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Tuesday, January 21, 2020
8:40 PM

पावली

Original/Duplicate
नॉर-सी नं. 304
Regn. 2844

पावली नं.: 480 दिनांक: 21/01/2020

सम्पादित नाम: अकरवली
दस्तावेजाचा अनुक्रमिक: अरज-278-2020
दस्तावेजाचा प्रकार: ईमेलफॉर्म वीडीओ
अकरवलीच्या नावा: सार्वजनिक प्रशासनिक कार्ये भावीकर प्रमाणित इतिहास सार्वजनिक --

र. 30000.00
र. 900.00

मुळ दस्तावेज परत घेणे

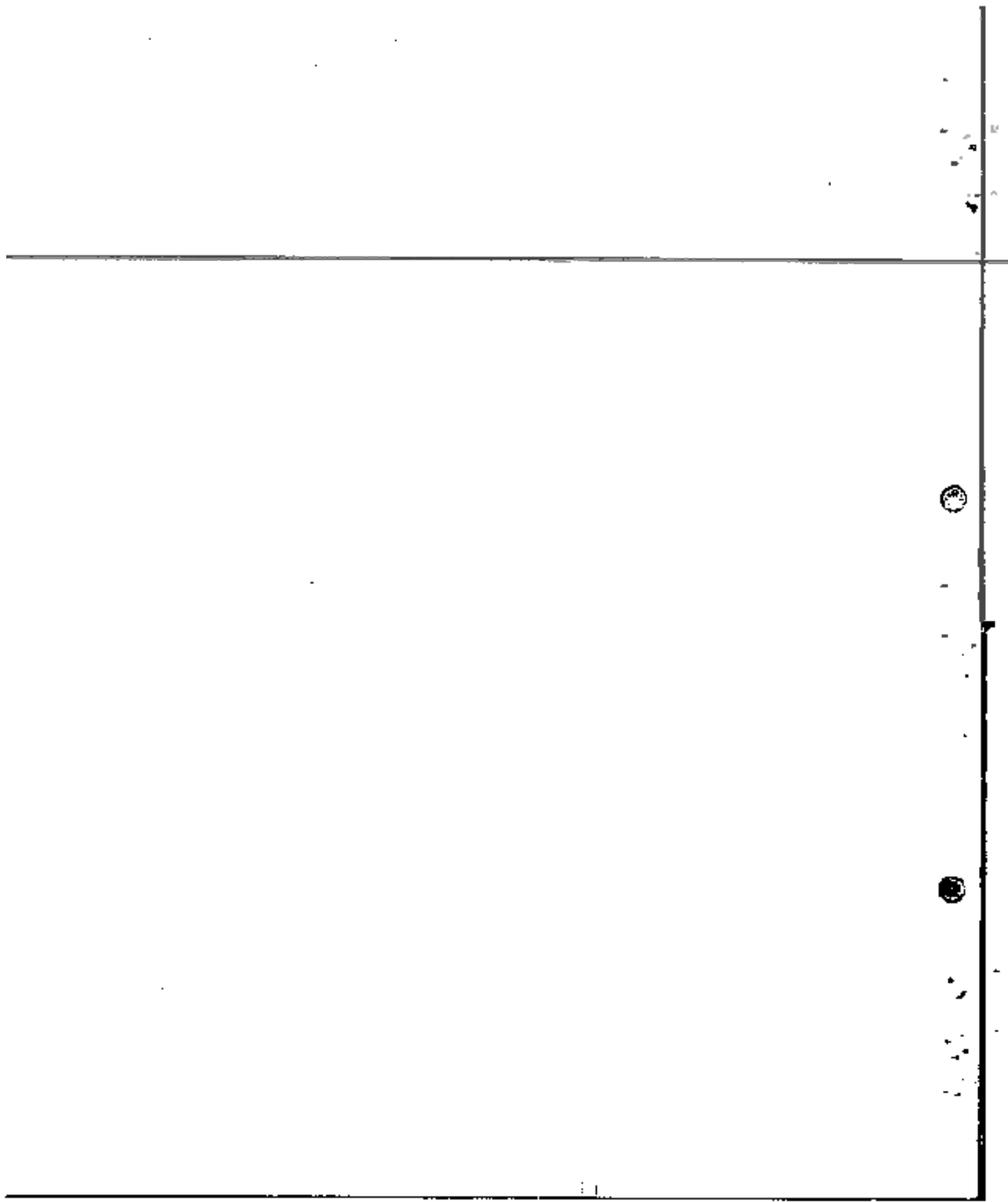
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अकरवली मुळ दस्तावेज परत घेणे
8:00 PM या वेळीस मिळेल

Joint Sub Registrar Amravati II

आवक मुद्रा: 8.0/-
भौतिकता र. 7225000/-
परतीने मुद्रांक मुद्रा: र. 3842800/-

1) ईमेलचा प्रकार: eChallan क्रमांक: 21/01/2020
ईमेल/आवक/वडी वीडीओ क्रमांक: 21/01/2020/10205 दिनांक: 21/01/2020
वडीने भाग व रक्कम:
2) ईमेलचा प्रकार: DMCO क्रमांक: 5.880/-
ईमेल/आवक/वडी वीडीओ क्रमांक: 21/01/2020/10500 दिनांक: 21/01/2020
वडीने भाग व रक्कम:





CHALLAN
NTR Form Number-6

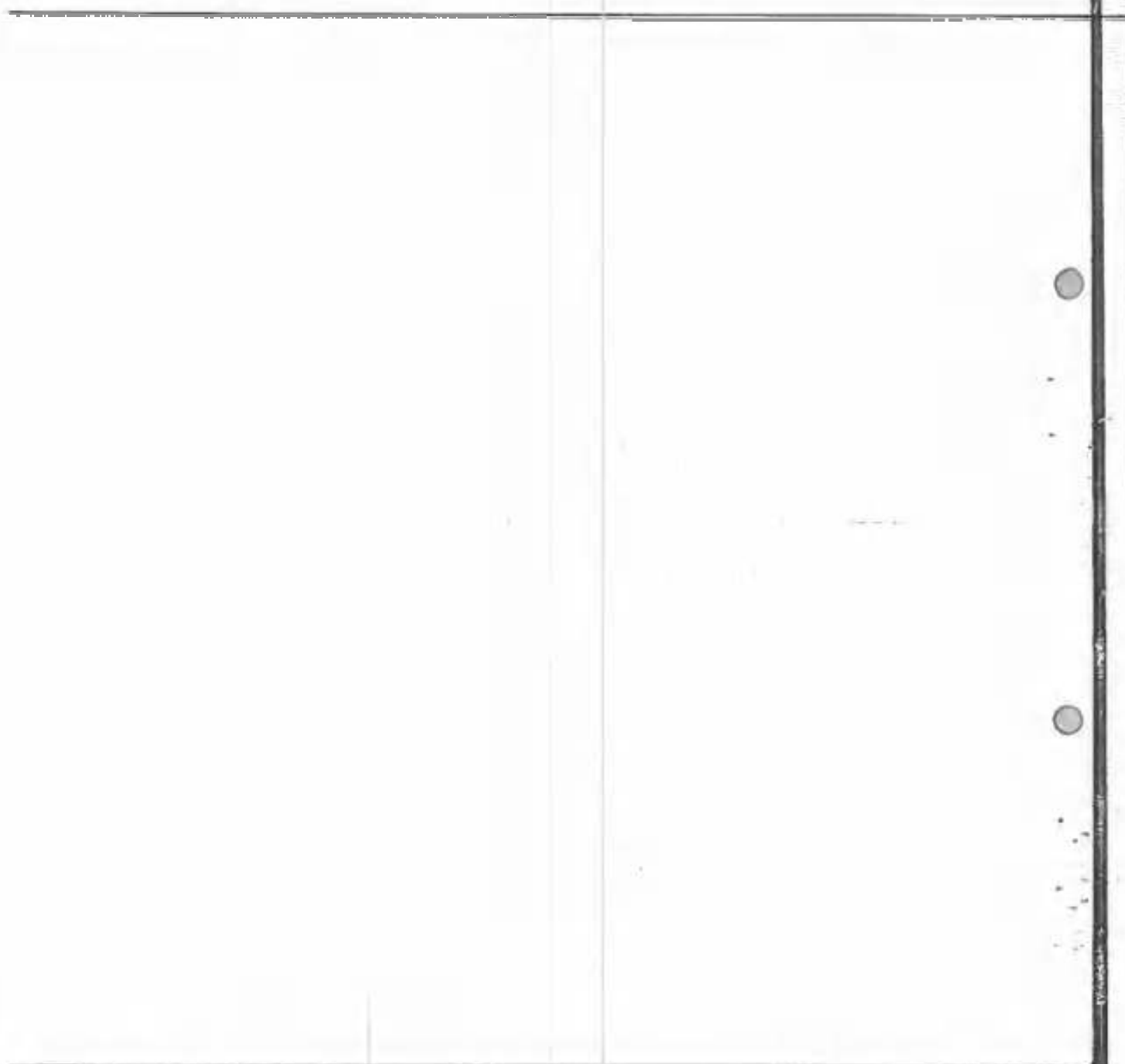
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GRN	MH021049000201020E	BARCODE	7 88 81 8888 71 88 88 1 888 8888 88 88 88		Date	21/07/2020-16:02:00		Form ID	95(A)(2)	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX NO (If Any)					
Type of Payment	Registration Fee				PAN No.(if Applicable)	BXKPS2810M				
Name	AMTZ JT AMRAVATI NO 2 SUR REGISTRAR				Full Payer	SUNSHINE INFATECH THROUGH PRADHNYAKAR HARIDAS SHALEKAR				
	AMRAVATI				FieldBook No.	SHEET NO 12 B PLOT NO 5H				
AT	2018-2020 One Time				Plot/Bloc/Building	HOUSE AMRAVATI SANTHAN				
Account Head Details				Amount In Rs.	Road/HWY	HOUSE AMRAVATI SANTHAN				
6000046481	Stamp Duty			3842000.00	Area/Locality	AREA 12B1.4M DCLMT				
6000083301	Registration Fee			30000.00	Town/City/District					
					Pin	4 4 4 0 0 5				
					Remarks (If Any)	SecondPartyName=VIDHARSHA EDUCATION SOCIETY THROUGH NEELSEN PANDURANGA TALANE-Maharashtra-7258008				
Total	2,800.00				Amount In Words	Thirty Six Lakh Seventy Two Thousand Eight Hundred Rupees Only				
Payment Details STATE BANK OF INDIA					FOR USE IN RESERVING BANK					
Cheque/DD Details					Bank Chk	Ref. No.	000406728800121044T2		Cheque/DD No.	
					Bank Date	Resu Date	21/07/2020-16:04:00		Not Verified with RBI	
					Bank Branch	STATE BANK OF INDIA				
					Serial No., Date	Not Verified with Serial				

Document ID: _____ Mobile No.: _____
 This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यह दस्तावेज़ केवल उप-रजिस्ट्रार कार्यालय में दस्तावेज़ पंजीयन के लिए ही वैध है। अनपंजीकृत दस्तावेज़ के लिए यह वैध नहीं है।



हे मान्यपत्र "मुंबई मुद्रांक अधिनियम १९५८" च्या
अन्वये निम्नलिखिते निर्मित केलेले आहे. परंतु
१. वस्तु नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर
करून झाल्यावर, नोंदणी अधिनियम १९०८ च्या
अधिनियमातील तरतुदीनुसार नोंदणी अधिकाऱ्याने वस्तु
२. मालकी कायदाही करतील.

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DRAFT

AGREEMENT OF DEVELOPMENT & BUILDING CONSTRUCTION

Market Value of land Rs. _____/-

Stamp Duty paid Rs. _____/-

Valuation Column No. _____, Rate Per Sq. Meter Rs. _____/-

THIS AGREEMENT OF DEVELOPMENT AND BUILDING CONSTRUCTION is executed at Amravati on this _____ day of December, 2020.

BETWEEN

Vidarbha Education Society,

Registration No. P-4, a society registered under the Societies Registration Act 1860

through its President -

Nitesh Panduranghi Tajane

PAN No. AACTI2969R

Aged - 52 years, Occu. - Service,

R/o. Kishor Nagar, Amravati

Hereinafter called the "LAND OWNER" (which expression shall deem to include the said society, its office bearers and members, their heirs, successors, executors, administrators and assigns) of the ONE PART.



AND

Sunshine Infotech,

PAN No. ADHFS0728D

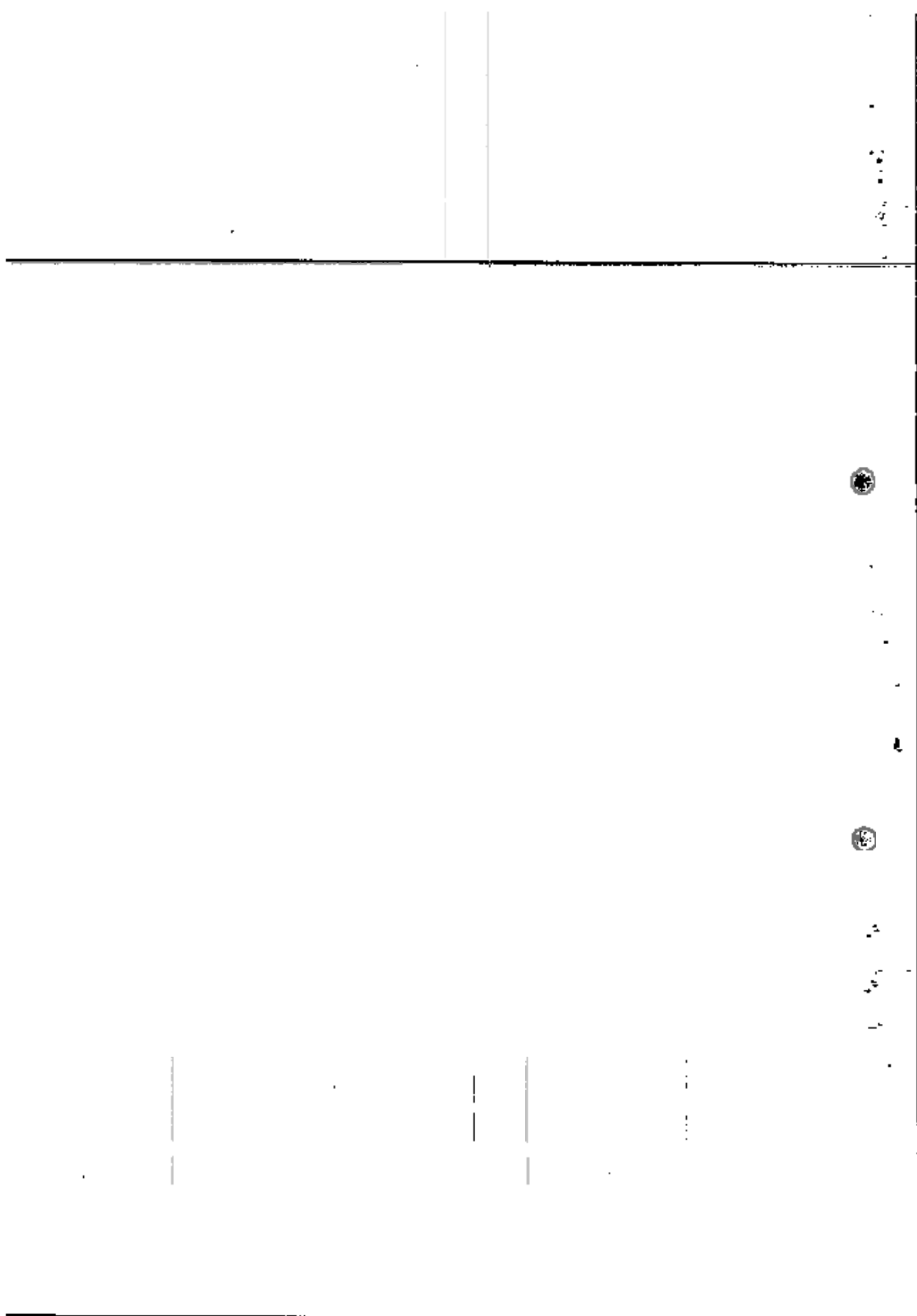
A partnership firm by its partners

a) Pradhyakar Haridas Bhalakar,

Age about 27 years, Occu. - Civil Engineer,

R/o. Gajanan Nagar, Near By-pass Road, Bichini Tekadi,

Amravati, Tq. & Dist. Amravati-444602.



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Hereinafter called the "DEVELOPERS" (which expression shall deem to include the said firm, its partners, their heirs, its successors, executors, administrators and assigns) of the SECOND PART.

WHEREAS the land owner is a society registered under the Societies Registration Act, 1860 and is an educational society and runs the educational institutes under the name and style of "Mahind Vidyalaya" and "Zen English School".

AND WHEREAS the land owner owns and possess the Nazul Plot No. 5/4, admeasuring 13793 sq.ft. (1281.401 sq.mt.) from out of Nazul Sheet No. 18-B of Camp, Amravati situated in the Chaprasipura locality of the Amravati and fully described in schedule-A hereto, out of which the owner above named purchased 5400 sq.ft. (501.55 sq.mt.) under the sale deed dated 22.06.1968 registered in the office of Sub-Registrar Amravati Camp at Sr. No. 2874/68 and 8393 sq.ft. (779.70 sq.mt.) under the sale deed dated 05.06.2010 registered in the office of Sub-Registrar Amravati City No. at Sr. No.3426/2010.

AND WHEREAS the land owner is also the permanent lessee and it possess the portion of Nazul Plot No. 3 admeasuring 27279 sq.ft. (2534.280 sq.mt.) from out Nazul Sheet No. 29-D of Camp, Amravati situated in the Triveni Colony locality on Congress Nagar Road, Amravati and fully described in schedule-B hereto and the land owner was granted the permanent lease of the said land described in Schedule-B hereto as well as the adjoining land admeasuring 16006 sq.ft. for school building and play ground respectively by virtue of the order of the Collector, Amravati dated 08.08.1977 passed in R.C. No. 11/26/73-74.

AND WHEREAS at present the land owner is having a school building in the 5400 sq.ft. of the land out of Nazul Plot No. 5/4, Sheet No. 18-B purchased under the sale deed dated 22.06.1968 and the remaining land admeasuring 8393 sq.ft. out of the Nazul Plot No. 5/4 Sheet No. 18-B purchased under the sale deed dated 05.07.2010 is lying vacant and even the existing school building was constructed above 50 years ago and has already over lived its normal life and for the safety of the students, it is desirable that the existing school building situated in the portion of Nazul Plot



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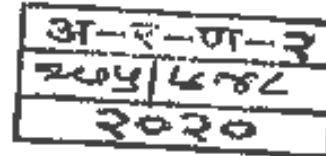
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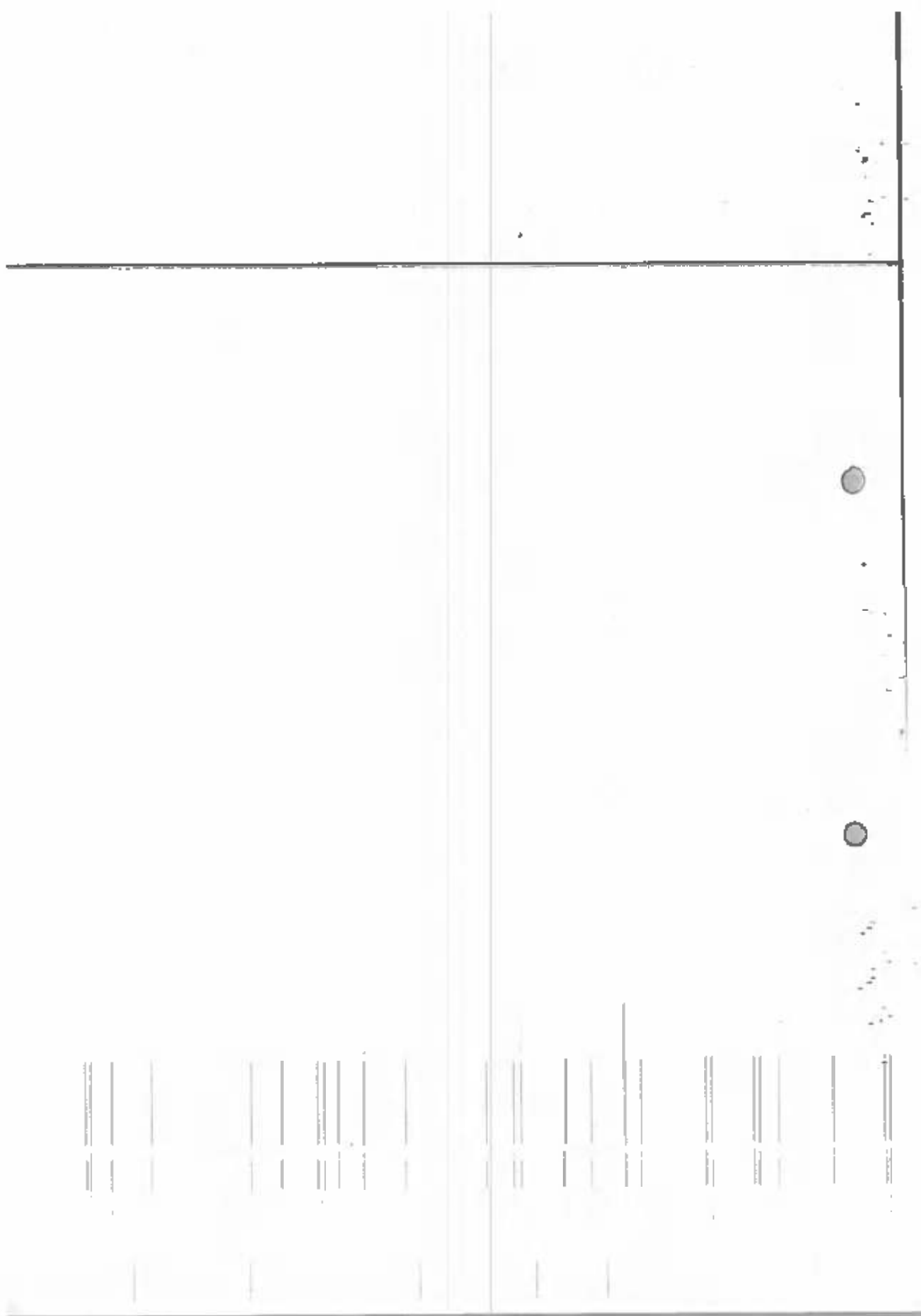
No. 5/4 be demolished and a new school building be constructed on the Nazul Plot No. 5/4.

AND WHEREAS at present the land owner is having a school building in the portion of Nazul Plot No. 3, Sheet No. 29-D and the said building is insufficient for the school being run of the landowner and the land owner has decided to make additional construction on the remaining portion of the Nazul Plot No. 3 which was granted on permanent lease for the construction of the school building.

AND WHEREAS for want of funds, the land owner is unable to make the construction of new buildings for school run by its on the said lands described in schedule-A & B hereto.

AND WHEREAS the land owner, in its meeting of the executive committee held on 12.11.2017 has resolved to entrust the work of the development on the said land described to schedule -A & B hereto to any developers, who would make the constructions at its own cost, of the buildings on both the said lands by utilizing the maximum benefit of the said lands and hand over to the land owner, the fully developed and constructed school buildings on both the plots and also pay a corpus fund of Rs.50,00,000/- to the land owner so as enable the land owner to make the necessary infrastructure and the furniture etc. in the newly constructed school building and accordingly the land owner had issued notice and thereby called the tenders of the intending developers.

AND WHEREAS in pursuance to the notice issued by the land owner, the developers above named has submitted its tender and thereby offered to make the construction of the buildings on both the said lands described in the schedule and hand over to the land owner on full ownership basis, the construction of the structure of school building as per the details given in schedule-C and Schedule-D hereto and also offered to pay to the land owner a sum of Rs.50,00,000/- towards the corpus funds of the land owner and in consideration thereof, the developer has proposed that the land owner should allow the developer to sell on ownership basis the remaining construction consisting of shops and residential apartments out of the building to be constructed on Nazul Plot No. 5/4, Sheet No. 18-B.



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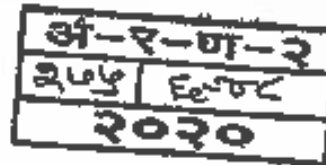
AND WHEREAS the tender submitted by the developer was considered by the land owner in the meeting of its executive committee held on 12.11.2017 and the tender was unanimously accepted

AND WHEREAS the executive committee of the land owner vide Resolution No. 2, passed in the meeting held on 12.11.2017, authorized its President to execute the agreement of development and building construction with the developer and also execute all other necessary documents.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AND THIS AGREEMENT OF DEVELOPMENT AND BUILDING CONSTRUCTION WITNESSETH AS UNDER:

- 1) That in consideration of the developer agreeing to develop the said plot described in the Schedule-A, hereto by constructing a multi storied building thereon consisting of the construction of basement for parking area admeasuring 6500 sq. ft., construction of passage area of 3700 sq ft, construction of school building of 2200 sq. ft. construction of commercial area of 3419 sq. ft. and construction of residential apartments of 31600 sq. ft., i.e. the total construction of 47419 sq.ft. and agreeing to hand over to the landowner, the construction of the passage area 3700 sq. ft. and the construction of school building 2200 sq. ft. and further in consideration of the developer agreeing to develop the said plot described in the Schedule-B hereto by constructing a building thereon consisting of the construction of school building of about 25000 sq. ft. and agreeing to hand over to the landowner, the said entire construction of the school building to be constructed on the land described in Schedule-B hereto and further in consideration of the developer agreeing to pay to the land owner a sum of Rs.50,00,000/- (Fifty Lacs only) towards the cash component of the consideration of the said land described in Schedule-A hereto the land owner do hereby agree to transfer by way of sale, the said plot described in Schedule-A hereto in favour of the developer or its nominee, except the joint share in the said plot which shall be proportionate to the built up area of the passage area admeasuring 3700 sq. ft. and school building admeasuring 2200sq. ft. agreed to be handed over by the developer to the landowner and the land owner

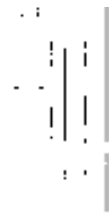




has further agreed to entrust the development of the said plots described in Schedule-A & B hereto, to the developer subject to the other terms and conditions stated hereinafter. The specifications of the construction and the facilities and amenities in the passage and school buildings agreed to be handed over to the landowner by the developer shall be as mentioned in schedule-E hereto.

2] That, the landowner shall obtain the permission of the Joint Charity Commissioner, Amravati under section 36 of the Maharashtra Public Trust Act for the development of the said lands described in Schedule-A and B hereto on the terms and conditions mentioned to this agreement and this agreement shall come into effect only after such permission would be granted by the Jt. Charity Commissioner. In case for any reason, the Jt. Charity Commissioner would refuse to grant permission, then this agreement shall come to an end automatically. Similarly, if while granting the permission, the Jt. Charity Commissioner impose any additional condition then such condition shall be deemed to be the part and parcel of agreement of development. The registered agreement of development shall be executed between the land owner and developer within one month from the date of the grant of permission by the Jt. Charity Commissioner, Amravati. Till such permission is granted and the registered agreement of development is executed, this agreement shall be only of the nature of a memorandum of understanding.

3] That, immediately after the completion of the construction of the building on the land described in Schedule-A hereto, but before the sale of any of the commercial area or the residential apartment out of the said building in favour of the intending purchaser or nominee of the developer as the case may be, the developer shall pay to the amount of Rs.50,00,000/- (Rs. Fifty Lakhs only) towards the cash component of the consideration of the land described to Schedule-A hereto. Unless, the said amount of Rs.50,00,000/- would be paid by the developer to the landowner, the developer shall have no right to execute any conveyance deed or any transfer deed in favour of any person in respect of the commercial area or the residential apartments out of the building to be constructed on the land described in schedule-A hereto and if the developer would execute any conveyance deed or transfer deed in



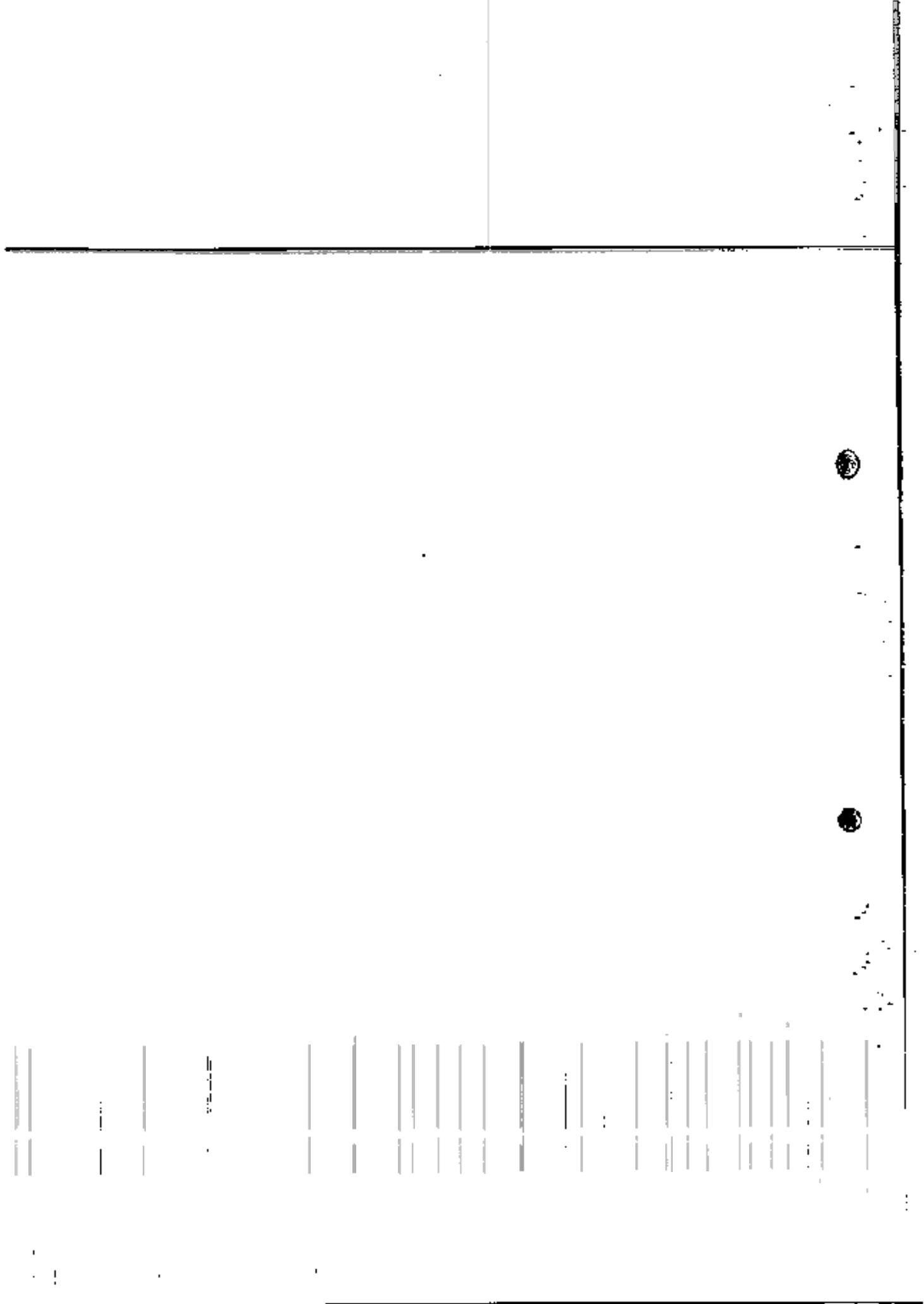
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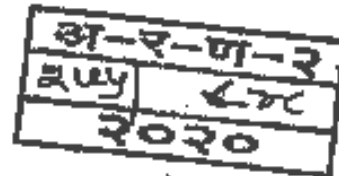
respect of the commercial area of the residential area and of the building to be constructed on the land described in Schedule-A hereto without first making the payment of Rs.50,00,000/- to the land owner then any such conveyance deed or the transfer deed shall be void ab-initio.

4] That, the details of the building to be constructed on the land described in Schedule-A hereto, including the built up area etc. are given in the schedule-C hereto. Similarly the details of the building to be constructed on the land described in Schedule-B hereto, including the built up area etc. are given in the Schedule-D hereto.

5] That the entire work of construction of development and the construction of the intending buildings on the land described in the Schedule-A & B hereto, as per the details given in the Schedule-C & D hereto respectively, shall be carried out by the developer at its own costs.

6] That the Developer has prepared the building plans of the intended buildings. The building plans shall be submitted by the developer to the Amravati Municipal Corporation under the signatures of land owner and the developer shall obtain sanction to the building plan from the said authority. It shall be the responsibility of the developer to obtain sanction to the building plans at its own cost and the land owner shall not be liable or responsible for the same. The development and other charges which shall become payable to the Amravati Municipal Corporation for sanction to the building plans shall be entirely paid by the developer. The T.D.R. Rights which would be required for getting additional F.S.I. in relation to the said land shall be purchased by the developer at its own cost and such T.D.R. Rights shall be utilized while obtaining sanction to the building plans. Similarly the necessary charges payable to the Amravati Municipal Corporation for obtaining premium F.S.I. as well as the F.S.I. towards additional balcony shall also be paid by the developer. The cost incurred by the developer for purchase of the T.D.R. Right and also for payment of charges for premium F.S.I. and extra balcony F.S.I., shall be treated as the cost of development and in no circumstances the land owner shall be liable to pay anything for the same.





71 That the work of development and building construction of the said building to be constructed on the land described in Schedule-A hereto, shall be completed by the developer as per the building plans to be sanctioned by Amravati Municipal Corporation, within a period of three years from the date of entering into the registered agreement of development in pursuance to the permission to be granted by the Jt. Charity Commissioner, Amravati. Similarly the work of development and building construction of the said building to be constructed on the land described in Schedule-B hereto, shall be completed by the developer as per the building plans to be sanctioned by Amravati Municipal Corporation, within a period of eighteen months from the date of entering into the registered agreement of development in pursuance to the permission to be granted by the Jt. Charity Commissioner, Amravati. Provided always that the developer shall be entitled to get such reasonable extension of time for the completion of the work of construction on account of reasons which are beyond the control of the developer or its agent or if the work of construction is delayed for any reasons beyond control of the developer, i.e. due to (a) Civil war, commotion, act of God, and (b) any notice or order by any competent authority or court.

81 That if desired by the developer, the landowner shall also execute a power of attorney in favour of developer thereby authorizing the developer to execute the agreement of sale or conveyance deed, as the case may be in relation to the said plot described in the Schedule-A hereto together with the super structure i.e. the commercial area and the residential apartments in favour of the intending purchaser with whom the developer may enter into an agreement of sale, in pursuance to this agreement of development and building construction except in relation to the passage area measuring 3700 sq.ft. and the school building area measuring 1000 sq.ft., which are agreed to be handed over to the land owner as part of the consideration of the said land described in schedule-A hereto.

That the work of development and building construction on the said plots described in Schedule-A & B hereto, shall be carried out solely and exclusively under the supervision of the developer and the land owner shall not interfere with the work of development and

1. Name _____
2. Address _____
3. City _____
4. State _____
5. Zip _____

6. Telephone _____
7. E-mail _____
8. Date _____
9. Signature _____

10. Title _____
11. Department _____
12. Organization _____
13. Address _____
14. City _____
15. State _____
16. Zip _____

17. Telephone _____
18. E-mail _____
19. Date _____
20. Signature _____

21. Title _____
22. Department _____
23. Organization _____
24. Address _____
25. City _____
26. State _____
27. Zip _____

28. Telephone _____
29. E-mail _____
30. Date _____
31. Signature _____

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construction. However, the landowner shall be entitled to inspect the work either personally or through any agent at all reasonable time but with prior intimation to the developer.

10] That the developer shall be entitled to enter into agreement of sale in respect of the said plot described in the Schedule-A hereto together with the super structure i.e. the commercial area and the residential apartments in favour of the intending purchaser with whom the developer may enter into an agreement of sale, in pursuance to this agreement of development and building construction except in relation to the passage area admeasuring 3700 sq.ft. and the school building area admeasuring 2200 sq.ft. and the proportionate share in the said land described in Schedule-A hereto in respect of the said passage area and school building area. The developer shall be further entitled to enter into the agreement of sale in respect of the commercial area and the residential apartment out of the building to be constructed on the land described in Schedule-A hereto, at such price and on such terms and conditions as developer may deem fit. The developer shall be further entitled to receive earnest money or the installment of consideration from the intending purchaser and to execute the Agreement of Sale to favour of such intending purchaser and get such agreement of sale duly registered with the Sub-Registrar. The land owner shall also join alongwith the developer to such agreement of sale as vendor and under such agreement of sale, the land owner shall agree to convey the proportionate share in the land described in the Schedule-A hereto and the developer shall agree to convey the super structure i.e. the commercial area or the residential apartment as the case may be out of the proposed building in favour of the intending purchaser. The entire consideration that may be received from the intending purchaser shall be retained by the developer.

That the work of development and building construction on the said land shall be carried out by the developer at his own cost. Similarly, the obligations that may be created under the agreement of sale in favour of the intending purchaser except the obligation to convey the land or the proportionate joint share therein shall be discharged by the developer alone and the land owner, except their obligation to convey the said land or any proportionate



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joint share therein, shall not be liable to discharge any of the obligations in favour of the intending purchaser or the nominee of the developer or the person with whom the developer may enter into agreement of sale.

12] That the developer alone shall be liable and responsible in respect of the quality of construction and the workmanship in relation therein.

13] That the developer shall be entitled to advertise for sale the commercial area and the residential apartments out of the proposed building to be constructed on the land described in Schedule-A hereto, together with joint share in the said land, except the passage area and the school building area, which are agreed to be handed over to the landowner on ownership basis.

14] That, the landowner and the developer shall together get the said project of construction of the building on the land described in the schedule-A hereto registered under the provisions of Real Estate (Regulation & Development) Act 2016.

15] That, with a view to regulate easementary rights and other rights inter-se of the intending purchaser, the land owner do hereby undertakes to submit the said plot described in the Schedule-A together with proposed building thereon in the provisions of Maharashtra Apartment Ownership Act, 1970 by executing the Deed of Declaration under section 2 of the said Act.

16] That the land owner do hereby assure to the developer and all persons claiming through the developer that now the landowner has a good, valid, marketable and unencumbered and clear title in respect of the land described in the schedule-A hereto and the same is absolutely free from any encumbrances, disputes, actions of any kind whatsoever and the landowner has at present and at all material time, a good, valid and transferable interest and hands over the said land described in Schedule-A hereto.

17] That landowner further agrees and assure to the developer and all persons claiming through it that in case of any liens, encumbrances, charges disputes, actions whatsoever is discovered to be subsisting or existing against the said land described in the Schedule-A hereto, then in such case, the land



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owner shall remove and satisfy all such lien, charges, encumbrances, disputes, action whatsoever relating to said land at its own cost and shall keep and hold the developer or any person claiming through it, duly and effectively indemnified and safe against any such claim, action charges, lien dispute etc. whatsoever.

18) That it is agreed between the land owner and developer that in case the Floor Space Index in relation to the said land described in the schedule-A hereto shall get increased due to the change in the building bye-laws or for any other reason, then all benefits that may accrue because of such increase in the Floor Space Index shall be utilized by the landowner and if the developer would desire to utilize such benefit then the landowner may permit the developer to utilize the same subject to payment of such further consideration to the land owner as may be mutually agreed between the landowner and the developer and in such contingency the developer shall be entitled to make such further additional construction on the said land by getting the building plan revised. In such contingency the proportionate joint share in the said land and other common areas and facilities of the building which may be assigned to existing construction shall get reduced automatically.

19) That upon construction of the proposed building on the land described in Schedule-B hereto, within the time specified in this agreement herein before, the developer shall handover to the landowner the entire building and the landowner shall be the owner of the said entire building together with the said land. if necessary, the developer shall execute the necessary conveyance deed in respect of the building in favour of the landowner. The expenses for execution of such conveyance deed including the stamp duty, registration charges etc. shall be borne by the landowner.

20) That upon the construction of the proposed building on the land described in Schedule-A hereto, the developer shall handover to the land owner, the passage area having built-up area about 3700 sq. ft. (343.738 sq.mt.) and the school building area having built-up area about 2200 sq. ft. (204.384 sq.mt.) and only after handing over of the said constructions to the landowner, the developer shall be entitled to execute the conveyance deed in respect of the commercial area and the residential apartments to the

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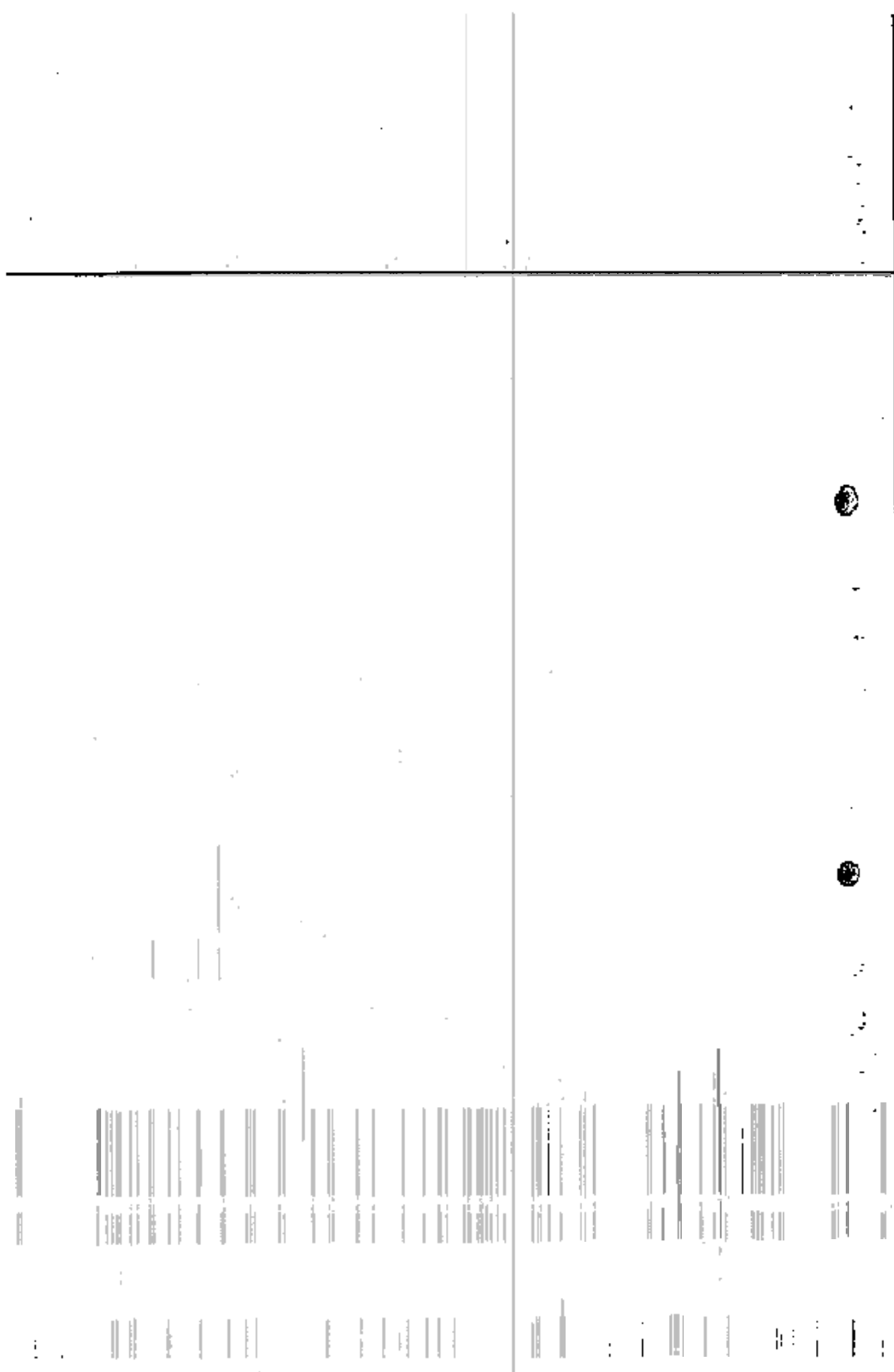
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intending purchasers with whom the developer may enter into the agreements of sale. Upon handing over of the possession of construction of passage area and school building area by the developer to the land owner, the land owner shall become the exclusive owner of the said passage area and the school building area. Before taking possession of the passage area and the school building area, the landowner shall get itself satisfied about the built up area of the said passage area and the school building area, its quality of construction, specification, workmanship etc. The electric connection in the passage area and school building area to be handed over to the land owners shall be taken in the name of land owner at cost of the developer.

21] That the remaining construction out of the building to be constructed on the land described in the Schedule-A hereto, i.e. the commercial area and the residential apartments together with the joint share in the said land shall be conveyed to ten intending purchaser with whom the developer may enter into agreement of sale. The landowner as well as developer shall join to such deed of apartment as Vendor and under such deed of apartment the landowner shall convey the proportionate joint share in the said land in consideration of the construction of the passage area and the school building area out of the building to be constructed on the land described to Schedule-A hereto and the construction of the school building to be constructed on the land described in Schedule-B hereto and the cash consideration of Rs. 50,00,000/- (Rs. Fifty Lacs only) to be paid by the developer to the land owner towards cash component of the consideration of the said land described in Schedule-A hereto and the developer shall convey the super structure of the commercial area and the residential apartments in favour of the intending purchaser.

22] That all expenses for execution of this Agreement, Development and Building Construction including the stamp duty etc. have been borne by the developer as agreed. Similarly, all expenses for the execution of further deeds including power of attorney if any, in favour of the developer or in favour of the intending purchaser shall be borne either by the developer or the intending purchaser and the landowner shall not be liable and responsible to





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incur such expenses. However, in case any deed of apartment is required to be executed in favour of the landowner in respect of the passage area and the school building area, which are agreed to be handed over to them towards part consideration of the said land described in the Schedule-A hereto, then the expenses for execution of such deed including the stamp duty, registration charges, etc. shall be borne by the landowner.

23] That, in case the developer would fail to hand over the passage area and the school building area duly completed in all respects within the stipulated time in the land owner then the land owner may either terminate this agreement or alternatively ask for specific performance of this agreement through court.

23] That if the land owner would fail to discharge any of its obligations under the terms of this agreement, then the developer may get this agreement specifically enforced through Court. The land owners in such case shall also liable or responsible for all the costs and loss that may be incurred by the developer on account of default on the part of the land owner.

SCHEDULE - A

All that piece and parcel of the land bearing Nazul Plot No. 5/4, admeasuring 13793 sq.ft. (1251.401 sq.mt.) from out of Nazul Sheet No. 18-B of Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati and situated in Chapraspura, Camp locality of Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City and having the boundaries as under -

Towards East	:	Court to Congress Nagar Road
Towards West	:	Nazul Plot No. 6/1
Towards North	:	Nazul Plot No. 5/3
Towards South	:	Nazul Plot No. 6/1

SCHEDULE - B

All that piece and parcel of the land being the portion of Nazul Plot No. 3 and admeasuring 27269 sq.ft. (2534.280 sq.mt.) from out of Nazul Sheet No. 29-D of Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati and situated in Triveni Colony locality on Congress Nagar Road, Amravati within the limits of Amravati



જિલ્લો/પોલો - અમરાવતી

તાલુકો/ન.મુ.સ.સ. - અમરાવતી

જિલ્લો - અમરાવતી

પત્ર નંબર પાટ નંબર કોડ નંબર
સરકારી દિવસના આધારમાં જિલ્લા પંચાયત
અને સરકારી દિવસના આધારમાં જિલ્લા પંચાયત

૧૮/૫/૮ ૧૮/૫/૮ ૫/૮

સરકારી મરજી

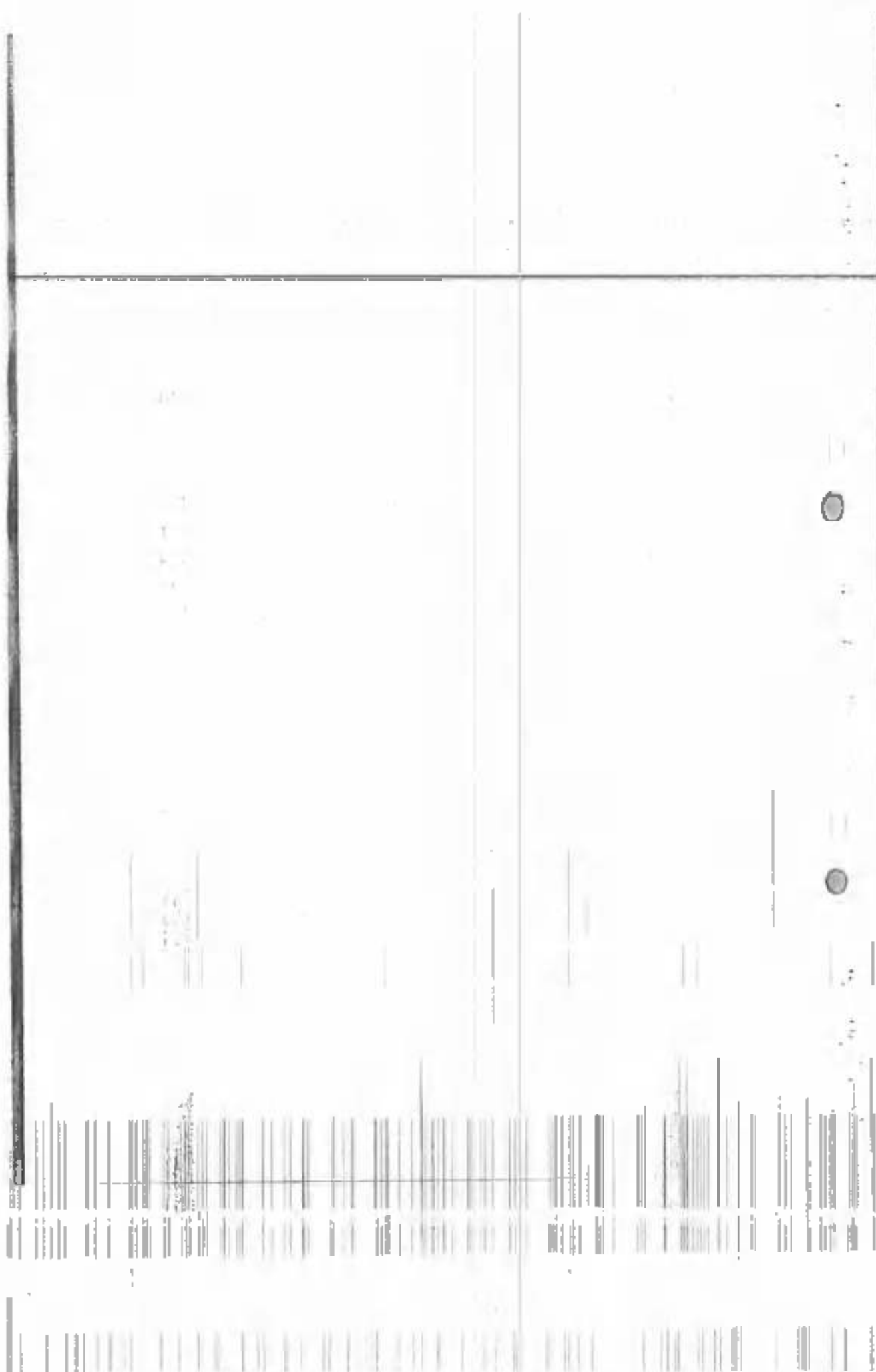
સરકારી મરજી

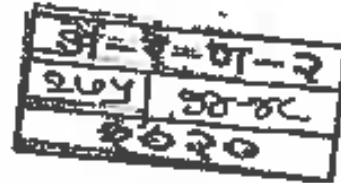


- ૧) જાણીતી જાણવાની સરકાર
 - ૨) સરકારી દેખાવાની સરકાર
 - ૩) સરકારી સરકાર
 - ૪) સરકારી સરકાર
 - ૫) સરકારી સરકાર
- જિલ્લા ૨૨/૬/૧૭
- સરકારી ૨૨/૬/૧૭
- સરકારી ૨૨/૬/૧૭

સરકારી સરકાર, મુખ્ય સરકારી
અમરાવતી સરકારી સરકાર







13

Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City and having the boundaries as under -

Towards East : Road
Towards West : Play ground of Land owner
Towards North : Nala & thereafter Laghuvetan Colony
Towards South : Nala & thereafter Frezarpura

SCHEDULE - C

In all 8 class-rooms having a total built up area of about 2200 sq.ft. and the covered passage area having the built up area of about 3700 sq.ft. besides the gents and ladies toilet, as shown in the plan annexed to this agreement and marked as Annexure-I and situated at the upper ground floor level of the multi storied building to be constructed on the land described in schedule-A above.

SCHEDULE - D

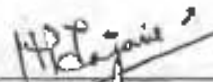
Three storied building consisting of a multipurpose hall and four rooms on the ground floor, class-rooms on the first floor and two class-rooms and library on the second floor and the total area of the three floors of about 25000 sq.ft. as shown in the plan annexed to this agreement and marked as Annexure-II, to be constructed on the land described in schedule-B above.

[IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR SIGNATURES ON THE DAY, MONTH AND YEAR OF FIRST ABOVE MENTIONED.

WITNESSES

1. 
2. 



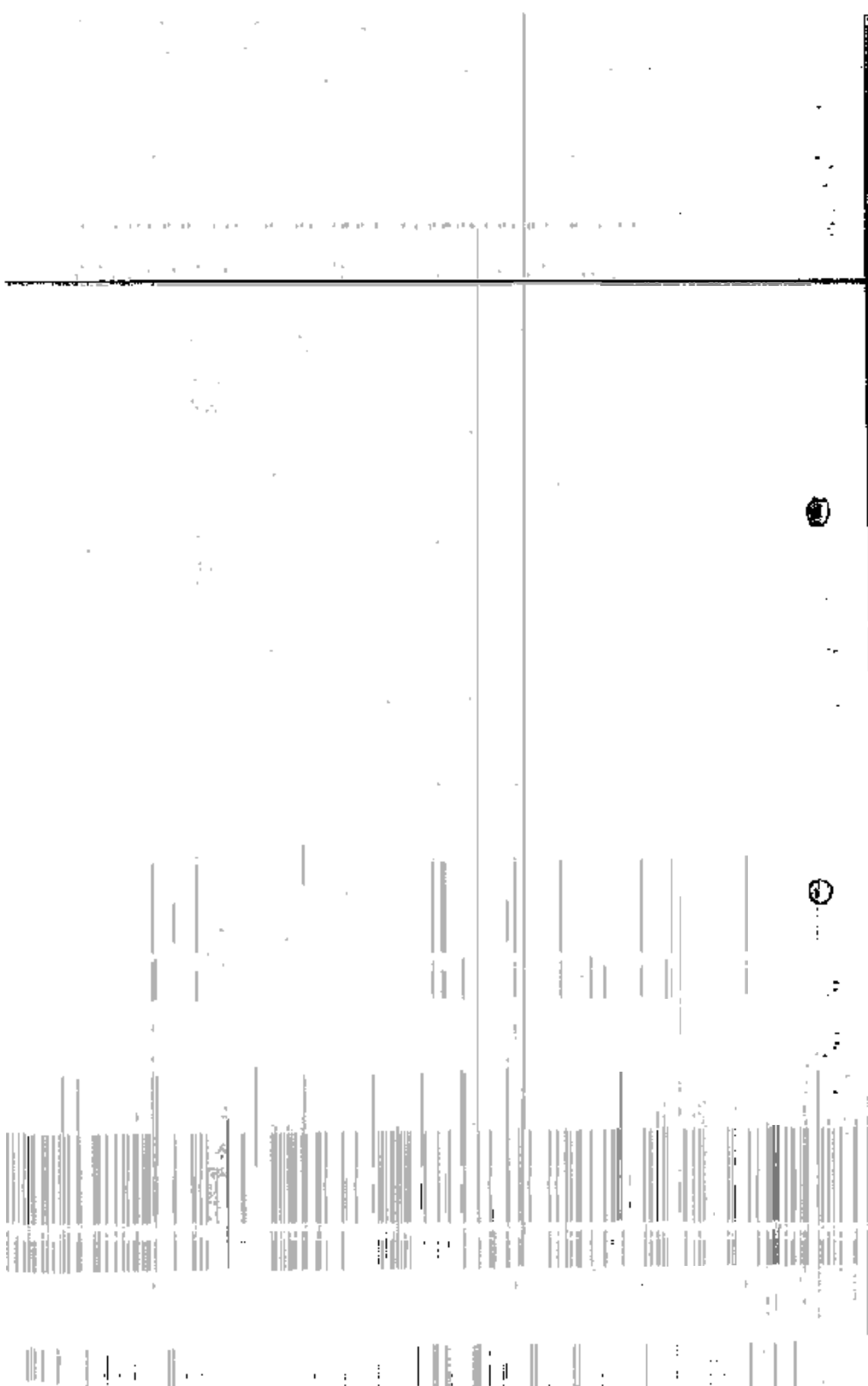

LAND OWNER



1)


DEVELOPERS





प्रकरण क्र. ADJ/६१००१०४/इड/२०१९-२०

अ.क्र. अभिलेखसं. ५८/२०२०

72-56 [redacted]
[redacted]
[redacted]

विषय:- महात्मा ज्योतिबा फुले यांचा अविनिर्वाण (मुंबई) यांचा अविनिर्वाण (१९५८) चे पत्रावर ३१ मार्चला
अविनिर्वाण यांचा

अवधि:- समस्तार्थीन इच्छापूर्वक तर्क श्री.प्रतापकर हरीदास भास्करराम रा.महाजन मन्त्रालयीन वाचपास
जलका विद्युत्तन्त्री अम्बेज्वारी,वांचा दि.१६/०१/२०२०,रोखीचा अर्ज

असमता विरुद्ध अर्थ व था कार्यालयको दायित्व समायोजनाचे आधारे था प्रकरणगत उभालित प्रमाणे विनिर्णय करविण्यास येत आहे.

अभिलेखित

अभिनिर्माणकारिता संदर्भित अर्जांव्ये या कार्यक्षेत्राकडे वास्तव केलेले फगवपत्रे, पुरावे आपले म्हणजे, यांचे आधारे' व वस्त्याचे श्राव्य/अनिष्पत्तीत अचलेला वस्त ह्या मंडाराःमुद्रांक अधिनियम १९५८ चे अनुसूची १ अनुसूची १ (ग-अ) यात नोंदले आहे.

ॐ प्रस्ता कलम ३३ (३) याचा कलम ३५ अ.३ कक्षित वेतो. सदर दस्त विरुद्ध कपातनामा असून विरुद्ध करारनामा मिळून देणार किंवा घेऊन्याना सोसायटी तर्फे अध्यक्ष मिलेरा पंजाबराय ताळने व विरुद्ध करारनामा मिळून देणार कनसाईन इत्याद्वयस तर्फे श्री.प्रकाशकर तृतीयास. मालेकर यांच्याकडून नमूद नवीन बाबारास अथवा विरुद्धादी अनपक्षी यांचेस विरुद्ध करारनामा झाल्याचे विवरण येत आहे.

॥ श्री गणेशाय नमः ॥
 राज्या याचकानां अन्वेषणी वेधील मज्जुन विभाग-२८ ची फॉर्म-५/४ क्रमांक-१२६३७०१ बीएस मिटर व
 का घरील बांधकाम या सिटिझनीचे प्रवाहप्रमाणपर - तत्कालीन मुद्रांक योजनेतून अर्जासोबत आहे. व कसे
 प्राप्त झालेले आहेत. मुद्रांक कळविण्या करण्यात आलेली प्रकरण या कार्यालयपत्रे स.न.र.मुद्रांक यांचेकडे र्व
 करण्यात आला असता. स.न.र.मुद्रांक यांचेकडून वि.२८/०१/२०२० येवी मुद्रांक अडकल प्राप्त झालेला
 आहे. त्या मुद्रांक सदर सिटिझनीचे सुचना क्र.३२, अ प्रमाणे जमिन मासिक मिळणा-या मीकरिता मुख्य स.
 ९,२८,५६,०००/- प्रस्तावित केलेले आहे. व सुचना क्र.३२, व प्रमाणे विकसनकार्याला मिळणा-या जमिनीचे
 मुख्य स. ३२,०३,५०३/- प्रस्तावित केलेले आहे. सुचना ३२ अ प्रमाणे आसा मुख्य प्रस्तावित होत असल्याने
 कलम २(१२)नुसार बाजारमूल्य स. ९,२८,५६,०००/- निश्चित करण्यात येत आहे. या बाजारमूल्य किंमती वर
 महायुद्ध भूदांक अधिभार २% व महायुद्ध १ स्थील अनुच्छेद ५ (४-६) मुख्य भूदांक शुल्क ५% प्रमाणे
 संकुल्य ३६,४२,४००/- इतका मुद्रांक ठरतो, देणे आहे.



आवेद

घरामगूर केलेल्या कार्यभूमिपर नी खाली खडी करणार मुद्रांक मिळताधिकारी, अमरावती असे आवेद करतो की, विचाराधीन केलेल्या घरामगूर मुद्रांक अधिनियम १९५८ चे अनुसूची १ नवीन अनुच्छेद १(ग-ब) चे तत्सुदी भुजार मुद्रांक शुल्क ५% प्रमाणे एकूण रु. २६,४९,८००/- (अक्षरी रु. खाली साख घेवावीस हजार आठसो मास) इतका सुप्रोक्त शुल्क देण वसते. हा अधिनियम महासमुद्रांक अधिनियम १९५८ चे कलम ३९ (न), न ५३ मधील तत्सुदीचे अधिन राहून देण्या येत आहे.

वर दिलेल्या अधिनियमानुसार आग्रह प्रस्तावित दस्तान देण ठरवलेल्या शुल्क रु. १९,४९,८००/- (अक्षरी रु. खाली साख घेवावीस हजार आठसो मास) इतकी ई-प्लान/ई-रजिस्ट्रार वा खारे सरपंच आवेद मिळाल्यापासून ६० दिवसांच्या अंश मुद्रांकित करण साखलजना करण सरदर दस्त निघावीस करण या कर्बालाबाबते दाखल केलेल्या नी दस्त उक्त अधिनियमाचे कलम ३९ खाली प्रस्तावित करण दिवस उघडीस.

उक्तेक आवेद आग्रह मसलपास आवेद मिळाल्याचे दिनांकपासून ६० दिवसांमध्ये लकम रुपये ३००/- करण मा.नोंदणी उपखानेनिक न मुद्रांक उपनिधेयक,अमरावती विभाग, अमरावती येथेकडे म्हासमुद्रांक अधिनियम १९५८ चे कलम ३९ (ब) अन्वये नवीन दाखल करण येईल.



(डी.एस.सी.)
मुद्रांक मिळताधिकारी,
अमरावती

अ-२-ग-२
२०५ २६-४८
२०२०

मालमत्ता यत्रक

विष्णुऋषे - अमरावती

संयुक्त/प्र.प्र.क.क. - अनादिपत्नी

पिपल - अमरिचकसी

संस्कृत-विज्ञान-प्रकाशनालय, भारत-प्रदेश-
राज्य-विज्ञान-प्रकाशनालय, केरल-राज्य-विज्ञान-प्रकाशनालय

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(क) मंत्रालय कार्यालय में १९०४ में कार्य।
(ख) मंत्रालय कार्यालय में १९१२ में कार्य।
(ग) मंत्रालय कार्यालय में १९१४ में कार्य।
(घ) मंत्रालय कार्यालय में १९१६ में कार्य।



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2020

महसुल का सिलसिला जारी रखेंगे

[illegible]

