पावती

Original/Duplicate

Thursday,February 22 ,2018
2:39 PM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 1233 दिनांक: 22/02/2018

गावाचे नाव: अमरावती
दस्तऐवजाचा अनुक्रमांक: अरन2-732-2018
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: . . आदील कन्स्ट्रक्शन अमरावती तर्फे भागीदार अनिक अहमद खान

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 30480.00

मूळ दस्तऐवज परत मिळाला.

आपणास मूळ दस्त ,धनलेख पिट,सूची-२ अंदाजे
2:38 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati II

बाजार मुल्य: रु.13712000 /-
मोबदला रु.13712000/-
भरलेले मुद्रांक शुल्क : रु. 822800/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010878972201716M दिनांक: 22/02/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

CHALLAN
MTR Form Number-6

GRN	MH010878972201718M	BARCODE		Date	21/02/2018-11:30:55	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	ABKFA5649Q
Office Name	AMT2_JT AMRAVATI NO 2 SUB REGISTRAR	Full Name	Adil Construction through partner Aneeqe Ahmed Khan and one other
Location	AMRAVATI	Flat/Block No.	Nazul Sheet No. 19 Nazul Plot No. 3
Year	2017-2018 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Total area 659.42 Sqmt
0030046401 Stamp Duty	822800.00	Area/Locality	Mouje Camp Amravati
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 4 6 0 2
		Remarks (If Any)	PAN2=AFWPA5971R~SecondPartyName=Smt Anuja Amulya Ambardekar~CA=13712000~Marketval=13712000
Total	8,52,800.00	Amount In Words	Eight Lakh Fifty Two Thousand Eight Hundred Rupees Only

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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018022160051	CPD5203542
Cheque/DD No.		Bank Date	RBI Date	21/02/2018-11:31:20	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणीकरावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 21-02-2018 03:15:33

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Mouje: Amravati Camp N. S. No. 19 Plot No. 18

Zone No – 19 567/19 Area 7098 Sq. Ft.

AGREEMENT OF DEVELOPMENT AND SALE VALUED AT RS. 1,37,12,000=00 ONLY (RUPEES ONE CRORE THIRTY SEVEN LAKH TWELVE THOUSAND ONLY)

(Stamp Duty of Rs. 8,22,800/- & Registration Fee of Rs. 30,000/- is paid herewith)

THIS AGREEMENT OF DEVELOPMENT AND SALE is made and executed at AMRAVATI on this 22nd Day of FEBRUARY, 2018 BETWEEN :- **SMT. ANUJA W/o AMULYA AMBARDEKAR,** Aged about 57 Years, Occupation – Household, (Income Tax Permanent Account No. **AFWPA 5971 R** and Aadhar Unique Identity No. **3286 9348 5741**), Resident of Camp, Amravati-444 602, Tahsil and District – AMRAVATI, hereinafter called the **OWNER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **OWNER,** as well as, her heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART.**

AND

M/s. ADIL CONSTRUCTION, (Income Tax Permanent Account No. **ABKFA 5649 Q**), a Partnership Firm, having its Office at Bhagyashree Colony, Camp, Amravati and acting through its Partners – **(1) MR. ANEEQUE AHMED KHAN S/o GULAM MUSTAFA KHAN,** Aged about 62 Years, Occupation – Business, (Aadhar Unique Identity No. **3135 3005 2074**), Resident of Bhagyashree Colony, Camp, Amravati-444 602, Tahsil and District – AMRAVATI and **(2) MR. ADIL MUSTAFA ANEEQUE KHAN S/o ANEEQUE AHEMAD KHAN,** Aged about 29 Years, Occupation – Business, (Aadhar Unique Identity No. **9807 7787 2104**), Resident of Bhagyashree Colony, Camp, Amravati – 444 602, Tahsil and District – AMRAVATI, hereinafter called the **DEVELOPER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART.**

AND

CHI. SHAUNAK S/o AMULYA AMBARDEKAR, Aged about 26 Years, Occupation – Student, (Income Tax Permanent Account No. **APEPA 2254 F** and Aadhar Unique Identity No. **6778 7415 0079**), Resident of Camp, Amravati-444 602, Tahsil and District – AMRAVATI, hereinafter called the **CONSENTOR,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **CONSENTOR,** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **THIRD PART.**

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WHEREAS the Owner hereinabovenamed own and possess ALL THAT Piece and Parcel of land bearing layout Plot No. 3 (THREE) out of Nazul plot no. 18, Nazul Sheet No. 19, containing by admeasurement 7098 Sq. Ft. (659.42 Sq. Mt.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House, situated at Camp Amravati, within the limits of the Amravati Municipal Corporation, Tahsil and District – AMRAVATI and more particularly described in the Schedule hereunder written; AND

WHEREAS in the like manner the Owner and the Consentor hereinabovenamed jointly own and possess ALL THAT Piece and Parcel of land which is a part of Nazul Plot No. 18 (EIGHTEEN) closely adjacent to the aforesaid Nazul Plot No. 3 (Three), Nazul Sheet No. 19, containing by admeasurement 3219.20 Sq. Ft. (299.07 Sq. Mtrs.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House situated at Camp Amravati, within the limits of the Amravati Municipal Corporation, Tahsil and District – AMRAVATI; AND

WHEREAS ALL THAT Piece and Parcel of land bearing layout Plot No. 3 (THREE) out of nazul plot no 18 Nazul Sheet No. 19, containing by admeasurement 7098 Sq. Ft. (659.42 Sq. Mt.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House, situated at Camp Amravati, within the limits of the Amravati Municipal Corporation, Tahsil and District – AMRAVATI, Originally belonged to Smt. Meena Sudhakar Bhusari Mother of the Owner and Grand Mother of Consentor hereinabovenamed, being her separate property; AND

WHEREAS the aforesaid Smt. Meena Sudhakar Bhusari lateron in her turn Gifted the aforesaid property to her daughter namely Smt. Anuja Amulya Ambardekar, the Owner abovenamed by a Gift Deed Dated 03-01-2015, which is duly registered at the Office of the Joint Sub Registrar, Amravati in Book No. 1 at Sr. No. 47 on even date. As a result therefore the aforesaid Smt. Anuja Amulya Ambardekar has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records; AND

WHEREAS ALL THAT Piece and Parcel of land which is a part of nazul Plot No. 18 (EIGHTEEN), Nazul Sheet No. 19, containing by admeasurement 3219.20 Sq. Ft. (299.07 Sq. Mtrs.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House, situated at Camp Amravati, within the limits of the Amravati Municipal Corporation Ward, Tahsil and District – AMRAVATI, Originally belonged to Smt. Meena Sudhakar Bhusari, Mother of the Owner and Grand Mother of Consentor hereinabovenamed, being her separate property; AND

WHEREAS the aforesaid Smt. Meena Sudhakar Bhusari lateron in her turn Gifted the aforesaid property to her daughter and Grand Son namely (i) Smt. Anuja Amulya Ambardekar and (ii) Shaunak Amulya Ambardekar, the Owner and the Consentor abovenamed jointly by a Gift Deed Dated 03-01-2015, which is duly registered at the

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Office of the Joint Sub Registrar, Amravati in Book No. 1 at Sr. No. 4975 on even date. As a result therefore the Owner and the Consentor hereinabovenamed have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS the Owner hereinabovenamed has now decided to develop the aforesaid property comprising layout Plot No. 3 (Three) out of nazul plot no.18 situated at Camp Amravati in Tahsil and District - AMRAVATI into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various Shops/Office Chambers/Business Premises and self contained separate Apartments therein; AND

WHEREAS the Owner being thus desirous of developing the said property bearing layout Plot No. 3 (Three) out of nazul plot no.18 and the Developer hereinabovenamed having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after due consultation and negotiations with the Consentor and detailed discussion with the Developer have now jointly decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing layout Plot No. 3 (THREE) out of Nazul plot no.18 Sheet No. 19, containing by admeasurement 7098 Sq. Ft. (659.42 Sq. Mt.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House, situated at Camp Amravati, within the limits of the Amravati Municipal Corporation, Tahsil and District – AMRAVATI and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed for the aforesaid property is Rs. 1,37,12,000/- (Rupees One Crore Thirty Seven Lakh Twelve Thousand) Only, which the Developer has specifically agreed to pay to the Owner and to adjust in the following manner.

(A) Rs. 46,21,175=00 (Rupees Forty Six Lakh Twenty One Thousand One Hundred Seventy Five) Only (i.e. Rs. 42,89,800/- for the purpose of sanction Building Plan for G+6 storied building on layout Plot No. 3 (Three) out of nazul plot no.18 & Rs. 3,31,375/- for the purpose of sanction Building Plan for part of Nazul Plot No. 18 (Eighteen) with G+4 storied building thereon) is paid and deposited by the Developer on behalf of the Owner for the purpose of payment of development charges with Municipal Corporation, Amravati.

(B) THAT besides the aforesaid Cash consideration, the Developer has specifically agreed to construct at its own costs 2 (TWO) Apartments, each covering a Built-up area of about 52.69 Sq. Mt., on the FIFTH & SIXTH Floors of a Multi storied Building proposed to be constructed on the said layout Plot No. 3 (Three) out of nazul

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plot no.18 (i.e. Ground + 6 Upper Floors) in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the Apartments chosen to be retained by the Owners is fixed at Rs. 10,10,000/- (Rupees Ten Lacs Ten Thousand) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates.

(C) THAT besides the aforesaid 2 (Two) Apartments, the Developer has further specifically agreed to construct at its own costs a Multi storied Building on the aforesaid part of Nazul Plot No. 18 (EIGHTEEN) adjacent to layout plot no.3 consisting of 7 (SEVEN) Apartments therein (i.e. Ground + 4 Upper Floors), out of which Flat No. 1 & 2 from 1st floor having built-up area of 38.597 Sq. Mt. each, Flat No. 3 & 4 from 2nd floor having built-up area of 38.597 Sq. Mt. each, Flat No. 5 & 6 from 3rd floor having built-up area of 38.597 Sq. Mt. each & Flat No. 7 from 4th floor having built-up area 97.96 Sq. Mt., in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner and the Consentor jointly in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the Apartments is fixed at Rs. 10,10,000/- (Rupees Ten Lacs Ten Thousand) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. Thus the total cost of the said 9 (Nine) Apartments is fixed at Rs. 90,90,825/- (Rupees Ninety Lakh Ninety Thousand Eight Hundred Twenty Five) Only and the same shall be adjusted by the Developer towards land cost to be paid by it to the Owner abovenamed. However the Owner and the Consentor hereby undertakes to pay the difference for the extra/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartments and shall always indemnify the Developer against such payments.

*THAT the Owner/Consentor hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme/project from any financial Institution and mortgaged the said layout Plot No. 3 (Three) out of nazul plot no.18 or any part thereof to it by way of security for the repayment of loan, if desired. However the responsibility of repayment of the said loan Togetherwith an interest accrued thereon shall be the Developer alone and the Owner/Consentor at any cost shall not be responsible for the aforesaid loan amount.

*THAT, it is specifically agreed and understood by the Developer that it has not acquired any right, title and/or interest of any kind whatsoever in respect of part of nazul Plot No. 18 (Eighteen) adjacent to layout plot no. 3 and the Ownership of the said Plot of land shall always belongs to the Owner and the Consentor abovenamed jointly.

*THAT it is specifically agreed and understood by the Developer that it shall execute the Deed of Apartments in favour of the Owner/Consentor in respect of their respective Apartments for their respective use. However the expenses required for Registration of such Apartment Deeds such as Stamp Duty, Registration Fees, Misc.

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Expenses, Lawyer's Fees have been agreed, to be borne and paid by the Owner/Consentor for their respective Apartment.

"THAT it is specifically agreed and understood by and between the parties hereto that, out of the said layout Plot No. 3 (Three) out of nazul plot no.16 from N.S. No. 19 an area towards Southern side east-west division i.e. 10 Ft. x 111.23 Ft. i.e. 1112.35 Sq. Ft. will be kept open to sky for the use of ingress and egress of both parties & specially for Plot No. 18 (Eighteen) which is in joint ownership of Owner and her son Shaunak A. Ambardekar, the Consentor abovenamed.

"During the period of development on plot no. 3 & 18 and in future the Developer has every right to use water from well situated on plot no. 18 which is in joint name of vendor and her son Shaunak A. Amberdekar and both will transfer the right to use the water from well for permanent nature to Developer and intending purchasers from residential apartment owners after its development and sale/transfer each property in their names and for which Owner and the Consentor accorded their consent.

(3) THAT the Owner hereby assures the Developer that she shall obtain all the necessary Permissions/No Objection Certificates/Documents/Papers required for the proposed transaction of Development and Sale from various Government and Semi-Government Departments and Offices exclusively from and out of her own costs and expenses and shall deliver the same in Original to the Developer immediately on its receipt.

(4) THAT the Owner further assures the Developer that the property hereby agreed to be developed/sold is the separate property belonging to her alone having acquired the same by her from her mother by a Gift Deed Dated 03/01/2015 and that none except her has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(5) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Nazul Ground Rent, Corporation Taxes, Cesses and all other outgoings etc. if any levied on the property hereby agreed to be developed/sold and payable by the Owner only up-to the date of execution of this Agreement.

(6) THAT the Owner shall answer all the reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.

(7) THAT the property hereby agreed to be developed/sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(8) THAT on receipt of possession of the 9 (NINE) Apartments from the Developer as stated above, the Owner shall deliver the actual physical possession of the property

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comprising layout Plot No. 3 (Three) out of nazul plot no.18 hereby agreed to be developed/sold to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(9) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) in respect of layout Plot No. 3 (Three) out of nazul plot no.18 the Developer intends to develop the said property into a COMMERLCIAL/RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various Shops/ Chambers/ Business Premises and self contained separate Apartments therein. The Owner/ Consenter does hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Amravati Municipal Corporation, Amravati in the name of the Owner who in her turn agrees to return back to the Developer such sums as may be refunded to her by such Local Authorities/Amravati Municipal Corporation, Amravati.

(10) THAT it is clearly understood and agreed by the Owner that she shall deliver a vacant and peaceful possession of the aforesaid property bearing layout Plot No. 3 (Three) out of nazul plot no.18 to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(11) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Amravati Municipal Corporation, Amravati after the entire realization is done.

(12) THAT the Owner does hereby allow and permit the Developer to display its board at site i.e. on layout Plot No. 3 (Three) out of nazul plot no.18 at any time after execution of this Agreement.

Joint Sub-Registrar Class-2 Amravati

THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (i.e. Apartments) (Excluding the Apartments chosen to be retained by the Owner as mentioned above) proposed to be constructed on the layout Plot No. 3 (Three) out of nazul plot no.18 Together with the Undivided proportionate share and interest in the said Plot No. 3 (Three) to the intending buyers and they shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in their absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall it question the accountability thereof in any manner whatsoever.

(14) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give her replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden,

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charge, encumbrance, claim, demand etc. the Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(15) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried building upon the said layout Plot No. 3 (Three) out of nazul plot no.18 hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the Plans as may be sanctioned by the Amravati Municipal Corporation, Amravati and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (Excluding the Apartments chosen to be retained by them as mentioned above) in the proposed Building along with the Undivided proportionate share and interest in the said Plot No. 3 (Three) to the prospective buyers for such price as they may fix or agree upon in its absolute discretion.

(16) THAT the Owner shall on receipt of the possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said layout Plot No. 3 (Three) in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she/they shall also get the same duly registered in accordance with the law in force.

(17) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(18) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(19) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorizing any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(20) THAT in case the Owner fails or neglects to fulfill and observe all or any of the obligations on her part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce

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specific performance of this Contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(21) THAT the permission to commence and carry on the works of construction of the proposed Multistoried Building on the said layout Plot No. 3 (Three) hereby granted by the Owner is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(22) THAT the Owner agrees to pay and discharge all her Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

(23) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Amravati.

(24) THAT on registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said layout Plot No. 3 (Three) in favour of each such individual prospective buyer(s) in all relevant records.

(25) THAT the Developer also agrees to pay Sales Tax or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owner indemnified against the same.

(26) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed Multistoried building to be constructed on the said layout Plot No. 3 (Three).

(27) THAT the Owner does hereby assure/confirm to the Developer that she has not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and it has absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(28) THAT the Developer hereby assures that it shall always indemnify the Owner against any monitory liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labor laws etc. arising out of this transection.

(29) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(30) THAT if the F.S.I. in relation to the said layout Plot No. 3 (Three) is increased at any time in future, then in such event such increased F.S.I. shall always belongs to the Developer and it shall have absolute right and full authority to use and consume the

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same in its absolute discretion. Similarly the Developer shall have absolute right to purchase and utilize the Transferable Development Rights (T.D.R.) for construction on the said layout Plot No. 3 (Three) and the Owner shall have no claims in any respect of said Transferable Development Rights (T.D.R.).

(31) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing layout Plot No. 3 (THREE) out of nazul plot no.18 Nazul Sheet No. 19, containing by admeasurement 7098 Sq. Ft. (659.42 Sq. Mt.) of Mouza – CAMP AMRAVATI, Pragane - Badnera, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House, situated at Camp Amravati, within the limits of the Amravati Municipal Corporation, Tahsil and District – AMRAVATI and bounded as under :-

ON THE EAST	-	ROAD CIRCUIT HOUSE TO BIYANI CHOWK.
ON THE WEST	-	SERVICE LANE.
ON THE NORTH	-	LAYOUT PLOT NO. 4.
ON THE SOUTH	-	LAYOUT PLOT NO. 2.

IN WITNESS WHEREOF the OWNER, the DEVELOPER and the CONSENTOR hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at AMRAVATI in presence of the attesting witnesses signing as such on the day first above written.

Drafted by :- Adv. M. S. Bhagwat, Amravati.

Joint Sub-Registrar Class-2 Amravati

Details of Smt. Anuja Amulya Ambardekar

Passport Photo	L.H. Thumb Impression	Signature
		Ambardekar

अ-२-ण-२

वा ३२१ ११-२६ 10

२०१८

Details of Adil Construction Through Partners 1) Aneeque Ahmed Khan S/o. Gulam Mustafa Khan

Passport Photo	L.H. Thumb Impression	Signature
		

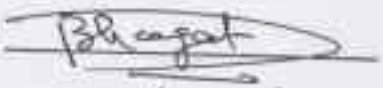
Details of Adil Construction Through Partners 2) Adil Mustafa Aneeque Khan S/o. Aneeque Ahemad Khan

Passport Photo	L.H. Thumb Impression	Signature
		

Details of consenting party Shri Shaunak Amulya Ambardekar

Passport Photo	L.H. Thumb Impression	Signature
		

Witnesses

1) 

2) 



अ-१-ण-२

मालमत्ता पत्रक ७३२ १२-२४

विभाग/भौगे — अंमरावती तालुका/नि.पु.मा.का. — अमरावती २०१८ जिल्हा — अमरावती

मिळकत क्रमांक	प्लॉट नंबर	प्लॉट क्रमांक	क्षेत्र चौ.मी.	मालकाचे नाव	कार्यालय (जिल्हाधिकारी किंवा पोलीस आयुक्त यांचा शिक्का)
१९ १८	१९	१८			

दिनांक	व्यवहार	खंड क्रमांक	पक्षकार (घा) पहेला (२) दिला गेला (घा)	टिकाशन *
१५/०३/२०१५	खरेदीने अनुराधाई अकोलेकर राहिलाबाई आडतीया यांचे कडुन दुसरा माळा फ्लॅट नं. ३०२	९.६.क्र.९३७ दि. १४/१/१५	सुधीर मोहनलाल भट्ट क्षेत्र ४४.४८ चौ मी	फे.मुद्रा क्र.०१७५ प्रमाणे सही - १५/०३/२०१५ सह.दि.दु.नि.अमरावती
१५/०३/२०१५	खरेदीने अनुराधाई आडतीया राहिलाबाई आडतीया यांचे कडुन फ्लॅट नं ३०३ दुसरा माळा	९.६.क्र.९६८ दि. १४/१/१५	सुधीर मोहनलाल भट्ट क्षेत्र ४४.४८ चौ मी	फे.मुद्रा क्र.०१७४ प्रमाणे सही - १५/०३/२०१५ सह.दि.दु.नि.अमरावती
१०/०७/२०१५ १५.१८.१९	बक्षिसपत्राने मिना सुधाकर चुनारी यांनी ३२९.२ चौ फुट क्षेत्राचे श्रीराम विठ्ठल शिरभाते यांचे	९.६.क्र.४८ दि. ३/४/२०१५	अनुया अनुप्रभ आम्बाडेकर शौनक अनुप्रभ आम्बाडेकर	फे.मुद्रा क्र.१५५५ प्रमाणे सही - १०/०७/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
२३/०६/२०१५	गहाण बोझा नोंद कमी बँकेचे पत्र दि.१/६/१५ अन्वये अनिल ज्योतीप्रसाद सहकार यांनी दि.डी. पंजाबराव देशमुख अर्बन को. ऑप. बँक लि. अमरावती यांचे कर्जास कर्जापोटी परतफेड केल्याने गहाण बोझा नोंद कमी		दि.पंजाबराव देशमुख अर्बन को.ऑप बँक लि.अमरावती यांचे कर्जाऊन ८,००,०००/- रु. ची गहाण बोझा नोंद कमी	फे.मुद्रा क्र. ३०७५ प्रमाणे सही - २३/०६/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
०६/०६/२०१५	गहाण बोझा नोंद डीकेरे पत्र दि.११/४/२०१५ अन्वये येस बँक मर्या अमरावती यांचे कडुन ये. अन्वयीचे अनिल घटकार यांनी १०,००,०००/-रु. कर्ज घेतल्याने गहाण बोझा नोंद.		येस बँक लिमि अमरावती यांचा अनिल घटकार यांच्या नावे १०,००,०००/-चा गहाण बोझा नोंद	फे.मुद्रा क्र. ३०७५ प्रमाणे सही - ०६/०६/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
३०/०५/२०१५	खरेदीने रु. ५,४०,०००/- वासुदेव तुकारामजी शेवाळे यांनी अमर डेव्हलपर्स मुक्काम नं. ३०६ क्षेत्र १३.९४ चौ.मी. विक्रीकरणे नोंद	९.६.क्र. ३१८० दि. १७/५/२०१५	नागपुरे एकनीकांत केशीराव	फे.मुद्रा क्र. ३०९१ प्रमाणे सही - ३०/०५/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
१५/१२/२०१५	गहाण बोझा नोंद कमी नागपुरी नागरी सहकारी बँक लि. नागपुर शाखा अमरावती यांचे कडील ४,२०,०१,०००/- रुपयाची कर्जापोटी परतफेड केल्याने मिना भागतार अनुराग सर्वगाळ कल्पना पंढरीकर यांचे नावे गहाण बोझा नोंद कमी.	९.६.क्र. ३२९४ दि. १७/९/१५	गहाण बोझा नोंद कमी	फे.मुद्रा क्र. ३०९३ प्रमाणे सही - १५/१२/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
	खरेदीने नोंद रु. ८०,८३,०००/- स मिना रणजीत भागतार, अनुप्रभ अनिल आम्बाडेकर कल्पना पंढरीकर भागतार यांनी क्षेत्र ५५.७० चौमी. विक्रीकरणे नोंद	९.६.क्र. १५९० दि. ११/७/१४	सुरमे पुष्पलता व्यं मुनीश व्यंकटे व्यंक	फे.मुद्रा क्र. ३०९३ प्रमाणे सही - १५/१२/२०१५ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
०२/०१/२०१७	खरेदीने प्रभातनगरातील अविनाश त्रिंबकेराव हिरेकर व आर्दना अविनाश हिरेकर यांनी एच.डी.एफ.सी.लि. नागपुर यांचा कडुन केलेल्याने कर्जापोटी परतफेड न केल्याने सदर मिळकतीवर बाबा एच.डी. एफ.सी. लि. नागपुर यांनी विक्रीकरणे नोंद.	९.६.क्र. ४५१२ दि. ३/१२/२०१९	गोरव रामकिसन दुटेया	फे.मुद्रा क्र. ७१२९ प्रमाणे सही - ०३/०१/२०१७ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती
२३/०२/२०१७	बक्षिसाने बाबाराव पुंडलिकराव राऊत वय्यत उर्फ २९/८/२०१५ नुसार या कोटीचे बाप्त प्रदाणपत्र अ.एम.के.सी क्र ७३/२०१६ दि २३/१/१६ अन्वये चारासयी नोंद		अनुराधा विनय राऊत आयती संजय नागुरकर	फे.मुद्रा क्र. २११० प्रमाणे सही - २८/०२/२०१७ उपजिल्हाधिकार मुद्रांक अधिनेक अमरावती

मालमत्ता पत्रक

५

जिल्हा/पोटे – अमरावती

तालुका/उ.पु.स.व. – अमरावती

जिल्हा – अमरावती

अ.क्र.	भूमापन क्रमांक	पोट नंबर	पोटखराब	क्षेत्र हे.आ.	आकारणीचा	मालमत्ता विवरण अमरावती जिल्हा महानगर क्षेत्रातील अहिल्या नगरच्या हद्दीतील मौजे
१	११२८	११	६८	३२१९६.६ चौ.मी	ए	तीन

दुय्यम धारकार पूर्वेस व उत्तरेस एक एक घरटक

हक्कात मुळ धारक नमूद

खोलेश्वर न.सोनवणी
रामराव रंगराव शिंदके खरेदी हक्कात
खापर्डे बगीचा
महमद खलील
[सोमाणा डोमाजीजी दोडीवाल परवी]
[खरेदी हक्कात]
फे.नं.३६५४ते ५८८९ अन्वये पुरवणी खर्च नोंदणी
फे.नं.३८२१ ने क्षेत्र ३२१९.२ चौ.फूट कमी
खोलेश्वर न.सोनवणी यांचा हक्कात
(२)रामराव रंगराव शिंदके
यांचेवर सोमाणा महमद खलील

अ-र-ण-२
४३२० १३-२-२४
२०१८

शेरा

हक्क पत्र

हार्ड कॉपी

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (घ) खरेदी (ए) किंवा भोग (ब)	रेकॉर्डवर
०६/०२/१९९०	खरेदीने फे.नं.३६२५ प्रमाणे ७१८.७ चौ.फूट प्लॉट नं.५		जमा पुरुष दोघांचे	नोंद. हस्तांतर नोंदी
०६/०३/१९९०	खरेदीने फे.नं.३६२६ प्रमाणे ७६०० चौ.फूट जागा प्लॉट नं.७		आसाराम सोमाजी सोनोने	नोंद. हस्तांतर नोंदी
०६/०३/१९९०	खरेदीने फे.नं.३६२७ प्रमाणे ७६३० चौ.फूट से.प्लॉट नं.६ खरेदी दि.१२/०३/९८		जमील खलील सोनोने	नोंद. हस्तांतर नोंदी
२३/०३/१९९०	खरेदीने फे.नं.३६२८ प्रमाणे		[(१)श्रीमती सुनंदा झुलाराव देशमुख] [(२)-"-मुरा जगदीश] [(३)-"- अनंतराव उत्तमराव] [(४)श्री अनिल रहेमान सोनोने] [(५)सोमाजर रहेमान सोनोने] [(६)आसार रहेमान सोनोने] [(७)आसार रहेमान सोनोने]	नोंद. हस्तांतर नोंदी
२३/०३/१९९०	ई.सी.झे.ने फे.नं.३६२९ प्रमाणे		[अनिल रहेमान सोनोने] [-]	नोंद. हस्तांतर नोंदी

मालमत्ता पत्रक

तालुका/पं.स.मु.स.का. – अमरावती जिल्हा – अमरावती

गावाचे नाव – अमरावती

गाव	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासकाला विक्रीचा अधिकार किंवा गहाणाचा तपशील आणि इतर हक्कांचा पूर्ण उपभोगाचे नियंत्रण करणारा
१	११	१८			

	व्यवहार	खंड क्रमांक	शेरा पान (पा) पहेला (प) किंवा गत (गत)	
22/04/2019	खरेदीखताने नोंद सौ. सुलभा भुसारी यांनी खरेदीखत लिहून दिल्याने सौ. सुलभा भुसारी यांचे नांवे घर नं. ११८८ असलेली मिळकत भुसारी यांचा हिस्सा बोजा नोंद काहून	₹ 1,37,11,045/- दि. 22/04/19 2P05	अनुक्रमांक आकारणी भाग	अमरावती महानगरपालिका, अमरावती

अमरावती

जाणे आकार - छाननी फी - अमरावती

१) अर्ज प्राप्त झाल्याची तारीख .....
२) नकलला देण्याची तारीख 22/04/19
३) नकलला तयार झाल्याची तारीख .....
४) नकलला दिल्याची तारीख .....
५) नकलेकरिता रु. 210.00 पावती क्र. 0212206
दिनांक 22/04/2019 रोजी प्राप्त झाले.

प्रमाणित असे

उपजिल्हाधिकारी, भूमि अभिलेख
अमरावती यांचे कार्यालय

अ-२-ण-२
0324 98.28
२०१८

कार्यालयीन खर्चाचा तपशील २०१८-१९ कोष्टकाची प्रतिलिपि सादर करणे क्र. 32
मुद्रांक जोडणीप्रमाणे मुद्रांकशुल्क वसूल करावे.

सूचना 82 :- विक्रीदस्त आकारणी- कोष्टकात दिलेल्या विक्रीपासूनी मालमत्तेच्या

(अ) जमिन मालकाच्या विक्रीच्या क्षेत्राचे कोष्टकात दर्शविल्याप्रमाणे मूल्य

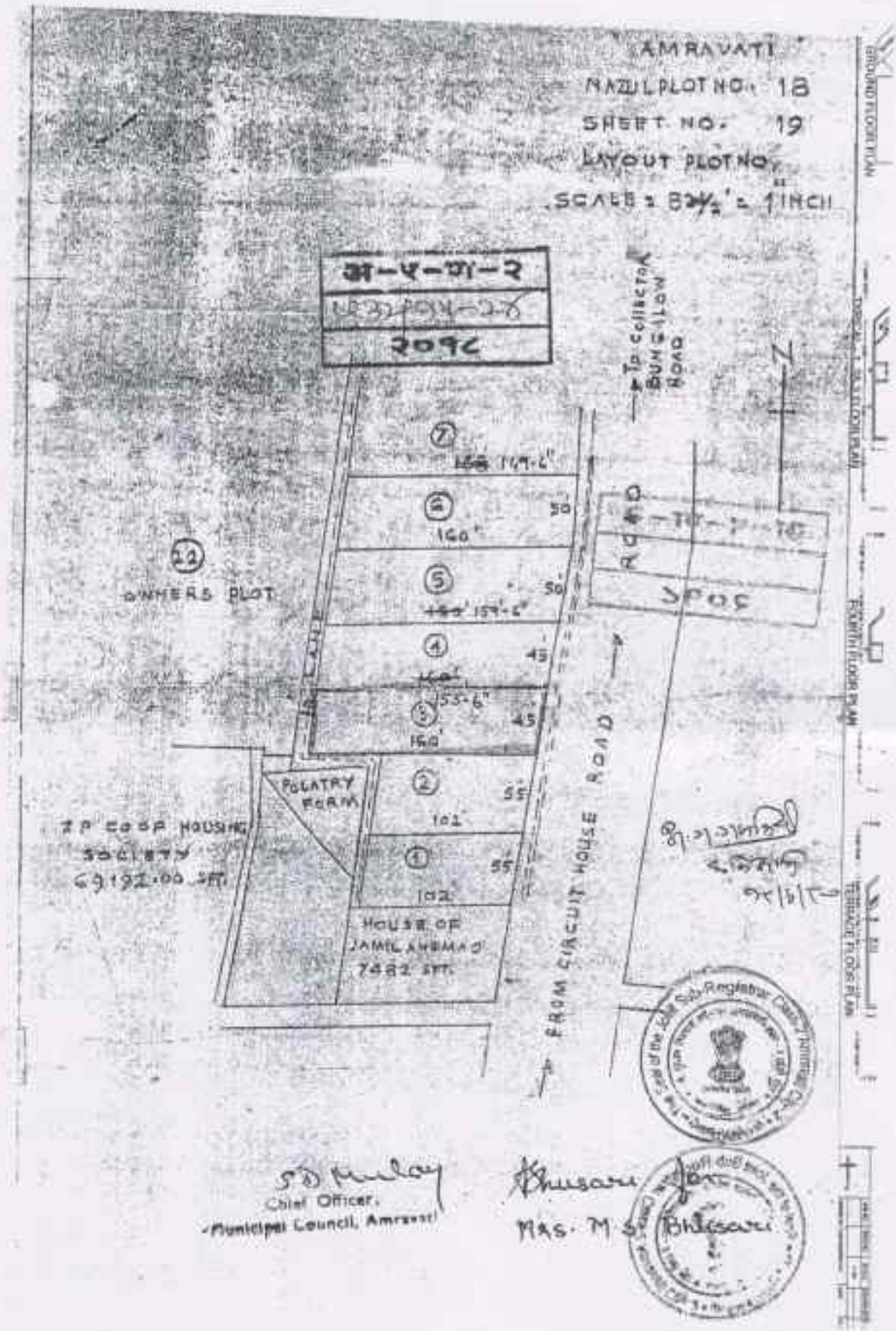
एकूण ज क्षेत्र 434.42 x जंत्रीकानुसार रु. 20900/- = रु 90,83,870/-
+ विक्रीमुळे मालकाचे उर्वरीत क्षेत्रास विक्रीच्या मूल्यात 15% रु 46,21,175/-
एकूण (अ) 1,37,11,045/-

(ब) विक्रीनकरणीय विक्रीच्या क्षेत्राचे मूल्य

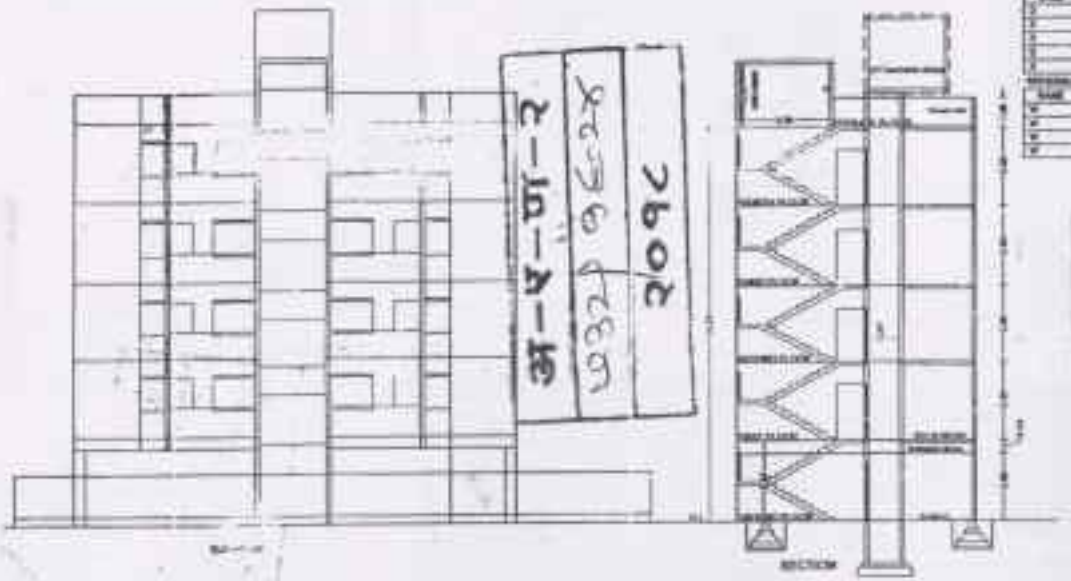
कोष्टकात एकूण क्र. 3 वरील 7098 चौ.मी. 659.665 चौ.मी.
659.665 x 20,000 (जंत्रीनुसार) = 1,31,93,315/-
एकूण (ब) : 1,31,93,315/-

वरीलपैकी (अ) व (ब) पैकी जास्तीचे मूल्य रु. 1,37,11,045/-

Seal of the Joint Sub-Registrar Class-2 Amravati


AMRAVATI
NAZUL PLOT NO. 18
SHEET NO. 19
LAYOUT PLOT NO.
SCALE : 83½' = 1 INCH
अ-५-१-२
२०१८
To collector BUNGLOW ROAD
OWNERS PLOT
POULTRY FARM
P P CO OP HOUSING SOCIETY
69192.00 SFT.
HOUSE OF JAMIL AHEMAD
7482 SFT.
FROM CIRCUIT HOUSE ROAD
Chief Officer,
Municipal Council, Amravati
Mrs. M S Bhusari

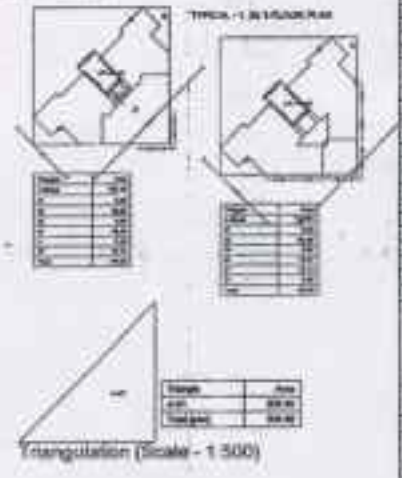
Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.



SECTION



LAYOUT PLAN (Scale - 1:200)



Triangulation (Scale - 1:500)



GROUND FLOOR PLAN



TYPICAL - 1, 2 & 3 FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

SEAL OF APPROVAL