

357/414

पावती

Original/Duplicate

Thursday, February 09, 2023

नोंदणी क्र.: 39म

3:44 PM

Regn.: 39M

पावती क्र.: 537 दिनांक: 09/02/2023

मावाचे नाव: बोदवड

वस्तुऐवजाचा अनुक्रमांक: बवड-414-2023

वस्तुऐवजाचा प्रकार: डेव्हलपमेंट ऑग्रीमेंट

सादर करणाऱ्याचे नाव: पारख रजिस्ट्रीज तर्फे प्रोप्रायटर विनयकुमार उत्तमचंद पारख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 31480.00

Sub Registrar Bodvad

मुख्य निबंधक भेगी-१
बोदवड

बाजार मूल्य: रु. 51175000/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 2558800/-

1) देयकाचा प्रकार: DHC रकम: रु. 1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202305086 दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014938791202223P दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:



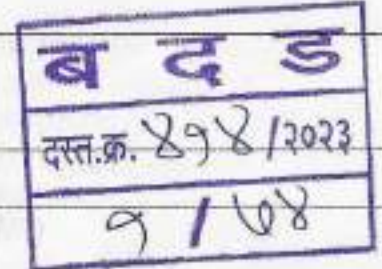
CHALLAN
MTR Form Number-6



GRN: MH014636485202223P	BARCODE	Date 01/02/2023-13:51:42	Form ID
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Department Inspector General Of Registration	Payer Details		
Payment of Stamp Duty in Adjudication Case	TAX ID / TAN (If Any)		
Type of Payment Stamp Duty in Adjudication Case	PAN No.(If Applicable)	AASPP0512G	
Office Name JLD JT DISTRICT REGISTRAR JALGAON	Full Name	VINAYKUMAR PARAKH PROP PARAKH REALTES	

Location JALGAON	Flat/Block No.		
Year 2022-2023 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
0030051701 Stamp Duty	2558800.00	Area/Locality	
		Town/City/District	
		PIN	



Remarks (If Any)
PAN2=AGPPB3120R-SecondPartyName=SATISH PUNDALIKRAO
BAVISKAR-AdjudicationCaseNo.=221/2023 DATE25/01/2023

Total	25,58,800.00	Amount In	Twenty Five Lakh Fifty Eight Thousand Eight Hundred
		Words	4 Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	10000502023020103426 4427844840417
Cheque/DD No.	Bank Date	Ref. Date	01/02/2023-13:51:59 03/02/2023
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	1011468 , 03/02/2023	

Department ID : Signature Not Verified
NOTE:- This challan is valid only for the purpose mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ संख्या : 2558800.00

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURES MOMBAY 02
Date: 2023.02.03 10:30:59
Challan Defacement Details
Reason: GRAS Secure Document

Sr. No.	Defacement No.	Defacement Date	User/Id	Defacement Amount
1	0007430082202223	08/02/2023-10:30:54	IGR306	2558800.00
Total Defacement Amount				25,58,800.00



Certificate U/s.32(2) of the Maharashtra Stamp Act 1958

Office of the Collector of Stamps
Jalgaon; Adj. case No. 9/23
Date: 08/02/2023

Party Name Vinaykumar Parakh
prop Parakh Realities

Certified under section 32(2) of Maharashtra Stamp Act 1958 that this instrument Development Agr already paid proper stamp duty of Rs 2558.80/- by MH01476423620223P on 01/02/23 under article 5(9)(a) of schedule 1 of Maharashtra Stamp Act 1958.

Received adjudication Fee Rs. 100/- only vide chalan No. MH01476423620223P Date: 01/02/2023

This certificate is subject to the provision of section 53(A) of Maharashtra stamp Act 1958.

Jalgaon,
08/02/23

Unsub.
Collector of Stamp
Jalgaon





CHALLAN
MTR Form Number-6



GRN	MHD14938791202223P	BARCODE			Date	07/02/2023-14:53:10	Form ID	
Department	Inspector General Of Registration		Payer Details			ब द 898 / 20 3 / 68		
Registration Fee			TAX ID / TAN (If Any)					
Type of Payment	Ordinary Collections IGR		PAN No.(If Applicable)	AASPP0512G				
Office Name	BOD_BODVAD SUB REGISTRAR		Full Name	PARAKH REALTIES				
Location	JALGAON		Flat/Block No.	36/2A OF BODVAD SHIVAR, TAL BODVAD				
Year	2022-2023 One Time		Premises/Building	DIST JALGAON				

Account Head Details		Amount In Rs.	Premises Building		DIST JALGAON	
0030063301 Amount of Tax		30000.00	Road/Street		NEAR ANAND NAGAR ,BODWAD	
			Area/Locality		BODWAD	
			Town/City/District			
			PIN		4 2 5 3 1 0	
			Remarks (If Any)			
			PAN2=AGPPB3120R~SecondPartyName=SATISH PUNDALIKRAO			
			BAVISKAR~CA=0~Marketval=51175000			
			Amount In		Thirty Thousand Rupees Only	
Total		30,000.00	Words			
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA						
Cheque/DD Details						
Cheque/DD No.			Bank CIN	Ref. No.	10000502023020704533 7159575218929	
Name of Bank			Bank Date	RBI Date	07/02/2023-14:53:52 Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822009371
सदर चलयन केवल दुय्यम निबंधक कार्यालयत नोंदणी करायताच्या दस्तावेजां लागू आहे. नोंदणी न करायताच्या दस्तावेजां सदर चलयन लागू नाही.

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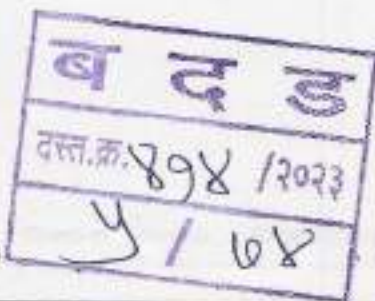
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CHALLAN
MTR Form Number-6



GRN	MH014938791202223P	BARCODE			Date	07/02/2023-14:53:10	Form ID		
Department		Inspector General Of Registration		Payer Details					
Registration Fee		Type of Payment		Ordinary Collections IGR		TAX ID / TAN (If Any)			
						PAN No.(If Applicable)		AASPP0512G	
Office Name		BOD_BODVAD SUB REGISTRAR		Full Name		PARAKH REALTIES			
Location		JALGAON		Flat/Block No.		35/2A OF BODWAD SHIVAR, TAL BODWAD			
Year		2022-2023 One Time		Premises/Building		DIST JALGAON			
Account Head Details		Amount In Rs.		Road/Street		NEAR ANAND NAGAR BODWAD			
0030063301 Amount of Tax		30000.00		Area/Locality		BODWAD			
				Town/City/District					
				PIN		4 2 5 3 1 0			
				Remarks (If Any)					
				PAN2=AGPPB3120R-SecondPartyName=SATISH PUNDALIKRAO					
				BAVISKAR-CA=0-Marketval=51175000					
				Amount in		Thirty Thousand Rupees Only			
Total		30,000.00		Words					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		10000502023020704533 7159575216929	
Cheque/DD No.				Bank Date		RBI Date		07/02/2023-14:53:52 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 :

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

Mobile No. : 9822009371

सदर चालन केवल दुय्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजाची लागू आहे. नोंदणी व करवावयाच्या दस्तावेजाची सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-357-414	0007485463202223	09/02/2023-15:41:54	IGR352	30000.00

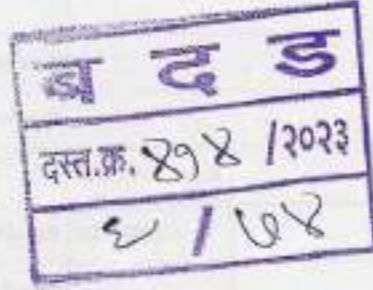
GRN : MH014938791202223P Amount : 30,000.00

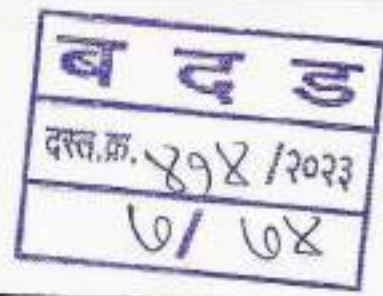
Bank : STATE BANK OF INDIA

Date : 07/02/2023-14:53:10

Total Defacement Amount

30,000.00





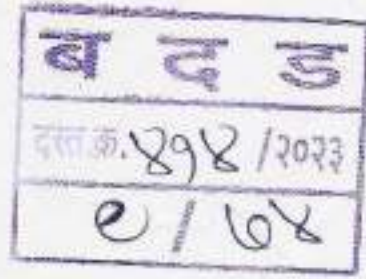
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0902202305086	Date 09/02/2023
Received from PARAKH REALTIES Proprietor Vinaykumar Uttamchand Parakh, Mobile number 9822009371, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Bodwad of the District Jalgaon.	
Payment Details	
Bank Name USBN	Date 09/02/2023
Bank CIN 10004152023020804098	REF No. 573908042
This is computer generated receipt, hence no signature is required.	



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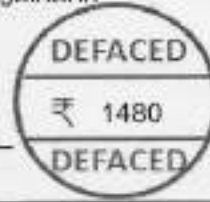


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0902202305086	Receipt Date	09/02/2023
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Received from PARAKH REALTIES Proprietor Vinaykumar Uttamchand Parakh, Mobile number 9822009371, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered on Document No. 414 dated 09/02/2023 at the Sub Registrar office S.R. Bodwad of the District Jalnann



Payment Details

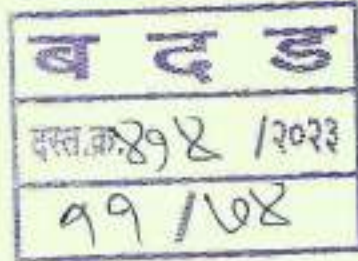
Bank Name	UBIN	Payment Date	09/02/2023
Bank CIN	10004152023020904698	REF No.	573909042
Deface No	0902202305086D	Deface Date	09/02/2023

This is computer generated receipt, hence no signature is required,



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JOINT DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AT JALGAON ON THIS _____ DAY OF JANUARY MONTH OF YEAR 2023

BETWEEN

MR. SATISH PUNDLIKRAO BAVISKAR

Age 57 Years, Occupation : Agriculturist & Business

Pan No. AGPPB 3120 R Aadhar Card No. 4572 1314 1169

"ATHARVA" Manoj Society S. NO 556/2B, Bibvewadi, PUNE-37

Hereinafter called and referred to as "LAND OWNER" (which expression unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators) **OF THE FIRST PART.**

AND

PARAKH REALTIES

A Proprietary firm Through its Proprietor

Mr. Vinaykumar Uttamchand Parakh

Age 56 Years, Occupation: Business

R/at- 379, Jaikisanwadi, Navi Peth, Jalgaon

PAN- AASPP0512G . adhar No: 351872848884

Hereinafter referred to as "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors and administrators) **OF THE SECOND PART**

WHEREAS all that piece and parcels of Agricultural land admeasuring 01 Hectors 38 R + Pot Kharab area 00 Hectors 48 R total land admeasuring about 01 Hectors 86 R of Gat No. 36/2A situated at village Bodwad, within the limits of Bodwad Nagar Panchayat Taluka Bodwad, District Jalgaon, and within the limits of Sub Registrar Bodwad, said land is more particularly described in the Schedule written hereunder and hereinafter referred to as the Schedule Property and is the subject of this Development Agreement.



[Signature]

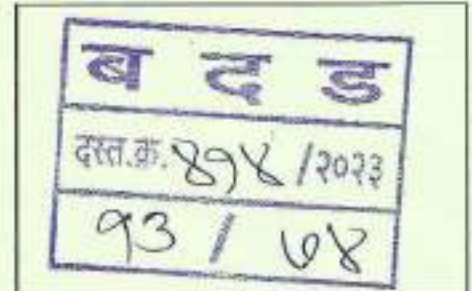
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AND WHEREAS the land admeasuring 1 Hectors 86 R of Gat No. 36/2A is owned by Mr. Satish Pundlikrao Baviskar.



AND WHEREAS by Sale Deed dt.10/05/2000 registered in the Office of Sub Registrar at Bodwad at Mr Kashiram Damu Vanjari

sold land admeasuring 1 Hector 86 Ares to Mr. Satish Pundlikrao Baviskar and his name is mutated by Mutation Entry No.15852 dated certified on 26/6/2000

AND WHEREAS in view of the above Mr. Satish Pundlikrao Baviskar being absolutely seized and possessed and entitled to all the right, title and interest, in respect of the Agriculture land admeasuring 01 Hectors 86 Ares from Gat No. 36/2A of Village Bodwad, Taluka Bodwad, District Jalgaon. The Consenting Party is the family members of Mr. Satish Pundlikrao Baviskar. They have also given their consent to this transaction.

AND WHEREAS the Schedule Property has been measured and demarcated by Government Authorities Land Record Office vide Mojani Registrar No- 51, dated- 4/2/2021 . That the said land is situated within the local limits of Bodwad Municipal Council and is in agriculture zone. Now a day cultivation of the said land is not affordable and surrounding land is also converted in to non-Agriculture zone. That the land Owners wanted to build the residential/commercial units on the said property. Accordingly, land owner has appointed Architect Mr. Ujjwal Bhole C/o. UB Architects, having office at Bandra-Mumbai for preparation of construction plans of houses under Pradhan Mantri Awas Yojana on the said site. Simultaneously land owner has also submitted the said proposal to MHADA who is nodal Agency appointed by Government of Maharashtra. The Lay out Plan of the development on the said property under Pradhan Mantri Awas Yojana has been sanctioned by Committee appointed by Central Government and State Government. However due to lack of expertise in the field of construction, it is not possible for the land Owners to develop the same on their own. The land Owners therefore decided to develop the same through competent Developer.

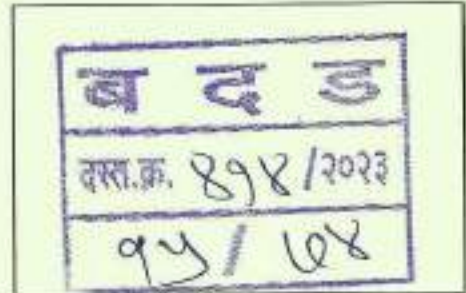
AND WHEREAS, the Owner for various reasons are willing to develop and construct scheme on the said land and therefore he is in search of an intending Developer having sound financial position, experience and technical know-how.

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AND WHEREAS, the Developer herein has is engaged in the business of land development and construction, having skills in business of Real Estate "BUILDERS and LAND DEVELOPERS".



AND WHEREAS the Developer approached the Owner and thereafter, in the various meetings were held between the Developer and the Owner herein. Both the parties has agreed to construct below 30 Sq. meters areas for EWS single floor Row Houses (approximately total units 141) + for LIG row houses on Ground & first Floor duplex floor Row Houses (approximately total units 41) + Shops units 32 along with flats on remaining areas of the said land. Developer has also agreed to develop the internal roads, Drainage system, Street lights in the said premises. That the above proposal is accepted by the land owners and the Developer has agreed to pay to the Owners 25% of "Gross Sale Proceeds"(defined herein after), received by the Developer from sale of various units etc in the project carried out on the Schedule Property.

AND WHEREAS, the Owner represented to the Developer herein that they are absolutely seized and possessed of the aforesaid land and that the Owners have a clear and marketable title to the said land which is free from all encumbrances.

AND WHEREAS after mutual discussion and negotiation between the Owners and the Developer, said Owners agreed to assign, transfer the development rights in respect of the said Land in favour of the Developer herein on the terms and conditions agreed by and between them.

AND WHEREAS the Owners and the Developer decided to reduce the terms and conditions agreed between them into writing, hence this Agreement.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES BY THIS DEVELOPMENT AGREEMENT AS FOLLOWS:

1. The Owner hereby grants development rights in Schedule Property to the Developer and the Developer hereby agrees to acquire the Development Rights in the Schedule Property from the Owner, free from all encumbrances as per the terms, conditions and consideration stated herein
2. The Parties hereto confirm that the term "Scheduled Property" used

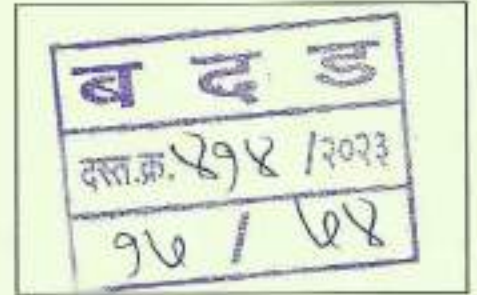
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anywhere in this Agreement shall and is agreed and admitted to mean and include:- all that piece and parcels of Agricultural land admeasuring 01 Hectors 38R + Pot Kharaba area 00 H 48 R total land admeasuring 01 Hectors 86 R of Gat No. 36/2A situated at Bodwad, Taluka Bodwad, District Jalgaon, within the limits of Municipal Council Bodwad, and within the limits of Sub Registrar Bodwad.



3. The right to claim utilize and consume the FSI/FAR granted and permitted by Maharashtra Housing & Area Development Authority under Building Permission Cell, P MAY / A Intimation of Approval (IOA) U/S 45 of MRTP & (a designated planning authority for PMAY constituted as per government regulation noTPB4315/167/CR-51/2015/UD-11 dt 23.05.2018) vide their Permission of IOA Letter No EE/BPCell/PMAY/A/MHADA/31/2023 dated 11/1/2023, for

- (1) EWS -141 row houses units having total Built up area 4832.07 sq.mt.
- (2) LIG - 41 row houses units having total Built up area 3341.33 sq.mt.
- (3) Conv. Shop- 32 units having Built up Area -339.06 sq.mt.
- (4) A society Office, Common Toilet Block, & Club house - having built up area 63.18 sq. mt.

Total Built up Area of 214 units & Amenities a built up area - 9175.64 sq.mt.

Right to use the above sanctioned built up area as per building plan only .

After completion the above construction then both the parties will mutually decide for the future development & will sign & register the new second phase joint development agreement .

4. In consideration of the Owners granting development rights in Schedule Property to the Developer , the Developer shall pay to the Owners 25% of "Gross Sale Proceeds"(defined herein after), received by the Developer from sale of various units i.e. flats, Row Houses, Shops etc in the project carried out on the Schedule Property, subject to deduction of TDS by the Developer. The Developer shall construct the said flats, Row Houses, Shops etc on the said land as details given below.

Proposed Residential Affordable Housing Scheme under PMAY Scheme

[Signature]

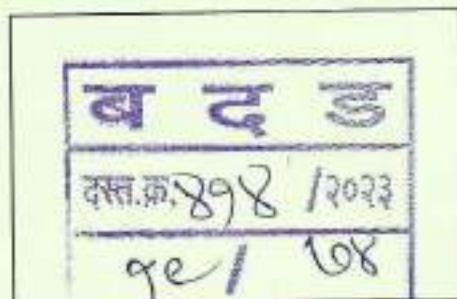
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(PPP model)

Area statement of proposed project @
Bodwad Shivar Gat No 36/2A: Area of
Land H 1 R 86 i.e. 18600 Sq.mt.



Sr	Type	Built up Sq.mt.	Units nos	Total b/up area sq.mt.
1	EWS -	34.27	141	4832.07
2	LIG -	81.49	41	3341.33
3	SHOPS-	10.593	32	339.06
4	Society Office, Toilet & clubhouse			63.18
	Total		214	9175.64sq.mt

Total FSI consumed 49% approx

Definition of Gross Sale Proceeds

The term "Gross Sales Proceeds" shall include not only the amounts received from the sale of the Flats/ Units/Shops/Offices/commercial premises in the construction to be carried out on the Schedule property but the same shall also mean and include

All amounts received by the Developer from the grant of exclusive right of user of open/covered car / two wheeler parking spaces and open terraces from the prospective Allottee thereof and all amounts received by the Developer by way of MSEDCL deposit and charges. All amounts received by the Developer by way of deposits towards common area maintenance charges, charges towards society formation, Share Certificates, legal charges other deposits, charges towards extra items, Stamp Duty and Registration Fees, GST, of the Purchasers documents shall however not be taken into account while arriving at the total quantum of Gross Sale Proceeds. Each and every installment of the Gross Sale Proceeds received from the Unit Purchasers shall be deposited in the Escrow account held in the name of " PARAKH REALTIES " in ICICI Bank or any other Bank as it may deem fit from time to time. The said Bank shall be issued a Standing Instruction to split up each deposit of sum into two in such a way that 25% of the said sum shall be credited to the account of the Owner and 75% of the said sum shall be credited to the account of the Developer, all the three accounts being with the same Bank and Branch . In case of Cancellation of Agreement

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to Sell, each Party shall be liable to refund the amount received till date in respect of the said Unit. The deduction towards administration charges, etc, will Developer.



5. On execution hereof the Developer has taken Title Verification & Search Report from Adv Meena D Chaudhari on dated 18/01/2023 . The Title of the said property is clear & marketable having no encumbrance. The above said land is not under the acquisition or reservation by any Public or private authorities. And hence the said Title Certificate given by Adv Meena Chaudhari Jalgaon .
6. The Owner hereby declares and assures that the Owner shall make out a clear marketable title of Schedule Property free from encumbrances, claims, demands whatsoever to the satisfaction of the Developer and for the aforesaid purpose the Owner shall execute and cause to be executed by other necessary parties such declarations or writings as may be required. The Owners hereby indemnifies the Developer in respect of any claim raised by any party claiming through the Owner in respect of the Schedule Property. The Owner hereby indemnifies the Developer in respect of any claim raised by any party claiming through the Owner in respect of the Schedule Property.
7. The Owner has on execution hereof allowed the Developer and/or their nominee/s to do all things, deeds and matters pertaining to all the development activities and for the purpose to approach the Town Planning Department and /or any other body or in respect of any acts, deeds, matters and things which may be done or incurred by the Developer as also to sign all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be from time to time required in this behalf. The Owner is authorized to appoint Architect of the Developer's choice, and also revise , alter, modify change the sanctioned building plans with due intimation to the Owner and all other authorities in connection with the building plan submitted and for the other establishments to be constructed by the Developer and sale thereof upon the registration of the same at the Office of the Sub-Registrar.
8. The Owner an the Developer here to covenant that _
a) The owner given the possession of agricultural land to the Developer



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and developer has also taken the same.

- b) The Developer is entitled to modify and revise the layout and building plans, relating to the Schedule Property, with due intimation to the Owner, and obtain all sanctions permissions from the concerned Appropriate Authorities carry out and complete the said Projects on the Schedule Property as the Developer may deem fit and proper.
- c) The Developer is entitled to take appropriate actions, steps and make and seek compliances permissions sanctions approval exemptions under the provisions of all concerned enactments and the rules and regulations framed there under required if any, entirely at the discretion of the Developer for development of and construction of the building/s upon the Schedule Property.
- d) The Developer is entitled to call upon the Owner, to extend co-operation and assistance by executing all such documents, deeds, confirmations, letters affidavits, declarations, indemnities, authorities, licenses or any such or other documents for development of the Schedule Property.
- e) The Developer is entitled to enter into agreements to sell and otherwise transfer the Units/Buildings constructed on the Schedule Property, with the intending purchasers in the proposed building inter alia as contemplated under the provisions of the relevant Acts, and shall also be entitled to do all such acts, deeds and things required in that behalf and to receive 75% of the Gross Sale Proceeds received from the Unit Purchasers to the account of the Developer.
- However, all the obligations, liabilities, expenses for activities carried on upon the Schedule Property for construction of the buildings/ structures thereon and all the matters relating and touching thereto, shall be borne by the Developer & developer should be responsible any accidents in future .
- g) The Developer hereby undertakes to complete the construction on the said Plot within twenty four (24) months of from sanction of building plan (i.e after getting Commencement Certificate of Building Permission & the responsibility taken by Owner , & owner should



[Signature]

VP

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दस्त.क्र. २९४ / २०२३
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