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Friday, November 06, 2020
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पावती

Original/Duplicate
रसीद #: 395
Regn.: 3944
दिनांक: 06/11/2020

प्राप्त किया कौलष्ठ
दस्तावेज का अनुमानित मूल्य: रुपये-3611-2020
प्रस्तुतकर्ता का नाम: दिल्ली डेवलपमेंट अथॉरिटी
पक्षकार का नाम: दिल्ली डेवलपमेंट अथॉरिटी द्वारा पार्टनर (कार्तिक अग्रवाल) गैस

	रु. 30000.00
पावती की	रु. 120.00
दस्तावेज़ की	रु. 20.00
स्टाम्प शुल्क	
दस्तावेज़ संख्या: 26	
कुल	रु. 30140.00

Sub Registrar Akbar

अधिकारी का नाम: प्रवेश सिंह (पी.सी.एस.)
SUB REGISTRAR
दस्तावेज़ संख्या: 3200320
टोकन: 0
पंजीकरण शुल्क: रु. 41000/-

1) दस्तावेज़ प्रकार: DHC स्टाम्प रु.5(D)
मुद्रांकन/पंजीकरण शुल्क: अमान्य 06/11/2020 11:00 दिनांक: 06/11/2020
कार्यालय का नाम:
2) दिनांक/समय: eChallan रु.: 30000
बैंक/खजाना/कार्यालय का नाम: MUNICIPAL/3207221E दिनांक: 06/11/2020
चालान संख्या:

3677

CHALLAN
MTR Form Number-6

GRN	MH009941732202021L	BARCODE		Date	06/11/2020 16:07:10	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
	Thane Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	AIUPJ7653
Office Name	AKOLA JT SUB REGISTRAR	Full Name	Rikkam Dasrupan Patnur Info Rajesh Champalal Jain
Location	AKOLA		
Year	2020-2021 One Time	Flat/Block No.	F. 3, 102 and 103, Plot No. 4 and 5
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty	440000.00	Road/Street	Main Kaulkhed
0030063301 Registration Fee	30000.00	Area/Locality	Akola
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	SecondPartyName=Satish Champalal Jain and other-CA-000000-Mahesul-999999
Total	4,40,000.00	Amount In Words	Four Lakh Forty Thousand Rupees Only

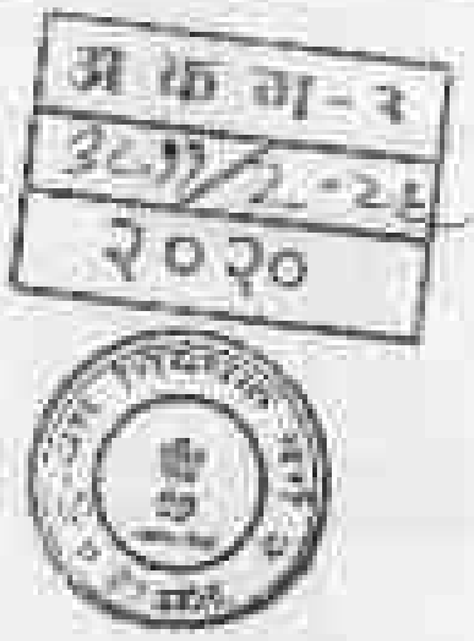
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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	33040072022011603011	IK0VLG6QV0
Cheque/DD No.		Bank Date	RBI Date	06/11/2020 16:26:02	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8623022521

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0911202011660	Date	09/11/2020
Received from Rajesh Champalal Jain, Mobile number 9421655102, an amount of Rs.540/- Inwards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.			
Payment Details			
Bank Name	SBIN	Date	09/11/2020
Bank CIN	10004152020110911660	REF No.	1MNTETQV4
This is computer generated receipt, hence no signature is required.			



CHALLAN
MTR Form Number-6

GRN	[illegible]	Date	[illegible]
Department	Inspector General Of Registration	Form ID	20

Payer Details

Type of Payment	Stamp Duty Registration Fee
TAX ID / TAN (If Any)	
PAN No.(If Applicable)	[illegible]
Full Name	Siddharth Shankarrao Patnekar (Minor) Rajan Chamadia Jain
Flat/Block No.	Flat [illegible] Plot No. [illegible]
Premises/Building	
Road/Street	Main Kalkheda
Area/Locality	Akola
Town/City/District	
PIN	4 4 4 0 0 1
Office Name	[illegible]
Location	AKOLA
Year	2020-2021 One Time
Remarks (If Any)	

Account Head Details

	Amount in Rs.
[illegible] Stamp Duty	[illegible]
[illegible] Registration Fee	[illegible]

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DEFACED
₹ 440000.00
DEFACE

Amount in Words	Four Lakh Forty Thousand Rupees 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.	[illegible]	[illegible]
Bank Date	RBI Date	[illegible]	Not Verified with RBI
User Name		STATE BANK OF INDIA	
Serial No. Date		Not Verified with Bank	

Page 1/1 Print Date 06-11-2020 06:36:39

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	[illegible]	[illegible]	06-11-2020-17:53:00	[illegible]	00:00:00
2	[illegible]	[illegible]	06-11-2020-11:53:39	[illegible]	4[illegible]:39
			Total Defacement Amount		4,40,000.00

E-challan Stamp Duty Rs. 4,10,000/- E-challan Reg. Fee Rs. 30,000/-

AGREEMENT OF DEVELOPMENT AND BUILDING CONSTRUCTION WITH POWER OF ATTORNEY AND FOR SALE

THIS AGREEMENT OF DEVELOPMENT AND BUILDING CONSTRUCTION WITH POWER OF ATTORNEY AND FOR SALE is made and executed on this **06th Day of November, 2020**, between :-

1. **M/s. Siddharth Developers** through its Partners.
2. **Shri Rajesh Champalalaji Jain**
   age 51 yrs. Occp - Business,
   PAN : ABJPJ3765D
3. **Shri Prashant Parasmalaji Jain**
   age 46 yrs. Occp - Business,
   PAN : ABGPJ7724F
4. **Shri Siddharth Sureshchandraji Jain**
   age 32 yrs. Occp - Business,
   PAN : AEVPJ9381E
   All R/o Anand Bhavan, In front of Amrutwadi, Akola, Tq and Dist Akola.

   [Hereinafter referred to as the "DEVELOPER and PURCHASER (which expression unless repugnant to the context, shall always mean and include their respective legal heirs, successors, executors and assigns) being the party of FIRST PART)

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AND

1. **Mr. Satish Champalalji Jain,**
   Aged 58 yrs., Occu: Business,
   R/o. Akola, Tq & Dist Akola.

2. **Mr. Sureshchandra Bhartialji Jain**
   Aged 62 yrs., Occu: Business,
   R/o. Akola, Tq & Dist Akola.

   Hereinafter referred to as the "OWNER" (which expression unless repugnant to the context, shall always mean and include their respective legal heirs, successors, executors and assigns) being the party of SECOND PARTS

WHEREAS the party of the second part is the absolute owner & possessor of the immovable property described herein below which is hereinafter referred to as the said property.

..2

DESCRIPTION OF THE SAID PROPERTY

All that piece and parcel of the land within Mauje Kaulkhed, Tq. and Dist Akola, Plot No 5, from Sr No 18/3, admeasuring 380 Sq mt, and Plot no 4, from Sr No 18/2, admeasuring 394.80 Sq mt, amalgamated plot No 8/2/34/32/A/4/5, admeasuring 776 Sq mt. (726 Sq mt in actual) boundaries are as under :-

Towards East	-	Plot no 5 from Sr no 18/2
Towards West	-	Plot no 4 from Sr no 18/3
Towards North	-	40 ft road
Towards South	-	12 ft Service Lane

WHEREAS, the Plot No 5, from Sr No 18/3 has been purchased by Satish Jain by Sale Deed dtd. 4.2.2011, at Sr No 591, from Ajay K Kalantri. The Plot No 4, from Sr No 18/2 has been purchased by Sureshchandra B. Jain by Sale Deed dtd. 14.1.2011, at Sr No 230, from Rekha J Agrawal. Then they got amalgamation order from AMC, Akola dt 4.12.2019. Then Construction map has been sanctioned by AMC, Akola on 6.8.2020. The name of the owners has been duly incorporated in the record of right at extract 7.

WHEREAS both the parties agreed to develop the said property on the following terms and conditions :-

1. The parties have agreed to sale, develop and construct the said property within a period 24 months from date of possession of described property and execution of present agreement i.e. **31/10/2022.**

2. The consideration of the present agreement shall be the consideration of sale of the described property to the party on first part by the party on second part. The amount of consideration has been fixed to Rs 82,00,000/-.

3. Out of the above amount of consideration the party on the first part has paid Rs 4,69,250/- after deducting TDs @ of .75% from Rs 5,00,000/- paid to each party on second part, as under :-

Cheque No	Date	Amount	Bank	
000194	06/11/2020	4,69,250/-	HDFC Bank, Akola	Sureshchandra B Jain
000454	06/11/2020	4,69,250/-	AJCCBL, Akola	Satish C Jain

The above amount is paid to the party on second part, and the party on second part has duly received the above amount by cheque on the date of realization from the bank.

The party on the first part undertakes to pay the balance consideration amount is under:-

A. After 10 day from the date of execution of this agreement Rs 10,00,000/- each to party on the second part.

Cheque No	Date	Amount	Bank	
000195	16/11/2020	10,00,000/-	HDFC Bank, Akola	Sureshchandra B. Jain
000455	16/11/2020	10,00,000/-	AJCCBL, Akola	Satish C. Jain

B. After 20 day from the date of execution of this agreement, Rs 10,00,000/- each to party on the second part.

Cheque No	Date	Amount	Bank	
000196	26/11/2020	10,00,000/-	HDFC Bank, Akola	Sureshchandra B. Jain
000456	26/11/2020	10,00,000/-	AJCCBL, Akola	Satish C. Jain

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C. After 31 day from the date of execution of this agreement, Rs 10,00,000/- each to party on the second part.

Cheque No	Date	Amount	Bank	
000197	7/11/2020	10,00,000/-	HDFC Bank, Akola	Sureshchandra B. Jain
000457	7/11/2020	10,00,000/-	AJCCBL, Akola	Satish C. Jain

D. After 41 day from the date of execution of this agreement, Rs 6,00,000/- each to party on the second part.

Cheque No	Date	Amount	Bank	
000198	17/12/2020	6,00,000/-	HDFC Bank, Akola	Sureshchandra B. Jain
000458	17/12/2020	6,00,000/-	AJCCBL, Akola	Satish C. Jain

As such the party on the second part will receive the entire consideration of present agreement.

4. The party on second part hereby agreed to sale/convey the said property to the party on the first part on completion of the period of the present agreement, only after receipt of the agreed amount of consideration.

5. That the party on the second part shall deliver the possession of the said described property to the party on the first part on the date of execution of present agreement.

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6. The Developer shall be entitled to develop the said property by making construction of residential and commercial building on the said property at his cost and as per his desire but strictly according to the construction map sanctioned by the AMC Akola and as per the structural design. The party on the second part shall have no right to interfere in the development and construction work of the party on the first part till the period of 24 months from the date of execution of the present agreement. The party on the second part shall not disturb the smooth development of the said property by the party on the first part. The party on the first part shall be abide by the provisions of Maharashtra Apartment Ownership Act while developing and constructing building on the said property. The entire liability under the provisions of Maharashtra Apartment Ownership Act shall be of the party on the first part.

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That the entire expenses, fees, development charges and all other expenses for development of said property and constructing the building on the "said property till completion and for taking electric & water connection shall be borne by the party on the first part, but in the name of the party on the second part.

The party on the second part hereby agreed to sale/convey the said property to the party on the first part on completion of the period of the present agreement, only after receipt of the agreed amount of consideration.

9. The party on the first part shall be entitled to enter into the agreement of sale of flats and shops with the prospective purchasers at the rate and price to be fixed by the party on the first part. The party on the second part shall have no right in fixing such rate or price of flats and shops.

10. The party on the second part declares that the said property will be free from all the encumbrances, lien, charges, mortgage etc, on the date of execution of sale, and also that they are absolutely entitled to transfer and convey the said property to the party on the first part. The party on the second part will pass a free, clear and marketable title of the said property in favour of the party on the first part on completion of the present agreement.

11. The party on the first part has duly seen, inspected, verified all the necessary documents and record of rights of the party on the second part in respect of the said property and are satisfied in that behalf.

12. On the execution of sale deed of the said property in favour of the party on the first part, they shall have every right to get their name mutated as the possessor and owner of the said property in all Government records including in the record of rights for which the party on the second part shall have no objection whatsoever.

13. The party on the second part hereby agrees and undertakes to indemnify and keep indemnified the party on the first part" against all actionable claims, charges, interests in respect of the ownership rights of said property by any person including the party on the second part Likewise the party on the first part hereby agrees and undertakes to indemnify and keep indemnified the party on the second part from any claims, damages, penalties, fines of any private person or local or government authorities in respect of the development of the said property during continuance of the present agreement, regarding construction and development of the property.

14. The party on the first part shall be entitled to avail all the benefits and existing casements and legal necessities annexed to the said property. The party on the second part hereby further agrees that if at any time any obstacles or hurdles of any nature whatsoever is created in the development of the said property on the basis of any proprietary rights in respect of the said property by any person or institution, then for such obstacles, the party on the second part shall be liable to the party on the first part for any damages or losses to the party on the first part.

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15. That any increase in the Floor Space Index (FSI) area in future, shall be utilised by the party on the first part and shall not be required to pay any compensation or extra additional amount in any manner on any count whatsoever to the party on the second part. So also it is further made clear that the entire rights of upper terrace after completion of the building/complex to be erected on the said plot shall be of the party on the first part and he will have every right"[1:49 PM, 11/6/2020] Sudhir: to use the upper terrace up till sky according to the prevailing Acts and Rules.

16. That any error or omission in description of the said property, shall not in any manner whatsoever affect the validity and authority of this agreement.

17. This agreement has been executed by the party on the second part and the party of the first part, out of their own free will and voluntarily after understanding the import and implications of the same.

18. As has been agreed, the party on the first part shall complete the development work of the said property within a span of 24 months from the date of gating possession of described property, on or before **31/10/2022.** The party on the first part shall not seek any excuse or claim condonation of delay on the ground of non availability of construction material, labours, infrastructure, machines, water, electricity, & strike of labours etc.

19. It is mutually agreed that the party on the second part hereby authorize and appoint the party on the first part as lawful power of attorney for completing the development of the said property, till the completion of present agreement. The party of the second part hereby authorizes the party on the first part to do or cause to be done each and every act in furtherance of the object & subject of the present agreement of development in respect of the said property between the parties, till the completion of present agreement.

20. The party on first part shall be authorized to enter in to and execute agreement of sale, of flats, units, shops, to be constructed in the building on the said property for and on behalf of the party on second part.

21. The party on first part shall not be authorized to mortgage the said property to raise funds, for the development of the same.

22. All the acts and deeds done by the party on the first part for and on behalf of the party on the second part in respect of the development of the said property shall be deemed and construed to be done by the party on the second part themselves being personally present and duly ratified by them for the purpose of sanction, permission, payment of fees, preparation of maps, etc.

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The party on the second part has every right till the execution of sale deed of the described property to enter upon and inspect the described property.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT OF DEVELOPEMENT AND BUILDING CONSTRUCTION WITH IRREVOCABLE POWER OF ATTORNEY ON THE DATE, MONTH & YEAR MENTIONED FIRST.

AKOLA , Date **06/11/2020**

WITNESS



1.....
Pravin Vinyakrao Bute



2.....
Advocate Akola

PARTY ON THE FIRST PART

M/s. Siddharth Developers, Akola
throught its partners



1.....
Siddharth Suroshchandra Jain



1.....
Rajesh Champalal Jain

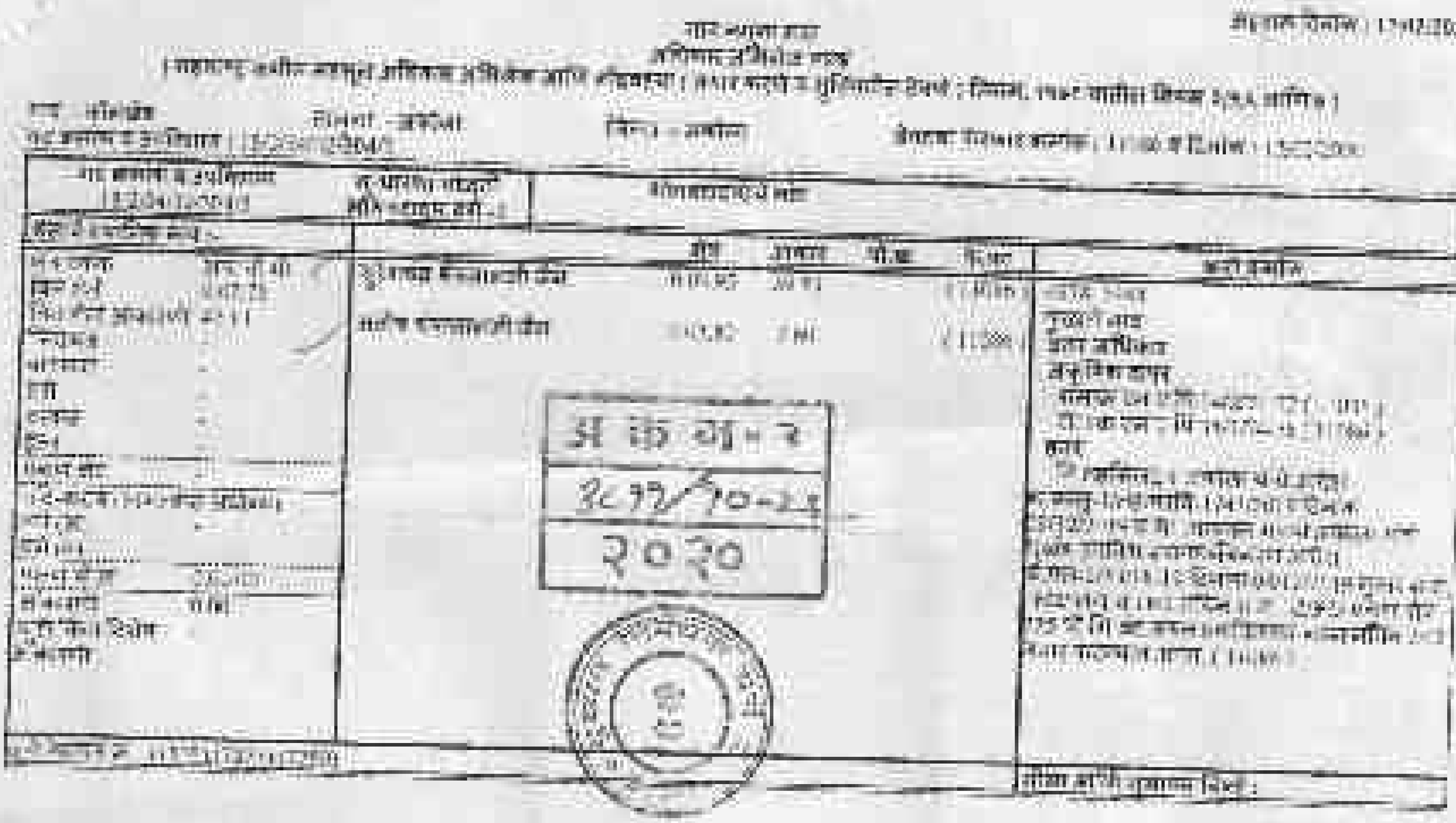
2.....
Prashant Parasmal Jain

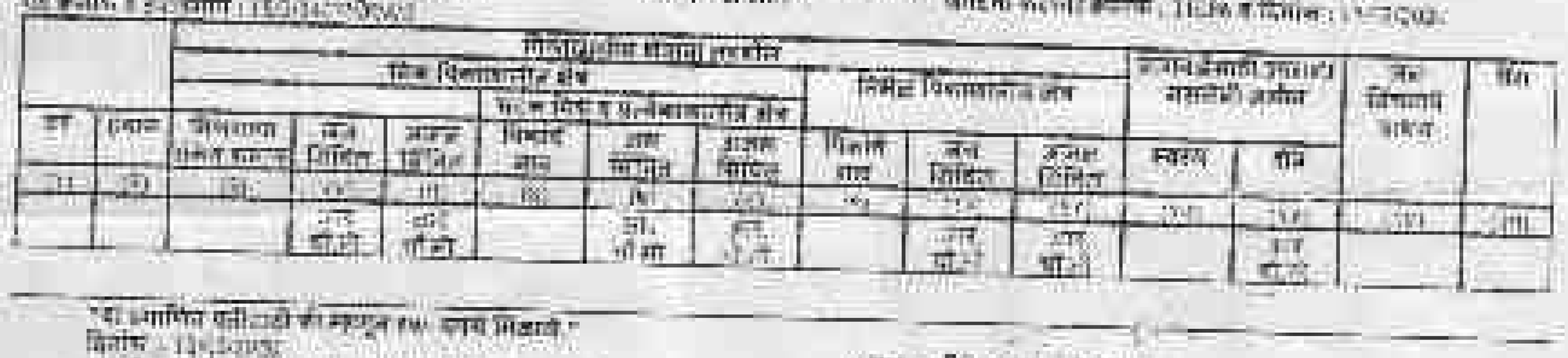
3.....
Siddharth Suroshchandra Jain

PARTY ON SECOND PART

1.....
Sureshchandra Bherulal Jain

2.....
Satish Champalal Jain







https://mail.erfar.onlightcloud.com/DD3A/PgHum1712 18/02/2020

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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- मौलखेड   तालुका :- अकोला   जिल्हा :- अकोला

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकाराचे नाव, आद्याक्षरी व शेरा
11088	नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफार तयार दिनांक : 21/01/2020 आदेशाचे दिनांक : 20/01/2020 सक्षम अधिकारी तहसीलदार यांनी त्यांचे कडील आदेश क्रमांक : [illegible] 1241/2019-2020 दिनांक 04/12/2019 अन्वये एकत्रीकरण आदेश [illegible] ७/१२ [illegible] असल्याने नवीन [illegible] आवश्यक आहे, या प्रमाणे मूळ ७/१२ बंद करून खालील प्रमाणे नवीन नोंद [illegible] करण्यास [illegible] जुना ७/१२ : सर्व्हे क्रमांक : 18/2/34/4 [illegible] क्षेत्र : 0.0395 [illegible] चौ.मी सर्व्हे क्रमांक : 32/अ/5 [illegible] क्षेत्र : 0.0380 [illegible] चौ.मी नवीन ७/१२ : सर्व्हे क्रमांक : 18/2/34/32/अ/4/5 [illegible] क्षेत्र : 0.0775 [illegible] चौ.मी खाते क्रमांक : 4076 नाव : [illegible] जैन क्षेत्र : 0.0395 आकारणी : 39.37 [illegible] : 5464 नाव : सतीश चनालालजी जैन क्षेत्र : 0.0380 आकारणी : 7.60 [illegible] नवीन ७/१२ [illegible] जुने ७/१२ बंद केला आहे [illegible] नोंद [illegible] हितसंबंधितांना नोटीस बजावल्याचा दि. 21/01/2020 [illegible] नोंद निर्गतीचा दि. 17/02/2020 (रविंद्र [illegible] सोनोने) तलाठी मौलखेड साझा मौलखेड ता. अकोला जि. अकोला	18/2/34/32/अ/4/5, 18/2/34/4, 32/अ/5 एकूण :- 3	सा. तहसीलदार यांचे आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करण्याचा आदेश मान्य झाला आहे नोंद प्रमाणित (वि एस [illegible]) मंडळ अधिकारी - मौलखेड ता. अकोला जि. अकोला दि. 17/02/2020

"हा प्रमाणित प्रतिसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 18/02/2020
सांकेतिक क्रमांक :- 27050004005013000022020 3184

(नाव :- रविंद्र [illegible] सोनोने)
तलाठी साझा :- मौलखेड - अकोला जि :- अकोला

Form 26QB

Your E-tax Acknowledgement Number is AH375265

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- After communication by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of Deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the 'Bank Tax Amount' on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Bank Tax (Income Tax)' only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	300	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ACAFS0115R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABJPJ5786
Full Name (Masked) of the Transferee	SIDXXXXTH DEVELOPERS	Full Name (Masked) of the Transferor	SATXXXXUMAR CHAMPALALWAIN
Category of Transferee on the basis of PAN	Firm and/or Limited Liability Partnership	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

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Complete Address of the Property Transferee

Name of premises/Building/ Village	SIDDHARTH DEVELOPERS
Flat/Door/Block No.	C/O BHERULAL DHANRAJ
Road/Street/Lane	OLD DANA BAZAR, TAJNAPETH
City/District	AKOLA
State	MAHARASHTRA
Pin Code	444001
Email ID	rai_khatod_0658@yahoo.com

Complete Address of the Property Transferor

Name of premises/Building/ Village	ANAND BHAWAN
Flat/Door/Block No	
Road/Street/Lane	NEAR AVRUTWADI
City/District	AKOLA
State	MAHARASHTRA
Pin Code	444001
Email ID	raj_khatod_0658@yahoo.com
Mobile No.	9823022921

Taxpayer's Counterfoil

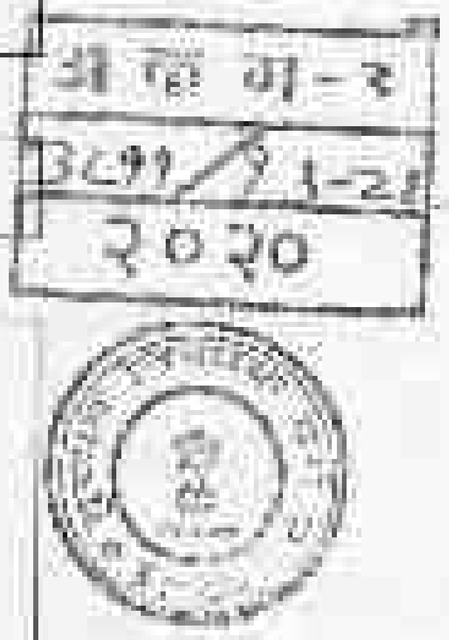
Name of the Assessee: SIDDHI DEVELOPERS

PAN: ACAFS6116R

Major Head: 0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head: 800 - TDS on Sale of Property

4100000
06112020
ARIPJ3766A
AB3752453
AKOLA



Description of Tax	Amount in Rupees
Basic Tax	30,750.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	30,750.00

HDFC BANK LIMITED

Challan No	280
BSR Code	0510303
Date of Receipt	06/11/2020
Challan Serial No	24924
Assessment Year	2021-22
Bank Reference	24924
Drawn On	HDFC Bank Netbanking

Rupees (In words): INR THIRTY THOUSAND SEVEN HUNDRED FIFTY ONLY

CIN: 05102306111201A4924

Debit Account No.: 50200008934032

Payment Realization Date: 06/11/2020 12:16:39

Please Save a copy of this Acknowledgement Receipt for your future reference.

Form 26QB

Your E-tax Acknowledgement Number is AH875343

- For [illegible] you [illegible] Tax Deductible Form 16D is also available for download from the TRACES website [illegible]
- You [illegible] Tax Deducted [illegible]
- For [illegible] Tax Deducted [illegible]
- [illegible] Tax Deducted [illegible]
- [illegible] Tax Deducted [illegible]

Tax Applicable	ITR1	Assessment Year	2021-22
Nature of Payment	30B	Financial Year	2020-21
Permanent Account No. (PAN) of Transferor	AGRPS6116S	Permanent Account No. (PAN) of Transferee (if available)	AAACB4[illegible]
Full Name (Transferee)	SIDDHIVINAYAK DEVELOPERS	Full Name (Transferor)	SURENDRA[illegible]
Category of Transferee on the basis of PAN	Partnership	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Transferee

Name of premises/building/village	SIDDHIVINAYAK DEVELOPERS	Name of premises/building/village	VINAYAK
Flat/Door/Block No	S/3 SHERIKAL DHARAK	Flat/Door/Block No	
Road/Street/Lane	GUTTANAVAZAR, DAHANU(T)	Road/Street/Lane	NEAR MARUTI MANDIR
City/District	DAHANU	City/District	DAHANU
State	MAHARASHTRA	State	MAHARASHTRA
PIN Code	401601	PIN Code	401601
Email ID	[illegible]@yahoo.com	Email ID	[illegible]@yahoo.com
Mobile No	9823082021	Mobile No	9823013021

Date of Agreement for sale	02/11/2020	Whether more than one Transferee	No
Date of Payment/Credit	02/11/2020	Whether more than one Transferor	Yes
Date of Tax Deduction	02/11/2020	Payment Type	Instalments

38 क ग - 3
3C.99 / 11-1-5
2020

#2 06/11/2020, 12:28

Taxpayer's Counterfoil

Name of the Assessee: SHIVKUMAR DEVELOPERS

PAN: A C A F S 6 1 1 6 R

Major Head: 0021 - INCOME TAX (OTHER THAN COMPANIES)

Minor Head: 800 - TDS on Sale of Property

३४ सी ए - २
३८१/१५-२६
२०२०

4100020
0617820
AAZP1596H
A11775343
AKQLA

Description of Tax	Amount in Rupees
Basic Tax	30,750.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	30,750.00

HDFC BANK LIMITED

Challan No	280
BSR Code	0510383
Date of Receipt	05/11/2020
Challan Serial No	28765
Assessment Year	2021-22
Bank Reference	28765
Drawn On	HDFC Bank Netbanking

Rupees (In words): INR THIRTY THOUSAND SEVEN HUNDRED FIFTY ONLY

CIN: 0510383051120286765

Debit Account No.: 50200066841032

Payment Realization Date: 04/11/2020 12:32:15

Please Save a copy of this Acknowledgement Receipt for your future reference

अकोला महानगरपालिका, अकोला

सहाय्यक संचालक, नगर रचना यांचे कार्यालय

गांधी रोड, अकोला 444001

जा.क्र.मनपा/नर/ /

दिनांक :-

प्रति,

श्री सुरेशचंद्र श्रीरामजी जैन

श्री सतिश गोपालदासजी जैन

अकोला

विषय :- बृहत्तर परवानगी प्रकरण क्र. 4/224/19-20 मौजे पलसोद ता.जि.अकोला येथील सर्वे नं.

१५८ चे अनुषंगाने.

संदर्भ :- आपला दिनांक 04.02.2020 रोजीचा प्रस्ताव क्र. 4/224/19-20

महोदय,

आपण मौजे पलसोद सर्वे नं. 158 पैकी 3.61 हे.आर. (4-5) क्षेत्रावर जोडलेल्या सनदेनुसार बृहत्तर परवानगीसाठी सादर केलेला प्रस्ताव मंजूर करण्याबाबत तसेच सदर प्रस्तावातील तरतूदीनुसार अदेय प्रिमीअर वसूलीस केलेला अर्ज, सदर प्रस्तावात 365.65 चौ.मी. प्रिमीअर सवलत मागणीबाबत तसेच सामासुध्या चौरसी मालकी हक्काचे दाखले मिळणे बाबत.

वरील विषयान्वये आपण सादर केलेल्या प्रस्तावास अटिंच मंजूरी पत्र सशर्त देण्यात.

(प्र.के.ढोंडके)
प्र.सहाय्यक संचालक नगर रचना
अकोला महानगरपालिका, अकोला

अकोला महानगरपालिका, अकोला

भूखंड उपविभाजन/एकत्रिकरण आदेश

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे कलम 45 व महाराष्ट्र शासन अधिसूचना क्र.
17 दिनांक 22 मार्च 2014 अन्वये)

जावक क्र.एमएनए/बीय/18:11

दिनांक :- 2/12/2020

मंजूरदार श्री सुरेशसिंह विक्रमसिंहजी जैन यांनी मौजे अंतरगाव खुर्द ता. जि. अकोला भूखंड क्र. 4+5 चे एकत्रिकरण प्रस्ताव दि. 15.09.2019 रोजी मंजूरीस्तव सादर केला आहे.

मंजूरदार सादर भूखंड हा उपविभागीय अधिकारी, अकोला यांचे आदेश क्रमांक/टीए34/कावि3E/1/1976-77 दिनांक 25.06.1976 अन्वये मंजूर अभिन्यासातील भूखंड क्र. 5 चे क्षेत्रफळ 366.14 चौ.मी. असून सदर उपविभागीय अभिन्यास, यापूर्वी यांनी आदेश 14/271-72 दिनांक 21.07.1976 अन्वये मंजूर अभिन्यासातील भूखंड क्र. 4 चे क्षेत्रफळ 396.30 चौ.मी. असे सदर भूखंडाचे एकत्रिकरण संचालक नगररचना यांचे मार्गदर्शनानुसार खालील शर्ती व अटीस अधीन राहून मंजूर करण्यात येत आहे.

शर्ती व अटी

1. सदर भूखंडाचा लिलाव/वाणिज्य/औद्योगीक विकास, विक्री लिहून देण्याबाबतचे अधिकार राहतील.
2. सदर भूखंडाचे एकत्रिकरण व पुनर्विभाजन म.न.प. चे इतर सर्वसाधारण नियम पाळणे बंधनकारक राहील.
3. सादर लिहून घेतेवेळी सिमा खुणा आढळून न येणाऱ्या अशा भूखंडास संरक्षक भिंत बांधणे बंधनकारक राहील.
4. आपण सादर केलेली माहिती चुकीची किंवा दिशाभूल करणारी असल्याचे आढळून आल्यास सदर हा एकत्रित भूखंड रद्द करण्यात येईल तसेच सदर उपविभाजन मंजूर झाले बाबत अन्य उपविभागीय अधिकारी यांचे निर्णयात/नियमानुकूल झाल्या असल्यास अशा अन्य बाबतीत सुध्दा आपणास देय राहणार नाही.
5. सदर भूखंडाचे एकत्रिकरण केल्यानंतर तो खाली नमूद केल्याप्रमाणे इतर भूखंडाचे विक्रीस ठेवावा.

अ.क्र.	भूखंड क्र.	क्षेत्रफळ (चौ.मी.)
1	4	396.30
2	5	366.14
	एकत्रित भूखंड क्र. 4+5/1	761.44

(प्र.आयुक्त यांचे अधिकारात)

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका, अकोला

3% वर वर्ग - २
उपविभाजन
२०२०

BEFORE AMALGAMATION OF PLOT

AFTER AMALGAMATION OF PLOT

SITE PLAN Scale = 1: 4250

D.P.PLAN Scale = 1: 1000

SANCTIONING AUTHORITY

PROPOSED AMALGAMATION OF LAYOUT PLOT NO-4 + 5 IN S. NO - 16, 18/2 OF MOUJE KAULKHED TQ. & DIST. AKOLA

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

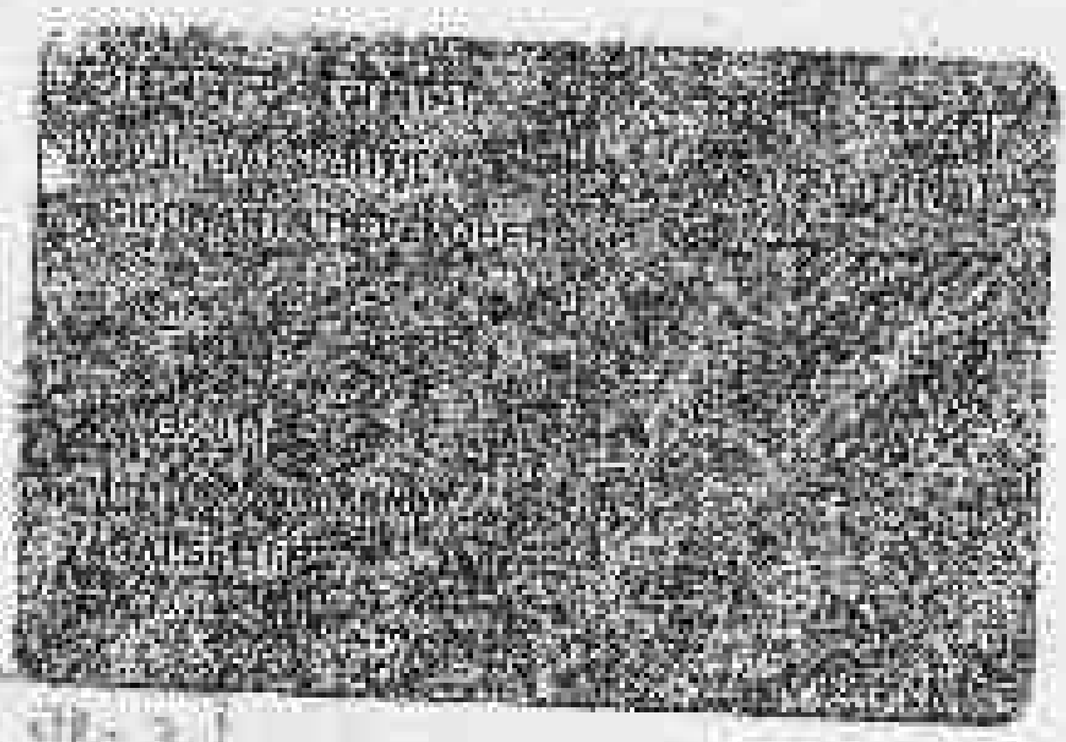
38 वा अ-५
2020

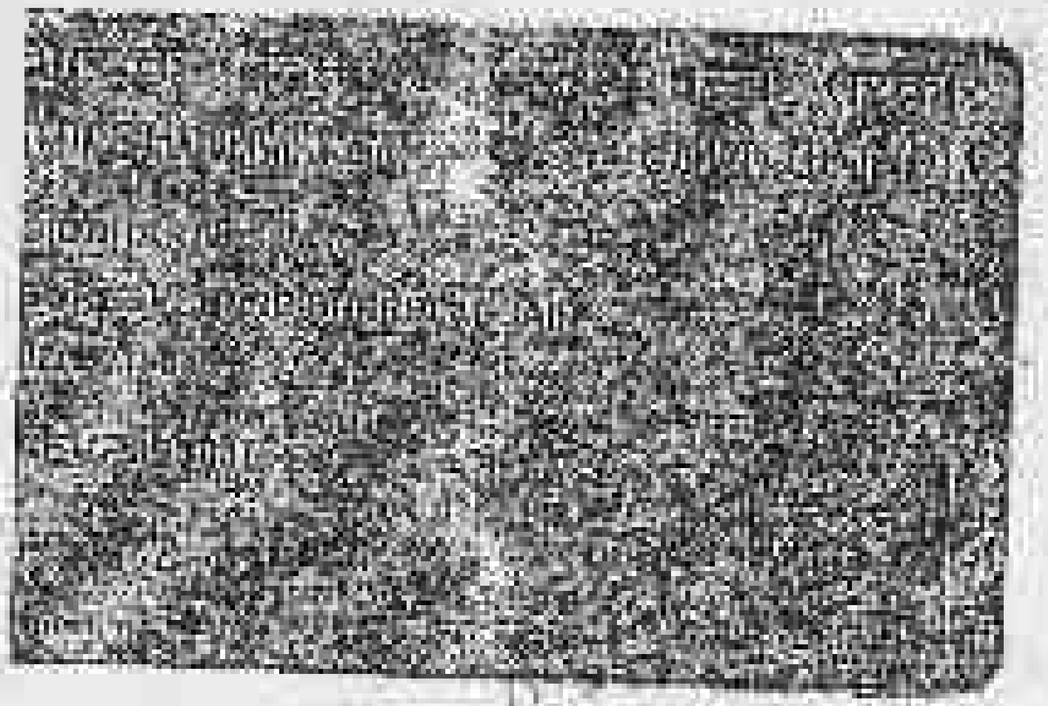
अ.वि.अ. क्र.-२
अ.प्र./२७८८
२०२०

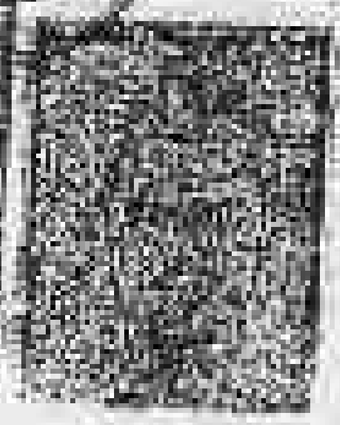












Address:
Anand Bhavan, Ansuya Marg,
New Nathanwan Plot, Akola, Akola,
Maharashtra - 444001

3505 3168 8351

Address:
SC, Surendra Bhavan, Anand
Sagar, Opp Annie Wadi, New
Nathu Kaur Plot, Akola, Akola,
Maharashtra - 444001

7978 2491 4589

3505 3168 8351

Address:
Shri Ram Niwas, Ansuya Marg,
New Nathanwan Plot, Akola, Akola,
Maharashtra - 444001

3505 3168 8351

Address:
SC, Surendra Bhavan, Anand
Sagar, Opp Annie Wadi, New
Nathu Kaur Plot, Akola, Akola,
Maharashtra - 444001

7978 2491 4589

3505 3168 8351

9246 1173 1083

5983 9129 2334

आधार सरकार
Unique Identification Authority of India

5858 9149 6331

7013 1699 1281

मेरा आधार, मेरी पहचान

Summary] (Cross Warranting-1)

238381

दस्तावेज संख्या: 2220 5:55 अ.प

बही क्रमांक 1 वर्ष 2020

मालवा मूल्य रु 82,00,000/- स्टाम्प रु 00/-

स्टाम्प ड्यूटी (एस.टी.) रु 10,250/-

रु. [illegible] रु [illegible] की प्राप्ति

[illegible] = ₹ 6611.5=5

Rs. [illegible] रु [illegible]

उप निबंधक अभिलेख-1

दिनांक 25/11/2020

निष्पादन के लिए प्रस्तुत किया गया

पेस्टिंग फीस = 700/-

दस्तावेज की = 820.00

स्टाम्प ड्यूटी = 20.00

योग = 28

एकत्र = 1540.00

Sub Registrar Akola

Dy. Registrar Akola

दस्तावेज क्रमांक 238381 को आज दिनांक 25/11/2020 को 05:58 PM बजे

पेश किया गया

पेश करने वाले का हस्ताक्षर

Payment Details

Sr.	Particulars	Type	Number	Bank/Branch	Amount	Ref.	Date	Drawn Bank
1	Siddharth Developers Partner ship Deed	eChallan	0000[illegible]1106038	MH03899[illegible]2022CT[illegible]	100000.00	BF	0003001452[illegible]	[illegible]
2		Cash		35[illegible]1668	500	BF	20[illegible]1668	[illegible]
3	Siddharth Developers Partner ship Deed Stamp Duty	eChallan		MH03899[illegible]F	30000	BF	3003001452[illegible]	[illegible]

[BF-Bank Finder] [RF-Registration Fee, DHC-Document Handling Charges]

[illegible]

Date and Signature of Applicant

1. [illegible] Examine the particulars in both the [illegible] page in the Volume.
2. [illegible] and [illegible] the [illegible].

[illegible], please write to us at feedback.[illegible].com

३ मे १८ ०१-२
३/५/२०१८
२०२०

सहदिवाणी न्यायालय, वरीष्ठ स्तर,
यांचे दस्तावर एकूण ....२.... सह्या आहेत
पुस्तक क्रमांक ....१.... दस्त क्रमांक ३८१९
वर नोंदला

सह दुय्यम निबंधक वर्ग २
अकोला
दिनांक ....माहे ....२०१८....