Other Receipt

159/1548
Thursday,23 March 2023 6:15 PM

इतर पावती

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

पावती क्रं.: 1762 दिनांक: 23/03/2023

गावाचे नाव: -हिमायत बाग
दस्तऐवजाचा अनुक्रमांक: अगग2-1548-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: अपटाऊन बिल्डर्स ऍन्ड डेव्हलपर्स तर्फे प्रो.प्रा. आसिफ पटेल रशिद पटेल - -
वर्णन

दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
एकूण:	रु. 300.00

Joint S R, Aurangabad II
31/3/23

1); देयकाचा प्रकार: DHC रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202320639 दिनांक: 23/03/2023
बँकेचे नाव व पत्ता:

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CHALLAN

MTR Form Number-6

GRN	MH017216825202223E	BARCODE	Date	23/03/2023-10:41:3	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	ARB5_AURANGABAD 5 JT SUB REGISTRAR	**Full Name**	Uptown Builders and Developers through its Prop Asif Patel Rashid Patel
Location	AURANGABAD	**Flat/Block No. Premises/Building**	Survey No 24/5
Year	2022-2023 One Time	**Road/Street**	Himayatnagar Aurangabad
		Area/Locality Town/City/District	Aurangabad
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=Ramkrishna Dhansing Harne and Janardhan Dhansing Harne~
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032357288	CKW4796656
Cheque/DD No.		Bank Date	RBI Date	23/03/2023-10:24:41	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Sub-Registrar Aurangabad

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Page 1/1

Print Date 23-03-2023 10:41:49

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2303202303317	**Date** 23/03/2023
Received from Self, Mobile number 0000000000, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	**Date** 23/03/2023
Bank CIN 10004152023032303078	**REF No.** CHM0962461
This is computer generated receipt, hence no signature is required.	

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2303202303317	**Receipt Date**	23/03/2023

Received from Self, Mobile number 0000000000, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 1548 dated 23/03/2023 at the Sub Registrar office Joint S.R. Aurangabad 2 of the District Aurangabad.

DEFACED ₹ 620 DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	23/03/2023
Bank CIN	10004152023032303078	**REF No.**	CHM0962461
Deface No	2303202303317D	**Deface Date**	23/03/2023

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CHALLAN
MTR Form Number-6

GRN	MH016660254202223E	BARCODE		Date	13/03/2023-11:53:06	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 Uptown Builders and Developers through its Prop Asif Patel Rashid Patel
Location	AURANGABAD	Flat/Block No. Premises/Building	Mahemudpura
Year	2022-2023 One Time	Road/Street	Mahemudpura
		Area/Locality Town/City/District	Aurangabad
		PIN	4 3 1 0 0 1

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	1726600.00
Total	17,26,600.00

DEFACED ₹1726600.00 DEFACED

Remarks (If Any)

Stamp Duty for Development Agreement of Property Gut No 24/5 Himayatnagar Aurangabad

Amount In Words: Seventeen Lakh Twenty Six Thousand Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572023031367606	CKW3800572
Bank Date	RBI Date	13/03/2023-11:24:53	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9371717182

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

खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही .

Seal of the Sub-Registrar Office AURANGABAD-2

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0008306081202223	13/03/2023-15:53:45	IGR202	1726600.00
			Total Defacement Amount		17,26,600.00

Print Date 13-03-2023 03:53:48

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Certificate ... Act, 1958

05/12/22

... builders and developers thro. its propr. Asif Patel Rashid Patel
... Cell No. 2415, Himgauthaan, A bad
17,26,600/- Seventeen
Lakh Twenty Six Thousand Six Hundred Rs only
... MH 01 666 02542022223 E ... Dt - 13.3.23
... A.S.1958
17,26,600/- ... which

53 (A) of the Bombay Stamp ...
Place :- Aurangabad.
Date :- 13/03/2023

MVRS - 3453000/-

Collector of Stamps

Collector of Stamps

Collector of Stamps Aurangabad

हे प्रमाणपत्र " मुंबई मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये विहित दरेले आहे. परंतु ... अधिकच्या ... अधिनिय... नुसार ... कार्यवाही करतील

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Sub-Registrar

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... the said land.

CHALLAN
MTR Form Number-6

GRN	MH017216825202223E	BARCODE		Date	23/03/2023-10:41:01	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	ARB5_AURANGABAD 5 JT SUB REGISTRAR	**Full Name**	Uptown Builders and Developers through its Prop Asif Patel Rashid Patel
Location	AURANGABAD		
Year	2022-2023 One Time	**Flat/Block No.**	Survey No 24/5
		Premises/Building	
		Road/Street	Himayatnagar Aurangabad
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=Ramkrishna Dhansing Harne and Janardhan Dhansing Harne~
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

THIS CHALLAN IS DEFACED
J. Sub-Registrar
A'bad. No.2

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032357288	CKW4796656
Cheque/DD No.		Bank Date	RBI Date	23/03/2023-10:24:41	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. 0000000000

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

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

Seal of the Sub-Registrar Aurangabad

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Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	Head	Defacement Amount
1	(iS)-159-1548	0008519811202223	23/03/2023-15:15:02	IGR206	30000.00
			Total Defacement Amount		**30,000.00**

Print Date 23-03-2023 03:17:07

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS SIGNED AND EXECUTED TODAY ON ---23---th MAR - 2023 BY AND BETWEEN -

1. **Ramkrishna Dhansing Harne**
   Age - 45 Year, Occ – Agri.
   R/o. Harsul, Aurangabad
   AADHAR No. 7505 1600 3829
2. **Janardhan Dhansing Harne**
   Age – 35 Year, Occ – Agri.
   R/o. Harsul, Aurangabad
   AADHAR No. 5182 1205 0099

(Hereinafter called as **"Said Owner"** which expression shall mean and include their heirs, successors, legal representative, executors, administrators and assignees).

AND

Uptown Builders & Developers through its Prop.
Asif Patel Rashid Patel
Age : 49 Years, Occ : Construction Business.
R/o. Mahemudpura, Aurangabad.
AADHAR No. 3343 7042 6063

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

Seal of the Sub-Registrar AURANGABAD

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Description of The Property –

The Property admeasuring 0 Hectare 20 AAR, bearing Survey No. 24/5, situated at Himayatnagar, Taluka & District Aurangabad. And the same is bounded by –

On or Towards East	-	Land of Dhansing Sitaram Harne
On or Towards West	-	9.00 Mtr Wide Road and Land of Dhansing Sitaram Harne
On or Towards South	-	Land of Dhansing Sitaram Harne And thereafter Land of Kasabai Wani
On or Towards North	-	Land of Survey No. 24/5

Law Under Which The Development Work Is Undertaken –
Maharashtra Ownership of Flats Act
Maharashtra Apartment Ownership Act.
Real Estate Regulation & Development Act, 2019.

History of the Title –
And Whereas, the said owners are absolute owners of the said land and having clear marketable title and the said land stand in the name of said owners in all Govt. Records as well as in Municipal Records.

AND Whereas, the said owners have decided to develop the said land and construct a Row Houses Scheme on the said land, but due to lack of construction knowledge, have decided to allot development work to suitable Builder / Developer, who can construct the Row Houses thereon.

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AND Whereas, the Developer herein came to know about intentions to develop said land by the said owners, has approached **Uptown Builders & Developers through its Prop. Asif Patel Rashid Patel** and expressed their wish to undertake the construction work.

AND WHEREAS, negotiations took places between both the parties and both the parties herein have agreed to develop the said land with said developer on the ratio of **50 : 50** basis **(Total built up area 2666.70 Sq.Mtr.)**, means the said developer shall develop 21 row houses on the said land.

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That, the Owners has obtained the building permission from Aurangabad Municipal Corporation, Aurangabad vide permission No. **132/2022-23, File No. 35/17/2021-22 dated 29/07/2022** in respect of said land and has procured development permission under Section 42-A of the Maharashtra Land Revenue Code 1999 vide an order of the Tahsildar, Aurangabad bearing No. 2022 JAMA-2/PARI.B./CR-279, Dated 23/08/2022.

Hence both the parties have agreed to execute this Development Agreement on the Terms and Conditions as mentioned below –

1) The said owners to handover clear title possession of the said land to the developer.

2) That, the owner of land handover the peaceful possession of the land described in the Schedule below to the Builder along with full development rights free from all encumbrances. charges, liens etc. owners of the land also agreed to handed over original documents, title deeds etc. relating to the said property for enabling the Developer.

3) The said owners to execute separate General Power of Attorney in favour of the said developer along with this Development Agreement to get all the permissions from Municipal Corporation, any Govt. Offices, Semi Govt. Offices, Tahesil, Collector Office or any other Govt. Body and to sell the the Row Houses of his share.

4) The developer herein has paid refundable security deposit of Rs. 25,00,000/- (Rs. Twenty Five Lakh Only) to said owners as follows

Rs. 1,00,000/- is paid by cheque No. 547573 Date 24/09/2020, State Bank of India, Rozabagh, Aurangabad.
Rs. 1,00,000/- is paid by cheque No. 547574 Date 24/09/2020, State Bank of India, Rozabagh, Aurangabad.
Rs. 6,50,000/- is paid by cheque No. 614510, Date
State Bank of India, Rozabagh, Aurangabad.

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Rs. 5,00,000/- is paid by cheque No. 614511, Date
State Bank of India. Rozabagh, Aurangabad.
Rs. 6,50,000/- is paid by cheque No. 614513, Date
State Bank of India. Rozabagh, Aurangabad.
Rs. 5,00,000/- is paid by cheque No. 614512, Date
State Bank of India. Rozabagh, Aurangabad.

which shall be returned to developer upon the completion of construction work.

5) The developer to complete construction work of the Row Houses within 3 years from the date of execution of this development agreement or from the date of sanction of plans, whichever is later.

6) The said Row Houses shall be numbered as A-1 to A-10, B-1 to B-5 AND C-1 to C-4, D-1, E-1 developer shall handover possession of Row Houses to the said owners of their shares and shall keep hold of Row Houses of his share which said developer, shall be able to sell those freely in the market.

7) The said developer to execute agreement to sale with prospective purchasers and is allowed to receive consideration amount from them and execute an agreement to sale by signing thereon at Sub-registrar offices in Aurangabad.

8) The said developer to execute a deed of declaration and also execute Deed of Apartment in favour of prospective purchasers as well as in favour of said owners.

9) The developer shall handover 1 copy of all permissions, applications, plan copies or any other document that are submitted with Govt. / Semi Govt. / Municipal records.

10) The Builder / Developer undertakes and promises that the construction will be completed in 3 years from the date of said development agreement. And during the construction process owners shall not interfere in development work.

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11) The Developer shall be entitled to proceed with the development of the said property and construction of the building on the said property strictly in accordance with the plan sanctioned by Aurangabad Municipal Corporation and accordance with the rules and regulations of the construction by AMC and other concerned authorities under Development Control Rules.

12) It is agreed and accepted by the said owners and the said developer that, row houses of the share of Builder / Developer, he shall be free to sell to any prospective purchasers of his choice. There shall be no restrictions on Builder from the said Owners.

13) The Owners have paid all the taxes, cess, dues in regard to the said land to concerned Govt. Departments, Semi Government, Municipal Corporation or Tahesil or Gram Panchayat up to date as on today.

14) That, the proposed building being constructed on the land described in schedule-A will be governed by the provision of Maharashtra Apartment Ownership Act and the developer on the basis of the power of attorney executed by the owner in favour of the developer firm will execute and registered the declaration u/s 2-A of Maharashtra Apartment Ownership Act. And builder have right to enter their name in Land Revenue Record as a Developer of this property. And Owner have no objection for the same.

15) The Developer will be entitled to modify the revised approved building plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. That, the developer shall comply the services of qualified architect and RCC consultant for the construction of the building and their fees will be 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 owners/ developer and row house purchaser the expenses of which documents and fees of advocate will be paid by the builder or respective p

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