

1000012345678

पावती

Original/Duplicate

Thursday, July 05, 2018

नॉदणी क्र.: 39म

5:16 PM

Regn.: 39M

पावती क्र.: 4504

दिनांक: 05/07/2018

नावाचे नाव: अकोला

दस्तऐवजाचा अनुक्रमांक: अकन-2339-2018

दस्तऐवजाचा प्रकार: डेव्हलपमेंट ऑफीस

सादर करणाऱ्याचे नाव:.. डॉ निखिल अरविंद किंबे

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

डाटा एन्ट्री

रु. 20.00

एकूण:

रु. 30540.00

मुळ दस्त ऐवज परत घेऊन देण्यात येईल

आपल्यास मूळ दस्त, परत घेऊन दिव. मूकी-२ अंशाचे
5:26 PM ह्या वेळेस मिळेल.

Sub मॅगिनाचि मोला1

वाजार मूल्य: रु. 30780000/-

मोबदला रु. 30780000/-

भरलेले मुद्रांक शुल्क : रु. 1539000/-

1) देयकाचा प्रकार: @Challan रकम: रु. 30000/-

हीटी/बनादेमा/वॉटर बिल/बिल: MH00384952201819E दिनांक: 05/07/2018

दॅकेचे नाव व पत्ता:

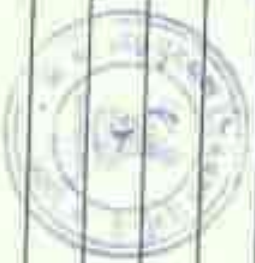
2) देयकाचा प्रकार: By Cash रकम: रु. 540/-

Nikhil Kumbhar

CHALLAN
MTR Form Number-6

9232

90

GRN	MH003649622201819E	BARCODE			Date	05/07/2018-14:26:03	Form ID	25.3
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1			PAN No.(If Applicable)	ACAPK4184D			
Location	AKOLA			Full Name	Dr Nikhil Arvind Kibbe			
Year	2018-2019 One Time			Flat/Block No.	KASBE AKOLA NAZUL SHEET NO 75 AND 76 a			
				Premises/Building	PLOT NO 1/1 PART			
Account Head Details		Amount In Rs.						
0030346401	Stamp Duty	1539000.00	Road/Street	AKOLA				
0030063301	Registration Fee	30000.00	Area/Locality	AKOLA				
			Town/City/District					
			PIN	4	4	4	0	0
			Remarks (If Any)	PAN2=ADNPK1770B~SecondPartyName=SUSHILKUMAR RATANLAL KHOWAL~~MarketVal=30780000				
								
Total		15,69,000.00	Amount in Words	Fifteen Lakh Sixty Nine Thousand Rupees Only				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	00040572018070537920 IK00QVZDU1				
Cheque/DD No.		Bank Date	RBI Date	05/07/2018-14:30:08		Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Red Seal of
Paying
b Receipt
received
Type
of
proof
MTR No.
/ registration document,
hashcode and serial code

Nikhil Kibbe

Nikhil Kibbe



GOVERNMENT VALUATION 3,07,80,000/-
STAMP DUTY PAID BY E-CHALLAN 15,39,000/-
 (AS PER THE GUIDELINES)

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made at
 Akola on this 30th day of June Two Thousand and Eighteen,
BETWEEN

Dr. Nikhil S/o Arvind Kibe,

Age about 56 years, Occupation: Medical Practitioner,
 R/o Oppo. Vitthal Hospital, Jatharpeth Road,
 Akola tq. & Dist. Akola PAN No. ACAPK4184D

(Hereinafter referred to as "Owner" (Which expression shall,
 unless it be repugnant to the meaning or context thereof, be
 deemed to mean and include his respective heirs, executors,
 administrators, successors and assigns) of the FIRST PART;

AND

M/s Dream Constructions, Akola,
 A Partnership firm - Through its Partners -

(a) Mr. Sushilkumar S/o Ratanlal Khawal,

Aged about 56 years, occp - Business,
 (PAN No. ADNPK1770B)

(b) Mr. Sanjay S/o Purshottam Agrawal,

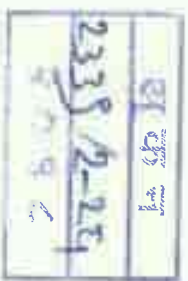
Aged about 53 years, occp - Business,
 (PAN No. AAYPPA2177N)

(c) Mr. Shubham S/o Sanjay Agrawal

Aged about 24 years, occp - Business,
 (PAN No. BEJPA7605B)

Having Office - House No. 1/5-3, Ward No. 49-2,
 Near Birla Gate No. 1, Tapdiya Nagar, Akola - 05

Hereinafter referred to as "Developer", (Which expression shall
 unless it be repugnant to the meaning or context thereof, be



4-3

Nikhil Kibe

deemed to mean and include the said partnership firm and the present and future partners constituting the said firm and their respective heirs, administrators, executors, successors and assigns) of the **SECOND PART**.

WHEREAS the Owner herein are the absolute Owner of and otherwise well and sufficiently entitled to and seized and possessed of all those pieces or parcel of non agricultural land collectively admeasuring 1729.17 sq. mtrs. (18,605.86 sq. fts.) being Sheet No. 76 & 76A situated at Mouza Akola tq. Akola Dist. Akola and within the limits of the Akola Municipal Corporation and within the jurisdiction of the Sub Registrar (hereinafter referred to as **the said property**) and more particularly described in the schedule.

AND WHEREAS the said property is the subject matter of these present and delineated in red colour boundary line on the plan annexed hereto as Annexure "1" and more particularly described in the First Schedule hereunder written and is the subject matter of these presents. 7/12 Extract card in respect of the said property is annexed hereto as Annexure "2".

AND WHEREAS the owner have represented and assured that the Owner herein are well and sufficiently entitled to the said property in the manner hereinabove stated as Owner thereof and they have a clear and marketable title to the same as Owner thereof and have an exclusive right and authority to deal with the said property.

AND WHEREAS the Owner for good and sufficient reasons have decided to dispose of the said property by grant of development rights and on the same being known to the Developers, the Developers have approached the Owner and offered to develop the said property and pursuant to the discussion and negotiations between the parties the Owner have agreed to grant the exclusive development right and authority in respect of the said property more particularly described in the First Schedule herein below written and delineated in red colour boundary line on the plan



S. A. Khar

[Signature]

23/3/24

annexed hereto as Annexure "1" unto and in favour of the Developers for consideration and the Developers have agreed to take and acquire the development rights in respect of the said property for its commercial and effectual development free from all encumbrances and reasonable doubts for a consideration and on the terms and conditions herein below mentioned.

NOW IT IS AGREED, DECLARED AND CONFIRMED

BY AND BETWEEN THE PARTIES HERETO as under:-

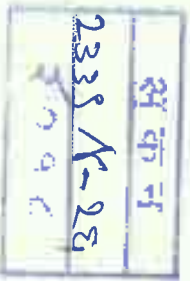
1. The Owner do hereby grant unto and in favour of the said Developers the exclusive development rights and authority to develop the said property described in the First Schedule hereunder written, by making construction of building comprising of commercial and/or residential units, each capable of individual utilization along with allied amenities.
2. The Owner hereby declares and covenants that::

- (A) The title and rights of the Owner to the said property is clean, clear and marketable;
- (B) There are no encumbrances, mortgages, liens, covenants, restrictions, notices for acquisition, notices for acquisition, easements or any outstanding interest of claims on or affecting and said property and nor is the said property the subject matter of any pending suit or attachment either before or after judgment.

(C) No Notification is issued under any Ordinance, Act, Statute, Rules or Regulations affecting the said property as per the knowledge of the Owner;

(D) That the said property is free hold and is not under any restricted tenures and that there are no restrictions whatsoever attributable towards the said property whereby any permissions are required for development, transfer or alienation and may amounts being of the like of nazarana, charges, deposits, etc. Are payable to the

Government.



S. R. Mohan

 Nikhil Katar

(E) Neither the Owner nor their predecessors in title not anybody claiming from by under or through them have granted any right, have rights including any right of way or easement or license or any other rights to any person/s in respect of the said property and that no such right has become effective by prescription or otherwise howsoever;

(F) Neither the Owner nor their predecessors in title not anybody claiming from by under or through them have entered into any agreement for sale or development of the said property with any person or party prior hereto;

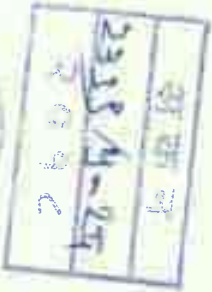
(G) That after the execution of these presents, till this agreement remains in force and subsisting the Owner shall not create any encumbrance, mortgage, charge or claim on or in respect of the said property nor shall they seek to create any third party rights or enter into any other agreement in respect thereof;

(H) There are no Wealth-tax, Sales-tax or other taxation proceedings whether for recovery or otherwise initiated by any proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local or revenue authorities pending whereby the rights of the Owner to deal with the said property are in any way affected;

(I) The Owner have paid the land revenue and taxes payable in respect of the said property upto date.

(J) That the Developers shall be entitled to consume all the available FSI Pertaining to the said property and shall also be entitled to load any TDR/Slum or Paid FSI on the said property, if permitted by the local authority; and

(K) Save and except the Owner no other person/s including any family member/s has any right due or interest of whatsoever nature in and upon the said property.



S.R. Khan

Nikhil Khe

3. In the event, if any defects, encumbrances, shortfalls are traced to the title or rights of the Owner or any objections are received, the Owner shall clear the said defect/s, encumbrances, shortfalls or objections at their own costs. The Owner shall at all times hereafter keep saved and indemnified the Developers or its nominees and successors for and against any loss, cost or expenses that the Developers or their nominees or successors may incur or suffer for any defect in title or rights of the Owner over the said property.

4. In consideration the Developer hereby agrees pay
following the following manner:



- a. Rs. 5,50,000/- (Five Lakhs Fifty Thousand) which was agreed to be paid at the time of agreement is already paid by Cheque by Developer (a)
- b. Rs. 2,75,000/- (Two Lakhs Seventy Five Thousand) which was agreed to be paid at the time of agreement is already paid by Cheque by Developer (b)
- c. Rs. 2,75,000/- (Two Lakhs Seventy Five Thousand) which was agreed to be paid at the time of agreement is already paid by Cheque by Developer (c)

The receipt of Rs. 11,00,000/- is hereby acknowledged by
 Owner

- d. Rs. 89,00,000/- (Eighty Nine Lakhs) within 15 days from the date of receipt of Permission to commence construction by sanctioning map.
- e. Rs. 1,00,00,000/- (Rs. One Crore) after 6 months from the date of receipt of sanctioned map/permission to commence construction.

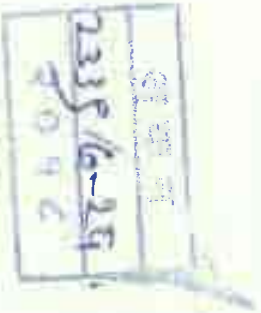
It is expressly agreed between owner and developer that the developer shall be entitled to retain the initial consideration of sale, lease or license or such other considerations exclusively, to the extent of first receipts of Rs. 4,00,00,000/-

[Handwritten signature]

and also to the extent of share of expenses that are borne by the Developer on behalf of Owner, if any as are mentioned in this agreement. Only thereafter the proceeds of further sale, lease, license or such other considerations shall be divided between the parties equally, as agreed in clause no. 24 of this agreement.

5. The plan for Development shall be prepared by the Developer in accordance with the development control Rules and building bye laws. All the decisions regarding the Plans, Designs, Elevation, Specifications etc. of the building shall be taken by the Developer and shall be binding on the Owner. So also, the Developer shall have right to revise such plans, designs, specifications etc. even after sanction, subject to approval of such revision by the concerned authority, subject to specific understanding that, those changes will be with the consent of the owner and should be in accordance with applicable provisions of the concerned enactment.

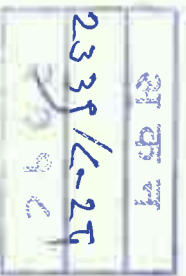
6. It shall be responsibility of Developer to get the Plan sanctioned from the Planning Authority or any other concerned authority, as may be required by law. However, the Owner shall cooperate with the Developer in every possible manner for sanction of the Plan, including by putting signatures on the requisite documents, granting authority in writing to the Developer and attending the offices of the public authorities, as may be required. The plan may be sanctioned in name of the Owner and/or Developer. All the expenses in this regard like premium charges, TDR, development charges, AUTO DCR prints, draftsman fees, miscellaneous expenses and any other unseen or unknown expenses related to map sanctioning shall be borne equally by both the parties i.e. the Owner and the Developer.



3. P. Khan [Signature] [Signature] N. K. L. K. K.

The accounts shall be maintained by the developer in respect of the expenses incurred on the project and the accounts maintained by the developer shall be made available for the inspection of the owner at any time. The developer will open separate account as per the applicable provisions of the Real Estate Regulation Act.

7. The Owner have simultaneously on execution hereof granted a license and permitted the Developers to enter upon the said property with their workers, agents, supervisors and other and to develop the said property by constructing building/s thereon in terms of this agreement. The entry of the Developer of the site will be of permissive nature.



8. The execution of the Plan approved by the Planning Authority and actual construction of the building and allied amenities over the land described in First schedule shall be done by the Developer. All expenses for this purpose of actual construction of the building(s) and amenities such as material, labour, fittings, fixtures, tubewell etc. shall exclusively be borne by the Developer. The Owner shall not be responsible for same. The Developers shall not be entitled to claim or deducted any expenses of actual construction from the amount payable to the Owner.

9. The Developers shall be entitled to enter into separate contracts in its own name with suppliers of materials, building contractors, Architects, Engineers and other Agencies for carrying out of the development of the said property at its own risk and cost and the owner will not be responsible for any dispute between the said agencies and contractor.

S. R. Khan   Nikhil Kumar

10. The developers shall be responsible for all statutory compliances pertaining to construction of building and amenities over the land described in First Schedule, particularly -



- a) The Developer shall get the project registered under the provision or Real Estate (Regulation) Act (if required) and to make compliances under the said Act in respect of the said construction.
- b) The Developer shall be liable to make compliances under the Central Goods and Services Tax Act relating to all the construction activities. (The GST on Purchase of constructed units will be paid by the purchaser of the unit).
- c) The Developer shall be responsible for compliances under the Maharashtra. Municipal Corporation Act, Mah. Regional and Town Planning Act or any other statutes.
- d) If any liability is incurred due to failure or lapse in any statutory compliance, shall be borne by the Developer. The Developer shall keep the owner indemnified against all such liabilities.

11. The Developer may employ such number of labours and employees for completion of construction of building and amenities over the said property, as may be required. All such labours and employees shall always be treated as labours/employees of the Developer and the Owner shall not have any contractual or other relation with them, in any event the status of the owner will not be treated as principal employer as contemplated under any applicable enactment. It shall be responsibility of the Developer to make payment of wages, salaries or other remuneration to such labours and employees. So also, if any liability towards labour or employee arises due to some accident or unfortunate

Handwritten signature and text:
 2335/5-134
 10/1/20
 Kabe

incident during such construction. The Developer shall be responsible for same. The Developer shall keep the Owner indemnified against all such liabilities towards the labours and employees.

12. The Developer shall ensure that construction of building and amenities is completed within a period of 3 months from the date sanction of the plan by the Planning Authority. The developer shall be entitled of grace period or extension of 6 (Six) months for the completion of project and which extension shall not be withheld by the Owner. In the event of any force majeure condition or stoppage of project due to any defects in title or any litigation or order of any Court or public authority or due to the negligence of owner or fault of owner to co-operate or for any such reasons which are beyond the control of Developers, in which the developer is not at fault, the period of such force majeure condition or time for clearance of such defects in title or time lapsed due to negligence or non-co-operation of the owner or the time lapsed in removing the difficulties, shall be excluded from the total period of 30 (Thirty) months and/or the grace period as stated above. After the completion of the project if there are any unsold units left, then they will be shared by mutual understanding and as per market rate by both the parties, equally.

In case the developer fails to complete the work of construction within a period of 36 months, as agreed and the construction is completed less than 50% of the project then Owner shall be entitled to retain the entire construction by terminating the present agreement and by paying to the developer the amount invested by him alongwith interest thereupon at the rate of 9% p.a.



[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*

In case the developer fails to complete the work of construction within a period of 36 months, as agreed, and the construction is completed more than 50% of the project then the developer shall be liable to pay to the Owner a compensation of Rs. 2,00,000/- per month for next 12 months and the Developer shall be entitled for additional period of 12 months to complete the project.

In case, despite of lapse of 48 months (30 months + 6 months Grace period + 12 months extension with compensation) the construction of the project is not completed, then the entire land including the construction will be kept by either of the parties on such terms and as such rates as may be agreed between the parties and as may be prevailing at the relevant time.



13. The Developers shall be entitled to carry out at its own costs, charges and expenses in all respects all or any items of works for development of the said property including laying of drainage, cables, water pipes and other connections as per the terms and conditions as may be imposed by the concerned authorities while sanctioning the plans or otherwise for the purpose of developing the said property.

14. During the course of development of the said property, if any deposits, refundable or otherwise, are required to be made to any local authority or public body, the same shall be made by the Developers, who shall also be entitled to the refund of such deposits. In case, refund of such deposit is received by the Owner, the Owner will forthwith reimburse to the Developers such amounts. To enable the Developers to obtain the refund, the Owner shall sign or execute all such documents as may be required by the Developers in that

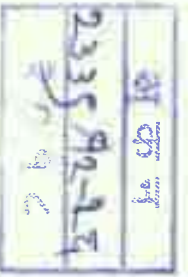
S.R. Rao

 Nikhil Kabe

behalf, without raising any objection or requisition in that behalf.

15. On or after execution hereof the Owner shall fully co-operate with the Developers and/or its nominees to enable Developers and/or its nominees to fully and completely develop the said property.

16. The Developers shall be entitled to utilize all the FSI available, which may be permissible to be utilized on the said property so as to develop the said property at the costs of the Developers. If additional FSI or TDR will be available in future then it may be loaded on the building for additional construction, the terms and condition of which will be decided mutually between the Owner and the developers at the relevant time. It shall be the responsibility of Developers to maintain the structure of the building as per the provisions of Real Estate (Regulation & Development) Act, 2016.



17. The owner shall retain three flats and two shops in a proposed construction on the site. The valuation of the shop to be retained by the Owner will be equal to the Adjacent Shop that will be first booked by the third party and the terms of payment for the same shall be similar to that of 3rd party. So also the valuation of the flats to be retained by the Owner will be equal to the Flats that will be first booked by the third party on the same floor and the terms of payment for the same shall be similar to that of the 3rd party. The developer shall be at liberty to adjust the payments of the said Flats & Shop from the amount that is to be paid to the Owner from the receipts as agreed in clause no. 4.

18. In the event, if owner express desire to retain additional flats as well as shop after completion of the construction on the site, the developer should accept the said desire subject to payment by the owner for the additional flats and additional shops and the valuation will be determined mutually as per the then prevailing rates which will be offered to the prospective purchasers.

19. The developer shall have right to enter into agreement with the prospective purchaser, to accept the amount from them with the prospective purchaser, to accept the amount from them subject re restriction that, developer shall not obtain any loan or will not create any mortgage of the property i.e. site and owner will not be responsible for any inter se transaction between developer and prospective purchasers.

20. The developer has agreed for necessary alternative arrangement of residence of the owner till the completion of the project as per the choice of the owner and if for any reason the alternative arrangement made by the developer would not found convenient to the owner then in that event the developer has agreed to pay Rs. 20,000/- per month towards the alternative accommodation charges to the owner till the period of completion of the project as stated above (i.e. up to maximum Four years period).

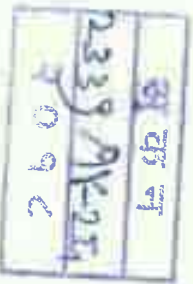
21. The owner hereby expressly agrees that, the time lapsed during the course of construction/completion of the project on the count of TDR and/or getting the Revised Map sanctioned, will be excluded/exempted from the period which is agreed as per clause no. 12.



S.R. Sharma [Signature] Nikhil Kulkarni [Signature]

22. The residential/commercial units in the building so developed by the Developer on the property described in First Schedule shall be sold or leased out or given on license by the Owner and the Developer. It is agreed between the parties that all the negotiations pertaining terms and conditions of the sale or lease or license of the units, sale considerations, rents, license fees or other payments shall be made and finalized by the Developer. The Owner shall not have prerogative in this regard.

23. The conveyance, sale lease, license or other documents pertaining to the units in the construction made over land described in First schedule shall be jointly executed by the Owner and Developer. The Owner and/or the Developer shall not have any right to execute any such documents in exclusion to the other. If any such document is executed by the Owner or the Developer in exclusion to the other, such documents shall be voidable at option of the excluded party.



24. In consideration of the Development rights granted to the Developer, it is agreed that the Owner and the Developer shall share the sale consideration, rents, license fees or payments received from sale, lease or license under other heads equally. For this purpose, the sale consideration, rents, license fees or payments shall be calculated after deducting -

- The amounts of Goods and Service Tax or other taxes and statutory dues, excluding Income Tax, as may be applicable at the relevant time.
- Amount received by the Developer towards extra work done by him in particular unit on request of the prospective buyers.

1.

[Signature]

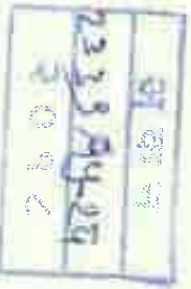
Nikhil Kulkarni

- c) Maintenance charges, maintenance deposit or corpus fund amount that may received by the Developer.
- d) Electric connection charges, municipal water connection charges and such other expenses.
- e) Stamp duty and registration charges and allied expenses payable for execution and registration of the documents paid by the purchaser to the developer.
- f) Brokerage payable for sale, lease or license of the units.

25. The Income Tax for the amounts received from the sale, lease or license of the units in the project shall be respectively borne by the Owner and the Developer and they shall not make any claim in this regard against the other party.

26. The Owner agree and covenant that in case if receives any intimation communication or direction from the Competent Authority or Government relating to the approved scheme or development of the said property including its implementation the Owner recommunicate the same of the Developers forthwith, and the Owner shall assure that it has not done or omitted to do anything which is in contravention of the approved scheme.

27. Nothing herein is deemed to be or shall be construed as constituting a partnership or joint venture between or association of persons constituting the Owner and the Developers and the Owner will not be liable for the acts deeds matters and things entered into executed or agreed to be done by the Developers with the various outside parties and authorities.



S. K. Khur

Nikhil Kulkarni

28. It is hereby agreed and covenanted by and between the parties hereto that the Developers shall at all times hereafter keep saved and indemnified the Owner from and against all actions, suits, prosecutions, proceedings, claims, accidents and demands and all fines, penalties or levies that may be taken or imposed on the Owner by any Government or local body or authority or any other persons whomsoever for anything committed or omitted or executed or done by the Developers at and in breach of conditions of this Agreement or any act done in the course of the development of the said property.

29. Similarly, it is hereby agreed and covenanted by and between the parties hereto that the Owner shall at all times hereafter keep saved and indemnified the Developer from and against all actions, suits, prosecutions, proceedings, claims and demands and all fines, penalties or levies that may be taken or imposed on the Owner or Developer by any Government or local body or authority or any other persons whomsoever for anything committed or omitted or executed or done by the Owner at and in breach of conditions of this Agreement or for want of clear title over the property or any act done by the Owner in the course of the development of the said property.



30. It is agreed that the stamp duty and registration fee payable under this Agreement shall be borne and paid by the Owner and developers in equal proportions. If any portion of commercial building is leased out to any corporate client, the stamp duty will be paid by the Owner and the developers in equal portion. The stamp duty on sale and purchase of flats, shops and office units will be paid by the purchaser. Each

S.R. Khair
S. R. Khair
S. R. Khair

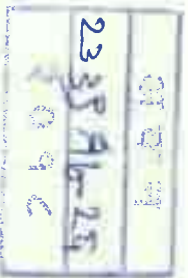
party shall bear and pay the costs of their respective Advocates & solicitors.

31. In case of any dispute or difference arising out of this agreement, either party may as soon as reasonably practicable, give to the other party notice in writing of the existence of such question, dispute of difference, specifying its nature and the point of issue if the parties cannot resolve the matter by reaching a mutually acceptable solution within 7 (seven) business days, the said dispute of differences shall be finally be referred to and settled by arbitration under the provisions of the Arbitration and conciliation Act, 1996 or any re-enactments or modifications thereof. The parties have appointed Mr. Shrikant S/o Shrivishnu Toshniwal R/o Oppo. Radha Krishna Talkies, Murtizapur Road, Akola and in his inability or incapacity to act as arbitrator, have appointed Mr. Nitin S/o Madanlal Khandelwal, R/o Besides Bajoriya TVS Showroom, Murtizapur Road, Akola as Arbitrator. The Arbitration shall be carried out as per the provisions of the Arbitration and Conciliation Act, 1996 or any reenactments or modifications thereof.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said property being the subject matter of this agreement)

All those piece or parcels of land bearing Sheet No. 76 and 76A bearing Plot No.s 1/1 (part) admeasuring 217.47, Plot No. 1/8 admeasuring 508.4 sq. mtrs. and plot no. 1/3 admeasuring 1003.3 sq. mtrs. total admeasuring 1729.17 sq. mtrs. (18605.86 sq.fts) which are duly amalgamated by the sanctioning authority in case no. L2/61/2015x2016 situated in the area popularly known as Jatharpeth Road, Akola, tq. & Dist. Akola within the limits of Akola Municipal Corporation, Akola surrounded from :



S.R. Phadnis

 Nitin S/o Madanlal Khandelwal

On or towards the East : By Land of Shri. Nande & Shri. Agrawal

On or towards the West : By Service Lane & thereafter Land of

Shri. Oak, Shri. Praful Sangvi & Otrs.

On or towards the South : By Durga Chowk to Jatharpeth Road,

On or towards the North: By Property of Shri. Heda & Otrs.

IN WITNESS WHERE OF the parties hereunto have set and subscribed their respective hands the day and year first herein above written.

Witnesses :

1st



(Dr. Nikhil Arvind Kibe)
Owner

Nikhil Kibe



2nd P. Rathor's



(Sushilkumar Ratanlal Khawal)

S.R. Khawal



2338 96-25



(Sanjay Purshotam Agrawal)

Sanjay



Shubham Sanjay Agrawal
For M/s Dream Constructions,
Akola
(Developers)

Shubham



मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- अकोला

जिल्हा --

भा.प.पेजे :- अकोला

पर भुमापन माक

क्षेत्र मा

तपशील

७६२ १/३ ७६ १/३ १०३.३ चौ.मी. (१०८००)

८१.००

विधाधिकार

वकाचा मुळ धारक वर्ष डॉ. मिरसेस उषा अरविंद किंबे. रा अकोला

हेक्टर

तर भार

तर शेरे

रा मा क्र NAR-३४/Umani/AKL/२०/८१-८२ मधील मा उपविभागीय पदाधिकारी अकोला याचे दि ०९/१२/८१ चे आदेशान्वये १८० X ६० = १०८०० चौ फुट जागा विनशेतीचे कामा करीता परीवर्तित करण्यात आली त्याची नोंद केली.

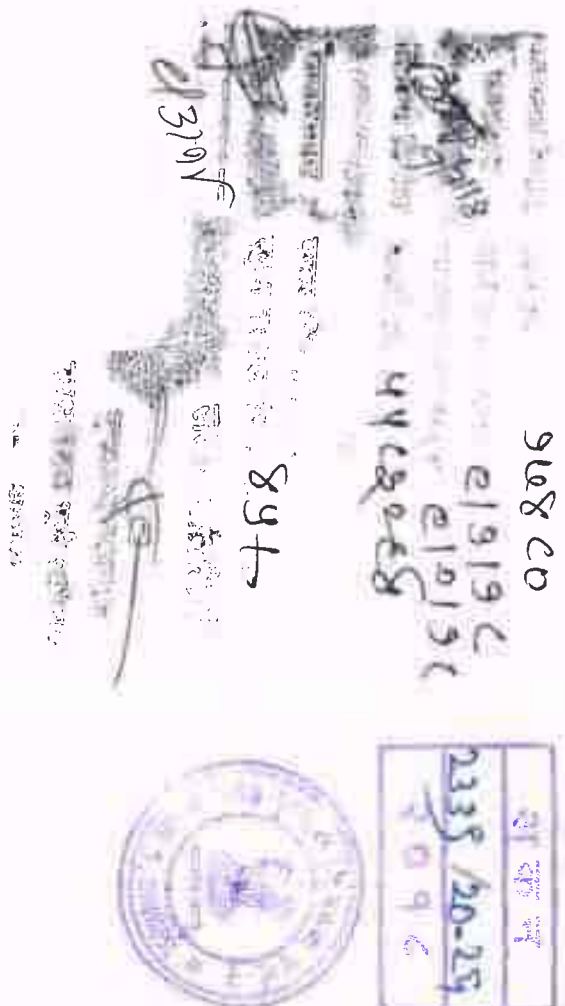
दनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
०८/०१/२०१२	वारसाने सौ उषा अरविंद किंबे यांचा दिनांक ०२/०२/२०१० रोजी मृत्यु झाल्यामुळे		[वारसाने] [१. डॉ. अरविंद रामचंद्र किंबे.] [२. डॉ. चंदन विजय पारखे.] [३. डॉ. निखील अरविंद किंबे.] के क्र ९३३० ने कमी.	के रफार क्र. ९३२९ प्रमाणे सही - २३/०२/२०१२ उ अ भू अ अकोला
०८/०१/२०१२	रजिस्टर हक्कसोड लेखान्वये	र द क्र ३९२१ दि ०४/०७/११	हक्कसोड लेखान्वये डॉ. निखील अरविंद किंबे. क्षेत्र १०८०० चौ फुट.	के रफार क्र. ९३३० प्रमाणे सही - २३/०२/२०१२ उ अ भू अ अकोला

तपसणी करणारा -

खरी नकल -

अकोला अकोला

१७४८०



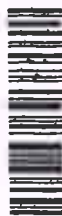


भारत सरकार
MINISTRY OF SOCIAL JUSTICE

निकित अरविंद किंबे
Nikith Arvind Kibe



जन्म वर्ष / Year of Birth : 1961
पुरुष / Male
4010 6496 6991



अक्षर — सामान्य माणसाचा अधिकार



भारतीय मित्रित्व ओळख प्रमाणिकरण
भारतीय मित्रित्व ओळख प्रमाणिकरण

पता : S/O अरविंद किंबे, रंजीत पाटील होस्पिटल, एमएलसी, जवळ, जवळचे रोड, उमरी
प. अकोला, अकोला, महाराष्ट्र, 444005

Address : S/O Arvind Kibe, near MLC Dranjit patil hospital, jetharpeth road,
Umari Pr. Akola, Akola, Maharashtra, 444005

Aadhaar - Samanya Maansacha Adhikaar

Nikith Kibe



S. Arphat

अ	का	न
2335	22-27	
3	09	6





Address: Anand Niketan, Near
Birla Gate No 1, Birla Road
Tapdia Nagar, Akola, Akola,
Maharashtra. 444001

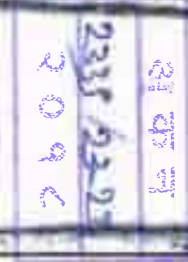


शुभम सन्जय अग्रवाल
Shubham Sanjay Agrawal
जन्म वर्ष / Year of Birth 1994
पुरुष / Male

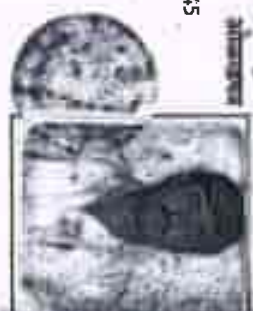


आधार - सामान्य माणसाचा अधिकार

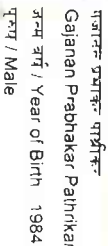
Strong



2335 22-27
2096



Elaborate Name
प्रतदारखे नांव
AGARWAL SANJAYKUMAR
अग्रवाल संजयकुमार
PURIJSHOTTAM
पुरूषोत्तम
M/PURJ



गजानन प्रभाकर पार्श्विक
Gajanan Prabhakar Patilnik
जन्म वर्ष / Year of Birth 1984
पुरुष / Male



3975 8242 8357

आधार — सामान्य माणसाचा अधिकार

G. P. Paltan



भारत सरकार
Government of India



दर्शन चंद्रकांत पटेल
Darshan Chandrakant Patel
जन्म तिथि/DOB: 06/02/1984
पुरुष / MALE



2734 0738 4717

माझे आधार, माझी ओळख

[Handwritten Signature]

सं	फ न
2335/25-251	
092	





भारत सरकार
Government of India



दर्शन चंद्रकांत पटेल
Darshan Chandrakant Patel
जन्म तिथि/DOB: 06/02/1984
पुरुष / MALE



2734 0738 4717

माझे आधार, माझी ओळख

Summary1 (GoshwaraBhag-1)



गुरुवार, 05 जुलै 2018 5:16 म.नं.

दस्त गोषवारा भाग-1

अकन

२५/२६

दस्त क्रमांक: 2339/2018

दस्त क्रमांक: अकन /2339/2018

बाजार मुख्य: रु. 3,07,80,000/-

मोबदला: रु. 3,07,80,000/-

भरलेले मुद्रांक शुल्क: रु. 15,39,000/-

डु. ति. सह. डु. ति. अकन यांचे कार्यालयात

अ. क्र. 2339 वर दि. 05-07-2018

रोजी 5:05 म.नं. वा. हजर केला.

पावती: 4504

पावती दिनांक: 05/07/2018

सादरकरणाचाचे नाव: ... डॉ निखिल अरविंद किंबे

गोदणी की	रु. 300000.00
दस्त गोषवाराची की	रु. 520.00
शराय पसंती	रु. 20.00
मुद्रांची संख्या: 25	

दस्त हजर करणाऱ्याची सही:

Nikhil Kishor

एकुण: 30540.00

Sub Registrar Amola 1



Sub Registrar Amola 1

दस्तावा प्रकार: डेव्हलपमेंट अॅप्रीमेंट

मुद्रांक शुल्क: (दोन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्षा क्र. 1 05 / 07 / 2018 05 : 05 : 52 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 05 / 07 / 2018 05 : 06 : 16 PM ची वेळ: (फी)



05/07/2018 5 19:22 PM

दस्त गोपवारा भाग-2

दस्त क्रमांक: 2339/2018

दस्त क्रमांक : अकन/2339/2018
दस्ताचा प्रकार :- डेव्हलपमेंट अँप्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:.. डॉ निखिल अरविंद किंबे पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: ADNPK1770B	पक्षकाराचा प्रकार:.. पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: ADNPK1770B	विहीन देणार वय :- 56	 
2	नाव:.. मे. ड्रिम कन्स्ट्रक्शन अकोला तर्फे पार्दनशिट सुशिलकुमार रतनलाल खोवाल पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: AAYPA2177N	पक्षकाराचा प्रकार:.. पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: AAYPA2177N	लिहून देणार वय :- 53	 
3	नाव:.. मे. ड्रिम कन्स्ट्रक्शन अकोला तर्फे पार्दनशिट संजय पुरुषोत्तम अग्रवाल पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: AAYPA2177N	पक्षकाराचा प्रकार:.. पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: AAYPA2177N	लिहून देणार वय :- 53	 
4	नाव:.. मे. ड्रिम कन्स्ट्रक्शन अकोला तर्फे पार्दनशिट शुभम संजय अग्रवाल पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: BEJPA7605B	पक्षकाराचा प्रकार:.. पत्ता: प्लॉट नं.:.. माळा नं.:.. इमारतीचे नाव: रा बिर्ला गेट नं. 1 तापडीया नगर अकोला ता जि अकोला, ब्लॉक नं.:.. महाराष्ट्र, AKOLA. पॅन नंबर: BEJPA7605B	लिहून देणार वय :- 24	 

वरील दस्तऐवज करून देणार तथाकथीत डेव्हलपमेंट अँप्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ: 05 / 07 / 2018 05 : 08 : 22 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:.. दर्शन चंद्रकांत पटेल

वय: 34

पत्ता: रा न्यु राधाकिशन प्लॉट अकोला
पिन कोड: 444001

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव:.. गजानन प्रभाकर पाथ्रीकर

वय: 38

पत्ता: रा अकोला
पिन कोड: 444001

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 05 / 07 / 2018 05 : 09 : 19 PM

शिक्का क्र.5 ची वेळ: 05 / 07 / 2018 05 : 09 : 29 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Akola

EPayment Details

EPayment Number

Defacement Number

