10 APR 2018

पान-28+

9829/98

ANIL M. AGRAHARKAR

Engineers & Developers

Site Name : DEVELOPMENT AGREEMENT

Plot No. : ३८

CTS No : 15304/17

Bldg / Shop No. :

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CHALLAN
MTR Form Number 4

GRN	BARCODE	Date	Form ID
		02/03/2019 16:46:36	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections (OR	TAN ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARA_AURANGABAD NO 8 SUB REGISTRAR	Full Name	MR ANIL M AGRAWARKAR
Location	AURANGABAD	Flat/Block No.	PLOT NO. 52 - CTS NO. 1530/17
Year	2018-2019 One Time	Premises/Building	
		Road/Street	GANDHI NEGA
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=MR ABHAY BALASAHEB PATIL~
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs
0030063361 Amount of Tax	30000.00
	30,000.00

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019030271103	CIN71970115
Cheque/DD No.		Bank Date	RBI Date	02/03/2019 16:46:27	05/03/2019
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		82 , 05/03/2019	

Mobile No. : 0000000000

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Validity-unknown

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-343-1321	00001833002019	16/04/2019-12:01:14	IGR219	30000.00
			Total Defacement Amount		30,000.00

Page 1/1

Print Date 16-04-2019 12:03:26

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CHALLAN
MTR Form Number 6

GRN	BARCODE	Date 02/03/2019 16:45:36	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections (Gil)	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AR86_AURANGABAD NO 6 SUB REGISTRAR	Full Name	MR ANIL M AGRAHARKAR
Location	AURANGABAD	Flat/Block No.	PLOT NO 12 - CTS NO 1530/17
Year	2018-2019 One Time	Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	GANKHEDA
0030053301 Amount of Tax	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		Pin	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=MR ADHAV BALASAHEB PATIL~	
	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019030271103	CKIT197015
Cheque/DD No.		Bank Date	RBI Date	02/03/2019 16:46:27	05/03/2019
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		82 , 05/03/2019	

Mobile No. 0000000000

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हे चलन फक्त दस्त नोंदणी करण्यासाठी लागू आहे. नोंदणी न झालेल्या दस्तासाठी हे चलन लागू नाही.

Validity unknown

Challan Defaced On :04-10 12:03:27

Sr No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(0)-343-1821	00001833002019/20	10/04/2019 12:01:14	IGR210	30000.00
			Total Defacement Amount		30,000.00

Page 1/1

Print Date 10-04-2019 12:03:26

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0904201902974	Receipt Date	10/04/2019

Received from Mr ANIL MADHAVRAO AGRAHARKAR, Mobile number 0000000000, an amount of Rs 720/-, towards Document Handling Charges for the Document to be registered on Document No 1921 dated 10/04/2019 at the Sub Registrar office Joint S R Aurangabad 6 of the District Aurangabad.

DEFACED
₹ 720
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	09/04/2019
Bank CIN	10004152019040902500	REF No.	002661253
Deface No	0904201902974D	Deface Date	10/04/2019

This is computer generated receipt, hence no signature is required

Seal of Sub Registrar Aurangabad

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DEVELOPMENT AGREEMENT

This Development Agreement is made and executed on this .10... day of April... 2019 at Aurangabad

BETWEEN

MR. ABHAY BALASAHEB PATIL
Age 48 years, Occupation – Service/ Business
Residing at Manas Park, Row House no. A -6,
Plot no 101, Sector -16, Raje Shivaji Nagar,
Behind Diagonal Mall, Chikhali, Chinchwad, Pune 411019
PAN - ACDPP0116B

Hereinafter referred to as the **OWNER** (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors, administrators, assignees etc) AS PARTY OF THE FIRST PART

AND

MR. ANIL MADHAVRAO AGRAHARKAR
Age 51 years, Occupation – Business
Engineers and Developers,
Address at 8, Kautuk Complex, Opp Dr. Ashtaputre Hospital
Ulkanagari Road, Aurangabad
PAN – AFJPA5640L

Hereinafter referred to as the **DEVELOPER** (which expression shall unless repugnant to the context or meaning thereof shall mean and include the present and future partners of the firm and their heirs, legal representatives, successors, executors, administrators, assignees etc) AS PARTY OF THE OTHER PART

Seal of the Sub-Registrar Dist. Aurangabad.

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THE SCHEDULE OF SUBJECT MATTER SAID PROPERTY

All the piece and parcel of the Plot No 12 area admeasuring 485.5 sq meters bearing CTS No 15304/17 situated within the jurisdiction of Sub registrar Aurangabad and situated within the local limits of Aurangabad Municipal Corporation at Garkheda, Aurangabad AND THE Said Property is bounded as under

On or towards the East	:	By Plot no 11.
On or towards the South		By 80 ft Road.
On or towards the West		By Plot no 13
On or towards the North		By Plot no 26.

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



THE OWNERS

MR. ABHAY BALASAHEB PATIL



DEVELOPER/BUILDER

MR. ANIL MADHAVRAO AGRAHARKAR



WITNESSES:-

1. Mr. Ramu Deorao Gaikwad
   Age- 39 Years, Occu- Service,
   R/o Mukundwadi, Aurangabad



2 Mr. Sopan Vishawnath Narode
   Age – 43 years, Occu _ Service
   R/o Wadkar Corner, Gajanan Colony,
   Aurangabad.

Seal of the Sub-Registrar Aurangabad

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TENTETIYE AREA STATEMENT

(EXACT AREA WILL BE FINAL AFTER GETTING BUILDING PERMISSION)

SR.NO	UNIT	FLOOR	TYPE	CARPET AREA SQM	BUILT UP AREA	BALCONY/ PASSAGE	BOX	PARKING	STAIRCASE	AREA SQ. M.	AREA SQ. FT.
01	01	BASEMENT	PARKING		200.10					200.10	200.10
02	04	GROUND	SHOP-01	31.51	34.54	12.41		20.15		80.84	870.16
03		GROUND	SHOP-02	32.94	36.02	12.41		20.15		82.32	886.09
04		GROUND	SHOP-03	32.52	35.65	12.41		20.15		81.95	882.10
05		GROUND	SHOP-04	31.81	34.91	12.41		20.15		81.21	874.14
06	01	GROUND	LOOBY		22.09					22.09	237.77
07	02	FIRST	FLAT NO.1	85.07	93.89	17.64	4.32	20.15	6.87	142.87	1537.85
08		FIRST	FLAT NO.2	85.07	90.25	7.92	4.32	20.15	6.87	129.51	1394.04
09	02	SECOND	FLAT NO.3	85.07	93.89	17.64	4.32	20.15	6.87	142.87	1537.85
10		SECOND	FLAT NO.4	85.07	90.25	7.92	4.32	20.15	6.87	129.51	1394.04
11	02	THIRD	FLAT NO.5	85.07	93.89	17.64	4.32	20.15	6.87	142.87	1537.85
12		THIRD	FLAT NO.6	85.07	90.25	7.92	4.32	20.15	6.87	129.51	1394.04
13	02	FOURTH	FLAT NO.7	85.07	93.89	17.64	4.32	20.15	6.87	142.87	1537.85
14		FOURTH	FLAT NO.8	85.07	90.25	7.92	4.32	20.15	6.87	129.51	1394.04
		TOTAL			899.77	151.88	34.56	241.80	54.96	1437.93	15477.82

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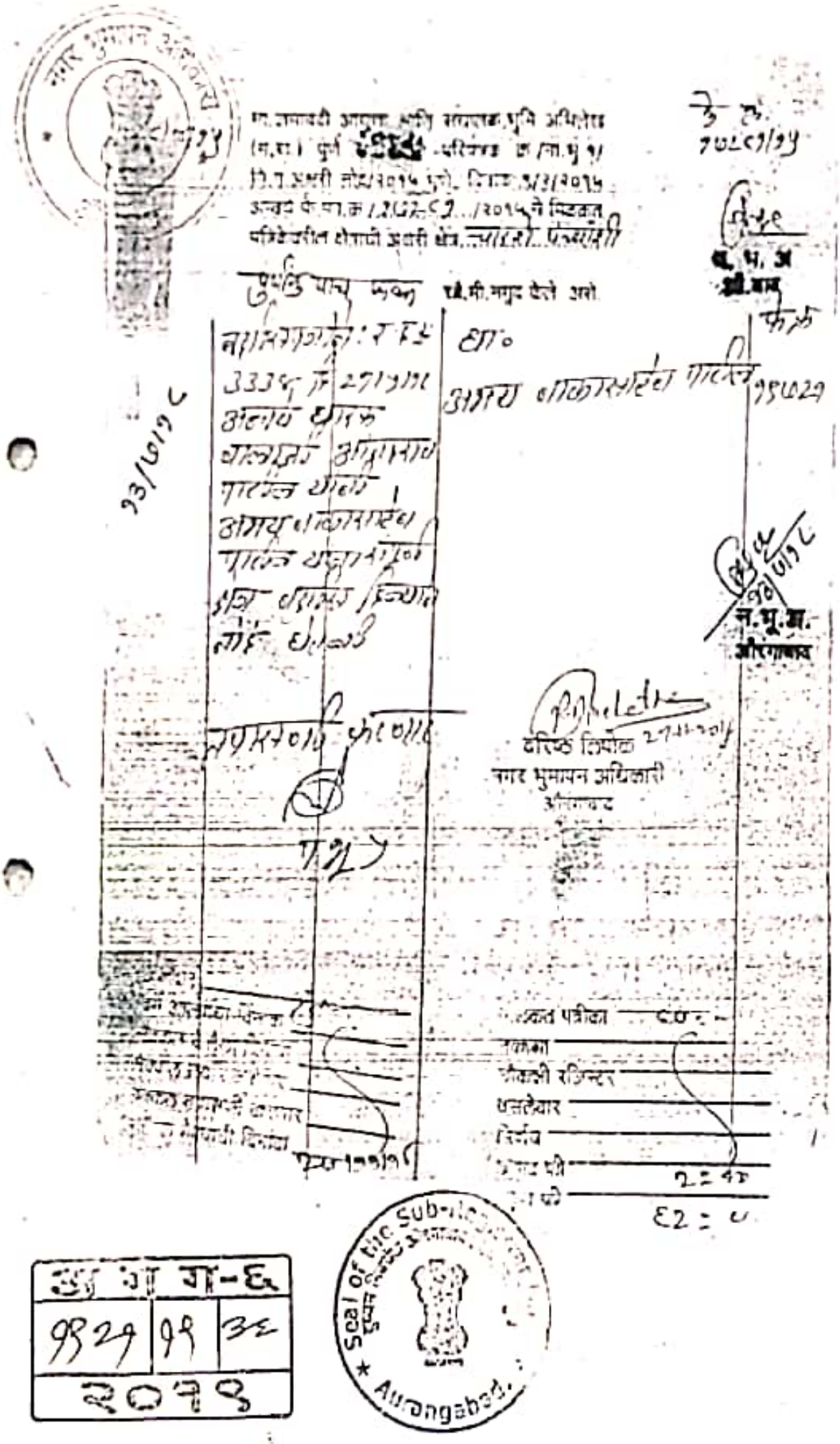
दस्तावेज परिचय

चारही पंचायती पुर्वीचे पाच चौकी

Seal of the Sub-Registrar No.6 Aurangabad.

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CHALLAN

MTR Form Number-6

दस्त चलन साठी

GRN MH007774462019E	BARCODE	Date 21/05/2019 15:31:28	Form ID 25

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty / Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable)	ACVPP6715B
Office Name AWAI_HQR SUB REGISTRAR AURANGABAD 1		Full Name	ABHAY BALASAHEB PATIL
Location AURANGABAD			
Year 2018-2019 One Time		Flat/Block No. Premises/Building	PLOT NO 12 CTS NO 1502/417
Account Head Details	Amount In Rs.	Road/Street	HARSHILA
0030045401 Stamp Duty	140200.00	Area/Locality	AURANGABAD
0030063301 Registration Fee	200.00	Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		PAN=BCUPP6304M~SecondPartyName=BALASAHEB ANANDRAO PATIL~Market value=12970183	
Total	1,40,500.00	Amount In Words	One Lakh Forty Thousand Five Hundred Rupees Only

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No.	10000503201905210063	1822237371915
Cheque/DD No.		Bank Date	RBI Date	21/05/2019 15:31:47	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Mobile No. : 9422028721

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सूचना: वरील चलन फक्त दुय्यम निबंधक कार्यालय संबंधी कार्यालयास देण्यासाठी लागू आहे. संबंधी न कार्यालयास देण्यासाठी सदर चलन लागू नाही.

Seal of the Sub-Registrar Office AURANGABAD

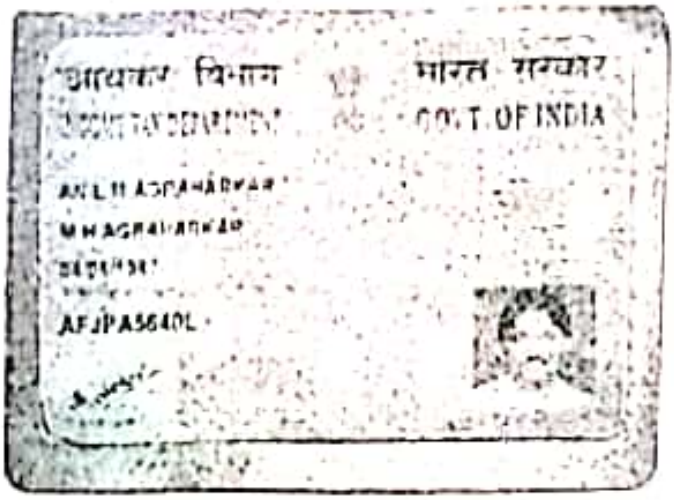
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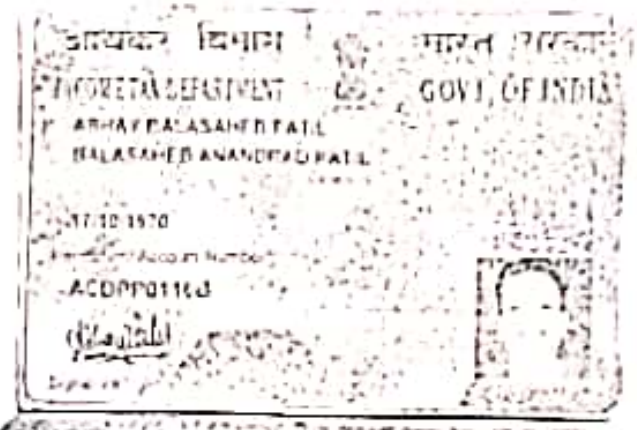
Page 1/1

Print Date 21-05-2019 03:33:29

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CHALLAN

MTR Form Number-6

GRN	BARCODE	Date	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AMBI_AURANGABAD NO 6 SUB REGISTRAR	Full Name	
Location	AURANGABAD		
Year	2018-2019 One Time	Flat/House No.	
Account Head Details	Amount in Rs.	Premises/Building	
Amount of Tax		Road/Street	
		Area/Locality	AURANGABAD
		Town/City/District	
		Pin	4 3 1 0 0 1
		Remarks (If Any)	
		Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.		
Cheque/DD No.		Bank Date	RBI Date		
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date			

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Validity Unknown

Challan Defaced Details

Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount
1				
	Total Defacement Amount			

Seal of Sub-Registrar Office Dist. Aurangabad.

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Summary (Goshwara Bhag-1)

1921/2019
दिनांक 10 एप्रिल 2019 12:01
प.म.

दुय्यम निबंधक सह-1

दस्त क्रमांक 1921/2019

करार मुल्य रु. 1,11,67,000/- मोबदला रु. 00/-

भरलेले मुद्रांक शुल्क रु. 5,67,100/-

दु नि सह दु नि अवल यांचे कार्यालयात
अ क 1921 वर दि 10-04-2019
रोजी 12:03 मध्ये सादर केला.

दस्त हजर केल्याची सही

पावती 2627 पावती दिनांक 10/04/2019

सादरकरणाऱ्याचे नाव श्री. अनिल माधवराव अग्रहारकर -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या 36	
एकूण	30720.00

Joint S[illegible] Aurangabad VI

Joint S[illegible] Aurangabad VI

दस्तऐवज प्रकार: विक्रीनकारारनामा

मुद्रांक शुल्क (एक) कोलमडी महाकारणार्तिकेच्या हुदीत किंवा स्थानात अस्तित्वात कोलमडी करण्ड क्षेत्रामा हदीत कि का उन्हे सं.ह (दोन) मधी मनुष्य व करतेला कोलमडी जागी क्षेत्रात

दिनांक 10/04/2019 12:01:54 PM ची वेळ (सादरीकरण)

दिनांक 10/04/2019 12:06:17 PM ची वेळ (फी)

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Joint S R Aurangabad VI

Payment Details

Sr.	Payment Number	Enforcement Number
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]

1921/2019

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प्रमाणित करण्यात येते की,

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