp Act 1958
Collector of Stamps
Chhtrapati Sambhajinagar
ABHAY YOJANA. Case No. :749/2024 Date 30/05/2024

M.V. No. :285950000/-

Consideration :- Office of the Collector of Stamps, Chhtrapati Sambhajinagar

Received From : Dizzi Land Farms Private Limited through Director Satish Kagliwal

Resident at : Gut No 62_1 62_2 Itkheda

TQ. Dist. Chhatrapati Sambhajinagar

Insufficient Stamp Duty Rs. : (10723200/-) Rs One Crore Seven Lakh Twenty Three Thousand Two Hundred Rupees Only

GRN No : MH002738533202425P dated 29/05/2024

Defacement No : 0001519815202425 dated 29/05/2024

GRN No : MH002739637202425P dated 29/05/2024

Defacement No : 0001519823202425 dated 29/05/2024

Chargeable Under Article , 25 of schedule 1 of Maharashtra Stamp Act 1958 Certified Under Section 41 of the Maharashtra Stamp Act. 1958 that the proper duty of Rs. : (10723200/-) One Crore Seven Lakh Twenty Three Thousand Two Hundred Rupees Only of Rs.1086700/- (Rs. Ten Lakh Eighty Six Thousand Seven Hundred Rupees Only) under section 39 of have been Paid in respect of this Instrument. This certificate is subject to the Provision of Section 53A of Maharashtra Stamp Act. 1958.

GRN No : MH002741144202425P date 29/05/2024

Deface No : 0001520471202425 date 30/05/2024

Place : Chhtrapati Sambhajinagar

Date : 30.05.2024

Collector of Stamps
Chhtrapati Sambhajinagar

ABSTRACT OF RECOVERY

1.Def. of Stamp Duty : 10723200/-

2.Penalty : 1086700/-

Total : 11809900/-

हे प्रमाणपत्र मुंबई मुद्रांक अधिनियम, 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी अधिनियम, 1908 च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी,
छत्रपती संभाजीनगर

प्रस्तुत दस्तावर वसूल केलेले मुद्रांक शुल्क हे करदात्याच्या स्वच्छेने व त्यांचे सोईसाठी वसूल केले आहेत. मात्र याचा अर्थ असा नाही की, निम्न प्राधिका-याने संबंधिताचे मालकी हक्काबाबत खात्री केली आहे. अथवा त्यास मान्यता दिली आहे.

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६९४४ ९९ ६०
२०२४

Collector of Stamps,
Chhtrapati Sambhajinagar

मुद्रांक जिल्हाधिकारी,
छत्रपती संभाजीनगर



महाराष्ट्र MAHARASHTRA

● 2020 ●

YD 147550

क्र. 31892

किंमत 100

दिनांक 20/01/2020

वस्ते

पंजीकृत

Ali Hengmal

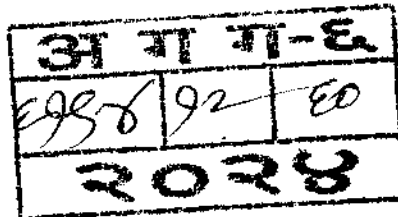
Diziland Farm Pvt Ltd.

हस्ताक्षरित
दिनांक 20/01/2020
40070 10, 147550

DEVELOPMENT AGREEMENT

BY AND BETWEEN

1. Narayan Infra - Ventures Private Limited, a company registered under the provisions of the Companies act 1956, having its registered office at Plot No. 50, Shreekrupa, New SBH Colony, Darga Road, Aurangabad through its Chairman & Managing Director Shri Ulhas S/o Narayan Gaoli.



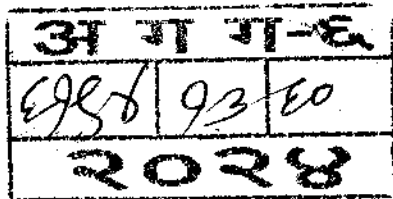


2. **Mr. Milind S/o Dinkarrao Kelkar** Age - 64 years, Occ. Business, R/o. Pagariya Colony, Behind Holiday Camp, Station Road, Aurangabad, PAN No. ABWPK9163F
3. **Mrs. Mohini Milind Kelkar**, Age - 61 years, Occ. Business, R/o. Pagariya Colony, Behind Holiday Camp, Station Road, Aurangabad PAN No. AFJPK9844E
4. **Mrs. Rajlaxmi Satish Lodha**, Age - 43 years, Occ. Business, R/o. 5-15-95, Adalat Road, Aurangabad PAN No. ACNPL5566D
5. **Shri. Kaustubh S/o. Manoj Kumar Lohiya**, Age 35 years, Occ. Business, R/o. Aurangabad, PAN No. ACOPL0505D
6. **Satish Kishanlal Soni (HUF) Through its Karta Shri. Satish Kishanlal Soni**- Age 60years, Occ. Business, R/o. Aurangabad, PAN-No.

Who are herein after for the sake of convenience collectively referred to as "**THE LANDOWNERS**" or the "**THE FIRST PARTY**" (which expression shall mean and include its/their respective legal heirs, representatives, successors, assignees etc.) as represented by their **Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli jointly through Special Power of Attorney dated 19.01.2018 bearing daybook No. 372.**

(AND)

Dizziland Farms Private Limited, a company registered under the provisions of the Companies act 1956 (now Companies Act 2013), having its registered office at Nath House, Nath Road, Aurangabad, **through its Director Shri Satish Kagliwal**, hereinafter for the sake of convenience referred to as "**THE DEVELOPER & OWNER**" or "**The Second Party**" (which expression shall mean and include its representatives, successors, assignees etc.)



A. The Landowners (The First Party) and the Developer & Owner (The Second Party) together are the absolute owners and having exclusive possession of the property being agricultural land bearing Gut No. 62/1 (earlier Survey No. 55) admeasuring 1 H 53 R (3 Acre 32 Guntha), and Gut No. 62/2 (earlier Survey No. 56), admeasuring 99 R (2 Acre 18 Guntha). Both the lands which are contiguous in aggregate is equivalent to about **25200 squaremeters as per Land Ownership Documents and 24,930 Sq Mtr as per the TLR**, situated at Itkheda, Aurangabad (herein after referred as "**the said Entire Land**") more particularly described in the schedule "A" hereunder written.

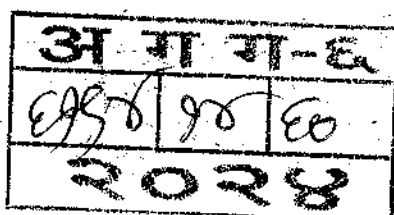
B. That out of the above stated land parcel as per ownership document of 2H 52R (25,200 Sq Mtr) and as per the TLR measurement sheet it is 24,930 sq mtr, hence considered 24,930 sq mtr. The First Party owns 40% of the land parcel in their respective shares and The Second Party owns 60% share of the land.

C. The First Party and the Second Party had purchased the said Land through registered sale deed dated 25.04.2013, bearing daybook no. 3106 and

it is registered at office of Sub Registrar Aurangabad. The name of the First Party and The Second Party are also mutated in the 7/12 extract. The First Party and The Second Party both had purchased the above stated land from the earlier owners namely Smt. Shakila Fahim Mahmood Khan, Mujtaba Mahmood Khan, Mansoor Mahmood Khan, Farukh Mahmood Khan & Muzaffar Mahmood Khan who were the owner and possessor of the said lands since last more than 50 years. Their names were also mutated in the 7/12 extract through ferfar no. 2199 for the Gut no. 62/1 and 62/2.

D. In the sanctioned development plan of the Municipal Corporation of Aurangabad, sanctioned in the year 1992 there were two reservations on this land :-

1) Fire Brigade at the North - East corner, and





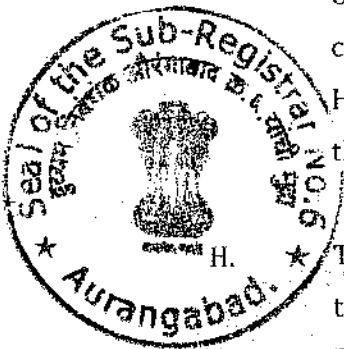
- II) 60 mtr wide road going West-East perpendicular to the Aurangabad - Paithan State Highway.

E. There was no physical acquisition of the portion of the said Entire land earmarked for reservation and that no steps were taken by the Municipal Corporation in this regard, the earlier owner preferred a Writ Petition No. 2764/2004 before the Honorable High Court, Bench at Aurangabad, praying for de-reservation. In its reply, the Municipal Corporation stated before the Honorable High court that they would complete the reservation process in a period of three months. Based on the said commitment, the Honorable High court disposed off the Writ Petition.

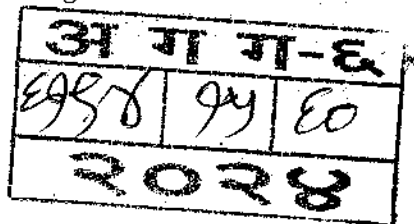
F. Even after completion of three months, the Municipal Corporation did not take any steps for acquisitions. Hence a Contempt Petition no. 49/2006 was filed by the earlier owner. While replying to the said Contempt Petition, two affidavits were filed by the Municipal Corporation stating that:-

- I) The width of 60 mtr road is reduced to 30 mtrs, and
- II) The proposal for fire brigade in the said land was dropped. It was also submitted that an amount of Rs 60,00,000/- (Sixty Lacs only) was deposited by the Municipal Corporation with the Collector, Aurangabad towards the initial payment of compensation for acquisition of land for 30 mtrs wide road.

G. No further steps were taken either by the Municipal Corporation or the Government of Maharashtra, Urban Development Department. Their contention was that in an order in Suo-Motu petition before the Honorable High court, the court has stayed the entire deletion process in respect of the Aurangabad Municipal Corporation Development plan in 1992.



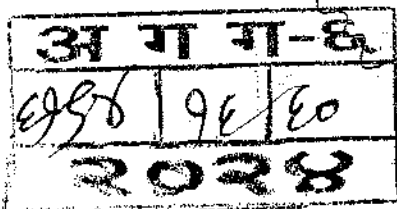
The earlier owners being aggrieved, because of this inaction on the part of the Municipal Corporation as also the Government, preferred a Writ Petition No. 6845/2012 before the Honorable High Court, Bench at Aurangabad. While deciding the said Writ Petition, the Honorable High



Court on 24.11.2014 ordered that the proposal submitted by the Municipal Corporation for reduction of road width from 60 mtrs to 30 mtrs, as also deletion of reservation for fire brigade be decided within a period of four months by the State Government.

The court also observed that the order passed by the court in the Suo Motu petition is no way concerned with the said proposal pending before the Government.

- I. By its order dated 6th May 2015 the Government of Maharashtra in Urban Development Department Notified that the land reserved for fire brigade in Gut No. 62/1 and 62/2 is de-reserved and that it is included in residential zone.
- J. By a Notification dated 21st August 2015 the Government of Maharashtra, Urban Development Department ordered that the width of the 60 mtrs road is reduced to 30 mtrs and that the land so deleted should be included in the residential zone.
- K. By its letter dated 10.12.2015 the Municipal Corporation submitted the exact measurement plan/map of the said Entire lands so deleted through the Director, Town planning, Maharashtra, vide its letter dated 31st March 2016 the Director, Town Planning approved the said plan/maps with the consent of the Government and communicated to the Commissioner Municipal Corporation Aurangabad.
- L. By the above said act of the Government of Maharashtra and by virtue of aforesaid reservation an area of 7,842.51 sq. mtr land under 30 mtr wide DP road and 507.63 sq. mtr land under Natural Water Course both in aggregate **8,350.14 sq mtr** has been surrendered by landowners (The First Party & The Second Party) and therefore not available for development.

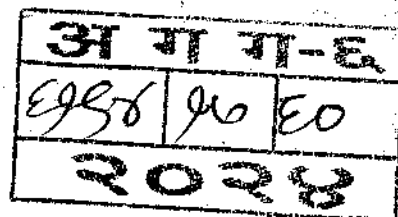




The balance land being the said Entire Land as per TLR 24,930 sq. mtr less the area occupied by the roads 7,842.51 sq. mtr and 507.63 sq. mtr land under Natural Water Course which comes to an area of **16,579.86 sq. mtr.** is available for development. Out of the said land 60% (9,947.92 Sq Mtr) owned by The Second Party and 40% (6,631.94 Sq Mtr) owned by The First Party. By this Development Agreement The First Party owning 40% of the land offered the same for development to The Second party. which is herein after referred to as "**the said land**" and more particularly described in the schedule here under written. The said land is also described in the **MAP** attached to this agreement.

- N. The said land is suitable for development of Residential / commercial complex.
- O. The First Party intends to get the said land developed by constructing a residential / commercial building there on, as permissible under the law but The First Party have no expertise in development of the property.
- P. The Second Party hereby declares and represents that they have expertise, sufficient financial strength and necessary managerial skill and arrangement for manpower for the development of the entire property and expressed their desire to take the said land for development.
- Q. As stated herein above the land which is the subject matter of this agreement was purchased in the year 2013 jointly by the Parties mentioned above.

The Major portion of the Land i.e. 60% is held by Dizziland Farms Pvt Limited (The Second Party) and balance 40% is held by others (The First Party).



Earlier, a Development Agreement was executed by all the Land Owners i.e. the First Party and The Second Party in favour of Sanskruti Land mark LLP vide registration No.537/2018 on 25/01/2018, by paying Stamp Duty of Rs. 97,44,200/- vide challan No. MH00977269321718, which is ultimately borne by the Landowners.



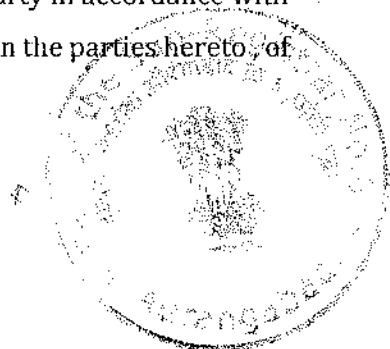
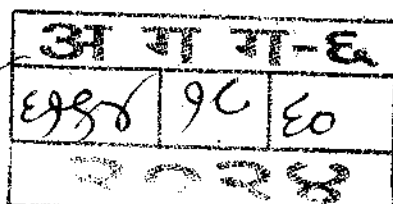
However, the said Development Agreement could not be acted upon and hence with the consent of Sanskruti Landmark LLP, the said Development Agreement was cancelled and it was agreed that the cancellation deed shall be duly registered.

Subsequent to this Land Owners themselves have decided to undertake the Development and Dizziland Farms Pvt Limited (The Second Party) has taken up the entire responsibility of Development. The Second Party has agreed to manage/execute the Project in each and every respect including arrangement of Bank Finance.

However, for the purpose of Bank formalities It is necessary that all the terms and conditions are properly reduced in writing in the form of an Agreement, hence Land Owners (holding 40% share) other than Dizziland Farms Pvt Limited (Second Party) are authorizing Dizziland farms Pvt Limited (Second Party) to develop their undivided share also along with First Party's share (40%). **Hence this Agreement:**

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS: -

1. That the recitals contained herein above are an integral part of this agreement.
2. That in consideration of the share of developed/ constructed property to be handed over by the Second Party to The First Party in accordance with the scheme of sharing as given hereinafter, between the parties hereto, of



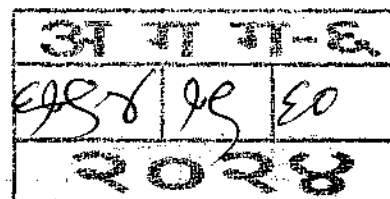
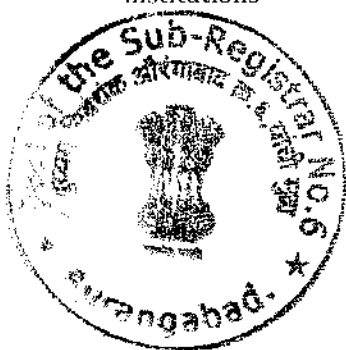


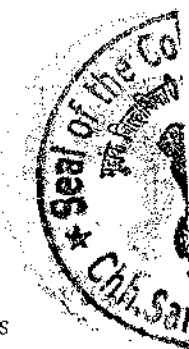
the property so constructed and developed by the Second Party at its own cost and expenses as given hereunder,

The First Party hereby grants sole and exclusive right to the Second Party to develop the said land by constructing residential/ commercial property and the Second Party hereby acquires from the First Party the development rights to develop the said land.

3. The First Party have represented and expressly declared that:

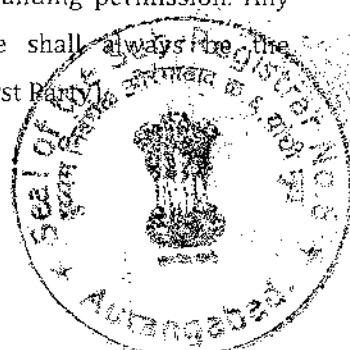
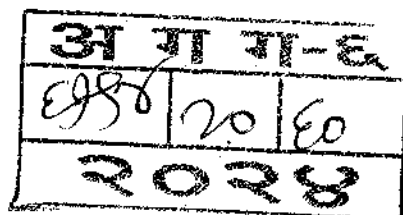
- a) That the title of landowners (The First Party) to the said land is clear and free from encumbrances.
- b) The ownership of landowners (The First Party) in respect of the said land has not been in any way jeopardized.
- c) The landowners (The First Party) are fully authorized and entitled to enter into this agreement with developers (The Second Party) in the manner contemplated herein and that there is no impediment or obstruction or hindrance in this regard.
- d) Prior to the execution of this agreement The First Party and The Second party had entered into a registered agreement bearing daybook no. AGG5-537/2018 dated 25.01.2018 for land development with Sanskruti Landmarks LLP. The same was duly cancelled through a registered cancellation of development agreement.
- e) That there is no encroachment on the said land or any part thereof.
- f) That the landowners (The First Party) have not received any notices of requisition and or acquisition of the said land or any part thereof from the state and or Central Government or from any other local body and or authority or bank or financial institutions





or under any statute which would prejudicially affect the rights of Developers (The Second Party).

- g) That the Landowners (The First Party) have not received any claim and or demand from any person contrary to or inconsistent with the sole and absolute ownership of Landowners (The First Party) and the Land owners (the First Party) are the sole owner and have sole and exclusive right of enjoyment of the said Land and are well and sufficiently entitled to deal with the said land without any hindrance obstruction or interference from any third party.
- h) That any legal issue over title, possession of the land will be the absolute responsibility of the Landowners (The First Party).
- i) That there is no dispute of any nature whatsoever between Landowners (The First Party) and any other person/'party with regard to the exclusive use occupation and boundaries easements or quasi easements. In future Landowners (The First Party) also indemnify the Developer (The Second Party) over any dispute over title and possession of the land.
- j) That the Landowners (The First Party) have not let, granted a lease, license or created any occupancy or possessory rights in respect of the said land or any part thereof in favor of any third person/s.
- k) That except the First Party no one else has any right, title or interest in the said land and the said land is free from all encumbrances.
- l) The landowners (The First Party) hereby agree to get title insurance done at their own cost, if it is a statutory requirement, either under the RERA or for getting building permission. Any responsibility arising out of the title shall always be the responsibility of the landowners (The First Party).



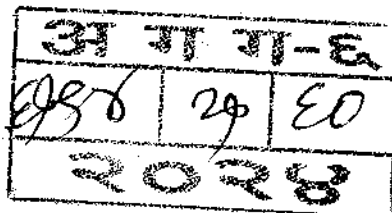
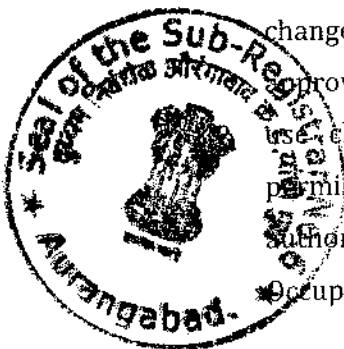


The Second Party have represented that they have inspected the said land and taken the professional advice of their architect, engineer and marketing and other consultants in respect of the development potential of the said land, the viability of the project, The estimated price of the property on completion of project etc. and based on that, they have decided to enter into this development agreement with the Landowners (The First Party). The Second Party further state and undertake to prepare a plan for the development of the said Land (herein after referred as "**the project**") and apply and get sanction from the competent authority for the entire project by using the maximum permissible development potential of the said land before starting any construction.

5. It is agreed between the parties that the Second Party alone are liable and shall bear the entire cost and expenses related to the development of the said land, starting from execution of this development agreement and preparation of plans till the obtaining of Completion Certificate, including the expenses for statutory permissions, approval expenses, cess, fees of the professionals employed/engaged, wages and salary of man power deployed, compliance under Labor laws and other laws or any other statutory compliances etc.

It is reiterated for the sake of clarity that the Landowners (The First Party) are not liable to bear and or contribute any sum/expenses towards any aspect of the project except the expenses which are specifically mentioned herein as the liability of the landowners (The First Party).

6. The First Party hereby grant exclusive right to The Second Party to develop the said Land including the right to prepare map, to make any changes / modification from time to time in the development plan as may be approved by the appropriate authority and right to apply and obtain land use change, if so required and all necessary approval, clearance, permission and sanction etc from the municipal and / or from any other authorities as may be required including the application for getting Occupation Certificate (OC) and the Completion Certificate and that the

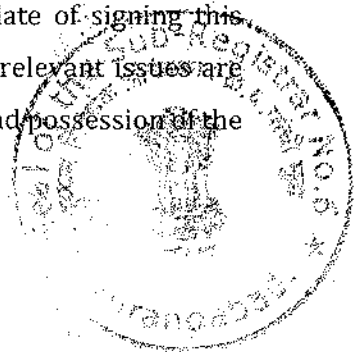
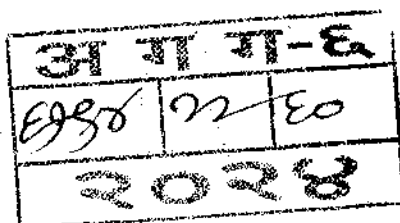


landowner (The First Party) further agrees to co-operate fully with the Developers (The Second Party), as and when required and requested by the Developers (The Second Party), in connection with the Project like signing necessary papers etc and/or any other co-operation of similar nature for smooth development of the project.

7. It is agreed between the parties hereto that the Second Party shall be liable, and the Second Party hereby agree and undertake as under: -

- a) To obtain all statutory clearances/permissions from all competent authorities at their own cost.
- b) To exclusively bear all expenses towards completion of the project including cost and expenses towards material, services, salary, wages fees, cesses, all out of pocket expenses etc.
- c) To defend at their own cost and expenses any court case on any issues concerning the project, directly or indirectly, other than the title of land.
- d) To bear any civil or criminal liability for any accident or any injury or death of any worker, or any visitor to the project site and The Second Party also undertake to indemnify and keep indemnified the First Party in this regard.
- e) To bear and pay all municipal taxes in respect of the said land and developed property from the date of execution of this agreement till the completion of the project.

8. No change in the constitution: It is agreed between the parties that both The First Party and The Second Party shall not change their status/ constitution/composition, the share of each persons in the said Land who constitute the Landowners, which is there on the date of signing this Agreement till the project is fully completed and all relevant issues are fully and finally settled, including financial accounts and possession of the



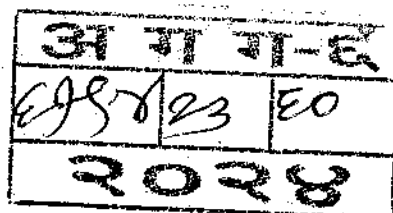
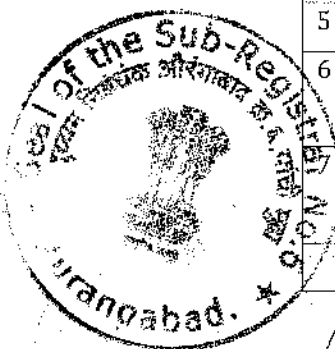


constructed areas agreed upon. However, in exceptional circumstances, such changes may be made with a written consent of the other party. It is mutually agreed by both the parties that in accordance with the conditions stated herein, the party of the First Part will be represented by Shri Ulhas Gaoli, pursuant to registered power of attorney and the Party of the Second Part will be represented by Shri Satish Laxminarayan Kagliwal, pursuant to a resolution of the Board of Directors of the Company.

9. Sharing between the landowners (The First Party) and the Developers and Land Owner (The Second Party) in the project.

- A. It is agreed between the parties that the share of the landowners (The First Party) and the Developers (The Second Party) in the project including the constructed super structure property / built up area/ carpet area/ car parking area/ undivided share in land excluding those area of terrace which is left as common and / or area left for common facilities shall be distributed in their respective share as under:

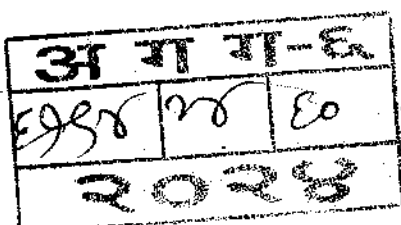
S. No	Name of The First Party and Developer (The Second Party)	Percentage of Share of the total constructed area (%)
1	Dizziland Farms Pvt Limited- Developer	24.00
2	Narayana Infra Ventures Pvt. Ltd.-Land Owner	5.00
3	Shri. Milind Dinkar Rao Kelkar-Land Owner	2.50
4	Mrs. Mohini Milind Kelkar-Land Owner	2.50
5	Mrs Rajlaxmi Satish Lodha-Land Owner	2.00
6	Shri Kaustubh Manoj Kumar Lohiya-Landowner	2.00
	Shri Satish Kishanlal Soni (HUF)-Landowner	2.00
	TOTAL	40.00



- B. The same ratio will also apply in case of premium paid FSI towards staircase, lift, lobby, passages, annexed balconies etc. Any premium payable towards the paid FSI shall be borne proportionately by the landowners (The First Party). However, the developer (The Second Party) shall pay the same for and on behalf of The First Party which will be recovered from the landowners without any interest, in the manner as may be mutually agreed.

The constructed area accruing to The Second Party and each person comprising The First Party shall be divided and earmarked in such a manner that no one is put to any disadvantageous position from the point of view of frontage, location, direction, height etc. However, the details of such earmarking shall be finalized after the sanction of the plan by mutual agreement of the parties hereto.

- C. In the event of any member of The First Party wanting to sell any part of his share in the constructed property, till such time that the same are finally and physically handed over, it would be obligatory on the part of such a landowner to sell the said property through The Second Party only on mutually agreed terms. However, the Second Party shall ensure that the revenue receipt for the landowner (the First Party) is not less than what he has received from the other customers. It is, however, agreed by and between the parties hereto that in the event of any of the member of the First Party wanting to mortgage any part of his/there share in the constructed property to any bank/financial institution as and by way of security towards their respective liability as guarantor to the loan/credit facility extended by such financial institution to the developer, as contemplated by clause 15 of this agreement, for the completion of the development activity as may be undertaken hereunder; the developer (the Second Party) shall be bound to allow Landowners (The First Party) or the Bank/Financial Institution, as the case may be, to enforce the said security by way of



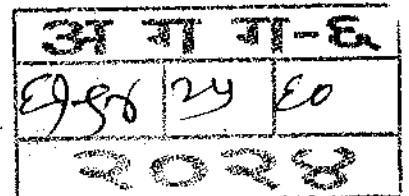
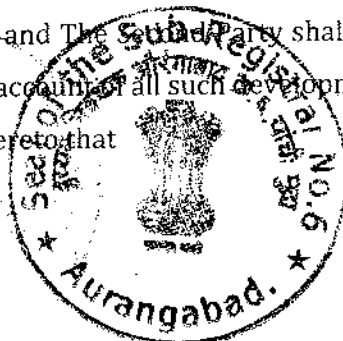


share in the constructed property without any kind of restriction including the aforesaid restriction from his side. It is further agreed by and between the parties that so long as the constructed property is finally and physically handed over in identifiable form, the respective undivided share of the landowner (the First Party), in the land, shall remain mortgaged to such financial institution and the proportionate share in the constructed property shall in no case be sold and/ or physically handed over by the developer to anyone except with the express, prior and written consent of such financial institution.

D. The amounts on the following heads received from the Purchaser/(s) on sale of under construction property or the constructed property accrued to the account of either the Developer (The Second Party) or Landowners (The First Party) shall be retained by/transferred to the Developers (The Second Party) to be utilized by the developers (The Second Party) for the purpose for which it is collected from the Purchaser.

- a) Society formation charges/maintenance charges, corpus funds.
- b) Electricity and water connection installation and deposit charges
- c) Documentation and Legal expenses charges.

E. The Land Owner & Developers (The Second Party) may undertake and complete the peripheral development and additional infrastructure in and around the residential/commercial complex to be developed under the provisions of this Agreement, at their own cost. The Second Party is free to recover the said cost from their customers and the landowners (The First Party) shall have no claim from such an amount collected by the Developers (The Second Party) from their customers. However, as far as the area given and/or accrued to the landowners (The First Party) are concerned, the landowners (The First Party) shall be fully entitled to use, enjoy and deal with the same and The Second Party shall have no monetary claim from The First Party on account of all such developments. It is agreed and understood by the parties hereto that



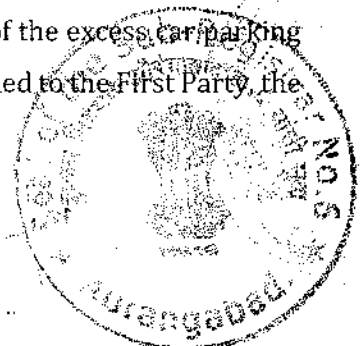
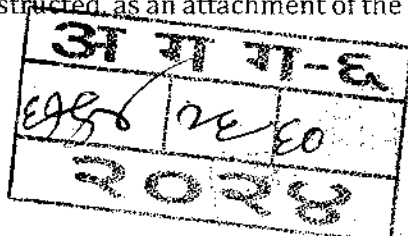
The Second Party shall not charge any infrastructure development charges from The First Party against the Flats accrued to the account of the Landowners (The First Party).



- F. The Agreements to Sale or the Sale Deed in respect of Sale shall be signed jointly by the authorized representatives of both the parties. It is further agreed between the parties that The First Party shall execute a registered power of attorney in favor of any one or more persons to sign all such documents.
- G. That, the Owners (The First Party) in lieu of their 40% share in the Land Parcel shall be entitled for 8850.00 sq mtrs of the constructed area to be specifically described upon receiving permission for construction.
- H. For the sake of abundant clarity, it is understood and agreed by both the parties, that Land Owners (the First Party), against the 40% Land owned by them shall be entitled for 8850.00 Sq. Mtrs. of built up area and balance area shall be retained by the Developer.

10. Repayment of sum paid by The Second Party to the First Party: The purchase price of the TDR and premium charges paid by the Second Party on account of the First Party shall be repaid without interest, by the First Party to the Second Party within a period of 6 months from the date of Completion Certificate for the entire project.

11. The total number/area of car parking as per the statutory requirement shall be shared in the ratio of 'final proportion' at each of the car parking floors. Further, The Second Party may construct car parking in excess of the statutory requirement, without in any way adversely affecting the FSI of the said Land, which The Second Party shall be entitled to sell to the Flat Purchaser as per law but shall not be liable to share the sale proceeds/consideration of such sale with the First Party. However, in case The First Party seek to purchase any of the car parking out of the excess car parking so constructed, as an attachment of the Flat so accrued to the First Party, the





same shall be sold by The Second Party to The First Party at prevailing sale price of such car parking.

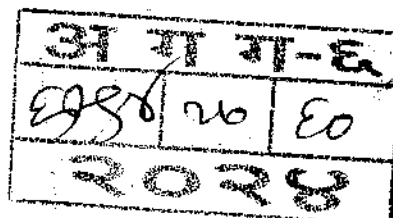
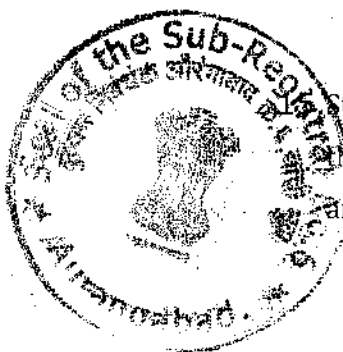
12. The Second Party will raise a Bank Loan to the extent of Rs. 45 Crores against mortgage of the entire land & the building constructed thereupon for which The First Party have no objection.

13. Obligation under Real Estate (Regulation & Development) Act, 2016 and other Acts, Rules etc.: It is agreed between the parties that The Second Party alone shall be liable for the obligation and compliance under the Real Estate (Regulation & Development) Act 2016 and shall indemnify and keep indemnified

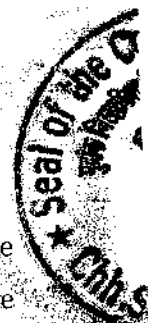
The First Party in this regard In addition, the Second Party agree to indemnify the First Party from all the liabilities arising out of noncompliance of any of the Act, Rules, Regulations applicable to this kind of project. The Second Party shall take utmost precautions/care to strictly adhere to all the statutory requirements. The Second Party shall prepare and keep ready for inspection a record of all statutory compliances every month.

14. Before the commencement of the actual construction activities The Second Party shall work out all the relevant technical details in respect of the construction, indicating the specifications of all the materials to be used. The Second Party also agree that all the technical specifications and the quality of the material to be used, in the entire commercial/residential complex and the other facilities shall be the same. The Second Party also agree to undertake third party structural and quality audit at their cost of the construction activities on a continuous basis.

Stamp Duty and Registration charges: It is agreed between the parties that the stamp duty as payable under the stamp act 1958, Registration Charges and other related cost incurred in getting this agreement registered with the



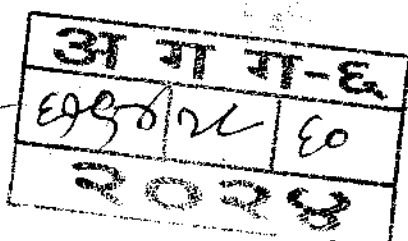
registrar shall be exclusively borne and paid by The Second Party. The agreement can be registered after the formal approval is received from the Aurangabad Municipal Corporation (AMC) for the project. Till that period the signed agreement will be treated as legally valid by both The First Party and the Second Party.



16. Low-cost Housing: The Second Party on his own account and at its own cost and expenses, without adversely affecting the interest and entitlement of the First Party, is liable to construct and complete in time the low-cost housing as per statutory requirement. Also, any consideration or compensation received against the said low-cost housing shall entirely accrue to the Second Party only.

17. Default Clause: The Second Party shall be deemed to have defaulted under this agreement in case The Second Party fail to complete the Project and/or obtain the BCC for the entire project within the project completion period i.e. 5 years from the date of execution of this agreement or any extended period, which may be mutually agreed upon.

On such default the project shall stand surrendered by the Second Party and shall stand taken over by the First Party. The First Party may complete the project on their own or through an outside agency. Under such a situation, The First Party shall first discharge the financial liability of The Second Party towards the Bank Loan raised to the extent of Rs. Forty Five Crores along with interest, costs and all other charges by whatever name called as may be due and payable at the relevant time and also the entire future interest and all other charges till the loan is fully repaid, which loan is obtained against mortgage of the said property as mentioned in clause 15 hereinabove followed by statutory liability followed by the liability of the Purchasers who have booked/purchased the Flats and thereafter, the cost and the liability of The Second Party towards The First Party for development of the said Land and the cost of construction of the Flats which would accrue to the First Party as per this Development Agreement as well.





as any consequential damages and/or any penalty/interest to be paid to any authority/ purchaser. Any excess/shortfall after meeting all the obligations, the First Party shall refund/recover the balance, if any, to/from The Second Party herein.

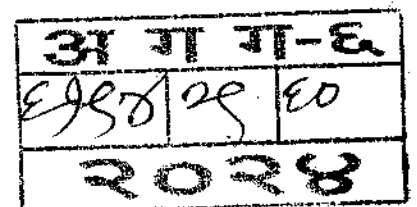
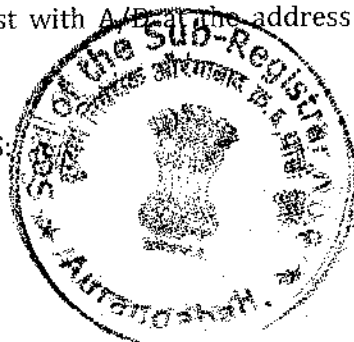
18. Indemnifying the other party: Each party shall at all times keep the other party harmless and indemnified against all actions, proceedings, claims threatened/ made/any third party for breach of the covenants of this agreement by such party or due to the acts or omission of the either party in respect of occupation of said premises by the licensee. In such an eventuality the defaulting party shall keep the non-defaulting party indemnified against all payments, costs, losses, damages, liabilities, expenses sustained by the non-defaulting party. The First Party is indemnified by the second party against any loss arising due to non-compliance of any statute or enactment made by the Law or default in compliance of any nature in execution of this type of project.

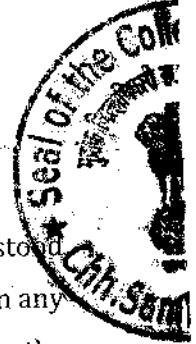
19. Arbitration: In case of any dispute, difference, between the parties, with regard to any matter including interpretation of this Agreement and the clarifications thereof, the same shall be referred to the Arbitration under The Arbitration and Conciliation Act 1996 or any statutory modification thereof. The place of arbitration shall be the city of Aurangabad.

The arbitration shall be conducted in English language. The Courts at Aurangabad shall have exclusive jurisdiction to try any dispute relating to this Agreement.

20. Notices & Communications: Notice by either party under this agreement shall be in writing and any notice sent by either party under this agreement shall be deemed to have been served in normal course on the day it is handed over or on the seventh day from the date of despatch by speed post or registered post with A/D at the address of the parties as mentioned above.

21. MISCELLANEOUS:





- (a) **NO PROMISE OF INCOME:** It is expressly agreed and understood between the parties hereto that the First Party have not given any promise to the Second Party about any income accruing to the Second Party in the development of the said Land.

The Second Party, after finding the potential benefit in the development of the said Land have voluntarily undertaken the obligation to develop the said Land.

- (b) **WAIVER,** knowingly or otherwise, by any party of any default by the other party in the observance of any terms or conditions of this Agreement shall not operate or be construed as a waiver of any other or further default, or as a variation in any terms or conditions of this Agreement.

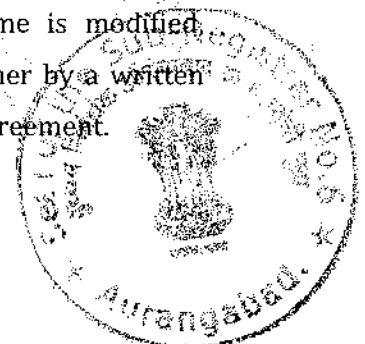
It is expressly agreed and understood between the parties hereto that any variation in any terms or conditions of this Agreement shall be made only by another written agreement.

- (c) **COMPLETE AND EXCLUSIVE AGREEMENT:** It is agreed and understood that the parties to this Agreement are governed by the express terms and conditions contained in this Agreement. It is further understood that any other agreement, communication, understanding in respect of subject matter of this Agreement, written or oral, between the parties hereto, prior to the date of this Agreement are excluded and which are hereby abrogated and withdrawn.

It is further understood between the parties hereto that any custom or practices not consistent with the terms and conditions contained in this Agreement shall be void to the extent of inconsistency with this Agreement.

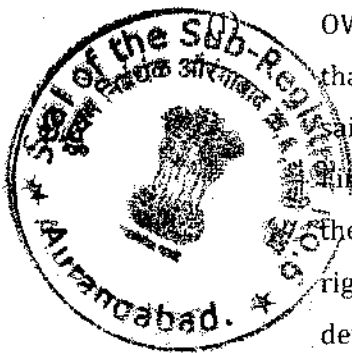
- (d) **AMENDMENT:** The terms and conditions contained in this Agreement shall always remain final and prevail in the manner as intended and contained herein unless the same is modified, elaborated and/or clarified in any specific manner by a written agreement subsequent to the execution of this Agreement.

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- (e) **AMENDMENT TO COMPLY WITH LAW:** It is expressly agreed and understood between the parties hereto that this Agreement may be amended in future to comply with any statutory requirement or administrative directive of the Government and thereafter, the rights and obligations of the parties hereto shall be governed by such amended terms and conditions of the Agreement.
- (f) **SEVERABILITY:** If any of the provision or clause of this agreement is adjudged or found void, illegal or otherwise unenforceable or in-operative, the parties hereto shall amend the provision in such reasonable manner as it achieves the intention of the parties or at the discretion of the parties may be severed from this agreement. However, the rest of the provisions of this agreement shall remain in full force, deemed valid, operative and effective.
- (g) **AGREEMENT IN COUNTERPARTS:** This Agreement may be signed and executed in any number of counterparts, each of which is an original and all of which, taken together, constitutes one and the same instrument.
- (h) The Second Party, at its own cost and expenses and after obtaining necessary permissions from the competent authority as may be required, shall be entitled to display at the said Land, without any additional charges to be paid to the landowners, its signs, name plates, logos, signboards, placards and advertisement with all types of projections visible from the exterior, which bear, display inter alia The Second Party name, logo and address.



OWNERSHIP OF LAND: It is agreed by and between the parties that all the rights, title, interest, possession and ownership of the said Land shall always vest absolutely and exclusively with the First Party till the building completion certificate is obtained for the entire project. However, the Second Party shall have all the rights to use the said Land for carrying out construction and other developments and all acts as permitted under this Agreement.

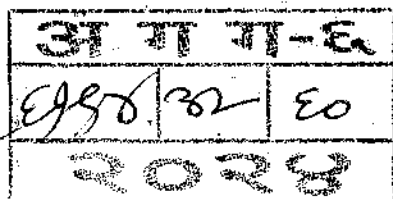
31 11 11-8		
EGS	39	60
2028		

Further, the right, title and interest in the said Land proportionately shall be transferred to the respective purchaser of the Flats along with the Agreement for Sale or Conveyance Deed of the Flats, which will be signed and executed jointly by the First Party as the First Party and the Second Party as the Promoter with the prospective Flat Purchaser. The First Party shall have full and free access to the said Land. The First Party shall however ensure that no part of the construction or the development work is any way adversely affected by any of their act.

- (j) The share of The First Party in the constructed property shall be conveyed to the respective Landowner as per share agreed herein, by virtue of an Agreement to sale duly stamped and registered as per extant legal provisions. The Second Party shall clearly indicate, in the deed of declaration, the respective portion/residential unit/commercial unit in the proposed construction that will be conveyed to the members of the First Party in proportion to their share pursuant to this agreement.
- (k) The Second Party hereby accords his unconditional no objection to The First Party to mortgage their respective share in land and subsequent/ future share in the constructed property to any Bank and/or financial institution as and by way of security towards their respective liability as guarantor to the loan/credit facility extended by such bank/financial institution to the developer, as contemplated by clause 15 of this agreement, for the completion of the development activity as may be undertaken hereunder.

SCHEDULE-A

The property bearing Land Gut No. 62/1 (earlier Survey No. 55) admeasuring 1 H 53 R (3 Acre 32 Guntha), and Gut No. 62/2 (earlier Survey No. 56), admeasuring 99 R (2 Acre 18 Guntha), both the lands which are contiguous in aggregate is equivalent to about 25200 sq. mtr. as per the Land Ownership Document and





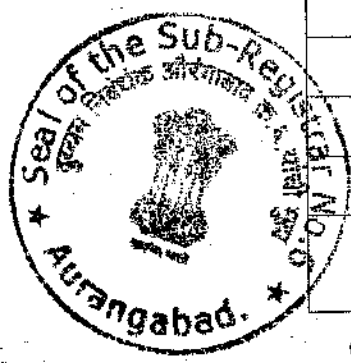
24,930 sq mtr as per the measurement, situated at Itkheda, Aurangabad. The balance land being the said Entire Land as per TLR 24,930 sq. mtr less the area occupied by the roads 7,842.51 sq. mtr and 507.63 sq. mtr land under Natural Water Course which comes to an area of **16,579.86 sq. mtr. Out of which 40% area owned by the first party is being given on Development.**

Sr. No.	Particulars	Area (Sq Mtr)
1	Total Land Area	16,579.86
2	Land Share of First Party-40%	6,631.94
3	Land Share of Second Party-60%	9,947.92
4	Total Constructed Area (Pline Area)	55,270.48
5	Self development	33,150.00
6	Eligible Share of the First Party in the total constructed Area (Pline Area)	8850.00
7	Shares of the developers in 40% constructed area	13,300.00

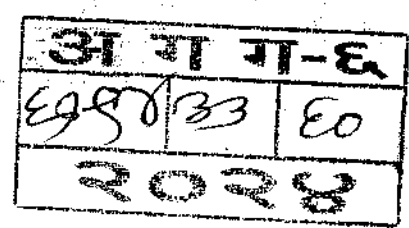
Note: This Development Agreement is only for the development on undivided land of Landowners (The First Party) i.e.40% and remaining Land Development is under Self Development, since it is owned by the Second Party itself.

Common Boundaries of Entire Property

Particulars	Gut No.62/1	Gut No. 62/2
East	Gut No.88	Gut No.88
West	Paithan Road	Paithan Road
North	Land of Shri Trivedi	Gut No.62/1
South	Gut No.62/2	Natural Water body (Nala)

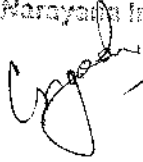
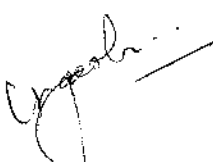


Handwritten signature



Signature of Both the Parties:

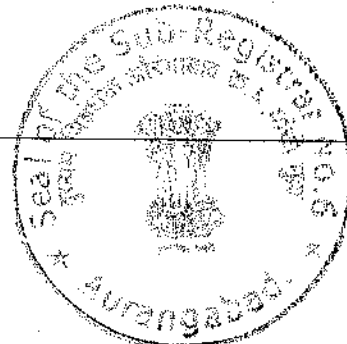
The Land Owners-(The First Party):

1. Narayan Infra - Ventures Private Limited Represented by Shri Ulhas S/o Narayan Gaoli	For Narayan Infra-Ventures Pvt. Ltd.  Authorized Signatory
2. Milind S/o Dinkarrao Kelkar Through its Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli	
3. Mrs Mohini Milind Kelkar Through its Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli	
4. Mrs. Rajlaxmi Satish Lodha Through its Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli	
5. Shri Kaustubh S/o.Manoj Kumar Lohiya Through its Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli	
6. Shri Satish Kishanlal Soni (HUF) Through its Special Power of Attorney holder Shri Ulhas S/o Narayan Gaoli	

The Developer-(The Second Party):



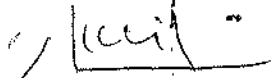
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Dizziland Farms Pvt Limited-
Through its Board Resolution-
Shri Satish Kagliwal

DIZZILAND FARMS PVT. LTD.


AUTHORISED SIGNATORY



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२०२४		



Signature of Both the Parties:

The Land Owners-(The First Party):

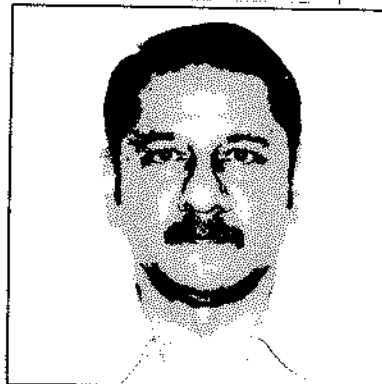
Narayan Infra Ventures Private Limited

Represented by Shri Ulhas S/o Narayan Gaoli



Milind S/o Dinkarrao Kelkar

Milind Kelkar



Mrs Mohini Milind Kelkar

Mohini Kelkar



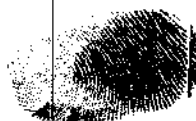
Mrs. Rajlaxmi Satish Lodha

Rajlaxmi Lodha



Shri Kaustubh S/o Manoj Kumar Lohiya

Kaustubh Lohiya



Shri Satish Kishanlal Soni (FUF)

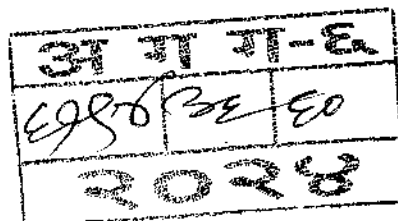
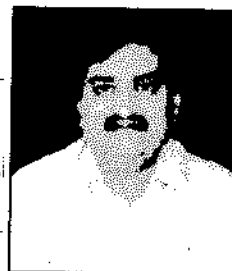
Satish Soni



The Developer-(The Second Party):

Dizziland Farms Pvt Limited-
Through its Board Resolution- Shri Satish Kagliwal

Satish Kagliwal



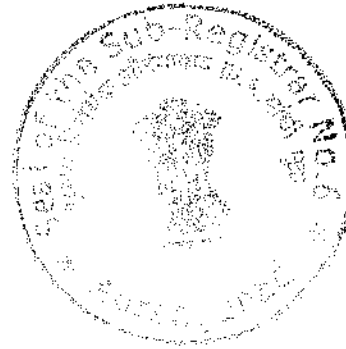
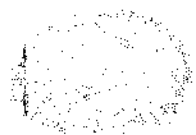
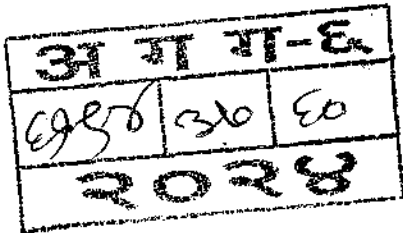
Witnesses

i. Mr. Prafullkumar Purushottam
Agrawal

Age : 51 years , Occ. : Service/Business
R/O. : H.No. 6/7 Sai Krupa, Sai Labh
Enclave Paithan Road, Itkheda
Aurangabad.



ii. Mr. Akash Sadashiv Gaikwad
Age : 26 years , Occ. : Service/ Business
R/O. : H.No. 8 Sai Vrundavan Colony
Itkheda Aurangabad.



This confirmation deed signed by the parties on 21 June 2024

Signature of Both the Parties:

The Land Owners-(The First Party):

Narayan Infra - Ventures Private
Limited
Represented by Shri Ulhas S/o
Narayan Gaoli

Ulhas



Milind S/o Dinkarrao Kelkar

Milind Kelkar



Mrs. Mohini Milind Kelkar

MMkelkar



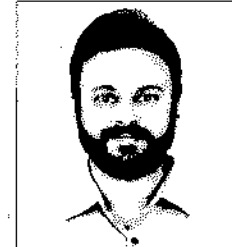
Mrs. Rajlaxmi Satish Lodha

Rajlaxmi Lodha



Shri Kaustubh S/o. Manoj Kumar
Lohiya

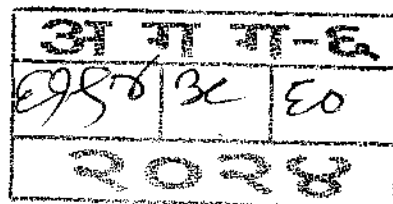
Kaustubh



Shri Satish Kishanlal Soni (HUF)

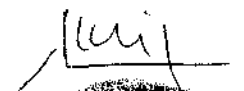
S. K. SONI (HUF)

S. K. Soni



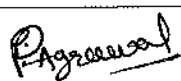
The Developer-{The Second Party}:

Dizziland Farms Pvt Limited-
Through its Board Resolution- Shri
Satish Kagliwal



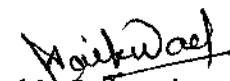


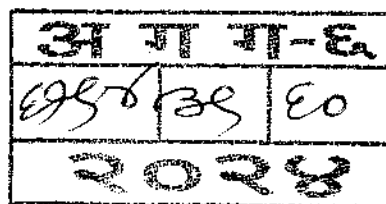

Witnesses


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Aurangabad.




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Age : 26 years , Occ. : Service/ Business
R/O. : H.No. 8 Sai Vrundavan Colony
Itkheda Aurangabad.





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 :- उस्मानपुरा इटखेडा (९४३२१९)

तालुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती



PU-ID :

भुमापन क्रमांक व उपविभाग

संभाजीनगर

38903982590

६२/२

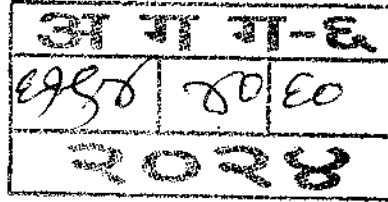
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भुधारणा पद्धती

भोगवटादार वर्ग -१

शेतचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादारचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२८९४	अ] एम एस डिजिटल फार्म प्रा ली तर्फे अथोराईज सिगनीचर विनोदकुमार सिंगल कोस्तुभ मनोजकुमार लोहिया ब] एम एस नारायण इफ्रा वेन्चर प्रा ली तर्फे मॅनेजिंग डायरेक्टर उल्हास नारायणराव गवळी मिलिंद दिनकरराव केळकर मोहिनी मिलिंद केळकर राजलक्ष्मी सतीश लोढा -----साप्ताईक क्षेत्र-----				(३९३७) (३९३७) (३९३७) (३९३७) (३९३७) (३९३७) (३९३७)	कुळाचे नाव व खंड इतर अधिकार इतर आंबे झाड २ स्व गाडी रस्ता (१) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ३९३७ व दिनांक : ०७/११/२०२२
अ) लागवड योग्य क्षेत्र जिरायत ०.९२.०० बागायत - एकुण ला.यो. क्षेत्र ०.९२.००			०.४०.१६	१.१३	०.०७.००		
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) ०.०७.०० वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.०७.००	४२०५	महानगर पालिका औरंगाबाद विकास योजना रस्त्याचे ६० मीटर ३० मीटर १५ मीटर बावीत क्षेत्र	०.५१.८४	१.४६		(३९३७)	
एकुण क्षेत्र ०.९९.०० (अ+ब) आकारणी २.५९ जुडी किंवा विशेष आकारणी							



जुने फेरफार क्र : (२८९४) (२९१२)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०७/११/२०२२ ०६:५४:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर

कोणत्याही सक्षम शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०६/०६/२०२४ : २०:१२:३१ PM. वैधता पडताळणीसाठी <https://digitalsalibara.mahabhami.gov.in/dsk/> या संकेत स्थळावर जाऊन 1905100001118697 हा क्रमांक

वापरावा.

पृष्ठ क्र. १/३

Digitally signed by

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६९४/४९ ६०
२०२४



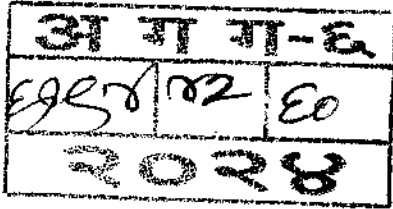
हा गाव नमुना क्रमांक ७ दिनांक ०४/११/२०२२-०६:५४:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०६/०६/२०२४ : २०:५२:३५ PM, वेबला पडताळणीसाठी <https://digitalsatbara.mahabharati.gov.in/dsr/> या संकेत स्थळावर जाकिर 1905100081118697 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३



गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- उस्मानपुरा इटखेडा (९४३२१९)			तालुका :- छत्रपती संभाजीनगर					जिल्हा :- छत्रपती संभाजीनगर		
भूमापन क्रमांक व उपविभाग			६२/२							
वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे 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	
२०२१-२२	संपूर्ण वर्ष	२८९४						चालू पड	०.९९००	
२०२२-२३	संपूर्ण वर्ष	-१*						बिनशेती पड	०.९९००	
२०२३-२४	खरीप	-१*						चालू पड	०.९९००	

टीप : “ रादरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- उस्मानपुरा इटखेडा (९४३२१९)

तालुका :- छत्रपती संभाजीनगर

जिल्हा :- छत्रपती



PU-ID :

भुमापन क्रमांक व उपविभाग

संभाजीनगर

13796937665

६२/१

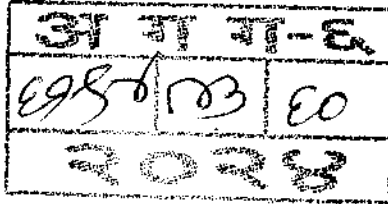
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भुधारणा पद्धती

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.अ.र.चौ.मी	२८९४	अ] एम एस डिजिटल फार्म प्रा ली तर्फे अथोराईज सिगनीचर विनोदकुमार सिंगल कौस्तुभ मनोजकुमार लोहिया ब] एम एस नारायणा इंफ्रा वेन्चर प्रा ली तर्फे मॅनेजिंग डायरेक्टर उल्हास नारायणराव गवळी मिलिंद दिनकरराव केळकर मोहिनी मिलिंद केळकर राजलक्ष्मी सतीश लोढा -----सामाईक क्षेत्र-----				(३९३७) (३९३७) (३९३७) (३९३७) (३९३७) (३९३७) (३९३७)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ३९३७ व दिनांक : ०७/११/२०२२
अ) लागवड योग्य क्षेत्र जिरायत १.४२.०० बागायत - एकुण ला.यो. क्षेत्र १.४२.००							
ब) चोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) ०.११.०० वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.११.००	४२०५	महानगर पालिका औरंगाबाद विकास योजना रस्त्याचे ६० मीटर ३० मीटर १५ मीटर बाधीत क्षेत्र	०.२६.५९	०.७२		(३९३७)	
एकुण क्षेत्र १.५३.०० (अ+ब) आकारणी ३.८६ जुडी किया विशेष आकारणी							



जुने फेरफार क्र : (२८९४) (२९१२)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०७/११/२०२२-०६:५२:४६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक ९२ वा डेटा स्वतंत्रपणे उपलब्ध आहे ७/१२ अभिलेखावर वर

पृष्ठ क्र. १/३

कोणत्याही स्वीकृत्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०६/०६/२०२४ : २०:१०:३० PM. वैधता पडताळणीसाठी <https://digitalstara.mahabumi.gov.in/ask/> या संकेत स्थळावर आकृ. 190510000118695 या क्रमांक

वापरवा.

Digitally signed by

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हा गाव नमुना क्रमांक ७ दिनांक ०४/१५/२०२२ ०६:५२:४६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर बर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

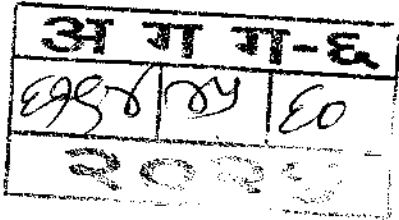
७/१२ डाउनलोड दि. : ०६/०६/२०२४ : २०:५०:३० PM, वैधता पडताळणीसाठी <https://digital.satoara.mahaturni.gov.in/dsk/> या संकेत स्थळावर जाऊन 1905100001118695 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३



गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- उस्मानपुरा इटखेडा (९४३२९९)			तालुका :- छत्रपती संभाजीनगर					जिल्हा :- छत्रपती संभाजीनगर		
भूमापन क्रमांक व उपविभाग			६२/१							
			पिकांखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	अल 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	
२०२१-२२	संपूर्ण वर्ष	२८९४						चालू पड	१.५३००	
२०२२-२३	संपूर्ण वर्ष	-१*						बिनशेती पड	१.५३००	
२०२३-२४	खरीप	-१*						चालू पड	१.५३००	

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIZZI LAND FARMS PRIVATE LIMITED

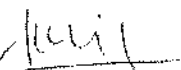
01/04/1992

Permanent Account Number

AACCD4623R

10022101

DIZZILAND FARMS PVT. LTD.

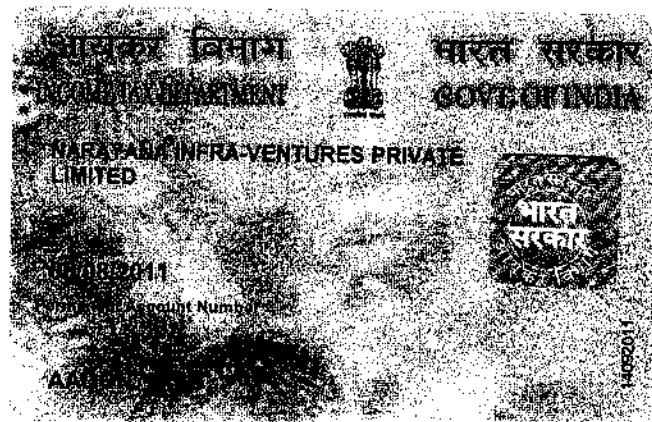

AUTHORISED SIGNATORY

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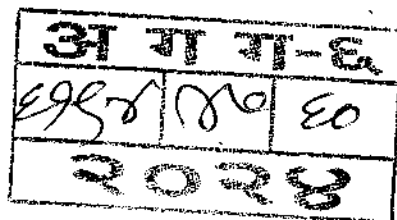
If there is any change in the name and address of the taxpayer, please inform the Assessing Officer, Income Tax Officer, Mumbai. The taxpayer is liable to pay the penalty under Section 271(1)(b) of the Income Tax Act, 1961. The taxpayer is also liable to pay the interest under Section 233 of the Income Tax Act, 1961. The taxpayer is also liable to pay the fine under Section 271(1)(c) of the Income Tax Act, 1961. The taxpayer is also liable to pay the penalty under Section 271(1)(d) of the Income Tax Act, 1961. The taxpayer is also liable to pay the interest under Section 233 of the Income Tax Act, 1961. The taxpayer is also liable to pay the fine under Section 271(1)(c) of the Income Tax Act, 1961. The taxpayer is also liable to pay the penalty under Section 271(1)(d) of the Income Tax Act, 1961.



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Signature

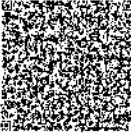




भारत सरकार
Government of India



प्रफुल्लकुमार पुरुषोत्तम अग्रवाल
Prafullkumar Purushottam Agrawal
जन्म तारीख/DOB: 01/01/1973
पुरुष/ MALE

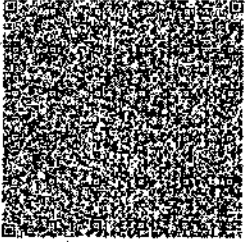


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VID : 9127 9245 9549 5108

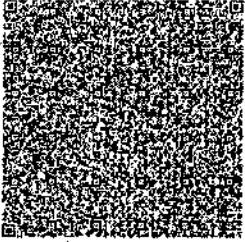
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O पुरुषोत्तम अग्रवाल, होसे नो. ६/७ साईरुपा, साई लाभ इन्क्लव, पेठण रोड, इटखेडा, मा-बाप दर्गा मंजे, औरंगाबाद, महाराष्ट्र - 431005
Address:
S/O Purushottam Agrawal, HOUSE NO. 6/7 SAIKRUPA, SAI LABH INCLAVE, PAITHAN ROAD, ITKHEDA, BEHIND MA-BAP DARGA, AURANGABAD, Aurangabad, Maharashtra - 431005



8250 7266 6931
VID : 9127 9245 9549 5108

माझे आधार, माझी ओळख



भारत सरकार
Government of India



आकाश सदाशिवराव गायकवाड
Akash Sadashivrao Gaikwad
जन्म तारीख/DOB: 05/07/1998
पुरुष/ MALE

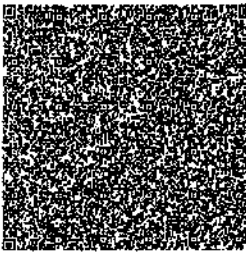


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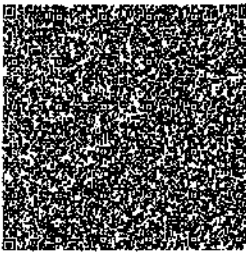
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

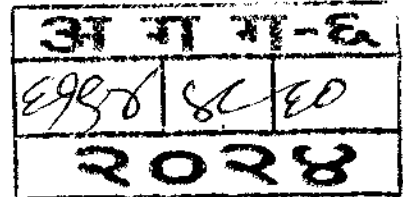


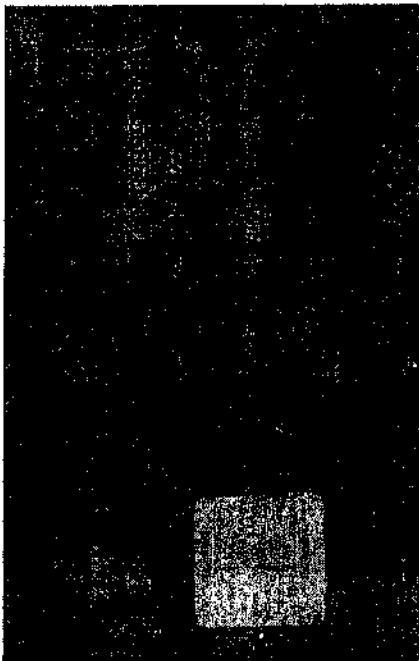
पत्ता:
S/O सदाशिवराव गायकवाड, घर न. ०८, साई वृंदावन कॉलोनी, विटखेडा, औरंगाबाद, महाराष्ट्र - 431001
Address:
S/O Sadashivrao Gaikwad, GHAR N. 08, SAI VRANDAVAN COLONY, VITKHEDA, Aurangabad, Aurangabad, Maharashtra - 431001



4052 6292 8987
VID : 9163 5899 4786 8135

माझे आधार, माझी ओळख





भारत सरकार

Unique Identification Authority of India
Government of India

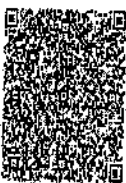
संयोजन सं. / Enrollment No.: 1007/60069/01210

TO
राजसमी सतीश लोधा
Rajaxmi Satish Lodha
W/O Satish Lodha
SATISH MOTORSP. LTD ADALAT ROAD
Aurangabad
Aurangabad (MH), Aurangabad
Maharashtra 431601
9960250259

37275545



UG37Z7554501N



आपका आधार क्रमांक / Your Aadhaar No.:

8377 5121 6564

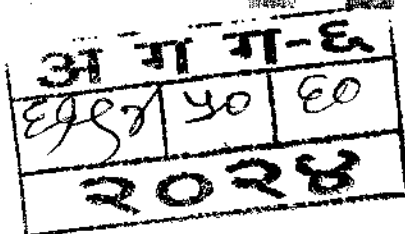
आधार — आप आदर्श का अधिकार



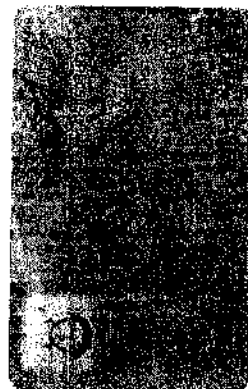
राजसमी सतीश लोधा
Rajaxmi Satish Lodha
जन्म वर्ष / Year of Birth : 1979
प्रांति / Female

8377 5121 6564

आधार — आप आदर्श का अधिकार



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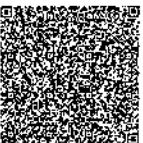


भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
नॉटरी कमिशन / Notary Commission No.: 0080/00120/757977

१०
 डॉ.सुदीप मन्जुकरकर स्मृति
 Kashiashin Manojkarakar Library
 102, Amar Enclave, Wazir Estate
 Bhandar Road
 Gyaadish Garden Park Hotel
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 Pune City
 Pune Maharashtra - 411005
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 2288-2289
 2289-2290
 2290-2291
 2291-2292
 229



आपला आधार क्रमांक / Your Aadhaar No. : 2693 3774 9262
 VID : 9193 7925 9635 7334
 माझे आधार : माझी ओळख

Log on Date: 2/22/2014



Kaestle, Manoj Kumar Ltd
 25/11/1987
 गुवा/माल

2693 3774 9262
JMD: 9169 7435 0635 73

ગાંધી આશ્રમ, નાકી ઓઝલ



मार्गसिद्धि

- अथावा अभ्यंकीचीच पुरावा आहे नागरिकत्वाचा नाही
- सुटसिवात एम कोड / अधिनियम R.M.A. : अभ्यंकीचा प्रमाणीकरण
- वापरून अभ्यंकी सारणीत करा
- हे पत्ते नवनिर्माण शक्तीचे द्वारा बनवा. फासेत एक पत्र आहे.

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- भारता येथील महेश आणि हिरणू आचार्य यांच्याकडून हे सर्व शिकते
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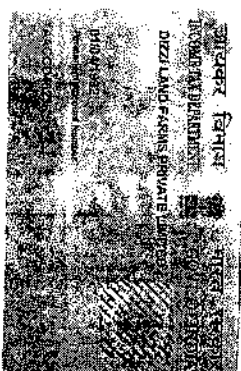
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 +91 98889 - 411045
Address:
 1302, Amari Eternity, Ivory Estate, Banner Road
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 Pune,
 Maharashtra - 411045



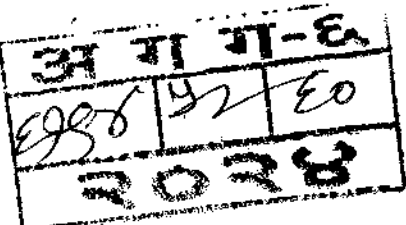
2693 3774 9262

பேர்த	பெரிய பாலகட்டுவது.	பெரிய பாலகட்டுவது.
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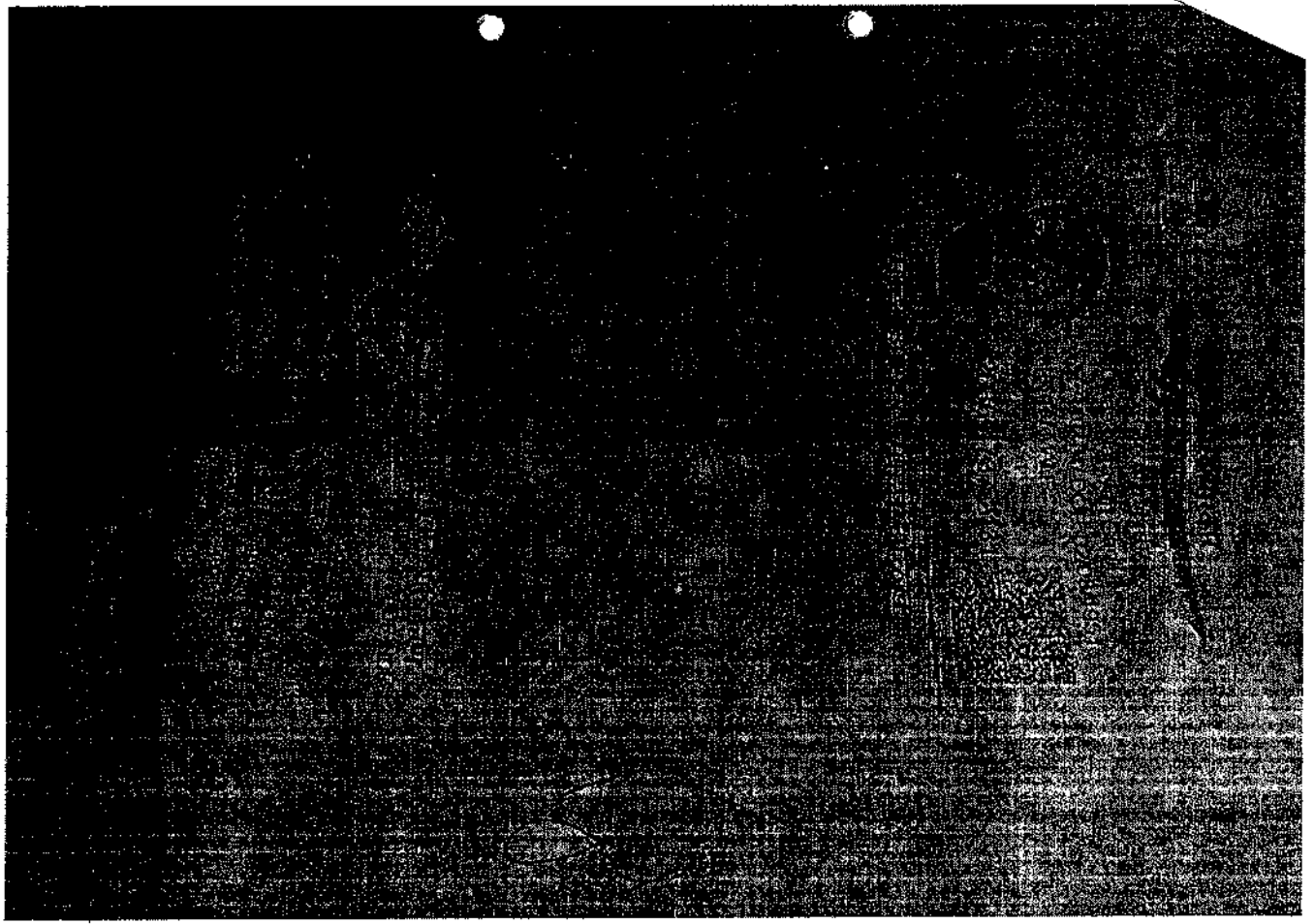
नाम / Name
UTHAS NARAYAN GAOLI
पिता का नाम / Father's Name
NARAYANRAO GAOLI
जन्म की तिथि
Date of Birth
02/08/1951

हस्ताक्षर / Signature


21/01/2021



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२०२४		



Issue Date : 23/05/2012



मिचल मिलिंद कुलकार
Michal Milind Kulkar
जन्म तिथि/DOB: 03/02/1961
लिंग/SEX: MALE

2422 8182 9680

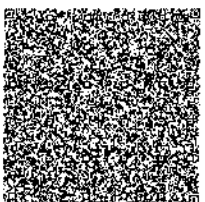
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मोबा 34447, मोबा 48444

संघीय रिजिस्टर ऑथरिटी
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पदार्थ, कानपुर, महाराष्ट्र,
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Address:
5-9-105 padartha colony, railway station road,
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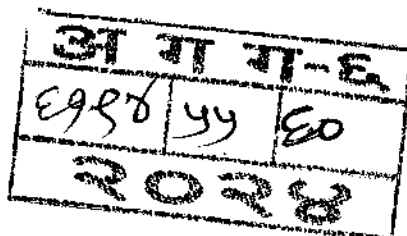
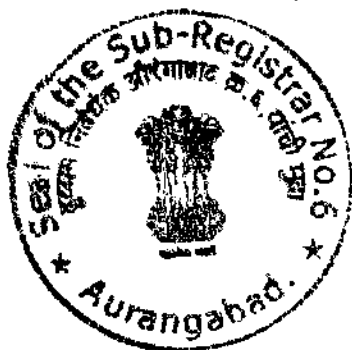
मिचल मिलिंद कुलकार
MICHAEL MILIND KULKAR
जन्म तिथि/DOB: 03/02/1961
लिंग/SEX: MALE

2422 8182 9680

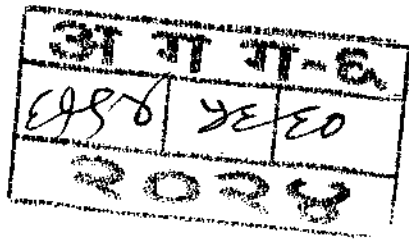
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 भारत सरकार Government of India  प्राफुल्लकुमार पुरुषोत्तम अग्रवाल Prafullkumar Purushottam Agrawal जन्म तारीख/DOB: 01/01/1973 पुरुष/ MALE 8250 7266 6931 VID: 9127 9245 9549 5108 माझे आधार, माझी ओळख	 भारतीय विशिष्टता अंकन प्राधिकरण Unique Identification Authority of India पत्ता: S/O पुरुषोत्तम अग्रवाल, होम नो. ६/७ साईकृपा, साई लक्ष्मी इन्क्लेव, पैथन रोड, इटखेडा, मा-बाप दर्गा मी, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431005 Address: S/O Purushottam Agrawal, HOUSE NO. 6/7 SAIKRUPA, SAI LAXMI INCLAVE, PATHAN ROAD, ITKHEDA, BEHIND MA-BAP DARGA, AURANGABAD, Aurangabad, Maharashtra - 431005 8250 7266 6931 VID: 9127 9245 9549 5108 माझा आधार, माझी ओळख
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भारत सरकार Government of India आकाश सदाशिवराव गायकवाड Akash Sadasivrao Gaikwad जन्म तिथि/DOB: 05/07/1998 लिंग/SEX: MALE 4052 6292 8987 VID: 9163 5899 4786 8135 माझे आधार, माझी ओळख	भारतीय विमानतळ अधिकारण Indian Airports Authority पत्ता: S/O Sadasivrao Gaikwad, घर नं. 04, साई पूजन कोलोनी, विठ्ठल, औरंगाबाद, महाराष्ट्र - 431001 Address: S/O Sadasivrao Gaikwad, GHAR N. 04, SAI RANGHAN COLONY, VITTHAL, Aurangabad, Aurangabad, Maharashtra - 431001 4052 6292 8987 VID: 9163 5899 4786 8135 1847 help@uidai.gov.in www.uidai.gov.in
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मिलकुंद दिन्कराव केलकर

Milkund Dinkarao Kalkar

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लिंग/ MALE

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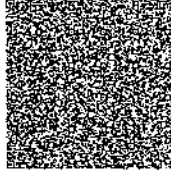
मेरा आधार, मेरी पहचान




आधार, डिजिटल पहचान प्रमाणिका
Aadhaar (Digital Identification) Authority of India

पता:
5-9-105 पगरीया कॉलोनी, रेल्वे स्टेशन रोड, गौरीडी
थियेट्र के सामने, बन्सल नगर, कोरा चोवा,
औरंगाबाद,
महाराष्ट्र - 431005

Address:
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opp.goldie theatre, bansal nager, Kurdi
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343/6194

शुक्रवार, 21 जून 2024 3:32 म.नं.

दस्त गोषवारा भाग-1

अगग6

दस्त क्रमांक: 6194/2024

52/80

दस्त क्रमांक: अगग6 /6194/2024

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अ. क्र. 6194 वर दि. 21-06-2024

रोजी 3:30 म.नं. वा. हजर केला.

पावती: 7786

पावती दिनांक: 21/06/2024

सादरकरणाराचे नाव: लिहून घेणार - डिझीलॅंड फार्मस प्राव्हेट लिमिटेड तर्फे
डायरेक्टर श्री. सतीश कागलीवाल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

दस्त हजर करणाऱ्याची सही:

एकुण: 1300.00

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: कन्फर्मेशन डीड

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 21 / 06 / 2024 03 : 30 : 40 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 06 / 2024 03 : 31 : 39 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

21/06/2024 3 37:34 PM

अगग6

दस्त क्रमांक:6194/2024

दस्त क्रमांक :अगग6/6194/2024

दस्ताचा प्रकार :-कन्फर्मेशन डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लिहून देणार - डिझीलैंड फार्म्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर श्री. सतीश कागलीवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:लिहून देणार - नारायण इन्फ्रा व्हेचर्स प्राव्हेट लिमिटेड तर्फे चेअरमन ऍण्ड मॅनेजिंग डायरेक्टर श्री. उल्हास नारायण गवळी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :- स्वाक्षरी:-		
3	नाव:लिहून देणार - मिलिंद दिनकरराव केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :-64 स्वाक्षरी:-		
4	नाव:लिहून देणार- मोहिनी मिलिंद केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :-61 स्वाक्षरी:-		
5	नाव:लिहून देणार - राजलक्ष्मी सतीश लोढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :-43 स्वाक्षरी:-		
6	नाव:लिहून देणार - कौस्तूभ मनोज लोहिया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :-35 स्वाक्षरी:-		
7	नाव:लिहून देणार - सतीश किशनलाल सोनी एच यु एफ तर्फे कर्ता सतीश किशनलाल सोनी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पैन नंबर:	लिहून देणार वय :- स्वाक्षरी:-		

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शिक्का क्र.3 ची वेळ:21 / 06 / 2024 03 : 36 : 09 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

ठसा प्रमाणित



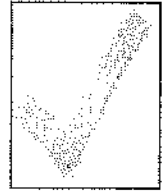
- 1 नाव: प्रफुल्ल कुमार पुरुषोत्तम अग्रवाल - -
वय: 51
पता: छत्रपती संभाजीनगर
पिन कोड: 431001


स्वाक्षरी



- 2 नाव:आकाश सदाशिवराव गायकवाड - -
वय:26
पत्ता:छत्रपती संभाजीनगर
पिन कोड:431001

✓ दीर्घ
स्वाक्षरी



शिवका क्र.4 ची वेळ:21 / 06 / 2024 03 : 37 : 04 PM

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0624211904363	1200	RF	0624211904363D	21/06/2024
3		eChallan		MH003174603202425E	30000	RF	0002158212202425	21/06/2024

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सदर वस्तुवाचे जात एकुण ६० पाने आहेत
१५० नबराचे बुकाचे ६९५४/२०
नबरी नोंदवला तरीख २५/०६/२०२०

सह. मुख्य निष्पत्ति वर्ग-२

