

Amravati referred to above as well as the provisions of Maharashtra Apartment Ownership Act.

(20) This Agreement shall be executed in triplicate. The original copy shall be lodged for registration by the Allottee and the vendor shall admit execution before the Sub-Registrar at Amravati and the Second and Third copy shall be retained by the Allottee and vendor respectively. The original copy of this Agreement will be received by the Allottee from the Registrar as and when ready after registration.

(21) That the electric meter may be taken by the Allottee at her own cost and the charges required for installation of electric line and expenses shall be borne by Allottee. Similarly the Allottee shall also separately pay her share of the service line connection charges and DP charges to the vendor.

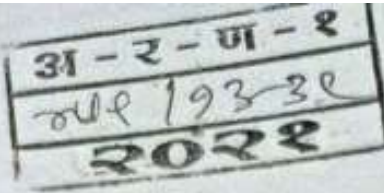
(22) That the Allottee shall be entitled to get her name mutated in the record of right and in the record of Municipal Corporation of Amravati and in all records of government. Vendor shall have no objection whatsoever.

(23) That there is no compensation be allowed in this Deed of Sale of Agreement if there is any error, mistake in typing, change in name or omission then allottee shall have not taken action against the Promoter / Vender in this minor error in agreement to sale of flat.

(24) That, in case of collapse of building by any act of god or any reason whatsoever, then the vendor shall have the right to reconstruct the said apartment at the case of the purchase subject to all local laws for time being in force and the vendor shall have the right to make other construction up to sky.

(25) Provide always and it is hereby agree that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants hereby contained, the expression "**The Vendor**" and "**The Allottee**" hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall and them.





SCHEDULE - "A"
(Description of Said Plot and T.D.R (Rights))

1) All the piece and parcel of land situated at Mauja - Rajapeth, tah and Dist- Amravati, within the limits of Municipal Corporation of City of Amravati and within the Jurisdiction of Sub Registrar, Amravati, bearing its Field Survey - 08, Layout Plot No. 7, admeasuring 17 Acre and 25 Guntas, which is converted into layout as per order passed by the Hon'ble Sub Divisional Officer Amravati in REV/NAP-46/Rajapeth /93/ 1987- 1988 Dated on 28/04/1988, out of this layout Plot No. 7, Admeasuring Area 5670 Sq. Foot (526.95 Sq. Meter), of land which is bounded as under -

Toward East	-	Service lane
Toward West	-	Road
Toward North	-	Plot No. 6
Toward South	-	Plot no. 8

Which is hereinabove and after referred to as the "Land or said Plot"

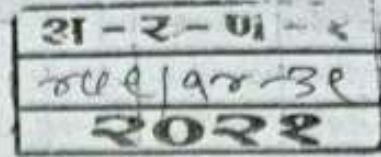
2) "T.D.R (Rights) admeasuring 526.95 sq. mtr (5670 sq. ft), out of total rights admeasuring 526.95 sq. mtr (Zone- NA), of TDR certificate bearing No: 87/2016, Issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/87/2016 for a lieu of 8200 Sq.metes of land from out of Field Survey No. 8, Plot No. 7 For 09.00 meter Road wide DP. That Amravati Municipal Corporation on 17/09/2019 vides its Certificate No.AMC/ADCR/BP /HC/0154 /17 09/2019."



SCHEDULE - B

(Description of Said Apartment or Flat)

That the residential apartment bearing Family Unit / Flat No. 303, Situated at Third Floor, of "SHREE YOGIRAJ APARTMENT", having Admeasuring of CARPET AREA = is - 37.32 Sq. meters. BUILD UP AREA = 42.46 Sq. Meter, Consisting of living (1



BHK) i. e One Hall, One Bed Room, One Kitchen, Toilet, Balcony constructed in the apartment of Shree Yogiraj Apartment on the land / plot described in the SCHEDULE - "A" , hereinabove along-with 4.66 % undivided share in said plot, which is bounded as -

Toward East - Marginal Space
Toward West - Flat No 101
Toward North - Plot No. 06
Toward South - Flat No. 104

CORRECTION OF AGREEMENT TO SALE

SCHEDULE - B

(Description of Said Apartment or Flat)

"That the residential apartment bearing Family Unit / Flat No. 303, Situated at Third Floor, of "SHREE YOGIRAJ APARTMENT", having Admeasuring of CARPET AREA = is - 37. 32 Sq. meters. BUILD UP AREA = 42.46 Sq. Meter, Consisting of living (1 BHK) i. e One Hall, One Bed Room, One Kitchen, Toilet, Balcony constructed in the apartment of Shree Yogiraj Apartment on the land / plot described in the SCHEDULE - "A" , hereinabove along-with 4.66 % undivided share in said plot, which is bounded as -

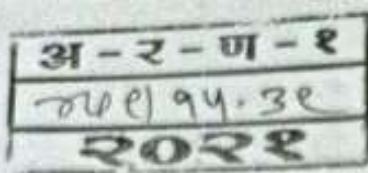
Toward East - Marginal Space
Toward West - Flat No 301
Toward North - Plot No. 06
Toward South - Flat No. 304

IN WITNESS WHERE OF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Amravati the presence of attesting witness, signing as such on the day first above written.

Drafted By: ADV. MANISH D SIRSAT

NAME OF VENDOR: Mr. Rajesh Sukhdeorao Raut through
Proprietor SHREE YOGIRAJ BUILDER AND DEVELOPER BY (PAN

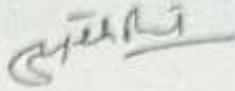




NO AICPR2801C), R/o Gaurav Cement Depot, Shegaon Road,
Amravati, Tah and Dist- Amravati

ID Proof Number :

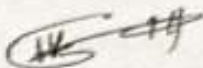
Aadhar Card : 989125484093.

Photo	Thumb	Signature
		

NAME OF ALLOTTEE: 1) Mr. Manoj Rameshrao Barabde, At-
Kumbhargaoon Bk, Tah- Daryapur, Dist- Amravati.

(PAN NO. BGQPB5478L)

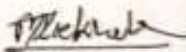
Adhar Card No. 534139670729

Photo	Thumb	Signature
		

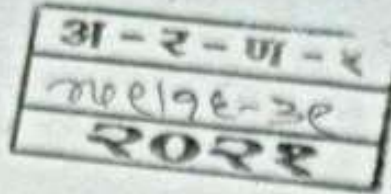
NAME OF ALLOTTEE 2) Mrs. Mayuri Manoj Barabade, At-
Kumbhargaoon Bk, Tah- Daryapur, Dist- Amravati. (PAN NO.
AVLPT7292F)

ID Proof Number :

Aadhar Card : 510168882272

Photo	Thumb	Signature
		





WITNESSES: 1

SIGN

Name Vilobh. V. Ingale

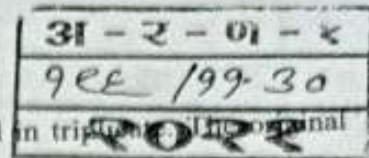
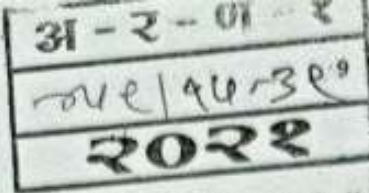
Address pushpakarni Nagar

WITNESSES: 2

SIGN

Name Kishor Jamnik

Address Shanti Nagar



(20) This Agreement shall be executed in triplicate. The original copy shall be lodged for registration by the Allottee and the vendor shall admit execution before the Sub-Registrar at Amravati and the Second and Third copy shall be retained by the Allottee and vendor respectively. The original copy of this Agreement will be received by the Allottee from the Registrar as and when ready after registration.

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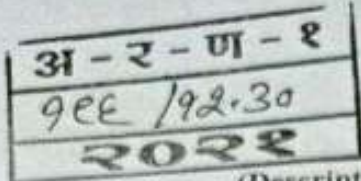
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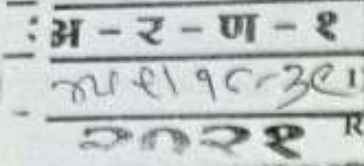
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SCHEDULE - "A"

(Description of Said Plot and T.D.R (Rights))



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Toward South	-	Plot no. 8

Which is hereinabove and after referred to as the "Land or said Plot"

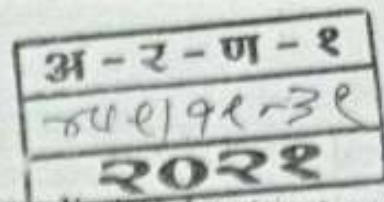
- 2) "T.D.R (Rights) admeasuring 526.95 sq. mtr (5670 sq. ft), out of total rights admeasuring 526.95 sq. mtr (Zone- NA), of TDR certificate bearing No: 87/2016, Issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/87/2016 for a lieu of 8200 Sq.metes of land from out of Field Survey No. 8, Plot No. 7 For 09.00 meter Road wide DP. That Amravati Municipal Corporation on 17/09/2019 vides its Certificate No.AMC/ADCR/BP /HC/0154 /17/09/2019."

SCHEDULE - B

(Description of Said Apartment or Flat)

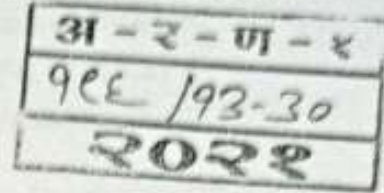
"That the residential apartment bearing Family Unit / Flat No. 303, Situated at Third Floor, of "SHREE YOGIRAJ APARTMENT", having Admeasuring of CARPET AREA = is - 37. 32 Sq. meters. BUILD UP AREA = 42.46 Sq. Meter, Consisting of living (1 BHK i. e One Hall, One Bed Room, One Kitchen, Toilet, Balcony





constructed in the apartment of Shree Yogiraj Apartment on the land / plot described in the SCHEDULE - "A", hereinabove along-with 4.66 % undivided share in said plot, which is bounded as -

Toward East - Marginal Space
Toward West - Flat No 101
Toward North - Plot No. 06
Toward South - Flat No. 104



IN WITNESS WHERE OF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Amravati the presence of attesting witness, signing as such on the day first above written.

Drafted By: ADV. MANISH D SIRSAT

NAME OF VENDOR: Mr. Rajesh Sukhdeorao Raut through Proprietor SHREE YOGIRAJ BUILDER AND DEVELOPER BY (PAN NO AICPR2801C), R/o Gaurav Cement Depot, Shegaon Road, Amravati. Tah and Dist- Amravati

ID Proof Number :

Aadhar Card : 989125484093.

Photo	Thumb	Signature
		

NAME OF ALLOTTEE: 1) Mr. Manoj Ramesh Rao Barabde, At-Kumbhargaoon Bk, Tah- Daryapur. Dist- Amravati.

(PAN NO. BGQPB5478L)

Adhar Card No.

534139670729

Photo	Thumb	Signature
		



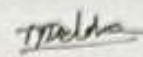
अ-२-ग-१
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२०२१

अ १२-ग-१
१८६/२०-३०
२०२१

NAME OF ALLOTTEE 2) Mrs. Mayuri Manoj Barabade, At-
Kumbhargaoon Bk, Tah- Daryapur. Dist- Amravati. (PAN NO.
AVLPT7292F)

ID Proof Number :

Aadhar Card : 510168882272

Photo	Thumb	Signature
		

WITNESSES: 1

SIGN

Name Vilobh. Vijayras rugale

Address ९२६, Pushpatara Naga
Dharmayam, Dist- Amravati



WITNESSES: 2

SIGN

Name Kishor Vilasrao Jambale

Address Bhimadgaon Amravati
Tah Dist - Amravati





210/196
Tuesday, January 12, 2021
5:58 PM

अ - र - ण - १
पावती २०२१/२९३९
२०२१

Original/Duplicate
नोंदणी क्र.: 39म
Regn: 39M

पावती क्र.: 347 दिनांक: 12/01/2021

गावाचे नाव: राजा पेठ
दस्तऐवजाचा अनुक्रमांक: अरन1-196-2021
दस्तऐवजाचा प्रकार: ऑप्रीमेट टू सेल ऑफ प्लॉट
सादर करणाऱ्याचे नाव: - श्री मनोज रमेशराव बारबे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 30

रु. 16500.00
रु. 600.00

मुळ दस्तऐवज परत दिला

एकूण:

रु. 17100.00

आपणास मूळ दस्त, धंभनेल प्रिंट, सूची-२ अंदाजे
6:17 PM ह्या वेळेस मिळेल.

Sub Registrar Amaravati

बाजार मूल्य: रु.1549790 /-
मोबदला रु.1650000/-
भरलेले मुद्रांक शुल्क : रु. 49500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1201202104501 दिनांक: 12/01/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.16500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009400759202021E दिनांक: 12/01/2021
बँकेचे नाव व पत्ता:

LRFi

1/12/2021





CHALLAN
MTR Form Number-6



RN MH009400759202021E		BARCODE		Date 30/12/2020-16:30:02	Form ID 25.1
Department Inspector General Of Registration				Payer Details	
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)	
				PAN No (If Applicable)	
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1				Full Name	Mr Manoj Ramesh Rao Barabde
Location AMRAVATI					
Year 2020-2021 One Time				Flat/Block No.	Survey no. 08, Plot No. 7 flat no. 303
Account Head Details		Amount in Rs.	Premises/Building		
0030046401 Stamp Duty		✓ 49500.00	Road/Street	area - 42.46 Sq. Meter	
0030063301 Registration Fee		✓ 16500.00	Area/Locality	mouje - rajapeth	
			Town/City/District	✓	
			PIN	4 4 4 6 0 5	
			Remarks (If Any)		
			SecondPartyName=SHREE YOGIRAJ BUILDER AND DEVELOPER BY		
			Mr Rajesh Sukhdorao Patil - Mr. Keshav Patil		
			Amount In	Sixty Six Thousand Rupees Only	
			Words		
Total		✓ 66,000.00			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	00040572020123045968 IK0AWVBKX4
Cheque/DD No.			Bank Date	RBI Date	30/12/2020-16:24:31 Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Department ID :

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

Mobile No. : 8888855669

शुद्ध चलन केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



अ - २ - ण - १
२५/१२/२०२१
२०२१

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1201202104501	Date 12/01/2021
Received from - - shri manoj ramesh rao barbade, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Amravati 1 of the District Amravati.	
✓ Payment Details	
Bank Name SBIN	Date 12/01/2021
Bank CIN 10004152021011204130	REF No. CHF4697975
This is computer generated receipt, hence no signature is required.	

अ - २ - ण - १
२५/१२/२०२१
२०२१

