

158/3908

Tuesday, June 15, 2021

12:03 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5592 दिनांक: 15/06/2021

गावाचे नाव: गारखेडा

दस्तऐवजाचा अनुक्रमांक: अगग1-3908-2021

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: पी.सी. डेव्हलपर्स तर्फे भागिदार नं. 1 श्री. सुरेश अनंदराव पेढारकर :-

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त. थंबनेल प्रिंट.सूची-२ अंदाजे

12:21 PM ह्या वेळेस मिळेल.

Sub Registrar Aurangabad 1

बाजार मूल्य: रु.5514800/-

मोबदला रु.9887500/-

भरलेले मुद्रांक शुल्क : रु. 494500/-

रु. 5514800/-
मोबदला रु. 9887500/-
भरलेले मुद्रांक शुल्क रु. 494500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1506202101323 दिनांक: 15/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002224216202122E दिनांक: 15/06/2021

बँकेचे नाव व पत्ता:



मूळ दस्त परत केले



CHALLAN
MTR Form Number-6

बस्त स्कॅन झाले



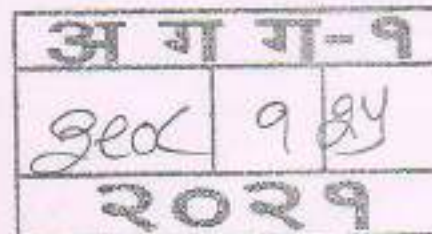
GRN	MH002224216202122E	BARCODE			Date	15/06/2021-10:11:03	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) ABAFP3421F			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name P C DEVELOPERS THROUGH PARTNERS Mr SURESH ANANDRAO PENDHARKAR AND OTHERS			
Location AURANGABAD					Flat/Block No. CTS NO. 15276			
Year 2021-2022 One Time					Premises/Building			
Account Head Details			Amount In Rs.		Road/Street VIDYA-NAGAR, GARKHEDA			
0030046401 Stamp Duty			494500.00		Area/Locality AURANGABAD			
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN 4 3 1 0 0 1			
					Remarks (If Any)			
					PAN2=AFZPB4729D-SecondPartyName=Dr PRAKASH RAMCHANDRA BHUREWAR AND OTHER--Marketval=9887500			
					Amount In Five Lakh Twenty Four Thousand Five Hundred Rupees			
Total			5,24,500.00		Words Only			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 02300042021061563547 001715237			
Cheque/DD No.					Bank Date RBI Date 15/06/2021-10:11:05 Not Verified with RBI			
Name of Bank					Bank-Branch BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

Department ID :

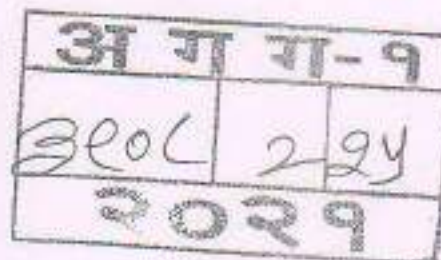
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9823799900

सदर चालन केवल दृश्यन निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1506202101323	Date 15/06/2021
Received from self, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name MAHB	Date 15/06/2021
Bank CIN 10004152021061501146	REF No. 001835469
This is computer generated receipt, hence no signature is required.	





GRN	MH032234216202123E	BARCODE								Date:	15/06/2021-10:11:09	Form ID	25.1	
Department Inspector General Of Registration								Payer Details						
Stamp Duty Type of Payment Registration Fee								TAX ID / TAN (If Any)						
								PAN No.(If Applicable)	ABAPPP3421F					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1								Full Name	P C DEVELOPERS THROUGH PARTNERS M SURESH ANANDRAO PENDHARKAR AND OTHERS					
Location AURANGABAD								Flat/Block No.	CTS NO. 15270					
Year 2021-2022 One Time								Premises/Buiding						
Account Head Details						Amount In Rs.	Road/Street	VIDYA-NAGAR, GARKHEDA						
0030046401 Stamp Duty						494500.00	Area/Locality	AURANGABAD						
0030068301 Registration Fee						30000.00	Town/City/District							
							PIN		4	2	1	0	0	1
								Remarks (if Any)						
								PAN2=AFZPB4729D--SecondPartyName=Dr PRAKASH RAMCHANDRA BHUREWAR AND OTHER---Marketrate=9887500						
							Amount In	Five Lakh Twenty Four Thousand Five Hundred Rupees						
Total						5,24,500.00	Words	Only						
Payment Details BANK OF MAHARASHTRA								FOR USE IN RECEIVING BANK						
Cheque/DD Details								Bank GIN	Flat. No.	02300042021061563547 001715237				
Cheque/DD No.								Bank Date	RBI Date	15/06/2021-10:11:09 Not Verified with RBI				
Name of Bank								Bank Branch		BANK OF MAHARASHTRA				
Name of Branch								Scroll No., Date		Not Verified with Scroll				

Department ID :

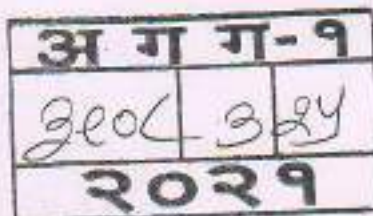
Mobile No. : 9823799200

Department ID: _____
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

NOTE:- This chalan is valid for document to be registered in Sub Registrar Office only. Not valid for the Registrar Office.
 सादर न्याय केवल दृष्टिक लिखित करालयसत नौदणी कथयथाया दस्तासादी लागू अर्ह. नौदणी न कथयथाया दस्तासादी अदर घराग लागू
 गरी.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	IS-155-3905	0001068474202122	15/09/2021-12.02:48	13/R205	50000.00





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

Receipt of Document Handling Charges

PRN 1506202101323

Receipt Date 15/06/2021

Received from self, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 3908 dated 15/06/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name MAHB

Payment Date 15/06/2021

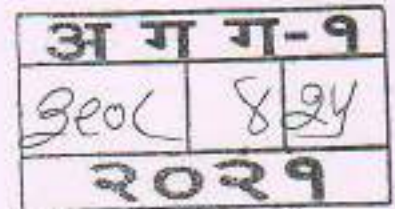
Bank CIN 10004152021061501146

REF No. 001835469

Deface No. 1506202101323D

Deface Date 15/06/2021

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



DEVELOPMENT AGREEMENT

This Development agreement is made and executed on 15th day of June 2021 at Aurangabad in respect of property CTS NO. 15267, Sheet no. 304, Vidya-Nagar, Garkheda, Aurangabad by and between

1) **Dr. Prakash S/o Ramchandra Bhurewar,**

Age :63 years, Occ : Dental surgeon ,

R/o : Vidya Nagar, Garkheda, Aurangabad.

PAN No. AFZPB4729D.

2) **Kalpana D/o Ramchandra Bhurewar (Before Marriage)**

Kalpana W/O Dyaneshwar Kirtiwar (After Marriage)

Age :- 67 years, Occ :Pensioner ,

R/o : Vidya Nagar, Garkheda, Aurangabad.

PAN No. AMLPK3614R.

(Here in after called as "OWNER, which expression shall mean and include it's presents and futures representative , executors, administrators, and assignees in the interest of **FIRST PART**)

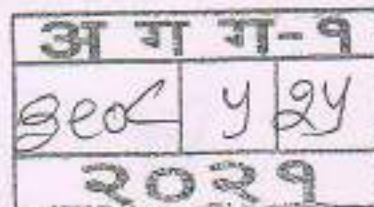
AND

P.C. Devlopers

Office no. 106, Shivdas Trade Centre,

New Shantiniketan colony, Trimurtichouk,

Aurangabad



Through Partners

1) Shri Suresh S/o AnandraoPendharkar

Age :59 years, occ : Business,

R/o :New Shanti Niketan Colony,

Aurangabad.

2) Shri Nitin S/o Damodhar Pandit

Age :44 years, occ : Business,

R/o : Vishnu Nagar, Aurangabad.

3) Manoj S/o Bhimsing Chavan

Age :42 years, occ : Business,

R/o :Banjara Colony , Aurangabad

(Here in after called **DEVELOPERS** which expression shall mean and include it's presents and futures representative , executors, administrators, and assignees in the interest of other part)

A) DESCRIPTION OF PROPERTY UNDER DEVELOPMENT :-

CTS No. 15267/ Sheet no. 304, admg. 329.4 sq.mtrs.,
Situating at Vidya-nagar, Garkheda, Aurangabad, which is bounded
as below. :-

TOWARDS EAST : CTS NO. 15264

TOWARDS WEST :ROAD

TOWARDS SOUTH :ROAD

Signature
Pandit



TOWARDS NORTH :CTS NO. 15266.

TITLE OF THE PROPERTY :-

That, the property under development purchased by the First Party i.e. (1) Dr. Prakash S/o Ramchandra Bhurewar and (2) Kalpana Ramchandra Bhurewar by their mother namely Smt. Vijaymala Ramchandra Bhurewar by way of registered sale deed vide day book no. 10057 on dated 13/10/1988. The owner hereby by undertake that the property under development was free from all types of encumbrances and having full marketable title as on dated ____/5/2021 when they entered in to development agreement and power of attorney in favour of the Developer.

B) AREA OF THE PLOT UNDER DEVELOPMENT :-

That, the development is to be according to the sanction plan and area shown in the sanction plan and as per permission granted by municipal authority for the area 329.4 sq.mtrs.

C) PROPOSAL OF DEVELOPMENT :

As the property belongs to the first party and first party intending to develop for Residential purpose in view to protect property from nuisance as well as in view to create income by developing the plot, In short it is a proposed to development of plot. It is proposed by the first party that developer should construct the residential

Dr. Prakash
Kalpana



flatted building on his own cost and also to pay refundable deposit of Rs.40,00,000 /- (Rupees Forty lacs only), to the First party and the ratio of keeping constructed area to the 1st party and 2nd party is 50:50 % ratio as referred in the plan and same is marked in the proposed development plan.

D) PROPOSAL AND RIGHT OF OWNER :

That, the land / property under development is to be develop by the developer on his own cost as per sanction plan / revise sanction plan and the expenditure towards the cost of the construction is to be borne by the developer and in lieu of the said development, the developer is entitle to keep 50% constructed area of flat as marked / mutually agreed.

E) RIGHT OF DEVELOPER :-

The developer has total right of ownership for construction and sale to the extent of his share i.e. 50% of total construction as well as enjoyment of property.

F) The first party has proposed to keep security deposit for the development which is for Rs.40,00,000 /- (Rupees Forty lakhs only) which will be refundable after completion of project / at the time of taking possession of the constructed area of 50% as marked in plan.

Payment details of refundable deposit are as below :-

S.No	Date	Particulars	Amount
1	12-06-2021	Chq No.119076 (AXIS Bank Ltd.)	Rs15,00,000/-
2	12-06-2021	Chq No.119077 (AXIS Bank Ltd.)	Rs.15,00,000/-

Signature
2/6/21



3.	23-06-2021	Chq No.119078 (AXIS Bank Ltd.)	Rs. 5,00,000/-
4.	23-06-2021	Chq No.119079 (AXIS Bank Ltd.)	Rs. 5,00,000/-
Total			Rs.40,00,000/-

Subject to realization of cheques

G) That, the developer has right to develop the property for Residential purpose and thereafter the developer has right to allot/ sale the constructed portion of his share to the prospective purchaser / occupier in future by taking consideration amount.

NOW IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS.

- 1) With a view to develop the said property i.e. property described here in above (Herein after referred, "The said property") as may be permitted by the concerned authority to the Owner. And the owner first party here by agree to entrust the work and right of development of the said property in the terms and conditions here in after contained.
- 2) The developer agreed to make construction of residential flatted building on plot total admg. 329.4sq.mtrs. situated at Vidya nagar, Garkheda Aurangabad own by the owner / first party as per the sanction plan by the Aurangabad municipal

Signature
Signature



corporation, subject to permitted alteration with the consent of 1st party / owner.

- 3) The developer shall procure in any manner in their exclusive discretion the necessary finance for the purpose of putting the construction over the said property at his own risk and cost.
- 4) The developer hereby agreed to develop and or cause to be developed the said property according to the permission and revised permission granted by the municipal corporation in the name of owners / first party.
- 5) The developer shall be liable to meet all the expenses concerning and incidental to the completion of project and shall be responsible to do everything needful and necessary for the completion of the work. He shall be responsible for the loss, damage, penalties, compensation or other liability concerning or arising in course of this construction work.
- 6) The developer shall be liable to any all the electricity and water charges leveled or leviable and insurance premium on this building till the completion certificate is granted by the corporation and / or occupation which is later.
- 7) That, the charges of TDR, Paid FSI, vikas nidhi charges will be borne by the owner and developer at their equal ratio i.e. 50:50 %.
- 8) The construction permission is agreed to obtain by the Second party / Developer and all expenditure towards the construction permission is to be borne by the Second party, however developer will peruse the same in office of Municipal Corporation for to get sanction.

Signature
Signature



- 9) In lieu of the cost of property which is pursuant this agreement is to be allow to the developer, by way of 50% constructed area of, the developer can allot / sale construction area given in his share.
- 10) The portion of the building i.e. constructed building by the developer is allotted to the developer and in respect of which the owners will execute necessary documents of transfer in favor of the developer and as per say of the developer. The cost and expenses of execution of the documents shall be borne by the developer and or occupier. The owner shall be bound to execute the documents in any name as describe by the developer.
- 11) The owners shall pay all municipal tax, N.A. Charges, betterment charges of the plot and thereafter all the expenses i.e. preparation of plan, appointment of architect and fees of architect, expenditure of permission is to be borne by the Developer. The owner has paid all the taxes and charges of the state government and that of local authority in respect of the property under development up to the date of this agreement and if any dues are found in this respect, owners will pay the same. However, from the date of this agreement, all such charges will be paid by the developer.
- 12) That if any dispute on account of title, possession or boundary in respect of the property under development arose, the owner will indemnify the builder for all losses suffered by it due to such dispute

Signature
Signature

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