

Received Adjudication Fee Rs. 100/-
Vide Chalan No. Receipt No. MH609801047201819 E dt. 27/12/18

Collector of Stamp
Aurangabad.

Certificate u/s 32(1)(b) of the Bombay Stamp Act. 1958

ANJ/31009517 12/12/18
Office of the Collector of Stamp
District 27/12/2018
Received from Shri. Baskatullah Siddiqui Shauketullah Siddiqui
residing at Ghat No. 13, Padegam, Aurangabad.
Stamp duty of Rs. (7,79,700/-) Seven Lakh
Seventy Nine Thousand Seven Hundred
Chalan No. MH609801047201819 E dt. 27/12/18
Certified under Section 32(1)(b) of Bombay Stamp Act, 1958
that the full duty of Rs. 7,79,700/- with which
this instrument is chargeable has been paid vide artical no. 2589

This Certificate is subject to the provisions of section
53 (A) of the Bombay Stamp Act. 1958
Place - Aurangabad.
Date - 28/1/19

Collector of Stamp
Aurangabad.

M.V.R. 1,55,92,500/-



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350	8	15
2019		

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AND EXECUTED AT
AURANGABAD ON THIS 24/1/19 DAY OF January 2019.

BY AND BETWEEN

1. **MRS. ANJUM QUADRI W/O AZIZ AHMED QUADRI**

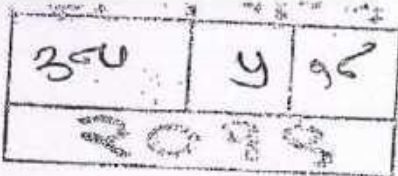
AGE: 55, Occupation-Agriculture & House hold

Residing at:

Pan no:

Hereinafter referred to as **OWNER** (which expression unless it be repugnant
to the context or meaning thereof shall mean and include her heirs,
administrators, successors, executors, assignees etc).

PARTY OF THE FIRST PART



AND

MR. BARKATULLA SIDDQUI S/O SHAUKATULLA SIDDIQUI

AGE-38 YEARS, OCCUPATION- BUSINESS

Residing at: Near Firdous Jewellers Sami Colony Roshan gate

Aurangabad

Hereinafter referred to as a **DEVELOPER** (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, administrators, successors, executors, assignees etc).

PARTY OF THE SECOND PART;

WHEREAS the Owners are fully seized and possessed of all that piece and parcel of property situated at Village **Padegaon**, Taluka **Aurangabad** District **Aurangabad** bearing **Gut no. 13** Admeasuring totally **12.00 Hector** Out of which **1760.Sq.Meters** and within the Jurisdiction of Sub-Registrar, Aurangabad and within the Jurisdiction of Aurangabad Municipal corporation Open land and more particularly described in schedule I. Herein after called as the said Property.

AND WHEREAS the Owners have purchased said property By way of Sale deed from **Mrs. Bhimabai Ghanshyam Wani**, **Mr Bansi Chintaman Wani** Through their **Power of attorney Holder Mr Shaikh Bashir Shaikh Ibrahim & Mr Mohd Kaisr Nawab** by way of Sale deed dated **16/12/1997** Vide Document Registration Number **4827/1997** registered at office of Sub- Registrar, Aurangabad Office No. 2

AND WHEREAS the Owners were desirous of developing the said entire property and the Developer were also looking for a property for development in the vicinity of Owner's property, the Developer therefore approached the Owners. The Developer has represented to have the requisite resources, expertise and ability to develop the said property to the mutual advantage of both the parties.

AND WHEREAS the Developer herein has made an inquiry as to marketability of title of the property from the said Owners

AND WHEREAS the Owners represented and assured unto the developer



i. The said property is not subject matter of any litigation, court proceeding, acquisition, requisition, reservation,

The said property is not subject matter of any lease, lien, gift, sale or agreement to sell or transfer in any manner, whatsoever,

iii. The said property is in residential zone,

v. The said property is vested in the absolute and uninterrupted possession of the Owners.

And hence, the said property is free from all encumbrances and doubts and, as such, they have a clean, clear and marketable title thereto;

AND WHEREAS relying upon the aforesaid representations and assurances given by the Owners concerning the marketability of their title in respect of the said property, the Developer herein offered to acquire development and construction rights in respect thereof, **Rs 50,000/-** is interest free deposit is retained with owners and the said will be refunded after completion and handing over the possession of the share of the owners share

AND WHEREAS therefore, the parties hereto have mutually decided to reduce into writing the terms and conditions agreed by and between them;



SCHEDULE IDESCRIPTION OF THE SAID PROPERTY:

All that piece and parcel of property situated at Village Padegaon Taluka Aurangabad District Aurangabad, bearing Gut no 13 within the Jurisdiction of Sub-Registrar office Aurangabad and Aurangabad Municipal Corporation admeasuring 1760 Sq. meters which is bounded as under

On or towards the East: main road 9mtr.
 On or towards the South: Gut no.13 part
 On or towards the West: 4.5mtr road
 On or towards the North: 7.5mtr road

Along with the rights of ways and easements and hereditaments etc.

IN WITNESS WHEREOF the parties have set and subscribed their hands and seal on the day and year hereinabove written.

PARTY OF THE FIRST PART

Anjum



MRS. ANJUM QUADRI W/O AZIZ AHMED QUADRI

PARTY OF THE SECOND PART

Barkatulla



MR. BARKATULLA SIDDIQUI S/O SHAUKATULLA SIDDIQUI

Witness

1) Main Shaikh Mubeen
 Leban colonies A. Bad.

2. Dr. Aziz Ahmed Quadri
 Jaisingpur Near Churast gate
 A. Bad

AA Quadri

