

- 24 Xerox copy of Approved Map attached to the Plot Sub-Division Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole and 3 others in respect of Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. As per the Sub-Division Order, the said plot is sub-divided as :

Sr. No.	Plot No.	Area in sq.mtrs.
1	04/A	958.86
2	04/B	807.64

- 25 Xerox copy of Certificate of Registration bearing No.AAV-2623 dated 29.12.2020, on Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) issued by the Ministry of Corporate Affairs, Government of India in favour of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623).

Xerox copy

- 26 Xerox copy of Stamped Limited Liability Partnership Agreement dated 05.01.2021 executed by and between Shri. Pramod Premasukhi Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), having its Office at Office No.17, NABHURAJ NUR SHIVTANTRA SCHOOL, Gat No.735, Chikalthana, Aurangabad.

Xerox copy

- 27 Xerox copy of Stamped First Supplemental Agreement dated 30.04.2021 executed by and between Shri. Pramod Premasukhi Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), thereby stating the names of the Designated Partners of the Firm as (1) Shri. Pramod Premasukhi Mantri, (2) Shri. Mahendra Uttamchand Marichea, (3) Shri. Satyanarayan Chhaganlal Lohiya and (4) Shri. Rajesh Balabax Butole.

Xerox copy

- 28 Xerox copy of mutation entry No.3815 dated 18.04.2022, approved by the competent authority on 22.04.2022, taken in record of rights by the Concerned Talathi in favour of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) through its Designated Partners (1) Shri. Pramod Premasukhi Mantri, (2) Shri. Mahendra Uttamchand Marichea, (3) Shri. Satyanarayan Chhaganlal Lohiya and (4) Shri. Rajesh Balabax Butole in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of (1) Certificate of Registration (on Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) No.AAV-2623 dated 29.12.2020 issued by the Ministry of Corporate Affairs, Government of India in its favour and (2) Stamped First Supplemental Agreement dated 30.04.2021 executed by and between Shri. Pramod Premasukhi Mantri and 9 others.

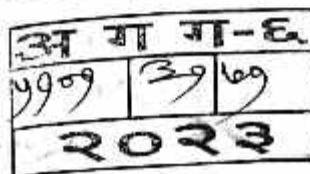
Xerox copy



Xerox copy of police complaint dated 04.01.2022 filed by M/s. Aurangabad Properties Pvt. Ltd., before the Police Inspector, Chikalthana Police Station, Aurangabad in respect of loss of original Registered Sale Deed No.AGG-2-5657 dated 22.09.2011.	Xerox copy.
Copy of public notice "Jahir Pragatan" published in Indian Express and Loksatta daily newspapers dated 06.01.2022 in respect of loss of original registered Sale Deed No.AGG-2-5657 dated 22.09.2011 published through adv. Prakash B. Paithankar.	Copy of newspapers
Copy of public notice "Jahir Pragatan" published in Lokmat daily newspaper dated 26.05.2023 in respect of plot No.04/A and 04/B totally admeasuring 1766.50 sq.mtrs., situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad published through Adv. Prakash B. Paithankar and no objection has been received from any person till date.	Copy of newspaper
Certified Copy of digitally signed 7/12 extract dated 01.06.2023 downloaded from official website of Mahabhulekh in respect of land at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, showing the name of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) in ownership column.	Certified copy
Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.
Survey No.	Gat No.75.
Door no. (in case of house property)	Plot No.04.
Extent/Areas including plinth/built up area in case of house property	1766.50 sq.mtrs. plot area.
Locations like name of the place, village, city, registration, sub-district	Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

BOUNDARIES OF PLOT NO.04
(As mentioned in the Registered Sale Deed)

ON OR TOWARDS EAST : LAYOUT OPEN SPACE.
ON OR TOWARDS WEST : 60.00 MTR. WIDE ROAD.
ON OR TOWARDS NORTH : PLOT NO.3.
ON OR TOWARDS SOUTH : 6.00 MTR WIDE ROAD.



FLOW OF TITLE

That, Certified copy of 7/12 extract for the year 1993 to 2023 in respect of Land situated at No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad show the names of (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in ownership column since year 1993 mutated on the basis of mutation entry No.64.

That, Registered Sale Deed No.1099 dated 02.09.1989 has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in favour of Smt. Sarala Arun Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

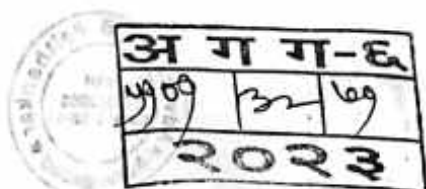
That, mutation entry No.229 dated 07.05.1991, approved by the competent authority on 27.05.1991, has been taken in record of rights by the Concerned Talathi in favour of Smt. Sarala Arun Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1099 dated 02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in her favour.

That, Registered Sale Deed No.1777 dated 03.10.1989 has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in favour of Smt. Anjali Deepak Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, mutation entry No.230 dated 07.05.1991, approved by the competent authority on 27.05.1991, has been taken in record of rights by the Concerned Talathi in favour of Smt. Anjali Deepak Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1777 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in her favour.

That, Registered Sale Deed No.1778 dated 03.10.1989 has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in favour of Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, mutation entry No.231 dated 07.05.1991, approved by the competent authority on 27.05.1991, has been taken in record of rights by the Concerned Talathi in favour of M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1778 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in its favour.



That, Registered Sale Deed No.1098 dated 02.09.1989 has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in favour of M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, mutation entry No.232 dated 07.05.1991, approved by the competent authority on 07.05.1991, has been taken in record of rights by the Concerned Talathi in favour of M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1098 dated 02.09.1989 executed by (1) Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankariya in its favour.

That, Registered Sale Deed No.AGG-6-3544 dated 18.08.2008 has been executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by M/s. Nagori Construction as a Consenting Party.

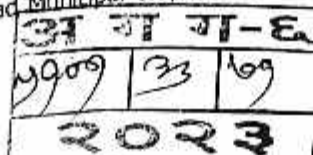
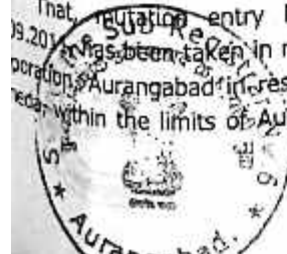
That, Registered Sale Deed No.AGG-6-3545 dated 18.08.2008 has been executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Suyog Sunil Macchar as a Consenting Party.

That, Registered Sale Deed No.AGG-6-3546 dated 18.08.2008 has been executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party.

That, Registered Sale Deed No.AGG-6-3547 dated 18.08.2008 has been executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party.

That, mutation entry No.1200 dated 29.08.2008, approved by the competent authority on 29.08.2008, has been taken in record of rights by the Concerned Talathi in favour of M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in respect of Land admeasuring 80 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of (1) Registered Sale Deed No.3544 dated 18.08.2008 executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen, (2) Registered Sale Deed No.3545 dated 18.08.2008 executed by M/s. Ameen Brothers in favour of M/s. Babulal Ameen, (3) Registered Sale Deed No.3546 dated 18.08.2008 executed by M/s. Ameen Brothers in favour of M/s. Babulal Ameen, (4) Registered Sale Deed No.3547 dated 18.08.2008 executed by Smt. Anjali Deepak Munot and (5) Registered Sale Deed No.3548 dated 18.08.2008 executed by Smt. Sarala Arun Munot in its favour.

That, mutation entry No.1917 dated 24.08.2011, approved by the competent authority on 24.08.2011, has been taken in record of rights by the Concerned Talathi in favour of Aurangabad Municipal Corporation in respect of Land admeasuring 623.42 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.



the basis of Registered Relinquishment Deed No.3336 dated 22.08.2011 executed by M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in favour.

That, N. A. Order No.JA KRA 2011/ MASHAKA/ JAMIN-1/ NAP-34/ MAUJE ITKHEDA - AURANGABAD/ PRA KRA 329 dated 03.09.2011 has been issued by the Collector, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, Approved Final Layout Order No.JA KRA/ MANAPA/ NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

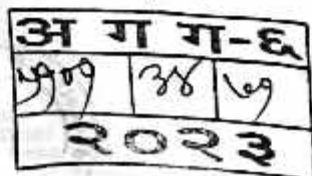
That, Approved Map attached to the Final Layout Order No.JA KRA/ MANAPA/ NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, Resolution dated 20.09.2011 has been passed by the Board of Directors of M/s. Zambad Infrastructure Ltd., in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, thereby resolving to sell the property and authorizing Shri. Subhash Manakchand Zambad to execute sale deed on behalf of the Company.

That, Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 has been executed by [1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Zambad Infrastructure Ltd. (CIN No.U45200MH1987PLCO44544), through its Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. Umesh Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. Rupesh Sarda in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

That, mutation entry No.1937 dated 12.09.2011, approved by the competent authority on 30.09.2011, has been taken in record of rights by the Concerned Talathi in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 executed by [1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Zambad Infrastructure Ltd. (CIN No.U45200MH1987PLCO44544), through its Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. Umesh Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. Rupesh Sarda in its favour.

That, mutation entry No.1944 dated 01.10.2011, approved by the competent authority on 18.10.2011, has been taken in record of rights by the Concerned Talathi in favour of Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 1968.86 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Relinquishment Deed No.7103 dated 16.09.2011 executed by M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in favour.



That, Plot Sub-Division Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole and 3 others in respect of Plot No.04 totally measuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. As per the Sub-Division Order, the said plot is sub-divided as :

Sr. No.	Plot No.	Area in sq.mtrs.
1	04/A	958.86
2	04/B	807.64

That, Approved Map attached to the Plot Sub-Division Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole and 3 others in respect of Plot No.04 totally measuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. As per the Sub-Division Order, the said plot is sub-divided as :

Sr. No.	Plot No.	Area in sq.mtrs.
1	04/A	958.86
2	04/B	807.64

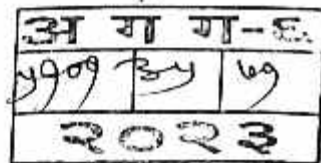
That, Certificate of Registration (on Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623)) No.AAV-2623 dated 29.12.2020 has been issued by the Ministry of Corporate Affairs, Government of India in favour of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623).

That, Stamped Limited Liability Partnership Agreement dated 05.01.2021 has been executed by and between Shri. Pramod Premasukhji Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), having its Office at Office No.17, NABHRAJ NR SHIVTANTRA SCHOOL, Chikalthana, Aurangabad.

That, Stamped First Supplemental Agreement dated 30.04.2021 has been executed by and between Pramod Premasukhji Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), thereby stating the names of the Designated Partners of the Firm as Shri. Pramod Premasukhji Mantri, (2) Shri. Mahendra Uttamchand Marlecha, (3) Shri. Satyanarayan Chhaganlal Lohiya and (4) Shri. Rajesh Balabax Butole.

That, mutation entry No.3815 dated 18.04.2022, approved by the competent authority on 18.04.2022, has been taken in record of rights by the Concerned Talathi in favour of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) through its Designated Partners (1) Shri. Pramod Premasukhji Mantri, (2) Shri. Mahendra Uttamchand Marlecha, (3) Shri. Satyanarayan Chhaganlal Lohiya and (4) Shri. Rajesh Balabax Butole in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of (1) Certificate of Registration (on Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623)) No.AAV-2623 dated 29.12.2020 issued by the Ministry of Corporate Affairs, Government of India in favour of and (2) Stamped First Supplemental Agreement dated 30.04.2021 executed by and between Shri. Pramod Premasukhji Mantri and 9 others.

That, police complaint dated 04.01.2022 has been filed by M/s. Aurangabad Properties Pvt. Ltd., in the Police Inspector, Chikalthana Police Station, Aurangabad in respect of loss of original Registered Deed No.AGG-2-5657 dated 22.09.2011.



That, public notice "Jahir Pragatan" has been published in Indian Express and Loksetta newspapers dated 06.01.2022 in respect of loss of original Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 published through Adv. Prakash B. Paithankar.

That, public notice "Jahir Pragatan" has been published in Lokmat daily newspaper dated 26.05.2023 in respect of plot No.04/A and 04/B totally admeasuring 1766.50 sq.mtrs., situated at No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad published through Adv. Prakash B. Paithankar and no objection has been received from any person till date.

That, digitally signed 7/12 extract dated 01.06.2023 downloaded from official website of Maharashtra Mahabhulekh in respect of land at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, show the name of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) in ownership column.

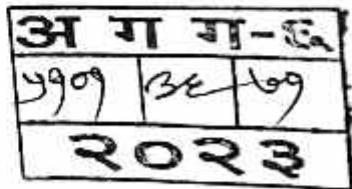
On perusal of Documents produced before me and Information given by the Owner to me, I Certify that, M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) is the absolute owner and possessor of Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. Its title is clear, valid, marketable and free from all encumbrances and the same will pass to the intending purchaser Shri. Nikhil Chavan after execution of Registered Sale Deed in his favour by the present owner.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH000470580202324E dated 11.04.2023 which is annexed hereto.

Place : Aurangabad.
Date : 01.06.2023



P. B. Paithankar
P. B. Paithankar
Advocate.



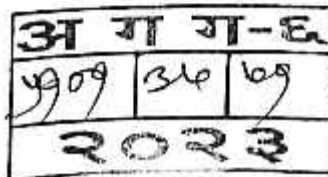


CHALLAN
MTR Form Number-6



MH000470580202324E		BARCODE		Date 11/04/2023-19:05:40		Form ID	
Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable) ACAPP3995M			
Name ARB6_AURANGABAD NO 6 SUB REGISTRAR				Full Name Adv Prakash B Palthanker			
AURANGABAD				Flat/Block No.			
2023-2024 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
72201 SEARCH FEE		750.00		Area/Locality Aurangabad			
				Town/City/District			
				PIN 4 3 1 0 0 3			
				Remarks (If Any)			
				For 30 years PlotNo.4 Gat No.75/P Village Ilkheda Taluka and District Aurangabad			
				Amount In Seven Hundred Fifty Rupees Only			
		750.00		Words			
ent Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572023041153523		IK0CESBTK9	
				Bank Date		RBI Date	
				11/04/2023-19:24:06		Not Verified with RBI	
				Bank-Branch		STATE BANK OF INDIA	
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चलान "ट्रिप ऑफ मेमेंट" मध्ये नगद कारणासाठी लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.





भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2006/20794/46953

To
निखिल कल्याणराव चव्हाण
Nikhil Kalyanrao Chavan
Shantai Plot No 15, Ravindra Nagar,
Near Tilak Nagar, Garkheda Pansar,
VTC: Aurangabad,
PO: Aurangabad (mh),
Sub District: Aurangabad, District: Aurangabad,
State: Maharashtra,
PIN Code: 431001,
Mobile: 9552988555

44027614



MF440276146F1



आपला आधार क्रमांक / Your Aadhaar No. :

5391 2331 2072

माझे आधार, माझी ओळख



भारत सरकार
Government of India

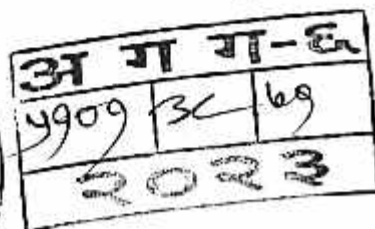


निखिल कल्याणराव चव्हाण
Nikhil Kalyanrao Chavan
जन्म तारीख / DOB : 10/05/1990
पुरुष / Male

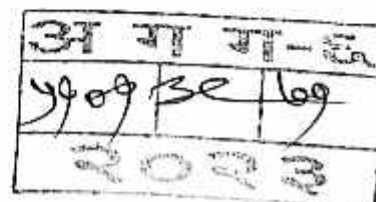
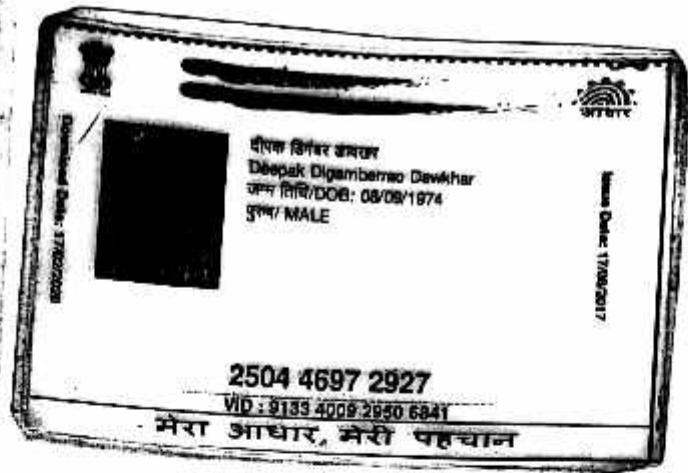
Issue Date: 08/06/2011

5391 2331 2072

माझे आधार, माझी ओळख



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औरंगाबाद महानगरपालिका, औरंगाबाद

२३३३५३६-४०, २३४८००१-०५ (P.B.X.) २३३१२८१, २३३१२८३ फॉक्स (०२४०) - २३३१२११

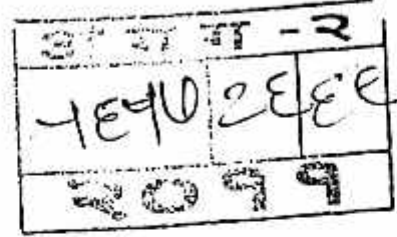
रेखांकन क्रमांक :- २५६ / २०११

जा.क्र./मनपा/नरवि/नर- /ससंनर/१८७१ / २०११

दिनांक :- २०-०९-२०११

आदेश

झाबंड कन्स्ट्रक्शन हाऊस प्रा.लि.तर्फे,
मॅनेजिंग डायरेक्टर श्री. सुभाष माणकचंद झाबंड,
गट क्रमांक ७५/पैकी
मौजे ईटखेडा, औरंगाबाद.
द्वारा श्री. संतोष साखरे (आर्कि),
सिडको एन-४, सिडको, औरंगाबाद.



मौजे ईटखेडा, औरंगाबाद येथील गट नंबर ७५/पैकी साठी दाखल केलेल्या रेखांकनार
सोबतच्या नकाशा प्रमाणे अंतिम मंजूरी खालील अटीवर देण्यात येत आहे.

०१. सर्व भूखंडाचा वापर वाणिज्यसाठी करण्यात यावा. अन्य कोणताही वापर महानगरपालिकेची पूर्व परवानगी घेतल्याशिवाय करू नये.
०२. रेखांकनातील प्रत्येक स्वतंत्र भूखंडाचे क्षेत्र २५० चौ.मी. पेक्षा कमी असू नये व शेती क्षेत्र भूखंडाचे क्षेत्र १२५ चौ.मी. पेक्षा कमी असू नये. भूखंडाच्या हद्दीचे दगड हलविण्यात येऊ नये.
०३. मंजूर केलेल्या रेखांकनातील कोणत्याही भूखंडाची पुन्हा पोट विभागणी किंवा एकत्रीकरण करावयाचे झाल्यास महानगरपालिकेची पूर्व परवानगी घेणे आवश्यक राहिल.
०४. रेखांकनामधील खुली जागा विकास नियंत्रण नियमावलीस अखिरी राहून कोणत्याही खुली राहिल.
०५. झाबंड कन्स्ट्रक्शन हाऊस प्रा.लि.तर्फे मॅनेजिंग डायरेक्टर श्री. सुभाष माणकचंद झाबंड यांनी रेखांकनातील खुली जागा क्षेत्र ६२३.४२ चौ.मी. महानगरपालिकेस सुमारे निव्वळ (नॉंदणी) औरंगाबाद यांच्या कार्यालयात नॉंदणी क्रमांक ०३३३६ दिनांक २२/०८/२०११ (रेलीकवीशमेन डिड) अन्वये महानगरपालिका हक्कात हस्तांतर करून दिले आहे. त्याची नॉंद ७/१२ उतार्यावर फेर क्रमांक १९१७ अन्वये घेऊन तसा ७/१२ उतारा सादर केला आहे. तसेच ६०.०० मीटर रुंद रस्त्याने बांधील क्षेत्र १९६८.८६ चौ.मी. क्षेत्र हयवसोड प्रमाणपत्र /करारनामा (Relinquishment deed) क्रमांक ७१०३ दिनांक १९/०८/२०११ नुसार महानगरपालिकेकडे हस्तांतरीत केले आहे. त्याचा कोणताही गोबदला येऊ नये. त्यानुसार नॉंद घेऊन ७/१२ उतारा एक महिन्यात दाखल करावा.
०६. भूखंडामध्ये बांधकाम नियमाप्रमाणे या कार्यालयाची परवानगी घेऊन करण्यात यावे. तसेच करण्यात येणारे बांधकाम उपनिधी (विल्डींग बाय लॉज) व विकास नियंत्रण नियमावली (डेव्हलपमेंट कंट्रोल रुल) च्या अनुषंगाने करावे लागेल.
०७. भविष्यात रहदारीच्या दृष्टीकोणातून आणखी रस्ता रुंदीसाठी जागेची गरज भासल्यास ती भूमी संपादन कायदा आणि महाराष्ट्र प्रादेशिक नियोजन द नगर रचना अधिनियम १९६६ च्या तरतुदी नुसार संपादन करण्यात येईल.
०८. तालुका निरीक्षक भूमी अधिलेख, औरंगाबाद यांना भूखंड आखणी करण्यासाठी कळविल्यानंतर त्यांनी प्रकरण क्रमांक /मोर/सत्वर/७५/२०११ दिनांक १५/०८/२०११ वर भूखंड आखणी करून तसा गोजणी नकाशा पुरविलेला आहे.
०९. भूखंडातून महानगरपालिकेच्या मालकीची जल वाहिनी किंवा भूमीगत पावर मोलेली नसेल तर ते स्वयंचालित स्थलांतर करून घ्यावी लागेल. अशा जलवाहिनी भूमीगत पावर मोलेली नसेल तर ते स्वयंचालित स्थलांतर करून घ्यावी लागेल.





औरंगाबाद महानगरपालिका, औरंगाबाद

२३३३५३६-४०, २३४८००१-०५ (P.B.X.) २३३१२८१, २३३१२८३ फॉक्स (०२४०) - २३३१११३

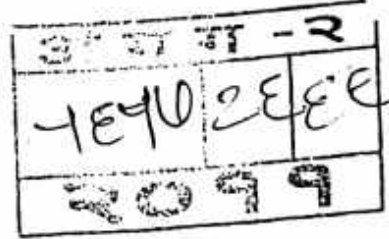
रेखांकन क्रमांक :- २५६ / २०११

जा.क्र./मनपा/नरवि/नर- /ससंनर/१८७ / २०११

दिनांक :- २०-०९-२०११

आदेश

झाबंड कन्स्ट्रक्शन हाऊस प्रा.लि.तर्फे,
मॅनेजिंग डायरेक्टर श्री. सुभाष माणकचंद झाबंड,
गट क्रमांक ७५/पैकी
मौजे ईटखेडा, औरंगाबाद.
द्वारा श्री. संतोष साखरे (आर्कि),
सिडको एन-४, सिडको, औरंगाबाद.



मौजे ईटखेडा, औरंगाबाद येथील गट नंबर ७५/पैकी साठी दाखल केलेल्या रेखांकनार सौबतच्या नकाशा प्रमाणे अंतिम मंजूरी खालील अटीवर देण्यात येत आहे.

०१. सर्व भूखंडाचा वापर वाणिज्यसाठी करण्यात यावा. अन्य कोणताही वापर महानगरपालिकेची पूर्व परवानगी घेतल्याशिवाय करू नये.
०२. रेखांकनातील प्रत्येक स्वतंत्र भूखंडाचे क्षेत्र २५० चौ.मी. पेक्षा कमी असू नये व रोमी सिमेंट भूखंडाचे क्षेत्र १२५ चौ.मी. पेक्षा कमी असू नये. भूखंडाच्या हद्दीचे दगड हलविण्यात येऊ नये.
०३. मंजूर केलेल्या रेखांकनातील कोणत्याही भूखंडाची पून्हा पोट विभागणी किंवा एकात्रिकरण करावयाचे झाल्यास महानगरपालिकेची पूर्व परवानगी घेणे आवश्यक राहिल.
०४. रेखांकनामधील खुली जागा विकास नियंत्रण नियमावलीस अखिर राहून कायद्याची सुटणी राहिल.
०५. झाबंड कन्स्ट्रक्शन हाऊस प्रा.लि.तर्फे मॅनेजिंग डायरेक्टर श्री. सुभाष माणकचंद झाबंड यांनी रेखांकनातील खुली जागा क्षेत्र ६२३.४२ चौ.मी. महानगरपालिकेस पुढील नियंत्रक (नॉंदणी) औरंगाबाद यांच्या कार्यालयात नॉंदणी क्रमांक ०३३३६ दिनांक २२/०८/२०११ (रेलिक्वीशमेंट डीड) अन्वये महानगरपालिका हक्कात हस्तांतर करून दिले आहे. त्याची नॉंद ७/१२ उतान्यावर फेर क्रमांक १९१७ अन्वये घेऊन तसा ७/१२ उतारा सादर केलेला आहे. तसेच ६०.०० मीटर रुंद रस्त्याने बांधित क्षेत्र १९६८.८६ चौ.मी. क्षेत्र हक्करोड प्रमाणपत्र /करारनामा (Relinquishment deed) क्रमांक ७१०३ दिनांक १२/०८/२०११ मुतावर महानगरपालिकेकडे हस्तांतरीत केले आहे. त्याचा कोणताही गोबदला देय नाही त्यामुळे नॉंद घेऊन ७/१२ उतारा एक महिन्यात दाखल करावा.
०६. भूखंडामध्ये बांधकाम नियमाप्रमाणे या कार्यालयाची परवानगी घेऊन करण्यात यावे. तसेच करण्यात येणारे बांधकाम उपविधी (विल्डींग बाय लॉज) व विकास नियंत्रण नियमावली (डेव्हलपमेंट कंट्रोल रुल) च्या अनुषंगाने करावे लागेल.
०७. भविष्यात रहदारीच्या दृष्टीकोणातून आणखी रस्ता रुंदीसाठी जागेची गरज भासल्यास ती भूमी संपादन कायदा आणि महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या तरतुदी नुसार संपादन करण्यात येईल.
०८. तालुका निरीक्षक भूमी अगिलेख, औरंगाबाद यांना भूखंड आखणी करण्यासाठी कळविल्यानुसार त्यांनी प्रकरण क्रमांक /मोर/सात्वर/७५/२०११ दिनांक १५/०८/२०११ वर भूखंड आखणी करून तसा मोजणी नकाशा पुरविलेला आहे.
०९. भूखंडातून महानगरपालिकेच्या मालकीची जल वाहिनी किंवा भूमीतून पतार काढली गेलेली तर ते स्वखर्चाने स्थलांतर करून घ्यावी लागेल. अशा जलवाहिनी, भूविषय तपस्ये



१०. *सर्गिकरित्या वाहणारा पाण्याचा प्रवाह जर भूखंडातून जात असेल तर भूखंडाच्या रकमेचा वाजुने भुमिगत पाईप लाईन, गटारासाठी मार्ग मोकळा करून द्यावा लागेल. त्यासाठी कोणत्याही प्रकाराचा मोबदला दिला जाणार नाही. हे काम महानगरपालिकेच्या प्रयोग विभागाच्या मार्गदर्शनानुसार करावे लागेल.

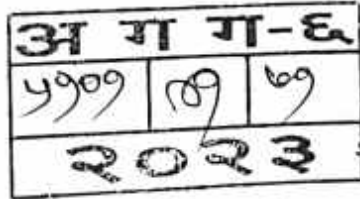
११. या रेखांकनासाठी खालील प्रमाणे रक्कमेचा भरणा केलेला आहे.

अ.क्र.	विवरण	भरणा केलेली रक्कम	पावती/चलन क्रमांक व दिनांक	शेरा
०१.	जमिन विकास शुल्क	६,४८,६००/-	१०२३८ दि. २४/०६/२०११	१०० %
०२.	विकास खर्च	२३,२४,१५०/-	१०२५८ दि. १४/०९/२०११	

१२. सदर रेखांकनात महानगरपालिकेची सदर भागातील पाणी पुरवठा व जलनिःसारण योजना पूर्ण झाल्या खरीज सदर भूखंडांना पाणी पुरवठा व जलनिःसारणाची व्यवस्था करण्यात येणार नाही.
१३. सदर रेखांकनासाठी महाराष्ट्र जमिन व महसुल अधिनियम १९६६ चे कलम ४४ अन्वये अकृषिक वापराची परवानगी मा. जिल्हाधिकारी, औरंगाबाद यांच्याकडून बांधकाम परवानगी प्राप्त करण्यापूर्वी प्राप्त करून घ्यावी लागेल.
१४. मालकी हक्क, व जमीनीच्या हद्दी इत्यादी बाबत मा. न्यायालयात काही वाद काही उद्भवल्यास त्यांचे परस्पर निराकरण करावे लागेल त्यास महानगरपालिका जबाबदार राहणार नाही.

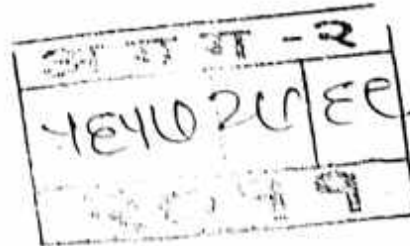
तथापी उक्त आदेशात काहीही नमुद असलेतरी, स्थळावर या बदला कारणाने काही वाद उत्पन्न झाल्यास/ अथवा प्रकरण न्यायप्रविष्ट झाल्यास, मोजणीनंतर भूखंडाच्या मोजमापात बदल घडून असल्यास त्या अनुषंगाने मान्यतेचा पूर्वलक्षी प्रभावाने पुनःविचार करण्यात येईल व अशा परिस्थितीत कार्यालयाचा झालेला निर्णय अंतिम राहील, याची नोंद घ्यावी.

मा. आयुक्तांची मंजूरी,
दिनांक :- १९/०६/२०११



सहाय्यक संचालक नगर रचना,
महानगरपालिका, औरंगाबाद.

११. मा. जिल्हाधिकारी, औरंगाबाद यांना माहितीस्तव सविनय सादर.
१२. वॉर्ड अभियंता वॉर्ड फ महानगरपालिका, औरंगाबाद यांना माहितीस्तव
१३. मालमत्ता अधिकारी, महानगरपालिका, औरंगाबाद यांना अंतर्गत रस्ते व खुली जागा नोंदणीकृत दस्ताने हस्तांतरीत झालेली आहे संबधि माहितीस्तव.
१४. मुळ संचिकेसाठी.



Subject to the provisions of the
this office Building No. 111/112/113
Date: 28/09/2023

Joint Sub-Registrar of Town
Aurangabad

AREA STATEMENT

1) AREA OF LAND	8000.00 Sq.m.
2) ROAD WIDENING AREA 60.00M. WIDE D.P. ROAD	1999.68 Sq.m.
3) NET LAN AREA (1-2)	6040.32 Sq.m.
4) PERMISSIBLE OPEN SPACE 10%	604.03 Sq.m.
5) PROPOSED OPEN SPACE 10%	623.42 Sq.m.
6) PLOTS AREA	
PLOT NO - 01	1245.78 Sq.m. (23.75 x 52.45)
PLOT NO - 02	1308.79 Sq.m.
PLOT NO - 03	1095.84 Sq.m.
PLOT NO - 04	1796.50 Sq.m.
TOTAL PLOT AREA	5446.90 Sq.m. (46.45 x 117.25)

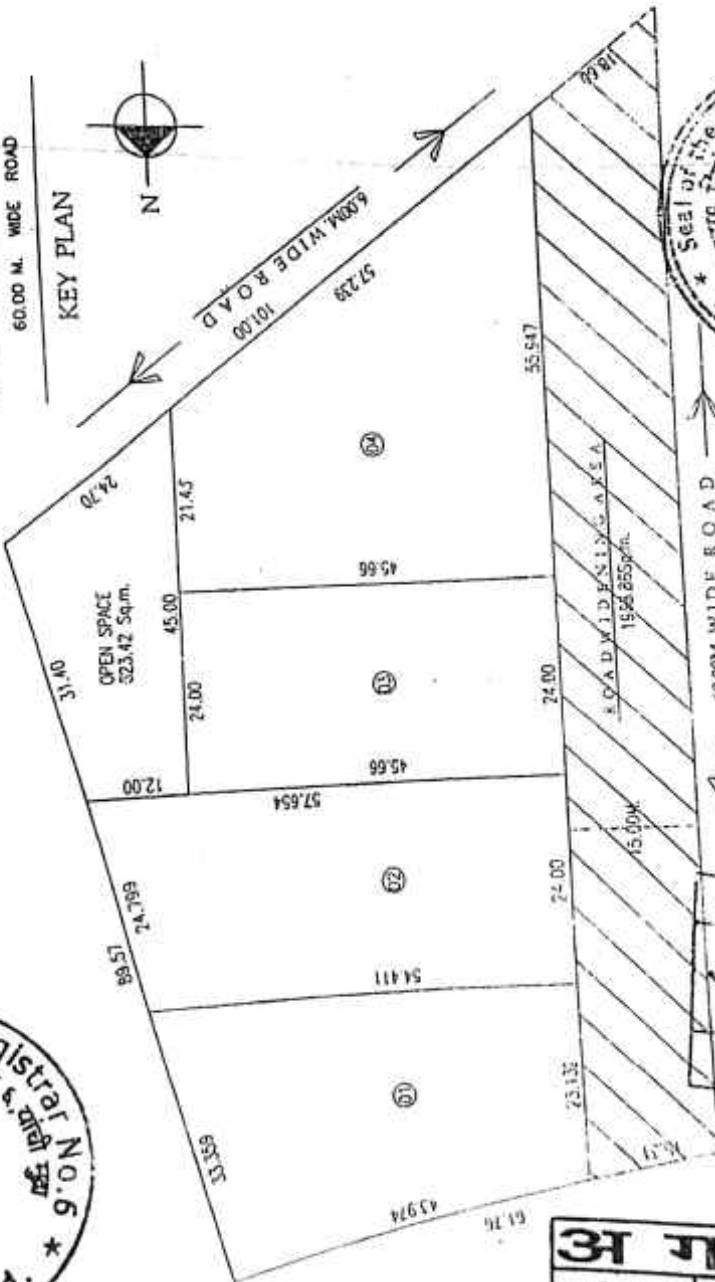
DEMARICATION PLAN OF

LAY OUT ON
G.NO. - 75 (PT.) AT
VILLAGE ITKHEDA
AURANGABAD. FOR
M/S ZAMBAD CONSTRUCTION
HOUSE PVT. LTD. THROUGH
SHRI SUBHASH M. ZAMBAD

APPLICANTS
REPRESENT
PLAN NO.
DATE



KEY PLAN



अ ग ग - ३
५९४७/२८६

अ ग ग - ६
५९०९/२८६
२०२३



जिल्हाधिकारी कार्यालय, औरंगाबाद

१. महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९.
०२. अर्जदार झांबड कन्स्ट्रक्शन हा प्रा.लि.तर्फे मॅनेजिक डायरेक्टर श्री.सुभाष मानकचंद झांबड रा.औरंगाबाद,ता.जि.औरंगाबाद यांचा अर्ज, दिनांक ०६.०६.२०११
०३. सहायक संचालक,नगर रचना,महानगरपालिका,औरंगाबाद यांचे पत्र दि.४.७.२०११,२६.८.२०११
०४. कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग,औरंगाबाद यांचे पत्र दिनांक ११.०७.२०११.
०५. तहसिलदार, औरंगाबाद यांचे पत्र दिनांक ११.०७.२०११.
०६. कार्यकारी अभियंता,राज्य विद्युत वितरण कं.औरंगाबाद यांचे पत्र दिनांक २५.०७.२०११
०७. आरोग्य अधिकारी,महानगरपालिका,औरंगाबाद यांचे पत्र दिनांक २९.०६.२०११.
०८. उपजिल्हाधिकारी,(भुसंपादन)समन्व,जि.अ.कार्यालय,औरंगाबाद यांचे पत्र दिनांक ४.०७.२०११.

जा.क्र.२०११/मशाका/जमीन-१/एनएपी-३४/मौजे ईटखेडा,ता.औरंगाबाद/प्र.क्र.३२९,दिनांक २०/७/२०११

:: आदेश ::

ज्याअर्था, औरंगाबाद जिल्ह्यातील औरंगाबाद तालुक्यातील मौ. ईटखेडा येथील ७५ पैकी येथील वरीष्ठ धारक असलेले अर्जदार झांबड कन्स्ट्रक्शन हा प्रा.लि.तर्फे मॅनेजिक डायरेक्टर मानकचंद झांबड रा.औरंगाबाद,ता.जि.औरंगाबाद येथील रहिवाशी यांनी महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जागेच्या नकाशावर अक्षरांनी दर्शविलेला ग.नं. ७५ पैकी चा भाग असलेले क्षेत्र ८०००.०० चौ.मी. क्षेत्रफळ असलेला भुखंडाचा निवासी प्रयोजनासाठी वापर करण्याच्या परवानगी करीता औरंगाबादच्या जिल्हाधिका-यांकडे अर्ज केला आहे. त्या अर्जाबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ (ग) नुसार चौकशी करण्यात आली असता पुढील गोष्टी स्पष्ट झाल्या :-

१. अर्जदार स्वतः जमिनीचा भोगवटादार/ वरिष्ठधारक असून सहभोगवटादार /सहवरिष्ठ धारक आणि अन्य व्यक्ती यांचे जमिनीच्या हक्कात हितसंबंध गुंतलेले नाही / संमती दिलेली आहे.
 २. महानगरपालिका प्राधिकरणामध्ये ही जागा निवासी प्रयोजनासाठी हि जमीन राखून ठेवण्यात आलेली असल्याचे सहाय्यक संचालक नगररचना महानगरपालिका औरंगाबाद यांनी कळविले आहे.
 ३. सहाय्यक संचालक नगररचना महानगरपालिका औरंगाबाद विभाग यांनी रितसर मान्य केलेल्या इमारतीचा नकाशा सादर केला आहे.उक्त जमीनीचा निवासी वापर करण्यास अभिप्राय दिलेला आहे.
- ज्याच्या अधिनतेने बिगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याबद्दल परवानगी दिली जाणार आहे. यासाठी बांधून घेण्याचे अर्जदाराने मान्य केले आहे.

वरील मुद्दे विचारात घेतल्यानंतर अर्जदारास त्याच्या अर्जानुसार जमीनीचा बिगर शेती निवासी वापर करण्यास परवानगी देण्यास कोणतीही हरकत नाही अशी माझी खात्री झाली आहे.



On Sign A Order ADTP Aurangabad City doc

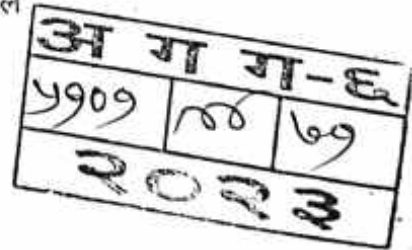
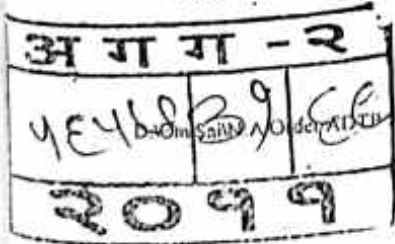
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वापर करून मी, जिल्हाधिकारी औरंगाबाद पृढीलप्रमाणे अर्जदार झांबड कन्ट्रक्शन हा प्रा.लि.तर्फे मॅनेजिंग
पैकी जि.औरंगाबाद मधील एकूण क्षेत्र ८०००.०० चौ.मी. क्षेत्रफळ असलेल्या जमिनीचा निवासी
प्रयोजनासाठी पृढील शतीस अधिन राहून परवानगी देत आहे.

- परवानगी ही या अधिनियमाच्या तरतुदीशी आणि त्या खाली करण्यात आलेल्या नियमाच्या अधिन असेल.
- ज्या प्रयोजनासाठी अशा जमीनीचा वापर करण्याची परवानगी देण्यात आली त्याचा विगर शेती निवासी प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेली व्यक्ती त्या जमीनीवर असलेली इमारत व संरचना यासह वापर करीत आणि अन्य कोणत्याही प्रयोजनासाठी जमिन किंवा तिच्या तशा आशयाची लेखी व पुर्व परवानगी मिळाल्या खेरीज तसा वापर करणार नाही. इमारतीचा वापर ज्या प्रयोजनासाठी करावयाचा आहे. त्यानुसार जमिनीचा वापराचे विगर शेती प्रयोजन निश्चित केले जाईल.
- विगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याच्या परवानगी मिळालेल्या व्यक्ती अशा परवानगी देणा-या प्राधिका-याने मान्य केलेल्या भुखंडाच्या किंवा पोट भुखंडाची कोणत्याही असल्या पोट विभागणी करणार नाहीत.
- जिल्हाधिकारी / सहायक संचालक, नगर रचना, मनपा, औरंगाबाद यांचे समाधान होईल अशा प्रकारचे रस्ते / नाले इत्यादी बांधले पाहिजे.
- सर्वेक्षण विभागाकडे भुखंडाची मोजनी व सिमांकन करून घेतल्या प्रमाणे यासारखी जमिनीच्या विकासाची कामे करणे आणि अशा प्रकारे जमिनीचा विकास होईल / केला जाईल तोपर्यंत त्या व्यक्तीकडून जमीनीचे भुखंड कोणत्याही पध्दतीने निकालात काढले जाणार नाही.
- विगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीने भुखंड आदेशात नमुद केलेल्या शतीच्या अधिन राहून विकणे अथवा निकालात काढणे आणि त्याच बरोबर तिच्याकडे निष्पादीत केल्या जाणा-या दस्तावेजात तसा खास विनिर्देश करणे त्या व्यक्तीचे कर्तव्य असेल.
- हि परवानगी नियमानुसार जागेच्या नकाशात विनिर्दिष्ट केलेल्या ८०००.०० चौ.मी. क्षेत्रफळाच्या जोत्यावर (प्लिब) असलेल्या बांधकामास सहायक संचालक, नगर रचना, मनपा, औरंगाबाद यांचे कडून बांधकाम परवानगी प्राप्त करून घेवूनच बांधकाम करण्यात यावे.
- प्रस्तावित इमारत किंवा इतर कोणतेही बांधकाम सुरू करण्यापुर्वी सहायक संचालक, नगर रचना, मनपा, औरंगाबाद यांच्याकडून बांधकामाची आवश्यक ती परवानगी मिळवणे, विगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीवर बंधनकारक राहील.
- इमारत नियंत्रण हया प्राधिका-याकडे विहीत असेल तर विगर शेती प्रयोजनासाठी प्रयोजनासाठी जमिनीचा अकृषिक वापर करण्याची परवानगी मिळालेल्या व्यक्ती प्रथम प्राधिका-याकडून इमारतीच्या नकाशाला मान्यता मिळविल.
- कार्यकारी अभियंता, म.रा.वि.वि.म.कं.औरंगाबाद यांची मंजूरी घेवून प्रत्यक्ष अकृषिक वापरास सुरुवात करण्यात यावी.
- विगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्ती राष्ट्रीय राज्य प्रमुख, जिल्हा/ महामार्गाच्या माध्यमातून नियमानुसार पुरेसे सिमांत अंतर ठेवील





१२. बिगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्ती ह्या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत ह्या जमीनीचा बिगर शेती वापरास सुरुवात करित, हा कालावधी जर वेळोवेळी वाढविण्यात आला नाही तर ही परवानगी रद्द झाल्याचे समजण्यात येईल.

१३. बिगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेली व्यक्तीने ज्या उद्देशासाठी परवानगी देण्यात आली होती त्या उद्देशासाठी जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केल्याच्या दिनांकापासून तो त्या जमीनीच्या बाबतीत १.६८ पैसे निवासी प्रयोजनासाठी प्रति चौ.मि. बिगर शेती निर्धारणाचे प्रतिवर्षी प्रदान करील. जमीनीच्या वापरात कोणताही बदल झाल्यास बिगर शेती निर्धारण वसूल केल्याचा कालावधी संपलेला नाही अशा वस्तुस्थिती असतांना ही वेगवेगळ्या दराने निव्वळ निर्धारण वसुली योग्य राहिल.

१४. बिगर शेती निर्धारणाचा हमी कालावधी हा ३१ जुलै २०११ ला संपणा-या वर्षाचा असून ज्यावेळी हमी कालावधी संपेल त्यानुसार कोणताही सुधारित दर असतील तर त्यानुसार सुधारणा होण्यास ते पात्र राहिल.

१५. बिगर शेतीच्या प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीने अकृषिक आकारणीवरील अकृषिक वापराचे क्षेत्रधारा स्मांतर करासह चालन क्र.१०६ दिनांक ०३/०९/२०११ व्दारे रक्कम शासनजमा करण्यात येईल.

१६. ह्या आदेशामध्ये नमूद करण्यात आलेले क्षेत्र हे बिगर शेती निर्धारण सर्वेक्षण विभागाने जमिनीची मोजणी केल्यावर आढळून आलेल्या प्रत्यक्ष क्षेत्रानुसार फेरफार केला जाण्यास पात्र ठरेल.

१७. बिगर शेती प्रयोजनासाठी जमीनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्ती एका वर्षाच्या कालावधीमध्ये त्या जमीनीत इमारत बांधील.

१८. बिगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्ती मंजूर नकाशाप्रमाणे बांधलेल्या तयार इमारतीमध्ये जिल्हाधिकारी औरंगाबाद किंवा सहायक संचालक, नगर रचना, मनपा, औरंगाबाद यांच्या पूर्वे परवानगीशिवाय आणि त्यांच्याकडून नकाशा मंजूर करून घेतल्याशिवाय कोणतीही भर घालणार नाही किंवा बदल करणार नाही.

१९. जमीनीचा बिगर शेती वापरास सुरुवात झाल्यापासून एक महिन्याच्या आत या आदेशातील सर्व शर्ती अंतर्भूत करून महाराष्ट्र जमीन महसूल (जमीनीच्या वापराचे रुपांतरण व बिगर शेती निर्धारण) नियम १९६९ च्या अनुसुची चार व पाच च्या उपबंधानुसार असलेल्या नमुन्यातील परवानगी मिळालेल्या व्यक्तीने निष्पादीत करून देणे तिच्यावर बंधनकारक राहिल.

२०. बिगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीने ह्या आदेशामध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकारी औरंगाबाद हे निर्देश देतील असा दंड निर्धारण यांचे प्रदान केल्यानंतर अधिवक्त्यांच्या उपबंधानुसार तो पात्र असु शकेल अशा इतर शर्तीस बाधा न येऊ देता उक्त भुखंड अर्जदाराच्या ताब्यात असणे चालु ठेवू शकेल.

२१. त्या शर्तीपैकी कोणत्याही शर्तीमध्ये व घरील खंडांमध्ये काहीही अंतर्भूत केलेले असेल तर त्या मंजुरीच्या उपबंधाविरोधी करण्यात आलेले फेरफार व इमारती आणि इतर बांधकाम काढून टाकणे किंवा त्याचा वापर बंद करणे आणि त्याबाबतीत जिल्हाधिकाऱ्यांकडून विवीदीष्ट करण्यात आला नाही तर जिल्हाधिकारी औरंगाबाद यांनी असा फेरफार इमारती व इतर बांधकाम काढून टाकणे व त्याचा वापर करणे व तसे करण्यास भाग पाडणे व असे करण्यास खर्च बिगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीकडून जमीन महसूलाची थकबाकी म्हणून वसूल करणे वैध ठरेल.

२२. बिगर शेती प्रयोजनासाठी जमिनीचा वापर करण्याची परवानगी मिळालेल्या व्यक्तीने वेळोवेळी फेरबदल होणाऱ्या सुधारीत दराने अकृषिक कराची रक्कम शासनजमा करण्यात येईल.



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औरंगाबाद महानगरपालिका, औरंगाबाद

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नगर रचना विभाग

☎: २३३३५३६-४०, २३४८००९-०५

P.B.X. २३३९२८९, २३३९२८३

Fax : (०२४०) - २३३९२९३

जा.क्र./मनपा/नरवि/संसंनर/२०१९/२०७९

दिनांक १८/१०/२०१९

प्रति,

श्री. राजेश बाळावक्ष बुटोळे व इतर
भूखंड क्रमांक ०४, गट क्रमांक ७५/पैकी,
मोजे ईटखेडा, औरंगाबाद
द्वारा श्री. गिरीप पटेल (इंजि), औरंगाबाद



विषय :- भूखंड क्रमांक ०४ गट क्रमांक ७५/पैकी मोजे ईटखेडा औरंगाबाद या भूखंडाच्या पोटविभाजना बाबत.

संदर्भ:- १. आपला पोटविभाजनाचा प्रस्ताव आक क्रमांक ३६/२०१९-२० दिनांक २८/०८/२०१९

महोदय,

घरील विषयी संदर्भित प्रस्तावानुषंग भूखंड क्रमांक ०४ गट क्रमांक ७५/पैकी मोजे ईटखेडा औरंगाबाद या भूखंडाच्या पोटविभाजन आपण प्रस्तावित केल्यानुसार मालकी हक्काच्या हद्दीपर्यंत खालील अटीवर मान्य करण्यात येत आहे.

पूर्वस्थिती :-

अ.क्र	मिळकत धारकाचे नाव	भू.क्र.	गट क्रमांक	निव्वळ भूखंड क्षेत्र
०१.	श्री. राजेश बाळावक्ष बुटोळे, मे. औरंगाबाद प्राणटीज प्रा.लि. संचालक श्री. सत्यनारायण छगनलाल लोहिया, श्री. महेंद्र उत्तमचंद्र मरलेचा, श्री. प्रमोद प्रेमसुख मंत्री	०४	७५/पैकी	१७६६.५० चौ.मी.

पोटविभाजन :-

अ.क्र	मिळकत धारकाचे नाव	भू.क्र.	गट क्रमांक	भूखंड क्षेत्र
०१.	श्री. राजेश बाळावक्ष बुटोळे, मे. औरंगाबाद प्राणटीज प्रा.लि. संचालक श्री. सत्यनारायण छगनलाल लोहिया, श्री. महेंद्र उत्तमचंद्र मरलेचा, श्री. प्रमोद प्रेमसुख मंत्री	०४/अ	७५/पैकी	९५८.८६ चौ.मी.
०२	श्री. राजेश बाळावक्ष बुटोळे, मे. औरंगाबाद प्राणटीज प्रा.लि. संचालक श्री. सत्यनारायण छगनलाल लोहिया, श्री. महेंद्र उत्तमचंद्र मरलेचा, श्री. प्रमोद प्रेमसुख मंत्री	०४/बी	७५/पैकी	८०७.६४ चौ.मी.

अटी :-

- सदर भूखंडाचे पोटविभाजन केवळ मालकी हक्काच्या मर्यादेत करण्यात येत आहे.
- रोजारील मिळकतीचा बाधा निर्माण होईल असे पोटविभाजन प्रत्यक्ष जागेवर करू नये.
- सामाजिक अंतरे मुळ भूखंडाप्रमाणेच/ नियमाप्रमाणेच सोळादी लागतील. त्यात सबलत देव होणार नाही.
- सदर पोटविभाजना संघाने मालकी हक्काबाबत काही वाद उदभवल्यास त्यांचे परस्पर निराकरण करावे लागेल.
- सदरील भूखंड हा रेखांकन क्रमांक २४६/२०१९ जा.क्र./मनपा/नरवि/संसंनर/१८७९/२०१९ दिनांक २०/०९/२०१९
- अन्वये अंतिम मंजूर रेखांकनातील भूखंड आहे.
- मालकी हक्क, भूखंडाचे क्षेत्र, हद्दी, आश्रित पत्रिकेवरील नावाची नोंद असलेल्या मालकांच्या स्वाक्षऱ्या तसेच या अनुषंगाने इतर गुदसंधावत मर्यादात काही वाद निर्माण झाल्यास अथवा त्या अनुषंगाने काही न्यायप्रतिष्ठ/ इतर रक्षक कार्यालयात वाद निर्माण झाल्यास त्याची जबाबदारी अर्जदार व वास्तुविशारद यांचेवर राहिल त्यास महानगरपालिका जबाबदार राहणार नाही.
- सदर मंजुरी आपण दाखल केलेल्या कागदपत्राच्या व माहितीच्या आधारेवर असून ही कागदपत्रे/ माहिती चुकीची अथवा परतुस्थितीचा विषयांस / दिशामुल करणारी आहे असे शिस्त झाल्यास ही मंजुरी रद्द करण्यात येईल.
- प्रस्तावित पोटविभाजन नकाशा घरील मालकी हक्काच्या स्वाक्षरी बाबत यांची जबाबदारी अर्जदार व वास्तुविशारद यांची राहिल त्यास महानगरपालिका जबाबदार राहणार नाही.
- यांची राहिल त्यास महानगरपालिका जबाबदार राहणार नाही.
- तथापी उक्त आदेशात काहीही नपूद असलेली, रथळावर या बदला कारणाने काही वाद उत्पन्न झाल्यास / अथवा कोणत्या न्यायप्रतिष्ठ झाल्यास, मोजणीनंतर भूखंडाच्या मोजगापात बदल घडून आल्यास त्या अनुषंगाने मान्यतेचा प्रत्येकी प्रमाणाने पूर्णविचार करण्यात येईल व अशा परिस्थितीत कार्यालयाचा झालेला निर्णय अंतिम राहिल, याची नोंद घ्यावी.
- अटीचे उल्लंघन केल्यास कोणतीही पूर्व सुचना न देता सदर पोटविभाजन रद्द करण्यात येईल.



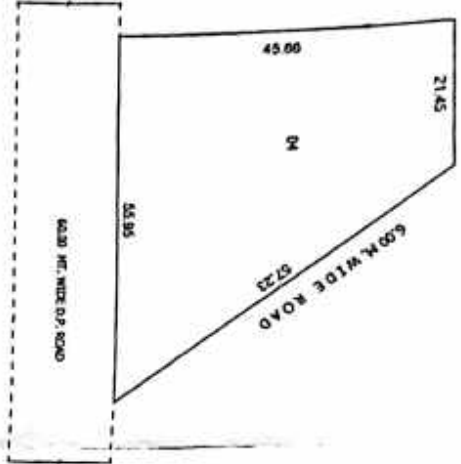
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Pomahajan.
सहाय्यक संचालक नगर रचना,
महानगरपालिका, औरंगाबाद.

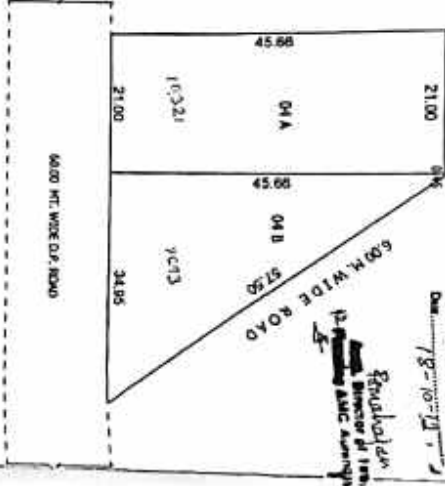
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BEFORE SUB DIVISION

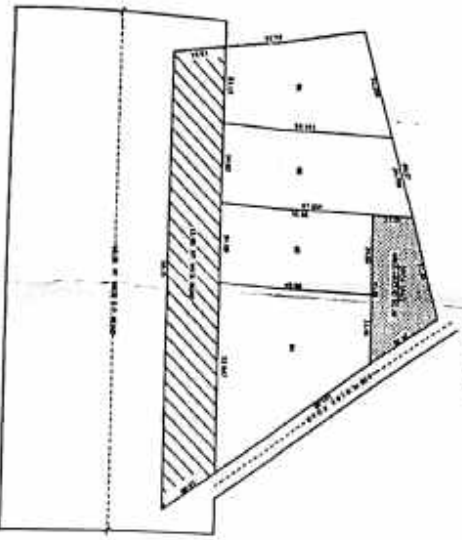


AFTER SUB DIVISION



Approved by Sub-Registrar
in Aurangabad
Date: 18-10-19

LAYOUT PLAN
SCALE: 1:500



LAYOUT PLAN
SCALE: 1:500

• JOB TITLE

SUB-DIVISION PLAN OF PLOT NO. 4

ON GUT NO. 75/PT

AT VILLAGE - ENKHEDA

TQ. AURANGABAD

DIST. AURANGABAD.

• LAND AREA STATEMENT.

BEFORE SUB DIVISION :

AREA OF PLOT = 1766.50 SQ.MT.

AFTER SUB DIVISION :

AREA OF PLOT 4A = 928.26 SQ.MT.

AREA OF PLOT 4B = 837.24 SQ.MT.

• LEGENDS

ROAD BOUNDARY

PLOT BOUNDARY

• OWNER SIGN.

1) SHRI. RAJESH BALABAKSH BUTOLE

2) SHRI. SATYANARAYAN CHAGANAL LONIA

D/O AURANGABAD PROPERTIES PVT. LTD.

3) SHRI. MAHENDRA UTTAMCHAND MARLECHA

3) SHRI. PRAMOD PREMSUNH MANTRI

• ARCHITECT SIGN

Certified that the plot under reference was surveyed and the dimension of sites etc. of plot stored on plot are measured on site and the area so worked out tally with the area stated in documents of ownership/TP ACT.

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५९०९ २७ ६९
२०२२





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABUFA1117F

Name

AURANGABAD PROPERTIES LLP

गठन की तारीख
Date of Incorporation / Formation

29/12/2020



Signature Not Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2021.02.16 12:09:18 IST
Reason: NSDL PAN Sign
Location: Mumbai

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA1117F

नाम / Name

AURANGABAD PROPERTIES LLP



गठन की तारीख
Date of Incorporation / Formation
29/12/2020

इस कार्ड के खोने/होने पर कृपया सूचित करें/Inform:

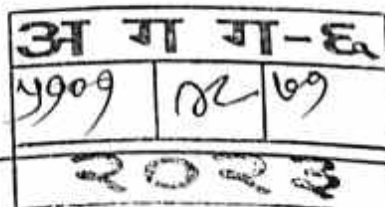
आयकर सेवा यूनिट, एनएसडीएल
5 मी. बंगला, मॉडल कॉलोनी,
प्लॉट नं. 341, सर्वे नं. 99/8,
मॉडल कॉलोनी, डीप बंगला चौराहा,
मुंबई - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 99/8,
Model Colony, Near Deep Bungalow Chowk,
Mumbai - 411 016.

Tel: 91-20-2721 1060, Fax: 91-20-2721 3051
e-mail: train@nsdl.co.in

Electronically signed and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post
in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961
Rule (6) of the Income Tax Rules, 1962. For more details, click here





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION
OF
AURANGABAD PROPERTIES PRIVATE LIMITED
TO
AURANGABAD PROPERTIES LLP

Identification Number: AAV-2623

is hereby certified that AURANGABAD PROPERTIES LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Twenty ninth day of December Two thousand twenty.

DS Ministry of
Corporate
Affairs 23

SHIVARAJ C RANJERI

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

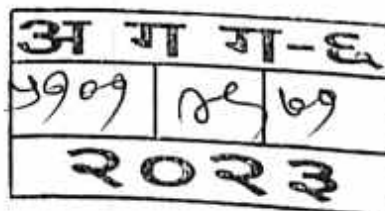
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

AURANGABAD PROPERTIES LLP

G NO. 735, OFFICE NO. 17, NABHRAJ, NR SHIVTANTRA
SCHOOL, AURANGABAD, Maharashtra, 431001, India



Page 1 of 1

6. Mr. Sanjaykumar Agrawal S/o. Madanlal Agrawal, age 55 years, Residing at S/o Madanlal Agrawal, Goldan Jubilee School, 11311482/133, Jaishankar Nagar, Jalna - 431203, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called as SIXTH PARTNER,
7. Mr. Prakash Lahoti S/o. Rambilas Lahoti, age 50 years, Residing at Lahoti Hospital, Dongaon Road, Shivaji Nagar, Ward No. 05, Mehkar, Buldana-443301, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called as SEVENTH PARTNER,
8. Mr. Sanjay Mundada S/o. Raghunathji Mundada, age 53 years, Residing at S/o Raghunath Mundada, Vipra Nagar, Near Dwarka Mantri School, Beed- 431122, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called as EIGHTH PARTNER,
9. Mr. Jainendra Marlecha S/o. Uttamchand Marlecha, age 52 years, Residing at S/o Uttamchand Marlecha, Malives, Subhash Road, Beed-431122, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called as NINTH PARTNER and
10. Mr. Ravindra Khandelwal S/o. Sukhdeo Khandelwal, age 51 years, Residing at C/o Sukhdeo Khandelwal, Sarda Nagri, Prathana Building, Flat No.5, Beed- 431122, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called as TENTH PARTNER.

THAT THEY ALL are Partners on incorporation of the LLP to carry on partnership business as a Limited Liability Partnership (LLP) registered under the Limited Liability Partnership Act, 2008 (LLP Act) with a view to sharing profit upon the following terms.

HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS
CONVERSION FROM PRIVATE LIMITED COMPANY TO LLP:

The Company "AURANGABAD PROPERTIES PRIVATE LIMITED" as incorporated under the Companies Act 1956, is hereby be converted into Limited Liability Partnership in the name and style of "AURANGABAD PROPERTIES LLP" (hereinafter called as LLP) for the purpose of to carry on the existing business of purchase, acquire, take on lease or in exchange or in any lawful manner any area, lane, buildings, structures and to turn the same in to account, develop the same and dispose of or maintain the same and to build township, markets or other buildings residential and commercial or conveniences and by advancing money to and entering in to contracts and arrangements and to give or take subcontracts of all kinds with builders, tenants and others and to carry on business as estate agents and estate

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Profit / Loss Sharing Ratio

6. All the Partners of the AURANGABAD PROPERTIES LLP are entitled to share profit and losses in the following ratios

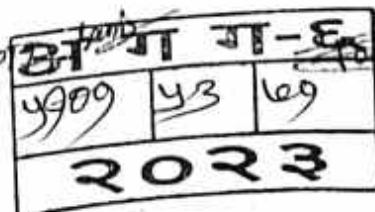
SR. No.	Name of Partner	Percentage
1.	Pramod Premshukhl Mantri	10%
2.	Mahendra Uttamchand Merlecha	30%
3.	Satyanarayan Chaganlal Lohiya	10%
4.	Rajesh Balabax Butole	08%
5.	Santosh Lakhichand Runwal	10%
6.	Sanjaykumar Madanlal Agrawal	05%
7.	Prakash Rambilas Lahoti	2.5%
8.	Sanjay Raghunathji Mundada	06%
9.	Jainendra Uttamchand Marlecha	10%
10.	Ravindra Sukhdeo Khandelwal	8.5%

Main Business

To purchase, acquire, take on lease or in exchange or in any lawful manner any area, lane, buildings, structures and to turn the same in to account, develop the same and dispose of or maintain the same and to build township, markets or other buildings residential and commercial or conveniences and by advancing money to and entering in to contracts and arrangements and to give or take subcontracts of all kinds with builders, tenants and others and to carry on business as estate agents and estate managers and to collect, repair, look after and manage immovable properties of or for any one as well as this company, to give, take, sublet, rent farming contracts, and to carry out or supervise and building, constructing, altering, improving, demolishing and repairing operations and all other works and operation in connection with immoveable estate and properties, and to construct, erect, build, repair, remodel, demolish, develop, improve, grades, curve, pave, macadamize, cement and maintain buildings structures, houses, apartments, hospitals, schools, places of worships, highways, roads, paths, and other work or constructions, leveling, paving work and for these purposes to purchase, take, or otherwise acquire and hold any lands and prepare layout thereon or buildings of any tenure or descriptions wherever situate, or rights or interests therein or connected therewith.



P.R. LAHOTI



Signature

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managers and to collect, repair, look after and manage immovable properties of or for any one as well as this company, to give, take, sublet, rent farming contracts, and to carry out or supervise and building, constructing, altering, improving, demolishing and repairing operations and all other works and operation in connection with immovable estate and properties, and to construct, erect, build, repair, remodel, demolish, develop, improve, grades, curve, pave, macadamize, cement and maintain buildings structures, houses, apartments, hospitals, schools, places of worships, highways, roads, paths, and other work or constructions, leveling, paving work and for these purposes to purchase, take, or otherwise acquire and hold any lands and prepare layout thereon or buildings of any tenure or descriptions wherever situate, or rights or interests therein or connected therewith with on any others business in any manner as may be decided by the majority of partners.

Name of the LLP and its Designated Partners

2. A Limited Liability Partnership shall be carried on in the name and style of AURANGABAD PROPERTIES LLP and hereinafter called as AURANGABAD PROPERTIES LLP.
3. Mr. Pramod Premsukhji Mantri, Mr. Mahendra Uttamchand Merlecha, Mr. Satyanarayan Chaganlal Lohiya and Mr. Rajesh Balabax Butole shall act as the Designated Partners of AURANGABAD PROPERTIES LLP.

Registered Office of the LLP

4. The AURANGABAD PROPERTIES LLP shall have its registered office at SHOP NO. G NO. 735, OFFICE NO. 17, NABHRAJ NR SHIVTANTRA SCHOOL, AURANGABAD-431001 or at such other place, as may be agreed to by the majority of the partners from time to time by mutual consent subject to the Compliances of LLP Act, 2008.

Common Seal

5. The AURANGABAD PROPERTIES LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any of the Designated Partners.



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Capital Contribution

7. The Initial Capital Contribution of the AURANGABAD PROPERTIES LLP shall be Rs. 1,00,000/- (Rupees One Lac Only) which shall be contributed by the partners in the following proportions.

SR. No.	Name of Partner	Amount in Rs.
1.	Pramod Premsukhji Mantri	10,000/-
2.	Mahendra Uttamchand Merlecha	30,000/-
3.	Satyanarayan Chaganlal Lohiya	10,000/-
4.	Rajesh Balabax Butole	8000/-
5.	Santosh Lakhichand Runwal	10,000/-
6.	Sanjaykumar Madanlal Agrawal	5000/-
7.	Prakash Rambilas Lahoti	2500/-
8.	Sanjay Raghunathji Mundada	6000/-
9.	Jainendra Uttamchand Marlecha	10,000/-
10.	Ravindra Sukhdeo Khandelwal	8500/-

8. The further Contribution if any required by the AURANGABAD PROPERTIES LLP brought by the Partners in such ratio as may be decided with the consent of all the Partners from time to time.
9. The Contribution of the partner may be cash/cheque, tangible, intangible, moveable or immoveable property and the incoming partner shall bring minimum contribution as per decision of designated partners.

Duration of LLP

10. AURANGABAD PROPERTIES LLP shall have perpetual succession. Death, retirement or insolvency of any partner shall not dissolve the AURANGABAD PROPERTIES LLP.

Rights of Partner

11. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said AURANGABAD PROPERTIES LLP in the proportion of their Contribution.
12. Every partner has a right to have access to and to inspect and copy any books of the AURANGABAD PROPERTIES LLP.
13. Each of the parties hereto shall be entitled to carry on their own, separate and independent business as hitherto they might be doing or they may hereafter do as they deem fit and proper and other partners and the AURANGABAD PROPERTIES LLP shall have no objection thereto provided that the said partner has intimated the said fact to the AURANGABAD PROPERTIES LLP before the start of the independent business and moreover he shall not use the name of the AURANGABAD PROPERTIES LLP to carry on the said business.



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14. On retirement of a partner, the retiring partner shall be entitled to full payment in respect of all his rights, title and interest in the partner as herein provided. However, upon insolvency of a partner his or her rights, title and interest in the AURANGABAD PROPERTIES LLP shall come to an end. Upon the death of any of the partners herein any one of his or her heirs will be admitted as a partner of the AURANGABAD PROPERTIES LLP in place of such deceased partner, subject to permission/consent of all the existing partners in writing. The heirs, executors and administrators of such deceased partners shall be entitled to and shall be paid the full payment in respect of the right, title and interest of such deceased partner.

15. On the death of any partner, if his or her heir opts not to become the partner, the surviving partners shall have the option to purchase the contribution of the deceased partner in the AURANGABAD PROPERTIES LLP.

Duties of Partners

16. Every partner shall account to the limited liability partnership for any benefit derived by him without the consent of the limited liability partnership from any transaction concerning the limited liability partnership, or from any use by him of the property, name or any business connection of the limited liability partnership.

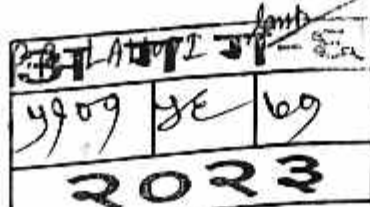
17. Every partner shall indemnify the limited liability partnership and the other existing partner for any loss caused to it by his fraud in the conduct of the business of the limited liability partnership.

18. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.

19. (I) Each partner shall—

- (i) Punctually pay and discharge the separate debts and engagement and indemnify the other partners and the AURANGABAD PROPERTIES LLP assets against the same and all proceedings, costs, claims and demands in respect thereof.
- (ii) Be faithful to the other Partners and shall at all times, give and render to the other Partners true and correct account and information of the AURANGABAD PROPERTIES LLP business and affairs and of all transactions, matters and things relating thereto;
- (iii) Punctually and forthwith account for and pay in AURANGABAD PROPERTIES LLP all moneys, cheques and other negotiable instruments whatsoever received by him for and on behalf of AURANGABAD PROPERTIES LLP and shall punctually and forthwith credit or get credited the same in the books of accounts of AURANGABAD PROPERTIES LLP.

(II) Each of the partners shall give time and attention as may be required for the fulfillment of the objectives of the AURANGABAD PROPERTIES LLP business and they all shall be the working partners.



20. No partner shall without the written consent of the AURANGABAD PROPERTIES LLP and/or the other partners :

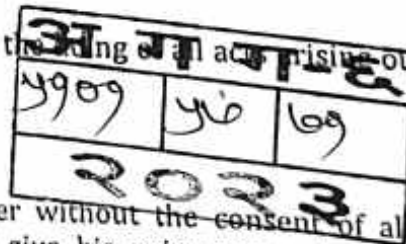
- i) Employ any money, goods or effects of the AURANGABAD PROPERTIES LLP or pledge the credit thereof except in the ordinary course of business and upon the account or for the benefit of the AURANGABAD PROPERTIES LLP.
- ii) Lend money or give credit on behalf of the AURANGABAD PROPERTIES LLP or to have any dealings with any persons, company or firm whom the other partner previously in writing have forbidden it to trust or deal with. Any loss incurred through any breach of provisions shall be made good with the AURANGABAD PROPERTIES LLP by the partner incurring the same.
- iii) Enter into any bond or becomes surety or security with or for any person or do knowingly cause or suffer to be done anything whereby the AURANGABAD PROPERTIES LLP property or any part thereof may be seized.
- iv) Assign, mortgage or charge his or her share in the AURANGABAD PROPERTIES LLP or any asset or property thereof or make any other person a partner therein.
- v) Give any unauthorised security or promise for the payment of money on amount on behalf of the LLP except in the ordinary course of its business.
- vi) Compromise or compound or (except upon payment in full) release or discharge any debt due to the AURANGABAD PROPERTIES LLP except upon the written consent given by the other partner/s.

Duties of Designated Partner

21. The First Party, Second Party, Third Party, and Fourth Party shall act as the Designated Partner of the AURANGABAD PROPERTIES LLP in terms of the requirement of the Limited Liability Partnership Act, 2008.
22. The Designated Partners shall be responsible for the doing of all acts, matters and things as are required to be done by the limited liability partnership in respect of compliance of the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.
23. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.

Admission of New Partner

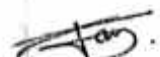
24. No Person may be introduced as a new partner without the consent of all the existing partners. Such incoming partner shall give his prior consent to act as Partner of the AURANGABAD PROPERTIES LLP.
25. Consequent to admission of a new partner, the LLP Agreement shall be suitably modified with the consent of all the partners




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26. The Contribution of the Incoming partner shall be in such proportion or such amount as mutually decided by the partners
27. The Profit and Loss sharing ratio of the Incoming partner shall be in such proportion or such percentage as mutually decided by the partners at that time

Retirement, Cessation and Expulsion of existing Partners

28. Partner may cease to be partner of the AURANGABAD PROPERTIES LLP by giving a notice in writing of not less than (15) Fifteen days to the other partners of his intention to resign as partner.
29. Majority of Partners cannot expel any partner except in the situation where any partner has been found guilty of carrying of activity/business of AURANGABAD PROPERTIES LLP with fraudulent purpose and It is in the interest of business of the LLP to expel such person.
30. An outgoing or retiring Partner, whose dues have been settled and paid off in accordance with the covenants in this Agreement, shall not during the period of 3 (Three) years from the date of his/her exit as Partner carry on or engage or be interested directly or indirectly in any business competing with the LLP anywhere in the State where the LLP's registered office is situated.

Remuneration Interest to Partners

31. The AURANGABAD PROPERTIES LLP shall pay such remuneration to the Partners as may be decided by the majority of the Partners, for rendering their services as such. Such total remuneration shall be paid to the working partners in their profit sharing ratio.
32. The partners shall not be entitled to any remuneration in the accounting year in which the firm has suffered losses.

Transfer/Assignment of LLP:

33. In case any of the Partners of the AURANGABAD PROPERTIES desires to transfer or assign his interest or shares in the AURANGABAD PROPERTIES LLP he has to offer the same to the remaining partners by giving 15 days notice. In the absence of any communication by the remaining partners the concerned partner can transfer or assign his share in the market.

Meetings

34. The meeting of the Partners may be called by giving 7 days prior notice to all the partners at their residential address or by mail at the Email ids provided by the individual Partners in writing to the AURANGABAD PROPERTIES LLP. In case any partner is a foreign resident the meeting may be conducted by serving 7 days prior notice through email. Provided the meeting be called at shorter notice, if majority of the partners agrees in writing to the same either before or after the meeting.

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