



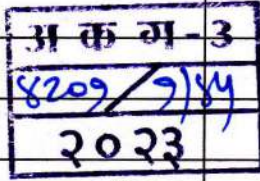
CHALLAN
MTR Form Number-6



GRN	MH008535918202324E	BARCODE		Date	25/09/2023-13:20:42	Form ID	25.1
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Department	Inspector General Of Registration	Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment	Registration Fee	PAN No.(If Applicable)		ADBPL6499G			
Office Name	AKG3_JT AKOLA NO 3 SUB REGISTRAR	Full Name		SHRI PRATIK VINOD LOHIYA			
Location	AKOLA						
Year	2023-2024 One Time	Flat/Block No.		MOUJE AKOLA NAZUL SHEET NO. 29-A, NAZUL			
		Premises/Building		PLOT NO. 2/1-A			

Account Head Details	Amount In Rs.						
0030046401 Stamp Duty	450000.00	Road/Street		PLOT NO. 2/1-B			
0030063301 Registration Fee	30000.00	Area/Locality		AKOLA			
		Town/City/District					
		PIN			4	4	4 0 0 1
		Remarks (If Any)		PAN2=AAJPL6847M-SecondPartyName=GANGADEVI SATYANARAYAN			
				LOHIYA AND OTHERS-			
		Amount In		Four Lakh Eighty Thousand Rupees Only			
Total	4,80,000.00	Words					



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023092514864	2830113544		
Cheque/DD No.		Bank Date	RBI Date	25/09/2023-13:21:51	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

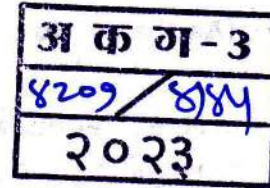
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-361-4201	0004492396202324	25/09/2023-17:48:48	IGR493	30000.00

Developer Agreement

This agreement is made this **25th September 2023** between "**SS LIFE SPACE**" a Partnership firm Having its registered office at Kholeshwar, Akola Through Its Partners:-

1. **Shri Pratik Vinod Lohiya,**
Aged 36 Yrs. Occ. Business,
R/o. Lohiya Nagar, Kholeshwar,
Akola, Tq. & Dist. Akola.
(PAN - ADBPL6499G)
(Aadhaar No. 2734 0236 1325)



2. **Priti Rajesh Lohiya,**
Aged 51 Yrs. Occ. Business,
R/o. Lohiya Nagar Kholeshwar
Akola Tq. Dist. Akola- 444001
(PAN - AAYPL8540J)
(Aadhaar No. 280952476495)



[hereinafter referred as "**THE DEVELOPER**"]

And

- 1) **Smt. Gangadevi Satyanarayan Lohiya** Aged-81, Occ. House wife,
(PAN - AAJPL6847M)
(Aadhaar No. 5160 9216 3795)

Through POA Holder **Rajesh Satyanarayan Lohiya** vide POA
Registration No. 839/13 dt. 28.02.13 SRO Akola

- 2) **Vinod Satyanarayan Lohiya** Age 63yrs, Occ. Business,
(PAN - AAJPL6848E)
(Aadhaar No. 6480 6998 7322)
- 3) **Smt Sangita Pramod Lohiya** Age 60yrs, Occ. Business
(PAN - AAJPL1868Q)
(Aadhaar No. 8140 2587 6736)

Lohiya

Day

4) **Sanjay Satyanarayan Lohiya** Age 59 yrs, Occ. Business,
(PAN - AAKPL2019G)

(Aadhaar No. 6109 4100 6628)

Through POA Holder **Rajesh Satyanarayan Lohiya** vide Reg. DOC
No. /2023 dt. 23/09/2023 registered at SRO AKG Akola 2
Joint Sub Registrar Dist Akola.

5) **Rajesh Satyanarayan Lohiya** Age 56 yrs Occ. Business,
(PAN - AAKPL2017J)

(Aadhaar No. 2797 1224 8369)

6) **Mrs. Poonam Kushal Rathi** (Before Marriage **Poonam Pramod Lohiya** Age 35 yrs, Occ. Doctor,

(PAN - BXBPR2156R)

(Aadhaar No. 7679 3288 9276)

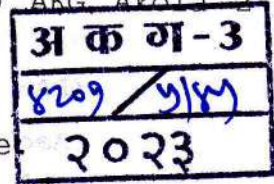
Through POA Holder **Smt. Sagita Pramod Lohiya** vide Reg. DOC
No. /2023 dt. 23/09/2023 registered at SRO AKG Akola 2
Joint Sub Registrar Dist Akola.

7) **Pushkar Pramod Lohiya** Age 24 yrs Occ. Service

(PAN - AVCPL0147Q)

(Aadhaar No. 3545 4483 7175)

Through POA Holder **Smt. Sagita Pramod Lohiya** vide Reg. DOC
No. /2023 dt. 23/09/2023 registered at SRO AKG Akola 2
Joint Sub Registrar Dist Akola.



No.1,2,3,and 6 and 7 are R/o. Lohiya Nagar, Kholeshwar,
Tal & Dist AKOLA, No. 4 404 Sundaram Co-op. Housing society
Ltd., Swaminarayan Gurukul road, Chala Vapi-396191 Dist.
Valsad (Gujarat) No.5 Lane No. 7, B-5 Building, Flat
No.704, Aditya shagun society, behind Aditya Shagun Mall,
Land mark: Trikaya Hotel. Bavdhan - 411021 (Pune)

[Hereinafter referred to as "THE LAND OWNER"].

A handwritten signature in blue ink, appearing to be 'Sang'.

A handwritten signature in blue ink, appearing to be 'Lohiya'.

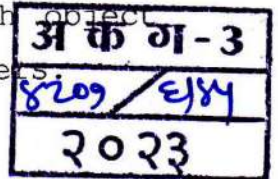
Whereas the developer has been in the field of development of land construction of multi-storied building consisting of residential flats, office accommodation and shop etc.

And whereas the owner are seized and possessed of or otherwise and sufficiently entitled to the piece and parcel of land bearing ~~Muzil Sheet No. 291A, 1 Part of Plot~~ *being* ~~no 2/1A measuring 2147.25 Sq.mtr. land~~ plot no 2/1. A admeasuring 649.16Sq.mtr situated which is more described in schedule II hereinafter at Lohiya Nagar, Kholeshwar, lying and being in the Sub-District and District of Akola more particularly described in the Schedule I written hereunder and delineated on the plan thereof annexed hereto whom surrounded by red coloreds boundary live hereinafter referred to as the " **the property**".

And whereas the developer after considering the proposal carefully agreed to develop, and handed over the possession with transferable right in respect of the plot land described in Schedule II to construct a multi-storied building there and consisting of apartments with object of selling such apartments to prospective purchase

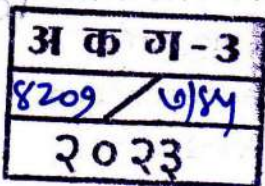
Now these presents witness as follows:

1. That the land owner has agreed to develop the premises, and construct a multi-storied building consisting of flats and apartments on express understanding that the developer would comply with and/or cause compliance of all the statutory provisions in regard to such development and construction.



2. That the developer has agreed to develop and construct the multi-storied building on the plot making entire investment of capital required in the said construction.

3. That the developer has agreed and undertakes hereby to submit to appropriate authorities their plan to develop the property. The developer shall get the plans sanctioned by the said authorities at their own costs and their own accord as required to complete formalities from the date of execution of this agreement.



The developers shall pay to the owners a sum of Rs. 52,60,000/- The owners have made it known to the developer that the area of the premises as per revenue record works out of 649.16 Sq.mtr and the price payable for such are works out at Rs. 52,60,000/- That the developer has agreed to pay to the owner the purchase price of the said property in the following manner.

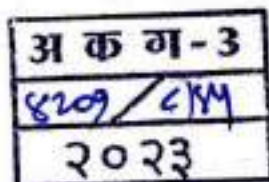
- [a] Rs. 6,00,000/- of the purchase price at the time of execution of this agreement by way of earnest money.
- [b] Balance amount of Rs. 43,75,000/- which given per flat Rs. 1,33,143/- at the time of execution of sale deed of each flats.

5. In case of developer falls to pay to the owner the balance amount of the consideration money within the stipulated period, the owners without prejudice to any other right against the developer, shall be entitled to terminate this agreement and in that performance of contract will be enforce by court of law and in that event developer shall liable to compensate the damages to land owner.

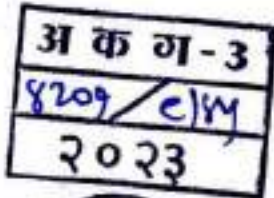
6.° The owner and the developer shall conduct a joint survey of the property to determine the exact area thereof. After conducting such survey the developer shall construct a boundary wall around the said property. However during off after construction of such boundary wall, if any one objects to such construction and obstructs such construction, the same shall be brought to the notice of the owner by the developer and the owner shall remove such obstruction or objection at his own costs. Further for carry out the project if it requires to get the subjected plot land to amalgamate in the land owned by Developer for that purpose land owner will no object, Developer will have liberty to develop the said land as per the plan Sanction for different phases of projects

7. The owner hereby declares and places following information's before the developer:

- [i] that the land in question is N.A.
Residential as per the development plan applicable to Akola Region
- [ii] that competent authority has granted exemption to the owners under Section 20 of the Urban Land [Ceiling and Regulation] Act, 1976;
- [iii] that no acquisition proceedings have been initiated against the said property or any part thereof'
- [iv] that there is no agreement between the owners and any other party for sale or development of the said property;



[v] That no adverse rights have been created Bythe owner or for that matter by any one Onhis behalf in respect of the said Property;



[vi] That there is no charge on the said Property and it is free from any encumbrances.

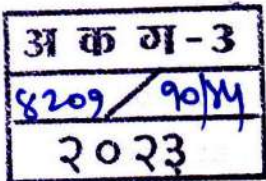


The developer shall acquire right, title or interest in the land or in the building proposed to be constructed the power of attorney in consonance with this agreement to be executed by the owner in favor of the developer to enable it to carry out the plan of developing the premises and to sale the prospective purchasers with right to receive sale proceeds and consideration. Land owner will not be participated in sale transaction and they will not claim in consideration amount paid by the prospective purchaser. Land owners herby transferred their right title in whole in consideration of the aforesaid amount.

9. The developer is hereby permitted by the owner to enter upon the said property for the purpose of development of multi-storied building in accordance with the plans specifications for their project phases
10. The owner stated that they have already paid all the taxes, land revenue, water charges and electricity charges and there is no any dues payable to any Government, authority or person in respect of the said property. However the developer shall be responsible for all such dues

from the date of taking over possession of the premises from the owner.

11. The owner undertakes to execute a power of attorney in favor of a person nominated by the developer in respect of the said property for development authorizing him to do lawful acts, deeds, matters and thing's pertaining to the development of the said property and to enable them to approach the authorities including the officers of the municipal corporation of Akola and to sign letters, applications, agreements, documents, affidavits, security bonds, indemnity bonds as may be required from time to time. It has also been agreed that the said documents and papers signed by such person holding power of attorney shall contain true facts and correct particulars. The land owner has hereby agreed that land is handed over to developer for development with transferable right, i.e. to execute agreement, sale deed in favor of prospective purchasers of Flats/ Shops, and to receive consideration in the owned account of developer, there will be no any impediment in the right of Developer for, getting booking amount or sale proceeds/ consideration in any form the prospective purchaser.



12. The owner shall obtain income tax clearance certificate under Section 230-A of the Income Tax Act, 1961 and produce the same within a period of one month from the date of execution of this agreement.
13. The expenses in connection with the registration of this agreement and that of conveyance including the stamp duty shall be borne and paid by the

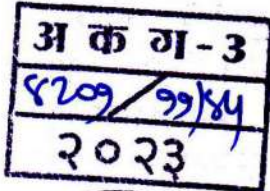
developer. However parties shall bear costs on their own in respect of their advocates, solicitors and the architects.

14. The developer hereby declares that it has made necessary enquiries from the concerned authorities about the title of the owner in respect of the subjected land and has entered into this agreement after being fully satisfied about the title of the owner and feasibility and suitability of the premises in relation to construction of the proposed multi-storied building consisting of flats and apartments to be sold to the prospective buyers.

15. It has also been agreed that the construction of the said multi-storied building shall be carried on by the developer under its direct supervision and control and for that purpose. The developer shall employ architects, engineers, building contractors and other experts.

16. It has been specifically agreed by the parties hereto that the development of the premises and construction of the multi-storied building thereon shall be done entirely at the risk of the developer.

17. The developer shall form a Co-operative Housing Society as soon as it becomes feasible and shall convey the property to the said housing society duly registered under the appropriate law of the State and convey the apartment to the flat owners by executing and getting registered the conveyance deed of apartments.



अ क ग - 3
8209/9284
2023

Particulars of the property.

SCHEDULE II



out of the plot land described in Schedule II , which
North-South division , Western side portion share
admeasuring 649.96, which is more particularly shown in

measurement sheet vide Measurement case No 1719/2022
bounded as

Towards East:- Nazul Sheet No 29A, Nazul Plot no 2/1/B
plot share owned by SS Life Spaces

Towards West:- Property of Lohiya Fibers & balance
land share from the portion of plot
described in Schedule II

Towards North:- Property of Lohiya Family

Towards South:- Plot share of Sangita Lohiya & others
share Adm 325.60 Sq. Meters

[Signature]

[Signature]

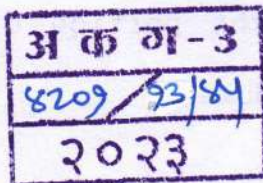
In witness hereof the parties hereto have signed this agreement, sealed and delivered these presents on the date aforementioned at Akola in presence of the under mentioned witnesses.

Witnesses :-

1) Deepak Harishchandra Tayde



2) Anil Gulabrao Arbat



Signatures Owners

5) Rajesh Satyanarayan Lohiya
For Himself and POA for no.1 Gangadevi Satyanarayan Lohiya and no. 4 Sanjay Satyanarayan Lohiya

2) Vinod Satyanarayan Lohiya

3) Sangita Pramod Lohiya
For Himself and and POA for No. 6 Poonam Kushal Rathi and no. 7 Pushkar Pramod Lohiya

Signature Developer
By Partner of the SS LIFE SPACE

Pratik Vinod Lohiya

Priti Rajesh Lohiya

25/09/2023 5 54:03 PM

दस्त गोपवारा भाग-2

अक्रम3

दस्त क्रमांक:4201/2023

दस्त क्रमांक: अक्रम3/4201/2023

दस्तावा प्रकार: विकसनकारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:एस एस लार्डफ स्पेस तर्फे पार्टनर प्रतिक विनोद लोहीया पत्ता:प्लॉट नं. लोहीया नगर खोलेखर अकोला, माळा नं. -, हमारातीचे नाव: -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, AKOLA. पैन नंबर:ADBPL6499G	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:एस एस लार्डफ स्पेस तर्फे पार्टनर प्रिती राजेश लोहीया पत्ता:प्लॉट नं. लोहीया नगर खोलेखर अकोला, माळा नं. -, हमारातीचे नाव: -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, AKOLA. पैन नंबर:AAAYPL8540J	लिहून घेणार वय :-51 स्वाक्षरी:-		
3	नाव:राजेश सत्यनारायण लोहीया स्वतः तर्फे व गंगादेवी सत्यनारायण लोहीया व संजय सत्यनारायण लोहीया तर्फे कुलमुखत्यार म्हणून. पत्ता:प्लॉट नं. लोहीया नगर खोलेखर अकोला, माळा नं. -, हमारातीचे नाव: -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, AKOLA. पैन नंबर:AAKPL2017J	लिहून घेणार वय :-56 स्वाक्षरी:-		
4	नाव:विनोद सत्यनारायण लोहीया पत्ता:प्लॉट नं. लोहीया नगर खोलेखर अकोला, माळा नं. -, हमारातीचे नाव: -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, AKOLA. पैन नंबर:AAJPL6848E	लिहून घेणार वय :-63 स्वाक्षरी:-		
5	नाव:संगीता प्रमोद लोहीया स्वतः करीता व पुनम कुशल राठी (लग्न अगोदरचे नाव) पुनम प्रमोद लोहीया (लग्नानंतरचे नांव) व पुष्कर प्रमोद लोहीया तर्फे कुलमुखत्यार म्हणून. पत्ता:प्लॉट नं. लोहीया नगर खोलेखर अकोला, माळा नं. -, हमारातीचे नाव: -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, AKOLA. पैन नंबर:AAJPL1868Q	लिहून घेणार वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकारनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.
दिनांक 3 ची वेळ: 25 / 09 / 2023 05 : 51 : 30 PM

ओळख:-

दस्तऐवज निष्पादनाचा कडुलीखबाब देणाऱ्या सर्व पक्षकारांची ओळख संयती-आधारित - आधार प्रणालीद्वारे पडनाळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार एस एस लार्डफ स्पेस तर्फे पार्टनर प्रतिक विनोद लोहीया	25/09/2023 05:54:05 PM	प्रतीक विनोद लोहीया M XXXX XXXX 1325
2	लिहून घेणार एस एस लार्डफ स्पेस तर्फे पार्टनर प्रिती राजेश लोहीया	25/09/2023 05:53:42 PM	प्रिती राजेश लोहीया F XXXX XXXX 6495
3	लिहून घेणार राजेश सत्यनारायण लोहीया स्वतः तर्फे व गंगादेवी सत्यनारायण लोहीया व संजय सत्यनारायण लोहीया तर्फे कुलमुखत्यार म्हणून.	25/09/2023 05:52:46 PM	राजेश सत्यनारायण लोहीया M XXXX XXXX 8369
4	लिहून घेणार विनोद सत्यनारायण लोहीया	25/09/2023 05:52:23 PM	विनोद सत्यनारायण लोहीया M XXXX XXXX 7322

5	लिहून देणार संगीता प्रमोद लोहीया स्वतः करीता व पुनम कुशल राठी (लग्ना अगोदरचे नाव) पुनम प्रमोद लोहीया (लग्नानंतरचे नाव) व पुष्कर प्रमोद लोहीया तर्फे कुलमुखत्यार म्हणुन .	25/09/2023 05:52:05 PM	संगीता प्रमोद लोहीया F XXXX XXXX 6736	
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शिकका क्र.4 ची वेळ: 25 / 09 / 2023 05 : 54 : 06 PM

Sub Registrar Akola 3

Payment Details.

पुस्तक क्रमांक 9 अनुक्रमांक 8209 बर
दिनांक 25 माहे सप्टेंबर 2023 रोजी
नोंदला. दस्तास एकुण 84 साने आहोत

सह दुय्यम निबंधक वर्ग 2 क्र. 3
अकोला

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRI PRATIK VINOD LOHIYA	eChallan	69103332023092514864	MH008535918202324E	450000.00	SD	0004492396202324	25/09/2023
2		DHC		0923236003961	900	RF	0923236003961D	25/09/2023
3	SHRI PRATIK VINOD LOHIYA	eChallan		MH008535918202324E	30000	RF	0004492396202324	25/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DNK: Document Handling Charges]

4201 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

