

342/6576

Monday, July 31, 2023

4:54 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8176 दिनांक: 31/07/2023

गावाचे नाव: चिकलठाणा

दस्तावेजाचा अनुक्रमांक: अगग5-6576-2023

दस्तावेजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. अमोल सुरेश उकरडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

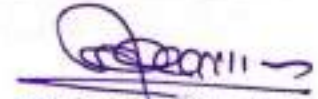
पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे

5:15 PM ह्या वेळेस मिळेल.



Joint Sub Registrar Aurangabad V

बाजार मूल्य: रु.83880500 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 4194100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3107202308892 दिनांक: 31/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005999758202324E दिनांक: 31/07/2023

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6

दस्त स्कॅन झाला

4812=50



GRN	MH005987664202324E	BARCODE			Date	31/07/2023-14:30:07	Form ID	
Department				Inspector General Of Registration				
Non-Judicial Stamps				Payer Details				
Type of Payment				Duty on doc Voluntarily brought for Adjud IGR RoM				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		AEZFS5006F		
Office Name				AGD_JT DIST REGISTRAR AURANGABAD		Full Name		Samarth Infra Partnership Firm
Location				AURANGABAD		Flat/Block No.		Gat No.377
Year				2023-2024 One Time		Premises/Building		
Account Head Details				Amount In Rs.		Road/Street		Chikalthana
0030051701 Amount of Tax				4194100.00		Area/Locality		Aurangabad
						Town/City/District		
						PIN		4 3 1 0 0 1
				Remarks (If Any)				
				Development Agreement of Land adm 1 Hectare 71 R				
				Amount In				
				Forty One Lakh Ninety Four Thousand One Hundred Ru				
				Words				
				pees Only				
Payment Details				CANARA BANK				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		02400412023073100407
Cheque/DD No.				Bank Date		RBI Date		31/07/2023-14:33:31
Name of Bank				Bank-Branch		CANARA BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9822404903

सदर चलन केवल दुर्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासुद्धा सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003083647202324	31/07/2023-15:06:09	IGR202	4194100.00
Total Defacement Amount					41,94,100.00



Office of the Collector of Stamp, Aurangabad
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH004446581202324E Dated
29-06-2023.


Collector of Stamps
Aurangabad

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.


मुद्रांक जिल्हाधिकारी
Aurangabad



Case No. Adj/IGR202/106/2023

Certificate Number: CER-AUR-ADJ-IGR202-106-2023

Market Value/Value (if any): Rs. 83880500

Received from SAMARTH INFRA Residing at B-402
None Hare Ram Hare Krishna Society Blue Bells
Chikalthana 431001. Stamp duty of Rs. 4194100/-
(Rs. Forty One Lakh Ninety Four Thousand One
Hundred only). Vide e-Challan GRN No
MH005987664202324E Dated :- 31-7-2023 The
defacement number is 0003083647202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 4194100/- (Rs. Forty One
Lakh Ninety Four Thousand One Hundred only)
with which this instrument is chargeable under
Article Development agreement of Schedule I of
the said Act, has been paid.

GUT NO.377, CHIKALTHANA, AURANGABAD

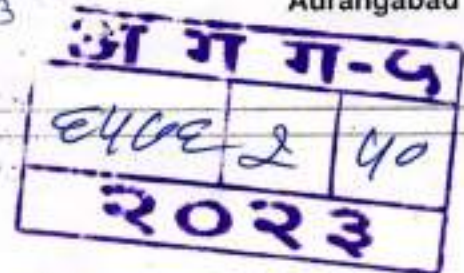
This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: Aurangabad

Date: 31/07/23


Collector of Stamps
Aurangabad



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3107202308892	Date 31/07/2023
Received from self, Mobile number 0000000000, an amount of Rs.1000/-, 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 CNRB	Date 31/07/2023
Bank CIN 10004152023073108294	REF No. 895810408854507
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6



GRN	MH005999758202324E	BARCODE							Date	31/07/2023-16:08:15				Form ID	25.1						
Department Inspector General Of Registration										Payer Details											
Stamp Duty Type of Payment Registration Fee										TAX ID / TAN (If Any)											
										PAN No.(If Applicable)				AEZFS5006F							
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR										Full Name				Samarth Infra Partnership Firm.							
Location AURANGABAD																					
Year 2023-2024 One Time										Flat/Block No.				Gst No 377, 1 H 71 R							
Account Head Details								Amount In Rs.		Premises/Building											
0030063301 Registration Fee								30000.00		Road/Street				Chikalthana							
										Area/Locality				Aurangabad							
										Town/City/District											
										PIN				431001							
										Remarks (if Any)											
										SecondPartyName=Genesh Babanrao Bagal--Marketval=83880500											
Total								30,000.00		Amount In Words				Thirty Thousand Rupees Only							
Payment Details CANARA BANK										FOR USE IN RECEIVING BANK											
Cheque/DD Details										Bank CIN		Ref. No.		02400412023073100559				1063107202302400559			
Cheque/DD No.										Bank Date		RBI Date		31/07/2023-16:13:08				Not Verified with RBI			
Name of Bank										Bank Branch				CANARA BANK							
Name of Branch										Scroll No. , Date				Not Verified with Scroll							

Department ID:

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

Mobile No : 9822404903

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-342-5576	0003091582202324	31/07/2023-16:54:22	IGR209	30000.00
Total Defacement Amount					30,000.00



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१६	१६
१६	१६





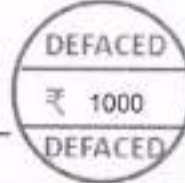
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3107202308892

Receipt Date 31/07/2023

Received from self, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 6576 dated 31/07/2023 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.



Payment Details

Bank Name CNRB

Payment Date 31/07/2023

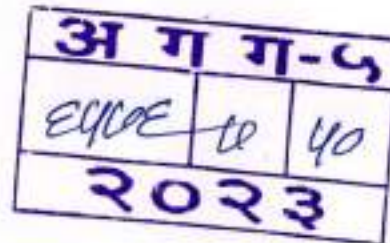
Bank CIN 10004152023073108294

REF No. 895810408854507

Deface No 3107202308892D

Deface Date 31/07/2023

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



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DEVELOPMENT AGREEMENT

This **Development Agreement** is made and executed on this 31
day of July, 2023 at Aurangabad

Between

Shri. Ganesh Babanrao Bagal,

Age: 39 years, Occ: Business,

R/o: Plot No. 318/B, N-1, CIDCO,

Aurangabad.

Aadhaar No. : 9135-7208-8181

PAN No: AKXPB1610Q

(Hereinafter referred to as '**Owner**' which expression shall unless contrary to the context shall mean and deemed to included **his** legal heirs, successors, representatives, executors, attorneys and assignees etc.) of **THE FIRST PART.**

AND

M/s. Samarth Infra a Partnership Firm, having its Registered Office at Flat No. B-402, Hare Rama Hare Krushna Society, Blue Bells, Chikalthana MIDC, Aurangabad. PAN AEZFS5006F

Through its Partners

1. Shri. Amol Suresh Ukarde,

Age 30 years, Occ. Business,

R/o. Karmad, Tq. & Dist. Aurangabad.

Aadhaar No. : 2774-6237-8401,

2. Sau. Vidhya w/o. Ganesh Bagal,

Age: 32 years, Occ.: Business,

R/o. Plot No. 318/B, N-1, CIDCO,

Aurangabad.

Aadhaar No. : 9091-0419-5546

3. Ganesh Bhimrao Kolkar,

Age: 38 years, Oce: Business,

R/o: Kolkar Galli, Wakulhi,

Tq. Badhnapur & Dist. Jalna.

Aadhaar No. : 8797-2489-4919

4. Shri. Janardhan Tulshiram Thombre

Age 36 years, Occ.: Business,



R/a: Gadhe Jalgaon, Tq. & Dist. Aurangabad.

Aadhaar No. : 2127-9789-2804,

(Hereinafter referred to as "**Developers**" (which expression shall, unless repugnant to the context and meaning thereof be deemed to mean and include its present and future partner and **their** respective legal heirs, successors, executors, administrators and assignees etc.) of **THE SECOND PART.**

A) DESCRIPTION OF THE PROPERTY

All that piece and parcel of **Land adm. 17100 Sqm. (1 Hector 71 R) forming part of Gut No. 377 in all adm. 4 Hector 66 R, situated at village Chikalthana, within the limits of Aurangabad Municipal Corporation, Aurangabad, and bounded as under:-**

East	:	Land of Gut No. 376 and road,
West	:	Internal Road and land of Gut No. 377,
South	:	Land of Gut No. 338,
North	:	Balance Land of Gut No. 377.

Hereinafter called and referred to as the "**Said Land**" and which is more particularly delineated in the plan annexed hereby by red lines.

WHEREAS :-

1. The Owner has assured and represented that, **he is lawful owner and possessor of the Land adm. 17100 Sqm. (1 Hector 71 R), forming part of Gut No. 377, in all adm. 4 Hector 66 R, situated at village Chikalthana, within the limits of Aurangabad Municipal Corporation, Aurangabad** vide sale deed dated 22-Jun-2021 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-3-5529-2022 on 25-Aug-2022.
2. The owner has executed the Release Deed in respect of land area adm. 226 Sqm., forming part of Gut No. 377, situated at village Chikalthana, within the limits of Aurangabad Municipal Corporation, Aurangabad in favour of Aurangabad Municipal Corporation, Aurangabad which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 5604 dated 29-Jul-2022.



3. The Owner obtained Commencement Certificate from Chhatrapati Sambhaji Nagar Municipal Corporation, Chhatrapati Sambhaji Nagar vide Permission No. 25/2023-24 in File No. 365/17/2022-23 dated 22-May-2023.
4. The Owner has assured and represented that, the Tahasildar Office, Aurangabad under its order passed U/s. 42 of Maharashtra Land Revenue Code, 1966 has given permission for non-agricultural use of the said land vide जा.क्रं. २०२३/जमा-२/सीआर/-134 dated 09-Jun-2023.
5. The Owner is desirous of developing the Said land and has approached the Developer for the same. The Owner has agreed to permit the Developer to develop the Said land and developer agreed to develop the said land on the terms and conditions recorded hereinafter.
6. The Owner has assured and represented that the Said land described in Para 'A' hereinabove is free from all kinds of encumbrances, charges and claims.
7. The Owner has also assured and represented that he has not entered into any agreement and / or understanding with any other party and the Said land is not subject matter of any litigations, acquisitions and / or reservations.
8. The parties hereto are desirous of recording the said terms and conditions in writing in the manner hereinafter appearing.

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

1. The parties hereto agree that the recitals shall be an integral part of this agreement as if same were reproduced herein verbatim.
2. The Owner hereby, subject to the terms and conditions hereof, permits the Developers, and the Developers shall develop the Said Land at their own cost and expenses.
3. Exclusively for development of the Said Land and sale of the units, the Developers shall be entitled to enter into said land to



make construction, complete the construction work by making residential units i.e. 157 Row Houses and 112 Flats, to sale all that constructed units / premises to prospective purchasers and to receive consideration in escrow account and to do all other acts and deeds required for complete and proper development of the Said Land.

4. The owner give license and permission to the Developers to enter upon the Said Land described in the Para 'A' herein above or any part thereof as aforesaid with full right and authority, to commence & carry on the complete development thereof, in accordance with the permission herein mentioned.
5. It is further agreed in between the parties that, the Developers shall construct 157 Row Houses and 112 Flats over the Said Land and **it is agreed the owner and Developers that the Owner will get 20% and the Developer will get 80% of the consideration amount received by prospective buyers.** The separate escrow account will be opened for distributing the consideration amount and any amount received towards consideration shall be deposited to the said account by way of cheques, DD, RTGS, NEFT or any electronics mode of payment.
6. The Developers have paid interest free refundable security deposit **Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only)** by account payee cheque No. 587091 dated 27-Jun-2023 drawn on State Bank of India, branch at CIDCO, Aurangabad. The Owner hereby acknowledges receipt of refundable security deposit and no separate receipt is needed.
7. It is specifically agreed by and between the Owner and the Developer that the developer will not revise the building plan nor consume any additional FSI as far as this development agreement is concerned. But, in case, the Developer wishes consume any additional FSI, then it shall get the fresh / revised plan sanctioned and supplemental Development Agreement shall be executed and registered by paying applicable stamp duty and registration fees. Without executing and registering the Supplemental Development

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Agreement, the Developer and the Owner will not be entitled to sale the constructed area, sanctioned additionally.

8. All litigation arising due to development related work with architect, engineer, suppliers, customers, contractors, and all other agencies will be the responsibility of the Developer.
9. The Developers shall complete the development work **within 60 months** from the execution of this agreement.
10. The Developers will obtain Occupancy certificate within agreed period at their own cost and expenses.
11. The Developers shall at their own cost and expenses be entitled to appoint Architects, Contractors, Engineers, Supervisors, and Laborers etc. for development of the Said Land.
12. The Owner hereby undertake that, he has cleared all the taxes and charges of the State Government and local authorities in respect of the Land under development up to the date of this agreement in this respect, the same will be paid by the Owner. Similarly from the date of this agreement, all such charges will be paid by the Developers.
13. It is agreed in between the Owner and Developers that, the Developers will pay all the taxes such as income tax, GST, Land tax, etc. with respect to their share in the constructed area as per this Development Agreement. The TDS will be deducted by the prospective purchaser/s of the units at the time of payment of consideration.
14. This Agreement will not be treated as a partnership between the Owner and the Developers or an Agreement for sale of the Said Land by the Owner to the Developers.
15. The Owner Hereby declares and confirms as under :-
 - a. The Owner is otherwise well and sufficiently entitled to the Said Land described in the Para 'A'. His title over the Said Land is free and marketable subject to rights of existing occupants as foretasted.



- b. No other person except the Owner has right, claim or demand in respect of the Said Land or any part thereof,
- c. The Owner has not entered into any oral or written with regards to sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the Said Land and the Said Land is not subject to any claim, litigations or demand encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the Said Land.
- d. There are no proceedings instituted by or against the Owner in respect of the Said Land and pending in any Court or before any authority and the Said Land is not under any lis pendens.
- e. No Notice from any Government /Town Planning, Municipal Corporation, Aurangabad, or any other public Body or authority or any notice under any law including the Land Acquisition Act, Land Requisition Act, Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute have been received or served upon the Owner in respect of the Said Land or any part thereof which restricts or may restrict the development of the Said Land and the Said Land is not under any reservation and there are no restrictions on development thereof.

16. The Developers declare that they have entered into this Agreement on the assurance given by Owner about her title over the Said Land is clear, marketable and free from encumbrances, charges, etc and if any third party claim arises, the Owner will clear and settle the said claims made against the title of the Said Land.

17. The Owner shall make out free and marketable title to the Said Land free from all reasonable doubts and encumbrances. The Owner shall also furnish copies of all title deeds of the Said Land to the Developers immediately on Execution of this agreement.

18. The Owner shall at the request and demand of the Developers make and execute a proper

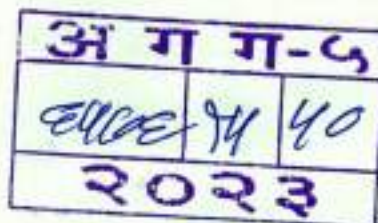
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necessary documents and papers to complete the title agreed to be given in respect of the Said Land and such Conveyance shall be in favour of the Developers. The Developers shall be entitled to all monuments of title relating to the Said Land which will be handed over the ultimate Purchasers.

19. The Owner shall simultaneously, also execute a proper Power of Attorney in favour of the Developers and / or his nominee or nominees in respect of the Said Land for development, authorizing them to do all lawful acts, deeds, matters and things pertaining to the development of the Said Land and for the said purpose to approach the authorities appointed under the said Act, or any other law and for doing all acts, deeds, matters and things, to be done or incurred by the Developers in that behalf as also to sign all letters, applications, agreements, documents, court proceedings, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in this behalf. The Developers hereby agree and undertake to execute and cause the persons in whose favour the Owner shall execute a Power of Attorney as aforesaid proper Deed of Indemnity in such form as may be required by the Owner thereby indemnifying the Owner and all persons claiming under it and its respective estate and effects, of from and against all actions, suits, proceedings, claims, demands, costs charges and expenses that may be taken or made by anyone claiming under her or that the Owner or anyone claiming under it and may be liable to pay suffer or incur on account of anything done or caused or committed or omitted to be done by the Developers or the person in whose favour a Power of Attorney hereby contemplated is executed by the Owner and that the said Indemnity shall continue to remain in full force and effect throughout for anything done or caused or committed to be done by the Developers or such person the Power of Attorney is executed during the tenure of the said Power of Attorney.

20. The entire development work shall be carried out by the Developers at their costs and expenses. they shall bear and pay the Bills of the suppliers of building materials, wages and salaries,

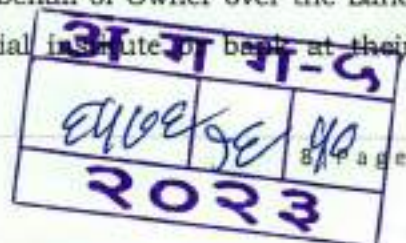


payable to the workmen and other persons employed for the purpose of carrying out the constructions work, as also all other costs, charges and expenses, that may be incurred in regard to the development work. The Developers shall also save harmless and indemnify and keep indemnified the Owner against any claim that may be made by anyone against the Owner on account of the Developers carrying out the said development work.

21. The Developers shall employ the services of the qualified architect and RCC Consultant for the development of the Said Land and their fees will be paid by the Developers. Similarly, the Developers may also employs services of legal adviser for the drafting of the documents either in between Developers or Owner, and Developers and purchaser, the expenses of such documents and fees of the advocate will be incurred and paid by the Developers. The parties hereto agree that in the event of any accident or damage is caused to the Land or to the person at work site, or to the Land, the Developers shall be solely responsible to pay the compensation in that regard and the Owner shall not be responsible in any manner therefore.

22. The Developers shall be at liberty to sell, Lease and / or allot the dwelling units or row houses and flats and / or rights the buildings and structures to be constructed on the Said Land and / or to enter into any package deal arrangement price and on such terms and conditions as the Developers may think fit. Provided always that, the Developers shall not be released or discharge from their liabilities and obligations hereunder to the Owner, All such allotments shall, however, be made by the Developers at their own cost and account and, the intention being that the Developers shall alone be liable and responsible to such party or parties in connection with all dealings between the Developers such party or parties.

23. The Developers can mortgage the Land referred in Para 'A' for obtaining the project finance for construction and development work and create bank's charge on behalf of Owner over the Land referred in Para 'A' to any financial institute or bank at their



choice that the Owner, have consented for the same and has no objection in that regard. The Developers are alone responsible for repayment of the project loan availed by him and the Owner has not any concern and liability with respect to said loan. The owner shall sign the loan documents in the capacity of the consenting party if required by the bank.

24. Subject to point no. 6 the Developers will be entitled to modify the approved buildings plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority for such modifications approval of Owner is not required to be obtained. The Developers shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developers shall procure in favour of the Owner, writing that it shall not look to the Owner for their fees or otherwise.

25. The Developers shall in the course of erection and completion of the said row houses do all lawful acts and things required by an perform the works in conformity in all respects with the provisions of the statues applicable thereto.

26. On completion of development in full or in part, the Developers shall directly execute and deliver anyone or more deeds of apartments in favor of one or more purchasers of row houses to be erected by Developers. However, the Owner shall not be liable for any amount towards transfer registration fees, stamp duty. The Owner hereby agrees to join in such deeds as confirming party, if necessary, such deeds shall be prepared by the advocates of the Developers.

27. The liability and expenses for obtaining certification from competent authority under "The Real Estate (Regulation and Development) Act, 2016" shall be bear by the Developer. Moreover the Builder / Developer should adhere to all the rules and regulations of RERA authority in strict sense and true spirit.



28. The Developer has accepted entire responsibility of legal compliances under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 (RERA ACT) as and when required.
29. The Owner herewith agrees that, in future for any of the reason or execution if the signature of the Owner is required then the Owner will co-operate for the same and shall not create any problems.
30. The Owner agrees that the Developers are entitled to fix their advertisement board on the Said Land.
31. The Developers shall be entitled to enter into a separate contract with building Contractors, Architect and other Agencies for carrying out the said development.
32. All the expenses for Stamp Duty and Registration Charges for this Development Agreement are paid by the Developers.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and the day and year first hereinabove written.

Owner

Ganesh



Shri. Ganesh Babanrao Bagal

Developers
M/s. Samarth Infra
Through its Partners

Amol

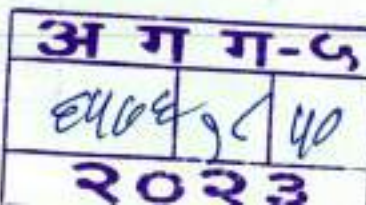


1. Shri. Amol Suresh Ukarde

V.G. Bagal



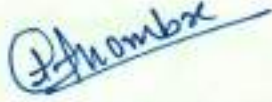
2. Sau. Vidhya w/o. Ganesh Bagal





3. Shri. Ganesh Bhimrao Kolkar





4. Shri. Janardhan Tulshiram Thombre



WITNESS:



1. Swapnil Sanjay Goje

Age :- 23 Years, Occupation :- Business

R/o. Kumbheta, Aurangabad.





2. Yash Sunil Sapkal

Age :- 19 Years, Occupation :- Student

R/o. Sunderwadi, Aurangabad.







अ ग ग-५		
२५०९९८४०		
२०२३		

:- आदेश :-

वर नमुद केलेल्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी औरंगाबाद उक्त प्रकरणातील विकास करारनामा या संलेखास मिळकतीचे बाजारमूल्य रु.8,38,80,500/- निश्चित केलेले आहे. तसेच दस्तातील बाजारमूल्य रु.8,38,80,500/- वर महाराष्ट्र मुद्रांक अधिनियमाचे अनुसूची एक चे अनुच्छेद 5(ग अ) सह 25 (ब) नुसार 5% प्रमाणे एकुण रु.41,94,100/- मुद्रांक शुल्क देय आहे. सबब मुद्रांक शुल्क रु.41,94,100/- शासन खाती भरणा करण्याचे आदेश देत आहे.

उक्त प्रमाणे मिळकतीचे निश्चित केलेले बाजारमूल्य आपणास मान्य नसल्यास हे आदेश प्राप्त झाल्याच्या दिनांकापासून 60 दिवसांच्या महाराष्ट्र मुद्रांक अधिनियमाचे कलम 32 ब मधील तरतुदीनुसार आपण नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, औरंगाबाद विभाग, औरंगाबाद यांचेकडे अपील करू शकता.

ठिकाण:- औरंगाबाद

दिनांक:- 31/07/2023



(Signature)
29/07/2023
(विवेक गांगुर्डे)

मुद्रांक जिल्हाधिकारी
औरंगाबाद

To,

M/S Samarth Infra मौजे चिकलठाणा,

गट नं.377, ता.जि.औरंगाबाद



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



श्री / श्रीमती
GANESH BHANU BHAL
पति / Spouse
RISHABH BHANU BHAL

33 वीं मंजूर /
33rd Floor /
33rd Floor

आयकर विभाग
Income Tax Department



330000

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



श्री / श्रीमती
RISHABH BHANU BHAL
पति / Spouse
GANESH BHANU BHAL



330000

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Tax e-filing website
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Income Tax Department

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RISHABH BHANU BHAL

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33rd Floor

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Income Tax Department

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Income Tax Department

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33rd Floor

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33rd Floor

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33rd Floor /
33rd Floor

आयकर विभाग
Income Tax Department

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आयकर विभाग
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33 वीं मंजूर /
33rd Floor /
33rd Floor

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Income Tax Department

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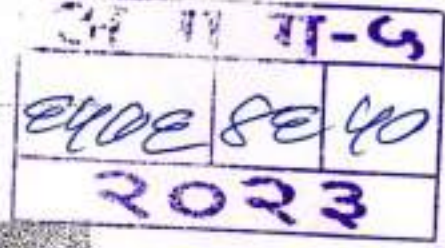
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Tax e-filing website
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33rd Floor /
33rd Floor

आयकर विभाग
Income Tax Department

330000



भारत सरकार
Government of India

स्वप्नील संजय गोजे
Swapnil Sanjay Goje
जन्म तिथि/DOB: 14/06/2001
पुरुष/ MALE

4229 7289 6906
VID : 9178 3016 2488 7402
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

यश सुरज सापकाळ
Yash Suraj Sapakal
जन्म तिथि/DOB: 01/06/2005
पुरुष/ MALE

4177 2397 7696
VID : 9124 2409 5445 4663
माझे आधार, माझी ओळख

अ ग ग-५
EYOE SH 40
२०२३

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
स/ओ: संजय गोजे, प्लॉट नं. 47, कुम्भेश्वर,
औरंगाबाद, औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
S/O: Sanjay Goje, Plot No.47, kumbheshwar,
Aurangabad, Aurangabad, Aurangabad,
Maharashtra - 431001

4229 7289 6906
VID : 9178 3016 2488 7402

1947 | help@uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O सुरज सापकाळ, प्लॉट नं. 23 श्री कृष्णा मागार, स. नं. 35, नं. 2 सीडो,
औरंगाबाद, औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
S/O Suraj Sapakal, PLOT NO.23 SHRI
KRISHNA MAGAR, S. NO.35, N 2 CIDCO,
Aurangabad, Aurangabad,
Maharashtra - 431001

4177 2397 7696
VID : 9124 2409 5445 4663

1947 | help@uidai.gov.in | www.uidai.gov.in



342/6576

सोमवार, 31 जुलै 2023 4:54 म.नं.

दस्त गोष्टवारा भाग-1

अगगड

दस्त क्रमांक: 6576/2023

दस्त क्रमांक: अगगड /6576/2023

बाजार मूल्य: रु. 8,38,80,500/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.41,94,100/-

दु. नि. सह. दु. नि. अगगड पांचे कार्यालयात

अ. क्र. 6576 वर दि. 31-07-2023

रोजी 4-53 म.नं. वा. हजर केला.

पावती: 8176

पावती दिनांक: 31/07/2023

सादरकरणाचे नाव: मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर.
श्री. अमोल सुरेश उकडें :-

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad.V

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थातगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 31 / 07 / 2023 04 : 53 : 27 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 07 / 2023 04 : 55 : 00 PM ची वेळ: (फी)



दस्त गोधवरा भाग-2

अगग5

दस्त क्रमांक:6576/2023

31/07/2023 4 59:18 PM

दस्त क्रमांक :अगग5/6576/2023

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाव:श्री. गणेश बबनराव बागल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एन-1, सिडको, औरंगाबाद, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AKXPB1610Q	तिहून देणार वय :-39 स्वाक्षरी:- <i>Aneel</i>		
2	नाव:मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. अमोल सुरेश उकरडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: करमाड, ता. जि. औरंगाबाद, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AEZFS5006F	तिहून घेणार वय :-30 स्वाक्षरी:- <i>Akashde</i>		
3	नाव:मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - सो. विद्या गणेश बागल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एन-1, सिडको, औरंगाबाद, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AEZFS5006F	तिहून घेणार वय :-32 स्वाक्षरी:- <i>V.G. Bagal</i>		
4	नाव:मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. गणेश भिमराव कोळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोळकर गल्ली, काकुळनी, बदनापुर, जि. जालना, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AEZFS5006F	तिहून घेणार वय :-38 स्वाक्षरी:- <i>Sham</i>		
5	नाव:मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. जनार्दन तुळशीराम ठोबरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गाडे जळगाव, ता. जि. औरंगाबाद, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AEZFS5006F	तिहून घेणार वय :-37 स्वाक्षरी:- <i>Humbar</i>		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षका क्र.3 ची वेळ:31 / 07 / 2023 04 : 59 : 34 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीनामा देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. पक्षाच्या प्रति माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	तिहून देणार श्री. गणेश बबनराव बागल - -	31/07/2023 04:58:52 PM	गणेश बबनराव बागल M XXXX XXXX 8181 
2	तिहून घेणार मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. अमोल सुरेश उकरडे - -	31/07/2023 04:58:21 PM	अमोल सुरेश उकरडे M XXXX XXXX 8401 
3	तिहून घेणार मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - सो. विद्या गणेश बागल - -	31/07/2023 04:59:51 PM	विद्या गणेश बागल F XXXX XXXX 5546 
4	तिहून घेणार मे. समर्थ इन्फ्रा पार्टनरशिप फर्म तर्फे पार्टनर - श्री. गणेश भिमराव कोळकर - -	31/07/2023 04:57:06 PM	गणेश भिमराव कोळकर M XXXX XXXX 4919 

5	लिहून घेणार मे. समर्थ इन्फ्रा पार्टनरशिप कर्म तर्फे पार्टनर - श्री. जनार्दन तुळशीराम ठोंबरे - -	31/07/2023 04:56:34 PM	जनार्दन तुळशीराम ठोंबरे M XXXX XXXX 2804	
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शिवका क्र.4 ची वेळ: 31 / 07 / 2023 04 : 59 : 54 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	CER-AUR-ADJ-IGR202-106-2023	ARB 310	4194100	SD		
2		DHC		3107202308892	1000	RF	3107202308892D	31/07/2023
3		eChallan		MH005999758202324E	30000	RF	0003091882202324	31/07/2023

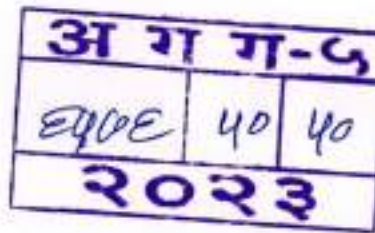
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

6576 /2023

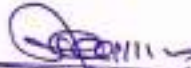
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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकूण ५० पाने
आहेत, नोंदणी पुस्तक क्र. १ चे
अनुक्रमांक E40E वर नोंदला
दि. ३१/७/२०२३


सह दुय्यम निबंधक क्र. २
औरंगाबाद क्र ५





31/07/2023



सूची क्र.2

दस्तावेज निबंधक : सह दु.नि. औरंगाबाद 5

दस्त क्रमांक : 6576/2023

मोदणी :

Regn.63m

गावाचे नाव : चिकलठाणा

(1) विक्रीसाठी प्रकार	विकसनकरारनामा
(2) प्लॉट नं.	0
(3) बाजारभावा/भाडेपट्टीपाच्या श्रावितनिरपट्टीकार आकारणी देतो की पट्टेदार ने समुद करावे)	63880500
(4) नु.मापन,सोटहिस्सा व परतक्रमांक (अगल्यामा)	1) पाविकेचे नाव: औरंगाबाद म.न.वा. इतर बर्षन : , इतर माहिती: सनता औरंगाबाद हद्दीतील मोठे चिकलठाणा येथील गट नं.377 पैकी 1 हेक्टर 71 अर(17100 चौ.मी.)जमिनीवाचन विकासन करारनामा नोंदविला.((GAT NUMBER : 377 ;))
(5) क्षेत्रफळ	1) 1.71 हेक्टर . अर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
(7) दस्तऐवज करन वेणा-वा/लिहून देण्या-वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अदेश अगल्यामा,प्रतिवादिचे नाव व पत्ता.	1): नाव:-थी. सयेश बबनराव बागल -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एन-1, मिडको, औरंगाबाद, , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AKXPB1610Q
(8)दस्तऐवज करन वेणा-वा पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अदेश अगल्यामा,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. समर्थ इन्फ्रा पार्टनरशिप फर्म लॉफे पार्टनर - थी. अमोल सुरेश ठकरे -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कारमाद, ता. जि. औरंगाबाद, , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद, पिन कोड:-431001 पॅन नं:-AEZFS5006F 2): नाव:-मे. समर्थ इन्फ्रा पार्टनरशिप फर्म लॉफे पार्टनर - सी. विद्या बलेश बागल -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एन-1, मिडको, औरंगाबाद, , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AEZFS5006F 3): नाव:-मे. समर्थ इन्फ्रा पार्टनरशिप फर्म लॉफे पार्टनर - थी. सयेश भिमराव कोळकर -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोळकर गल्ली, बाकुळनी, बदमापुर, जि. जालना, , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431202 पॅन नं:-AEZFS5006F 4): नाव:-मे. समर्थ इन्फ्रा पार्टनरशिप फर्म लॉफे पार्टनर - थी. जगार्थन तुळशीराम ठोंबरे -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गाडे कळवांच, ता. जि. औरंगाबाद, , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AEZFS5006F
(9) दस्तऐवज करन दिल्याचा दिनांक	31/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6576/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4194100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

Index-II

मुद्रांक शुल्क आवागमना दिवशीनेना
अनुषंगीत :-

(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	CER- AUR- ADJ- JGR202- 106-2023	ARB 310	4194100	SD		
		DHC		3107202308892	1000	RF	3107202308892D	31/07/2023
		eChallan		MH005999758202324E	30000	RF	0003091882202324	31/07/2023

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

सह दुय्यम भिबंध्यक वर्ग-२,
औरंगाबाद वृ. -५

