

800



Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृष्टान्त सिविल कोर्ट/मजिस्ट्रेट कोर्ट/महकमा के कार्यालय दस्तावेजों लागू आहे. मोदणी न कार्यालय दस्तावेजों सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-343-1730	0007737517201819	30/03/2019-17:34:59	IGR210	30000.00

अ. त. त. - ६
Print Date 30-03-2019 08:49:53
पृष्ठ 9/44
2098



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003201907325

Receipt Date 30/03/2019

Received from Ms NAVKAR CONSTRUCTION THROUGH SANTOSH RIKHABDAS MANDLECHAN AND OTHER, Mobile number 8788285867, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 1730 dated 30/03/2019 at the Sub Registrar office, Joint S.R.Aurangabad 6 of the District Aurangabad.

DEFACED

₹ 1100

DEFACED

Payment Details

Bank Name MAHB

Payment Date 30/03/2019

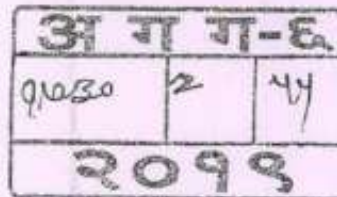
Bank CIN 10004152019033006317

REF No. 005055881

Deface No 3003201907325D

Deface Date 30/03/2019

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
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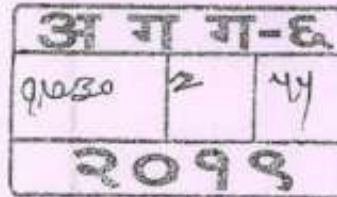
Bank CIN 10004152019033006317

REF No. 005055881

Deface No 3003201907325D

Deface Date 30/03/2019

This is computer generated receipt, hence no signature is required.



100/-
 Sub-Registrar, Aurangabad
 M.H. 1194/18612018/9E dt 14/2/2019

Collector of Stamp
 Aurangabad

Certificate u/s 32(2)(b) of the Bombay Stamp Act.

Stamp No. 63 15-62/19

Office of the Collector of Stamp

Dated 15-62/19

Residence of M/s Navkar Constructions, Mr. Partnas Santosh
 residing at Plot No. 71 Plot No. 23189, Santosh Rikhabdas mandlecha

Stamp duty of Rs. (1045000/-) Ten lakh
 Forty Five thousand Rupees only

Challan No. M.H. 129/18612018/9E dt. 29(03)2019

Certified under Section 32(2)(b) of Bombay Stamp Act 1958
 that the full duty of Rs. 1045000/- with which
 this instrument is chargeable has been paid vide article no. 5th, 9)

of Schedule I
 25(6)(i) This Certificate is subject to the provisions of section

33 (a) of the Bombay Stamp Act. 1958

Place - Aurangabad.

Date: 29/03/2019



Collector of Stamp
 Aurangabad

m.v. 2,09,00,00/-

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS EXECUTED AT AURANGABAD ON
 THIS 30 DAY OF MARCH 2019.

BETWEEN

Mr. Kuldeepsingh Jaisingh Dhodi
 Age: 71 years, Occu: Business.
 R/o Osmanpura, Aurangabad



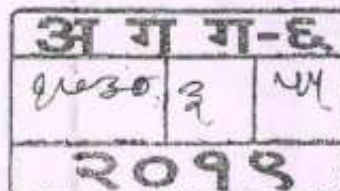
(Hereinafter received to as 'Owner', which expression shall mean and
 include his successors, legal representatives and assignees in Interest)

.....Party on the First Part

AND

M/s Navkar Constructions
 Through its Partners

1. Mr. Santosh S/o- Rikhabdas Mandlecha
 Age- 46 Years, Occu: Business,
 R/o- Ulkanagari, Garkheda Parisar, Aurangabad.



2. Mr. Shaikh Afsar Mohammed
Age- 48 Years, Occu: Business,
R/o- Gut No. 135 Kausar Park
Satara Aurangabad.

(Hereinafter referred to as 'The Developer/Builder, which expression shall mean and include his successors, legal representatives and assignees in interest).

.....Party on the Second Part

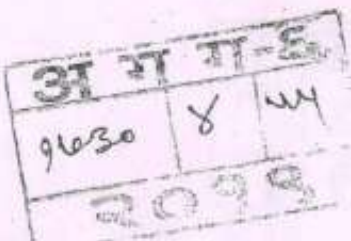
WHEREAS **Mr. Kuldeepsingh Jaisingh Dhodi** is the absolute owners & possessors of the property Amalgamated Plot No. 23 to 38 total area admeasuring 800.00 sq. mtrs., part of Gut No. 71, of village Satara, Tq. & Dist. Aurangabad, which are from the approved lay-out of Town Planning, Municipal Corporation, Aurangabad approved vide letter bearing No. 1049/01 dated 14.06.2001 of Municipal Commissioner, Aurangabad & the Collector, Aurangabad vide his Order bearing No. 165/99 dated 02.12.2000 has converted the said property for non agriculture use, which is under development & particularly described in the schedule here under.

That, the Asst. Director, Town Planning vide his order bearing No. 1960 dated 12.10.2018 has amalgamated the Plot No. 23 to 38 total area admeasuring 800.00 sq. mtrs., part of Gut No. 71, of village Satara, Tq. & Dist. Aurangabad.

That, the Municipal Corporation Aurangabad vide its Commencement Certificate bearing Permission No. 818/2018-19 and File No. 385/17/2018-19 dated 20.10.2018 has granted permission for construction of Multistoried building/row houses as per the approved map of construction on the property referred under the schedule

That, the party on the first part i.e. owner has decided to develop the said property through developer and as such they approached to the party on the second part i.e. developer for the development of the above said property. The developer decided to develop the said property. It is further agreed between the owner and developer as stated in this agreement.

The said land proposed to be developed is shown on a plan hereto annexed by Red Colour boundary line.



The Owner have agreed to authorize the Developer/Builder to develop the said land described in the Schedule hereunder written, by constructing buildings (consisting of Units) thereon on Ownership basis On the following terms and conditions agreed to between the parties hereto :

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1] With a view to develop the said land described in the Schedule hereunder written (hereinafter referred to as "the said property") as may be permitted by all concerned authorities, the Owner hereby agrees to entrust and hand over to the Developer the property referred under the schedule, with work and right of Development of the said property described in the Schedule hereunder & on the terms hereinafter contained.

2] The Developer hereby agrees to develop and or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing Commercial cum residential building thereon on Ownership basis. The Developer agrees that he will obtain the construction permission & other whatever permissions required to develop the property in his name & at his own costs and on his own responsibility & the Owner will co-operate for the same & If necessary the Developer/Builder can obtain the required permission from the concern any authority in the name of the Owner by signing the necessary all required documents on behalf of it.

3] On consideration of the development work, the developer will construct the building on the plots referred under the schedule as per the bye-laws & TDR available with the present norms premium paid FSI & the total construction will be shared by owner and developer in the ratio of 53 : 47 (The share of owner will be 53% and the share of Developer will be 47 %).

THIS IS TO EXPLAIN THAT, In consideration of the property being given for Development, the Owner will receive 53% consideration out

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of sales proceeds of each unit and Developer will receive 47% consideration out of sales proceeds of each unit.

4] The marketing and selling expenses such as advertising (such as news paper, hoarding or otherwise), brochure printing and stationery cost, commission/ brokerage to agent etc. with respect to the property referred under the schedule shall be borne by the Developer only

6] This Agreement will not be treated as a partnership between the Owner and the developer or an Agreement for Sale of the said Land by the Owner to the Developer.

7] The Developer/Bulder can mortgage the property referred under the schedule to any bank or financial institute for raising the loan, funds or financial assist from any bank or financial Institute & the owners has consented for the same. The liability of the payment of the loan amount whatever taken by any bank or financial institute will be entirely in the developer only & owners will not liable for the same..

8] The Developer shall not start any work of development on the said property unless the concern authorities sanction the building plans and other competent authority & Commencement Certificate are issued In favour of the Developer/Owner.

9] The Developer may form the Flat Owners Association of all the Unit Purchasers by executing the declaration U/Sec. 2-A of the Maharashtra Apartment Ownership Act, or Developer may form the Society of all the unit purchaser and in that event, execute the final Conveyance Deed In favour of the Society only. However, the responsibility to form such association or society will be upon the Developer, but, the Owners will have to be the member of the said Association or Society and will have to pay the membership fees, regular subscription and all other charges that may be decided by majority views of the members.

10] It is decided between the parties of this development agreement that the party on the second part i.e. developer shall construct and complete the entire project within period of **24** months plus six months grace period from the date of commencement certificate/ construction permission given by the Municipal Corporation, Aurangabad and if due to any litigation/dispute the Development work



shall stop in future then the time period of this development agreement shall automatically extended. Both the parties of the development agreement are agreed and consented for the same.

11] The development of the said property by construction of building or buildings thereon shall be at the entire costs, expenses and risk and on the entire account of the Developer. All buildings to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the Competent Authority/State Government and other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary applications for the purpose to the authorities concerned at his own cost and expenses in the name of the Owner and the Owner shall join, in such applications but the responsibility of obtaining such permissions will be on the Developer and at his costs.

12] The developer be entitled to carry out at his own costs, charges and expenses in all respects all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and roads & lighting of roads and other items as per the terms and conditions imposed by the Aurangabad Municipal Corporation or any other/local authorities while sanctioning the layout scheme and the said plans and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of buildings and structures therein. All finances for completion of the said items of works shall be provided and borne and paid by the Developer alone. The Owner hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the Development work in respect of the said property and construction and completion of buildings and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that, the Owner shall not be liable to incur any financial obligations in that behalf.

13] The Developer shall be at liberty to sell the constructed area/Units to any of the prospective purchaser, as the Developer may think fit, to

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the extent of his share in the proposed building to be constructed on the property plots referred under the schedule. Further The Developer shall receive & retain the total consideration amount, out of sale of the units, to the prospective purchasers, to the extent of his share.

14] If In future any additional FSI shall be made available on the property referred under the schedule, in that event the developer shall pay the required charges for availing the said increased FSI & the Developer shall construct the additional FSI at his own cost & this additional construction will be shared by the owner & developer in the ratio as to 53 : 47 (The share of owner will be 53% and the share of Developer will be 47 %).

15] It is agreed in between the parties that, the developer & owner shall jointly purchase the premium paid FSI at his own cost & utilized the same in the same building as per the bye-laws. The Developer & owner shall jointly pay the required charges as per their ratio i.e. 53 : 47 for availing the said

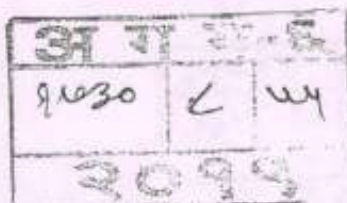
16] The Owner declares that no notice from the government or any local Body or authority including the Aurangabad Municipal Corporation have been received by or served upon the Owner or any person interested in the said property.

17] The Owner declares

A] That the Owner are entitled to enter into this Agreement with the Developer and they have full right and authority to sign and execute the same.

B] That the Owner have not agreed, committed or contracted or entered into any agreement for sale, sale deed, gift or lease of the said property or any part thereof to any persons or person other than the Developer and that he has not created any mortgage charge or any other encumbrances on the said property as mentioned herein.

C] That the Owner has not done any act, deed, matter or thing whereby or by reason whereof, the development in the said property may be prevented or affected in any manner whatsoever.



D] The Owner hereby assured & states that the property under development is not subject to any acquisition, requisition, reservation & also not comes under any, tenancy, protected tenant or any tenancy law, any type of Inam or Celling & It is in the permissible category of development without any permission from Collector or Govt. except the N. A. permission.

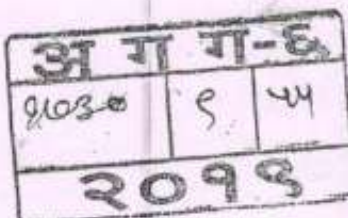
18] Whereas the Owner assured that the property under agreement is free from all the disputed, litigation, charges & encumbrances and if any party claim any right or creates dispute or file any litigation then the Owner themselves shall clear all the disputes, charge whatever at their own cost and expenses and also liable to pay the damages & compensation to the developer if he suffered from any, and as well as the period of development shall extended automatically till the sort out of all the problems.

19] The Stamp Duty & the Registration charges for this development agreement & the Power of Attorney will paid by the developer.

20] The Developer shall be entitled to enter into separate contracts in his own name with building contractor, architects and other for carrying out the said development at his risk and costs. If any litigation arising between the builder & the contractor or technical experts, skilled or unskilled labors or with any other person in relation to the development of this property, the owner shall not be held responsible in any way.

If any accident or damage is caused to the property or to the person such as labour, engineers or to the property & person of labors during the development the Owner shall not be responsible in any manner for this mis-happening.

21] The Developer/Builder i.e. party on the second part can mortgage the property referred under the schedule more particularly describe above to any bank or financial institute for raising the loan, funds or financial assist from any bank or financial institute & the Owner have consented for the same. The owner shall co-operate to the Developer to that cause and has given assurance to the developer under this



Agreement that he shall sign all the documents/papers required to the Bank for the availment of loan. The liability of the payment of the loan amount whatever taken from any bank or financial institute will be entirely in the developer only & Owner will not liable for the same.

22] It is agreed in between the parties that Owner shall execute the Registered Irrevocable General Power of Attorney in favour of the developer in respect of the properties under development to authorize him to carry out entire development work, & to give all the powers required for sale, mortgage the property referred under the schedule.

It is further agreed between the land Owner and developer that, the developer will collect all the charges, cost, expenses, GST, etc; from the prospective purchasers, on the sale of the each of the Unit and pay the same to the concern Department/Person/Authority.

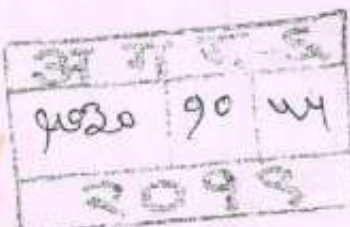
THE SCHEDULE ABOVE REFERRED TO

All the part and parcel of the Property Amalgamated Plot No. 23 to 38 total area admeasuring 800.00 sq. mtrs., part of Gut No. 71, of village Satara, Tq. & Dist. Aurangabad & bounded as under;

East	7.5 Meter Wide road
West	7.5 Meter Wide road
South	9.00 Meter Wide road
North	6.00 Meter Wide road

AREA STATEMENT

Floor No.	Row House No.	Plot area sq. mtrs.	Carpet Area in sq. mtrs.	As per 7/12 B/up area in sq. mtrs.	B/up Area in proportion to the available FSI area in sq. mtrs.	Net B/up Area in sq. mtrs.	Percentage of the unite holder in Plot /land & common area facilities.
A	B	C	D	E	D+E=F	G	H
Parking +2	1	94.25	85.01	80.00	16.898	96.898	11.78%
Parking +2	2	70.50	85.01	80.00	16.898	96.898	08.81%



Parking +2	3	70.50	85.01	80.00	16.898	96.898	08.81%
Parking +2	4	70.50	85.01	80.00	16.898	96.898	08.81%
Parking +2	5	94.25	85.01	80.00	16.898	96.898	11.78%
Parking +2	6	94.25	85.01	80.00	16.898	96.898	11.78%
Parking +2	7	70.50	85.01	80.00	16.898	96.898	08.81%
Parking +2	8	70.50	85.01	80.00	16.898	96.898	08.81%
Parking +2	9	70.50	85.01	80.00	16.898	96.898	08.81%
Parking +2	10	94.25	85.01	80.00	16.898	96.898	11.78%
Total Built-up area						968.98 Sq. meters	

IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS THE DAY AND
YEAR FIRST HEREINABOVE WRITTEN.

THE OWNER

Kuldeep Singh

Mr. Kuldeep Singh Jaisingh Dhodi



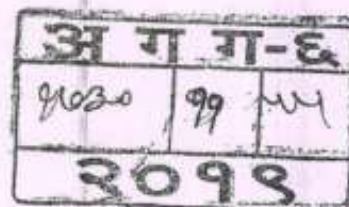
DEVELOPER/BUILDER

M/s Navkar Constructions
Through its Partners

Santosh S/o Rikhabdas



1. Mr. Santosh S/o- Rikhabdas Mandlecha



उत्पल शर्मा

2. Mr. Shalkh Afsar Mohammed



WITNESSES:-

Bhutto

1. श्री. आनंद भूपतिराव आनंदराव
वय 29 वर्ष उम्र होवरी
2. श्री. अलीक नगर सातारा को बा



Shirgaonkar

- श्री. सुकुम साईप्राभा
वय 20 वर्ष उम्र सातारा
श्री. आनंदराव को बा



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