DEVELOPMENT AGREEMENT

Land bearing Gut No. 1, situated at
Itkheda, Aurangabad.

-: Project by :-

Param developers

ector of Stamps
gabad.

160/4319

Thursday,04 May 2023 11:46 AM

इतर पावती

Original/Duplicat

नोंदणी क्रं. :39

Regn.:39

पावती क्रं.: 5625 दिनांक: 04/05/202

गावाचे नाव: -इटखेडा

दस्तऐवजाचा अनुक्रमांक: अगग3-4319-2023

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अँग्रीमेंट

सादर करणाऱ्याचे नाव: परम डेव्हलपर्स तर्फे भागीदार परमेश्वर संतराम राजबिंडे -

वर्णन

दस्त हाताळणी फी	रु. 140.0
पृष्ठांची संख्या: 7	
एकूण:	रु. 140.0

Joint Sub Registrar Aurangabad II

1); देयकाचा प्रकार: DHC रक्कम: रु.140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0405202302920 दिनांक: 04/05/2023

बँकेचे नाव व पत्ता:

मुळ दस्तावेज परत केले

दस्त स्कॅन झा

CHALLAN

MTR Form Number-6

GRN	MH001356923202324E	BARCODE		Date 28/04/2023-14:54:14	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	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	PARAM DEVELOPERS
Location	AURANGABAD		
Year	2023-2024 One Time	Flat/Block No.	LAND AT PART OF GUT NO. 01, AREA 4428.84
		Premises/Building	SQ MTRS

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

Road/Street	ITKHEDA
Area/Locality	AURANGBAAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=METRO BUILDERS AND DEVELOPERS~CA=0~Marketval=00
Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023042833215	IK0CFLACC3
Cheque/DD No.		Bank Date	RBI Date	28/04/2023-02:55:36	29/04/2023
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		119 , 29/04/2023	

Department ID : Validity unknown Mobile No. : 0000000000

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

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

Digitally signed by DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.04.29 20:41:15 IST
Reason: Challan Generated Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-160-4319	0000832611202324	03/05/2023-17:50:48	IGR207	30000.00

Print Date 03-05-2023 08:52:14

Office of the Jt. Sub Registrar Aurangabad

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2804202313679	Receipt Date	03/05/2023

Received from self, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4319 dated 03/05/2023 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	28/04/2023
Bank CIN	10004152023042812794	REF No.	311801255161
Deface No	2804202313679D	Deface Date	03/05/2023

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

Seal of the Jt. Sub-Registrar Aurangabad No.3

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CHALLAN

MTR Form Number-6

GRN	MH001356923202324E	BARCODE		Date	28/04/2023-14:54:14	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	ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name	PARAM DEVELOPERS		
Location	AURANGABAD						
Year	2023-2024 One Time			Flat/Block No. Premises/Building	LAND AT PART OF GUT NO. 01, AREA 4428.84 SQ MTRS		

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

Road/Street	ITKHEDA
Area/Locality	AURANGBAAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	SecondPartyName=METRO BUILDERS AND DEVELOPERS~CA=0~Marketval=00
Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023042833215	IK0CFLACC3
Cheque/DD No.		Bank Date	RBI Date	28/04/2023-14:24:55	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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Seal of the Jt. Sub-Registar Aurangabad No. 3

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Print Date 28-04-2023 02:55:48

CHALLAN

MTR Form Number-6

GRN	MH018112631202223P	BARCODE		Date	31/03/2023-18:41:54	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	PARAM DEVELOPERS
Location	AURANGABAD		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	LAND AT PART OF GUT NO. 01 AREA 4428.84 SQ MTRS

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	2608700.00
Total	26,08,700.00

Road/Street	ITKHEDA
Area/Locality	AURANGABAD
Town/City/District	
PIN	4 3 1 0 0 1
Remarks (If Any)	AS PER 0030051701 UNDER SECTION 31 STAMP ACT
Amount In Words	Twenty Six Lakh Eight Thousand Seven Hundred Rupees Only

DEFACED ₹2608700.00 DEFACED

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023033117671	1575676424032
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-18:42:06	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9923677744

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 नोंदणीकरावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

31 03 2023

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Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	UserId	Defacement Amount
1		00000994342023241	05/04/2023-18:51:07	IGR202	2608700.00

Print Date 05-04-2023 06:51:26

Received Adjudication Fee Rs. 1006
Vide Challan No. Receipt No. MH018896312022239P Dt - 17.01.23

Collector of Stamp
Aurangabad.

Certificate u/s 32(1)(b) of the Bombay Stamp Act. 1958

ADJ/3100901/ 65 /20-23-/
Office of the Collector of Stamp
Dated 21/ 03/20 23

Received from Shri Param Developees
residing at Land At Part of Gut No.1, Itkheda, A'bad.
Stamp duty of Rs. 2608700/- Twenty Six Lakh Eight Thousand seven Hundred RS only
Challan No. MH018.11.8631202223? Dt - 31.03.23
Certified under Section 32(1) (b) of Bombay Stamp Act.1958
that the full duty of Rs. 26,08,700/- with which
this instrament is chargeble has been paid vide artical no. 5-(a) - 3D
25(b)(i) of Schedule I
This Certificate is subject to the provisions of section
53 (A) of the Bombay Stamp Act. 1958
Place :- Aurangabad.
Date :- 06 / 04 /2023

M.V. RS - 52173000/-

Collector Of Stamps
Aurangabad

Seal of the Collector of Stamps Aurangabad

Collector of Stamps Aurangabad

हे प्रमाणपत्र " मुंबई मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या समोर दाखल झाल्यास नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

DEVELOPMENT AGREEMENT

Govt. Val. of Owner Share is Rs.	40%
Govt. Val. of the Developer Shares is Rs.	60%

(Zone No. ___, Plot Rate _____/-, & Constr. Cost `. _____/- per sq. m.)

THIS INDENTURE OF THE **DEVELOPMENT AGREEMENT** OF THE LAND BEARING PART OF GUT NO. 1, TO THE EXTENT OF 4428.84 SQM., INCLUDING BASIC FSI SITUATED AT ITKHEDA, WITHIN MUNICIPAL CORPORATION LIMIT, AURANGABAD. THIS DEVELOPMENT AGREEMENT IS REGISTERED WITH SUB REGISTRAR, AURANGABAD ON 28th DAY OF April 2023.

(Draft prepared by Adv. Vicky Francis- Niwara Consultants)

Joint Sub-Registar Aurangabad No.3

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BETWEEN

METRO BUILDERS AND DEVELOPERS

(A partnership firm is registered under Indian Partnership Act, 1932, vide registration no. AGG5/3796/2019, dated 26/07/2019, with Sub-Registrar Aurangabad having its principal office at H. No. 4-17-78, Old Mondha, Aurangabad).

Through its partners,

i) Mohammad Irfan Abdul Rajjaq Pariyani

Age : 51 years, Occ. : Business/Agri,

R/o. : Qaiser Colony, Aurangabad.

PAN No. AQWPM7554R.

ii) Shabbir Haji Yakub Gagan

Age : 57 years, Occ. : Business,

R/o. : Rashidpura, Majnu Hill, Aurangabad.

PAN No. AFEPG7022H, UID No. 354076805506

iii) Khan Alimoddin Jalaloddin Khan

Age : 43 years, Occ. : Business,

R/o. : Mujib Colony, Near Katkat Gate,

Aurangabad, PAN No. BITPK4452J,

iv) Mukhtar Khan Hamid Khan

Age : 47 years, Occ. : Agri/ Business,

R/o. : Waluj, Aurangabad,

PAN No. APNPK7930S.

Partners of Sr. No. i), iii) and iv) have authorized the partner Sr. No. 2 as signing authority to,

Shabbir Haji Yakub Gagan

Age : 57 years, Occ. : Business,

R/o. : Rashidpura, Majnu Hill, Aurangabad.

PAN No. AFEPG7022H, UID No. 354076805506

HEREINAFTER Referred to as **'Land Owners/Executors"** (which expression shall unless contrary to the context shall mean & deemed to include its present partners, signing authority, successors, representatives, executors, signing authority, assignees for sake of the said plot) **AND PARTY OF FIRST PART.**

(Draft prepared by Adv. Vicky Francis- Niwara Consultants)

Sub-Registrar of the Collector Aurangabad

Jt. Sub-Registrar

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AND

PARAM DEVELOPERS,

(A partnership firm is registered under Indian Partnership Act, 1932, on dated 18/12/2019 having its principal office at 14, Sham Chamber, behind Tandoor Hotel, Bansilal Nagar, Aurangabad).

Through its partners,

i) Mr. Parmeshwar Santram Rajbinde

Age : 35 years, Occ : Business

R/o : W-1, Amrut Sai Plaza, Silk Mill Colony,

Near Railway Station, Aurangabad, Pin- 431501

UID No. 757479152585, PAN No. AKOPR9864R

And

ii) Mr. Akshay Amarprasad Jaiswal

Age : 44 years, Occ : Business

R/o : Jalan Nagar, Aurangabad.

UID No. 571918352969,

PAN No. AYJPJ4197L.

HEREINAFTER Referred to as **Developers/Executees** (which expression shall mean & include all its partner, individual, successors, executors, signing authority, GPA holder, assignees.) **AND PARTY OF THE SECOND PART.**

AND

Shaikh Mohammad Sabir

Age : 41 years, Occ : Business

R/o : Plot No. 69-A, Arif Colony,

Aurangabad, UID No. 646085064821,

PAN No. BASPS8741K.

HEREINAFTER Referred to as **Additional Executor** (which expression shall mean & include all his, successors, executors, signing authority, legal hairs, nominees assignees.) **AND PARTY OF THE CONSENT PART.**

(Draft prepared by Adv. Vicky Francis- Niwara Consultants)

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Interpretation :

1. Land owners :- means executors or called as party of First part.
2. Builders and developers :- means executee and party of the second part.
3. The Additional Executor :- means party of consent part.
4. The Executee :- means partners of the developers and party of second part.
5. Title :- means history of the land.
6. Unit : means flat and row house.

1. Title :-

WHEREAS, land bearing Gut No. 1, total admeasuring 1 Hector 63 R, situated at Itkheda, within Municipal Corporation Limit, Aurangabad. The said land belong to Bhanuse family. That part of the land to the extent of 55 R, out of 1 Hector 63 R, purchased by Lackson Industry by virtue of sale deed executed on 26/03/2010, vide registration no. 2380 and 2381. On the basis of sale deed name of the purchaser entered in 7/12 extract, further Lackson Industry through its proprietor had sold land bearing Gut No. 1 to the extent of 44 R out of 55 R to Metro Builders and developers with consent of Janardhan Machindra Bhanuse and other 5, on the basis of sale deed name of the Metro Builders and developers entered in 7/12 extract and Ferfar record vide mutation entry no. 2110.

2. Authority Letter :

WHEREAS, The previous land owner Janardhan Machindra Bhanuse and other 5 have given their authority letter to Metro Builders and developers on 18/07/2012 for 9.00 mtr. approach road and 30 ft. approach road.

3. Measurement of the land :

WHEREAS, Metro builders and developers have submitted application before land record office, Aurangabad on 29/04/2016 and land record office has measure the land and provided measurement map on 18/05/2016 to the applicant.

(Draft prepared by Adv. Vicky Francis- Niwara Consultants)

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