



पावती

Original/Duplicate

Wednesday, August 14, 2013

नोंदणी क्र.: 39M

3:12 PM

Regn.: 39M

मुळ दस्त परत केले

पावती क्र.: 4272 दिनांक: 14/08/2013

गावाचे नाव: कांचनवाडी

दस्तऐवजाचा अनुक्रमांक: अगग3-3268-2013

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्री. संतोष देवीदास धानुका

नोंदणी फी

रु. 12850.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 13150.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 3:30 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad

सह दुय्यम निबंधक वर्ग-२

औरंगाबाद क्र. ३.

बाजार मुल्य: रु. 1285000/-

मोबदला: रु. 1285000/-

भरलेले मुद्रांक शुल्क: रु. 38550/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 12850/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 000142 दिनांक: 14/08/2013

बँकेचे नाव व पत्ता: The Latur Urban Co-Op Bank LTD, Latur "

2) देयकाचा प्रकार: By Cash रक्कम: रु. 300/-



मुळ दस्त परत केले

38,550/-

दस्त स्कॉन झाले

LATUR URBAN CO-OP
BANK LTD.,
KHADKESHWAR AT
AURANGABAD

भारत 69739
165255

SPECIAL
ADHESIVE
महाराष्ट्र
AUG 14 2013

27



zero zero three eight five five zero 13:05

D-5/STP(V)/C.R.1036/05/09/1339-42/09

R.0038550/- PB6854

भारत

INDIA

STAMP DUTY MAHARASHTRA

Nature of Document : Transfer Deed

Registration Details : Registrable / Non Registrable Registrable Name of S.R.O. 3

Franking Unique No. 69739

Property Description in brief Village Abad Tal. Abad S.R.No. / C.T.No. 398 Area 398

Consideration Amount 12,85,000/-

Stamp Purchaser's Name : Santosh Devidas Dhanuka

Name of the Other Party : Jugal Kishor C. Tapadia

If Through Name & Address : K.V. Hiwale, Shivajinagar, Abad

Stamp Duty Amt. : 38,550/-

Banking Officer Shree

The Latour Urban Co-Op. Bank Ltd., Latour Branch Khadkeshwar Aurangabad.

उमट मुद्राक केंकरा मल्ला हायलट लॅम्प-
खाली तपासले व/- एस.एम.एस. / संबंधित
प्राधिकृत अधिकाऱ्याशी दुरध्वनी करून संपर्क
साधून मेळ बरोबर भादकून आला.

सह/दुय्यम निबंधक वर्ग-३
क ३ औरंगाबाद

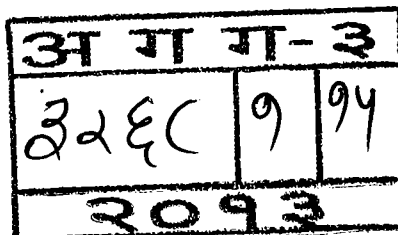
Customer Copy	
Deposit Br.	Date : <u>14/08/13</u>
Pay to : The Latour Urban Co-Op. Bank Ltd., Latour STAMP FR. A/C	
Franking Value	Rs. <u>38550</u>
Service Charges	Rs. <u>10</u>
Total	Rs. <u>38,560</u>
Rupees (in words) <u>Thirty eight thousand five hundred and ten</u>	
Name of Stamp duty paying party <u>Santosh D. Dhanuka</u>	
Paid By : <u>K.V. Hiwale</u>	
DD/Cheque No. <u>148-2013</u>	
Drawn on Bank	
(For Bank Use Only)	
Tran ID	
Franking Sr. No. <u>5</u>	
Officer	

DEED OF TRANSFER OF DEVELOPMENT RIGHT

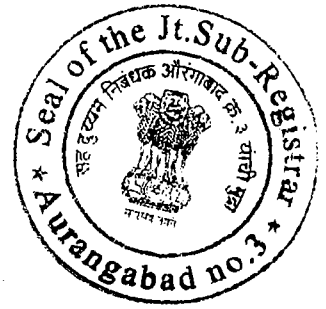
(TDR)

Consideration : Rs. 12,85,000/-

This Deed of Transfer of TDR made at Aurangabad this 14th day of August 2013 executed by :-



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२०१३		



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Mr. Jugalkishore Chhaganlal Tapadia (PAN: ABWPT5749A)

Age: 60 years, Occ: Business

R/o. "Pink Palace", Nirala Bazar,
Samarth Nagar, Aurangabad.

(Hereinafter called "**THE TRANSFEROR**" or "**SELLER**" which expression shall unless repugnant to the context of meaning thereof be deemed to include all his heirs, executors and administrators) of the one Part.

INFAVOUR OF

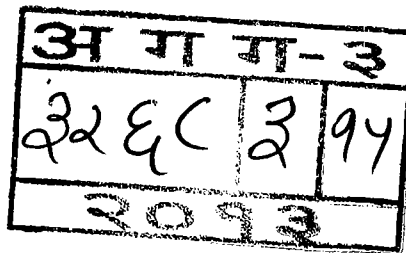
Mr. Santosh Devidas Dhanuka, (PAN: AGPPD9814J)

Age: 47 Years, Occ: Contractor,
R/o. Bansilal Nagar, Aurangabad.

(Hereinafter called as "**THE TRANSFEREE**" or "**PURCHASER**" which expression shall mean and include all its present and future directors, promoters, shareholders, their heirs, successors, legal representatives, executors administrators and assigns).

WHEREAS :-

- a) The Transferor was the absolute owner and possessor of the property land **Gut 47/3** totally admeasuring 2 Acre 20 Gunthas, out of which to the extent of 4450 sq.mtrs portion affected in Primary school reservation situated at Kanchanwadi, Tq. & Dist. Aurangabad.
- b) That under the Development Plan out of the above property was affected under Primary School reservation in view of the provisions of the Development Control Regulations, 1991, the transferor on surrender of the said property to the Municipal Corporation as per registered Deed of Relinquishment bearing registration no. 03945/07 on dated 26/12/2007 registered at the office of Sub-registrar Aurangabad and inconsideration of the entitled to be awarded



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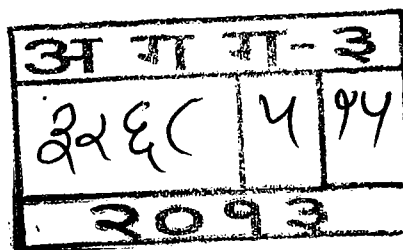
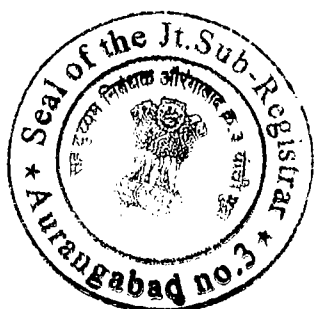


Transferable Development Rights (TDR) in respect of Floor Space Index (FSI) of the said property for being utilized on the other properties in accordance with the provisions of the said Development Control Regulations, 1991.

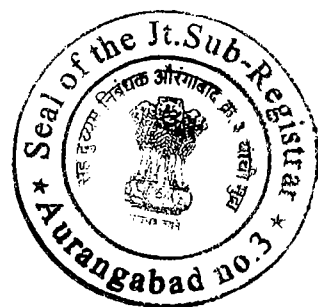
- c) The Transferor has handed over possession of the said property to the Municipal Corporation of Aurangabad as per above Deed of Relinquishment and the Municipal Corporation has issued Development Rights Certificate No. AMC/TP/DRC/D/65/2012 dated 08/08/2012 Folio No. 98 admeasuring 4450 sq.mtrs. favouring the Transferor for use in area Zone C, D & E is hereto annexed.
- d) The Transferor has agreed to transfer the benefit of utilizations of TDR of the FSI to the extent of 398 sq.mtrs. (4284 sq.fts.) as out of the total FSI available to the Transferor under the aforesaid Development Rights Certificate to the Transferee on the terms and conditions appearing hereinafter.
- e) The parties hereto are desirous of recording the said terms and conditions agreed upon between them.

NOW THIS DEED OF TRANSFER OF TDR WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The transferor hereby declares that he is fully entitled to transfer the Development Rights received in Certificate No. AMC/TP/DRC/D/65/2012 dated 08/08/2012 Folio No. 98 issued in his favour by the Municipal Corporation of Aurangabad, as per the provisions of the Development Control Regulations 1991 and which is more particularly described hereunder written and the same is free from all encumbrances, claims, charges or lien of whatsoever nature.
2. The Transferor hereby transferred, sold and assign the benefits of TDR of FSI to the extent of 398 sq.mtrs. (4284 sq.fts.) only out of the aforesaid Development Rights Certificate and more particularly

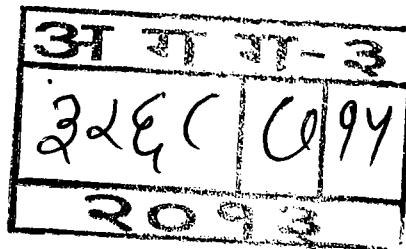
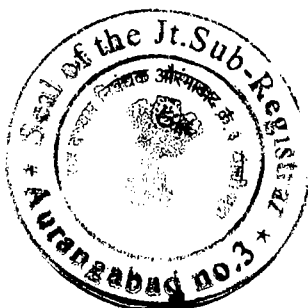


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described in schedule hereunder written for the total consideration of Rs. 12,85,000/- (Rupees Twelve Lacs Eighty Five Thousand Only) and Transferee paid the consideration to transferor Vide Cheque No. "302047", Dt. 13/08/2013 drawn on The Cosmos Co-operative Bank Ltd., Aurangabad for Rs. 7,00,000/- And Cheque No. "302048", Dt. 28/08/2013 drawn on The Cosmos Co-operative Bank Ltd., Aurangabad for Rs. 5,85,000/- (cheques are subject to realization).

3. The right of the Transferee and / or their nominees under the said DRC are limited and restricted to T.D.R. of above referred area only and the Transferee may use this as per their desire without any restriction in particular zone as authorized by Aurangabad Municipal Corporation and same will be utilized **on the property in Kanchnawadi at Gut No. 14, Plot No. 76,94A and 95 or any other property where D.R.C can be utilized C, D & E zone.**
4. The Transferee shall be entitled to get DRC to the extent of above referred area duly endorsed by the Municipal Commissioner in favour of themselves and or their nominees by endorsement thereof on the original DRC. The Transferee are entitled to use and consume the said TDR-FSI on any of the properties of their choice as may be permissible without any obligations of whatsoever nature from the Transferor.
5. All premium and other charges payable to the Municipal Corporation of Aurangabad and other concerned authorities for utilizations of the said TDR of above referred area shall be paid by the Transferee alone.
6. The Transferor has already signed the DRC utilization form and handed over the same to the Transferee. The Transferor shall further execute, at the costs and expenses of the transferee any further writings, documents and sign all plans, form and applications as may from time to time be necessary for the purpose of enabling the Transferee or their nominee to utilize the said TDR to the extent of above referred area on any other property of the choice of the

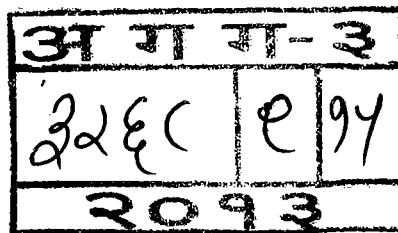
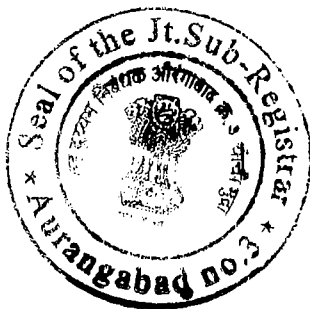


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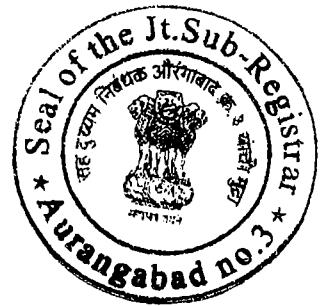


Transferee and / or their nominees in accordance with the provisions of Development Control Regulations, 1991.

7. The Transferor shall and will from time to time and at all times, thereafter at the request and costs of the Transferee did and execute or caused to be done and execute on such further and other lawful and reasonable acts, deeds, things, matters, conveyances, and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting the said TDR hereby granted and transfer unto and to the use of Transferee in manner aforesaid as by the Transferee or their counsel in law shall be reasonably required.
8. That the Transferee have agreed to purchase the TDR under sale only due to the assurance given by the Transferor in respect of their absolute right, title, interest, if any kind of dispute either in respect of title, anybody's rights, in respect of TDR under sale, the Transferor will be responsible to clear the said dispute and they will also have to compensate to the Transferee for all losses sustained by him due to any kind of dispute of any nature in respect of the property under sale.
9. That the Transferee has paid all the expenses required for the execution and registration of this Transfer Deed in their favour as per the mutual agreed terms between the parties.
10. That the Transferor hereby also declare that the property under sale is not subject matter of any litigation in any court, tribunal, or before any authority. The TDR under sale is also not subject to any acquisition, requisition and no proceeding in respect of the same is pending or going on, However in case anybody claim any rights in future, the same will clear and defended by the Transferor at their own costs, risk and responsibility and out of which any losses, damages caused to the Transferee same shall be indemnify by the Transferor.



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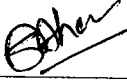


SCHEDULE ABOVE REFERRED TO

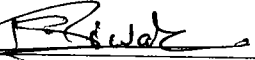
Transfer the Development Rights received in Certificate No. AMC/TP/DRC/D/65/2012 dated 08/08/2012 Folio No. 98 issued in his favour by the Municipal Corporation of Aurangabad, as per the provisions of the Development Control Regulations 1991 to the extent of 398 sq.mtrs. (4284 sq.ft.) only.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

WITNESS :

1. 

Shekhar Sahabman Aher

2. 

Kaddaba Vittalrao Hiwale

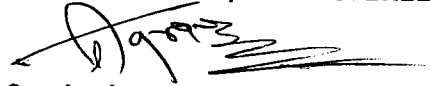
SIGNED AND DELIVERED

BY THE SELLER / TRANSFEROR

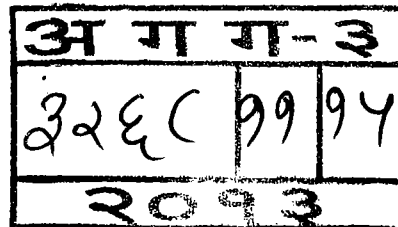


Mr. Jugalkishore C. Tapadia

BY THE PURCHASER / TRANSFeree



Mr. Santosh Devidas Dhanuka





AURANGABAD MUNICIPAL CORPORATION

Town Hall, Aurangabad - 431 001.

DEVELOPMENT RIGHT CERTIFICATE

I, **MUNICIPAL COMMISSIONER FOR AURANGABAD MUNICIPAL CORPORATION**

Certify that the person (s)/ Institution within named in this certificate is / are the registered holder (s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of regulation No. 2S (Appendix T) of the development control regulation for Aurangabad 1991.

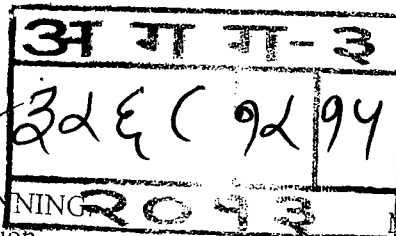
- 1) Location & details of the land surrendered. **GUT NO- 47/3, KANCHANWADI**
 - a) Area of the Land in Sq. Mtrs. **4450 = 00 SQM**
 - b) Land handed over to AMC/ Govt. Vide Possession Receipt No. & Date **RELINQUISHMENT DEED - 03945/02 DT- 26/12/02**
- 2) Zone of Land surrendered. **ZONE - 'D'**
- 3) Reservation of Land surrendered. **PRIMARY SCHOOL (SITE NO-04)**
- 4) The area where D. R. C. can be utilised. **C, D & E**

D.R.C. will be allowed to be used as provided under regulation No. 28 (Appendix T) of D. regulations for Aurangabad.



Folio No. 98	Certificate No. AMC/TP/DRC/D/65/2012
Name (s) of the DRC Holder(s) MR. JUGALKISHORE C. TAPADIA	
F.S.I. Credit of built-up area in Sq. Mts. (in figure) 4450 = 00 SQM	
(In words) FOUR THOUSAND FOUR HUNDRED FIFTY POINT ZERO SQM ONLY	

Given under common Seal on this **08** Day of **AUGUST** Year **2012**



ASST. DIRECTOR OF TOWN PLANNING
Aurangabad Municipal Corporation
Aurangabad

MUNICIPAL COMMISSIONER
Aurangabad Municipal Corporation
Aurangabad

PERMANENT ACCOUNT NUMBER
ABWPT5749A

NAME
JUGALKISHORE CHHAGANLAL
TAPASIA

ADDRESS
CHHAGANLAL KESHAVJI TAPASIA

DATE OF BIRTH
03-02-1967

COMPANIES ACT, 1956

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SANTOSH DIPHANUKA

DEVIDAS NATRUMAL DHANUKA

04/04/1966

AGRPD98143

01/02/2007

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

CHANDRASHEKAR S AHER

SAHEBRAO SHESHRAO AHER

14/01/1973

ABDPA1499F

Driving Licence

Date of issue

Name of the License Holder

Sanjivla Hivale

Son/daughter of

Vijayal Hivale

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Seal of the Jt. Sub-Registrar

Aurangabad no.3

Summary I (GoshwaraBhag-1)



बुधवार, 14 ऑगस्ट 2013 3:12 म.नं.

दस्त गोश्वारा भाग-1

अगग3

दस्त क्रमांक: 3268/2013

दस्त क्रमांक: अगग3 /3268/2013

बाजार मुल्य: रु. 12,85,000/- मोबदला: रु. 12,85,000/-

भरलेले मुद्रांक शुल्क: रु.38,550/-

दु. नि. सह. दु. नि. अगग3 यांचे कार्यालयात

पावती:4272

पावती दिनांक: 14/08/2013

अ. क्र. 3268 वर दि.14-08-2013

सादरकरणाराचे नाव: श्री. संतोष देवीदास धानुका

रोजी 3:10 म.नं. वा. हजर केला.

नोंदणी फी

रु. 12850.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

दस्त हजर करणाऱ्याची सही:

एकुण: 13150.00

Joint Sub Registrar Aurangabad III

Joint Sub Registrar Aurangabad III

दस्तावा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत असेल तर

शिक्षा क्र. 1 14 / 08 / 2013 03 : 10 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 14 / 08 / 2013 03 : 10 : 41 PM ची वेळ: (फी)



14/08/2013 3 13:37 PM

दस्त गोषवारा भाग-2

अगग3

दस्त क्रमांक:3268/2013

दस्त क्रमांक :अगग3/3268/2013

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

38

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. संतोष देवीदास धानुका पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-47 नं: -, रोड नं: बन्सीलालनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AGPPD9814J	लिहून घेणार स्वाक्षरी:-		
2	नाव:श्री. जुगलकिशोर छगनलाल तापडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-60 नं: -, रोड नं: पीक पॅलेस, निराला बाजार, समर्थ नगर,, महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABWPT5749A	लिहून देणार स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 08 / 2013 03 : 11 : 28 PM

ओळख:-

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

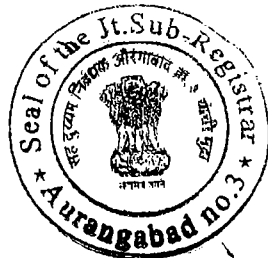
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रशेखर साहेबराव आहरे वय:40 पत्ता:औरंगाबाद पिन कोड:431001		
2	नाव:कडूबा विठ्ठलराव हिवाळे वय:50 पत्ता:गारखेडा औरंगाबाद पिन कोड:431001		

शिक्का क्र.4 ची वेळ:14 / 08 / 2013 03 : 12 : 02 PM

शिक्का क्र.5 ची वेळ:14 / 08 / 2013 03 : 12 : 15 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Aurangabad III

iSarita v1.0



प्रमाणित करण्यात येते की
सदर दस्तावेजात एकुल १५ पाने आहेत
१५ नववरी नोंदवला
नवरी नोंदवला तारीख १४/०८/२०१३
सह.दुय्यम निबंधक वर्ग-३
औरंगाबाद क.३

3268 /2013