

238/1277

पावती

Original/Duplicate

Monday, March 11, 2019

नोंदणी क्र.: 39M

12:53 PM

Regn.: 38M

पावती क्र.: 1585 दिनांक: 11/03/2019

मागवाने नाव: अक्षोला

दस्तावेजाचा प्रतुक्क्रमांक: अक्ष-1277-2019

दस्तावेजाचा प्रकार: डेव्हलपमेंट ऑर्डरमेट

वाढव करवान्याचे नाव: इतिव विनोद लोहीया एच एच सॉफ्ट स्पेस प्रे मालीखर

नोंदणी फी

रु. 30000.00

वरत शाराळणी फी

रु. 640.00

वाढव फन्दी

रु. 20.00

मृदांनी भवणा: 32

एकूण:

रु. 30680.00

वापपारा मूळ वरत, भवनेल डिप, शुनी-3 अक्षोला

1:18 PM ह्या वेळेस मिळेल.

वाढव मूल्या: रु. 15000000/-

बोचवला रु. 15000000/-

भरलेले मुद्रांक मूळक: रु. 750000/-

Sub Registrar Akola

शशिकांत फुलाते

सह दुय्यम निर्देशक वर्ग-3

अ. 2, अकोला

1) देवकाचा प्रकार: DHC रद्दम: रु. 660/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: 0903201901062 दिनांक: 11/03/2019

वेविले नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रद्दम: रु. 30000/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH012927286201819E दिनांक: 11/03/2019

वेविले नाव व पत्ता:



9266

2019 CHALLAN
MTR Form Number-6

T 1286



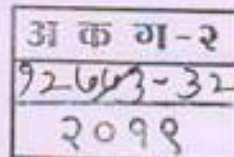
GRN	MH012927286201819E	BARCODE			Date	09/03/2019-12:50:41		Form ID	B6(A)(2)			
Department Inspector General Of Registration					Payer Details							
Stamp Duty					TAX ID (If Any)							
Type of Payment Registration Fee					PAN No.(If Applicable)							
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR					Full Name		S S LIFE SPACE					
Location AKOLA					Flat/Block No.		Sheet No. 29/A Plot No. 2/1					
Year 2018-2019 One Time					Premises/Building							
Account Head Details				Amount in Rs.		Road/Street		1800.20 Sq.Mtrs.				
0030046401 Stamp Duty				750000.00		Area/Locality		Akola Tq.Dist, Akola				
0030063301 Registration Fee				30000.00		Town/City/District						
						PIN		4 4 4 0 0 1				
						Remarks (If Any)						
						SecondPartyName=Smt Gangadevi Satyanarayan						
						Lohiya--Marketval=15000000						
						Amount in Seven Lakh Eighty Thousand Rupees Only						
						Words						
Total				7,80,000.00								
Payment Details CORPORATION BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		03502302019030900068		CS090320195188792	
Cheque/DD No.					Bank Date		RBI Date		09/03/2019-12:50:25		Not Verified with RBI	
Name of Bank					Bank-Branch		CORPORATION BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 98232989

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

सदर चालन केवल मुख्य निबंध कार्यालयत मोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



Govt. Valuation Rs. 1,50,00,000/-
Stamp Duty Rs. 7,50,000/- and Registration Fee R. 30,000/-

Developer's Agreement

This agreement is made this 11th day of March, 2019 between "S S LIFE SPACE" a Partnership firm Having its registered office at Kholeshwar, Akola Through its Partners:-

1. **Shri Pratik Vinod Lohiya,**
Aged 30 Yrs. Occ. Business,
R/o. Lohiya Nagar, Kholeshwar,
Akola, Tq. & Dist. Akola.
2. **Shri Shravan Sanjay Lohiya,**
Aged 25 Yrs. Occ. Business,
R/o. 404 Sundaram Co-op. Housing society Ltd.,
Swaminarayan Gurukul road,
Chala Vapi -396191 Dist:Valsad (Gujarat)

[hereinafter referred as "THE DEVELOPER"]

And

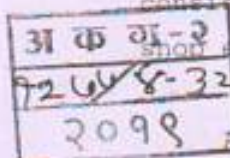
Lohiya

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1) Smt. Gangadevi Satyanarayan Lohiya Aged-77, Occ. House wife, 2) Vinod Satyanarayan Lohiya Age 58 yrs, Occ. Business 3) Smt Sangita Pramod Lohiya Age 54 yrs, Occ. Business 4) Sanjay Satyanarayan Lohiya Age 54 yrs 5) Rajesh Satyanarayan Lohiya Age 50 yrs Occ. Business 6) Mrs. Poonam Kushal Rathi (Before Marriage Poonam Pramod Lohiya Age 30 yrs, Occ. Doctor 7) Pushkar Pramod Lohiya Age 19 yrs Occ. Student. No. 1, 2, 3, 4, and 6 are R/o. Lohiya Nagar, Kholeshwar, Tal & Dist AKOLA No. 5 Lane No. 7, B-5 Building, Flat No.-704, Aditya shagun society, behind Aditya Shagun Mall, Land mark: Trikaya Hotel. Bavdhan - 411021 (Pune)

[Hereinafter referred to as "THE OWNER"].

Whereas the developer has been in the field of development of land construction of multi-storied building consisting of residential flats, office accommodation and



And whereas the owner are seized and possessed of or otherwise and sufficiently entitled to the piece and parcel of land bearing Nazul Sheet No. 29/A, Part of Plot no 2/1 measuring 1060 Sq.mtr and Layout plot no 53 admeasuring 740.20 Sq.mtr TOTAL are 1800.20 Sq.mtr. situated at Lohiya Nagar, Kholeshwar, lying and being at revenue village of Akola in the Sub-District and District of Akola more particularly described in the First Schedule written hereunder and delineated on the plan thereof annexed hereto whom surrounded by red coloured boundary live hereinafter referred to as the "the property".

And whereas due to change in time and requirements of general public the said property has become of immense importance and value and the owner intended to get the existing structures demolished and to have constructed a multi-storied building at the said premises and with that end in view approached the developer and deliberated extensively with it.

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And whereas the developer after considering the proposal carefully agreed to develop the said land and

demolish the existing structures and construct a multi-storied building thereat consisting of apartments and flats with object of selling such apartments and flats to prospective purchasers.

Now these presents witness as follows:

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1. That the developer has agreed to develop the premises, demolish the existing structure and construct a multi-storied building consisting of flats and apartments on express understanding that the developer would comply with and/or cause compliance of all the statutory provisions in regard to such development and construction.
2. That the developer has agreed to develop and construct the multi-storied building on the aforesaid premises making entire investment of capital required in the said construction and meeting all the expenses in connection with the demolition of the existing structures.
3. That the developer has agreed and undertakes hereby to submit to appropriate authorities their plan to develop the property. The developer shall get the plans sanctioned by the said authorities at their own costs within a period of 4 months from the date of execution of this agreement and in case the developer does not succeed in getting the plan sanctioned by such authorities they may request the owner to extend this period of four months whereupon the owner shall extend the period to such extent as is deemed fit and proper by him.
4. The developers shall pay to the owners a sum of Rs. 150,00,000/- The owners have made it known to the developer that the area of the premises as per revenue record works out of 19,379.15 sq. ft and the price payable for such area works out at Rs.150,00,000/-
5. That the developer has agreed to pay to the owner the purchase price of the said property in the following manner.

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[a] Rs. 6,00,000/- of the purchase price at the time of execution of this agreement by way of earnest money.

[b] Balance amount of Rs. 144,00,000/- which given per flat Rs. 9,00,000/- at the time of execution of sale deed of each flats.

In case of developer falls to pay to the owner the balance amount of the consideration money within the stipulated period, the owners without prejudice to any other right against the developer, shall be entitled to terminate this agreement and in that event the earnest money paid or deposit made by the developer may be forfeited and thus this agreement shall come to an end.

7. The owner and the developer shall conduct a joint survey of the property to determine the exact area thereof. After conducting such survey the developer shall construct a boundary wall around the said property. However during off after construction of such boundary wall, if any one objects to such construction and obstructs such construction, the same shall be brought to the notice of the owner by the developer and the owner shall remove such obstruction or objection at his own costs.

8. The owner hereby declares and places following information's before the developer:

- [i] that the land in question is agricultural land liable to land revenue;
- [ii] that competent authority has granted exemption to the owners under Section 20 of the Urban Land [Ceiling and Regulation] Act, 1976;
- [iii] that no acquisition proceedings have been initiated against the said property or any part thereof;
- [iv] that there is no agreement between the owners and any other party for sale or development of the said property;

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- [v] that no adverse rights have been created by the owner or for that matter by any one on his behalf in respect of the said property;
- [vi] that there is no charge on the said property and it is free from any encumbrances.

9. The developer shall not acquire any right, title or interest in the said premises or in the building proposed to be constructed except the rights, privileges and licenses granted to it by the owner under the power of attorney to be executed by the owner in favor of the developer to enable it to carry out the plan of developing the premises.

10. The developer is hereby permitted by the owner to enter upon the said property for the purpose of development demolition of existing structures and construction of multi-storied building in accordance with the plans specifications and designs having been sanctioned by the appropriate authority more particularly described in the second schedule hereto.

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11. The owner stated that he has already paid all the taxes, land revenue, water charges and electricity charges and there is no any dues payable to any Government, authority or person in respect of the said property. However the developer shall be responsible for all such dues from the date of taking over possession of the premises form the owner.

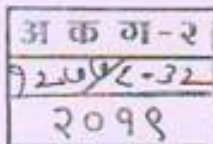
12. The owner undertakes to execute a power of attorney in favor of a person nominated by the developer in respect of the said property for development authorizing him to do lawful acts, deeds, matters and thing's pertaining to the development of the said property and to enable him to approach the authorities including the officers of the municipal corporation of Akola and to sign letters, applications, agreements, documents, affidavits, security bonds, indemnity bonds as may be required from time to time. It has also been agreed that the said documents and papers signed by such person

being.

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holding power of attorney shall contain true facts and correct particulars. The developer has hereby agreed and undertaken to execute an indemnity bond indemnifying thereby the owner of, from and against all actions, suits, proceedings claims, demands, expenses and charges, that may be made by any one and the said indemnity shall continue to remain in force and effect throughout for anything done by the person are caused to be done by him, acting on the strength of the said power of attorney.

13. The owner shall obtain income tax clearance certificate under Section 230-A of the Income Tax Act, 1961 and produce the same within a period of one month from the date of execution of this agreement.



The expenses in connection with the registration of this agreement and that of conveyance including the stamp duty shall be borne and paid by the developer. However parties shall bear costs on their own in respect of their advocates, solicitors and the architects.

15. The owner shall also be indemnified by the developer from any action, costs, fines, penalties and expenses for violation of any provision of law relating to the development of the said property.
16. The developer shall lay sewerage, drainage, cables pipes in accordance with the scheme of construction of the said multi-storied building and the owner shall not object to such action of the developer.
17. The developer hereby declares that it has made necessary enquiries from the concerned authorities about the title of the owner in respect of the said premises and has entered into this agreement after being fully satisfied about the title of the owner and feasibility and suitability of the premises in relation to construction of the proposed multi-storied building consisting of flats and apartments to be sold to the prospective buyers.

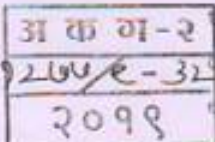
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18. It has been agreed between the parties that the entire scheme of construction shall be executed by the developer within a period of three years from the date of execution of this agreement and it has been specifically agreed that the time is essence of the agreement and in case of default by the developer in this regard, the owner shall be at liberty to deal with the premises in such manner and with such parties as he may deem fit and proper and in that case the investment made by that time in the construction of the said multi-storied building by the developer shall be liable to be forfeited.

19. It has also been agreed that the construction of the said multi-storied building shall be carried on by the developer under its direct supervision and control and for that purpose. The developer shall employ architects, engineers, building contractors and other experts.



It has been specifically agreed by the parties hereto that the development of the premises and construction of the multi-storied building thereon shall be done entirely at the risk of the developer.

21. The developer shall form a Co-operative Housing Society as soon as it becomes feasible and shall convey the property to the said housing society duly registered under the appropriate law of the State and convey the apartment to the flat owners by executing and getting registered the conveyance deed of apartments.

In witness hereof the parties hereto have signed this agreement, sealed and delivered these presents on the date aforementioned at Akola in presence of the under mentioned witnesses.

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FIRST SCHEDULE

Particulars of the property.

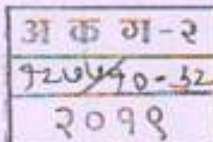
Nazul Sheet No. 29/A, Part of Plot no 2/1, entire area, East side - 75.40 ft, West side - 99.37 ft., South side 225.67 ft. and North side 222.23., Total area 19379.15 sq.ft. bounded as:-

To the East : S S Ruby Apartment.

To the West : Road and Property of Lohiya family

To the North : Property of Shri. Premprakash Khemka & others

To the South : Property of Lohiya family



SECOND SCHEDULE



Details of plan of development, drawings, design and specifications of the multi-storied building which is known as SS SAPPHIRE, proposed to be Carpet area and Saleable area and undivided share in land the proportionate as under.

Sr. No.	Flat No.	Floor	Carpet Area as per RERA		Balcony Area		Saleable Area		% in Land
			Sq. Ft.	Sq. Mtr	Sq. Ft.	Sq. Mtr	Sq. Ft.	Sq. Mtr	
1	101	1 st	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
2	102	1 st	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
3	103	1 st	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
4	104	1 st	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
5	201	2 nd	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
6	202	2 nd	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
7	203	2 nd	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
8	204	2 nd	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
9	301	3 rd	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
10	302	3 rd	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
11	303	3 rd	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
12	304	3 rd	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
13	401	4 th	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
14	402	4 th	954.53	88.67	149.10	13.85	1555	144.544	Proportionate
15	403	4 th	1245.30	115.68	171.16	15.90	2043	189.903	Proportionate
16	404	4 th	954.53	88.67	149.10	13.85	1555	144.544	Proportionate

Handwritten signatures and initials



Signature

Signed, sealed and delivered by the owner

[Signature]

Gangadevi Satyanarayan Lohiya

Through POA Holder Rajesh
Satyanarayan Lohiya vide POA
Registration No. 4839/13
dt. 28.02.13 SRO Akola

[Signature]

Vinod Satyanarayan Lohiya

[Signature]

Sangita Pramod Lohiya

[Signature]

Sanjay Satyanarayan Lohiya

[Signature]

Rajesh Satyanarayan Lohiya

[Signature]

Poonam Kushal Rathi

Through POA Holder Smt. Sangita
Pramod Lohiyavide Reg. DOC No.
41157/2017 dt. 20/02/2017
registered at SROHVI 13 Haveli 13
Joint Sub Registrar Dist Pune

[Signature]

Pushkar Pramod Lohiya

Signed sealed and delivered by
Partner of the SS LIFE SPACE

Witness:-

[Signature]

1. Vinayak Namdeo Lande

[Signature]

2. Deepak Harishchandra Tayade

[Signature]

Pratik Vinod Lohiya

[Signature]

Shravan Sanjay Lohiya

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क्रमांक: अकग/1277/2019

दस्तावेज प्रकार: ई-व्हलपुमेंट अंकीकृत

दस्त गोपवारा भाग-2

अकग

39-32

दस्त क्रमांक: 1277/2019

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव: प्रतिक विनोद लोहीया एस एस लाईफ स्पेस चे भागीदार .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, अकोला. पिन नंबर:	लिहून देणार वय :- 18 स्वाक्षरी:- <i>Shriya</i>		
2	नाव: अरुण संजय लोहीया एस एस लाईफ स्पेस चे भागीदार .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, अकोला. पिन नंबर:	लिहून देणार वय :- 25 स्वाक्षरी:- <i>Arjun</i>		
3	नाव: संभादेवी सत्यनारायण लोहीया यांचे तर्फे कु.मु. महगुन राजेश सत्यनारायण लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 50 स्वाक्षरी:- <i>Sanjay</i>		
4	नाव: विनोद सत्यनारायण लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 58 स्वाक्षरी:- <i>Vinod</i>		
5	नाव: संगिता प्रमोद लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 54 स्वाक्षरी:- <i>Shriya</i>		
6	नाव: संजय सत्यनारायण लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 58 स्वाक्षरी:- <i>Sanjay</i>		
7	नाव: राजेश सत्यनारायण लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 50 स्वाक्षरी:- <i>Rajesh</i>		
8	नाव: पुनम कुशल राठी यांचे तर्फे कु.मु. महगुन संगिता प्रमोद लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 54 स्वाक्षरी:- <i>Shriya</i>		
9	नाव: पुष्कर प्रमोद लोहीया .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: अकोला, महाराष्ट्र, AKOLA पिन नंबर:	लिहून देणार वय :- 19 स्वाक्षरी:- <i>Pul</i>		

दस्त देणारे करून देणार तपासणीत ई-व्हलपुमेंट अंकीकृत
3 फी वेळ: 11/03/2019 01:01:40 PM

चा दस्त एवज करून दिल्याचे कडुण करतात.

Summary-2

Page 2 of 2

अनुक्र 32-32

दस्तावेज क्र 9266/19

खालील इंगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

छायाचित्र

अंगठ्याचा ठसा

अनुक्र.

पक्षकाराचे नाव व पत्ता

- 1 नाव: दिपक हरीश्रंद तावडे ..
वय: 40
पत्ता: अकोला
पिन कोड: 444001

Thyade स्वाक्षरी



- 2 नाव: विनायक नामदेव लांडे ..
वय: 55
पत्ता: अकोला
पिन कोड: 444001

Landale स्वाक्षरी



प्रमाणित करण्यांत येते की,
वा दस्तावेज एकूण 32 पाने आहेत.
पुरतक क्रमांक
दस्ता क्रमांक 9266
वर सोदला.

शेवका क्र.4 ची वेळ: 11 / 03 / 2019 01 : 02 : 16 PM

Sub Registrar Akola

EPayment Details

अ.क्र.

Epayment Number
0903201901062
MH012927286201819E



Defacement Number
0903201901062D
0007186981201819

पुढील
निर्वाहक वर्ग-2
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