11 March, 2018

दुय्यम निबंधक : दु.नि. अंधेरी ४

दस्त क्रमांक : 1142/2018

नोंदणी :

Regn. 63m

सादरकर्ता नाव : अजय दोशी

(1) दिनांकाचा तपशील

(2) नोंदणीचा प्रकार

(3) मोबदला (वृद्धीस पात्र असलेल्या प्रकरणात बाजारभाव (भाडेपट्ट्याच्या बाबतीत वार्षिक सरासरी भाडे व उर्वरित मुदत धरून आकारणी देण्यात येईल की पहा)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात आली असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता.

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक,खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

१ २०,२१,१२,२७०

१ २०,२१,१२,२७०

(1) नाव - मेसर्स रुस्तमजी ग्रुप ली. तर्फे अजय मुलजीभाई दोशी वय २५;
पत्ता:-प्लॉट नं: मुलजी ग्रुप ऑफ कंपनी, मेसर्स रुस्तमजी ग्रुप ली. तर्फे अजय मुलजीभाई दोशी वय २५;
नं. -, गल्ली नं. -, महाराष्ट्र, मीरा रोड.
पिन कोड:- 401107
पॅन नं:- AAACR6482H

(2)नाव:- सिद्धिविनायक रियालिटी ; तर्फे
पत्ता:-प्लॉट नं: जमीनी रेकॉर्ड नुसार, गाव मौजे [illegible], मंडल ता. मीरा भाईंदर, जिल्हा ठाणे
नं. -, गल्ली नं. -, महाराष्ट्र, मीरा भाईंदर.
पिन कोड:- 401005
पॅन नं:- ACGPP0660A

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सह.दुय्यम निबंधक वर्ग-२

सह.दुय्यम निबंधक वर्ग-२

मूल्यांकनपत्रकाची विक्रेयाला वितरीत करण्यात.

मुद्रांक शुल्क आकारताना दिलेला संदर्भ :

NIL

(5) क्षेत्रफळ [illegible] Agreement type is अभिहस्तांकन deed executed in accordance with the provisions of the Mumbai Metropolitan Region Development Authority (Amendment) Act, 2015 and hence not mandatory u/s sub-section (1) of the Maharashtra Stamp (Determination of Proper Stamp Duty in respect of Lease published under the Maharashtra Stamp (Determination of Proper Stamp Duty in respect of Lease) Rules, 1995.

Office of the collector
of stamp, Jalgaon
Date :- 16/03 /2018
ADJ.Case No.02/18

Party Name :- M/s. Yashada Enterprises Pvt Ltd
Through Ajay Murlidharrao Mache
Plot no 8, near S.B.I., Usmanpura
Aurangabad.

Certified under section 32(2) of the Bombay stamp Act-1958 , that this instrument (Developement Agreement) is chargeable with stamp duty of **Rs.6,65,950/- (Rs. Six lakh Sixty Five Thousand Nine Hundred Fifty only)** under article 5(g)(a) read with 25 of schedule I of Bombay Stamp Act 1958 and has been paid by Gras GRN No. **MH011910294201718E** Dated 16/03 /2018.

Received adjudication Fee Rs.100/-only vide Receipt no. 9674785 dated :- 26/02/2018.

This certificate is subject to the provision of the section 53 (A) of the Bombay stamp Act 1958.

Valuation Rs. 1,33,18,738/-

Place :- Jalgaon.

Date :- 16/03/ 2018

Collector of Stamp,
Jalgaon.

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CHALLAN

MTR Form Number-6

GRN	Barcode	Date	Form ID
Department	Inspector General Of Registration		
Type of Payment	Payment of Stamp Duty in Adjudication Case Stamp Duty in Adjudication Case		
Office Name	AJG_JT [DISTRICT REGISTRAR] JAUSAKHI		
Location	JAUSAKHI		
Year	2017-2018 One Time		

Account Head Details

	Amount in Rs.
0030031101 Stamp Duty	665950.00
Total	665,950.00

Payer Details

TAN ID (If Any)	
PAN No.(If Applicable)	AAACY0942H
Full Name	Yashraj Enterprises Pvt Ltd Through Ajay Muralidharan Nambiar
Flat/Block No.	
Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	PAID=ACCRP9585A~SecondParty/LicenseMobile No=~Period From (dd/mm/yyyy)=02/2018

Amount In Words: Six Lakh Sixty Five Thousand Nine Hundred Fifty Rs Only

Payment Details STATE BANK OF INDIA

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00245972018R0319317593	8020MTR16
Bank Date	RBI Date	16/02/2018-12:08:08	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Bank Ins., Date		Not Verified with Bank	

NOTE:- This challan is valid for purpose mentioned in Type of payment only, not valid for other purposes or unregistered document.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		MH004902042017F	16/02/2018-14:28:44	MH339	665950.00
			Total Defacement Amount		665,950.00

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DEVELOPMENT AGREEMENT

This Development Agreement is made and executed at on this __ day of January 2018 at Aurangabad.

BETWEEN

Mr. Milind Laxmikant Patil

Age: 37 Years, Occ: Business, R/o: Laxmi-Nirmal House, Plot No. 299, N-3, CIDCO, Jalna Road, Aurangabad 431 003. **(Pan No. ACGPP3685A)**

(Which expression shall unless repugnant to context or meaning thereof shall mean and include their his, successors, executors, administrators assignees etc. Hereinafter referred to as the Owner or First Party or Party of First Part.)

And

YASHADA ENTERPRISES PVT. LTD.
(Pan No. AAACV8940N)

A Private Limited Company registered under The Companies Act, 2013. The Corporate Identity (CIN) Number of the Company is U45300MH2015PTC264913 and having it's registered office at "Yugandhar", Plot No. 8, State Bank Colony, Osmanpura, Aurangabad through it's Director :-

Mr. Ajay Murlidharrao Mache
Age: 52 Years, Occ: Business, R/at: "Yugandhar", Plot No. 8, State Bank Colony, Osmanpura, Aurangabad – 431 005.

(Which expression shall unless repugnant to context or meaning thereof shall mean and include their heirs, successors, executors, administrators, assignees etc., Hereinafter referred to as Developer or the Second Party or Party of Second Part)

Whereas, the Party of First Part is the absolute owner and possessor of the property mentioned below:

Plot No. 7 of Land Gut No. 1381 situated at Amalner, Taluka Amalner, District Jalgaon admeasuring 971.50 Sq. Mtrs and as per Non-Agricultural sanction and Layout permission dated 17.12.2003 bearing letter No. land/2/26/NA/SR/27/2003 sanctioned by the Hon. District Collector, Jalgaon and the boundaries of the said plot / property as per the sanctioned layout plan dated 17.12.2003 are as under:-

Bounded by:-

EAST : Gut no.1380/1
WEST : 9 Mtr. Internal Road
NORTH : 9 Mtr. Service Road and thereafter Amalner-Dhule SH road.
SOUTH : 6 Mtr. Internal Road

And Whereas,

The Party of First Part has purchased the said property described in Registered sale at joint Sub-Register Amalner, District Jalgaon vide sale deed No.3477/2006 on 18.10.2006 from Mr. Vishnuprasad Radhakishan Agrawal as under :

AND WHEREAS Mr. Vishnuprasad Radhakishan Agrawal has obtained Non-Agricultural sanction and Layout permission dated 17.12.2003 bearing letter No. Jila/2/226/NA/SR/272003 sanctioned by the Honorable District Collector, Jalgaon and whereas Plot No.7 is a part of said layout.

And whereas the developer Company being interested in developing the entire property mentioned in Annexure-A admeasuring 971.30 Sq. Mtrs, has approached the owner through it's Director with it's proposals and after detailed negotiations it is decided by the owner to give the said land (more specifically as mentioned in the schedule and demarcated in red color in the plan Annexed, hereinafter referred to as the demised property) for development to the second party and now the parties have thought its expedient to record the decided terms and conditions in writing which are as follows :-

1. That, the owner shall allow and the developer to develop a commercial and residential building project on the said demised property as described in Annexure-A forming part of Gat No. 1381, Situated at Amalner, Taluka Amalner, District Jalgaon.

2. That the developer has already prepared the plans / revised plans of commercial and residential project scheme (With premium paid FSI) and got it sanctioned from Amalner Municipal Council vide construction commencement letter no WS-13/1194/2017 dated 18/12/2017 at it's own cost before execution of this agreement.

3. That, all the taxes, duties, cess etc., in respect of the demised property till the date of this Development Agreement are borne and paid by the Owner and all the taxes, duties, cess etc. thereafter shall be borne and paid by the developer.

4. That, the developer shall carry out the construction of the building project at it's own cost as per the plan sanctioned in construction permission no.WS-13/1194/2017 dated 18/12/2017 by the Amalner Municipal Council and shall also obtain the Completion Certificate. And all the required fees, taxes, charges till the date of completion of the developed property shall be borne and paid by the developer.

5. That, in case it has been decided mutually between the owner and the developer, that the TDR, if any, to be loaded on the said property, then the owner will provide the Maximum permissible TDR, as per prevailing DCR rules applicable in Amalner Municipal Council, and developer will utilize the same in the construction of the project on the said demised property. The consideration amount of TDR and its loading cost will be borne by the owner. The additional construction related to TDR will be carried out by the developer.

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6. That, in consideration of the rights of development and sale, the owner will get the developed shops and residential units in equal ratio (50 : 50) with developer as mentioned in Annexure-C annexed herewith.

7. That, it is agreed between owner and developer that, in future at any time in case of any increase in FSI as a result of revision in DCR rules and amendments, etc., the additional construction will be carried out by the developer and consideration accruing/arise out of any increase in FSI will be shared by owners and developer in the proportion 50 : 50.

8. That, for the purpose of construction, developer may take Project Loan from any Financial Institution and the owner will have No Objection for obtaining Project Loan by the Developer provided that No Charge will be created on the Owner's share in the Property under Development. In any case, the owner OR owner's share in property under Development will not be responsible to repay any loan availed by the developer.

9. That, the total construction and details of shops and residential units constructed on the demised property, as per plan sanctioned by Amalner Municipal Council has been mentioned in Annexure B.

10. That, the developer shall handover the owner's share in the developed property and has been vested with right to sell or dispose off the developer's share in the said property. The details of division of entire developed property will be as mentioned in Annexure-C.

11. All transfers, agreements, conveyances, sale deeds of the constructed tenements / Shops / Offices / Stores on the demised property shall be signed and executed by the developer and owner of their share separately. The owner and the Developer will directly execute and deliver of their portion in favour of prospective buyers. The owner will give a separate Irrevocable Power of Attorney in favour of the developer for the sale of his share in the property as mentioned in Annexure C.

12. The owner will give license, permission and land possession to the developer to enter upon the said property described in Annexure-A with full right and authority to commence, upon this agreement to carry-on and complete development thereon in accordance with the construction permissions given by Municipal Council.

13. The said license to develop the said property will be only to the Developer and under no circumstance the developer will assign it's right, and/or interest to any other party without the consent of the owner.

14. That, the owner declares that the demised property is free from all type of encumbrances and charges and the Owner has the clear and marketable title to

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the demised property. In case any person causes any dispute, it shall be cleared by the owner at his own cost and consequences.

15. That the owner is not committed or contracted or entered into any Agreement for sale or lease of the said property or any part thereof to any person or persons other than the Developer and that he has not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.

16. That, the Owner hereby agree and assigned the powers to the developer to sign all necessary application, affidavits, plans and other deeds, things, documents etc., that may be required to sign and execute for obtaining necessary approvals for development of the proposed building project.

17. The developer shall be entitled to enter into separate contracts in its own name with building contractor, architects and others for carrying out the said development work at it's risk and costs.

18. That, the developer shall carry construction work and make arrangement for the material at site at it's risk and costs for which the Owner shall not be in any way liable or responsible.

19. That, the developer shall obtain necessary insurance of the construction work and workmen working on the project and pay the premium of the same from time to time till completion of project. The entire responsibility of the construction work on site, the transactions with the contractors and other agencies working on site and the transactions with the prospective purchasers of the tenements shall solely lie on the developer and the owner shall not be responsible in any case whatsoever.

20. That, the developer shall take all necessary permission and shall register the project with MAHARERA (Government of Maharashtra Real Estate Regulatory Authority) before launching the project. And developer binds to follow all regulations of authority. The owners shall not responsible for any irregularity of Developer against MAHARERA.

21. That, developer shall complete the construction work of the project, in all respect, within the 24 months from date of development agreement. (Time period being essence of this development agreement). This time limit is for completion of construction work and not for sale of the project. In case the developer is unable to complete the housing project within the stipulated period of 24 months, he shall pay damages calculated at Rs. 25,000 (Rupees Twenty Five Thousand only) per month for every additional month. The developer has to complete the entire project within the stipulated time. However, in case the owner has committed any delay in signing any requisite documents or if the construction work is stopped for any dispute regarding the title of the demised property or any other reason regarding the ownership of the demised property or the delay in implementation of project on account of decision to be given by the owner or any notice, order, rule, notification of the

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Government and/or public or competent authority, or any order restraining in any manner for development, sell etc. passed by any Court or authority, the stipulated time shall be extended by such time period.

That none of the Party will be held responsible to each other due to stoppage/delay of work on account of any natural calamities such as flood, earth-quake, war, civil commotion or act of God, etc., which are beyond the control of human being OR any type of restriction has imposed by any authority on the development work, for any reason.

22. That, all the necessary costs, expenses for stamp duty, registration, typing and out of pocket expenses of this Development Agreement shall be borne and paid by the developer and the owner shall not, in any way, responsible for the same.

23. That, the developer shall be entitled to prepare necessary scheme, to advertise the same by putting up hoarding on the said plot of land or any other place and by publishing the advertisement/sign boards in any media as it deem fit and proper, entirely at it's own risks and costs.

24. That, all the professional charges/fees, pertaining the proposed construction, sale and execution of conveyance etc. are to be borne by the developer.

25. That, both the parties to this agreement shall maintain the cordial relations during the course of construction activity on the demised property and shall try to avoid disputes as far as possible.

26. That, the owner and the developer shall declare the common areas by way of declaration U/s 2A of the Maharashtra Apartment Ownership Act, 1970 and the expenses of the same shall be borne by the developer.

27. That, this will not be a partnership between the owner and the developer. Both the parties do not intend to create mutual agency. Owner will pay taxes on his share in developed property, and the Developer will pay taxes on it's share in developed property.

28. That, the nomenclature of the project is "Laxmi-Nirmal Heights".

29. That, both the parties are empowered to amend, alter add, and delete any of the clauses of this development agreement by mutual consent.

30. To maintain the quality of construction in all respect is the sole responsibility of the Developer. The developer will also be responsible to provide after-sale services, if any, agreed or required to the Prospective Purchaser. The Owner will not be responsible for, any action taken by the purchaser, on account of deficiency in service, for any reason on the entire project.

31. That the specifications of construction and materials to be used for the said construction will be as specified in Annexure-D. However, if any of the prospective purchasers of owner or/and developer, is desirous to have any additional facility or change in the specifications, etc, the developer will make the changes at it's cost and can recover the said charges from the prospective purchaser.

SEAL OF THE JOINT SUB-REGISTRAR

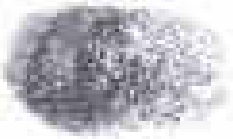
In witness where of the parties hereto have subscribed their hands seals and signature on the date and place mentioned hereinabove.

SIGNED, SEALED AND DELIVERED BY OWNER

Mr. Milind Laxmikant Patil

SIGNED, SEALED AND DELIVERED BY THE DEVELOPER

For VANHADA ENTERPRISES PVT. LTD.,



Ajay Murlidharrao Mache
(Director)

Witness:

ANNEXURE - A

All the part and parcel of land on Plot No. 7 of Land Gut No. 1381 situated at Amalner, Taluka Amalner, District Jalgaon admeasuring 971.50 Sq. Mtrs and as per Non Agricultural sanction and Layout permission dated 17.12.2003 bearing letter No. land/2/26/NA/SR/27/2003 sanctioned by the Hon. District Collector, Jalgaon and the boundaries of the plot/property as per the sanctioned layout plan dated 17.12.2003 are as under :-

Bounded by:-

EAST	:	Gut no.1380/1
WEST	:	9 Mtr. Internal Road
NORTH	:	9 Mtr. Service Road and Amalner-Dhule SH road.
SOUTH	:	6 Mtr. Internal Road

Measurment of boundaries:-

EAST	:	(North-South) - 32.30 Mtrs.
WEST	:	(North-South) - 29.00 Mtrs.
NORTH	:	(East - West) - 40.50 Mtrs.
SOUTH	:	(East - West) - 26.50 Mtrs.

ANNEXURE - II

SCHEDULE OF AREA IN THE PROJECT FOR STORE / SHOPS / OFFICES / FLATS :

Description	Unit No.	Floor	Built-up Area in Sq. Meters
1	Store - L1	Lower Ground floor	27.90
2	Store - L2	Lower Ground floor	27.90
3	Store - L3	Lower Ground floor	21.32
4	Store - L4	Lower Ground floor	23.28
5	Store - L5	Lower Ground floor	21.30
6	Store - L6	Lower Ground floor	21.84
7	Store - L7	Lower Ground floor	39.00
8	Shop - S1	Ground floor	27.60
9	Shop - S2	Ground floor	26.48
10	Shop - S3	Ground floor	21.88
11	Shop - S4	Ground floor	25.00
12	Shop - S5	Ground floor	18.65
13	Shop - S6	Ground floor	19.92
14	Shop - S7	Ground floor	23.22
15	Shop - S8	Ground floor	15.30
16	Office-O1	First floor	27.60
17	Office-O2	First floor	26.48
18	Office-O3	First floor	21.88
19	Office-O4	First floor	25.00
20	Office-O5	First floor	19.30
21	Office-O6	First floor	19.54
22	Office-O7	First floor	38.10
23	Office-O8	First floor	15.00
24	Flat - 101	First floor	65.26
25	Flat - 102	First floor	60.52
26	Flat - 201	Second floor	65.26
27	Flat - 202	Second floor	60.52
28	Flat - 203	Second floor	57.90
29	Flat - 204	Second floor	63.38
30	Flat - 205	Second floor	65.10
31	Flat - 301	Third floor	65.26
32	Flat - 302	Third floor	60.52
33	Flat - 303	Third floor	57.90
34	Flat - 304	Third floor	63.38
35	Flat - 305	Third floor	65.10
36	Flat - 403	Forth floor	57.90
37	Flat - 405	Forth floor	65.10

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ANNEXURE - C

SCHEDULE OF DISTRIBATION OF DEVELOPED PROPERTY BETWEEN THE OWNER AND THE DEVELOPER IN THE PROJECT FOR STORE/SHOPES/OFFICES/FLATS is as under:

Sr.No.	Unit Number	Floor	DEVELOPER'S SHARE	OWNER'S SHARE
1	Store - L-1	Lower Ground floor		Store – L-1
2	Store - L-2	Lower Ground floor	Store – L-2	
3	Store - L-3	Lower Ground floor	Store – L-3	
4	Store - L-4	Lower Ground floor	Store – L-4	
5	Store - L-5	Lower Ground floor	Store – L-5	
6	Store - L-6	Lower Ground floor		Store – L-6
7	Store - L-7	Lower Ground floor		Store – L-7
8	Shop - S1	Ground floor		Shop – S-1
9	Shop - S2	Ground floor		Shop – S-2
10	Shop - S3	Ground floor	Shop – S-3	
11	Shop - S4	Ground floor	Shop – S-4	
12	Shop - S5	Ground floor	Shop – S-5	
13	Shop - S6	Ground floor	Shop – S-6	
14	Shop - S7	Ground floor		Shop – S-7
15	Shop - S8	Ground floor		Shop – S-8
16	Office-O1	First floor		Office-O-1
17	Office-O2	First floor		Office-O-2
18	Office-O3	First floor		Office-O-3
19	Office-O4	First floor	Office-O-4	
20	Office-O5	First floor	Office-O-5	
21	Office-O6	First floor	Office-O-6	
22	Office-O7	First floor	Office-O-7	
23	Office-O8	First floor		Office-O-8
24	Flat - 101	First floor		Flat – 101
25	Flat - 102	First floor	Flat – 102	
26	Flat - 201	Second floor	Flat - 201	
27	Flat - 202	Second floor	Flat - 202	
28	Flat - 203	Second floor		Flat - 203
29	Flat - 204	Second floor		Flat - 204
30	Flat - 205	Second floor		Flat - 205
31	Flat - 301	Third floor		Flat – 301
32	Flat - 302	Third floor		Flat – 302
33	Flat - 303	Third floor	Flat – 303	
34	Flat - 304	Third floor	Flat – 304	
35	Flat - 305	Third floor	Flat – 305	
36	Flat - 403	Forth floor		Flat – 403
37	Flat - 405	Forth floor	Flat - 405	

ANNEXURE - D
SCHEDULE OF CONSTRUCTION SPECIFICATIONS OF TENEMENTS IN THE PROJECT: FOR FLATS /SHOPES/OFFICES:

STRUCTURE : R.C.C Frame Structure.

MASONRY : External – 8"/8" thick brick/AAC block work.
Internal – 8"/6" thick brick/ AAC block work.

PLASTERING: External : Two coat Cement.
Internal : finished with smooth coating of gypsum/lime

PAINTING : External : Cement paint or acrylic exterior paint.
Internal : Oil bond distemper.

FLOORING : 2x2 vitrified tiles with skirting for living /dining and kitchen
Anti skid ceramic flooring for balconies/bathrooms/corridor and lobby.

KITCHEN : Kitchen platform with Granite top, Stainless steel sinks.
Designer kitchen dado wall tiles up to 8 ft height.
High quality chrome-plated brass taps.
Concealed plumbing with premium quality pipes.
Electrical point provisions for microwave and refrigerator.

PLUMBING : All Plumbing Points are pressure tested GI/C-PVC pipes.
CP Fitting of Jaguar or equivalent.

BATHROOMS: A combination of designer Wall tiles for Bath
White sanitary bath ware (Hind Parry ware or equivalent)
Jaguar or equivalent fittings in all Bathrooms
Concealed plumbing with premium quality
Wash basin in all Bathrooms.
Wall hung European Water Closet (Common) in all Wash Rooms.

DOORS : Main Door in Teak wood Frame.
All other Internal Room Doors with hard Wood/Concrete Frame & Lumination on both sides. Washroom and balcony Granite/Concrete frame with laminated doors.
Premium quality Fittings & fixtures.
Powder-coated Aluminum sliding Windows.

Grills & Railing: M. S. Designer Grills for Windows & M.S. Designer Railing Balconies M.S. rolling Shutters for shops.

ELECTRIFICALS: Adequate Electrical points in each room. Concealed Fire resistant high quality copper wiring. Premium quality Modular Switches in all rooms.

COMMON : Stonelaid Branded Lift. Parking Area with Concrete Paving.

FEATURES — Under ground water tank and Overhead water tank.
Rain Water Harvesting.

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9869 | 98-99
२०१८

YASHADA

COPY OF RESOLUTION PASSED AT BOARD MEETING OF DIRECTORS HELD ON SATURDAY, 27TH JANUARY 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT YUGANDHAR", PLOT No.-8, "STATE BANK COLONY, NEW OSMANPURA, AURANGABAD.

RESOLVED THAT, after due negotiations with Owner Mr. Milind Laxmikant Patil, having his property vide Plot No. 7 on Land Gut No. 1381 situated at Amalner, Tq. Amalner, Dist. Jalgaon admeasuring 971.30 Sq. Mtrs. to be taken on Development as per the Development Agreement to be executed on 03.02.2018. Hence, the total plot admeasuring 971.30 Sq. Mtrs. is to be taken on Development from Mr. Milind Laxmikant Patil.

7969/54-82
28/2/18

FURTHER RESOLVED THAT, Mr. Ajay Murlidharrao Mache, the Director is hereby authorized to sign the said Development Agreement on behalf of M/s. Yashada Enterprises Pvt. Ltd.,

FURTHER RESOLVED THAT, Mr. Ajay Murlidharrao Mache, Director is hereby authorized to sign the Irrevocable Power of Attorney on behalf of M/s. Yashada Enterprises Pvt. Ltd., to be given by Mr. Milind Laxmikant Patil, in favour of Developer M/s. Yashada Enterprises Pvt. Ltd.,

RESOLVED FURTHER THAT the Terms and conditions as stated in the Development Agreement and Irrevocable Power of Attorney as agreed and accepted by the Director on behalf of M/s. Yashada enterprises Pvt. Ltd., will be honored and will be binding on the said Company.

Certified True

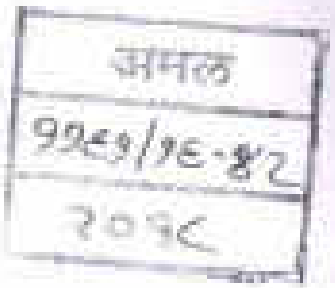
On behalf of the Board of Directors of

YASHADA ENTERPRISES PVT. LTD.,

Seema

MRS. SEEMA AJAY MACHE
DIRECTOR

Yashada Enterprises Pvt. Ltd.
Yugandhar, Plot No. 8, State Bank Colony, Osmanpura, Aurangabad - 431 005
Ph. : 94222 06747 Email : yashadapl@gmail.com


अमल
9963/96-97
2096

THE SEAL OF THE JOINT-SUB-REGISTRAR CLASS-I

THE SEAL OF THE COLLECTOR

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that YASHADA ENTERPRISES PRIVATE LIMITED is incorporated on this Sixteenth day of May Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45500MH2017PTC294915.

The Permanent Account Number (PAN) of the company is AAACY8940N *

Given under my hand at Manesar this Sixteenth day of May Two thousand seventeen.

Digital Signature Certificate
Mr. Arya Jayant Pyarilal
Deputy 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 company 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 company can be verified on www.mca.gov.in

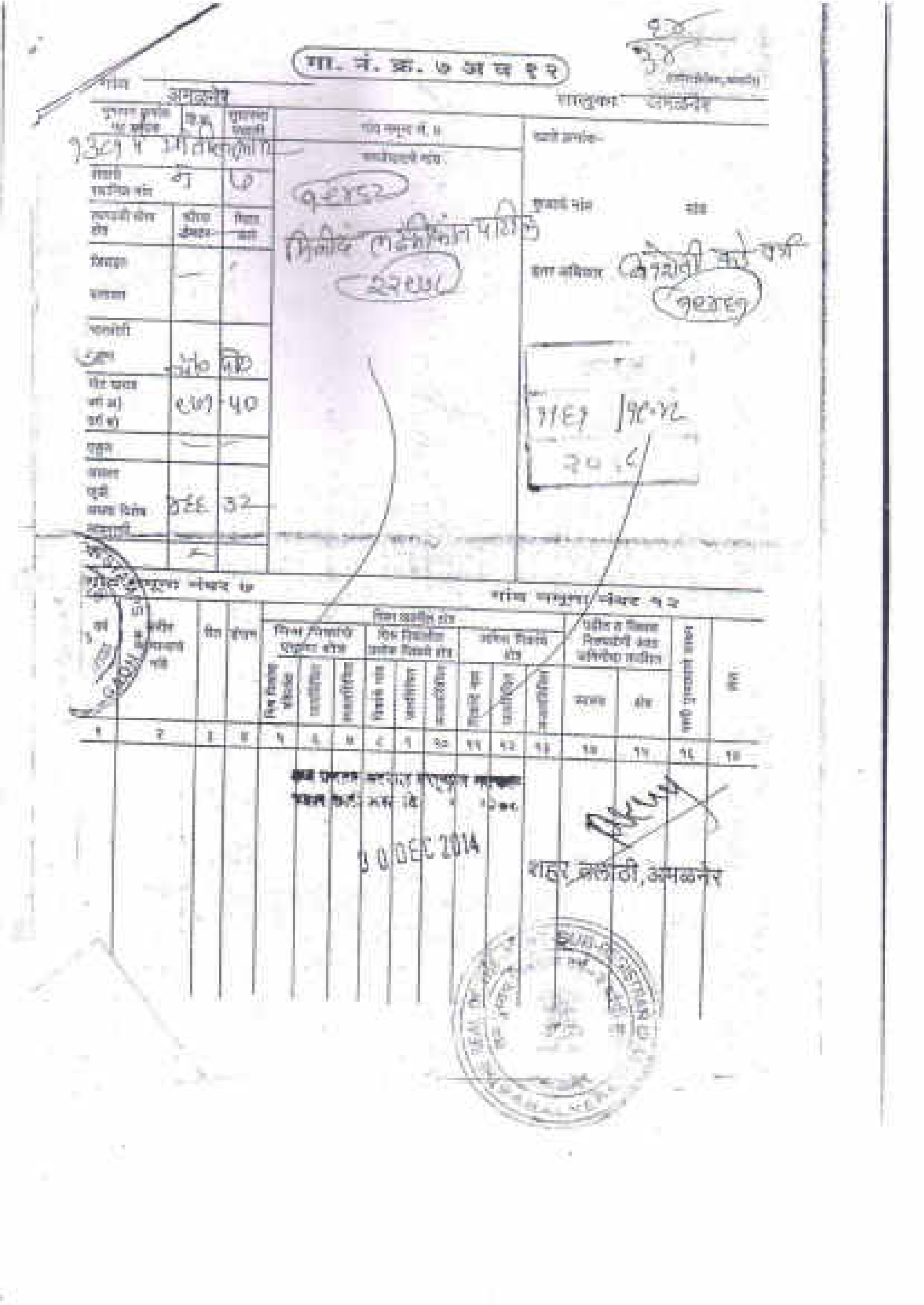
---

Mailing Address as per record available in Registrar of Companies office:

YASHADA ENTERPRISES PRIVATE LIMITED
PLOT NO. 8, YOUGANDHAR,, STATE BANK COLONY,
AURANGABAD, Aurangabad, Maharashtra, India, 431005

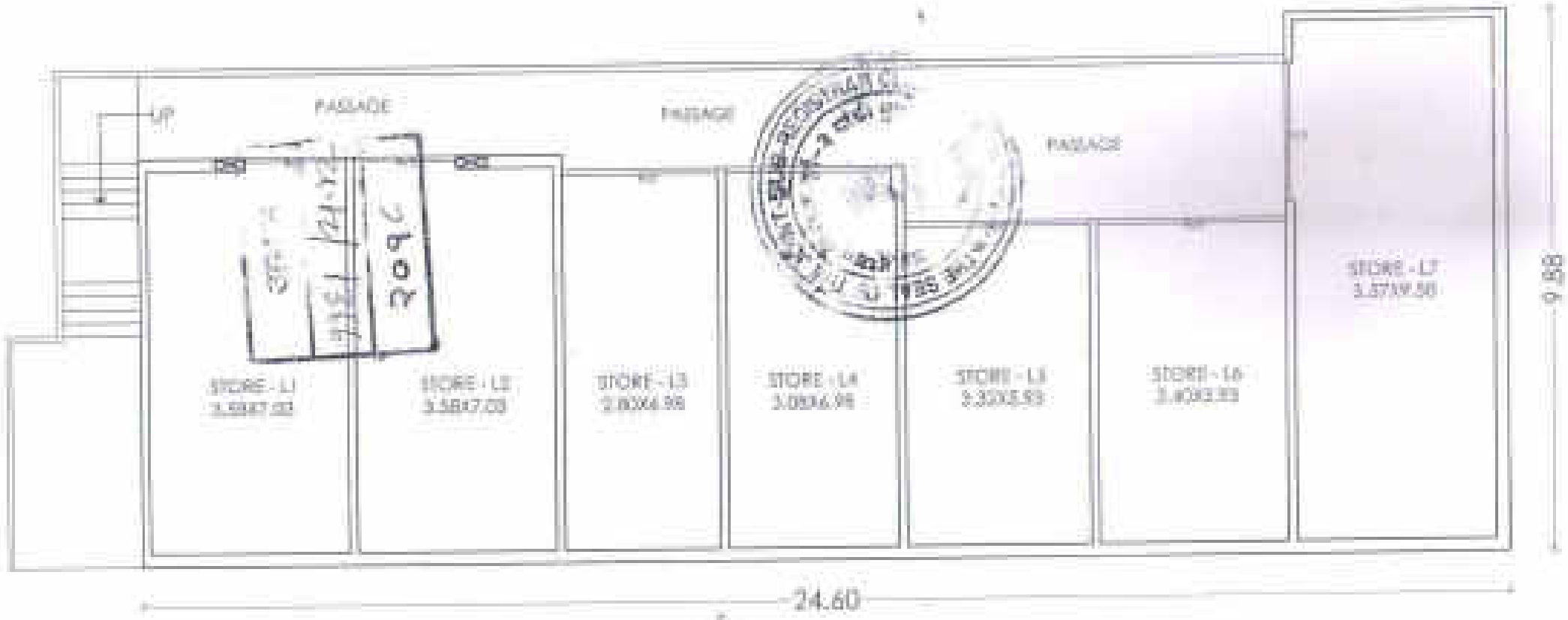
* as Issued by the Income Tax Department

अनुक्रमांक
१९६१ | ७८२
२०१८

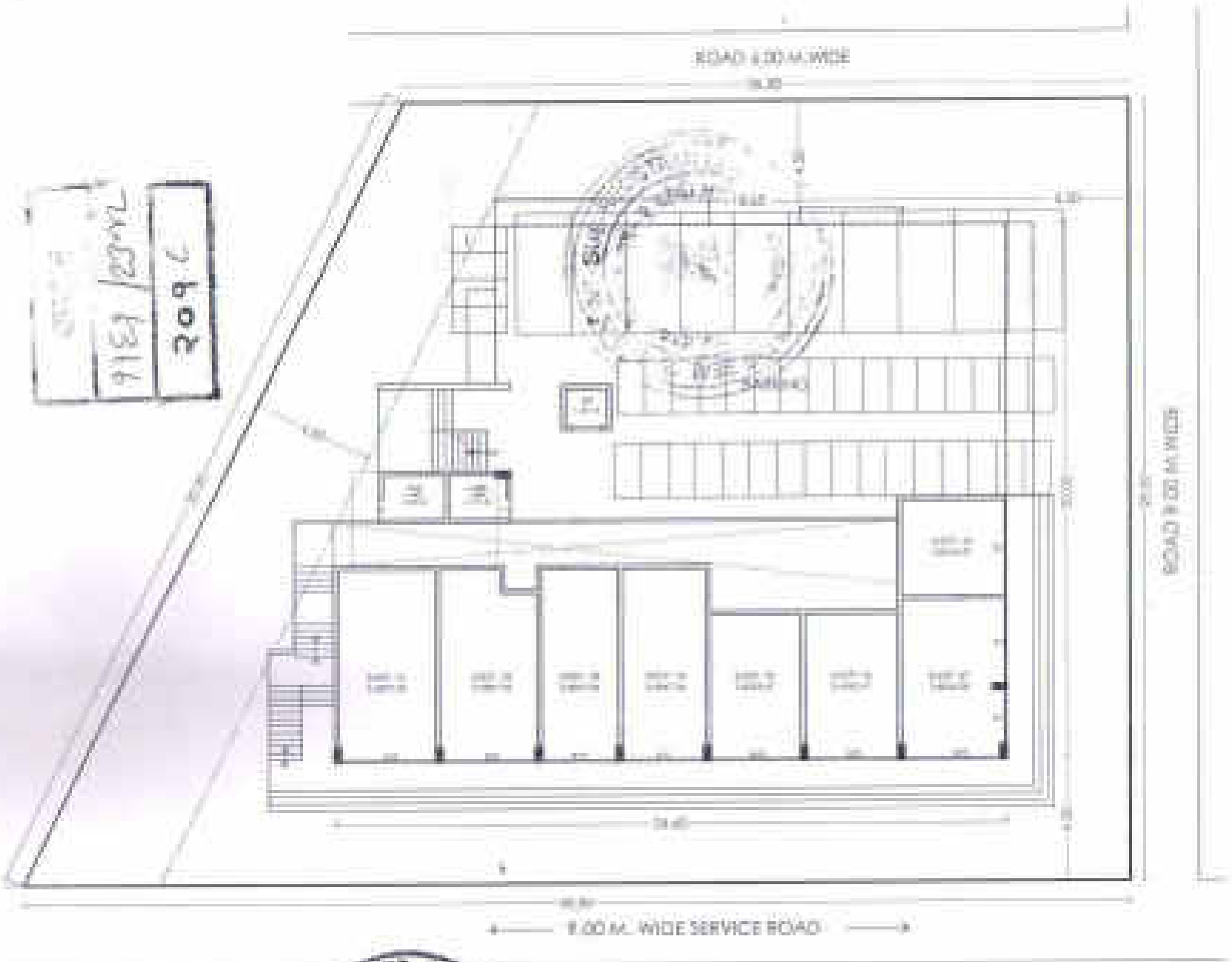


Ajay Mache
9422206747

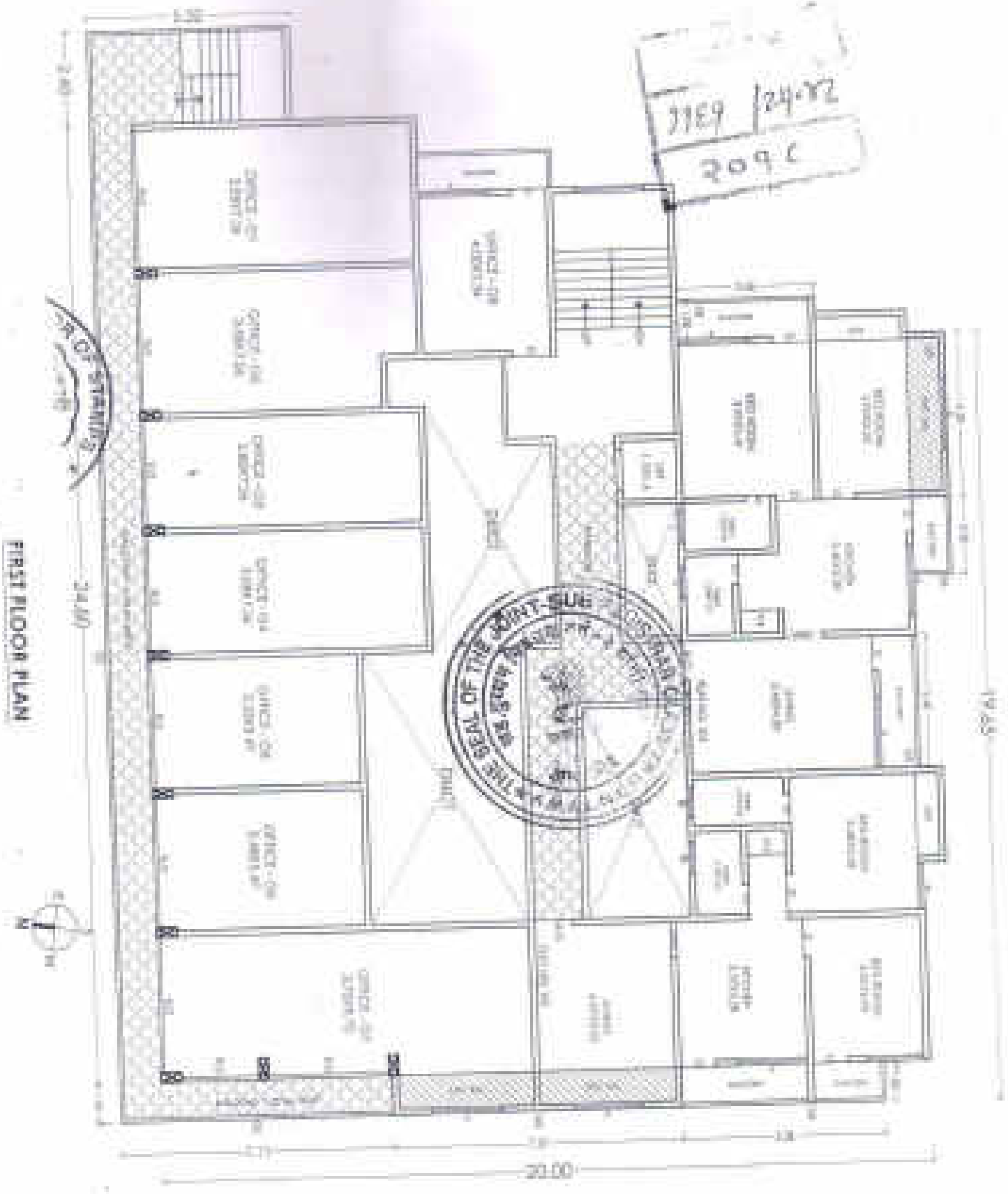
अपील
११६२/२०१२
२०१ C

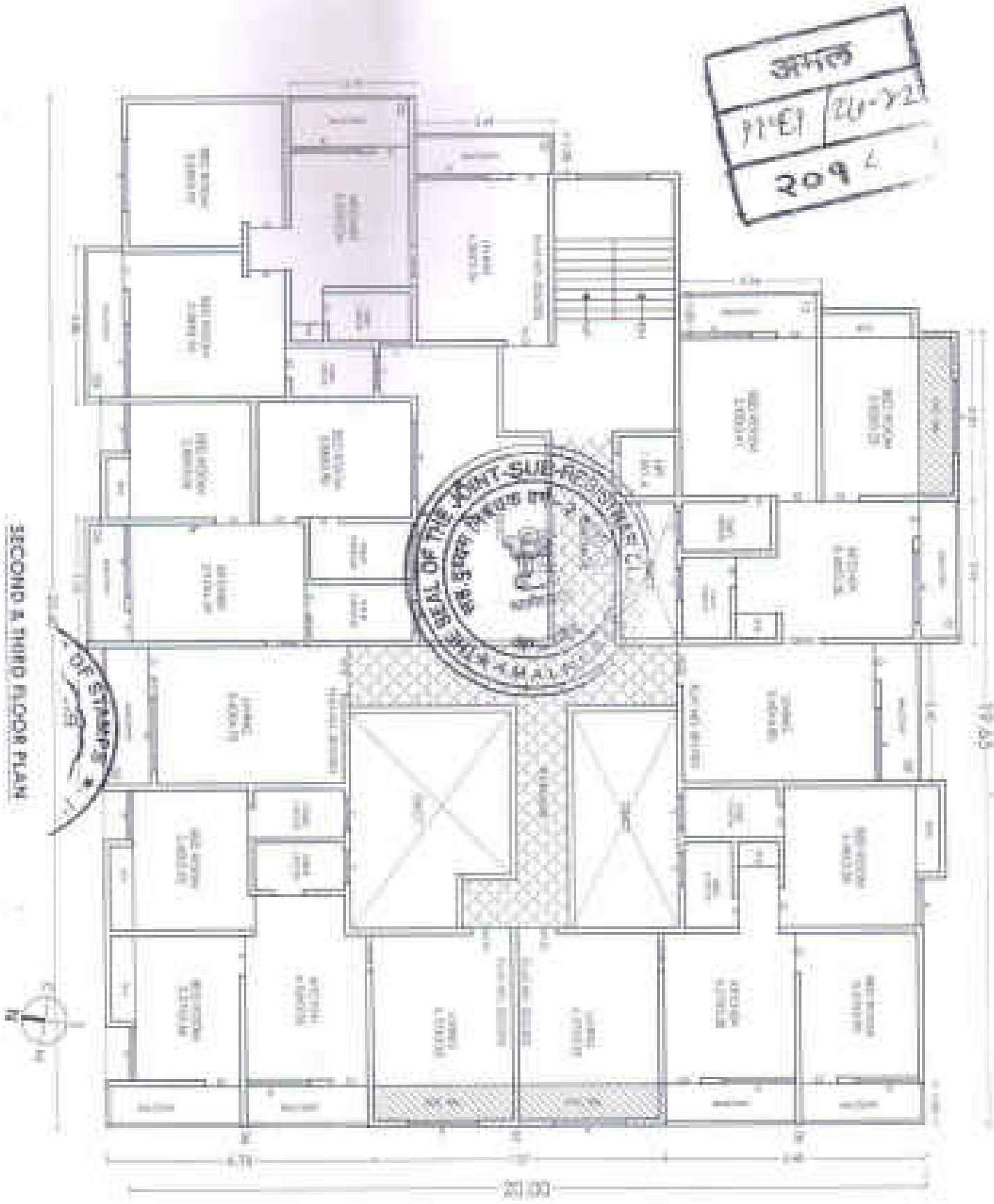


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN


FIRST FLOOR PLAN
20.00


SECOND & THIRD FLOOR PLAN
SEAL OF THE JOINT SUB-REGISTRAR
20'-00"

FOURTH FLOOR PLAN

TERRACE

TERRACE

अमल
9757 | 22-12-
२०१८

अमळनेर नगरपरिषद कार्यालय, अमळनेर

जिल्हा-जळगाव पिन कोड ४२५४०१ , दूरध्वनी क्र. ०२५८७-२२२१०१,२२२५४२
ईमेल- counalner@rediffmail.com,वेबसाईट- amalnernp.gov.in

जा. क्र. बांधी - १३/ ७९८३ /२०१७ दिनांक :- ११/ १२/२०१७

प्रति,
श्री.मिलिंद लक्ष्मीकांत पाटील,
रा.अमळनेर ता.अमळनेर

दिनांक 11.12.17
7983
304 C.

विषय :- बांधकाम परवाना मंजूरी (अधिकृत) मंजूरी देणे बाबत.
संदर्भ:- आपला दि.२४/०८/२०१७ चा अर्ज

महाशय,

आपण खालील दिलेली महाराष्ट्र नगरपरिषद नगरपंचायती आणि औद्योगिक नगर अधिनियम १९६५ चा कलम १८९ अन्वये व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४/६९ अन्वये दिलेल्या अधिकारान्वये बांधकाम परवाना मिळण्यासाठी दिनांक २४/०८/२०१७ रोजी केलेल्या अर्जास अनुसरुन या पत्रासोबत जोडलेल्या शर्ती व अटींस पात्र राहून आणि या सोबतच्या बांधकाम नकाशावर लाल शेवाने दर्शविल्याप्रमाणे बांधकामास पात्र राहून आपणास हे प्रदेश प्रमाणपत्र म.प्रा.र.न.र.अधिनियम १९६६ चे कलम ४५ अन्वये देण्यात येत आहे.

आपणास पुढील मिश्र वापरासाठी (१३५१.८५ चौ.मी.)

बांधकामाच्या जागेचे वर्णन

न.भू.मा.सि.स.नं. :-	त.रा.प्र./स.नं.(शहरी नं.) :-
गट क्र/भूखंड क्र. :- १३८१ पैकी	प्लॉट नं. ५ भाग
एकूण क्षेत्रफळ :- ६८१.५० चौ.मी.	शहर :- अमळनेर
बांधकामाचे क्षेत्रफळ :- १३५१.८५ चौ.मी.	हिस्सा क्र./घर क्र.

खालील शर्ती/अटींवर

१) हे प्रमाणपत्र दिल्याच्या तारखेपासून एक वर्षापर्यंत वैध असेल नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपल्यापासून आधी करणे आवश्यक राहील.

२) मंजूर नकाशाप्रमाणे करणेत यावे. त्याव्यतिरिक्त बांधकाम केल्यास अगर मंजूर नकाशातील बांधकामाचे परवानगी अतिरिक्त

३) सांडपाण्याच्या निचऱ्यांची व्यवस्था करण्यात यावी.

४) सोबत मंजूर प्लॅनस प्रमाणे गट नं. १३८१ पैकी प्लॉट नं. ५ चे जागेत तळमजला,पहिलामजला, दुसरामजला, तिसरामजला,चौथा मजला बांधकाम करणेचे अतीप्रमाणे परवानगी देण्यात येत आहे. त्याव्यतिरिक्त जास्त परवानगीने बांधकाम केल्यास कायदेशीर कारवाई करणेत येईल.

५) बांधकाम सुधारीत प्रमाणित विकास नियंत्रण नियमावली नुसार करावे.

६) बांधकाम भूकंप रोधक करावे.

७) सोबत जोडलेल्या शर्ती, अटी पाळणे आवश्यक.

अमल
९१६१ | ३२+१२
२०१८

८) बांधकाम करताना वीज अटकाव यंत्रणेचे व सौर उर्जेचे उपकरण बसवावे.

९) बांधकाम करताना इको अटकाव यंत्रणेचे व सौर उर्जेचे उपकरण बसवावे.

१०) मालकी हक्काचे कागदपत्रे भविष्यात विवादमुक्त करणारे आढळल्यास परवानगी रद्द/अवैध धरली.

११) पावसाचे पाणी जिरविण्याची व्यवस्था करावी.

१२) बांधकाम करतांना विघ्नाच्या दक्षता घेण्यात याव्यात.

13) इमारतीच्या बांधकामाच्या सुरक्षेतेची हमी (structural safety) ची जबाबदारी सर्वस्वी आपल्या वास्तू विशारद व स्थापत्य विशारद यांचेवर राहील.

१४) बांधकाम सुरु करण्यापूर्वी जागा भूमापन अधिकारी/भूमी अभिलेख विभागाकडून जागेचे सिमांकन करुन घेण्यात यावे.

१५) विकास शुल्क व इतर आकारणी बाबत आदेश निघाल्यास आपणास फरकाची रक्कम भरणे आवश्यक राहील.

वरीलप्रमाणे परवान दिला असे.

COLLECTOR OF AMRAVATI
जिल्हाधिकारी

जा.क्र.नरेप-१३/ ११८३ दि.१८/१२/२०१८

जि.अमरावती

नगररचनाकार

सहायक संचालक नगररचना

अमरावती महानगरपालिका

असल
2959 | 34524
२०१८

नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २, ५, ६ आणि ७)

गाव :- अमळनेर तालुका :- अमळनेर जिल्हा :- जळगाव

गट क्रमांक/स.न. उपविभाग (जि/वि/पलहि?)	भूधारणा पद्धती भोगवटादार वर्ग -१	भोगवटादाराचे नाव	हक्कात 71E1 30-72 2098

सोबतचे इमारतिक नोंद	क्षेत्र आकारबोजा चे पो.ख, पै.ख	खाते क्रमांक
क्षेत्र एकक आर(पो.ख) - जिन क्षेत्री 9.71.90 जिन क्षेत्री 406.32 आकारणी सिंचित - बागायत - जरी - परवला - इतर - एकूण क्षेत्र- पोटखराब (अमलातीत आकारबंध) वर्ग (अ) - वर्ग (ब) - एकूण पो. 0.01.00 ब	जिल्हाधिकारी,जळगाव 9.71.90466.32 (22970) 17 MAR 2018 हमदुर तलाठी,अमळनेर	8872 पुढारपी नाव: इतर अधिकार इतर जिनशेती (1961)

CHALLAN

MTR Form Number-6

GRN	[illegible]	BARCODE	[illegible]	Date	[illegible]	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections (Oth	TAN ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AR_ANKLESHWAR SUB REGISTRAR	Full Name	[illegible]
Location	ANKLESHW		
Year	2017-2018 One Time	Flat/Block No.	[illegible]
Account Head Details	Amount in Rs.	Premises/Building	
[illegible]	[illegible]	Road/Street	[illegible]
		Area/Locality	[illegible]
		Town/City/District	
		PIN	4 2 3 0 0 1
		Remarks (If Any)	[illegible]
		Amount in Rs.	Thirty Thousand Rupees Only
Total	[illegible]	Words	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	[illegible]	MSBNYCASH
Cheque/DD No.		Bank Date	RBI Date	[illegible]	Not Verified with RBI
Name of Bank		[illegible]		[illegible]	
Name of Branch		[illegible]		Not Verified with Bank	

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

Print Date [illegible]

स्वयंघोषणापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. सदर दस्तातील संपूर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तातील सत्यता , वैधता याबद्दलची सर्वस्वी जबाबदारी दस्त निष्पादक व अनुज्ञप्तीधारक हे संपूर्णपणे जबाबदार राहतील.

देणाऱ्याची सही

देणाऱ्याची सही

दस्तऐवज
१९६१ | ३८.३८
२०१८

PERMANENT ACCOUNT NUMBER

ACGPP3685A

BILIND LAXMIKANT PATIL

LAXMIKANT SIDHPADU PATIL

26-06-1983

अमल

3072

209 C

PERMANENT ACCOUNT NUMBER

ABEPM0885D

AJAY MURLIDHARRAO MADHE

MURLIDHAR UMAJI MADHE

23-02-1968

[redacted]

Shrikant Rajnikant Kulkarni

जन्म तारीख/ DOB: 09/03/1962

पुरुष / MALE

9244 2312 9377

माझे आधार, माझी ओळख

[redacted]

Address

PLOT NO 45-A, OPP DR. DEVENDRA DESHPANDE EYE HOSPITAL, SHRUTA NAGAR, Aurangabad, Aurangabad, Maharashtra - 431001

9244 2312 9377

[redacted]

Rajesh Prakash Varde

जन्म तारीख/DOB: 11/08/1977

पुरुष/MALE

5259 4226 2552

माझे आधार, माझी ओळख

[redacted]

Address:

C/O Rajesh Prakash Varde, At Post Pishore, Amalner (rural), Jalgaon, Maharashtra - 425401

5259 4226 2552

Summary1 (GodownraBhag-1)

[redacted]
अहमदाबाद,17 मार्च 2018 12:05 म.पू.

मुख्य सीमाशुल्क आयुक्त-1

क्रमांक: 2918
दिनांक क्रमांक: 1181/2018

दिनांक क्रमांक: जमानत/1181/2018

जमानत मुल्यांक राशि: रु. 1,33,18,738/- सीमाशुल्क रु. 00/-

जमानती मुद्रांक मुल्यांक रु.6,65,937/-

इ. सि. अह. इ. सि. अमल मार्फत जमानतिकरण

अ. क्र. 1181 ता.रि.17-03-2018

रीती 11:44 म.पू. का. हजर केला.

[redacted]

दाखल दिनांक: 17/03/2018

जमानती सिलक: 17/03/2018

जमानतदारांची नावे: सिलेक्ट जमानतीकरण मर्यादित

बीएमडी वही रु. 30000.00

जमा मुद्रांकशुल्क फी रु. 640.00

पृष्ठांची संख्या: 42

एकूण: 30640.00

जमा झाल्या रकमांची नोंद:

[redacted]
सहा. सुपरिटेंडेन्ट (सीमाशुल्क) वर्ग-२
अहमदाबाद

[redacted]
सहा. सुपरिटेंडेन्ट (सीमाशुल्क) वर्ग-२
अहमदाबाद

जमानत प्रकार: विकासकालयजमा

मुद्रांक शुल्क: (दोन) सीमाशुल्की जमानतीमधू किंवा अन्य जमानत किंवा न्यायालय आदेशान्वये सीमाशुल्की कडक वेअरहाऊस इतीन किंवा मुंबई महानगर क्षेत्रात स्थित/स्थित सार्वजनिक क्षेत्रातील बंदरांमध्ये सीमाशुल्की प्रयोजन वेअरहाऊस, किंवा मुंबई मुद्रांक (अमलबजावणी दायित्व बाजार मुल्यावरील निर्धारण) नियम, 1995 अन्वये प्रकाशित करण्यात आलेल्या वार्षिक विकासकालयातील जमानतीसाठी जमान वेअरहाऊस.

शिक्का क्र. 1 17/03/2018 11:44:23 AM भी. वेळ (जमानतीकरण)

शिक्का क्र. 2 17/03/2018 11:45:09 AM भी. वेळ (भरी)

Summary-2(दस्त गोषवारा भाग - २)

17/03/2018 12:08:46 PM

मुल्य नोंदणीकृत भाग-2

क्रमांक 831/17
दस्त क्रमांक:1161/2018

दस्त क्रमांक :1161/2018
दस्ताचा प्रकार :-विक्रीकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनोद लक्ष्मीकांत चांडेगे वय:अज्ञात पत्ता:प्लॉट नं: सर्वे नंबर/सिटी सिर्वे, महानगर नंबर 269 एए-3 , मजला नं: बीकेसी कार्यालयाजवळ, वांद्रेपूर्व गल्ली: -, बिल्डिंग नं: -, रोड नं: -, महाराष्ट्र, मुंबईशहर पिन नंबर:ACGPP3885A	विक्रेत्या वेगळा वय :-57 स्वाक्षरी:-		
2	नाव:बजाज हाउसिंगफिनेंस या ची तर्फे अधिकृत मुखत्यारधारक पालवे पत्ता:प्लॉट नं: मुलुंगरा,महाराष्ट्र सकाळ सोट बँक कालिनी,, मजला नं: अमरावती, कालीनिवास, वांद्रेपूर्व गल्ली: -, बिल्डिंग नं: -, रोड नं: -, महाराष्ट्र, मुंबईशहर पिन नंबर:AAACY8948N	विक्रेत्या वेगळा वय :-52 स्वाक्षरी:-		

सदरील दस्तऐवज वरील वेळात दस्तावेजीत विक्रीकरारनामा या दस्त रिकव्हर करण्यासाठी वापरण्यात आलेला आहे.
दिनांक 6.3 पी वेळ:17 / 03 / 2018 11 : 46 : 56 AM

ओळख:-
खालील इसम की सिंबोलीत करारनामा की के वास्तविक करत देणार,घेणार व्यक्तीला ओळखतात व त्यांची दिलेल्या माहितीवरून

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दर्शना अशोक कदम वय:42 पत्ता:प्लॉट नं: अज्ञात पिन कोड:421601		
2	नाव:दीपक रमेशचंद्र कुलकर्णी वय:अज्ञात पत्ता:प्लॉट नं:फ्लॉट 48 ए डोंबिवली सेवाधाम मेन सुविधादिप सर्वोदय बँक जवळ डोंबिवली पिन कोड:421201		

दिनांक 6.4 पी वेळ:17 / 03 / 2018

दिनांक 6.5 पी वेळ:17 / 03 / 2018 11 : 46 : 56 AM

सह-दुय्यम निबंधक वर्ग-२
अंबरनाथ

EPayment Challan

अ.	Epayment Number	Datacement Number
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1161/2018

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