342/9321 **पावती** **Original/Duplicate**

Thursday,December 30 ,2021 नोंदणी क्रं. :39म

12:02 PM Regn.:39M

पावती क्रं.: 13325 दिनांक: 30/12/2021

गावाचे नाव: **इटखेडा**

दस्तऐवजाचा अनुक्रमांक: **अगग5-9321-2021**

दस्तऐवजाचा प्रकार : **डेव्हलपमेंट अँग्रीमेंट**

सादर करणाऱ्याचे नाव: **घेणार - मे. इंद्रायणी डेव्हपलर्स तर्फे भागीदार - इमरान हबीब पठाण - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 420.00
पृष्ठांची संख्या: 21	
एकूण:	रु. 30420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:21 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

सह दुय्यम निबंधक वर्ग-२.

औरंगाबाद क्रं.-५

बाजार मुल्य: रु.31414000 /-

मोबदला रु.31414000/-

भरलेले मुद्रांक शुल्क : रु. 1570700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2712202116069 दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010654313202122E दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

342/9321 इतर पावती Original/Duplicate

Thursday,30 December 2021
4:58 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 13345 दिनांक: 30/12/2021

गावाचे नाव: -इटखेडा

दस्तऐवजाचा अनुक्रमांक: अगग5-9321-2021

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट

सादर करणाऱ्याचे नाव: धेणार - मे. इंद्रायणी डेव्हलपर्स तर्फे भागीदार - इमरान हबीब पठाण - -

वर्णन

दस्त हाताळणी फी	रु. 20.00
पृष्ठांची संख्या: 1	
एकूण:	रु. 20.00

Joint Sub Registrar
Aurangabad V

1); देयकाचा प्रकार: DHC रक्कम: रु.20/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3012202122286 दिनांक: 30/12/2021

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

दस्त स्कॅन झाला

GRN	MH010654313202122E	BARCODE	Date	24/12/2021-17:59:07	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MS INDRAYANI DEVELOPERS THROUGH PARTNER IMRAN HABIB PATHAN AND OTHER
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO. 201-A, GUT NO. 69/1
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Registration Fee	30000.00	Road/Street	ITKHEDA
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=SUBHASH SHALIGRAM KHURAD AND VIVEKANAND UTTAMRAO WARKAD~
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021122400533	CKS3680537
Cheque/DD No.		Bank Date	RBI Date	24/12/2021-18:24:01	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 6000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Print Date 24-12-2021 06:01:12

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2712202116069	**Date**	27/12/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.420/-, 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	SBIN	**Date**	27/12/2021
Bank CIN	10004152022122712407	**REF No.**	CHI3297697

Joint Sub Registrar Class-2 Aurangabad No.-5

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2712202116069	**Receipt Date**	30/12/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered on Document No. 9321 dated 30/12/2021 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED
₹ 420
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	27/12/2021
Bank CIN	10004152022122712407	**REF No.**	CHI3297697
Deface No	2712202116069D	**Deface Date**	30/12/2021

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

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CHALLAN
MTR Form Number-6

GRN MH010654313202122E	BARCODE	Date 24/12/2021-17:59:07	Form ID 25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	MS INDRAYANI DEVELOPERS THROUGH PARTNER IMRAN HABIB PATHAN AND OTHER
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	PLOT NO. 201-A, GUT NO. 69/1
Account Head Details	Amount In Rs.	Road/Street	ITKHEDA
0030063301 Registration Fee	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=SUBHASH SHALIGRAM KHURAD AND VIVEKANAND UTTAMRAO WARKAD~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Seal of the Joint Sub-Registrar Class-2 Aurangabad No.-5

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021122400533	CKS3680537
Cheque/DD No.		Bank Date	RBI Date	24/12/2021-06:01:06	27/12/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		359 , 27/12/2021	

Department ID :
Mobile No. : 6000000000

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

सदर चलन केवल दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.30 12:04:20 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-342-9321	0005232913202122	30/12/2021-12:01:29	IGR209	30000.00
			Total Defacement Amount		30,000.00

Print Date 30-12-2021 12:04:20

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Received Adjudication Fee Rs. 1001/-
Vide Challan No. Receipt No. MH005641645202122P Dt - 31.08.21
Collector of Stamp
Aurangabad.

Certificate u/s 32(1)(b) of the Bombay Stamp Act. 1958
ADJ/3100901/ 228 /20-21
Office of the Collector of Stamp
Dated 07/09/2021
Received from Shri MS Jhanjayani developess through partner Imran Habib Pathan & other residing at Plot No. 201-A Gut No-69/1 At Jatkheda, A'bad
Stamp duty of Rs. (15,70,700/- Fifteen Lakh Seventy thousand Seven Hundred Rs only
Challan No. MH010157[illegible]202122E Dt - 15.12.21
Certified under Section 32(1) (b) of Bombay Stamp Act.1958
that the full duty of Rs. 15,70,700/- with which
this instrament is chargeble has been paid vide artical no. 5(h-a)
25(b)(ii) of Schedule I
This Certificate is subject to the provisions of section 53 (A) of the Bombay Stamp Act. 1958
Place :- Aurangabad.
Date :- 16/12/2021

m.r RS - 3,14,14,000/-

Collector Of Stamps
Aurangabad

Seal of the Collector of Stamps Aurangabad.

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5

Zone No. Per sq.mtr,.
Actual Consideration

DEVELOPMENT AGREEMENT

THIS AGREEMENT made at Aurangabad on this 30th day of Dec 2021,

BETWEEN

1.Mr. Subhash Shaligram Khurad

Age: 47 yrs, Occ: doctor

R/o: Ward No.5, Tilaknagar, Tq. Mehkar, Dist. Buldhana.

2.Mr. Vivekanand Uttamrao Warkad

Age: 41 yrs, Occ: doctor

R/o: Lonar, Tq. Lonar, Dist. Buldhana.

(hereinafter called 'the owner' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors and administrators) of the **ONE PART**

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AND

M/S . Indrayani Developers,
A partnership firm
Through it's partner

1. **Imran Habib Pathan**

   Age: 23 yrs,Occ: Business,

   R/o: House No.112,Survey No. 83,

   Deolai, Beed bypass Road,Aurangabad .

   PAN No. DFTPP6808C

Seal of the Joint Sub-Registrar Class-2 सह दुय्यम निबंधक वर्ग-2 औरंगाबाद क्र.-5 Aurangabad No.-5

2. **Krushna Fakirrao Pandhare**

   Age: 37 yrs,Occ: Business,

   R/o: Indryani Tower, Flat No.04, Plot No.32/33, Vishweshwar Colony,

   Beed by pass, Aurangabad .

   PAN No. APOPP5584R

(Hereinafter referred to as "the Developers" which expression shall unless repugnant to the context or meaning thereof, be deemed to include every partner for the time being of the said firm, the survivor or survivors or the legal representatives, executors or administrators of the last survivor of the **OTHER PART.**)

Collector of Stamps

WHEREAS Nath Seeds Limited Company was the owner of the land Gut No. 69/1, Plot No.201admeasuring 2441 Sq.Mts. situated at revenue village Itkheda , Tq. & Dist. Aurangabad.

WHEREAS TheCollector Aurangabad issued N.A. order bearing No.2003/MASHA/LAND1/NA/P.K.47/2003 dtd. 09/10/2003 in the name of Nath Seeds Limited, Through its Authorized Signatory Shri. Satish Laxminarayan Kagliwal in respect of the property land Gut No. 64/1, 66, 67, 68, 69/1, 70,71 adm 91606.15 Square Meters, situated at. Itkheda Tq. & Dist. Aurangabad and The Town Planning Department of Aurangabad Municipal CorporationissuedLayout Permission bearing No. CIDCO/PLANNING/TP-1/ADTP/284/2009dtd.23/01/09on Gut.No.

64/2,66,67,68,69/1,70/1 situated at Village Itkheda Tq. & Dist. Aurangabadin the name of Nath Seeds Limited, Through its Authorized Signatory Shri. Satish Laxminarayan Kagliwal.

WHEREASthe Plot No. 201 on land Gut No. 69/1 subdivided as 201-A, 201-B, 201-C, 201-D by way of Subdivision letter bearing No.CIDCO/PLANNING/2165/2010 dtd.29/10/2010 issued by The Town Planning Department of Aurangabad Municipal Corporation .Shri. Ashok Purushottam Jhunjhunwala & Mrs. Kiran Ashok Jhunjhunwala purchased the Plot No. 201-A on land Gut No. 69/1admeasuring 600.97Sq. Mtrs. fromNath Seeds Limited CompanyThrough its Authorized Signatory Shri. Shrirang Shrikishan Agrawal by sale deed No.1434dated 24/02/2011. According mutation entry No.1799 was taken on record in the revenue record.

Whereas Mr. Subhash Shaligram Khurad & Mr. Vivekanand Uttamrao Warkad purchased the said Plot No. 201-A admeasuring 600.97Sq.Mtrs. from Shri. Ashok Purushottam Jhunjhunwala& Mrs.Kiran Ashok Jhunjhunwala by sale deed 3334/2016 dated 24/06/2016.According mutation entry No.2895 was taken on record in the revenue record.

WHEREAS the first party is the owner of the plot of land admeasuring 600.97 Sq.mtrs. bearing plot No.201-A Gut No.69/1 situate, lying and being at Itkheda Taluk and District Aurangabad (hereinafter referred to as the "said plot of land") and is desirous of getting a Flats constructed on the said plot of land.

AND WHEREAS the party has appointed architect and the said architect has prepared the plans, drawings and elevations of the said intended house and the specification of the works to be done and of the materials.

AND WHEREAS the second party is a big contractor and is having vast experience in construction of big buildings and has agreed to construct the house/Flats on the said plot of land.

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NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. WHEREAS, the Owner hereby grants to the Developer, who hereby accept from the Owner the rights to develop the referred Land/Plot hereinabove.

2. WHEREAS, the Developer has entered into the development agreement with the Owner herein and have therefore taken the said property in his possession and control for development upon the terms and conditions hereinafter contained and Owner further undertakes not to disturb the developer at any time during continuance of this Agreement of development till the execution and registration of the final conveyance sale deed of residence as per the terms and conditions hereinafter contained.

3. WHEREAS, the Developer shall construct the housing project of flats on said land as agreed by both the parties and all the amentities about flats will be mentioned in declaration afterwords.The developer shall handover 45% flats to the land owner and remaining 55% will be in the possession and ownership of the developer and in consideration of development right the developer shall allot the flats to the land owneras as particulary described in declaration deed.Owner has right to sale flats allocated to owner only and developer have right to sale flats allocated to developer only.

4. WHEREAS, the developer will carry on the construction as per sanctioned plan of the Nagar Parishad or competent authority and as per from any other authority time being necessary.

5. That the as per the agreement land owner shall pay 5% GST or as per rule slab of GST may would changed by central government by time being after words over the sold amount of 45% Flats to the developerwithin 15 days from the date of flats sale. All other charges for society/association registration in respect of the land owner's share flats will have to be paid by the land owner. If the land owner makes more or alterations construction in his allotted flats than agreed construction, than the land owner should pay the additional or more construction cost and charges to the developer.

6. This agreement will not be treated as a Partnership between the Owner and the Developer or agreement for sale of the said plot by the Owner to the Developer.The Developer is given the right to develop the said plot by the said

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Owner only as aforesaid and the Developer is satisfied that the Owner is the rightful Owner of the said property.

7. The owners shall at their own costs but subject to what is stated hereinabove make out a clear and marketable title to the said property free from all encumbrances and shall at their own costs get in all outstanding estates and clear all defects in title, such as claims by way of sale, exchange, mortgage, gift, trust, inheritance possession, lien or lease or otherwise and deduce a marketable title to the said property and the property is not subject to any mortgage, charge, or any other encumbrances and the said Owner is rightfully entitled to execute this deed and are also entitled to the benefit accrued by the same.

8. The Owner gave license and permission to the Developer to enter upon the said property described in the Schedule 'A' written herein under with full right and authority to commence, carry on and complete the development thereof in accordance with the construction permission granted by the authorities herein mentioned. The said license to develop the said property will be personal to the Developer and under no circumstances the developer will assign his right, title and interest to any other part of the agreed to give to the Owner.

9. The Owner shall at the request and cost of the developer sign and execute from time to time the plans and other applications for renewal or construction of the building on the said plot for being sanctioned and approved by the Nagar Parishad or competent authority or other authorities provided that all costs, charges and expenses including Architect's fees in this connection shall be borne by the Developer alone. The Developer can also deposit the fees, building deposits and the developer shall indemnify and keep indemnified the Owner from and against all actions, suits proceedings fines, penalties, architect fees and all costs, charges, expenses and damages incurred or suffered by the Owner. The Owner of plot shall execute a Power of Attorney in favour of the Developer giving all necessary power required to carry out the work of development for the total plot in all respect as contemplated by these presents. The Developer is allowed to execute Declaration, agreement for sale of Flats and sale deed of Flats to the prospective purchaser.

10. The Developer shall be entitled to carry out at his own cost, charges, and expenses in all respect all or any items of work for development of the said plot and other items as per the terms and conditions imposed by the Nagar

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5

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Parishad or competent authority while sanctioning the said plans and also other items of work as may be required to carry out for the purpose of making the said property fit for construction of building and structures therein. All finances for completion of the said items of work shall be provided and borne and paid by the developer alone, if the prospective buyers of Flats intends to raise loan on the Flats agreed to be purchased by them from the Housing Financial institution. The Developer can do so without creating any liability to Owner and observing all the terms and conditions of this present.

11. The Owner of plot hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that the Owner shall not be liable to incur any financial obligation in that behalf.

12. The Developer will complete the total construction of the building especially that portion of the building which is being constructed on or before 30 months from today and it will be extended automatically for further6 month in case the construction not complete within 30 months.

13. The Developer shall be at liberty to sell and/or allot the dwelling units or Flats and/or any other tenements to be constructed on his share the said property at such price and on such terms and conditions and provisions as the developer may think fit, and any terms which may be imposed by any authority or authorities provided always that the Developer shall not be released or discharged from his liabilities and obligations hereunder to the Owner and Purchaser. All such allotments shall however be made by the Developer at his own costs and account and at his risk. The intention being that the Developer shall alone be liable and responsible to such party or parties in connection with all dealing between the Developer and such party or parties.

14. It is agreed that after the date of this agreement the Developer shall pay and discharge all taxes and outgoing including Municipal taxes, and all other charges, rates, cess, taxes that may be levided by and public body or authorities in respect of the said property and which would be payable by the Owner as Owner, the developer shall indemnify and keep indemnified the

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Seal of the Registrar Class-2, Aurangabad No.-5

Owner from and against non payment thereof. In the event of the developer paying any refundable deposit of the Municipal Corporation and other concerned authorities in the course of development of the said property in the name of the Owner the developer shall be entitled to the refund of such deposit. To enable the Developer to obtain refunds the Owner shall sign or execute all such writing as may be required by the developer in that behalf. Without raising any objection or requisition in that behalf subject to the confirmation of rules of Municipal Corporation/Town planning etc.

15. The owner hereby declares that :-

a. That he is entitled to enter into this agreement with the Developer and he has full right and authority to sign and execute the same.

b. That he has not agreed, committed, or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person or persons other than the Developer and that he has not created any mortgage, charge or any other encumbrances on the said property as mentioned here in.

c. That he has not done any act, deed, matter or thing whereby or by reason whereon, the development of the said property may be prevented of affected in any manner whatsoever.

d. That they will sale their part of construction and collect G.S.T.,MSEB Charges,Society Fund, Maintenance Fund or any other charges or taxes applicable etc. on name of M/s Indrayani Developers (On name of developer Firm) and if requires they will take developer as a consenting party to sale document.

e. The owner or any one on behalf has or have not created any adverse right in respect of said property;

The Developers are fully aware of all the aforesaid facts and have agreed totake the said property for development.

16.The owners and all other necessary parties shall make and execute a proper Deed of Conveyance and all other necessary documents and papers to complete the title agreed to be given in respect of the said property and such conveyance shall be in favour of the Developers or their nominee or nominees including a Co-operative Housing Society .

Joint Sub-Registrar Class-2

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17. The Developers shall be entitled to a proper Conveyance and all other muniments of title relating to the said property.

18. All out of pocket expenses of and incidental to this agreement and the transaction in pursuance thereof including the deed/deeds of conveyance and other assurance in respect thereof including stamp duty and registration charges shall be borne and paid by the Developer alone.

19. The Developer shall indemnify and keep indemnified the Owner against all losses, damages, costs, charges and expenses that will be incurred or suffered by the Owner on account of or arising out of any breach of any of these terms or any law rules or regulations or due to accident or any mishap during constructing or due to any claim made by any third party in respect of such construction or otherwise whatsoever.

20. The purchaser and/or his subsequent/ prospective buyers are entitled to become member of the society /association of the Row houses which the developer has agreed to construct for the use and benefit of the Owner as agreed above. The Row house purchaser or his subsequent prospective buyers agree to pay the common expenses required for installing the transformer required to M.S.E.B. as per the quotation of M.S.E.B proportionately.

21. The Owner of plot agrees that the Developer is entitled to put up his advertisement board on the said plot till the period of said development agreement.

22. The Developer shall be entitled to enter into separate contract in his own name with building contactor.Architect and other for carrying out the said development as his risk and costs.

23. The Developer agrees that he will complete the said Flats as per the standard specification and shall obtain building completion certificate within agreement period.

24. The agreement is signed by all parties. The original remain with the Developer and all other parties are given the Xerox copies of its duly signed by the Developer.

25. That the defect liability as per RERA Act 2016 is applicable to both parties

26. The Owner shall at the time of execution of this development agreement in respect of this property will also execute IRREVOCABLE GENERAL

Joint Sub-Registrar Class-2

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POWER OF ATTORNEY in favors of the Developer for development, authorizing him to do all acts, deeds, matter and things pertaining to the development of the property and for the purpose to approach the various Government offices, Nagar Parishad, to execute agreement to sale, conveyance deed, Declaration deed as per terms agreed hereinabove.

27. The Developer shall have all the rights and authority to sale Row houses of constructed total sellable area or to be constructed total sellable area to the intending purchaser at the consideration fixed by him and to collect the sale consideration from the Row house purchaser of his share only.

28. All legal support as needed from time to time to be given by the Owner.

According to partnership cum retirement deed formed on 24th August 2021, all the rights to execute legal transaction of sale and purchase and account operations are given to partner No.02 and partner No.03 on behalf of all partners.of indrayani developers

SCHEDULE 'A'

All part, piece and parcel of the land admg. Plot No. 201-A admeasuring 600.97Sq. Mtrs. on land at Gut No. 69/1 Situated at revenue village Itkheda, Tq. & Dist. Aurangabad is bounded as under:

NORTH : 60 Mts Wide Road,

SOUTH : Plot No. 201 C.

EAST : Plot No. 201B ,

WEST : 9 Mts Wide Road.

IN WITNESSES WHEREOF the parties have put their hands the day and year first hereinabove written.

Place :- Aurangabad.

SIGNED AND DELIVERED BY

the within named Plot/Land owners:

1.Mr. Subhash Shaligram Khurad

2.Mr. Vivekanand Uttamrao Warkad

SIGNED AND DELIVERED BY :

the withinnamed Developer :

M/S . Indrayani Developers,

A partnership firm

Through it's partner

1. Imran Habib Pathan

2. Krushna Fakirrao Pandhare

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In presence of witnesses

1,.....Maruti Fakirrao Pandhare

2,.....Sachin Sureshrao Bhaiyal

Seal of the Collector of Stamps Aurangabad.

Collector of Stamps Aurangabad

Seal of Sub-Registrar Class-2, Aurangabad No.-5

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अहवाल दिनांक : 21/12/2021

गाव नमूना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,७,८ आणि ७]

प्रलंबित फ़ेरफ़ार क्र. : 3702 , 3713
गाव :- उस्मानपुरा इटखेडा तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद शेवटचा फेरफार क्रमांक : 3685 व दिनांक : 24/11/2021
भुमापन क्रमांक व उपविभाग : 69/1

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
69/1	भोगवटादार वर्ग -1	

शेताचे स्थानिक नांव :-			क्षेत्र	आकार	पो.ख.	फे.फा	
क्षेत्र एकक	हे.आर.चौ.मी	नाथसिडस लि कंपनी तर्फे	0.66.45	2.77		(2459	458, 673, [680], 693, 786, 787,
जिरायत	3.68.00	डायरेक्टर सतीश				)	[788], 813, [903], [904], [905], [906],
बागायत	-	लक्ष्मीनारायण कागलीवाल					907, [908], 916, [917], 918, 923,
तरी	-						[924], 1148, 1152, 1153, [1169],
वरकस	-	समीर सालिग्राम वानखेडे	0.04.95	0.13		(1785	1170, 1171, 1172, [1329], [1387],
इतर	-	प्लॉ न 201 सी				)	[1388], 1398, 1417, [1485], 1499,
एकुण क्षेत्र	3.68.00						[1512], [1538], 1559, 1594, 1606,
पोट-खराब (लागवडीस अयोग्य)		[कागलीवाल प्लॉ न 201ए			]	(1412	[1687], [1696], [1697], [1706],
वर्ग (अ)	-					)	[1723], 1749, [1769], 1771, [1924],
वर्ग (ब)	-	[नाथ सिड्स लि कंपनी	0.01.54	0.04	]	(2459	1925, 1954, 2218, [2321], 2298,
एकुण पो ख	0.00.00	तर्फे सतिश लक्ष्मीनारायण				)	2307, 2309, [2318], 2352, [2368],
आकारणी	9.77	----सामाईक क्षेत्र----					2506, 2598, [2687], [2688], [2689],
जुडी किंवा विशेष - आकारणी							2713, 2722, 2816, 2895, 2931, 3132,
		मे फेरीकॅक्स प्रा लि तर्फे				(1412	3187, 3285, [3340], 3483, 3489,
		सुनील रामकृष्ण				)	[3490, 3536, 3537, 3596, [3603],
		दिक्षीत प्लॉ न 44 ते 49 व				(1412	[3604], [3605], 3606, [3607], [3608],
		66 ते 71 व 88 ते90				)	[3609], 3610, [3703], 3764, 3816,
		----सामाईक क्षेत्र----	0.58.14	0.15			3817, 3818, 3819, 3820, 3821, 3822,
							3823, 3824, 3825, 3826, 3827, 3834,
		अजय बसवराज विभुते	0.02.00	0.05		(1246	3847, 3848, 3849, 3850
		प्लॉट न 102 अ				)	कब्जाचे नांव
							इतर अधिकार
		शशिकांत बसवराज विभुते	0.02.00	0.05		(1246	इतर
		प्लॉट न 102 ब				)	गोडीरस्ता (178)
							बोजा
		[राजेश बापुसाहेब गुंजाळ	0.03.96	0.10	]	(2459	भारती लघु उद्योग बँक या नावाचे
						)	यांचा सुनील रामभाऊ किर्दत यांचे प्लॉट न
		[अरविंद केशवराव			]	(2459	65 वर र रु 60 लक्ष बोज (2597)
		मालेकर				)	बोजा - राष्ट्रीयकृत बँक गहाण
		[संजय केशवराव मालेकर			]	(2459	दिनांक 27/12/2016 रोजी यूनियन
		प्लॉट न 103				)	बँक ऑफ इंडिया चा सुनिल रामराव
		----सामाईक क्षेत्र----					सांळुके प्लाट न 76 यांच्या नावे
							र.रु.5000000/- कर्ज. (2927)
		नाथ सिडस लि क तर्फे				(1218	बोजा - नागरी सहाकरी बँक
		डायरेक्टर				)	दिनांक 17/06/2017 रोजी एन के जी
		सतिश लक्ष्मीनारायण				(1218	एस बी चा संतोष प्रकाश तांबे प्लॉट न
		कासलीवाल प्लॉट न 99				)	73अ यांच्या नावे र.रु.2500000/- कर्ज. (
		----सामाईक क्षेत्र----	0.05.41	0.14			3004)
							बोजा - राष्ट्रीयकृत बँक गहाण
		[खसना फायनान्सीयल			]	(3474	दिनांक 20/06/2017 रोजी भारतीय
		सर्व्हिस प्रा लि तर्फे				)	स्टेट बँक,औरंगाबाद चा फकीरा एकनाथ

Joint Sub-Registrar Class-2 औरंगाबाद क्र.-5 Aurangabad No.-5

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प्लॉट ९४				)
रणिजत जयवंत देशमुख				(3486)
------सामाईक क्षेत्र------	0.00.04	0.00		
~~फकीरा एकनाथ पांडव प्लॉट अ-81~~	~~0.02.14~~	~~0.06~~	]	(2459)
~~प्रतिभा प्रेमसिंग पाटील~~			]	(2438)
अजयसिंग प्रेमसिंग पाटील				(2438)
शरद काशिनाथ महाजन				(2438)
प्रकाश हिरालाल गंगवाल				(2438)
प्रविण चंपालाल रुणवाल प्लॉट नं ९८				(2438)
------सामाईक क्षेत्र------	0.07.65	0.20		
~~कौशल्याबाई तानसिंग जगरवाल प्लॉट 94~~	~~0.03.96~~	~~0.10~~	]	(2274)
~~तानसिंग फुलसिंग जगरवाल~~			]	(2274)
------सामाईक क्षेत्र------				
अतुल शरदराव कुलकर्णी				(2644)
दिलीप केशवराव भिलेगावकर प्लॉट नं ९५				(2644)
------सामाईक क्षेत्र------	0.04.00	0.11		
उमेश विष्णू हंबिरे प्लॉट नं १०६	0.03.96	0.10		(2759)
~~कपाली दिलीप तासळ~~			]	(2155)
~~प्लॉट नं २०१ डी...~~	~~0.03.42~~	~~0.09~~	]	(2155)
~~प्लॉट न २०१ बी...~~	~~0.01.23~~	~~0.03~~	]	(2155)
बालाजी माणिकराव पाटील प्लॉट न ८४	0.05.00	0.13		(2274)
फकीरा एकनाथ पांडव प्लॉट न ८१ अ	0.02.14	0.06		(2459)
अर्चना आनंद चोरडिया				(2848)
वंदना आशिष चोरडिया प्लॉट न 101				(2848)
------सामाईक क्षेत्र------	0.04.00	0.10		
सुभास शालीग्राम खुरद				(2895)
विवेकानंद उत्तमराव वरकड प्लॉट न 201ए				(2895)
------सामाईक क्षेत्र------	0.06.01	0.15		

Seal of the Joint Sub-Registrar Aurangabad No.5

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	फ्लॅट न 3			)
	राजेंद्र केशवराव आधव फ्लॅट न 2	0.00.49	0.01	(3685)
	ऋतुजा कारभारी वरकड फ्लॅट न 6	0.00.49	0.01	(3685)

जुने फेरफार क्र. (276),(1218),(1246),(1260),(1263),(1275),(1289),(1295),(1300),(1316),(1319),(1412),(1433),(1449),(1495),(1509),(1531),(1603),(1608),(1719),(1785),(1800),(1820),(1833),(1839),(1892),(1896),(1916),(1936),(1981),(1991),(2129),(2155),(2172),(2274),(2300),(2438),(2459),(2478),(2515),(2542),(2586),(2644),(2759),(2848),(2895),(2965),(3089),(3216),(3486),(3548)

सीमा आणि भुमापन चिन्हे :

सात नमूना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- उस्मानपूरा इटखेडा तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद शेवटचा फेरफार क्रमांक : 3685 व दिनांक : 24/11/2021

भुमापन क्रमांक व उपविभाग : 69/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व इतरकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2018-19	संपूर्ण वर्ष										पडीत	3.6800		
2019-20	संपूर्ण वर्ष										चालू पड	3.6800		
2020-21	संपूर्ण वर्ष										चालू पड	3.6800		

CHALLAN
MTR Form Number-6

GRN	MH010157100202122E	BARCODE		Date	15/12/2021-12:52:56	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AGD_JT DIST REGISTRAR AURANGABAD	Full Name	MS INDRAYANI DEVELOPERS THROUGH PARTNER IMRAN HABIB PATHAN AND OTHER
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO. 201-A GUT NO. 69/1 AT ITKHEDA
		Premises/Building	
		Road/Street	AURANGABD
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	1570700.00
Total	15,70,700.00

DEFACED ₹1570700.00 DEFACED

Amount In Words	Fifteen Lakh Seventy Thousand Seven Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021121591877	CKS2518091
Cheque/DD No.		Bank Date	RBI Date	15/12/2021-12:53:31	18/12/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		350 , 18/12/2021	

Department ID : Mobile No. : 9730552222

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

सदर चलन केवळ दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.30 13:51:19 IST
Reason: Secure Document
Location: India

Challan Defaced Detail :

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004881987202122	16/12/2021-16:02:29	IGR202	1570700.00
			Total Defacement Amount		15,70,700.00

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Print Date 30-12-2021 01:51:19

भारत सरकार
Unique Identification Authority of India
Government of India
भारतीय विशिष्ट ओळख प्राधिकरण
आधार
आधार — सामान्य माणसाचा अधिकार
आधार — सामान्य माणसाचा अधिकार
आपला आधार क्रमांक / Your Aadhaar No.
7004 3751 0671
नोंदणीयाचा क्रमांक / Enrollment No 1218/17148/03338
To,
विवेकानंद उत्तमराव वरखड
Vivekanand Uttamrao Warkad
S/O Uttamrao Warkad
near N P garden wasrd no 03 ram nagar
Lonar
Buldana
Maharashtra 443302
9000156706
14/11/2011
Ref: 353 / 28B / 362168 / 2601197 / P
UE 972045010N
जन्म वर्ष / Year of Birth: 1980
पुरुष / Male
7004 3751 0671
Maruti Fakirrao Pandhare
जन्म तारीख/DOB: 15/02/1998
पुरुष/ MALE
3220 9800 2927
VID : 9128 1070 1668 0114
माझे आधार, माझी ओळख
Address:
flat no 4 plot no 32 gut no.2/1, Indrayani towsur, Indrayani Towsur, bood by pass – Aurangabad, Aurangabad, Aurangabad, Maharashtra - 431003
3220 9800 2927
VID : 9128 1070 1668 0114
Sachin Suryakant Ghayal
जन्म तिथि/ DOB: 15/06/1989
पुरुष / MALE
4191 9444 7721
मेरा आधार, मेरी पहचान
Address:
Row Houses, gut no 95, gajanan nagari, itkheda, Aurangabad, Aurangabad, Maharashtra - 431005
4191 9444 7721
Subhash Shaligram Khurad
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male
5607 6584 3376
आधार — सामान्य माणसाचा अधिकार
Address: tilak nagar, saraswati balaruganalya, WAARD NA 05, Mehkar, Mehkar, Buldana, Maharashtra, 443301
Imran Habib Pathan
जन्म तारीख/DOB: 12/02/1997
पुरुष/ MALE
5405 2142 2854
VID : 9122 0862 9744 7291
माझे आधार, माझी ओळख
Address:
House No 112 SR No 83, Devlai, Aurangabad, Aurangabad, Maharashtra - 431001
5405 2142 2854
VID : 9122 0862 9744 7291
कृष्णा फकिरराव पांढरे
Krushna Fakirrao Pandhare
जन्म तारीख/DOB: 10/07/1984
पुरुष/ MALE
3146 9593 7674
VID : 9130 5631 3255 1301
माझे आधार, माझी ओळख
Address:
Kerhala, Aurangabad, Maharashtra - 431135
3146 9593 7674
VID : 9130 5631 3255 1301

342/9321
गुरुवार,30 डिसेंबर 2021 12:03 म.नं.

दस्त गोषवारा भाग-1

अगग5
दस्त क्रमांक: 9321/2021

दस्त क्रमांक: अगग5 /9321/2021

बाजार मुल्य: रु. 3,14,14,000/- मोबदला: रु. 3,14,14,000/-

भरलेले मुद्रांक शुल्क: रु.15,70,700/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

अ. क्रं. 9321 वर दि.30-12-2021

रोजी 11:59 म.पू. वा. हजर केला.

पावती:13325 पावती दिनांक: 30/12/2021

सादरकरणाराचे नाव: **घेणार - मे. इंद्रायणी डेव्हपलर्स तर्फे भागीदार - इमरान हबीब पठाण - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 420.00
पृष्ठांची संख्या: 21	
कमी दस्त हताळणी शुल्क रु. 20 पा.क्रं 13345 ने वसुल	एकुण: 30420.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: डेव्हलपमेंट अँग्रीमेंट

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 30 / 12 / 2021 11 : 59 : 01 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 12 / 2021 12 : 01 : 07 PM ची वेळ: (फी)

Seal of the Joint Sub-Registrar Class-2, Aurangabad No.-5

30/12/2021 12 06:40 PM

दस्त गोषवारा भाग-2

अगग5
दस्त क्रमांक:9321/2021

दस्त क्रमांक :अगग5/9321/2021
दस्ताचा प्रकार :-डेव्हलपमेंट अँग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:देणार - मालक - सुभाष शालीग्राम खुरद - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तिळक नगर, ता. मेहकर जि. बुलढाणा, महाराष्ट्र, बुलढाना. पॅन नंबर:	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:देणार - मालक - विवेकानंद उत्तमराव वरकड - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लोणार ता. लोणार जि. बुलढाणा, महाराष्ट्र, बुलढाना. पॅन नंबर:	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:घेणार - मे. इंद्रायणी डेव्हपलर्स तर्फे भागीदार - इमरान हबीब पठाण - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बीड बायपास रोड, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-23 स्वाक्षरी:-		
4	नाव:घेणार - मे. इंद्रायणी डेव्हपलर्स तर्फे भागीदार - कृष्णा फकीरराव पांढरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बीड बायपास रोड, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून घेणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट अँग्रीमेंट चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 12 / 2021 12 : 06 : 03 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन सुर्यकांत घायाळ - - वय:31 पत्ता:ईटखेडा, औरंगाबाद पिन कोड:431001	स्वाक्षरी	
2	नाव:मारुती फकिरराव पांढरे - - वय:36 पत्ता:जाधववाडी, हर्सुल, औरंगाबाद पिन कोड:431001	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:30 / 12 / 2021 12 : 06 : 40 PM

Joint Sub Registrar Aurangabad V

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	228	310	1570700	SD		
2		eChallan		MH010654313202122E	30000	RF	0005232913202122	30/12/2021
3		DHC		2712202116069	420	RF	2712202116069D	30/12/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9321 /2021

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

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e329 | 22 | 22
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प्रमाणित करण्यात येते की,सदर दस्तावेजात एकुण 22 पाने आहेत,नोटणी पुस्तक क्रं.1 चे अनुक्रमांक e329 वर नोंदला

दि.30/12/2021

सह.दुय्यम निबंधक वर्ग-2
औरंगाबाद क्र.5

Seal of the Joint Sub-Registrar Class-2, Aurangabad No-5

30/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 5
दस्त क्रमांक : 9321/2021
नोंदणी :
Regn:63m

गावाचे नाव : इटखेडा

(1) विलेखाचा प्रकार	डेव्हलपमेंट अॅग्रीमेंट
(2) मोबदला	31414000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	31414000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: औरंगाबाद मनपा हद्दीतील मौजे ईटखेडा येथील गट नंबर 69/1 मधील प्लॉट नंबर 201-ए ज्याचे क्षेत्र 600.97 चौ.मी. बाबत डेव्हलपमेंट अॅग्रीमेंट((GAT NUMBER : 69/1 ;))
(5) क्षेत्रफळ	1) 600.97 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-देणार - मालक - सुभाष शालीग्राम खुरद - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तिळक नगर, ता. मेहकर जि. बुलढाणा, महाराष्ट्र, बुलढाना. पिन कोड:-443301 पॅन नं:- 2): नाव:-देणार - मालक - विवेकानंद उत्तमराव वरकड - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लोणार ता. लोणार जि. बुलढाणा, महाराष्ट्र, बुलढाना. पिन कोड:-443302 पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-घेणार - मे. इंद्रायणी डेव्हलपर्स तर्फे भागीदार - इमरान हबीब पठाण - - वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बीड बायपास रोड, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 2): नाव:-घेणार - मे. इंद्रायणी डेव्हलपर्स तर्फे भागीदार - कृष्णा फकीरराव पांढरे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बीड बायपास रोड, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	30/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	9321/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1570700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual