

343/5180

Tuesday, November 10, 2020

4:56 PM

मुळदस्त परत केला पावती

Original/Duplicate

नोदणी क्र.: 39म

Regn: 39M

पावती क्र.: 6953 दिनांक: 10/11/2020

गावाचे नाव: गारखेडा (साहरी)

दस्तावेजाचा अनुक्रमांक: अगम6-5180-2020

दस्तावेजाचा प्रकार: डिक्लरेशन

सादर करण्याच्या नावा: श्री. अनिल माधवराव अग्रहारकर इजिनिअर्स एण्ड डेव्हलपर्स तर्फे प्रोग्रापटर श्री. अनिल माधवराव अग्रहारकर

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण

रु. 940.00

आपणास मूळ दस्त, पंक्तेल प्रिंट, सूची-२ अंदाजे

5:14 PM ह्या वेळेस मिळेल

Joint Aurangabad VI

बाजार मूल्य रु. 1/-

गोबदस्ता रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम रु. 840/-

डीडी घनादेश पे ऑर्डर क्रमांक: 09/11/202004190 दिनांक: 10/11/2020

वैकीचे नाव व पत्ता

2) देयकाचा प्रकार: eChallan रक्कम रु. 100/-

डीडी घनादेश पे ऑर्डर क्रमांक: MH006750045202021E दिनांक: 10/11/2020

वैकीचे नाव व पत्ता

MAJHARCAR

मुळदस्त परत केला

मुह दस्त परत केला



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Dr. No.	Remarks	Document No.	Document Date	Class	Document Index
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Print Date 10-11-2020 05:41:22



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Department of Registration & Stamps

Receipt of Document Handling Charges

PRN 0911202004190

Receipt Date 10/11/2020

Received from SELF, Mobile number 0000000000, an amount of Rs 840/- towards Document Handling Charges for the Document to be registered on Document No 5180 dated 10/11/2020 at the Sub Registrar office Joint S R Aurangabad 6 of the District Aurangabad

DEFACED

₹ 840

DEFACED

Payment Details

Bank Name SBIN

Payment Date 09/11/2020

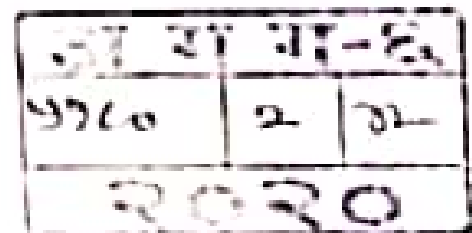
Bank CN 10004152020110903078

REF No CHE8783294

Deface No 09112020041900

Deface Date 10/11/2020

This is computer generated receipt, hence no signature is required



DEED OF DECLARATION
(GURU MAYEE COMPLEX)

THIS DEED OF DECLARATION U/S. 2-A OF THE MAHARASHTRA
APARTMENT OWNERSHIP ACT, 1970 IS MADE AND EXECUTED AT
AURANGABAD ON THIS 16TH DAY NOVEMBER 2020

BY:

MR. ABHAY BALASAHEB PATIL

Age 48 years, Occupation - Service/ Business

Residing at Manas Park, Row House no. A -6,

Plot no. 101, Sector -16, Raja 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**

THROUGH

MR. ANIL MADHAVRAO AGRAHARKAR

Engineers and Developers, having its principal place of business at B,
Kautuk Complex, Agnihotra Chowk, Garkheda, Aurangabad Through its
Proprietor

1. MR. ANIL MADHAVRAO AGRAHARKAR,

Age: 50 years Occu. : Business,

Engineers & Developers

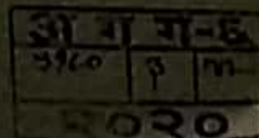
B, Kautuk Complex, Oppo. Dr. Ashtaputre Hospital

Ulkanagari Road, Aurangabad.

PAN NO. AFJPA 564D L

(Hereinafter called as '**Grantor/Developer**', which expression shall
mean and include the present and future partners of the firm, their
successors, legal representatives and executors, administrators and
assignees of the firm.)

AND WHEREAS all that piece and parcel of the ground or land
admeasuring 485.50 sq. mts. bearing Plot no. 12, CTS no. 15304/17
situated at Garkheda, Aurangabad, within the limits of Municipal
Corporation and within the jurisdiction of registration District
Aurangabad (which property is more particularly described in the
Schedule hereunder and hereinafter referred to as ' Said Property ') is



owned and possessed by Mr. Abhay Balasaheb Patil by virtue of the Gift Deed executed by his father namely Balasasheb alias Balaji Anandrao Patil which is registered with the office of the Sub Registrar Office Aurangabad at Sr. no. 3334/2018 on 21/05/2018.

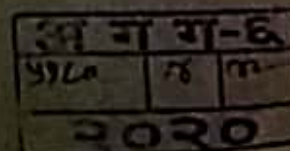
AND WHEREAS, the Said Property is thus absolutely owned by the Owner herein and he is enjoying the absolute possession of the Said Property.

The owner has accordingly executed Development Agreement with Mr. Anil Madhavrao Agraharkar, Engineers & Developers, i.e. the above said Developer vide No. 1921/2019 dated 10/04/2019 and registered at Sub Registrar office at Aurangabad at same time the owner has executed General Power of Attorney vide No. 1922/2019 dated 10/04/2019 and registered at Sub Registrar office at Aurangabad.

WHEREAS, the within named Grantor / Developer intends to Develop property bearing Plot no. 12, admeasuring 485.50 sq. mts. having CTS no. 15304/17 situated at Garkheda, Aurangabad, within limits of Aurangabad Municipal Corporation, which is hereinafter referred to as "the said property", and it is more particularly mentioned in schedule-I written hereunder.

AND WHEREAS, Plot no. 12, admeasuring 485.50 sq. mts. having CTS no. 15304/17 situated at Garkheda, Aurangabad, to Mr. Anil M. Agraharkar, Engineers and Developers, through its proprietor Mr. Anil Madhavrao Agraharkar

AND WHEREAS, the Grantor / Developer has purchased TDR from M/s. Hindustan Samuh Awas Limited Through Chairman & Managing Director, Mr. Sitaram Ratanlal Agrawal through its Legal Irrevocable Power of Attorney Holder M/s. Squire Associate through its members Attorney Mr. Anil Madanlal Chordiya, vide Deed of Transfer of Development Rights vide No. 2927/2019 dtd. 03.06.2019 admeasuring 102.86 Sq.Mts out of 5109.67 Sq.Mts. sanctioned vide Certificate No. AMC/TP/DRC/05/2018, dated 27/12/2018 to M/s. Hindustan Samuh Awas Limited Through Chairman & Managing Director, Mr. Sitaram Ratanlal Agrawal by Aurangabad Municipal Corporation, Aurangabad. Subsequently the Grantor / Developer has purchased TDR from M/s. Hindustan Samuh Awas Limited Through



Chairman & Managing Director, Mr. Sitaram Ratanlal Agrawal vide Deed of Transfer of Development Rights vide No. 2925 /2019 dtd. 03.06.2019 admeasuring 680.39 Sq.Mts out of 8804.40 Sq Mts. sanctioned vide Certificate No. AMC/TP/DRC/05/2018, dated 27/12/2018 to M/s. Hindustan Samuh Awas Limited Through Chairman & Managing Director, Mr. Sitaram Ratanlal Agrawal by Aurangabad Municipal Corporation, Aurangabad,

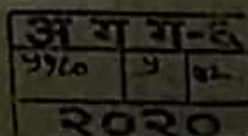
AND WHEREAS, the Grantor/Developer prepared a plan for development of the above said property and construction of apartment. For development of the above said property described in 'Schedule A'.

That the residential cum commercial Building, Flat being constructed on the property described in schedule-A, will be known as **"GURU MAYEE APARTMENT"** and in no case the name will be changed, in this project as per permission granted for 09 flats, 02 Shops in said building will consist of 4 floors such as **Ground floor, Ground floor, First floor, Second floor, Third floor, & Fourth floor.**

1. The building named as **"GURU MAYEE APARTMENT"** AND WHEREAS, the Grantor/Developer is an **'Engineer & Developer'** by profession, and therefore he intended to Develop said property by constructing a flatted apartment thereon, and therefore he prepared a plan of residential flatted building consisting of 09 flats, 02 shops and said building will consist of 4 floors such as **Ground floor, Ground floor, First floor, Second floor, Third floor, & Fourth floor.**

2. The land is converted into Non-Agriculture by obtaining N.A. Permission from the Dist. Collector, Aurangabad vide 74/NAP/1/LXD/32.B dated 24.02.1976. The said lay out is also approved by the Aurangabad Municipal Corporation Vide No. ADM/AMC/TPS/LYT/84/755 dt. 30.04.1986.

3. The Grantor/Developer has accordingly obtained approval from Aurangabad Municipal Corporation to the said building plan and as such the Corporation has issued first building permission on dt. 07.12.2019 in the approval No.DDMCB/B/2019/APL/00848



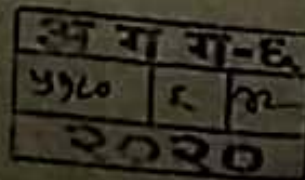
4. AND WHEREAS, the total area of Plot 12 admeasuring 485.50 sq. mts. situated at Garkheda, Aurangabad. The Corporation has granted permission for total construction of 908.59 Sq. Mts. built up area.

5. AND WHEREAS, the Grantor/Developer has started the construction of the said building and the construction is in progress. This building shall be known as "**GURU MAYEE COMPLEX**" It shall consist of 09 flats, 02 shops in said building which consist of 4 floors such as **Ground floor, First floor, Second floor, Third floor, Fourth floor.** The details of construction such as its specifications, quality of material to be used and the amenities which are to be provided for said apartment are more particularly mentioned in Schedule-III written hereunder.

6. AND WHEREAS, the building plan approved by the Municipal Corporation is annexed herewith. However, as per requirements, demand and convenience of the purchasers, the Grantor/Developer can make certain changes in the said plan. As such, as per original sanctioned plan there will be 09 flats, 02 shops in said building which consist of 4 floors such as **Ground floor, First floor, Second floor, Third floor, Fourth floor,** as per mentioned in Schedule-II with details.

Each of the above described area and common facilities of the apartment and unit are capable of individual utilization on account of having independent exit in common building and if such apartment are sold to one or more persons, then each owner is capable of obtaining specific and exclusive property rights and each apartment constitute heritable and transferable immovable property within the meaning of any law for time being in force in the State of Maharashtra and also undivided interest in general common areas and common facilities of the building.

Now immediately upon execution of this declaration, the said apartment stands converted into condominium of apartment under the Apartment Ownership Act, 1970. The details and specifications of flats which are to be constructed in the said "**Guru Mayee APARTMENT**" are mentioned in schedule-II written hereunder.



IN WITNESS WHEREOF, the Grantor/Developer has hereto set hands and signature to this Deed of Declaration on the date and year mentioned herein above.

SIGNED AND DELIVERED BY THE WITHINNAMED GRANTOR/DEVELOPER:

MR. ABHAY BALASAHEB PATIL
THROUGH
MR. ANIL MADHAVRAO AGRAHARKAR



WITNESSES:

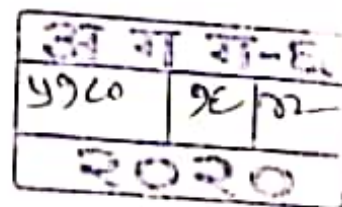
1) Mr. Ramu Deorao Gaikwad
Age- 40 years, Occu- Service,
R/o- Garkheda, Aurangabad.

Ramu Gaikwad



2) MR:- Raghunath Bhagaji Aher
Age: 44 years, occu:- service
P/O : Fulimbri, Aurangabad

Raghunath Aher



DEED OF TRANSFER OF DEVELOPMENT RIGHT

This Deed of Sale is made and executed on this ----th Day of Month of June 2019, at Aurangabad

By

HINDUSTAN SAMUH AWAS LIMITED, THROUGH
CHAIRMAN AND MANAGING DIRECTOR

MR. SITARAM RATANLAL AGRAWAL

Age- 63 Years, Occu- Business,

R/o- N-1 CIDCO, Aurangabad. PAN - AAACH B635G

Through its Legal Irrevocable Power of Attorney Holder,

File No. 63/2019 dated 07/01/2019

M/s. Squire Associates. Through its Members. PAN - ADNFS 6776 R

1. Mr. Vallabh Nandlal Bagla

Age- 67 Years, Occu- Business,

R/o. Surana Nagar, Aurangabad

2. Mr. Mahendra Sampatraj Surana

Age- 55 Years, Occu- Business,

R/o. Bansal Nagar, Aurangabad

3. Mr. Eshwar Shamsher Patel

Age- 51 Years, Occu- Business,

R/o. Kankar Colony, Aurangabad

4. Mr. Anil Madanlal Chordiya

Age- 49 Years, Occu- Business,

R/o. Garkheda, Aurangabad



hereafter called and referred to as "THE TRANSFEROR" for the sake of brevity and convenience, (which expression shall unless repugnant to the context or meaning thereof be deemed to include all his legal heirs, successors, agents, legal representatives, executors, administrators and assignees.

PARTY OF THE FIRST PART

IN FAVOR OF

MR. ANIL MADHAVRAO AGRAHARKAR,

Age- 48 years, Occu- Business,

Engineers & Developers

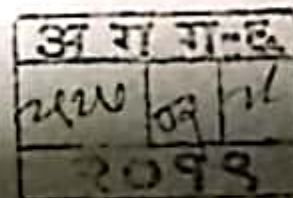
B. Koutuk Complex, Oppo. Dr. Ashtaputre Hospital

Ukanagari Road, Aurangabad.

PAN NO. AFJPA 5640 L

Hereafter called and referred to as "THE TRANSFEREE" for the sake of brevity and convenience, (which expression shall unless repugnant to the context or meaning thereof be deemed to include all his legal heirs, successors, agents, legal representatives, executors, administrators and assignees.

PARTY OF THE SECOND PART





DEED OF TRANSFER OF DEVELOPMENT RIGHT

This Indenture of Sale is made and executed on this ----th Day of Month of June 2019, at Aurangabad

By

**HINDUSTAN SAMUH AWAS LIMITED, THROUGH
CHAIRMAN AND MANAGING DIRECTOR**

MR. SITARAM RATANLAL AGRAWAL

Age- 63 Years, Occu- Business,

R/o.- N-1 CIDCO, Aurangabad. PAN - AAACH 8636G

Hereafter called and referred to as " **THE TRANSFEROR**" for the sake of brevity and convenience, (which expression shall unless repugnant to the context or meaning thereof be deemed to include all his legal heirs, successors, agents, legal representatives, executors, administrators and assignees.

PARTY OF THE FIRST PART

IN FAVOR OF

MR. ANIL MADHAVRAO AGRAHARKAR,

Age: 48 years, Occu. : Business,

Engineers & Developers

B, Koutuk Complex, Oppo. Dr. Ashtaputre Hospital

Ukanagari Road, Aurangabad.

PAN NO. AFJPA 5640 L



Hereafter called and referred to as " **THE TRANSFEREE**" for the sake of brevity and convenience, (which expression shall unless repugnant to the context or meaning thereof be deemed to include all his legal heirs, successors, agents, legal representatives, executors, administrators and assignees.

PARTY OF THE SECOND PART



अ ग र-६		
५१८०	३६	१२
२०२०		

The Transferor is seized, possessed and otherwise entitled to Development Rights Certificate to the extent of 2804.40 Sq. Mts. bearing Certificate No. AMC/TP/DRC/05/2018, folio No. 03/05 dated 27/12/2018 issued by Aurangabad Municipal Corporation (hereinafter referred to as "the said property") in the name of the transferor therein.

अ ग र-६		
२२५	५३	३०

2. The transferee has entered into Development Agreement vide No. 1921/2019 dated 10.04.2019 subsequent General Power of Attorney in the name of transferees vide No. 1922/2019 dated 10.04.2019 with the Transferor Mr. Abhay Balasaheb Patil who owns and possesses Plot No. 12, CTS No. 15304/17, admeasuring 485.50 Sq. mts. Sq. Ft. Situated at Garkheda, Aurangabad, wherein construction of building is in progress and the Transferees intend to utilize the T.D.R. being transferred by this deed for additional F.S.I.

3. The Transferor has agreed to transfer the benefit of utilization of TDR of the FSI to the extent of 680.39 Sq. Mts. out of the Total 8804.40 Sq. Mts. FSI available to the Transferor granted by Aurangabad Municipal Corporation under the aforesaid Development Rights Certificate to the Transferees for Total consideration of Rs. 8,39,000/- (Rupees Eight Lac Thirty Nine Thousand Only) subject to realization of Cheques, and the Transferees have agreed to purchase the same on the terms and conditions herein after appearing.

4. The rights of the Transferees and /or there nominees under the said DRC are limited and restricted to T.D.R. of 680.39 Sq. Mts. only.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS.

a) Recitals contained herein above shall form and be treated as integral part of the operative part hereof.

b) That in consideration of Rs. 8,39,000/- (Rupees Eight Lac Thirty Nine Thousand Only) paid by the Transferees to the Transferor as under:-

1. Rs. 4,00,000/- (Rupees Four Lac Only) paid by Ch. No. 355593 dated 01.06.2019 of State Bank of India, Garkheda, Aurangabad.

2. Rs. 4,39,000/- (Rupees Four Lac Thirty Nine Thousand Only) paid by Ch. No. 224479 dated 10.04.2019 of State Bank of India, Bansilal nagar, Aurangabad.

c) The Transferor hereby acknowledges the receipt of Rs. 8,39,000/- (Rupees Eight Lac Thirty Nine Thousand Only) subject to

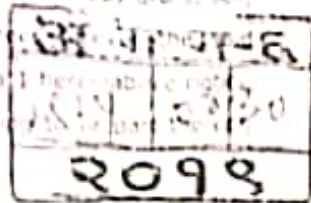
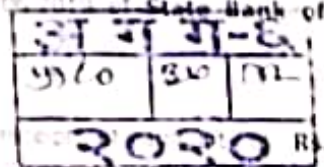
realization of Cheque paid by the Transferees. & the Transferor do hereby

release, discharges the said Transferees and do hereby grant, sell,

convey and assure unto the said Transferor the said rights

which is more particularly described in Para 1 hereinafter.

d) The Transferor do hereby release, discharges, whatsoever to or in any way pertaining



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आयुक्त विभाग
ECONOMY DEPARTMENT

रामो कार्नाड
RAMO KARNAD

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आयुक्त विभाग - आर्थिक विभाग
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आयुक्त विभाग - आर्थिक विभाग

7177 4992 8710

आयुक्त विभाग
ECONOMY DEPARTMENT

रामो कार्नाड
RAMO KARNAD

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ऑक्टोबर, 10 नोवेंबर 2020 4:56
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दस्त माधवरा भाग-1

अगग6

दस्ता क्रमांक 5180/2020/69/82

दस्ता क्रमांक अगग6 5180/2020

कायद मुल्य रु. 01/- मोबदला रु. 00/-

भागीने मुद्रांक शुल्क रु. 500/-

ह नि. मा. ह नि. अगग6 मावे कार्यालयात
ब. क्र. 5180 कर दि. 10-11-2020
पेजी 433 मन्. का हुकर केला

पावती 6953 पावती दिनांक. 10/11/2020
सादरकरणाचे नाव श्री. अनिल माधवराव अग्रहारकर
इनिनिअर्स एण्ड टेक्नॉलॉजी सर्विस प्रोवायडर श्री. अनिल
माधवराव अग्रहारकर

मोदणी फी रु. 100.00
दस्त हाताळणी फी रु. 840.00
पूराची सख्या 42


दस्त हुकर कार्यालयाची रुकी

एकूण 940.00


Joint S K Aurangabad VI


Joint S K Aurangabad VI

दस्ताचा प्रकार: डिमिशन
मुद्रांक शुल्क: प्रीपेयड
मिळालेला दिनांक 11/11/2020 04:53:11 PM ची वेळ (सादरीकरण)
मिळालेला दिनांक 11/11/2020 04:54:23 PM ची वेळ (फी)



