

प्रावती

Thursday, February 25, 2016
3:08 PM

प्रावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

प्रावती क्र.: 2146 दिनांक: 25/02/2016

गावाचे नाव: शेगांव

दस्तावेजाचा अनुक्रमांक: अरत-1-898-2016

दस्तावेजाचा प्रकार: डेव्हलपमेंट ऑप्शन

सादर करणाऱ्याचे नाव: ... शैलेश इन्फ्रास्ट्रक्चर प्रा. ली. अमरावती तर्फे डायरेक्टर श्री श्रीलेश अशोकराव दुसे

मोदणी फी

रु. 30000.00

दस्तावेजाची फी

रु. 440.00

पुढाची संख्या: 22

एकूण:

रु. 30440.00

मुख्य दस्तावेज पं. निला

आपणास मूळ दस्त, भरलेले प्रिंट, वही-२, बंधाने
3:27 PM ह्या वेळेस मिळेल.

Sub-Registrar Amaravati

बाजार मूल्य: रु. 3550000/-

मोबदला: रु. 3550000/-

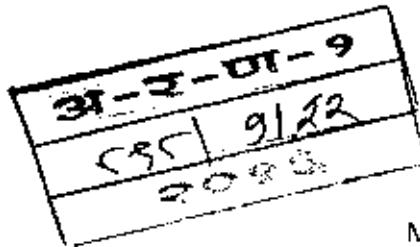
भरलेले मुद्रांक शुल्क: रु. 177500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH007395145201516M दिनांक: 17/02/2016

बँकेचे माव घेता;

2) देयकाचा प्रकार: By Cash रकम: रु. 440/-



DEVELOPMENT AGREEMENT

The Plot is valued at Rs. 35,50,000/-

(Rs. Thirty five Lacs Fifty thousand Only)

Mouje – Shegaon, S.No. – 49/2, Div. No. – 3.88

Total Stamp Duty Paid Rs. 1,77,500/-

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THIS AGREEMENT made at Amravati this 25th day of February 2016

BETWEEN

(1) Shri. Prabhakar Shankarrao Patil (PAN NO. – BATPP6221J)

Age – 71 Yrs, Occ. – Farmer & Business

R/o- Gedampur Morshi, Tq., Morshi Dist.- Amravati.

(2) Sau. Swati Arun Bhelkar (PAN NO. – AKSPB0438M)

Age – 37 Yrs, Occ. - Business

R/o- Shubham Colony, Kathora Road, Amravati, Tq., Dist.- Amravati.

Hereinafter to be referred as "The Vendor/ Owner" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the survivors or survivor of them and the heirs, executor and administration) of the **First Part;**

AND

Shallesh Infrastructure Private Limited (PAN NO. – AARCS2225B)

Through its Director,

Shri Shailesh Ashokrao Thuse

Age – 38 Yrs, Occ. - Business

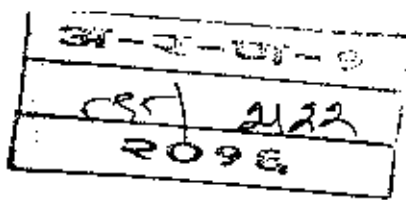
R/o- 06, Shriram Nagar, V.M.V. Road, Amravati, Tq., Dist.- Amravati.

Hereinafter to be referred as "The Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the survivors or survivor of them and the heirs, executor and administration) of the **Second Part;**

WHEREAS the piece and parcels of the land, better described in Schedule-A hereto and hereinafter called the Said Plot was purchased by the Party No.1 vide Regd. Sale Deed dated 22.12.2011, regd. at Sr.No. 6282/2011. That the Party No.1 is the owner and in possession of the said plot and thus is fully empowered to execute this Agreement.

AND WHEREAS the Party No.1 has now decided to develop the said plot and Flat (Apartment) Scheme consisting of residential units thereon for their own betterment with the assistance expertise and the help of Party No.2 and the Party No.2 has agreed for the same on the terms and conditions appearing hereinafter.





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AND WHEREAS the Developers herein have approached the Vendor with an intention to develop the said plot from the Vendor and pursuant to the negotiations by and between the parties hereto and subject to the necessary approval being granted by the Competent Authority, which approval/sanction is agreed to be persuaded by the Developers at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the Amravati Municipal Corporation of, which responsibility is agreed to be shouldered by the Developers herein as a result of which hereof the Vendor are desirous of appointing the Developers to develop the said plot more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions hereinafter appearing:

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- (1) The Vendor do hereby nominate, constitute and appoint the Developers to develop/purchase the said plot at their own cost more particularly described in the First Schedule hereunder written by constructing building/s thereon as per the plans/specifications to be approved and/or sanctioned by the Bombay Municipal Corporation and the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976.
- (2) The Vendor permitting the Developers to develop the said plot. And the Developers will agreed that the Developers will gives four shops / offices to the Vender i.e. three shops / offices numbers 01,02,03 on ground floor & one shop/office on first floor number 101, which constitutes the consideration of this agreement. Three shops/offices number 01,02,03 on the ground floor in the name of Shri Prabhakar Shankarro Patil & one shop/office number 101 on the first floor in the name of Sau. Swati Arun Bhelkar. The Developers and the Vendor are mutually agreed that the Developers will give consideration shop/office to the Vendor after completion of the work of proposed flat Scheme and sale out the all Flats/Offices and also agreed that the entire development work shall be carried out by the Developers at their own risk, costs and expenses, they shall bear and pay all the costs, charges and expenses that may be incurred in regard to development scheme. After deduction above mention consideration of this agreement, costs, charges and expenses. the vendor and the Developers are agreed that the share in the profitable amount which arising from the development scheme will 50 : 50 i.e. vendor will take 50% & developer will take 50% . (Profit means sale consideration, Cost of construction, Direct, Indirect, Administrative or any other expenditure of all sorts incurred or required for the purpose of development, construction, completion, selling of the respective scheme. It will also include all type of Government / Semi-Government / local body etc taxes, dues, levies, fine, penalties, development charges, T.P. charges, etc charges by whatever name called whether applicable at present or to be levied in future.) However TDR charges if applicable will be purchased by the Developer.

The above stated consideration shall entitle the Vendor an interest from the date of



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default till the consideration on the stipulated rate of 10 % p.a. as stated hereinabove, on the balance of the purchase price in full and final settlement of the Vendor's claim over the said land on completion of the sale and/or execution of the Conveyance Deed and if more than one Conveyance Deed are to be executed on execution of last conveyance and all other necessary writings in favor of the Developers, his/their nominee/s including a proposed co-operative housing society or a Body Corporate as is hereinafter provided. It is made clear that if the Developers fail to take conveyances in his/their favor or in favor of the said proposed co-operative housing society before the amount stated in this sub-clause is to be deposited by the Developers with the Vendor till the conveyances and all other necessary writings as stated hereinabove are completed and/or executed and the plot in question is transferred to the name of the said proposed co-operative society, but if the Developers fail to deposit the said amount as stipulated herein, they shall be liable for penal interest at the rate of 2 % p.a. from the date of default as stated above.

Provided that if any TDR in addition to the existing available FAR becomes available in respect of the said plot, the Developer shall purchase the additional TDR being sanctioned by the Municipal Corporation Amravati.

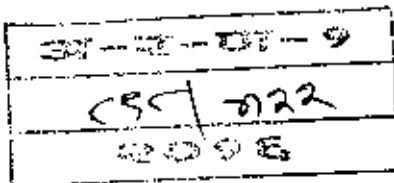
3) Within seven days from the execution of this present, the vendor shall deliver or cost to be deliver all the title deeds, plot card, certified copies of the plan of city survey, etc. in relation to the plot hereby agreed to be developed to the developers.

4) The Vendor hereby authorize the Developers to obtain the N.O.C under the Urban Land (Ceiling & Regulation) Act to the extent of a maximum share available and shall not object any share not being used for the purpose of development of the plot hereby agreed to be developed. The Vendor further assures to extend maximum cooperation for obtaining N.O.C. and for giving declarations, affidavits, etc.

5) The Vendor shall hand over the vacant and peaceful possession of the said plot to the Developers and Developers shall thereafter be authorized to commence construction of buildings on the said land in accordance with the plans approved and/or sanctioned by the Municipal Corporation as well as under the Urban Land, (Ceiling & Regulation) Act, 1976 and take such steps as may be necessary or expedient and incidental to carry out the development of the said land at their own costs, expenses. For the said purpose, the Developers shall be entitled to appoint Architects, Engineers, Surveyors, Contractors, Agents and other personnel and shall be entitled to take all such steps as may be necessary or incidental for such development and construction work at their own costs and expenses.

6) It is agreed and undertaken by the Developers that they shall at their own costs and expenses persuade the matter regarding NOC with the Competent Authority under the Urban land (Ceiling & Regulation) Act, 1976 and obtain NOC from such authority. It is further agreed by the Developers that all the necessary permission and/or sanction required from the Competent Authority or State Government or from Municipal Corporation, Amravati either for the purpose of development of the said plot or for the transfer of the said plot including the proposed structure thereon under the provisions of the Urban Land (Ceiling and Regulation)





Act, 1976 shall be obtained by the Developers at their own costs and expenses and the Vendor shall not be liable for any such NOC, expenses relating thereto or delay in obtaining the same.

7) Immediately on the execution of these presents, the Vendor herein shall executed a Power of Attorney in favor of the Developers or their Nominee(s) as may be described by the Developers for the purpose of signing and / or executing all the application, proceedings, plans etc. to obtain necessary approval from the various authorities in connection with the development to be submitted by the Developers on behalf of the Vendor to the Competent Authority, Urban Land Ceiling, Municipal Corporation of Town Planning Authority or any other Government or Semi-Government authority in connection with the development so as to facilitate the development of the plot hereby agreed to be developed by the Developers on behalf of the Vendor. The Vendor hereby agree that the said Power of Attorney shall not be, under any circumstances, revoked by the Vendor as long as these presents subsist and remain binding upon the parties hereto. If the said Power of Attorney is revoked by the Vendor and delay is caused in developing the plot hereby agreed to be developed the consequences arising thereof shall be at the costs of the Vendor alone.

8) It is agreed and undertaken by the Developers that they shall at their own costs and expenses persuade the matter with Town Planning Authorities, Municipal Corporation of Amravati, Electric Supply for the purpose of removing the reservation/restriction, if any and for the purpose of allotting the plots under Scheme, etc. and under no circumstances, the Developers shall call upon the Vendor to pay the costs of such actions. The Developers agree and undertake that at any cost and under any circumstances they will get the plot released from reservation, if any, and get the said allotted under Scheme, in favor of the Vendor. It is agreed by the Developers that whatever may be the final sanction under Scheme they shall pay to the Vendor as per the original plot area.

9) The Vendor shall render all assistance, co-operation and sign and execute or cause to be signed and executed all applications, plans, authorities and other writings as may be necessary or required to enable the Developers for development of the said plot and to obtain approval of the Municipal Corporation and Planning Authority to the Plans, designs and drawings for putting up building and structures and shall on the execution thereon execute a Power of Attorney in favor of the Developers or their Nominee/s to enable them to develop the said plot and the Developers shall indemnify and keep indemnified and harmless the Vendor and their estate and effects from and losses or damages or any consequences which may flow by virtue of their signing the said Power of Attorney.

10) The Developers shall be entitled to proceed with the development of the said plot and construction of the building / buildings on the said plot strictly in accordance with the Scheme sanctioned by the Competent Authority or State Government under the provisions of Urban Land (Ceiling & Regulation) Act and will be dealt with in accordance with the directions, if any, given by the Competent Authority or State



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Government while sanctioning the said scheme. If the Developers desire any variations in the said scheme, so as to provide flat units of larger sizes in the building to be constructed on the said plot and/or to receive higher price for such flats, the Developers shall be at liberty to make necessary application for the purpose to the authorities concerned at their own costs and the Vendor shall join the Developers in the said applications provided however, if the authorities concerned refuse or decline to give, any such applications, which may be made by the Developers, flat scheme on the said plot will be constructed in accordance with the scheme which may be sanctioned by the Competent Authority or State Government or by Municipal Corporation, Amravati under the said Act.

11) The Developers shall not commence any work of development on the said plot, unless the no objection and commencement certificate is issued by the State Government / Municipal Corporation in favor of the Vendor.

12) It is expressly agreed by the Developers that they shall at their own costs and expenses obtain permission/s from the Competent Authority for the purpose of development of the said plot and/or for the purpose of implementing the construction scheme in respect of the entire plot hereby agreed to be sold, so as to enable the Developers to construct the flats as per the scheme sanctioned by the Competent Authority and to enable the Developers to consume the entire available F.S.I and after being constructed to allot flats/shops/garages, etc. to the intending flat purchasers and ultimately to transfer the said plot to a co-operative housing society and/or a company. It is also agreed and undertaken by the Developers that they shall apply for and obtain non-agricultural user from the Collector, in respect of the said piece or parcel of land.

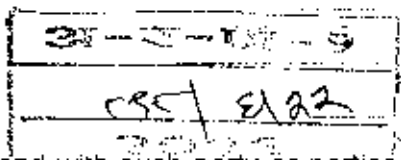
13) The Vendor shall make out a clear and marketable title to the said plot, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their own costs and expenses get clear all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said plot including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession, except the possession of agricultural tenants, easement, lease, lien or otherwise.

14) It is agreed and understood that the Vendor shall not in any way obstruct the development work to be carried out by the Developers and shall not do any act, matter or thing whereby the Developers will be prevented from carrying out the Development work envisaged under this Agreement.

15) The Developers shall at their own cost make necessary arrangement for construction of the building on the said plot in accordance with the scheme, which may be approved by the Competent Authority or State Government under the provisions of the said Act and the Developers shall execute an indemnity in favor of the Vendor for the due performance of the terms of the said order.

16) The Developers shall be at liberty to allot the flats/shops/offices in the said building to be constructed on the said plot or to enter into any package deal agreement for allotment of completed building or buildings to be constructed on the



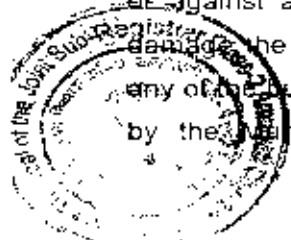


said land with such party or parties and- at such price and on such terms and conditions as the Developers/Purchasers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, as may be sanctioned by the Competent Authority or State Government. The Developers hereby indemnify and keep indemnified the Vendor in respect of any such claim that may be made or suffered by the Vendor and costs, charges and expenses on account of sale or allotment of flats or otherwise.

17) The Developers shall be entitled to enter into usual Agreement for sale of flats/shops/ garages/office premises with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers may think fit and proper. PROVIDED, however, the Developers shall not part with possession of the flats, shops, garages, units, etc. in the building that will be constructed by them in pursuance of this Agreement unless and until the entire amount payable to the Vendor as per these presents is paid by the Developers to the Vendor.

18) All amounts payable by the allottees of the flats and the building to be constructed on the said piece of land or from the allottees of completed building in case of package deals under any arrangements made by the Developers with such allottees shall be received and appropriated by the Developers.

19) The entire development work in respect of the plot shall be carried out by the Developers in accordance with the plans that may be approved by the Municipal Corporation of Amravati, and other concerned authorities and while carrying out construction work, the Developers will strictly comply with the building rules and bye-laws of the Municipal Corporation of Greater Bombay, various instructions, orders and directives, that may from time to time be issued in regard to the construction work by the Bombay Corporation and other concerned authorities. The Developers shall carry out the entire construction work at their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, Municipal rates and taxes in respect of the said plot and from the date the Developers being put in possession and allowed to enter upon the said plot, fees of the architects and R.C.C. specialists and consultants and all other professionals charges and/or retained in regard to the construction work. The Developers hereby agree to indemnify and keep indemnified the Vendor of land from and against any claim that may be made against Vendor by any one and/or any person or persons, or the Vendor may suffer as a result of the Developers committing breach of any of the building bye-laws, rules, orders, directives, instructions that may be issued by the Municipal Corporation of Amravati, and other concerned authorities in



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connection with the construction work as aforesaid - and/or the Developers committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the progress of work of various mentioned hereinabove as also in payment of the Bills of Suppliers of the building materials and in payment of the Municipal taxes or in any damages or loss that may be suffered or sustained by the Vendor as a result of the Developers carrying out the construction work and/or development on the said plot.

20) It is agreed that the developers shall carry out the work of development in their name/s or in the name of their nominees, shall not do or cause to be done any act, deed, matter or anything in the name of the Vendor. It is expressly understood that all the agreements, arrangements or writings which the Developers may enter into shall be in their own name and not in the name of the Vendor. It is also expressly understood that the Developers will be entitled to the benefit of rights of development under any order or permission which may be issued by the Government of under section 20 and/or 21 of the Urban Land (Ceding & Regulation) Act, 1976.

21) The Vendor hereby declares that:

- (a) The said plot is equivalent to freehold and is not held under any agreement;
- (b) There are no outstanding encumbrances, mortgages, and liens (notice for acquisitions, requisitions or set back) easements, rights of tenants or outstanding interest or claim by any parties other than the Vendor nor is the said plot subject-matter of any pending suit or attachment either before or after judgment. No notification is issued under any Ordinance, Act, statute/rules or regulations affecting the said plot;
- (c) The Vendor further declare that neither the Vendor nor his/their predecessors-in-title nor any body claiming from/or under them or any of them have or have granted any right of way or easement or other rights to any person over the said plot.

22) The Vendor and all other necessary parties shall make and execute a proper Deed of Conveyance and/or all other necessary documents and papers to complete the title agreed to be given in respect of the said plot and such conveyance shall be in favor of the Developers or their Nominee/s including co-operative housing society. The Developers shall be entitled to a proper Conveyance and all other monuments relating to the said plot.

23) The Vendor will ensure that at the time when the Developers are allowed to enter upon the said piece of land described in the Schedule hereunder written, the said piece of land is absolutely vacant and nobody is in occupation of the same.

24) The Vendor hereby agree and confirm that the Developers shall be entitled to transfer the benefit and burden of this Agreement subject to the terms and conditions mentioned herein either as a whole or in part to one or more parties and that the Vendor shall have no objection to the same and the terms and conditions of this agreement shall remain binding over such transferees.

25) It is agreed that the Developers shall carry out the work of development in



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their own name and shall no cause or cause to be done any deed or matter or thing whereby the Vendor are put to loss and have discharge any liability. It is expressly agreed that the agreement which the Developers may enter into any person in connection with the development scheme or for sale of flats, etc. shall be entered into only the name of the Developers on principal to principal basis and not as agents of the Vendor herein.

26) The Developers agree to pay municipal, betterment charges, T.P. charges, water charges, electricity charges, fines and penalties arising as a result of change in the user of the said land.

27) The Vendor declare that the land, hereditaments and premises hereby agreed to be developed and conveyed are not subject to the easement or rights in the nature of easement.

28) The Vendor hereby declare that no notice from Government or any other body or authority or under the Municipal Corporation Act or Land Acquisition Act or Town Planning Act, The Defense of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body" or authority save and except that the said plot is included in the development plans for and portion of it is intended for reservation of playground.

29) The Vendor hereby agree to pay and discharge all taxes and outgoings in respect of the said land prior to the Development Agreement on which the Developers are put in possession of the said land.

30) The Vendor shall be entitled to receive the rent and profits and shall be liable to pay all outgoings, such as Municipal taxes, land revenue, etc. prior to the date the Developers are put in possession and the Developers shall from the date they are put in possession be entitled to receive the rents and profits and liable to pay all outgoings (including Municipal taxes, land revenue charges for consumption).

31) The Vendor shall pay all outgoings including the ground rent, municipal and Collector's bills and charges in respect of the said plot hereby agreed to be developed and conveyed previous to the date of handing over of the possession to the Developers. The Developers agree and undertake to bear all the betterment charges in respect of the said plot and all taxes, Municipal, Collector's bills, etc. after the date of taking over of the possession.

SCHEDULE OF THE PLOT

All that piece and parcel of the land admeasuring 5424 sq.ft (503.88 sq.mtr) being the Plot No.7 out of field survey no.- 49/2 of Mouje - Shegaon, Pragane - Nandgaon Peth, Tq.& Dist. - Amravati situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City No.1 and having boundaries as under :-



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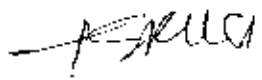
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Towards East - Plot No.16 B
 Towards West - Amravati-Kathora Road
 Towards North - Plot No. 6
 Towards South - Plot No. 8

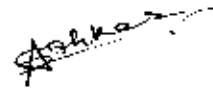
In witness whereof, the parties hereto have executed this agreement of development at Amravati in presence of attesting witnesses put their signature on the day and year first mentioned above.

OWNER / VENDOR

(1) Shri Prabhakar Shankarrao Patil

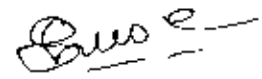
Photo	Thumb	Signature
		

(2) Sau. Swati Arun Bhelkar

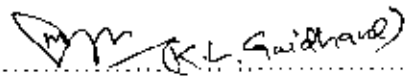
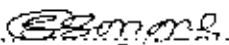
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DEVELOPERS,

Shailesh Infrastructure Pvt. Ltd. Amravati through its Director
 Shri Shailesh Ashokrao Thuse

Photo	Thumb	Signature
		

Witness: -

1.  (K.L. Gaidhane)
 2.  (Sonar)



State Bank Collect

Pre Acknowledgement Payment (PAP) Form for Payment through any SBI Branch

Brar

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MOPS Reference No.: CP42263652		Cash	Notes	Amount Rs Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	1000 x		
GRN	MH007395145201516M	500 x		
Full Name	SHAILESH INFRASTRUCTURE PVT LTD AMRAVATI	100 x		
Amount	2,07,500 Two Lakh Seven Thousand Five Hundred Rupee	50 x		
See Only		20 x		
Cheque/DD No.	001080	10 x		
Cheque/DD Date	18/02/2016			
Drawee Bank	State Bank of India			
Drawee Branch	SME Branch, Amravati			
		Total Rs		

Branch Stamp

Signature of Depositor

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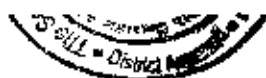
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MTR Form Number-6

GRN	MH 00 7395145 201516M	BARCODE	Date	Form ID
Department	Inspector General Of Registration		17/02/2016-18:43:10	55(AH2)
Type of	Stamp Duty	TAX ID (If Any)		
Payment		PAN No. (If Applicable)	AARCS2225B	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI	Full Name	SHAILESH INFRASTRUCTURE PVT LTD AMRAVATI	
Location	AMRAVATI	Flat/Block no.	S.No.49/2, Mauje Shigaon, Pragarn-Nandgaonipelli, Plot No.7, Area 503.88 sq.mtr.	
Year	2015-2016 One Time	Premises/Bldg		
Account Head Details		Amount in Rs.	Road/Street	Kathora Road, Amravati
0030046401	Stamp Duty	177500.00	Area/Locality	Amravati
0030053301	Registration Fee	30000.00	Town/City/District	
			PIN	4 4 4 6 0 4
			REMARKS	PAN2-BATPI6221U-SecondPartyName=SHR. PRABHAKAR (If Any) NKABRAGPATIL-MarketVal.=3550000
			Make payment at any branch of STATE BANK OF INDIA Before 24/02/2016	
Total		207500.00		
Amount In Words	Two Lakh Seven Thousand Five Hundred Rupees Only			
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	REF No.	CP42263652
Cheque/DD No.		Date		
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Branch No./Date		

Mobile No. 98231



जिह्वा - अमरावती:

गांव नमुना दोन - अर्धशिक महसुलांची नोंदवही

भाग (ब) गान्धारवादीक

(एक) निवास विषयक प्रयोजनाकरिता वापर केलेल्या जमिनी

म.ग.२ म.
R.V.2 M

महाराष्ट्र शासन गृहसूत्र आधानयम १९६६
व्या केलम ११०-१११ अन्यथा व्या केवित
गांव वाडल केला असेल तो का (६०)

[illegible]

ગાંધી જન્મુન્ના ૬

फेरफाराची नोंदवही (फेरफार पत्रक)

महागष्ट्र जमिन महसूल अधिकारी व नोंदवहा (तयार करणे व गुन्थिनाम देणे);

नियम १९.७१ यातील नियम २८

गांव - तारसंबडा / शेगांव

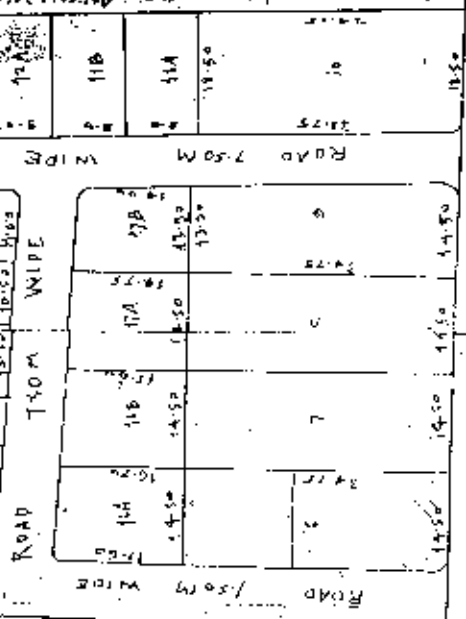
तारुतुग - अमरविती

जिह्वा शम्भुः शम्भुः

नोटीचा अनुक्रमांक १	संपादन केल्याच्या अधिकाराचे स्वरूप २	परिणाम झालेले भुमपत्र अप्रतिभाग क्र. ३	राखणी अधिकाऱ्याने गवाशरी किंवा क्रमांक ४
२३६२	केरफार घेतल्याचा दिनांक..... २३ / १२ / २०११ भाटिली गिळाल्याचा दिनांक..... २३ / १२ / २०११ विक्री खातेदार..... श्रीमती विद्या दायराज पाटील १. रा..... श्रीमती यांनी आपला मोजे तारखेदा / शेगांव शेगांव - येथील सर्वे नं. ५८/२ यातील प्लॉट क्रमांक..... ७ क्षेत्र..... ५०३-८८ चौ. फूट जागा वापची..... क्षेत्र..... क्षेत्र चौ. फूट जागा ते-आऊट कन्स्ट्रक्शन झालेली. २) पुष्पाकर शंकरराज पाटील ३) सौ. जयानी डाकटा येतकाट ४) श्रीमती यांना सौदा किंमत..... १२,१०,०००/- रुपये प्राप्त य शासनाचे नियमानुसार..... रुपवास दिनांक..... २२ / १२ / २०११ ला विक्री केला. नोंदवही क्रमांक..... ६२८८-	सर्वे नं. ५८/२- प्लॉट क्रमांक ७ क्षेत्र ५०३-८८ चौ. फी.  रचाक्षरी अवाल ए.एम.घाटेकर तालुकी, तारखेदा / शेगांव सा. क्र. ७, रा. पत्रांक ८९ तालुका अमरावती दिनांक २१/१२/११	अ-२-जा १९७ १३१२

GOVIND NAGAR

31-4-18
6-10-18



CERTIFIED BY
CHIEF ENGINEER
CIVIL
GOVT. OF INDIA

N
LAYOUT PL

SCALE 1:500



AREA STATEMENT OF PLOTS				AREA STATEMENT OF LAND			
PLOT NO.	AREA IN AREA SHEET NO.	TOTAL AC.		AREA UNDER RES. PANS	AREA UNDER OPEN SPACE	AREA UNDER ROAD	AREA UNDER CONVEYANCE
1	1684.73	1797.00	1	686.31	2085.00	1511.44	493.45
2	521.25	5111.00	4	2085.00	1511.44	493.45	628.08
3	503.88	5424.00	3	1511.44	493.45	628.08	436.50
4	493.45	5311.00	1	493.45	628.08	436.50	156.33
5	428.08	6761.00	1	628.08	436.50	156.33	151.53
6	162.50	4792.00	3	436.50	156.33	151.53	609.90
7	156.33	1683.00	1	156.33	151.53	609.90	155.82
8	151.53	1634.00	1	151.53	609.90	155.82	246.06
9	152.38	1724.00	4	609.90	155.82	246.06	233.03
10	155.82	1724.00	1	155.82	246.06	233.03	271.19
11	154.48	1724.00	1	246.06	233.03	271.19	100.00
12	153.45	1724.00	1	233.03	271.19	100.00	
13	153.45	1724.00	1	271.19	100.00		
14	153.45	1724.00	1	100.00			

DEMARCATED RESIDENTIAL			
LAYOUT PLAN OF SUR NO 11			
4312 PART, MOJJE, SRESADN			
TA. & DIST ANAPURATHI.			

DEMARCATED RESIDENTIAL
LAYOUT PLAN OF SUR NO
4912 PART. NOUJEL. SHEGADON
TA. & DIST. AMRAVATI.

NOTE: DRAWN AND FOR SUBMITTED ON
LAYOUT PLAN OF PLOTS SANCTIONED
on 10/10/2018 in the office of
the Engineer-in-Charge, N.E. Zone, N.E.
No. Land development shall be taken
in hand unless development charges are
paid in full.

APPLICANT'S
DEEPAK S
CIVIL ENGR
BAM - PH
MOTILNAGAR
AMRAVATI
MA 431012



6-10-18
31-4-18

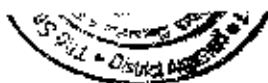
अ-२-ए-७
१९७१ २६/२२
२०७६

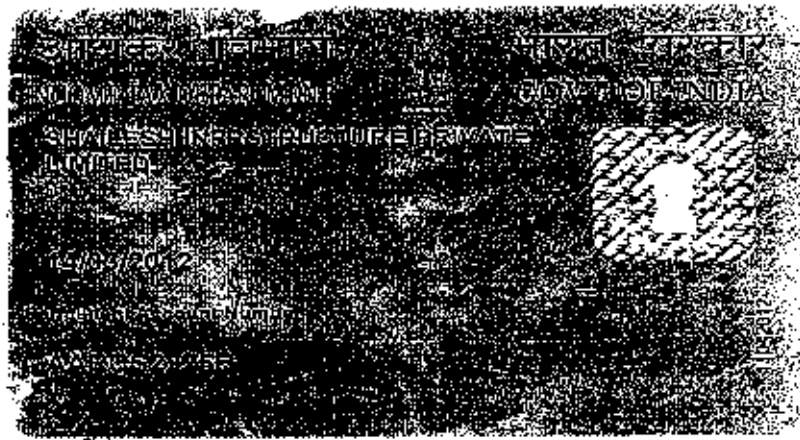


Spull



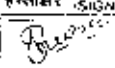
Ashkan





Buse

अ-२-ए-९
२५/१०/२२
२०२२

आयकर विभाग / PERMANENT ACCOUNT NUMBER	
ACBPT5445P	
	नाम / NAME
	SHAILESH ASHOKRAO THUSE
	पिता का नाम / FATHER'S NAME
	ASHOKRAO UTTAMRAO THUSE
	जन्म तिथि / DATE OF BIRTH
	29-10-1977
हस्ताक्षर / SIGNATURE	
	अध्यक्ष, आयकर विभाग COMMISSIONER OF INCOME-TAX, BOMBAY





THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH27 20110018963
 Valid Till 09-08-2020 (NT)

DOI: 25-05-2011



FORM 7
 RULE 14 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

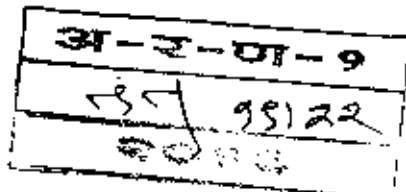
COV DOI
 MCWG 25-05-2011
 LMV 25-05-2011

DOB: 10-08-1970 BG

Name: KISHOR GAIDHANE
 S/D/W of: LAXMANRAO
 Add: AT. ASHOK COLONY MORSHI ROAD
 AMRAVATI

PIN: 431 159
 Signature & ID of
 Issuing Authority: MM27 20117

Signature/Thumb
 Impression of Holder



Handwritten signature

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH27 2005000182 DOI: 14-12-2009
 Valid Till: 13-12-2020 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV DOI
 MCWG 14-12-2009

DOB: 23-11-1968 BG: Not

Name: SACHIN SONONE
 S/D/W of: GOVINDRAO
 Add: AT. TARKHEDA, AMRAVATI.

Signature & ID of
 Issuing Authority: MM27 20050

Signature/Thumb
 Impression of Holder

Handwritten signature





25/02/2016 3 11:13 PM

दशम शोधवार्ष भाग-2.

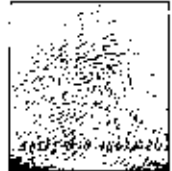
अरन् 1

12422

दस्तावेज क्रमांक: 898/2016

दस्त क्रमांक : अरन1/898/2016

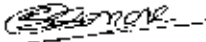
दस्तावेज प्रकार :- डेटा प्रमाणित ऑडिटिंग

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: . शैलेश इन्द्राटक्कर प्रा ली अमरावती तर्फे डायरेक्टर श्री शैलेश अशोकराव हुसे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . , रोड नं: ६ श्री राम नगर, राठी नगरचे मागे व्ही एम व्ही रोड अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर:AARCS2225B	निहून वेणार वय :-38 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव: . श्री प्रभाकर शंकरराव पाटील पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . , रोड नं: गेडायपुर मोर्शी ता मोर्शी जि अमरावती , महाराष्ट्र, अमरावती. पॅन नंबर:BATPP6221J	निहून वेणार वय :-71 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव: . सी स्वाती अरुण भेलकर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . , रोड नं: शुभम कॉलनी कडोरा रोड अमरावती , महाराष्ट्र, अमरावती. पॅन नंबर:AKSPB0438M	निहून वेणार वय :-37 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित डेव्हलपमेंट ॲग्रीमेंट चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ: 25 / 02 / 2016 03 : 08 : 48 PM

ओच्छ्रयः-

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

अनु क्र.	पञ्चकाराचे नाव व पत्ता	ध्यायविज	अंगठ्याचा ठग
1	नाव: . सचिन गोविंदराय सोनोते वय: 26 पत्ता: नवसारी अमरावती पिन कोड: 444604	 स्वाक्षरी	 
2	नाव: . किशोर लक्ष्मण गायधने वय: 45 पत्ता: अशोक कॉलनी अमरावती पिन कोड: 444603	 स्वाक्षरी	 

शिक्षा क्र.4 ची वेळ:25 / 02 / 2016 03 : 09 : 29 PM

शुक्रा. ५ जी वेब 25/02/2016 03:09:36 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Annapuravati

EPayment Details.

प्रमाणित करण्यात येते की वर नोंदवलेली २२
जखाने अनुक्रमेण १ ते २३
१ नंबर पर्यंत १९५६ मध्ये
दिनांक २३ मार्च ०२ सन १९५६
पर्यंत तपासणीकरी - २
अन्वयित शहर - १

~~Payment Number~~

14-007395145201516M

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898 /2016

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