



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

Receipt of Document Handling Charges

PRN	2611202102289	Receipt Date	26/11/2021
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Received from SELF, Mobile number 6000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 8397 dated 26/11/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name	SBIN	Payment Date	26/11/2021
Bank CIN	10004152021112602112	REF No.	CHI0504493
Deface No	2611202102289D	Deface Date	26/11/2021

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



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DEVELOPMENT AGREEMENT

Zone No. 13.178

This Development Agreement is executed today on 26 day of November, 2021 at Aurangabad.

BETWEEN:

MR. VIJAY BHIMRAO PATHRIKAR,
Age : 75 yrs, Occupation: Nil,
R/o.: Plot No. 80, "Venkatesh Nagar,
Jalna Road, Aurangabad.
Aadhar Card No. 4122 7737 1309.
Pan No. AISPP5664M.



(Hereinafter called the "OWNER" which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include their successors executors, administrators and assigns) **PARTY OF FIRST PART.**

IN FAVOUR OF;

M/s. SHRINIVAS INFRA;

Through its Proprietor;

MR. DARSHAN AMARNATH VATGE,
Age – 31 Yrs, Occu – Business,
R/o. N-5, H-94, Satyam Nagar,
CIDCO, Aurangabad.
PAN NO. AEQPV9028K
Aadhar Card no. 6432 3365 2187.



(Hereinafter called the "DEVELOPER / BUILDER" which expression shall unless repugnant to the context and meaning thereof is deemed to mean and include all its Authorised partners, successor's executors, administrators and assigns) **PARTY OF SECOND PART.**

WHEREAS; the Owner, **Mr. Vijay Bhimrao Pathrikar** is absolute owner and possessor of **Plot No. 15**, admeasuring **413.20 Sq. Mtrs.**, forming part of Land Survey No. 17/1/A, in "**Kalpataru Co-operative Housing Society Ltd.,**

Aurangabad", situated at Village: Garkheda, within limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad which he has owned and possessed by Plot Allotment Letter dt. 15th October 1988 from Secretary/ Chairman, Kalpataru Co-operative Housing Society Ltd., Aurangabad, which he is member of society by vide share certificate dt. 31st October 1990, more particularly described in **Schedule**(Hereinafter referred to as "the Said Property").

AND WHEREAS, the Plot owner has obtained Society NOC for PROPERTY UNDER DEVELOPMENT - (a) Plot development Agreement, (b) Construction of Apartment Building (c) To Assign / Sale the Unit to prospective purchaser (d) To Mortgage the Units/flats to financial Institution, by prospective Purchaser at the time of Agreement to Sale or Sale deed. (e) For obtaining building permission and Completion Certificate from A.M.C. Aurangabad. A copy of NOC by Society in favour of Plot Owner which is made part of this Deed.

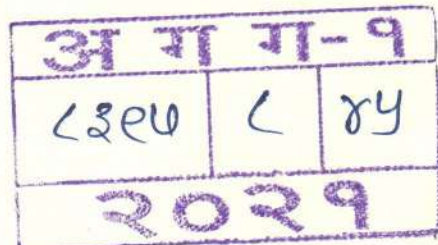
AND WHEREAS, the Owner desire to develop property, but due to lack of time, funds he has unable to develop the same and therefore they approached the Developer/Builder and requested to develop the said property and construct the building on said property and Developer agreed for the same and therefore this development agreement executed on the following terms and conditions:-

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Owner hereby declares and confirms as under:-

(a)The Owner is otherwise well and sufficiently entitled to the said property below more particularly describe in schedule hereunder written. That the Owner is having absolute title of Ownership and possession on the same and free from all types of encumbrances.

(b) No other person except the Owner has any right, claim, interest or demand in respect of the said property or any part thereof;



(c) The Owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority.

(d) The Owner has not entered into any agreement or arrangement, oral or written with regard to the sale or creates any interest in the above said property.

(e) There are no proceedings instituted by or against the Owner in respect of the above said property and pending in any Court of Law or before any authority and the said property is not under any lis-pendens;

(f) No Notice from any Government, Municipal Corporation or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, or any other statute has been received or served upon the Owner and second part in respect of the said property or any part thereof which restricts or may restrict the development of the said property to party of Second part; and

(g) The said property is not under any reservation and there are no restrictions on development thereof.

(h) That, execution of Deed of Declaration & defining the residential and commercial building 50% construction area share of Developer & 50% share of Owner in 1 to 4th floor & 40% construction area share of Developer & 60% share of Owner in ground floor, the developer will be authorised and entitled to approach any Bank or Financial Institution for the purpose of obtaining financial assistance / loan and for that purpose mortgage the units / flats/shops comes to the share of Developer in favour of the financing Bank or Financial Institution by executing necessary documents as required by the Financial Institution or Bank.

2. The Owner hereby permits the Developer and the Developer shall develop at their own costs, efforts and expenses "the said property" more particularly described in the Schedule hereunder written, on the conditions as under;

