342/1777 पावती Original/Duplicate
Monday,March 27 ,2017 नोंदणी क्र. 39म
4:42 PM Regn. 39M

पावती क्र.: 3361 दिनांक: 27/03/2017

सादर करणाऱ्याचे नाव: पक्षकार

दस्तऐवजाचा अनुक्रमांक: अवग5-1777-2017

दस्तऐवजाचा प्रकार : डेव्हलपमेंट ॲग्रीमेंट

सादर करणाऱ्याचे नाव: मे. अमोहा प्रॉपर्टीज् पार्टनरशिप फर्म तर्फे पार्टनर श्री. सुधाकर शांतीलाल छाजेड - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1640.00
पृष्ठांची संख्या: 52	
एकूण:	₹. 31640.00

आपणास मूळ दस्त ऑनलाईन दिनांक 27/03/2017 4:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar
Aurangabad V

बाजार मूल्य: रु.3738100 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क :
रु. 1869105/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/पेमेंटचे बँकेचे नाव आणि क्रमांक: MH009771084201617S दिनांक: 27/03/2017
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 1640/-

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14101149392253

Bank/Branch: TRKL - 6070543/Aurangabad
Pmt Txn Id : 118284091
Pmt DtTime : 23-MAR-2017016:53:33
ChallanIdNo: 6070133201703251583
District : 3101-AURANGABAD

Stationery No: 14101145392253
Print DtTime : 23-Mar-2017016:58:42
GRAS GRN : MH010777106412616178
CEEize Name : [CE210-ARB6_AURANGABAD
GRN Date : 23-Mar-2017016:55:36

StDuty Schm: 0030146401-75/STAMP DUTY
StDuty Amt : R 18,69,100/- (Rs One Eight, Six Nine, One Zero Zero only)

RgnFee Schm: 0030063301-73/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 5(g-a)(ii)-Development Agreement
Prop Mvblty: Immovable Consideration: R 3,73,81,380/-
Prop Descr : PLOT CTSNO 19168,SOLEGAONTAR COLO,PAITHAN,RAILWAY STATION,ROAD,AU RANGABAD,AURANGABAD,Maharashtra,431203
Party Payer: PAN-ABHPR2250C,ABHINAT PROPERTIES PARTNER SUBHASH CHHAJED

Other Party: PAN-AVUPS5423P,MEHMOOD S D MEMBER SHAIK

Bank official's Name & Signature

स्वप्नील कावले / SWAPNIL KAWALE
सहायक व्यवस्थापक / Assistant Manager
Bank/Treasury/Sub-Treasury/office use only Signature

Please write below this line

THIS CHALLAN IS DEFACED

Jt. Sub-Registrar
A'bad. No.5, A'bad

Seal of the Sub-Registrar No.5 A'bad

दस्त क्र. ४ ९ ४२
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Data of ESBTR for GRN MH009771084201617S

Bank - IDBI BANK

Bank/Branch	: IDBI / 0810943/Aurangabad	Stationery No	: 1610114/2092252
Print Tan Id	: 118234041	Print DtTime	: 23/03/2017 16:55:02
Print DtTime	: 23/03/2017 16:53:33	GRAS GRN	: MH009771084201617S
ChallanIdNo	: 0810323201710233/1885	Office Name	: IDR210 / AR06_AURANGABAD NO 5 SUB REGISTRA
District	: 3101 / AURANGABAD		

StDuty Schm : 0020046401 78/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 18,09,100.00/- (Rs Eighteen Lakh Sixty Nine Thousand One Hundred Rupees Only)

RgnFee Schm : 0030033001-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : 5(g)
Consideration : 3,71,81,300.00/-
Prop Mvblty : Immovable
Prop Descr : PLOT GTSNO 101/66/DILEGAONKAR COLOPADAMPURARAILWAY STATION , ROADAURANGABADAURANGAB
: Maharashtra
: 431005
Duty Payer : PAN-ABHFA7250C ARIHANT PROPERTIES PARTNER SUBHASH CHHAJED
Other Party : PAN-AVBPR6453P MEHEWLOS O NEHEDUS DHAK

Bank Scroll No : 100
Bank Scroll Date : 24/03/2017
RBI Credit Date : 24/03/2017
Mobile Number : 9168223022021

DEFACED ₹1899100.00 DEFACED

Challan Defaced Details

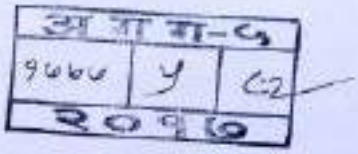
Sr. No.	ItemsNo	Defacement No	Defacement Date	UserId	Defacement Amount
1	02-342-1777	0030379551201617	27/03/2017-16:49:04	IDR205	30000.00
2	02-342-1777	0030379551201617	27/03/2017-16:49:04	IDR205	1869100.00
			Total Defacement Amount		18,99,100.00

Seal of the Sub-Registrar No.5 AURANGABAD

THIS CHALLAN IS DEFACED

Jt. Sub-Registrar
A'bad. No.5, A'bad

अ ना नं-5
9660 | 3 | 62
2016



DEVELOPMENT AGREEMENT

The Govt. Valuation Is Of Rs 3, 73, 81,300/-
Zone No. 1.25 @Rs. 30600/ Per Sq. Mt.

THIS INDENTURE FOR DEVELOPMENT AGREEMENT OF THE PROPERTY PLOT BEARING C.T.S. NO. 19168, ADMEASURING 2419.50 SQ. MT. (26043 SQ. FT.) AS PER P.R. CARD BEING MADE AND EXECUTED WITHIN THE JURIDICTION LIMIT OF SUB-REGISTRAR OFFICE AURANGABAD AND SITUATED AT PADAMPURA STATION ROAD COLEGAONKAR COLONY, AURANGABAD.

This development agreement is executed today on 27th day of MARCH, 2017, at Aurangabad by and between:-

5)	**Mr. Irshad Mahemud Patel** Age: 25 Years Occupation: Business. R/o: Marbal House, Roshan Gate Road, Beside Aman Hospital, Jaswant Pura, Aurangabad – 431001. PAN NO.BPGPP5074K

(Hereinafter called as **"OWNERS"**, which expression shall mean and include all their heirs, successors, executors, administrators and assignees etc.)

AND

9066	6	22
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M/s. Arihant Properties, a registered partnership firm
Through its partners named as :- PAN NO.ABHFA0250C

1)	**Shri Subhash s/o Shantilal Chhajed** Age: 57 years, Occ.: Business, R/o.: Shriram Colony, Samarth Nagar, Aurangabad - 431001.
2)	**Shri Anilkumar s/o Kapurchand Sancheti** Age: 47 years, Occ.: Business, R/o.: 04,Pagariya Residency, Vedant Nagar, Aurangabad - 431001.
3)	**Shri Pravin Mangilal Katariya** Age: 46 years, Occ: Business, R/o. Sardar Patel Road, Aurangabad - 431001.

5)	**Mr. Irshad Mahemud Patel** Age: 25 Years Occupation: Business. R/o: Marbal House, Roshan Gate Road, Beside Aman Hospital, Jaswant Pura, Aurangabad – 431001. PAN NO.BPGPP5074K

(Hereinafter called as **"OWNERS"**, which expression shall mean and include all their heirs, successors, executors, administrators and assignees etc.)

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9066	6	22
2016		

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Through its partners named as :- PAN NO.ABHFA0250C

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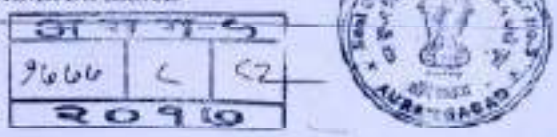
2)	**Shri Anilkumar s/o Kapurchand Sancheti** Age: 47 years, Occ.: Business, R/o.: 04,Pagariya Residency, Vedant Nagar, Aurangabad - 431001.
3)	**Shri Pravin Mangilal Katariya** Age: 46 years, Occ: Business, R/o. Sardar Patel Road, Aurangabad - 431001.

4)-	Shri Rushab Bhagchand Mugdiya. Age: 33 years, Occ: Business. R/o. Rajmal Marg, Cantonment, Aurangabad.

(Hereinafter called as **"BUILDER/DEVELOPER"**, which expression shall mean and include, all the present and future partners of the firm, all their heirs, successors, executors, administrators and assignees etc.)

AND CONSENTED BY

1)	**Mr. Shaikh Shafique Noor** Age 51 years. Occ. Agriculture R/o. H. No. 6, Reasonable Park, Near Vinayak Park, Deolai Parisar, Aurangabad - 431001. PAN NO.AVOPS2378C
2)	**Mr. Shaikh Subhan Nabi** Age 46 years. Occ. Agriculture R/o. Row House No. 2, Reasonable Park, Deolai Road, Deolai, Aurangabad – 431001. PAN NO.ACBPP4623P
3)	**Mr. Shaikh Aref Badshah** Age 36 years. Occ. Agriculture R/o. Reasonable Park, Near Vinayak Park, Deolai Road, Deolai, Aurangabad – 431001. PAN NO.DNXPS3096D



4)	**Mr. Shaikh Rahim Shaikh Akbar** Age 44 years. Occ. Service R/o. Plot No. 4, Umar Colony, Patel Nagar, Beed By Pass, Satara Parisar, Aurangabad – 431001. PAN NO.ALDPS2444N
5)	**Mr. Shaikh Mahetab Shaikh Badshah** Age 48 years. Occ. Service R/o. Row House No. 4, G. No. 83 , Reasonable Park, Deolai Road, Deolai, Aurangabad – 431001. PAN NO.AVOPS2399M
6)	**Mr. Shaikh Shaukat Shaikh Ahmed** Age 41 years. Occ. Service R/o. Plot No. 297, Gut No. 26, Beed By Pass Road, Husain Nagr, Satara Parisar, Aurangabad – 431001. PAN NO.BLEPS6576H
7)	**Mr. Shaikh Yunus Shaikh Chand** Age 48 years. Occ. Service R/o. H. No. 4, Reasonable Park, Near Vinayak Park, Deolai, Aurangabad - 431001. PAN NO.AVIPS2369H

(Hereinafter called as **"CONSENTING PARTY"**, which expression shall mean and include all their heirs, successors, executors, administrators and assignees etc.)

Seal of the Sub-Registrar No. 5

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WHEREAS the Owner Nos.01,02,03 and consenting party no. 01,02,03 under the registered sale deed dated 15/05/2007 purchased Northern 1306.26 sq. mtrs., of the property CTS No.19168 situated at Golegaonkar Colony, Padampura, Aurangabad and each of them was having 1/6th share i.e. 232.71 sq mtrs (undivided area) in the same.

AND WHEREAS , consenting party no.01 and 02 under Hiba Nama dated 15/12/2016 gifted their undivided share in the said property to owner no.04 and consenting party no.03 under the Hiba nama dated 15/12/16 gifted his undivided 1/6 share i.e. 232.71 Sq. mtrs area to owner no.05.

AND WHEREAS consenting party no.04 to 07 under the registered sale deed dated 12/07/2007 purchased Southern 1023.24 sq. mtrs., area of the said property. And each one of them is having ¼Th undivided share there in.

AND WHEREAS consenting party no. 04 and 08 under the HIBA NAMA dated 15/12/2016 gifted their undivided ¼th share of each i.e. 255.81 Sq. Mtrs and totally 511.62 Sq.Mtrs. to owner no.02 and consenting party no.06 and 07 under the HIBA NAMA dated 15/12/2016 gifted their undivided ¼th share of each i.e. 255.81 Sq. Mtrs and totally 511.62 Sq.Mtrs. to owner no.01.

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As such all the owners owned and possessed the total area of CTS No.19168 admeasuring 2419.50 sq. mtrs., situated at Golegaonkar Colony, Padampura, Aurangabad and the said property is specifically described in schedule-A hereunder and details of the ownership is as under:-

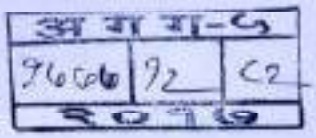
Particulars of Owner	CTS No. 19168 Area Owned
Owner No. 01	744.33
Owner No. 02	744.33
Owner No. 03	232.71
Owner No. 04	465.42
Owner No. 05	232.71
Totals--	**2419.50**

And whereas the owners decided to develop the above said property, but due to lack of funds and experience in the said field they are unable to do so, and therefore they approached the developer/builder and requested them to develop the said property described in SCHEDULE 'A' and developer accepted the proposal of owners on the following terms and conditions.

1) That the Owners hereby declare that they are absolute owners and possessors of the property under development and it is free from all types of encumbrances and it is not subject to any mortgage, lease, lien or any other adverse right exchange nor there is any loan of State Government, Financial Institution or private party on the same and they also did not enter into any agreement with any third party in respect of the same. And if any dues or charge of any third party on the property under development is found, the owners hereby undertake to clear and pay the same. After this development agreement owners should not create any loan nor mortgage the said property.

2) That the owners also hereby undertake that the property under development is not subject matter of any reservation not affected by any acquisition or neither requisition proceeding, nor it is subject to any litigation in any Court, Tribunal or before any Authority. And the said property is not under any dispute.

3) No other person except the owners has any rights, claim or demand in respect of the said property or any part thereof.



4) The owners have not entered in to any agreement or agreement oral or written with regards to the sale of the said property other then the present developer. If any dispute on account or title, possession or boundary in respect of property under development arose the owners and consenting parties will compensate for all losses suffered by developer for such dispute.

5) That the owners hereby undertake that they paid all the charges and taxes of the State Govt. and that of local authority on the property under development till today and if any dues are found in this respect the same will be paid by the OWNERS. Similarly from the date of this agreement all such taxes and charges will be paid by the Developer till the date of completion of the development

6) That the owners Delivered the Possession of the property under development to the Developer. developer will be at liberty to use the water connection line, and electricity connection during the course of construction and also after completion of the construction. Similarly the owners will pay all the dues of MSEB connection till the date of this development agreement and from the date of this agreement all charges will be paid by the developer.

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7) That, the developer at his own cost will obtain the construction permission or revised construction permission in the name of the owners or developers by incurring all expenses required for the same and after completion of the construction the developer will also be entitled for refund of construction deposit from the Municipal Corporation Aurangabad.

8) That, the owners permitted developer to enter in the property under development and carryon the development work. The developer shall carry on the construction of the building strictly in accordance with the permission of the competent authority, and the developer shall not cause any deviation from the said construction permission. If any deviation is caused by the Developer while carrying on the construction permission, they will be totally responsible for the action if any taken by the Town Planning Authority for such deviation and they will have to deposit the penalty if any imposed by the Town Planning Authority for such deviation.

9) The Developers will hand over 50% of total constructed area to the owner and remaining 50% of the construction will be remain with the Developer.

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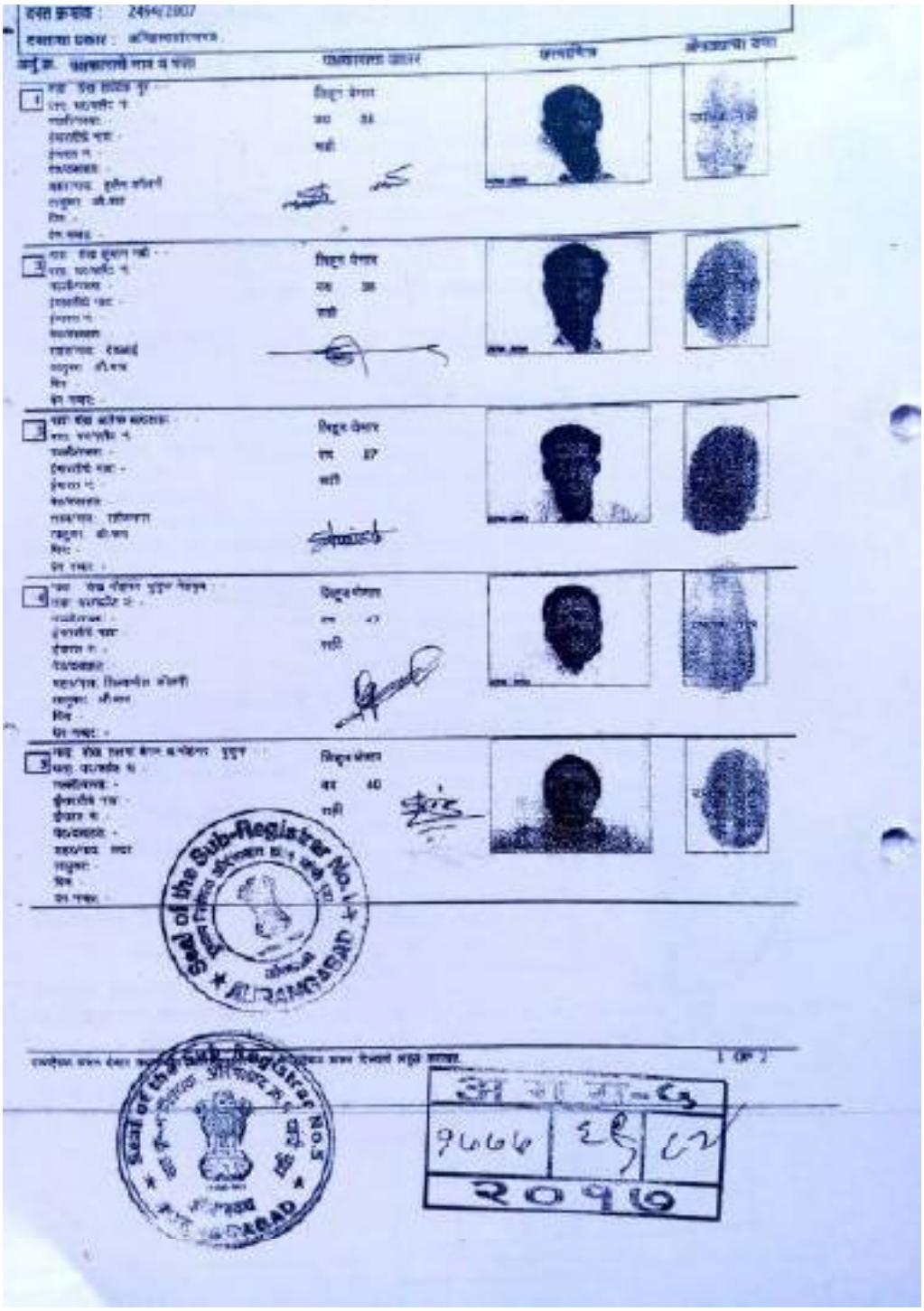

दस्त गोषवारा भाग-1

दस्त क्रमांक : 2494/2017

दस्ताचा प्रकार :

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटांचा ठसा
1	[illegible]	विक्रेता		
2	[illegible]	विक्रेता		

अ ना शा-५		
२०१७	६०	८२

27/03/2017 4:51:02 PM

दस्त नोंदणी क्रमांक-2

अमर5

दस्त क्रमांक:1777/2017

दस्त क्रमांक :अमर5/1777/2017

दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	अंगठयाचा ठसा	मनगटाचा ठसा
1	नावःमे. अरीहंत प्रॉपर्टीज पार्टनरशिप फर्म तर्फे पार्टनर श्री. सुभाष हंसराज छाजेड - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- श्रीराम कॉलनी, समर्थनगर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABHFA0250C	लिहून देणार वय :-57 स्वाक्षरी:-		
2	नाव:मे. अरीहंत प्रॉपर्टीज पार्टनरशिप फर्म तर्फे पार्टनर श्री. अमितकुमार कपूरचंद कासलीवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- पाणीपत रेसीडेन्सी, वेदांतनगर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABHFA0250C	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:मे. अरीहंत प्रॉपर्टीज पार्टनरशिप फर्म तर्फे पार्टनर श्री. प्रविण मांगीलाल रुणवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- कस्तुरा पटेल रोड, औरंगाबाद., महाराष्ट्र, औरंगाबाद पॅन नंबर:ABHFA0250C	लिहून देणार वय :-46 स्वाक्षरी:-		
4	नाव:मे. अरीहंत प्रॉपर्टीज पार्टनरशिप फर्म तर्फे पार्टनर श्री. रुपेश अशोकराव मुजमुले - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- उत्तरगी, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABHFA0250C	लिहून देणार वय :-33 स्वाक्षरी:-		
5	नाव:शेख मोहम्मद युसुफ मोहम्मद उर्फ मोहमुद शेख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- स्टेशन रोड, औरंगाबाद कॉलनी, औरंगाबाद., महाराष्ट्, औरंगाबाद. पॅन नंबर:AVBPS5423P	लिहून देणार वय :-57 स्वाक्षरी:-		
6	नाव:शेख सलमा बेगम पत्नी मोहम्मद युसुफ इतर कलमा बेगम पत्नी मेहमुद शेख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:	लिहून देणार वय :-50 स्वाक्षरी:-		

Sub-Registrar
GABAD

9660

-, प्लॉक नं: -, रोड नं: ह.- स्टेशन रोड,
जहागीरदार कॉलनी, औरंगाबाद., महाराष्ट्र,
औरंगाबाद.
पॅन नंबर:AZAPS6005R

7 नाव:नसरीन अनिस खान - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: ह.- शिवनगर पुणे.,
महाराष्ट्र, पुणे.
पॅन नंबर:ASDPK8122C

लिहून देणार
वय :-32
स्वाक्षरी:-

8 नाव:सहनाज ताकी काझी - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: ह.- जहागीरदार
कॉलनी, औरंगाबाद., महाराष्ट्र, औरंगाबाद.
पॅन नंबर:CKYPK2400B

लिहून देणार
वय :-30
स्वाक्षरी:-

Seal of the Sub-Registrar Office
A. औरंगाबाद
AURANGABAD

अ ह ल-5
9666 | 10 | 12
2016

Summary-2(दस्त गोषवारा भाग - २)

9	नाव:इरफान मेहमूद पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग., जमनेनगर, औरंगाबाद., महाराष्ट्र, औरंगाबाद पॅन नंबर:BPGPP5074K	लिहून देणार वय :-28 स्वाक्षरी:-		
10	नाव:शेख वसिम लतु - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्र, औरंगाबाद पॅन नंबर:	साक्षीदार वय :-51 स्वाक्षरी:-		
11	नाव:शेख सुलतान नबी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:	साक्षीदार वय :-46 स्वाक्षरी:-		
12	नाव:शेख आरीफ बाबाखाँ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:	साक्षीदार वय :-36 स्वाक्षरी:-		
13	नाव:शेख रफीक शेख अकबर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:	साक्षीदार वय :-44 स्वाक्षरी:-		
14	नाव:शेख जैनलाब शेख बादशाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पॅन नंबर:	साक्षीदार वय :-48 स्वाक्षरी:-		
	नाव:शेख शकिल शेख अहमद - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग., मातोश्री पडेगाव, औरंगाबाद., महाराष्ट्, औरंगाबाद. पॅन नंबर:	साक्षीदार वय :-41 स्वाक्षरी:-		
	नाव:शेख युनुस शेख नाथे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड.- देवळाई परीसर, औरंगाबाद., महाराष्ट्, औरंगाबाद. पॅन नंबर:BJUPS6206	साक्षीदार वय :-42 स्वाक्षरी:-		

Sub-Registrar AURANGABAD

दुय्यम निबंधक वर्ग २ औरंगाबाद ७
२०१७

Summary-3(दस्त गोषवारा भाग - १)

दस्त हस्तगतचा प्रकार दिलेला अभिकरण : डिक्लरेशन ॲफिडेव्हिट या दस्त पेजच प्रकार दिनांकाचे वेळेस हजर करणार

दिनांक ४.3 दी वेळ:27 / 03 / 2017 04 : 46 : 46 PM

अॅफेडेव्हिट:
खालील इसम असे निवेदीत करतात की ते दस्तामध्ये नमूद देणा-घेणार व्यतिरीक्त: औरंगाबाद, व त्याची ओळख पटविणार.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. अनंत शिवराम चव्हाणकर - - वय:52 पत्ता:प्लॉट नं.-, पुंडलिकनगर, औरंगाबाद, पिन कोड:431001		
2	नाव:श्री. भागवत अंबादास कुलथिया - - वय:58 पत्ता:प्लॉट नं.-, रेजनल सर्वे, सातारा, औरंगाबाद, पिन कोड:431001		

दिनांक ४.4 दी वेळ:27 / 03 / 2017 04 : 47 : 29 PM

दिनांक ४.5 दी वेळ:27 / 03 / 2017 04 : 48 : 22 PM बोटांची पुस्तक 1 मध्ये

Joint Sub Registrar Aurangabad V

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH009771094201617S	00033705512016I7

अ ग ज-५
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२०१७

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उप दुय्यम निबंधक वर्ग-१
औरंगाबाद ५