Agh. / AK / 64

पावती

Original/Duplicate

301/2941
Friday,July 29 ,2016
3:01 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4915 दिनांक: 29/07/2016

गावाचे नाव: पिंगलाई
दस्तऐवजाचा अनुक्रमांक: बडर-2941-2016
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. अनुराग डेव्हलपर्स तर्फे भागीदार श्री. चंद्रशेखर वामनराव खुणे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 30500.00

DOCUMENT DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:18 PM ह्या वेळेस मिळेल.

Sub Registrar Bhandara
सह दुय्यम निबंधक वर्ग - २
भंडारा

बाजार मुल्य: रु.4359000 /-
मोबदला रु.5601000/-
भरलेले मुद्रांक शुल्क : रु. 224100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003081885201617E दिनांक: 29/07/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 500/-

CHALLAN

MTR Form Number-6

GRN	MH003081885201617E	BARCODE		Date 29/07/2016-11:59:22	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	PAN No. (If Applicable)	
Office Name	BOR_HOR SUB REGISTRAR BHANDARA	Full Name	MS ANURAG DEVELOPERS
Location	BHANDARA		
Year	2016-2017 One Time	Flat/Block No.	KH NO. 916
		Premises/Building	
		Road/Street	MOUZA PINGLAI
		Area/Locality	480.00 SQ.MTRS.
		Town/City/District	
		PIN	4 4 1 9 0 4

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	224100.00
0030063301 Registration Fee	30000.00
Total	254100.00

Remarks (If Any)

SecondPartyName=SMT SUNANDA ANANDRA O MANAPURE~CA=5601000~MarketVal=4359000

Amount In Words: Two Lakh Fifty Four Thousand One Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK

Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	REF No.	03006172016072900085	5002167852
Date		29/07/2016-12:04:24	
Bank-Branch		PUNJAB NATIONAL BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

The Deputy Joint Sub Registrar Class - 2 Bhandara



R-201817--0037

Stamp Duty of Rs. 32400/- Paid by
Payment by Way of Simple Receipt.
Receipt / Challan No. — GRN No. MH002081852016I7E
GRN No. Dated. 29/7/16
2800617201607290085

Joint Sub Registrar Class - 2
Bhandara

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3 84

AGREEMENT OF DEVELOPMENT

VALUED AT RS. 56,01,000 ONLY

(RUPEES FIFTY SIX LAC ONE THOUSAND ONLY)

READY RECKONER VALUE RS. 43,59,000.00 ONLY

THIS DEED OF AGREEMENT OF DEVELOPMENT is made and executed at BHANDARA on this 29th Day of JULY, 2016, BETWEEN : **(1) SMT. SUNANDA Wd/o LATE SHRI ANANDRAO MANAPURE**, Aged about 75 Years, Occupation – Agriculturist and Household, Income Tax Permanent Account No. — and Aadhar Unique Identity No. 642310061844 AND **(2) SHRI. RAVINDRA S/o LATE SHRI ANANDRAO MANAPURE**, Aged about 52 Years, Occupation – Service and Agriculturist, Income Tax Permanent Account No. AILPM3187F and Aadhar Unique Identity No. 891853843486, the aforesaid Owner Nos. 1 & 2 both Residents of Ward - Radhakrishnan, Bhandara, Tahsil and District – BHANDARA, hereinafter both jointly called the OWNERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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M/s. ANURAG DEVELOPERS, A Partnership Firm, having its Office at Nagpur, Income Tax Permanent Account No. AAMFA7249R and acting through its Authorised Partner **SHRI. CHANDRASHEKHAR S/o WAMANRAO KHUNE,** Aged about 44 Years, Occupation – Business, Unique Adhar Card No. 437884869930, Resident of Plot Nos. 19 & 20, Shahane Layout, Trimurtinagar, Nagpur-440022, Tahsil and District – NAGPUR, 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 OTHER PART.

WHEREAS the Owners abovenamed are jointly own and possess in possession of the property comprising ALL THAT Piece and Parcel of Non Agricultural land containing by admeasurement 960 Sq. Mtrs. (OR 10333.44 Sq. Ft.), comprising the EASTERN PORTION of the entire land bearing Survey / Khasra / Gut No. 916 (Old 202/1/2) of MOUZA – PINGLAI, P.S.K. 16, including all other easementary rights appurtenant and belonging thereto, situate at Nagar Parishad Rajiv Gandhi Ward Bhandara, within the limits of the Nagar Parishad Prabhag No. 1 in Tahsil and District – BHANDARA; AND

WHEREAS ALL THOSE Pieces and Parcels of lands bearing Survey / Khasra / Gut Nos. (Old) 198/2 & 202/1 of MOUZA – PINGLAI, P.S.K. 16 (Old 14) having an area of 1.74 Hectares and 0.83 Hectare respectively, Rental Rs. 3.25 Yearly, held in Occupancy Class 1 Rights, including all other easementary rights appurtenant and belonging thereto, situate at Pingalai, within the limits of the Nagar Parishad Bhandara in Tahsil and District – BHANDARA, Originally belonged to (i) Shri. Manohar Ramchandra Manapure, (ii) Shri. Anandrao Ramchandra Manapure, (iii) Shri. Purushottam Ramchandra Manapure, (iv) Shri. Avinash Ramchandra Manapure and (v) Smt. Chandrabhagabai Ramchandra Manapure, as recorded Co-owners thereof being their ancestral property having held and acquired by them jointly by way of Family Partition dated 30-03-1973 held amongst Legal heirs of Late Shri. Sadashiv Manapure and Late Shri. Ramchandra Manapure and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 590 dated 17-04-1982; AND

WHEREAS the aforesaid Shri. Anandrao Manapure left for heavenly abode on 22-07-1982 and consequent upon his death/demise, his aforesaid entire property devolved upon his Widow Smt. Sunanda Anandrao Manapure, only son Shri. Ravindra Anandrao Manapure, the Owners hereinabovenamed and 5 daughters namely (i) Mrs. Surekha W/o Umakant Khubalkar, (ii) Mrs. Sarita W/o Sharadrao Kuranjekar, (iii) Mrs. Manisha W/o Vivekrao Bhute, (iv) Ku. Vandana D/o Anandrao Manapure and (v) Ku. Sunita D/o Shri Anandrao Manapure jointly by way of intestate succession, being the only

Sub Registrar Class

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legal heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 674 Dated 22-03-88; AND

WHEREAS aforesaid (i) Smt. Chandrabhaga Ramchandra Manapure, (ii) Mrs. Indumati Narayan Turaskar, (iii) Mrs. Kusum Kadambar Deshmukh, (iv) Mrs. Kanta Madhukarrao Kimmatkar, (v) Mrs. Malti Gulabrao Gabhane have willingly relinquished their respective share and interest in the land bearing Survey / Khasra / Gut No. 198/2, having an area of 4.30 Acres thus their names were deleted from the Revenue Records vide Ferfar Entry No. 464 dated 21-09-1984; AND

WHEREAS it is seen from the Revenue Records that aforesaid Manapure family later on partitioned their aforesaid properties in between (1) Shri. Manohar Ramchandra Manapure, (2) Smt. Sunanda Anandrao Manapure, Shi. Ravindra Anadrao Manapure, Ku. Surekha Anadrao Manapure, Ku. Rita Anadrao Manapure, Ku. Meena Anadrao Manapure, Ku. Vandana Anandrao Manapure and Ku. Sunita Shri Anandrao Manapure, (3) Shri. Purushottam Ramchandra Manapure, (4) Shri. Avinash Ramchandra Manapure, (5) Mrs. Indumati Narayan Turaskar, (6) Mrs. Kusum Kadambar Deshmukh, (7) Mrs. Kanta Madhukarrao Kimmatkar and (8) Mrs. Malti Gulabrao Gabane and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 465 dated 21-09-1984; AND

WHEREAS in terms of the said Partitioned the Plotable land out of the Survey/Khasra/Gut No. 202/2/1 having an area of 2.05 Acres, Rental Rs. 3.25 Yearly, allotted to the aforesaid Co-owners as follows :-

Plot No.	Area	Owner(s)
1	600 Sq. Mtrs.	Shri. Manohar Ramchandra Manapure
5	360 Sq. Mtrs.	Shri. Manohar Ramchandra Manapure
2	600 Sq. Mtrs.	Shri. Ravindra Anandrao Manapure & others
6	360 Sq. Mtrs.	Shri. Ravindra Anandrao Manapure & others
3	600 Sq. Mtrs.	Shri. Purushottam Ramchandra Manapure
7	360 Sq. Mtrs.	Shri. Purushottam Ramchandra Manapure
4	600 Sq. Mtrs.	Shri. Avinash Ramchandra Manapure
8	360 Sq. Mtrs.	Shri. Avinash Ramchandra Manapure
9	390 Sq. Mtrs.	Mrs. Indumati Narayan Turaskar
10	459 Sq. Mtrs.	Mrs. Kusum Kadambar Deshmukh
11	450 Sq. Mtrs.	Mrs. Kanta Madhukarrao Kimmatkar
12	462 Sq. Mtrs.	Mrs. Malti Gulabrao Gabhane

However, Smt. Chandrabhaga Ramchandra Manapure has willingly relinquished her right, title and interest in the aforesaid property thus her name was deleted in the Revenue Records vide Ferfar Entry No. 465 dated 21-09-1984; AND

Joint Sub Registrar Class - 2

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WHEREAS the aforesaid land bearing Survey / Khasra / Gut Nos. 202/2/1 (Part) having an area of 960 Sq. Mtrs. is converted for Non Agricultural Use by the Collector, Bhandara vide its Order dated 24-02-1986 passed in the Revenue Case No. 213/NAP-36/85-86; AND

WHEREAS during the course of time Resurvey of the aforesaid MOUZA – PINGALAI held and the aforesaid property is now identified and renumbered as Survey / Khasra / Gut No. 916 having an area of 0.12 Hectares, Rental Rs. 86.40 Yearly, held in Occupancy Class – 1 Rights, Khate No. 808; AND

WHEREAS the aforesaid (i) Mrs. Surekha Umakant Khubalkar, (ii) Mrs. Sarita Sharadrao Kuranjekar, (iii) Mrs. Manisha Vivekrao Bhute, (iv) Ku. Vandana Anandrao Manapure and (v) Ku. Sunita Anandrao Manapure later on Relinquished all their respective rights, title, share and interest in respect of the aforesaid property in favour of their mother/brother namely. (1) Smt. Sunanda Anandrao Manapure and (2) Shri. Ravindra Anandrao Manapure jointly by a Deed of Relinquishment/Release dated 26-06-1998 and the same is duly registered at the Office of the Head Quarter Sub Registrar, Bhandara in Book No. 1 at Serial No. 1570 on even date. As a result therefore the said Smt. Sunanda Anandrao Manapure and Shri. Ravindra Anandrao Manapure 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 as per the Order of the Collector, Bhandara bearing No. T.A./S.V.-1/S.R.98/5/98 dated 20-02-1999 the area of the said property rectified in the Revenue Records vide Ferfar Entry No. 277 dated 05-03-1999; AND

WHEREAS the Owners hereinabovenamed have now jointly decided to develop ALL THAT Piece and Parcel of land containing by admeasurements 480 Sq. Mtrs. (OR 5166.72 Sq. Ft.) comprising the EASTERN PORTION (i.e. REAR PORTION) of entire Non Agricultural land bearing Survey / Khasra / Gut No/ 916 of MOUZA – PINGLAI, P.S.K. 16 having an area of 0.10 Hectares, held in Occupancy Class 1 Rights, Rental Rs. 172 Yearly, including all other easementary rights appurtenant and belonging thereto, situate at Rajiv Gandhi Ward, Pragati Colony, Station Road, Bhandara, within the limits of the Nagar Parishad Prabhag No. 1 in Tahsil and District – BHANDARA into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. They further jointly decided to retain the remaining Portion i.e. WESTERN PORTION of the said Piece of land containing by admeasurement 480 Sq. Mtrs. (OR 5166.72 Sq. Ft.) for their Residential Use; AND

WHEREAS the aforesaid Shri. Ravindra Manapure has prepared a Plan of Multistoried Building on the said plot of land bearing Survey No. 916 (part) having an

Joint Sub Registrar Class - 2

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area of 960 Sq. Mtrs. is duly sanctioned by the Chief Officer, Nagar Parishad, Bhandara vide its Building Permit No. NPBH/CO/BUILT/1170/2016 dated 04-06-2016; AND

WHEREAS the Owners being thus desirous of developing a portion of land admeasuring 480 Sq. Mtrs. out of the said property in accordance with the Building Permit duly sanctioned by the Chief Officer, Nagar Parishad, Bhandara and the Developer hereinabovenamed, who is the reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owners after detailed negotiations 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 OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land containing by admeasurements 480 Sq. Mtrs. (OR 5166.72 Sq. Ft.) comprising the EASTERN PORTION (i.e. REAR PORTION) of entire Non Agricultural land bearing Survey / Khasra / Gut No/ 916 of MOUZA – PINGLAI, P.S.K. 16 having an area of 0.10 Hectares, held in Occupancy Class 1 Rights, Rental Rs. 172/- Yearly, including all other easementary rights appurtenant and belonging thereto, situate at Rajiv Gandhi Ward, Pragati Colony, Station Road, Bhandara, within the limits of the Nagar Parishad Prabhag No. 1 in Tahsil and District – BHANDARA and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 56,01,000/- (Rupees Fifty Six Lac One Thousand) Only, which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner.

MANNER OF PAYMENT :-

Rs. 1,00,000=00 (Rupees One Lac) Only paid by the Developer to the Owners by Cheque No. 444947 dated 11-05-2016 Drawn on State Bank of India, Branch Deendayalnagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 1,00,000=00 (Rupees One Lac) Only paid by the Developer to the Owners by Cheque No. 444948 dated 11-05-2016 Drawn on State Bank of India, Branch Deendayalnagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

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Rs. 1,50,000=00	(Rupees One Lac Fifty Thousand) Only agreed to be paid by the Developer to the Owner Smt. Sunanda Manapure on or before 31-08-2016.
Rs. 1,50,000=00	(Rupees One Lac Fifty Thousand) Only agreed to be paid by the Developer to the Owner Shri Ravindra Manapure on or before 31-08-2016.
Rs. 5,00,000=00	**(TOTAL RUPEES FIVE LAC) ONLY.**

*THAT besides the aforesaid Cash consideration, the Developer has further specifically agreed to construct and transfer at its own costs 5 (FIVE) Apartments bearing Nos. 101 on the First Floor, 201, 202, 203 on the Second Floor and 303 on the Third Floor, covering a total Super Built-up Area of about 340.010 Sq. Mtrs. approximately out of the Multistoried Building proposed to be constructed on the aforesaid Eastern Portion (i.e. Rear Portion) of entire Non Agricultural land bearing Survey / Khasra / Gut No/ 916 of MOUZA – PINGLAI, P.S.K. 16 having an area of 0.10 Hectares, held in Occupancy Class 1 Rights, Rental Rs. 172 Yearly, including all other easementary rights appurtenant and belonging thereto, situate at Rajiv Gandhi Ward, Pragati Colony, Station Road, Bhandara, within the limits of the Nagar Parishad Prabhag No. 1 in Tahsil and District – BHANDARA to the Owners within a period of 21 (TWENTY ONE) Months from the date of commencement of works. The cost of construction of the Apartments chosen to be retained by the Owners is fixed at Rs. 51,01,000/- (Rupees Fifty One Lac One Thousand Only) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. However the Owners hereby undertake 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 Owners 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 Eastern Portion of Survey / Khasra / Gut No/ 916 or any part thereof (Excluding the Apartments chosen to be retained by the Owners) 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 Owners at any cost shall not be responsible for the said loan amount.

*THAT it is specifically agreed and understood by the Developer that it shall execute the Deed of Apartments in favour of the Owners or the nominee(s) appointed by them in respect of the Apartments chosen to be retained by them for their use. However

Joint Sub Registrar Class-2 Bhandara

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the expenses required for Registration of such Apartment Deeds such as Stamp Duty, Registration Fees, Misc. Expenses, Lawyer's Fees have been agreed to be borne and paid by the Owners for their Apartments.

*THAT, it is specifically agreed and understood by and between the parties hereto the said proposed Multistoried Building is consists of 12 (Twelve) Separate Apartments Only (i.e. Ground + Four Upper Floors), out of which 5 (Five) Apartments retained by the Owners as mentioned above and the remaining 7 (Seven) Apartments shall be retained by the Developer with a right to dispose off the same in favour of the prospective buyers/purchasers as per its own choice, wish and desire.

*THAT the Owners hereby assure the Developer that they shall get the aforesaid Property Sub-Divided, if required any time in future exclusively from and out of their own costs and expenses.

(3) THAT the Owners hereby assure the Developer that they 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 their own costs and expenses and shall deliver the same in Original to the Developer immediately on its receipt.

(4) THAT, the Owners hereby assure the Developer that the property hereby agreed to be Developed/sold is the separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same and they are fully entitled to deal with their aforesaid property with the Developer abovenamed.

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

(6) THAT the Owners 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.

Joint Sub Registrar Class-2 Bhandara

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(8) THAT on receipt of the balance sale consideration and possession of the chosen Apartments from the Developer as stated above, the Owners shall deliver the actual physical possession of the property 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 Owners.

(9) THAT it is clearly agreed and understood by the Owners that pending Registration of the Sale Deed(s), the Developer intends to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. The Owners do 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 Chief Officer, Nagar Parishad, Bhandara in the names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such Local Authorities/ Chief Officer, Nagar Parishad, Bhandara.

(10) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). However the Owners hereby handover the possession of the Eastern Portion of the said Piece of land to the Developer at the time of execution of this Development Agreement for the construction purposes only.

(11) THAT the Owners 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 Chief Officer, Nagar Parishad, Bhandara.

(12) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(13) 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 Owners as mentioned above) proposed to be constructed thereon Togetherwith the Undivided proportionate share and interest in the said Eastern Portion of the said Piece of land to the intending buyers and it 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 its absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall it question the accountability thereof in any manner whatsoever.

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(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 Owners to give their 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, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(15) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried building upon the said Eastern Portion of the said Piece of land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said Piece of land in accordance with the Plans sanctioned by the Chief Officer, Nagar Parishad, Bhandara vide his Building Permit Letter No. NPG/CO/Constn./1170/2016 dated 04/06/2016 or new Building Plans as may be sanctioned by the Nagar Parishad, Bhandara and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed complex/building alongwith the Undivided proportionate share and interest in the said Eastern Portion of the said Piece of land (excluding the Apartments chosen to be retained by the Owners as mentioned hereinabove) to the prospective buyers for such price as they may fix or agree upon in their absolute discretion.

(16) THAT the Owners shall on receipt of the balance sale consideration and 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 Eastern Portion of the said Piece of land 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 they/it 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 Owners agree to execute the same subject to such actual changes as the facts and events may warrant.

(18) THAT the Owners 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.

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(19) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising 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 Owners until the transactions envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he confirms from them (OWNERS) that they have already received the balance sale consideration and possession of the chosen apartments from the Developer.

(20) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their 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 specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners 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 hereby granted by the Owners 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 aforesaid Multistoreyed Building proposed to be constructed on the said Eastern Portion (i.e. Rear Portion) of entire Non Agricultural land bearing Survey / Khasra / Gut No/ 916 of MOUZA – PINGLAI, situate at Rajiv Gandhi Ward, Pragati Colony, Station Road, Bhandara, in Tahsil and District – BHANDARA shall be completed by the Developer within the period of 21 (Twenty One) Months from the date of sanctioned of Building Plans.

(23) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

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

Sub Registrar Class - 2 Bhandara ★ The Seal of Office ★ दुय्यम निबंधक वर्ग-२

Contd. ...

(25) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(26) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Eastern Portion of the said Piece of land in favour of each such individual prospective buyer(s) in all relevant records.

(27) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Complex/Scheme/Multistoreyed building as per the Rules and Regulations of the M.S.E.D.C.Ltd./SPANCO. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(28) 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 Owners indemnified against the same.

(29) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed Complex/Scheme/Multistoreyed building.

(30) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and they have absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(31) THAT the Developer hereby assures that it shall always indemnify the Owners 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 voilation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

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

(33) THAT it is specifically agreed and understood by and between the parties hereto that, if the F.S.I. in relation to the portion of said Plot/Piece of land is increased at any

Contd. ...

time in future, then in such event such increased F.S.I. shall always belongs to the Owners and the Developer in proportion to its Portion in the said Plot/Piece of land and they/it shall have absolute right and full authority to use and consume the same in their/its absolute discretion for their/its portion. Similarly the Developer shall have absolute right to purchase and utilise the Transferable Development Rights (T.D.R.) for construction on the said Eastern Portion of the said Piece of land and the Owners shall have no claims in any respect of said Transferable Development Rights (T.D.R.).

(34) 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 containing by admeasurements 480 Sq. Mtrs. (OR 5166.72 Sq. Ft.) comprising the EASTERN PORTION (i.e. REAR PORTION) of entire Non Agricultural land bearing Survey / Khasra / Gut No/ 916 of MOUZA – PINGLAI, P.S.K. 16 having an area of 0.10 Hectares, held in Occupancy Class 1 Rights, Rental Rs. 172 Yearly, including all other easementary rights appurtenant and belonging thereto, situate at Rajiv Gandhi Ward, Pragati Colony, Station Road, Bhandara, within the limits of the Nagar Parishad Prabhag No. 1 in Tahsil and District – BHANDARA and bounded as under :-

ON THE EAST	-	**BY 7.5 MTRS WIDE ROAD,**
ON THE WEST	-	**BY REMAINING PORTION OF SAID LAND RETAINED BY OWNER & THEN STATE HIGHWAY,**
ON THE NORTH	-	**BY SURVEY NOS. 914 & 915,**
ON THE SOUTH	-	**BY SURVEY NO. 917.**

IN WITNESS WHEREOF the OWNERS and the DEVELOPER 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 BHANDARA in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv Sandeep Shastri Associates,

Contd. ...

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SMT. SUNANDA ANANDRAO MANAPURE)
02			2) (RAVINDRA ANANDRAO MANAPURE) OWNERS
03			FOR M/s. ANURAG DEVELOPERS (CHANDRASHEKHAR WAMANRAO KHUNE) Authorised Partner DEVELOPER

WITNESSES :

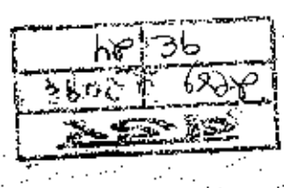
(1) _____ (2) _____ ADV. NITIN BAJAJ






Contd. ...


The Seal of Joint Sub Registrar Class - 2, Bhiwandi - 2 * Dist. Thane * State Gujarat Pradesh


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गा. न. क्र. ७, ७ अ व १२

भंडारा त.सा.क्र. १६ तालुका भंडारा जिल्हा भंडारा

भूमापक क्रमांक गट क्रमांक	हि. क्र.	धारण प्रकार
उसाडा भू.क्र. ९१६		वर्ग ९
भू. आ. क्रमांकाचे स्थानिक नांव		

गा. नं. क्र. ७

मानापुरे
रविंद्र आनंदराव
सनंदा वि आनंदराव
रा. भंडारा

खातेदाराचे नांव

कुळाचे नांव क्षेत्र

२९६
४/६/१९६

	एकर हेक्टर	गुंठे आर
लागवडी योग्य क्षेत्र		
जिरायत	०	९२
बागायत		
भात शेती		
एकूण...	०	९२
पीख		
वर्ग (अ)		
वर्ग (ब)		
एकूण...		
	रुपये	पैसे
आकार	१६२	४०
इनाम अथवा विशेष आकार		
जोडबाकी वैसे		
एकूण...	१६२	४०

क्षेत्र आकार
०.९० १६२.०० परभणी
०.०२ ०.४० वर्ग ९

इतर अधिकार
मा. जिल्हाधिकारी भंडारा
यांचे कडील आदेश क्र./त भ/
कस वही ९/ सन आर. ९८/५
दिनांक ८०/२/१९९ अन्वये दादुराम
सेमले तलाठी यांचेविरुद्ध खोटया
सिगला केस ४६
पाठविले
सही/
तालुका निरीक्षक भूमी
अभिलेख भंडारा यांनी

गा. नं. क्र. अ.

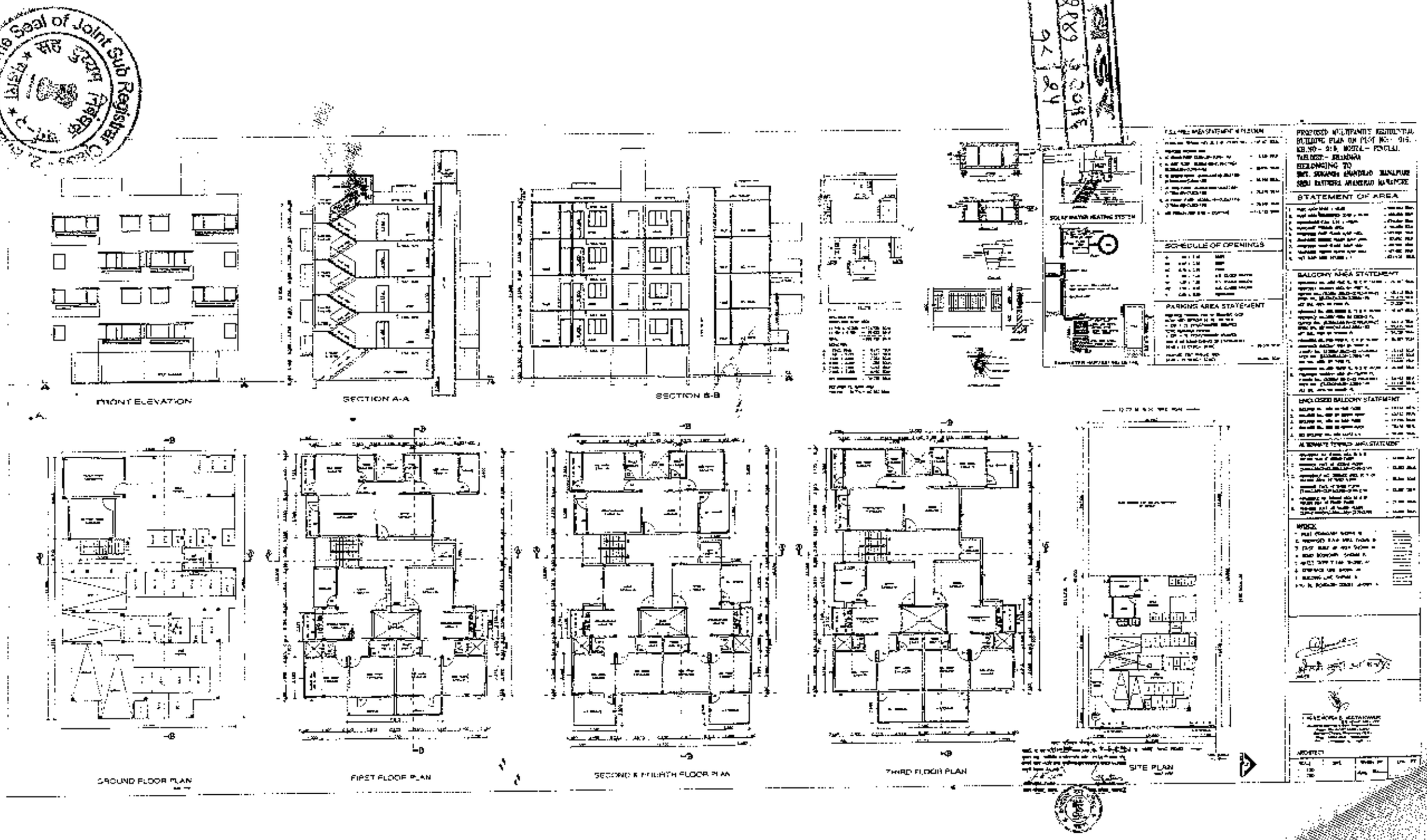
गा. नं. क्र. १२

वर्ष	जमीन करणाऱ्याचे नांव	रीत	हंगाम	पिकाखाली क्षेत्र									पडीत व विकास निरुपयोगी अशा जमीनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकाचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अनिश्र पिकाचे क्षेत्र						
				मिश्र पिकांखाली सेकेरीफि	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१५ २०१६													पडीत विकास	०.०२ ०.९०		

सत्यप्रतीलिपी

भंडारा दिनांक 15/6/16
साक्षा कमांक – ९६
तालुका – भंडारा

Seal of Joint Sub Registrar Class-2 Bhandara


FRONT ELEVATION
SECTION A-A
SECTION B-B
GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND & EIGHTH FLOOR PLAN
THIRD FLOOR PLAN
SITE PLAN
SOLAR WATER HEATING SYSTEM
SCHEDULE OF OPENINGS
PARKING AREA STATEMENT
STATEMENT OF AREA
BALCONY AREA STATEMENT
ENCLOSED BALCONY STATEMENT
ALTERNATE TERRACE AREA STATEMENT
ARCHITECT

८१४१ / २०१६
१९/५५

ऑफिस :– ०७१८४–२५५०९३, मु.अ.:– ०७१८४–२५२०८८, अध्यक्ष:– ०७१८४–२५१७२०

कार्यालय नगर परिषद, भंडारा

नियम क्र.६.११ (महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ व ६९ आणि
महाराष्ट्र नगर परिषद नगर पंचायती आणि औदयोगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये)

email- bhandaranagarpalika@gmail.com

क्रमांक:– नपभं/मुअ/बांध/ ९१८० /२०१६ दिनांक :– ८ /६ /२०१६

बांधकाम परवाना मंजुरी (अधिकृत)

प्रती,

श्री. रविन्द्र आनंदराव मानापुरे
रा. प्रगती कॉलोनी, भंडारा.

विषय :– बांधकाम परवाना मंजुरी (अधिकृत) देणेबाबत.

सदर्भ :– आपले अर्ज १२००,दि.१२/०४/२०१६

आदेश

आपण खालील ठिकानी महाराष्ट्र नगर परिषद नगर पंचायती आणि औदयोगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४/६९ अन्वये विकास कार्य करण्यासाठी बांधकाम परवानगी मिळण्यासाठी या सोबतच्या नकाशास पात्र राहुन आपणास हे प्रारंभ प्रमाणपत्र म.प्रा.व.न.र.अधिनियम १९६६ चे कलम ४५ नुसार हा बांधकाम परवाना वापरासाठी देण्यात येत आहे.

बांधकाम तपशिल : निवासी / वाणीज्य / सार्व.वापरासाठी.

बांधकामाच्या जागेचे वर्णन

मौजा:– पिंगलाई **ख नं ९१६**

एकुन जागेचे क्षेत्रफळ :–१६०.०० चौ.मी.

बांधकामाचे क्षेत्रफळ :– **तळमजला :– पार्कींग एरिया**
प्रथम मजला :– १६७.९८० चौ.मी.
दुसरा मजला :– १६७.९८०चौ.मी.
तिसरा मजला :– १६७.९८० चौ.मी.
चौथा मजला :– १६७.९८० चौ.मी.

शर्ती व अटी,

१) सदरील परवानगी ही सोबतच्या नकाशाप्रमाणे बांधीव क्षेत्रापुरतीच मर्यादीत राहील.मंजुर नकाशाप्रमाणे बांधकाम नसल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६चे कलम ५२ व ५३ अन्वये आपणावर कार्यवाही करण्यात येऊन बांधकाम परवानगी रदद करण्यात येईल.

२) सदरील बांधकाम परवानगी आदेशाचे तारखेपासुन एक वर्षापर्यत वैध राहील.

दस्त क्र.
२१६१ / २०१६
२०

३) नकाशात दर्शविल्याप्रमाणे सोडण्यात आलेल्या खुल्या समासाच्या जागेतुन सांडपाणी निचरा करण्याची रितसर व्यवस्था व्यक्तीशः जबाबदारी आपली राहील.

४) सदरील बांधकाम करतांना नगर परिषदेकडे पंजीबध्द तांत्रीक तज्ञामार्फत व त्याचे मार्गदर्शनाखाली काम पुर्ण करावे.

५) इमारतीचे बांधकाम पुर्ण झाल्यानंतर नगर परिषदेकडून पुर्णत्वाचे प्रमाणपत्र प्राप्त केल्यावरच इमारत उपयोगात आणावी, तसेच नगर परिषदेकडून वापर प्रमाणपत्र प्राप्त करून घ्यावे.

६) सडासाचे बांधकाम करतांना सेप्टीक टँकचे बांधकाम सिमेंट कॉक्रीटचे असणे आवश्यक राहील व आऊटलेट पाईप नगर परिषदेच्या सार्वजनिक नालीला जोडण्यात यावे.

७) बांधकामाच्या आवारात कमीत कमी १० वृक्षाची लागवड करावी.

८) बांधकाम सुरू करण्यापुर्वी सदर जागेवर मंजुरीचा क्रमांक व दिनांक तसेच मंजुरीचा कालावधी व इमारत मालकाचे नाव याबाबतचे बोर्ड लावावे.

९) बांधकाम सुरू करण्यापुर्वी संपुर्ण जागेचा पुनश्च मोजनी करून नकाशाप्रमाणे सामासीक अंतर सोडूनच बांधकामास सुरवात करावी.

१०) महाराष्ट्र शासन निर्णयाप्रमाणे पावसाच्या पाण्याची साठवणूक नकाशात दर्शविल्याप्रमाणे रूफ टॉप रेन वॉटर हार्वेस्टिंग पध्दतीने करावी.

११) मंजुर नकाशाप्रमाणे बांधकाम नसल्यास किंवा तक्रारयुक्त बांधकाम असल्यास किंवा विकास योजना बाधीत होत असल्यास सदरील परवानगी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५९ अन्वये रद्द करण्यात येईल.

१२) विशेष शासनाचे निर्देशाप्रमाणे सौरउर्जा संयंत्र बसविणे बंधनकारक राहील.

१३) इमारतीचे बांधकाम भुखंड रोधक तांत्रीक क्षमतेनुसार असावे.

१४) अग्नीशामन प्रतिबंधक कायद्यानुसार इमारतीचे बांधकाम असावे.

१५) याद्वारे आपणास बांधकाम परवानगी देण्यात येत असली तरी या जागेवरील आपला मालकी हक्क याद्वारे प्रमाणीत होत नाही.तसेच सदर्हु बांधकाम परवानगी आपण सादर केलेल्या दस्ताऐवजाचे आधारे देण्यात येत असुन दस्ताएवज चुकीचे असल्यास याची जबाबदारी न.प. प्रशासनाची राहणार नाही व सदर्हु परवानगी रद्द समजण्यात येईल.

१६) पार्कींगचे जागेवर कोणत्याही प्रकारचे बांधकाम करण्यात येऊ नये.

सहपत्र :– मंजुर नकाशाप्रमाणे दोन प्रती.

मुख्य अधिकारी
नगर परिषद, भंडारा

प्रतिलीपी,

कर अधिक्षक, कर विभाग, नगर परिषद, भंडारा.

स्वा/-
मुख्य अधिकारी
नगर परिषद भंडारा.

The Seal of Joint Sub Registrar Class-II Bhandara
दुय्यम निबंधक
भंडारा

/PERMANENT ACCOUNT NUMBER

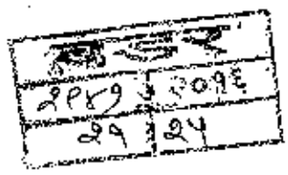
AILPM3167F

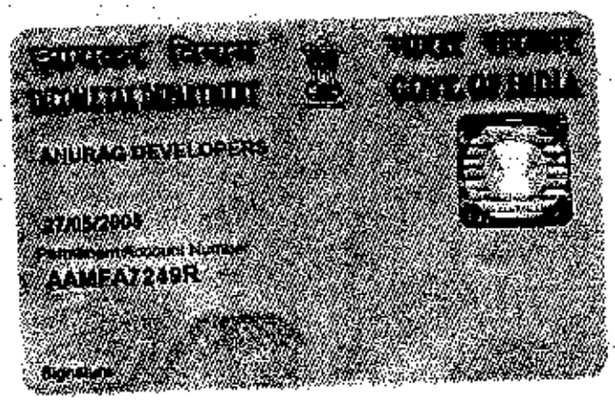
/NAME

RAVINDRA ANANDRAO MANAPURE

ANANDRAO RAMCHANDRARAO MANAPURE

23-04-1964





/PERMANENT ACCOUNT NUMBER

AICPK0238Q

/NAME

CHANDRASHEKHAR WAMANRAO KHUNE

/FATHER'S NAME

WAMANRAO SADASHIVRAO KHUNE

/DATE OF BIRTH

11-08-1971

/SIGNATURE

COMMISSIONER OF INCOME-TAX-I, NAGPUR



भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक / Enrollment No 2006/36025/99449

To

सुनंदा अनंतराव मानपुरे

Sunanda Anantrao Manapure

Pragati Colony

Station Road

Rajiv Gandhi Ward

Bhandara

Bhandara Bhandara Bhandara

Maharashtra 441904

9403[illegible]401

19/05/2016

भंडारा

२४७ | २०१६

२२ | ४५

Ref: 901 / 75Q / 165848 / 165591 / P

SA251649550FT

आपला आधार क्रमांक / Your Aadhaar No. :

6423 1006 1844

माझे आधार, माझी ओळख

भारत सरकार

Government of India

सुनंदा अनंतराव मानपुरे

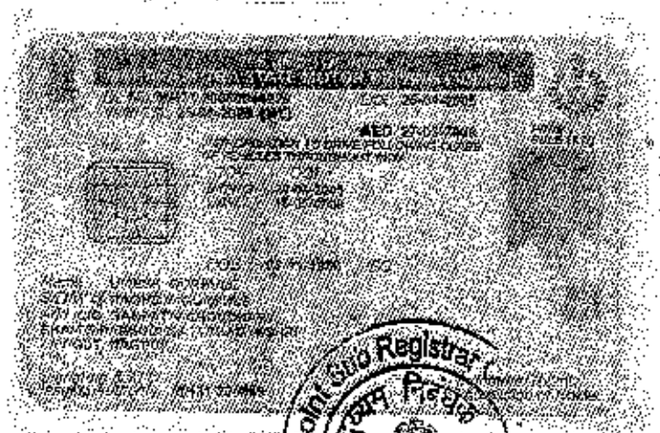
Sunanda Anantrao Manapure

जन्म तारीख / DOB : 10/03/1940

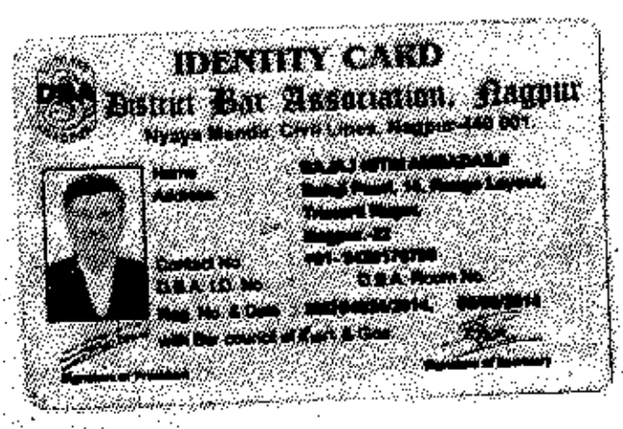
स्त्री / Female

6423 1006 1844

माझे आधार, माझी ओळख



The Seal of Joint Sub Registrar, Bhandara



CHALLAN

MTR Form Number-6

GRN	MH003081662016FR	BARCODE		Date	29/07/2016-11:58:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details	
Type of Payment	Stamp Duty	AMOUNT	224100.00	TAX ID (If Any)	
Sr.No. 1	0001808845201617	29/07/2016	224100.00	PAN No. (If Appliacable)	
2	Registration Fee	29/07/2016 (IS)-361 2941	30000.00	Full Name	MS ANURAG DEVELOPERS
(Amt.in words)	Rs.Two Lakh Fifty Four Thousand One Hundred Rupees Only)			Flat/Block No.	KH NO. 916
Office Name	BDR_HQR SUB REGISTRAR BHANDARA			Premises/Building	
Location	BHANDARA			Road/Street	MOUZA PINGLAI
Year	2016-2017 One Time			Area/Locality	480.00 SQ.MTRS.
Account Head Details		Amount In Rs.		Town/City/District	
0030046401	Stamp Duty	224100.00		PIN	4 4 1 9 0 4
0030063301	Registration Fee	30000.00		Remarks (If Any)	SecondPartyName=SMT SUNANDA ANANDRA O MANAPURE~CA=5601000~Marketval=4369000
Total		254100.00		Amount In Words	Two Lakh Fifty Four Thousand One Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00306172016072900065	5002167852
Cheque/DD No		Date		29/07/2016-12:04:24	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

DEFACED FOR RS.254100.00

USER IGR413(BDR)

mary1 (GoshwaraBhag-1)

301/2941
शुक्रवार,29 जुलै 2016 3:01 म.नं.

दस्त गोषवारा भाग-1

बडर: 941/24
दस्त क्रमांक: 2941/2016

दस्त क्रमांक: बडर /2941/2016

बाजार मुल्य: रु. 43,59,000/- मोबदला: रु. 56,01,000/-

भरलेले मुद्रांक शुल्क: रु.2,24,100/-

दु. नि. सह. दु. नि. बडर यांचे कार्यालयात

अ. क्रं. 2941 वर दि.29-07-2016

रोजी 2:55 म.नं. वा. हजर केला.

पावती:4915 पावती दिनांक: 29/07/2016

सादरकरणाराचे नाव: मे. अनुराग डेव्हलपर्स तर्फे भागीदार श्री. चंद्रशेखर वामनराव खुणे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकुण:	30500.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Bhandara
सह दुय्यम निबंधक वर्ग - २
भंडारा

Sub Registrar Bhandara
सह दुय्यम निबंधक वर्ग - २
भंडारा

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 29 / 07 / 2016 02 : 55 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 07 / 2016 02 : 58 : 14 PM ची वेळ: (फी)

Joint Sub Registrar Class-2 Bhandara

29/07/2016 3 04:05 PM

दस्त गोषवारा भाग-2

बडर २५/२५
दस्त क्रमांक:2941/2016

दस्त क्रमांक :बडर/2941/2016
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीमती सुनंदा आनंदराव मानापुरे . . पत्ता:., ., ., ., राधाकिष्णन, भंडारा, भंडारा, MAHARASHTRA, BHANDARA, Non-Government. पॅन नंबर:	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:श्री. रविंद्र आनंदराव मानापुरे . . पत्ता:., ., ., ., राधाकिष्णन, भंडारा, भंडारा, MAHARASHTRA, BHANDARA, Non-Government. पॅन नंबर:AILPM3187F	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:मे. अनुराग डेव्हलपर्स तर्फे भागीदार श्री. चंद्रशेखर वामनराव खुणे . . पत्ता:., ., ., ., त्रिमुर्ती नगर, नागपूर , लक्ष्मी नगर (नागपूर), MAHARASHTRA, NAGPUR, Non-Government. पॅन नंबर:AAMFA7249R.	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 07 / 2016 02 : 59 : 56 PM

सह दुय्यम निबंधक वर्ग – २
भंडारा

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. श्री. नितीन अंबादासजी बजाज - - वय:45 पत्ता:रा. 14 त्रिमुर्तीनगर, नागपुर पिन कोड:440022	स्वाक्षरी		
2	नाव:श्री. उमेश राघोजी गुरनुले वय:30 पत्ता:रा. भामटी परसोडी नागपुर पिन कोड:440022	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:29 / 07 / 2016 03 : 00 : 41 PM

शिक्का क्र.5 ची वेळ:29 / 07 / 2016 03 : 01 : 00 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Bhandara
सह दुय्यम निबंधक वर्ग – २
भंडारा

प्रमाणीत करण्यात येते की,
या दस्तामध्ये एकूण ३५ पाने आहेत.

सह दुय्यम निबंधक वर्ग - २
भंडारा

९ नवराचे बुकाचे नंबरी नोंदला

सह दुय्यम निबंधक वर्ग - २ भंडारा
तारीख २९ भाहे 06 सन २०१६

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH003081885201617E	0001806845201617

2941 /2016

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