

3617275

पावती

Original/Duplicate

Thursday, January 23, 2020

नोंदणी क्र. :39म

5:33 PM

Regn.:39M

पावती क्र.: 409 दिनांक: 23/01/2020

गावाचे नाव: उमरी प्र. अकोला

दस्तऐवजाचा अनुक्रमांक: अकग3-275-2020

दस्तऐवजाचा प्रकार : डेव्हलपमेंट ऑफीस

सादर करणाऱ्याचे नाव: धनश्याम किशोर कोठारी --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 560.00

मुळ दस्त ऐवज परत केला

आपणास मुळ दस्त, संवनेल प्रिंट, सुची-२ अंदाजे

5:53 PM ह्या वेळेस मिळेल.

Sub Registrar Akola 3

बाजार मूल्य: रु. 1/-

मौजदला रु. 1/-

घरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रद्दग: रु. 100/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH011158121201920E दिनांक: 23/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रद्दग: रु. 460/-

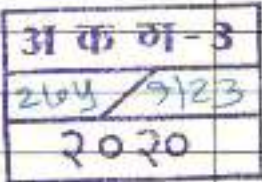
सीडी/घनादेश/पि ऑर्डर क्रमांक: 2301202009105 दिनांक: 23/01/2020

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH011158121201920E	BARCODE			Date	23/01/2020-15:14:21		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		ADGPK6030L			
Office Name AKG3_JT AKOLA NO 3 SUB REGISTRAR					Full Name		Ghanshyam Kishor Kothari			
Location AKOLA					Flat/Block No.		F.S. 37, N.S. 79-80, N.Pl. 1/9			
Year 2019-2020 One Time					Premises/Building					
Account Head Details				Amount in Rs.		Road/Street		Mouje Umri Pragane Akola		
0030046401 Stamp Duty				500.00		Area/Locality		Akola		
0030063301 Registration Fee				100.00		Town/City/District				
						PIN		4 4 4 0 0 1		
 					Remarks (If Any)					
					SecondPartyName=Hahumankumar Purushottamdas Sgile-					
				Amount In		Six Hundred Rupees Only				
Total				600.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572020012389108 IK0AKTZID8	
Cheque/DD No.					Bank Date		RBI Date		23/01/2020-15:24:15 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID

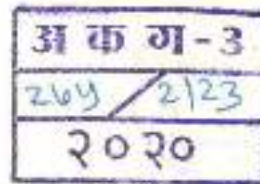
Mobile No. : 8788271682

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

सदर ध्यान केंद्र दुसरे निव्वळ काळातच नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर ध्यान लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2301202009105	Date 23/01/2020
Received from Ghanshyam Kishor Kothari, Mobile number 9421895102, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.	
Payment Details	
Bank Name SBIN	Date 23/01/2020
Bank CIN 10004152020012307851	REF No. IGAHYGXDM1
This is computer generated receipt, hence no signature is required.	

[Handwritten signature]





CHALLAN
MTR Form Number-6



GRN	MH011158121201920E	BARCODE			Date	23/01/2020-15:14:21	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)		ADGPK8830L	
Office Name AKG3 JT AKOLA NO 3 SUB REGISTRAR					Full Name		Ghenshyam Kishor Kothari	
Location AKOLA					Flat/Block No.		F.S. 37, N.S. 79-80, N.P.I. 1/3	
Year 2019-2020 One Time					Premises/Building			
Account Head Details				Amount in Rs.		Road/Street		
0030046401 Stamp Duty				500.00		Mouje Umri Pragane Akola		
0030063301 Registration Fee				100.00		Area/Locality		
						Akola		
						Town/City/District		
						PIN		
						4 4 4 0 0 1		
					Remarks (If Any)			
					SecondPartyName-Hanumankumar Purushottamdas Sigla-			
					Amount in		Six Hundred Rupees Only	
Total					600.00		Words	
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572020012389108	IKCAKTZID8
Cheque/DD No.					Bank Date	RB Date	23/01/2020-15:24:15	Not Verified with RBI
Name of Bank					Bank Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No., Date		Not Verified with Scroll	

Department ID : Mobile No. : 8788271682
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल केवल दुर्यम निवाक कार्यालयात नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-361-273	0005740314201920	23/01/2020-17:33:45	IGR493	100.00
2	(IS)-361-275	0005740314201920	23/01/2020-17:33:45	IGR493	500.00
Total Defacement Amount					600.00

DEVELOPMENT AGREEMENT

This Development Agreement executed on this 23rd day of January, 2020 at Akola by and between

Party No. 1 : Hanumankumar Purushottamdas Sigtia

Aged 67 years, Occ. Business

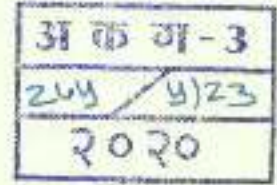
R/o. Sigtia House, Gorakshan Road,

Akola Dist. Akola

PAN No. AFEPS1227G

Aadhar No. 9024 7266 2206

Mobile No. 9850384041



Party No. 2 : Ghanshyam S/o. Kishor Kothari

Proprietor - Kothari Infrastructure

Aged 40 Years, Occ. Business,

R/o. Vidya Nagar, Akola, Dist. Akola

PAN No. ADGPK6930L

Aadhar No. 3550 2020 0337

Mobile No. 8788271682



Whereas party no. 1 is owner of a open plot situated at Akola, Dist. Akola in the area popularly known as National Highway No. 6 out of Field Survey No. 37 of Mouja Umari converted to non-agriculture purpose in Rev. Case No. 6/59/69-70 decided on 18th September 1978 out of original Rev. Case no. 8/2/60-61 decided on 27/12/1968 bearing plot no. 9, Nazul plot no. 1/9, nazul sheet no. 79-80, total area 8644 sq. ft. Out of this eastern side portion of North - South Division admeasuring East - West Northern side 11.13 Mtr. East - West South side 12 Mtr, North - South East side 35.13 Mtr. And North - South West side 35.00 Mtr., total 401.62 Sq. Mtr. Which is surrounded from East - layout plot no. 8, from West remaining portion of plot no. 9 owned by party no. 2 on North service lane and on South N.H. no. 6 (Murtizapur Road) was purchased by registered document no. 2980/1997, Dated - 10/07/1997 jointly with Vimal Purushottamdas Sigtia and Ashok Purushottamdas Sigtia. And further Vimal Purushottamdas Sigtia and Ashok Purushottamdas Sigtia, the real Brothers of party no. 1 has gifted their each 1/3rd

Share of this plot by registered gift deed 273 /2020 Dated - 23/01/2020 (hereinafter land of party no. 1)

AND

Whereas party no. 2 is owner of a open plot situated at Akola, Dist. Akola in the area popularly known as National Highway No. 6 out of Field Survey No. 37 of Mouja Umari converted to non-agriculture purpose in Rev. Case No. 6/59/69-70 decided on 18th September 1978 out of original Rev. Case no. 8/2/60-61 decided on 27/12/1968 bearing plot no. 9, Nazul plot no. 1/9, nazul sheet no. 79-80, total area 8644 sq. ft. Out of this Western side portion of North - South Division admeasuring East - West Northern side 11.13 Mtr. East - West South side 12 Mtr, North - South East side 35.13 Mtr. And North - South West side 35.00 Mtr., total 401.62 Sq. Mtr. Which is surrounded from East - remaining portion of plot no. 9 owned by party no. 1 from West Land of milk scheme on North service lane and on South N.H. no. 6 (Murtizapur Road), which was purchased by party no. 2 by registered purchase deed having document no. 190/2020 and 191/2020 dated. 17/01/2020

(Hereinafter referred as land of party no. 2)

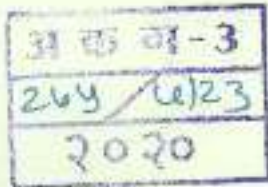
AND

Whereas both the parties wants to develop their respective land as one unit and whereas for that purpose both the parties prepared a map of proposed development and submitted the same for approval to the Planning Authority, The Akola Municipal Corporation, and Whereas both the parties wants to develop the said land for constructing the multi storied building which will be known by name "Yamuna Plaza", and Whereas it is necessary to reduce into writing the terms and conditions of this development agreement, this agreement is executed.

Now this agreement is witnesseth and confirms as under:

1. That the land of the party no. 1 and the land of the party no. 2 will be developed by both the parties jointly and for that purpose both the parties has prepared a map of the proposed development and upon sanction of the said development plan the parties shall make development on the said land.

2. That both the parties shall have equal right in both the properties i.e. the land of party no. 1 and land of party no. 2 and both the parties shall have joint one half share in the construction and the portion of development on both the plots.
3. That the developed portion of the land or the open plot shall be hereinafter transferred either by sale, lease or otherwise only under the joint signature of the party no. 1 and the party no. 2.
4. In case of death of party no. 1, the party no. 1 nominates the name of his wife, Sau. Usha W/o. Hanumankumar Sigtia. She will be dealing with the party no. 2 in case of this agreement and other legal heirs of the party no. 1 will not be entitled to interfere in the decision of the nominee of the party no. 1
5. In case of death of party no. 2, the party no. 2 nominates the name of his wife, Sau. Nidhi W/o. Ghanshyam Kothari. She will be dealing with the party no. 1 in case of this agreement and other legal heirs of the party no. 2 will not be entitled to interfere in the decision of the nominee of the party no. 2
6. That in case the party no. 1 and 2 wants to raise any finance by mortgage of any part of the property or the entire property such mortgage can be created only under the signature of both party no. 1 and 2.
7. That the liability of payment of taxes on the land or any structure thereupon shall be the mutual liability of both party no. 1 and 2 half and half.
8. Both the parties hereby indemnifies to each other that no party shall deal with regard to the property of both the parties or the construction or development made on the property without the written consent and without incorporating name of both the parties in the document.

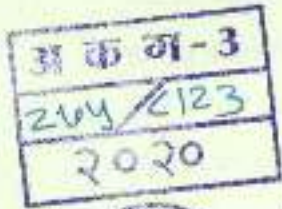


9. This agreement shall not be treated conclude a partnership or joint venture. The FSI shall be used by both the parties the TDR if any loaded on the property for getting development permission shall be for the benefit of both the parties only.

10. That a joint bank account will be opened in the name of both the parties and the said account will be operated by both the parties jointly. That the parties shall maintain true and correct account of the expenses and incomings on the development, and for all transactions, liability and right regarding the development.

Having executed this agreement both the parties put their signature on this agreement at Akola on this 23rd day of January, 2020, and it shall be binding on both the parties their heirs, successors and assignees.

Witnesses



1) 

Vinay Sudhakar Galphade



Party No. 1



Hanumankumar Purushottamdas Sigtia



2



Rajeev Dnyandeve Ingole



Party No. 2



Ghanshyam Kishor Kothari



361/275

गुरुवार, 23 जानेवारी 2020 5:33 म.नं.

दस्त गोश्वारा भाग-1

अकल 3

22/23

दस्त क्रमांक: 275/2020

दस्त क्रमांक: अकल 3/275/2020

वाजारा मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

हु. नि. सह. हु. नि. अकल 3 यांचे कार्यालयात

अ. क्र. 275 वर दि. 23-01-2020

रोजी 5:32 म.नं. वा. हजर केला.



दस्त हजर करणाऱ्याची मदी:

पावती: 409

पावती दिनांक: 23/01/2020

गावकरणाऱ्याने ताव: चतुश्राम किशोर कोठारी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पुष्टानी संख्या: 23

एकूण: 560.00

Sub Registrar Akola 3

Sub Registrar Akola 3

दस्तावा प्रकार: वेबलपमेंट अंशिमंत

मुद्रांक शुल्क: * (5-रु.) स्टॉक एक्सचेंज मधील सभासदाद्वारे सादर केला

जिक्का क्र. 1 23 / 01 / 2020 05 : 32 : 45 PM ची वेळ: (सादरीकरण)

जिक्का क्र. 2 23 / 01 / 2020 05 : 33 : 30 PM ची वेळ: (फी)





23/01/2020 5:35:26 PM

दस्त क्रमांक :अकग3/275/2020

दस्ताचा प्रकार :-वेबकॉलपमेंट अॅप्लीमेंट

दस्त गोपवारा भाग-2

अकग3 23/23

दस्त क्रमांक:275/2020

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:-नरेशचाम किर्लोस्कर कोठारी -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: विद्या नगर, अकोला, महाराष्ट्र, AKOLA. पिन नंबर:ADGPK6930L	निहून वेणार वय :-40 स्वाधरी-		
2	नाव:- हनुमानकुमार पुरुषोत्तमदास सिंगवीया पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सौरवधन रोड, अकोला, महाराष्ट्र, AKOLA. पिन नंबर:AFEPS1227G	निहून वेणार वय :-67 स्वाधरी:-		

बरीत दस्तऐवज करून देणान तपाकपीत वेबकॉलपमेंट अॅप्लीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:23 / 01 / 2020 05 : 34 : 23 PM

ओळख:-

खालील इमाम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीतः ओळखतात, व त्यांनी ओळख पटविताना

सह दुय्यम निबंधक वर्ग २ क्र. ३
अकोला

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:- राजीव ज्ञानदेव इंगोले वय:38 पत्ता:अकोला पिन कोड:444001	स्वाधरी		
2	नाव:- जितय सुधाकर गावफाटे वय:47 पत्ता:माधव नगर, अकोला पिन कोड:444001	स्वाधरी		

शिका क्र.4 ची वेळ:23 / 01 / 2020 05 : 35 : 08 PM

Sub Registrar Akola 3

EPayment Details

sr.	Epayment Number
1	2301202009105
2	MH011158121201920E



Defacement Number
2301202009105D
0005740314201920

पुस्तक क्रमांक १ अनुक्रमेण 264 वर
दिनांक 23 माहे जानेवारी सन 2020 रोजी
नोंदला दस्तास एकुण 23 पाने आहेत

सह दुय्यम निबंधक वर्ग २ क्र. ३
अकोला

275 /2020

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isorta@gmail.com