LATUR URBAN CO-OP BANK LTD., KHADKESHWAR AT AURANGABAD

D-5/STP(V)/C.R.1036/05/09/1339-42/09

भारत 16196 SPECIAL ADHESIVE महाराष्ट्र
152255 JAN 22 2013
15:55
Rs.0007500/- PB6954
INDIA STAMP DUTY MAHARASHTRA

FRANKING DEPOSIT SLIP

THE LATUR URBAN CO-OP BANK LTD. LATUR

Customer Copy

Deposit Br. Date : 22/1/13

Pay to : The Latur Urban Co.Op. Bank ltd, Latur
STAMP FR. A/C

Franking Value	Rs.	7500/-
Service Charges	Rs.	10/-
Total	Rs.	7510/-

Rupees (in words)

Name of Stamp duty paying party :

Paid By : Jetendra Kumar S. Gupta

DD/Cheaque No. :

Drawn on Bank

(For Bank Use Only)

Tran ID

Franking Sr. No.

Officer

Nature of Document : Sale Deed - TDR.

Registration Details : Registrable / Non Registrable If Registrable Name of S.R.O 5

Franking Unique No. 16196

Property Discription in brief Village ... Tal. ... S.R.No. / C.T.No. ... Area ...

Consideration Amount 2,50,000/-

Stamp Purchasers Name : Mr. Jetendra Kumar S. Gupta.

Name of the Other Party : Saleem Shamsher Patel

If Through Name & Address : At CidCo - N-7 - Aurangabad

Stamp Duty Amt. : (In words) 7500/-

Franking Officer

The Latur Urban Co-Op. Bank Ltd, Latur Branch Khadkeshwar Aurangabad.

ms.

DEED OF TRANSFER OF DEVELOPMENT RIGHT

This Indenture of Sale is made and executed on this 23rd day of Month of January 2012, at Aurangabad

By

Mr.Saleem Shamsher Patel

Age: 46 Years, **Occu :** Business

R/o:- Kaiser Colony, Aurangabad.

Hereinafter 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 his legal heirs, successors, agents, representatives, assignees, executors and administrators etc.)

...PARTY OF THE FIRST PART;

IN FAVOUR OF

Mr. Jitendrakumar Satishchandra Gupta

Age: 63 Years, **Occu:** Business

R/o: - Plot No.7,N-7, Cidco,

Aurangabad.

Hereinafter called and referred to as "**THE TRANSFEREES**", for the sake of brevity and convenience, (which expression shall unless repugnant to the context or meaning thereof be deemed to include its present and future partners and their respective legal heirs, successors, agents, representatives assignees, executors and administrators)

...PARTY OF THE SECOND PART;

Whereas:-

I. The Transferor is seized, possessed and otherwise well and sufficiently entitle to Development Rights Certificate to the extent of 4050 Sq. Mtrs bearing certificate No **AMC/TP/DRC/E/34/2012**, Folio No. 54, **dated 18th June 2012** issued by Aurangabad Municipal Corporation (hereinafter referred to as (**"the said property"**)in the name of the transferor herein.

II. The Transferor has agreed to transfer the benefit of utilization of TDR of the FSI to the extent of **222.96Sq. Meters**, out of the total 4050 Sq. Mtrs FSI available to the Transferor granted by Aurangabad Municipal Corporation under the aforesaid Development Rights Certificate to the transferee for total consideration of Rs. 250000/- (Rupees Two Lacs Fifty Thousand Only)and the transferees have agreed to purchase the same *on the terms and conditions hereinafter appearing:-*

III. *The rights of the Transferees and/or their nominees under the said DRC* are limited and restricted to T.D.R. of **222.96 Sq. Meters** only.

NOW THEREFORE, THIS INDENTURE WITNESSTH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARITES 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. 250000/- (Rupees Two Lacs Fifty Thousand Only) paid by the **Transferees** to the **Transferor** as under:

Sr. No	Date	Cheque No.	Amount in Rs.
1	22-01-2013	670669	Rs. 250000/-
TOTAL			**Rs. 250000/-**

The above cheque is drawn on BMC Co-Operative Bank Limited, Aurangabad

c) The Transferor hereby acknowledges the receipt of amount of Rs. 250000/-, (Rupees Two Lacs Fifty Thousand Only) paid by the transferees &the transferor do hereby acquits, releases, discharges, the said transferees and do hereby, grant, sell, assign, convey and assure unto the said transferees forever the said property, which is more particularly described in the Para A hereinabove rights, appurtenances, whatsoever to or in any way pertaining to or part thereof, now or at any time hereto before usually held, used, occupied or enjoyed therewith or repute or known as part or member thereof and also together Development rights certificate bearing certificate No **AMC/TP/DRC/E/34/2012,** Folio No. 54, dated 18th June 2012 issued by Aurangabad Municipal Corporation in the name of transferor.

d) And all the rights, title, interest, uses, inheritances, benefits and demands whatsoever at law and equity of the said Transferor into or out of or upon the said property or any part thereof.

e) **TO HAVE AND TO HOLD** the singular the said property hereby granted, conveyed and assured or expresses to be with him and every of his rights, appurtenances and to the use and benefits of the Said transferees.

f) The formalities relating to transfer of the said DRC unto and in favour of the Transferees, shall be taken up, dealt with and complied with by the Transferees, at their own expenses.

THAT the conveyance charges i.e. stamp duty, registration charges etc shall be borne by the transferees alone.

IN WITNESS WHEREOF the parties aforesaid have signed this Transfer of Development Rights in token of acceptance of the terms thereof.

Transferor

Shri. Saleem Shamsher Patel

Transferees

Mr. Jitendrakumar Satishchandra Gupta

Witnesses:

AURANGABAD MUNICIPAL CORPORATION

Town Hall, Aurangabad - 431 001.

DEVELOPMENT RIGHT CERTIFICATE

I,
MUNICIPAL COMMISSIONER FOR AURANGABAD MUNICIPAL CORPORATION

Certify that the person (s)/ Institution within named in this certificate is / are the registered holder (s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of regulation No. 2S (Appendix T) of the development control regulation for Aurangabad 1991.

1) Location & details of the land surrendered. GUT NO-114 PART, MITMITA.
   a) Area of the Land in Sq. Mtrs. 4050.00 SQM
   b) Land handed over to AMC/ Govt. Vide Possession Receipt No. & Date SALE DEED NO-02593/2012 DT-10/4/12
2) Zone of Land surrendered. "E"
3) Reservation of Land surrendered. 30.00 M WIDE D.P.ROAD
4) The area where D. R. C. can be utilised. C, D & E.

D.R.C. will be allowed to be used as provided under regulation No. 2S (Appendix T) of D.C. regulations for Aurangabad.

Folio No. 54 Certificate No. AMC/TP/DRC/E/34/2012

Name (s) of the DRC Holder(s) SHRI SALEEM PATEL SHAMSHER PATEL

F.S.I. Credit of built-up area in Sq. Mts. (in figure) 4050.00 SQM. [F.S.I-1.0]

(In words) FOUR THOUSAND FIFTY ONLY [SQM]

Given under common Seal on this 18 Day of 06 Year 2012

ASST. DIRECTOR OF TOWN PLANNING.
Aurangabad Municipal Corporation
Aurangabad

MUNICIPAL COMMISSIONER
Aurangabad Municipal Corporation
Aurangabad