

343/650

पावती

Original/Duplicate

Thursday, January 18, 2024

नोंदणी क्र.: 39म

2:23 PM

Regn.: 39M

मुळदस्त फरार केला

पावती क्र.: 833

दिनांक: 18/01/2024

गावाचे नाव: तिसगांव

दस्तऐवजाचा अनुक्रमांक: अगग6-650-2024

दस्तऐवजाचा प्रकार : डेव्हलपमेंट ऑग्रीमेंट

सादर करणाऱ्याचे नाव: मे. साई श्रध्दा विल्डर्स तर्फे प्रो. सजनसिंग मोतीलाल जारवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे

2:43 PM ह्या वेळेस मिळेल.


Joint S R Aurangabad VI

वाजार मुल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 520700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124172914518 दिनांक: 18/01/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014124956202324E दिनांक: 18/01/2024

वॅकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees



मुळदस्त फरार केला



दस्त स्कैन झाला

CHALLAN
MTR Form Number-6



GRN	MH014124956202324E	BARCODE	Date		17/01/2024-14:36:32	Form ID
Department			Inspector General Of Registration			
Registration Fee			Payer Details			
Type of Payment			Ordinary Collections IGR			
Office Name			ARB6_AURANGABAD NO 6 SUB REGISTRAR			
Location			AURANGABAD			
Year			2023-2024 One Time			
Account Head Details			Amount In Rs.			
0030063301 Amount of Tax			30000.00			
Flat/Block No.			Plot No 1, Gut No 161			
Promises/Building			Sai Shraddha Builders Thr Pro Sajansing Motilal			
Road/Street			Tisgaon			
Area/Locality			Chatrapati Sambhajnagar			
Town/City/District			PIN			
Remarks (If Any)			4 3 1 1 3 6			
SecondPartyName=Ramesh			Devidas Kasure and			
Other-CA=0-Marketval=0						
Amount In			Thirty Thousand Rupees Only			
Words						
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Bank CIN			Ref. No.			
00040572024011772207			CK000ARIY7			
Bank Date			RBI Date			
17/01/2024-02:37:55			Not Verified with RBI			
Name of Bank			Bank-Branch			
STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date			
18 , 18/01/2024						

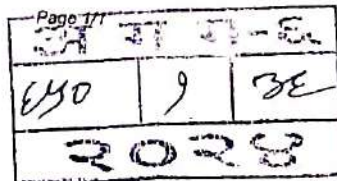
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9158976777

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-343-650	0007483025202324	18/01/2024-14:23:49	IGR210	30000.00
Total Defacement Amount					30,000.00



Print Date 18-01-2024 02:34:35

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२०२४		





CHALLAN
MTR Form Number-6

[illegible]



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.
MH012092721202324E Dated
08-12-2023.


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/IGR202/197/2023

Certificate Number: CER-AUR-ADJ-IGR202-197-2023

Market Value/Value (if any): Rs. 10413000

Received from SAI SHRADDHA BUILDERS
THROUGH PRO SAJANSINGH MOTILAL JARWAL
Residing at 33 Sadguru Soc N8 CIDCO 431001.
Stamp duty of Rs. 520700/- (Rs. Five Lakh Twenty
Thousand Seven Hundred only). Vide e-Challan
GRN No MH012950800202324E Dated :- 26-12-2023
The defacement number is 0007076210202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 520700/- (Rs. Five Lakh
Twenty Thousand Seven Hundred only) with
which this instrument is chargeable under Article
Development agreement of Schedule I of the said
Act, has been paid.

PLOT NO.01, GUT NO.161, TISGAON, CHATRAPATI
SAMBHAJINAGAR

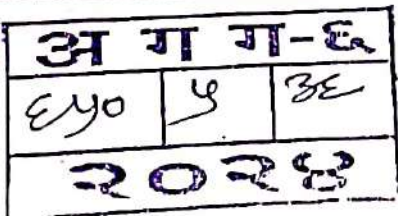
This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: Aurangabad

Date: 04/01/24


Collector of Stamps
Aurangabad





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

Receipt of Document Handling Charges

PRN 0124172914518

Receipt Date 18/01/2024

Received from SELF, Mobile number 9011140372, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 650 dated 18/01/2024 at the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name SBIN

Payment Date 17/01/2024

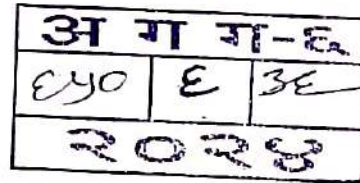
Bank CIN 10004152024011713503

REF No. 401791030199

Deface No 0124172914518D

Deface Date 18/01/2024

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





DEVELOPMENT AGREEMENT

Zone No-5.1

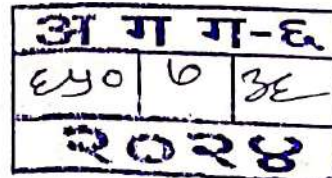
Plot Rate Rs. 10340/- per sq.mtr.

RCC B/up rate Rs. 21780/- per sq.mtr.

GOVERNMENT VALUATION FOR THE PURPOSE OF DEVELOPMENT
AGREEMENT Rs. **1,04,13,000/-**

This Development Agreement of Plot No. 01, Gut No. 161 (Part), Village -
Tisgaon, Aurangabad. (For building plan approved by CIDCO dated 27.10.2023 for B/up
area 1205.55 Sqm) is registered at Aurangabad on this **18th** Day of **January**... in
the Year **2024** by & between:

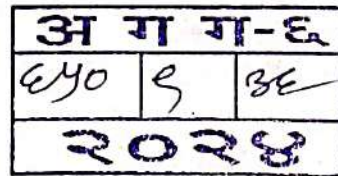
2024



AND

- 1) **Mrs. Jamunabai w/o Ramesh Kasure**
 UID: 7550 6755 5937
 Age: 59 years, Occupation : Household,
 R/o. Gut No.105, Village Tisgaon,
 Waluj CIDCO, Ta & Di. Chh. Sambhajinagar.
 - 2) **Mr. Ajay s/o Ramesh Kasure**
 UID: 6519 3235 1821
 Age: 32 years, Occupation : Agri,
 R/o. Gut No.105, Village Tisgaon,
 Waluj CIDCO, Ta & Di. Chh. Sambhajinagar.
 - 3) **Mrs. Sima w/o Punam Kasure**
 UID: 5414 4131 1530
 Age: 43 years, Occupation : Household,
 R/o. Gut No.105, Village Tisgaon,
 Waluj CIDCO, Ta & Di. Chh. Sambhajinagar.
 - 4) **Mr. Rohit s/o Punam Kasure**
 UID: 7194 0444 3842
 Age: 24 years, Occupation : Agri,
 R/o. Gut No.105, Village Tisgaon,
 Waluj CIDCO, Ta & Di. Chh. Sambhajinagar.
- Mr. Piyush s/o Punam Kasure**
 UID: 2631 8456 9463
 Age: 21 years, Occupation : Student,
 R/o. Gut No.105, Village Tisgaon,
 Waluj CIDCO, Ta & Di. Chh. Sambhajinagar.

Hereinafter referred to as "Consenting Party" or "The Third Party" (Which expression shall unless repugnant to the context or meaning thereof shall mean include their all legal heirs, successors, executors, administrators, survivors, and assignees).



WHEREAS land at Gat No.161 village Tisgaon, Taluka and District Aurangabad owned by Mr. Ramesh Devidas Kasure having 9.38 R, Mr. Punam Devidas Kasure having 22.75 R & Mrs. Varsha Vishal Kasure having 4.36 R land. The name of land owners Mr. Ramesh Devidas Kasure, Mr. Punam Devidas Kasure & Mrs. Varsha Vishal Kasure has recorded on 7/12.

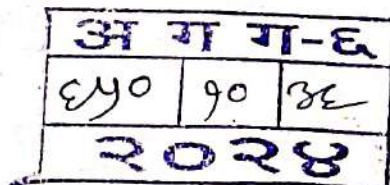
AND WHEREAS Tentative Layout Permission No.CIDCO/ATPO/BP/AUR (WLJ)/ 2023(TLP)/10 dated 10.05.2023 has been granted by CIDCO in favour of Mr. Ramesh Devidas Kasure, Mr. Punam Devidas Kasure & Mrs. Varsha Vishal Kasure in respect of land admeasuring 681.96 Sqm., situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad. This permission is granted on 681.96 sqm common share of above owner i.e., 227.32 sqm share of each owner.

AND WHEREAS Mr. Ramesh Devidas Kasure, Mr. Punam Devidas Kasure & Mrs. Varsha Vishal Kasure has obtained जा.क्र. २०२३/अकृषीक/परि.ब./सीआर-६८९ Date; 24.07.2023 from the Collector, Aurangabad in respect of land admeasuring 681.96 sq.mtrs., situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad.

AND WHEREAS Final Layout Permission No.CIDCO/ATPO/BP/AUR (WLJ)/ 2023(LP)/16 dated 01.09.2023 has been granted by CIDCO in favour of Mr. Ramesh Devidas Kasure, Mr. Punam Devidas Kasure & Mrs. Varsha Vishal Kasure in respect of plot no. 01 admeasuring 681.96 Sqm., situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad.

AND WHEREAS the developer M/s Sai Shraddha Builders through Pro. Sajansing Motilal Jarwal has obtained Construction Permission No. CIDCO/ATPO/BP/WLJ/2023/208 dated 27.10.2023 by his own expenses from CIDCO, Aurangabad with project name - 'Tirupati Park NX' on the name of plot owners Mr. Ramesh Devidas Kasure, Mr. Punam Devidas Kasure & Mrs. Varsha Vishal Kasure in respect of plot no. 01, Gat No.161 (part), village Tisgaon, Taluka and District Aurangabad (Hereinafter referred to as the demised plot) having approved for total 18 units with total 1205.55 Sqm B/up area.

AND WHEREAS, the first parties or the owners desires to develop the demised plot more particularly described in Schedule-I as per construction permission granted by CIDCO, however, he has no time, expertise or money to do the same himself and the developer being interested in developing the said building, approached the owners with a request to give demised plot to it for development for consideration in terms of sharing of 6 constructed units will come to the share of the owners and 12 constructed units will come to the share of the developer and the owners acceded to the request of the developer on the terms and conditions which are recorded as under:



Now, therefore, this Development Agreement is executed between the parties hereto on the terms and conditions as under:

1. That, the owners hereby declare and undertakes that, the demised plot is free from all encumbrances, charges, lien or any acquisition, requisition whatsoever and they is having absolute title and possession of the same.
2. That, if case of any dispute in respect of the title of the demised plot arises, the owners hereby liable/undertakes to settle / clear the same and indemnify the builder / developer for any loss caused to it on this count.
3. That, all expenses towards Obtaining Tentative Layout Permission, NA Permission, Final Layout Permission & Construction Permission such as challan, FSI Premium Challan, all other challan, miscellaneous expenses etc., are borne by the developer.
4. That, the builder / developer shall carryout construction of all total 18 units in the scheme with total b/up area 1205.55 Sqm. as per permission No. CIDCO/ATPO/BP/WLJ/2023/208 dated 27.10.2023 at his own cost/expenses and risk and responsibility.



That, the amount of consideration for the development rights is to be paid in the form of 6 constructed Units and 12 constructed Units will be retained by the developer. The details of Units coming to the share of owners and the developer are given in **Schedule-II** hereinbelow.

6. That, this development agreement is restricted to permissible built-up area of 18 Units i.e. 1205.55 sqm, as per building plans approved by CIDCO vide Construction Permission No. CIDCO/ATPO/BP/WLJ/2023/208 dated 27.10.2023. The developer is not entitled to carry out any excess construction (as per sanctioned plan mentioned above), by utilizing extra FSI/TDR etc., This development agreement is limited for above mentioned permission only, any additional construction by any mean is not allowed. And it is decided between owners and developer that above said permission will not revise in future.
7. That, the developer has paid an interest free refundable deposit of Rs.5, 00,000/- (Rupees Five lakh only) to the owner Mr. Punam Devidas Kasure in respect of his in the project details are as under. The owner Mr. Punam Devidas Kasure shall refund the amount of deposit to the developer on or before completion of construction of units/project.



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Sr. No.	Particulars of payment	Amount
1	By Cheque No. 960206 Dt. 19.06.2023	2,50,000/-
2	By Cheque No. 960207 Dt. 19.06.2023	2,50,000/-
Total		5,00,000/-

8. That, the builder / developer can sell / dispose off constructed 12 Units coming to his share, to any purchaser at any price or on any terms and conditions that may be agreed upon by the builder with the purchaser without any consent or NOC from plot owners. The builder is authorised to sell the 12 units coming to his share and obtain and retain the consideration towards the same.
9. That, the plot owners can sell / dispose off constructed 6 Units coming to their share, to any purchaser at any price or on any terms and conditions that may be agreed upon by the plot owner with the purchaser, but consent or NOC from developer will be compulsory for executing agreement or sale deed until the deposit amount is refund to the developer by plot owner.
10. The developer will obtain electricity connection up to the mini pillar in the side margin of plot. Individual separate electricity connection to each Unit will be obtained by respective Unit purchasers at their own expenses. The developer shall obtain common water connection for the entire building from CIDCO by collecting contribution amount from unit purchasers. Similarly, the developer shall complete the drainage line of each Unit and connect the same to the main line of Septic Tank/CIDCO main line.
11. That, the owners has handed over the vacant and peaceful possession of the demised plot to the builder / developer today and the builder acknowledges the same.
12. That, the builder / developer shall be authorised to undertake the construction work according to the building plan approved by the CIDCO and obtain completion/occupancy certificate. In case any penalty is levied by the CIDCO, for violation of development control rules, the same shall be paid by the developer alone.
13. That, the builder shall be authorised to employ the services of architects, engineers, supervisors, construction labour etc. for the purpose of development of the land. However, the necessary fees, charges, salary & wages of the persons engaged by the builder shall be borne by the builder only. The developer may obtain the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder. The builder shall bear the

