158/7437
Thursday,September 22 ,2022
4:53 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 10208 दिनांक: 22/09/2022

गावाचे नाव: औरंगाबाद शहर
दस्तऐवजाचा अनुक्रमांक: अगग1-7437-2022
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: स्क्वेअर-ए डेव्हलपर्स एलएलपी तर्फे खान अदीब अख्तर अहेमद -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 30360.00

Sub Registrar Aurangabad I
सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्रं.1
औरंगाबाद.

बाजार मुल्य: रु.10500000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 525000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2209202209130 दिनांक: 22/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008144288202223E दिनांक: 22/09/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत केले

दस्त स्कॅन झाला

CHALLAN

MTR Form Number-6

MH008144286202223E	BARCODE	Date 22/09/2022-16:23:57	Form ID 25.1

ent Inspector General Of Registration		Payer Details	
Stamp Duty Payment Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
me ARB2_AURANGABAD 2 JT SUB REGISTRAR		Full Name	M/s Square Developers Thr Khan Adeeb Akthar & Others
AURANGABAD			
2022-2023 One Time		Flat/Block No.	GUT NO 229/2
Account Head Details	Amount In Rs.	Premises/Building	
01 Stamp Duty	525000.00	Road/Street	SAWANGI
01 Registration Fee	30000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=	Smt Atiya Shaenaz W/o Mohammad Muntajibuddin kazi
		Amount In Words	Five Lakh Fifty Five Thousand Rupees Only
	5,55,000.00		

Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022092217864	2768158224
DD No.		Bank Date	RBI Date	22/09/2022-16:24:34	Not Verified with RBI
Bank		Bank-Branch		IDBI BANK	
Branch		Scroll No. , Date		Not Verified with Scroll	

ID :

Mobile No. : 9325210469

The challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

Seal of the Jt. Sub-Registrar Aurangabad No. 1

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2209202209130	Date 22/09/2022
Received from self, Mobile number 0000000000, an amount of Rs.360/-, 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 IBKL	Date 22/09/2022
Bank CIN 10004152022092208267	REF No. 2788386394
This is computer generated receipt, hence no signature is required.	

Seal of the Jt.Sub-Registrar Aurangabad No.1

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Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2209202209130	Receipt Date 22/09/2022

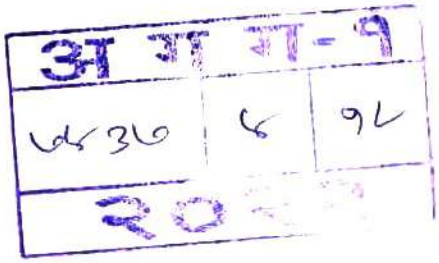
Received from self, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 7437 dated 22/09/2022 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED ₹ 360 DEFACED

Payment Details

Bank Name IBKL	Payment Date 22/09/2022
Bank CIN 10004152022092208267	REF No. 2788386394
Deface No 2209202209130D	Deface Date 22/09/2022





DEVELOPMENT AGREEMENT

Govt . Value is Rs 1,05,00,000/- (Rupees One Crore Five Lacs only)

Zone no . 1.538 @ Rs 14400/-per Sq.Mtr.

This Development Agreement is Executed today on 15th December 2022 at Aurangabad.

BETWEEN

Smt. Atiya Shaenaz

W/o Mohammad Muntajibuddin Kazi

Age : 66 years , Occupation : Housewife

R/o. Aurangabad

(Hereinafter called as " Owner" which expression shall mean and include his heirs, sucessors, legal representative , executors and administrators and assigned.)

M/s. Square-A Developers LLP,

Through its **Partner :**

1. Khan Adeeb Akthar ,

Age : 40 Years, Occupation : Business,

R/o. Flat No 05 , Sahara Apartment

Town Hall, Aurangabad.

2. Seemab Naser Adeeb Akhtar ,

Age : 38 Years, Occupation : Business,

R/o. H.No 2-6-91/P,Majnu
Hills Ganesh Colony
Aurangabad.

(Hereinafter called as "Developers/Builder"which expression shall mean his heirs, successors , legal representative , executors, administrators and assignees)

Whereas, Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi is the owner and possessor of the property bearing Gut no 229/2 , Plot no 01 admeasuring 4715 Sq.Mtrs is given to the developer for development which is situated at Sawangi , Aurangabad Tq.Dist Aurangabad is owned by the owner and the said property is specifically described in scheduled a hereto attached.

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And whereas, the owner have prepared a plan for development of above said property and to construct the residential complex thereon he approach the builder and requested to develop the said property and developer also agreed for the same on the following terms and condition.

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1. The said property is free from encumbrances .The Owner has a good and perfect marketable title. No part of the said property is failing under reservation. The Owner or anybody on his behalf has not received any notice os acquisition of the said property or any part thereof . The owners has not entered into any agreement for the sale or development in respect of the said property except the developer of this agreement.
2. That, the developer/builder had applied for the construction permission in the office of the CIDCO Aurangabad Santioned Plan Building Permission Vide No

CIDCO/TPO/AFA(BP)/2022/207 Dated 17/11/2022 for the plot bearing No 01 , Gut No 229/2 , admeasuring 4715 Sq.mtrs situated at Sawangi Aurangabad . Commencement Certificate and approved plan is separately attached. Similarly the Developer also will be entitled for refund of the deposit amount after completion of construction from the office of the CIDCO , Aurangabad.

3. That, the Developer has agreed to complete the said building within 36 Months from the date of construction permission.
4. That, all the taxes of the plot upto the date of this agreement are paid by the owner and if any taxes or are found due on the plot the same will be paid by the owner.
5. That, the owner hereby undertake that she is the absolute owner and possessor of the above property described in Schedule A and there is no defect in her title and if any defect in the title of the owner or any dispute on account of title or boundaries of the plot are found, it will be total responsibility of the owner and he will have to remove the same by taking proper steps on the costs and risk.
6. That, the developer shall heir the services of qualified architect and RCC Consultant for the construction of the said building and their fees will paid by the developer, similarly the developer may also obtain the services of legal adviser for preparation and drafting of legal documents either, in between the owner/ developer and fees of advocate will be paid by the builder or respective purchaser.
7. That, the owner hereby undertake that she have already paid all the dues of CIDCO , State Govt. MSEDCL LTD. And all other relevant authorities and there are no dues payable by the owner to the above authorities upto the date of the said agreement.

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8. That, the owner will not responsible in the event of any litigation's in respect of the building its contractor , technical experts or liabilities .
9. That, the owner is also executing an irrevocable general power of attorney in favour of developer thereby authorizing him to carry on the construction/ development work of the plot and also execute the declaration U/s 2-A of the Maharashtra Apartment Ownership Act and to do all things for formation of the association and also to enter into agreement to sale and execute agreement to sale and sale deed in respect of the developers portion.

Sr.No	Ratio of Developers Part	Ratio of Owners Part
	Ratio of Developer is 50% of Construction Area	Ratio of owner is 50% Construction Area

These are further precisely described in Scheduled- B in the sanctioned Building Plan.

10. The developer and owner shall have total rights of their respected shares which are precisely described in schedule- B i.e, to enter into agreement to sale/ sale deed/ gift deed or any other agreement.
11. During the construction if any accident/ incident occurs the whole responsibility shall rest on developer the owner will not be liable for any damages or losses.
12. This development agreement is not a partnership deed hence any loss or profit arising out the said construction , is developer responsibility the owner is not liable for the same.
13. The name of the said building is "Dar-Ul-Aman" .

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14. That the stamp duty and registration fees of the said development agreement is borne by the developer.
15. At present there is one electric meter in the building , on the date of possession of the said plot for development this meter will hand over to developer temporarily and he will have to pay electric charges. This meter would be return to owner after development. There is one borewell on the plot. This will remain in charge of developer for use.
16. As per permission the said building consist of Row House , Shops.
17. No sharing in open space/Parking Area.
18. Also as per sanctioned plan by the CIDCO Aurangabad , the construction will be done as per plan.
19. No revised construction permission will be taken by the both the parties.

SCHEDULE- A

All that piece & parcel of property bearing Gut No 229/2 , total admeasuring 4715 Sq.Mtrs situated at Sawangi, Tq & Dist Aurangabad which is bounded as below.

TOWARD EAST	:	Gut No 229/2/Part
TOWARD WEST	:	Land of Mohammad Muntajibuddin Kazi
TOWARD NORTH	:	Land of Mohammad Muntajibuddin Kazi
TOWARD SOUTH	:	Naygaon to Kabir Madh Raod & Gut No. 28

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In witness whereof this agreement is executed today on 15th December 2022

Owner

ATIYA

1. Smt. Atiya Shaenaz

W/o Mohammad Muntajibuddin Kazi



Builders/ Developers

Adeeb Akthar

1. **Khan Adeeb Akthar**



2. **Seemab Naser Adeeb Akhtar**



Witness

1. **Pathan Irfan Gafur Khan**
   Age : 29 years Occ : Business
   R/o : Chawni Aurangabad



2. **Faiz Khan Qamar Khan**
   Age : 25 years Occ : Business
   R/o : Arif Colony Aurangabad



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Development Agreement

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