340/3191
Tuesday,April 24 ,2018
5:10 PM

पावती

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

पावती क्रं.: 3876 दिनांक: 24/04/2018

गावाचे नाव: चुंचाळे
दस्तऐवजाचा अनुक्रमांक: नसन3-3191-2018
दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: मे. ड्रिम शेल्टर्स डेव्हलपर्स एल एल पी. तर्फे पार्टनर श्री.रोहित हेमंत लड्ढा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 1100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:19 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

बाजार मुल्य: रु.1 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 1000/-

मुळ दस्त परत केला
व सही घेतली.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

AE 509916
26 MAR 2018
SHC ATO

दिनांकाचे विक्रीकरण मासिक कोटं क्र....३८५०८ दि. 24 APR 2018

स्टँप घेणाराचे नांव.....

हस्ते .....

साही .....

दि.नाशिक डिस्ट्रि.ॲडव्होकेट्स् मल्टी.
को-ऑप. सोसायटी, लि. नाशिक
रजि.नं.एन.एस. /जी.एल.एस/११/१९

नोंदणी - ३
दस्त क्र. ३४१७
९ ८०

चुक दुरुस्ती पत्र

1) [signature]

2) [signature]

3) [signature]

4) [signature]

जोडपत्र - २

दस्ताचा प्रकार/अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? :

ी होणार असल्यास मुद्रांक निबंधक का नियोजे नाव :

मुद्रांक

हरकती असल्यास त्यांचे नाव व पत्ता .

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदणी अनुक्रमांक/दिनांक : 3409

दि

मध्यवर्ती

श्रम.व. एन.एस.के./जो.ए.एल./११२/१९७८ नाशिक कोर्ट

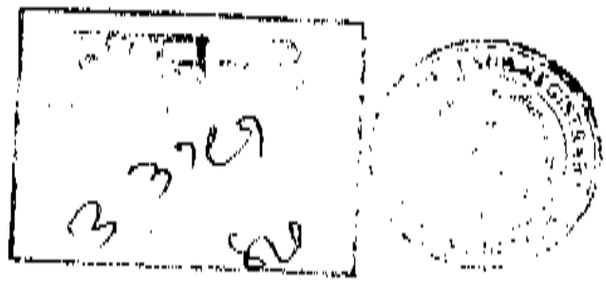
मुद्रांक विक्रेत्याची सही:

नमुना-३

3409 /2016

2 Dec

VASIK-3



Correction & Supplementary Development Agreement

This supplementary Agreement is made and executed at Nashik on 24 Day of April 2018

BETWEEN

M/S. DREAMSHELTER DEVELOPERS LLP

SHRI. ROHIT HEMANT LADHHA

A Limited Liability Partnership (L.L.P.) company duly registered under the provisions of Indian Companies Act 1956, having its registered office "The Exchange" Near Ved Mandir, Tidke Colony, Trimbak Road, Nashik - 422 002

LLP ID No.- AAK.6048

PAN No. – AAOFD1974F

AND

1) **MR. ABHIJEET PRAKASH PATIL, Age- 36, PAN-AKZPP8731E,**
2) **MR. PRAKASH SADASHIV PATIL, Age- 62, PAN No. - AIHPP5536C**
3) **Both R/o at :**

6, ABHIMEYA BUNGLOW, Sahajivan colony, Vise Mala, College Road, Nashik 422005, Herein after referred to as the **Land Owner No. 1 & Land Owner No.2** when referred to in individual capacity and the "Land Owners" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executers, administrators, assigns etc.) **FIRST PART.**

AND

M/S. DREAMSHELTER DEVELOPERS PVT. LTD.

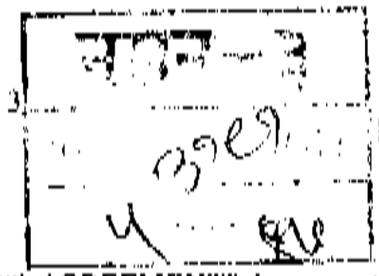
PAN NO. - AAECD1505A

A private Limited company duly registered under the provisions of Indian Companies Act, 1956 having its Registered Office The Exchange, First Floor, Tidke colony, Near Ved Mandir, Off Trimbak Toad, Nashik - 422002. Through its **DIRECTOR.**

SHRI. PRAKASH PUSARAM LADDHA

Office Address - The Exchange, First Floor, Tidke colony, Near Ved Mandir, Off Trimbak Toad, Nashik - 422002.

Hereinafter referred to as the **"DEVELOPER"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, assigns, administrators, etc.) of the **OTHER PART.**



Whereas "DEVELOPMENT AGREEMENT" is executed between 'FIRST & SECOND PART' on 14.10.2014 and the said deed is registered in the office of the Sub Registrar of Nashik - 3 bearing document No. 6949/2014 in respect of the property as described in the first schedule written hereunder and hereinafter referred to as the said property

Whereas because of change in circumstances, it requires certain rectification and addition in the said "DEVELOPMENT AGREEMENT". Therefore both the parties have decided to execute the correction/supplementary deed on the following terms and conditions.

Now this deed witness as under :-

1. Wherever the OTHER PART is shown as under :-

M/S. DREAM SHELTERS DEVELOPERS PVT. LTD.
A Private Limited company duly registered under the provisions of Indian Companies Act 1956, having its registered office 6/7 Falcon Plaza, National Urdu High school Road, Sarda Circle, Nashik – 422001.

Rectification/corrections are to be made as under :-

M/S. DREAM SHELTERS DEVELOPERS L.L.P.
A Limited Liability Partnership (L.L.P.) company duly registered under the provisions of Indian Companies Act 1956, having its registered office "The Exchange" Near Ved Mandir, Tidke Colony, Trimbak Road, Nashik - 422 002
LLP ID No.- AAK.6048
PAN No. – AAOFD1974E

Converted from Dream Shelter Developers Pvt Ltd w.e.f. certified issued by MCA is attend herewith.

2. Both parties do agree to add new Para as under.

Both the parties hereby agreed that in layout of Gat No. 106, open space area of 360.40 Sq. Mtrs. i.e. CTS NO. 4469/2. Scheduled property i.e. CTS No. 4469/1 & 4472 both now amalgamated with CTS No. 4469/2. Now CTS No. 4469/1, 4469/2 & 4472 are all amalgamated together & open space for this amalgamated plot area is 982.34 Sq. Mtr. Therefore open space is shifted according to sanctioned group housing scheme of EWS/LIG Building plan for CTS No. 4469/1, 4469/2 & 4472 which is duly approved by Nashik Municipal Corporation under the Commencement Certificate No. LND/BP/B2/216/3404 dated 29.07.2017.

3. Para No. 3 in the original Agreement rectified as under-

In the third line it is mentioned that the development of the project & completion will be done within 36 months on the date of sanction of Building Plans. Now the word 36 months will be replaced by word 24 months from the date of sanction of building plans from the local authority.

4. That the principle deed registered on 14.10.2014 as rectified and modified shall be in force and effect as well as this Correction & Supplementary Development Agreement.

FIRST SCHEDULE OF THE SAID LAND

All that piece and parcel of the property admeasuring 6876.15 Sq. Mtrs. bearing CTS No. 4472/1 out of Gat. No. 114 Total ad-

measuring Hector 1-40 Are assessed at Rs. 6.37 Ps. situated at Village Chunchale within the Nashik Municipal Corporation within registration District of Nashik and sub registration Taluka Nashik bounded as follows:

On or towards East	:	Adjoining Gat No. 107
On or towards West	:	Adjoining Gat No. 113
On or towards South	:	Adjoining Gat No. 106 & 115
On or towards North	:	Gat No. 111

SECOND SCHEDULE OF THE SAID PLOT

All that piece and parcel of the property admeasuring 2763.00 Sq. Mtrs. bearing CTS No. 4469/1 and 4469/2 situated at Village Chunchale within the Nashik Municipal Corporation within registration District of Nashik and sub registration Taluka Nashik bounded as follows:

On or towards East	:	12. D. P. Road & Gat No. 107
On or towards West	:	Gat No. 115
On or towards South	:	18. D. P. Road
On or towards North	:	Part of Gat No. 114

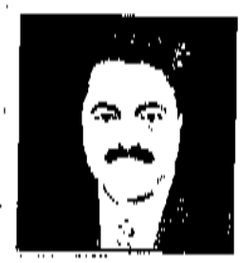
IN WITNESS WHEROF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR MENTIONED ABOVE.

SIGNED, SEALED AND DEVELOPED
BY THE WITHINNAME

1. MR. ABHIJEET PRAKASH PATIL)

(Land Owner No.1)





2. MR. PRAKASH SADASHIV PATIL }

(Land Owner No.2)

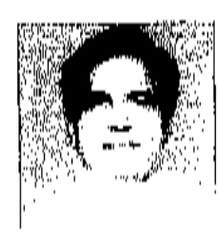


SIGNED, SEALED AND DELIVERED
BY THE WITHINNAME

M/S. DREAMSHELTER DEVELOPERS LLP }

Through its Director

SHRI. ROHIT HEMANT LADHHA }



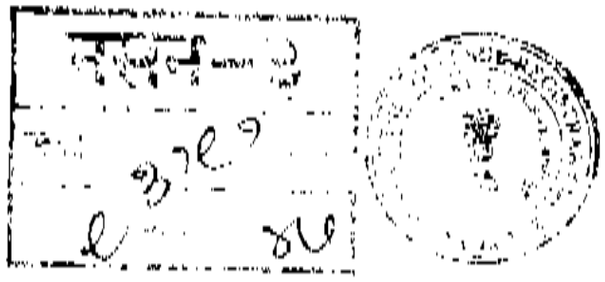
M/S. DREAMSHELTER DEVELOPERS PVT.LTD.

through its Director (Confirming Party)

Witness:-

1. _____

2. _____



A

पावती

Original/Duplicate

Tuesday,October 14 ,2014
11:47 AM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 7113 दिनांक: 14/10/2014

पावती चा प्रकार: सुंगावे
दस्तऐवजाचा अनुक्रमांक: नसन3-6949-2014
दस्तऐवजाचा प्रकार : विक्रीकरारनामा
सादर करणाऱ्याचे नाव: मे. ट्रिम शेल्टर्स डेव्हलपर्स प्रा.लि. तर्फे डायरेक्टर श्री. विपुल विनीष लाठी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकूण:	रु. 30540.00

आपणास मूळ दस्त, सोबतचे चित्रमुद्री-२ व सीडी अंदाजे 12:00 PM ला परत मिळेल.
Joint Sub-Registrar Nashik 3

बाजार मूल्य: रु.63391000 /- मोबदला: रु.0/
भरलेले मुद्रांक शुल्क : रु. 3169600/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
सीसी/धनादेश/पे ऑर्डर क्रमांक: MH003145641201415S दिनांक: 14/10/2014
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

मूळदस्त, सि.डी. व स्कॅन्ड चित्रमुद्री परत केला.

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

140482180603 24

Bank/Branch: IDKL - 6910303/NASHIK
Pmt Txn.Id : 49385695 Stationery No: 140482180603 24
Pmt DtTime : 30-Sep-2014@17:46:13 Print DtTime : 30-Sep-2014@18:52:06
Challan/GRN: 69103032014093053834 GRAS GRN : MH003145641 2014158
District : 5101-NASHIK Office Name : IGR13-N6K3 NASHIK 3 JO

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 31,59,600/- (Rs Three One, Six Nine, Six Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

नसन – ३
दस्त क्र.(९८५ /२०१४)
९८५ ९८५

Article : 5(g-a)(ii)-Development Agreement
Prop Mvblty: Immovable Consideration: R 1/-
Prop Descr : GAT,NO 106 AND,114,CTS NO 4473,4469,CHUNCHALE,NASHIK,Maharashtra,422 2007

Duty Payer: PAN-AAECD1505A,MS DREAM SHELTERS DEVELOPERS PVT LTD
Other Party: PAN-AKZPP8731Z,ABHIJEET PRAKASH PATIL

Bank official Name & Signature

Shirad Gadakh

Bank official2 Name & Signature

--- --- Space for customer/office use - - - Please write below this line --- --

DEVELOPMENT AGREEMENT

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-3

नसन – ३
९८५
३०/९/१४
३० – ५०

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-3

Data of ESBTR for GRN MH003145641201415S

Bank - IDBI BANK

2016

Bank/Branch	: IBKL 6910303/NASHIK		
Pmt Txn Id	: 49385595	Stationary No	: 1404821806033A
Pmt Dt/Time	: 30/09/2014 17:48:13	Print Dt/Time	: 30/09/2014 18:52:06
ChallanIdNo	: 69103032014093049834	Grn No	: MH003145641201415S
District	: 5101 / NASHIK	Office Name	: JOINT SUB REGISTRAR

DEFACED FOR RS:3199600.00

SrNo	StDuty Schm	AMOUNT	DATE	
	: 0002010251201415 (Rs Three Lakh Ninety Nine Thousand Six Hundred Only)	3199600.00	14/10/2014	(IS)-340-6945
	: 0002010251201415 (Rs Thirty Thousand Only)	30000.00	14/10/2014	(IS)-340-6945

JGR312(NSK3) JGR312(NSK3)_MAHARASHTRA_JOINT SUB REGISTRAR

StDuty Amt : Rs 3,99,600.00/- (Rs Three Lakh Ninety Nine Thousand Six Hundred Rupees Only)

RgnFee Schm : 0002010251201415 / Registration Fee

RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article	: 5(j)
Prop Mvblty	: Immovable
Prop Descr	: GATNO 106 AND114CTS NO 4472 , 4489CHUNCHAI ENASHIK
	: Maharashtra
	: 422007
Duty Payer	: PAN-AALCD1505A MS DREAM SHELTERS DEVELOPERS PVT LTD
Other Party	: PAN-AKZPP8731L ABHIJEET PRAKASH PATIL
Consideration	: 1,00/-

Bank Scroll No	: 100
Bank Scroll Date	: 01/10/2014
RBI Credit Date	: 01/10/2014
Mobile Number	: 919423965550

नमुना -- ३

दस्त क्र.(८९४८/२०१४)

२ — २८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 • NASIK-3 •

READY RECKNER CHART NO. 8.3

RATE RS. 8000/- PER SQ. MTRS.

AREA 6876.15 Sq. Mtrs. + 2763.00 Sq. Mtrs.

MARKET VALUE RS. 4,37,07,000/- + 1,96,84,000/- = RS. 6,33,91,000/-

STAMP RS. 31,69,600/- + Registration 30,000/- = Total - 31,99,600/-

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed at Nashik on this 30th day of September 2014.

B E T W E E N

[1] MR. ABHIJEET PRAKASH PATIL, Age 33 PAN AKZPP8731E, [2] MR. PRAKASH SADASHIV PATIL, Age 59, Both R/o at : 6, ABHIMEY BUNGALOW, Sahajivan Colony, Vise Mala, College Road, Nashik 422 005, Hereinafter referred to as the Land Owner No.1 & Land Owner No.2 when referred to in individual capacity and the "Land Owners" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns etc.) of the FIRST PART.

A N D

M/S. DREAM SHELTRES DEVELOPERS PVT. LTD.

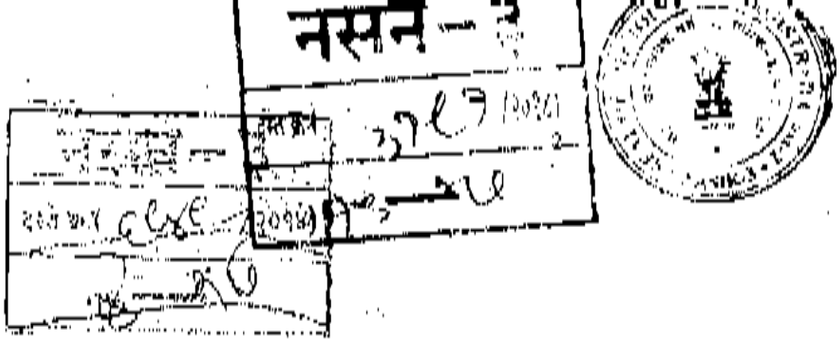
a Private Limited Company duly registered under the provisions of Indian Companies Act, 1956 having its Registered Office 6/7, Falcon Plaza, National Urdu High school road, Sarda Circle, Nashik - 422001.

PAN AACCD1505A

Through its Director

MR. [illegible] DILEEP LATHI

Age : 38 Years, Occ. - Service



R/o- B – 701, Archit Ruturang Apartment, Opp. Nakshatra Lawns, Pipe Line Road, Anandvalli, Nashik .

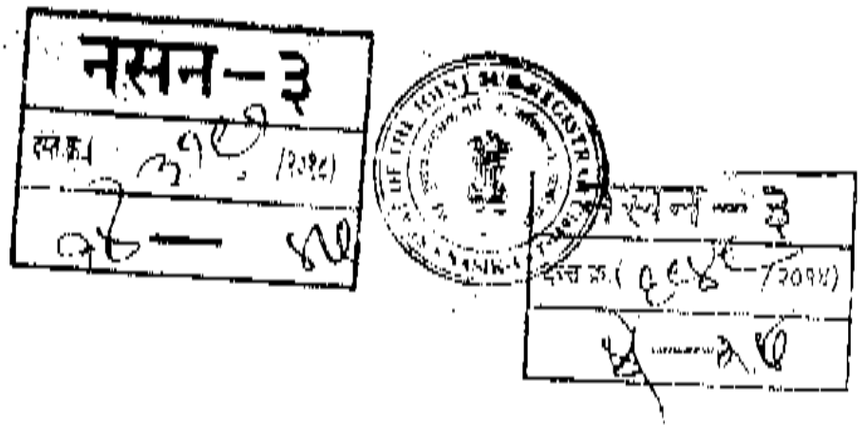
Hereinafter referred to as the ""DEVELOPER"" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, assigns, administators, etc.) of the **OTHER PART**.

AND WHEREAS the Land Owner No. 1 is the absolute and exclusive Owner of all that piece and parcel of the property as described in the First schedule written hereunder, hereinafter referred to as the Said Land

AND WHEREAS the **"Land Owner No. 1"** alongwith Mr. Tejas Kiran Chavan have purchased total Hector 1-40 Are the land from the previous Owners Santu Anaji Chatol and others by sale deed Dated 26.12.2007 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 3413 on 7-4-2008 and as such names of the **"Land Owner No.1"** along with Mr. Tejas Kiran Chavan is mutated in the Owners column of the record of rights M. E. No. 7565 and as per the said sale deed the owner above referred to is absolute and exclusive owner of the South side 7000 Sq. Mtrs land as described in the First schedule written hereunder.

AND WHEREAS the said land is not converted to Non Agri. use and therefore the "Developer" has agreed to get the said land converted to N.A use at his own costs and expenses

AND WHEREAS the "Land Owner No. 2" is the absolute and exclusive Owner of all that piece and parcel of the property as described in the Second schedule written hereunder, hereinafter referred to as the "Said Plot" and the said plot admeasuring 2763.00 Sq. Mtrs is duly converted to Commercial Non agricultural use under order of Collector dated 11/10/2012 under No. Masha/Kaksa/2/SR/155/2012. While the land admeasuring 360.40 Sq. Mtrs. out of the said land is open space which is in possession of the "Land Owner



AND WHEREAS the "Land Owner No. 1" is absolute and exclusive Owner of the said land and is competent to sell, alienate and dispose off the said land or develop the same by preparing a building plan and getting the same approved /sanctioned from Nashik Municipal Corporation Nashik; and whereas the "Land Owner No. 2" is absolute and exclusive Owner of the said Plot and is competent to sell, alienate and dispose off the said Plot or develop the same by preparing a building plan and getting the same approved /sanctioned from Nashik Municipal Corporation Nashik. AND WHEREAS due to other business commitments the owners are unable to develop the said land and said Plot hereinafter compositely referred to as "said property" personally, and therefore decided to get the construction work implemented through a "Developer" and the ""Developer"" is a company that undertakes the development of "said property"and has experience of development and construction as well as sell of the constructed premises. and as such showed their willingness to develop the "said property" as described in the schedule written hereunder which is hereinafter referred to as the "said property"Accordingly the group housing scheme for the entire said land has been prepared and will be submitted for approval to Nashik Municipal Corporation. Nashik.

AND WHEREAS it is agreed that the ""Developer"" shall be entitled to develop the "said property"as described in the 1st and IInd schedule written hereunder and as shown in the plan attached hereto, by amalgamating both and the ""Developer"" shall pay to ""Land Owners"" a portion out of the gross sale proceeds and accordingly therefore this Development Agreement is executed on the following terms and conditions.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT:-



1. The recitals contained hereinabove shall form an integral and operative part of this Agreement as if same were set out and incorporated herein verbatim.

2. The parties hereto have entered into this Development Agreement for development of the "said property" as described in the First & Second schedule written hereunder, and construction of building and to sell the constructed premises. The "Land Owners" do hereby grant to the "Developer" the right of development of the said property, by amalgamating the said land and said Plot and by constructing a building thereon as per the plan submitted for approval, and selling the super structure, in accordance with the terms and conditions agreed hereof. The "Developer" has accordingly prepared a building plan, in consultation with the "Land Owners" on the entire said "Property" by preparing a group housing scheme and the said plans will be submitted for approval to Nashik Municipal Corporation, Nashik. The "Developer" shall get the said building plan duly approved within three months from the date hereof which is the essence of contract.

3. The "Developer" shall get the said building plans approved. The "Developer" agrees to complete the construction and development of the project within 36 months from the date of sanction of building plans from the authority.. The "Developer" may revise the said approved building plan but the "Developer" shall complete the development and construction within the aforesaid stipulated period only, time being the essence of the contract. If the "Developer" is unable to complete the construction within the stipulated period for any reasons whatsoever, the "Developer" and "Land Owners" shall refer the matter to single Arbitrator namely Mr. Subodh M. Shah, Advocate and the decision of the same Arbitrator for the delay of constuction shall be binding on both the parties. The fees of the Arbitrator shall be borne & paid and paid by both the parties.

4. By execution of these presents, the "Developer" shall have irrevocable, said unrestricted license right and be entitled to enter upon the "said property"

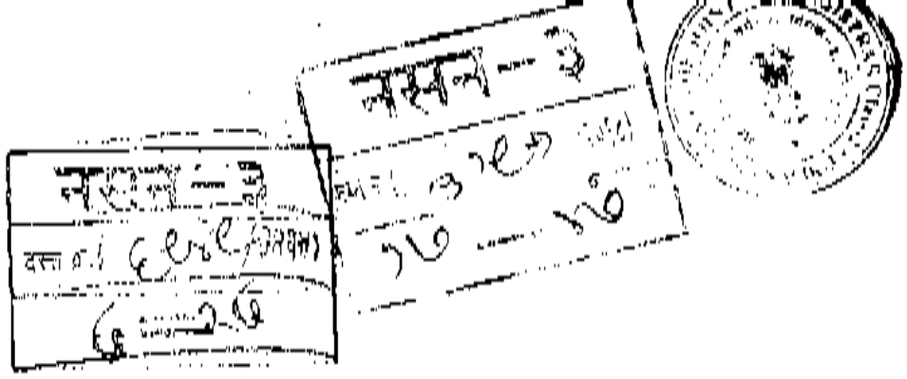
नसन – ३
दस्त क्र.(३९५ /२०१८)
९८ — ५०

नसन – ३
दस्त क्र.(९८६ /२०१४)
९८ — २७

proceed with the development of the "said property" and construction of the building thereon and put up hoardings and boards on the said property. That as the "Developer" has to develop the property as described in the First & second schedule written hereunder out of the total land as described in the first & second schedule written hereunder and group housing scheme shall be sanctioned for the entire "said property" and therefore the "Developer" shall be entitled to use the roads and approaches as shown in the plan attached hereto for enabling the "Developer" to construct and develop the property as described in the First & Second schedule written hereunder and as delineated in the plan attached hereto. As the group housing scheme is prepared for the entire said property, the roads and open spaces as shown in the plan attached hereto shall be available for the entire project only.

5. On execution of this agreement the "Developer" shall open an account in any bank at Nashik in the name of the "Developer" for this project in order to deposit the Gross revenue in respect of the sale of the constructed premises in the buildings constructed by the "Developer" on the said property The said joint bank account shall be referred as **"ESCROW ACCOUNT"**. The "Escrow Account" shall be operated by the "Developer" alone. The "Developer" shall deposit all the proceeds in the said bank account. In view of this Development Agreement, the gross revenue means the gross sale proceeds of the constructed premises and all allied amenities and facilities. As soon as the amount of the sale proceeds & other amounts of the constructed premises including infrastructure cost is credited in the said "Escrow Account", the following percentage of amounts shall be given to the Land Owner No. 1 and Land Owner No.2. after deduction of 5% towards selling and distribution expenses. The percentage of sharing of amount of sale proceeds of such premises between the "Land Owners" and "Land Owners" and the "Developer" shall be as under :-

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-3 *



NAME OF THE "DEVELOPER"

M/S. DREAM SHELTERS DEVELOPERS PVT. LTD.	- 70%
LAND OWNERS	- 30%
TOTAL	- 100%

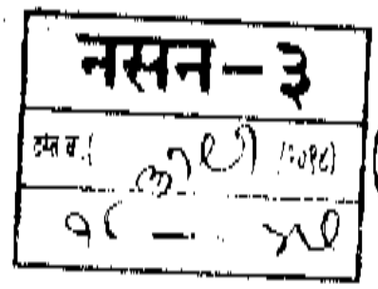
BETWEEN THE LAND OWNERS

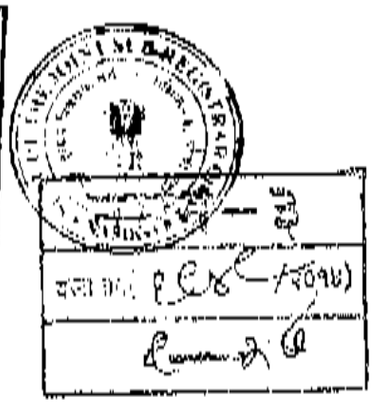
1) MR. ABHIJEET PRAKASH PATIL. (L.O.No.1)	- 20%
2) MR. PRAKASH SADASHIV PATIL. (L.O.No.2)	10%
	30%

After releasing the amounts as aforesaid to the land owners out of the said "Escrow Account", the balance amount shall be released to the "Developer". It is hereby made clear between & accepted by the parties to this deed that the aforesaid share of amount is fixed in respect of sale of residential premises out of the proposed buildings of the said project.

It is hereby specifically agreed between the parties to this deed that except the infrastructure charges & the aforesaid sharing of amount by the land owner and the "Developer", no other amount shall be paid to the land owners in any manner whatsoever.

That as per the new provisions of Town Planning Scheme certain constructed area is to be handed over to MHADA and in view of the same additional FSI will be granted to the "Land Owners" in the remaining area apart from the area on which the construction is to be allotted to MHADA. In such case the cost of construction cost will only be received by the "Developer" against the constructed area to be allotted to MHADA; the





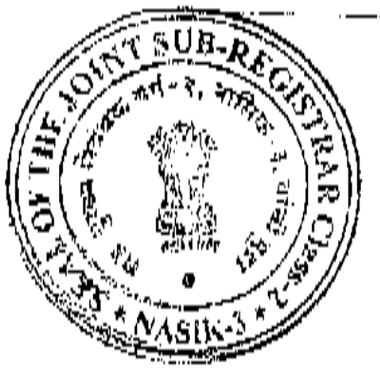
"Land Owners" shall not be entitled for the aforesaid construction cost or percentage in such amount as may be received from MHADA but in view of the constructed area to be allotted to MHADA, additional FSI will be utilized by the "Developer" in the remaining land and the "Land Owners" shall be entitled for their percentage of sale proceeds from the construction from to such additional FSI

That as agreed between the parties the "Developer" alone shall be entitled to sell the constructed flats to the prospective purchaser but the "Developer" shall not sell the flats at less than Rs. 2400/- per Sq. Ft. built up area and the said rate shall be decided by the "Developer" only & communicated to the "Land Owners"

For due performance of this agreement and development on the "said property" the "Developer" shall deposit an amount of Rs. 50,00,000/- (In words **Rupees Fifty Lacs Only**) with the land owner as refundable deposit without interest.

That the "Developer" agrees to pay **Rs. 50,00,000/- (In words Rupees Fifty Lacs Only)** in the Following manner :-

Rs. 28,00,000/-	Received from the "Developer" by Land Owner No. 1 through RTGS under No. UTIBH11428305940 drawn on Axis Bank on 10/10/2014.
Rs. 15,00,000/-	Received from the "Developer" by Land Owner No. 2 through RTGS under No. UTIBH11427406373S drawn on Axis Bank on 1/10/2014.
Rs. 43,00,000/-	**(In words Rupees Fifty Lacs Only)**



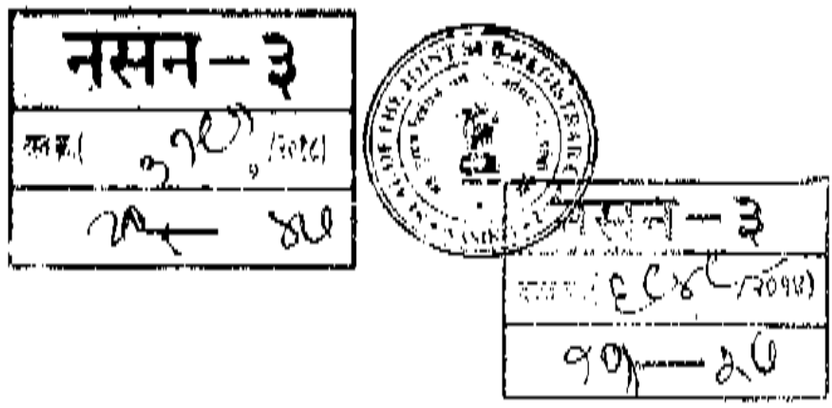
* The "Developer" Agrees to pay The remaining amount of Rs. 7,00,000/- towards the Land Owner No. 1 & Rs. 5,00,000/- towards the Land Owner No. 2 within 1 month from the date of this agreement hereon.

6. The owners shall within a period of seven days from the date of the execution of this agreement, handover to the "Developers" advocates and solicitors all copies of original documents and title deeds relating to the said property for enabling the "Developer" advocate and solicitors to investigate the owners title to the said property. The "Developer" shall administer requisitions to the owners within a period of two months from the date of receipt of such original documents and title deeds.

7. The owners shall at their own costs but subject to what is stated hereinabove make out a clear and marketable title to the said property free from all encumbrances and shall at their own costs get in all outstanding estates and clear all defects in title, such as claims by way of sale, exchange, mortgage, gift, trust, inheritance possession, lien or lease or otherwise and deduce a marketable title to the said property.

8. That the "Developer" shall give the "Land Owners" the statement every month , on 10th day of the next following month, regarding the booking of the flats.

9. On execution of these presents the "Land Owners" have given an irrevocable license to the "Developer" to enter upon the "said property"and to construct permanent structure on the "said property" as per the approved plan by the concerned authorities. The entire FSI available now, or in future on the "said property" as approved by Nashik Municipal Corporation or any other authority of the state, shall be consumed during such development and construction. Development of the "said property" should strictly be in accordance with the present and future rules and regulations of Nashik Municipal



Corporation or any other authority of the state. The "Owners" shall handover the possession of the total residential premises finally or ultimately to the association of apartment Owners/ society that would be formed and registered as herein mentioned. Judicial possession of land shall always remain and continue to remain with the "Land Owners" till completion of the project.

10. The "Land Owners" has informed and assured the "Developer" that:

a. the "said property" is freehold

b. there is no outstanding mortgage, liens on the said property.
The "Land Owners" are the only owners entitled to use and occupy of the "said property".

c. There is no attachment either before or after judgment or the Income Tax Department.

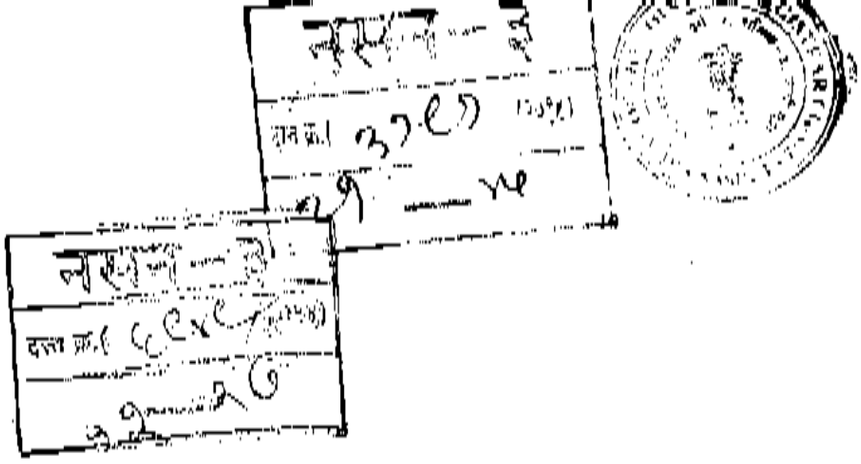
d. the "Land Owners" have paid all the due revenue, Property taxes as on the date of execution of these presents. In case any old Govt. dues have remained unpaid the same will be borne & paid & paid by the "Land Owners".

e. the "Land Owners" has not secured any loan from any person/s or any financial institutions by mortgage or otherwise of the "said property" or any part or portion thereof.

f the "Land Owners" are entitled to grant all his right, title and interest as regards the Development rights of the "said property" as envisaged under these presents.

g. the "Land Owners" and/or their predecessor in title and/or anybody claiming from or under them or any of them had or have not granted any right of way of easement or license or any other rights to any person over the "said property" or any part thereof and that such right has become effective by prescription or otherwise howsoever and that none of the Owners or occupiers of the adjoining property or their tenants or the public user have lawful access to any part of the "said property" for passing and re-passing on any points within the said property;





h. the "said property" falls within the jurisdiction of Nashik Municipal Corporation.

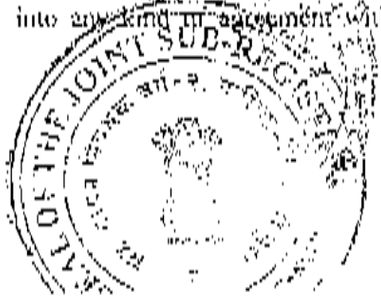
i. there is no impediment whereby the "Land Owners" is restrained from entering into this agreement.

j. City survey card extract of the "said property" is in the name of the "Land Owners".

10. It is hereby further agreed that if the said property or any portion thereof is acquired or requisitioned or reserved under any act, rules, regulations or otherwise for any public purpose or otherwise, and as a result thereof the same or such part thereof is not available for development to the "Developer", it is hereby agreed that in any of the events aforesaid all compensation that may be awarded shall belong to and be received by the "Land Owners" only, and likewise all costs charges and expenses incurred for recovery and / or realization thereof shall be borne & paid and paid by the "Land Owners" only.

11. Notwithstanding anything contained in this agreement the "Land Owners" undertakes to clear all the previous claims of the third parties even if claimed anytime in future. In case of any delay on the part of the "Land Owners" to clear the previous claims, if any and in case the "Developer" could not complete the construction within the prescribed time in that event the owner will extend the above prescribed period. The "Land Owners" shall extend the scheduled period for completion of the project if there is delay as a result of any type of problem from the local authority or from the "Land Owners'" side regarding the title. The "Land Owners" specifically undertakes that they shall clear all the past litigation, if any for the title of the "said property" at its own cost, expenses, and responsibility.

12. The "Land Owners" have assured the "Developer" that from the date hereof "Land Owners" will neither do any act, deed or thing nor will enter into any kind of agreement with any third party whereby the rights of the



नसन-३
दस्त क्र. 3१८/२०१८
२८४७



दस्त नं. २८४७/२०१८
३२-८-२०१८

"Developer" to develop and sell the "said property" is affected in any manner whatsoever.

13. The "Developer" will be entitled to appoint Architects, R.C.C consultants and other consultants/professionals from time to time and pay their fees and other charges. The "Land Owners" shall extend full co-operation to the "Developer" and sign all such necessary documents, execute all applications, plan letters, declarations, writing etc., for the purpose of obtaining permission of the authorities, Government and/or Semi-Government bodies as may be desired by the "Developer".

14. On and from date of the execution of these presents the "Developer" shall be entitled to at his own costs and expenses to prepare the revised plans for the construction of the building by consuming entire FSI and/or usable FSI in respect of the said property, available at present or in future available to the said property, get the said plans sanctioned from time to time and get the same amended from time to time as per his own requirement. The "Developer" however shall be entitled to obtain commencement certificate and/or commence construction or to additions, alterations, repair or renovations to the structures as per the plans approved by the local authorities. The "Developer" shall carry out the entire construction work on their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personal and workman employed in construction work, bill of suppliers of building material, municipal rates and taxes in respect of the "said property"from the date hereof. It is agreed by and between the parties that the "Developer" shall bear and shall be liable for all the cost of construction including construction material, labor charge, finishing items, consultation charges of Architects and Engineer etc. and land owner shall not be liable to pay the same. Similarly the "Land Owners" shall not be liable for any implement, etc. occurred on the site of the "said property" during the course of construction.



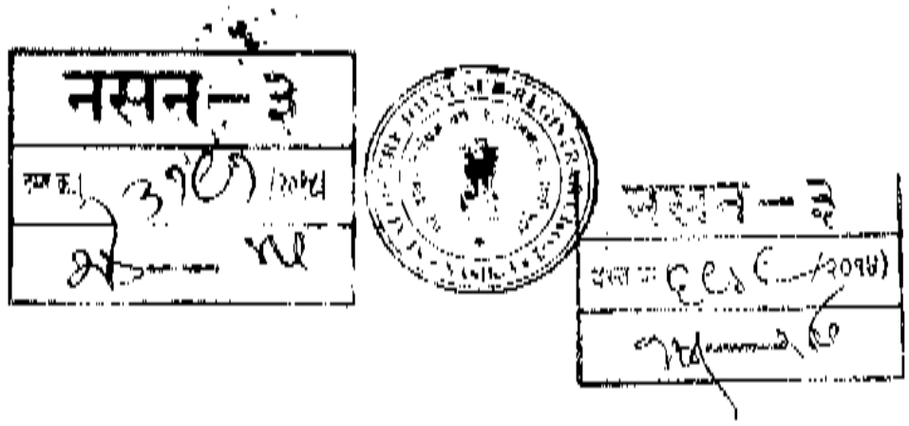
15. The "Developer" hereby agrees to pay and discharge all outgoings, water charges, taxes payable to government bodies in respect of the "said property" and construction thereon from the date of the actual construction, The "Developer" shall obtain commencement certificate from Nashik Municipal Corporation at his own cost and expenses and for the purpose shall pay all the Development charges, betterment fees, levies and other charges and deposits payable to Nashik Municipal Corporation in that respect.

16. The "Developer" hereby agrees to indemnify and keep indemnified the "Land Owners" of and from and against any claim that may be arise or made against the "Land Owners" on account of the "Developer" committing any breach of building bye laws, rules, directives of concerned authorities etc and/or "Developer" committing default in payment of salaries, wages, fees of professionals, bills of suppliers of building materials etc. If there is any accident or casualty on the site during or after the construction work, the "Developer" only will have all the liability and the "Land Owners" will be indemnified from any claims of any parties. The "Developer" further indemnifies the land owner against any/all action or legal steps taken by any of the flat purchaser regarding any breach of terms and conditions of agreement of sale or for any reasons whatsoever.

17. The "Developer" and "Land Owners" shall enter into agreement for sale of or allotment of all the constructed premises constructed by the "Developer" on the "said property" on Ownership basis. The "Developer" only shall be liable for the observance and performance of the terms and conditions of agreement for sale of such premises as aforesaid.

18. Both the parties do hereby agree as under:-

a. The "Developer" shall sell the premises in the under construction or constructed building on the "said property" at the rate as may be



decided developer only & communicated to the "Land Owners", having regard to the market conditions.

b. The marketing of the premises comprised in the building to be constructed on the "said property" shall be at the sole discretion of the "Developer" to which the Owners have given irrevocable consent. The "Developer" shall be entitled to appoint marketing agencies for the purpose of advertisement of the premises available in the above said project and shall engage the services of audio and/or visual media or news papers or by hoardings or any other mode of advertisement available to the "Developer".

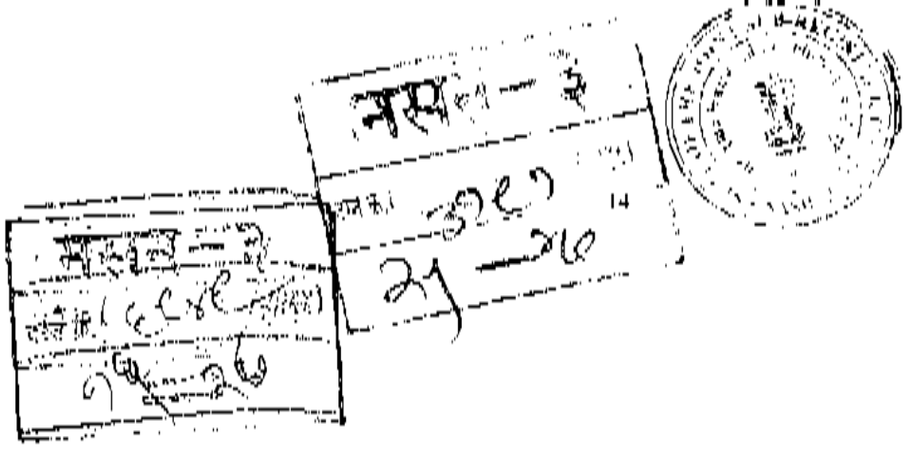
c. The "Developer" shall prepare all brochures and shall show the names of the "Developer".

19. The collection of the following money shall not form the part of the gross sale proceeds and The "Developer" alone shall be entitled to collect the following deposits and/ or Maintenance charges:-

a) Apartment formation charges
b) Share money and Entrance fee
c) Legal expenses.
d) Ad-hoc Maintenance charges.
e) Towards the expenses of electric deposits and liaison expenses towards connection of water and electricity.
f) Any additional extra amenities provided by the "Developer" to the purchaser of the flats.
g) Club house membership charges
h) One time, monthly or any other refundable or non refundable deposit.



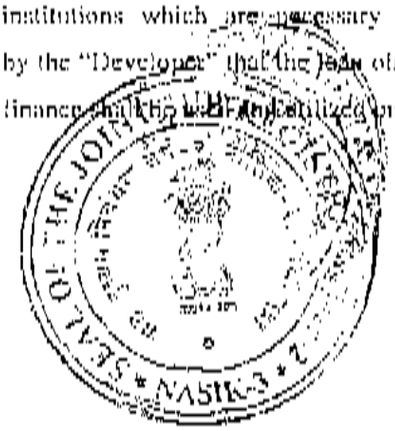
"Developer" shall collect the amount of Service tax and Value Added Tax any other local tax & outgoing that may be levied from time to time on sale of the constructed premises constructed by the "Developer". Such

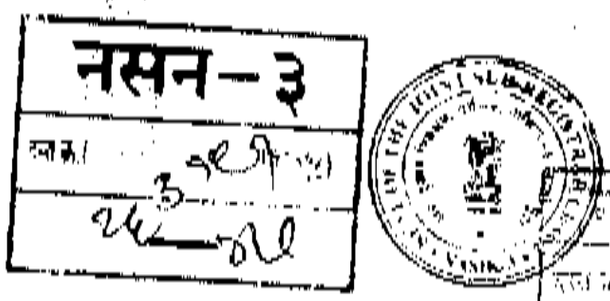


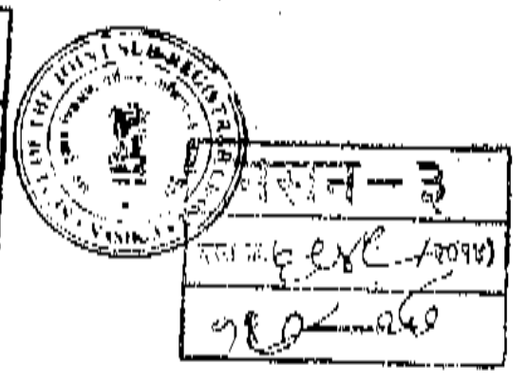
collection shall not form part of the Gross Sales Proceeds. The "Land Owners" shall not be liable for the same. Any taxes levied by local body or any statuary body will be paid and collected by the "Developer" only.

The purchasers of various premises out of the buildings to be constructed on the said property shall be entitled to obtain loans & advances from the financial institutions of their choice and for that purpose the purchaser shall be entitled to mortgage the said premises in favour of financial institutions with the consent of "Developer".

It is hereby agreed between the parties to this agreement that if the "Developer" decides to obtain project loan from any financial institution for carrying the construction activities on the said property the owners shall have no objection for the same. However, it is the "Developer" who shall be responsible & liable to repay the loan amount with interest thereon. The "Developer" shall indemnity & keep indemnified the "Land Owners" from repayment of loan amount with interest thereon. It is further agreed between the parties hereto that the said loan amount shall be used exclusively for carrying construction activities on the said property only. It is also agreed between the parties to this agreement that the repayment of the loan amount shall be made from the amounts to be received by the "Developer" from the "Escrow Account" as mentioned above. No amount shall be deducted from the share of the "Land Owners" for repayment of loan amount with interest. In pursuance whereof the "Developer" shall be entitled to mortgage the said property with any financial institutions of their choice for obtaining loan amount. The "Developer" shall also be entitled to execute all such deeds & documents in favour of financial institutions which are necessary for obtaining loan amount. It is agreed by the "Developer" that the loan obtained by the "Developer" for the project finance shall be used & utilized only for this project and not anywhere else.







It is hereby expressly agreed between the parties to this deed that the "Developer" shall be liable & responsible to give proper share of all amount accrued from sale proceeds in terms of percentage mentioned above to the land owners. The land owners are entitled to receive such amounts towards their share subject to any subsequent changes in government policies, rules & regulations etc.

21. The "Land Owners" shall on the request of the "Developer" shall execute the conveyance of the "said property" or any part thereof in favour of Condominium of the Apartment owners of the Premises Purchaser in the building constructed on the said property. However in no event the "Land Owners" shall be liable to pay any cost, charges and expenses of the stamp duty and registration charge which shall be exclusively borne & paid by the "Developer" or society as the case may be."

For enabling the "Developer" to do the above and carrying out all such acts, deeds & things mentioned in the development agreement, the "Land Owners" shall execute the general power of attorney in the name of the "Developer" for doing all such other acts, deeds and things as may be required in connection with the said property. The said power of attorney shall always be treated at par with the development agreement. However, the terms & conditions mentioned in the development agreement shall always prevail over the power of attorney.

22. All other necessary documents pursuant to this Agreement to complete the transaction including Conveyance shall be prepared by the "Developer" and approved by the "Land Owners". And the "Land Owners" agrees and undertakes to sign the same and get it registered by admitting the execution before the Sub-registrar of the assurances as and when required by the "Developer".



23. It is the express intention of the parties that by executing this DEVELOPMENT AGREEMENT that the "Land Owners" is not transferring the Ownership of the "said property" or any part thereof. This agreement is

also not a lease nor an agreement to sell the "said property" or intended to give the possession of the "said property" to the "Developer" u/s. 53 (a) of the Transfer of Property Act 1882. It is agreed and expressly clarified that the bare permission is hereby given to the "Developer" to enter upon the "said property"for construction of new building/s on the "said property"and right to sell /allot the constructed premises available under this agreement subject to the terms and conditions and provisions herein contained and to receive the proportionate consideration. It is clearly understood by the parties that this Development Agreement shall not tantamount to the partnership under the provisions of the Indian Partnership Act, 1932 or any other act governing the partnership of the parties and each party shall be responsible for the payment and discharging of their Income Tax liability.

24. The stamp duty and registration charges required to be paid on this document or any other document pursuant to this Agreement shall be paid and borne & paid by the "Developer" alone.

25. [In case of dispute regarding interpretation of any of the clauses under this Development Agreement, the same shall be settled as per the provisions of Indian Arbitration Act by appointing single Arbitrator namely Mr. Subodh M. Shah, Advocate and the decision of the same Arbitrator shall be binding on both the parties. The fees of the Arbitrator shall be borne & paid and shared equally by both the parties.]

26. The "Land Owners" shall be entitled to inspect personally or through their authorized representative, the progress of work of the construction of the "Developer" at all his reasonable time.

FIRST SCHEDULE OF THE SAID LAND

All that piece and parcel of the property admeasuring 6876.15 Sq. Mtrs. bearing C.T.S. No. 4472 out of Gat. No. 114 Total admeasuring Hector 1-40 Are assessed at Rs. 7 Ps. situated at Village Chunchale within the Nashik

नसम-३

दस्त क्र. ९९३/२०१८

२८-४८

नसम-३

दस्त क्र. ९८८/२०१८

Municipal Corporation within registration District of Nashik and sub registration Taluka Nashik bounded as follows:

On or towards East	:	Adjoining Gat No. 107
On or towards West	:	Adjoining Gat No. 113
On or towards South	:	Adjoining Gat No. 106 & 115
On or towards North	:	Gat No. 111

SECOND SCHEDULE OF THE SAID PLOT

All that piece and parcel of the property **admensuring 2763.00 Sq. Mtrs. bearing CTS No. 4469/1 situated at Village Chunchale** within the Nashik Municipal Corporation within registration District of Nashik and sub registration Taluka Nashik bounded as follows:

On or towards East	:	12. D. P. Road & Gat No. 107
On or towards West	:	18 D. P. Road & Gat No. 115
On or towards South	:	Gat No. 117 & 12. D. P. Road
On or towards North	:	Gat No. 114

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR MENTIONED ABOVE.

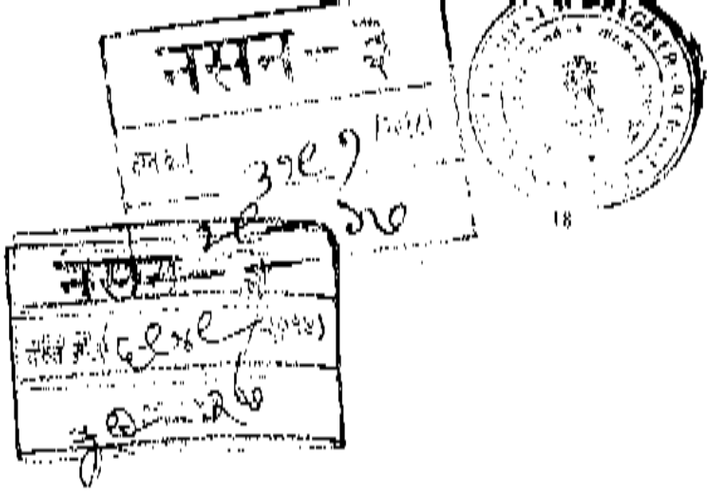


SIGNED SEALED AND DELIVERED]
BY THE WITHINNAMED]
[1] MR. ABHIJEET PRAKASH PATIL]
(Land Owner No.1)]



[2] MR. PRAKASH SADASHIV PATIL]
(Land Owner No.2)]

JOINT SUB-REGISTRAR CLASS-2 NASIK-3





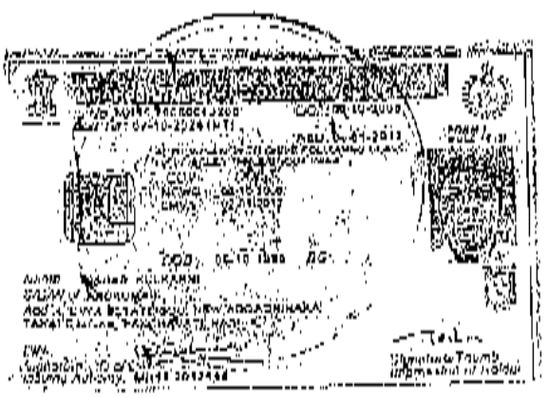
SIGNED SEALED AND DELIVERED)
BY THE WITHINNAMED - **DEVELOPER**)
M/S. DREAM SHELTRES)
"DEVELOPER" PVT. LTD. NASHIK)
SHRI. VIPUL DILEEP LATHI)
("DEVELOPER") -)

Witness :

(1) ---

(2) ---

final 114 D.P. 13. oct.



नसन – ३

दस्त क्र. ६२८१/२०१८

१०

नसन – ३

६८४/२०१७

२०

दैनिक पावती पुस्तक 1912908

(महाराष्ट्र शासन / गोवा शासन व पावती पुस्तक)

गाव चुंचाळे तालुका नाशिक खाते क्र.

दिनांक 9/9/2018 पोस्टमास्तर/पिसे शेतकरी

एकत्रीकृत जमीन महसूल

अफबाकी	चालू वर्ष मागणी				स्थानिक आकार			
	नियत		शेकीवर		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	5250						2250	

(अक्षरी) रुपये

सही चुंचाळे

ग्रा. पं. चुंचाळे

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LATHI VIPUL DILEEP

DILEEP VITTHALDAS LATHI

22/09/1986

Permanent Account Number
ACQPL5044B

Signature

OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHIJEET PRAKASH PATIL

PRAKASH SADASHIV PATIL

30/07/1991

Permanent Account Number
AKZPP6731E

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAKASH SADASHIV PATIL

SADASHIV KASHIRAM PATIL

01/06/1954

Permanent Account Number
AHHPP5536C

Signature

मालमत्ता पत्रक

जिल्हा/तालुका -- धुळे तालुका/न.भू.मा.का. -- न.भू.अ.क्र. १ नियंत्रण -- नोंदणीक

गाव नं. / भाग क्रमांक	सिटी सर्वे	प्लॉट नंबर	क्षेत्र चौ.मी.	भारणाधिकार	शासनाकडून-वर्ग केलेल्या जमिनीचा धारणाधिकार तसेच आणि शेतजमीन फेर तपासणीसाठी नियंत्रण (टीप)
४४६१/१			२७६३.००		
भूधिकाराचा	----				
कब्जाचा मूळ धारक वर्ग	—				
पट्टेदार	----				
इतर धारे	....				
शेरा नोंदी	—				

नसन-३
दस्त क्र. ३२९१/२०१८
५६५ — ६७

नसन — ३
दस्त क्र. ६८५/२०१४

दिनांक	प्रकार	रोख रक्कम	नोंदणीकृत धारक (धा) धारणाधिकार (ध) किंवा भार (भा)	साक्षांकन
०४/०४/२०१०	जिल्हाधीकारी यांचेकडील अभिप्रायाची आदेश मा.जिल्हाधिकारी नाशिक यांचे कडील अभिप्रायाची आदेश क्रमांक मह/कवा/ठ/४/मि.शे.प्र.क. १५५/२००९, नाशिक दिनांक २२/८/२००९	—	श्री. प्रभाकर सखाराम पाटील	दस्त क्र. ५५८ प्रमाणे ६/४/२०१० न.भू.अ.क्र.१,नाशिक

नगरभूमापन अधिकारी -

1 AUG 2014
8024333

खरी नक्कल -

नाशिक

सहाय्यक संचालक नगररचना
नाशिक विभाग, नाशिक
दिनांक

सरनामा फी ७०
नकलाचा फी ५
अधिभार फी
इतर आकार फी
एकूण फी ७५

सह दुय्यम निबंधक
सह जिल्हा निबंधक
वर्ग २, नाशिक

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-3 *

नमुना – ३

दस्त क्र. ३२९१/१४

३२ — १४

मालमत्ता पत्रक

तालुका/पेठ -- पुंगाले मालुका/ह. पु. गा. का. -- ज.मु.अ.क्र. १ जिल्हा -- नाशिक

गाव नमुना क्रमांक	सिटी सर्वे	सर्वे नंबर	क्षेत्र चौ. मी.	भोगवटादार	शासकीय दिलेल्या जमिनीच्या बाबतीत पहिल्या भोगवट्या पुरतीच नोंद घेतली आहे स्वतंत्र हस्तांतरणाची नोंद घेतली
४४७२/१			६८७६.२५	शेती	

भूधारणपद्धती

जमीनीचा मूळ धारक वर्ग

पोटहिस्सा

क्षेत्र आर

दर्शक शेरे

दिनांक	व्यवहार	खंड क्रमांक	नोंदीत धारक (पक्षकार) पोटहिस्सा (५) क्षेत्र आर (रुपये)	नाव व सही
०५/०७/२०१४	पोट हिस्सा मोजणी सदर भूमापन पोट हिस्सा दि २७/०९/२०१३ आदेशान्वये मोजनं ७७ मोजणी दिनांक ०८/१०/२०१३ अन्वये पोट हिस्सा मोजणी झाल्याने स्वतंत्र सिटीकरण नोंदवत आहोत			

तालुका भूमापक - शेरा लेखक - ज.मु.अ.क्र. १ नाशिक

10 JUL 2014

SEAL OF THE JOINT SUB-REGISTRAR Class-III NASIK-3

नमुना-३

टपाल क्र. ३१९

३३—१७

नक्कल करिता

गांव सुयाळे तालुका तलासरी

गां. न. नं. ७, ७अ, व १२

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक ४०८. ३५२
१०६		भो.व.१	भोगवटदाराचे नाव ६१८ ३९४१	
भू.का.क्रमांकाचे स्थानिक नाव	पिंपळगाव पाट			कुळाचे नांव खंड
लागवडी योग्य क्षेत्र	~~एकर~~ ~~गुंठे~~ हेक्टर आर ~~चौरस मिटर~~		सकार सहकारिव पाणि ६६३	
जिरायत	१ ९२			इतर अधिकार ६०६२
बागायत				बिगरशेतकिचे वर्ग क्षेत्र-१६२७० चौ.मी ६३१८
भात शेती				स्टेट बँक ऑफ इंडिया यांचे कर्ज रु.-१२००००/- दि १९/१२/ ६१५५
एकूण	१ ९२			बोजाचे फेर नं.-१३ कमी ११५५
पो.खा.				
खर्ड (अ)				
खर्ड (ब)				
एकूण				
आकार बिनशेती	रूपये ४	पैसे ६२		
जुडी किंवा विशेष				
आकार पाण्याबाबत				
एकूण				

गां.नं. क्र. ७ अ — गां.नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	सीत	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकांचे एकूण क्षेत्र — मि.को.संकेतांक	जलसिंचित	अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र — पिकाचे नांव	जलसिंचित	अजलसिंचित	अ मिश्र पिकाचे क्षेत्र — पिकाचे नांव	जलसिंचित	अजलसिंचित	पडीस पिकांस निरूपयोगी जमिनीचा तपशील	पडीस पिकांचे सिंचन पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१६ २०१५	खुद्द														

नक्कल फी

19 SEP 2014

अस्सल प्रमाणे खरी नक्कल तयार ता. / /२०१

तलाठी, तलाठी सुयाळे

सा. कि. नाशिक

नमुना-३

एस.क्र. ३१७ (२०१५)

५६ — २१

नक्कल करिता

गांव सुरपाळे तालुका पारोळे

गां. न. नं. ७, ७अ, व १२

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार
११५		शेत-१

भू.का.क्रमांकाचे स्थानिक नाव परसोडे

लागवडी योग्य क्षेत्र

	मळकर	गुंठे
	हेक्टर	आर
	चौरस	मिटर
जिरायत -	१	४०
बागायत -		
भात शेती -		
एकूण -	१	४०
पो.ख. -		
वर्ग (अ) -		
वर्ग (च) -		
एकूण -		

	रुपये	पैसे
आकार विनशेती-	६	३०
जुडी किंवा जिरोष -		
आकार पाण्याबाबत-		
एकूण -		

गां.नं. क्र. ७

खाते क्रमांक

भोगवटदाराचे नाव

कुळाचे नांव खंड

ओंकार प्रकाश पाटील ०-८०आर

शेषराव फिरा चव्हाण ०-८०आर

इतर अधिकार

रक्कम शेतसारा बोजा वसुली देणार

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकांचे एकूण क्षेत्र: मि.पी.सेंकेताक	मिश्र पिकांचे एकूण क्षेत्र: जलसिंचित	मिश्र पिकांचे एकूण क्षेत्र: अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: अजलसिंचित	अ मिश्र पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र: जलसिंचित	अ मिश्र पिकाचे क्षेत्र: अजलसिंचित	पडीत पिकास निरुपयोगी जमिनीचा तपशील	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१५	सुरडे		रब												

नक्कल फी

19 SEP 2014

अस्सल प्रमाणे खरी नक्कल तयार ता. / /२०१

तलाठी

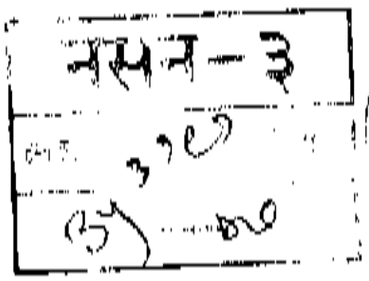
ललाटी चुंचाळे

ता. जि. जळगाव



८०००/-

६८७६.९५





४०००००० ५००
१ ०८०००० १५००
१.२ ८०००० २०००
१६१०४५०

४३१०६५०/-

१ १६८५०००

नसन-३

Summary I (GoshwaraBhag-1)

दस्त गोशवारा क्रमांक-1

दस्त क्रमांक: 6949/2014

दस्त क्रमांक: नसन३/6949/2014

बाजार भाव: रु. 6,33,91,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.31,69,600/-

दु. नि. सह. दु. नि. नाशिक ३ यांचे कार्यालयात

अ. क्र. 6949 वर दि.14-10-2014

रोजी 11:38 म.पु. वा. हजर केला.

पावती:7413 पावती दिनांक: 14/10/2014

सादरकर्त्याचे नाव: मे. दिपक लेण्ड डेव्हलपर्स प्रा.लि. तर्फे अधिकृत श्री. विपुल दिलीप लाठी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकूण:	30540.00

दस्त सादर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्तातील प्रकार: विक्रीचा-करारनामा

मुद्रांक शुल्क: (एक) दोषारोपाची सदरहूपासून/नोटिसेच्या तारखेपासून अवलोकनार्थ कार्यालयात उपलब्ध करुन देण्यात येईल दिनांक वगळुन ३ (तीन) महिने कालावधीत न केल्यास दोषारोपाची सनद देणार

दिनांक रु. 1 14 / 10 / 2014 11 : 38 : 48 AM ची वेळ: (सादरीकरण)

दिनांक रु. 2 14 / 10 / 2014 11 : 40 : 33 AM ची वेळ: (पी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-3 *

Summary of दस्त गोषवारा भाग २

नसन-३

दस्त क्र. ३५९१/२०१४

३५---४७

दस्त गोषवारा भाग-2

दस्त क्रमांक: ६८४९/२०१४

14/10/2014 11:50:47 AM

दस्त क्रमांक :नसन३/६८४९/२०१४

दस्तचा प्रकार :विकासकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटांचा ठसा
1	नाव:मे. दिव्य कंस्ट्रक्शन्स भागीदार श्री. विपुल दिलीप जाधी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: Suwarkar Nagar, MAHARASHTRA, NASHIK, Non-Government. पॅन नंबर:AAHCD1505A	विकसनकरारदार वय :२६ स्वाक्षरी:-		
2	नाव:श्री. भालचंद्र प्रकाश पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सहयोग कॉलनी,विजयनगर,कॉलेज रोड,नाशिक, इतर नं: -, गाव: -, महाराष्ट्र, नाशिक. पॅन नंबर:AKZPP8731F	विकसनकरारदार वय :-३३ स्वाक्षरी:-		
3	नाव:श्री. प्रकाश एकनाथ पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सहयोग कॉलनी,विजयनगर,कॉलेज रोड,नाशिक, इतर नं: -, गाव: -, महाराष्ट्र, नाशिक. पॅन नंबर:	विकसनकरारदार वय :-५९ स्वाक्षरी:-		

SUB REGISTRAR CLASS-II NASIK-3

दिनांक: 14/10/2014 11:42:29 AM

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटांचा ठसा
1	नाव:मे. दिव्य कंस्ट्रक्शन्स भागीदार श्री. विपुल दिलीप जाधी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: Suwarkar Nagar, MAHARASHTRA, NASHIK, Non-Government. पॅन नंबर:AAHCD1505A	विकसनकरारदार वय :२६ स्वाक्षरी:-		
2	नाव:सुनील संभाजी कुलकर्णी वय:27 पत्ता:प्लॉट नं: 1/2, माळा नं: -, इमारतीचे नाव:विजय रो.हा.सोसा.लि.रोड,नाशिक पिन कोड:422005	मुखत्यार		

सूची क्र.2 दुय्यम निबंधक सह दु. नि. नाशिक-३

दस्त क्रमांक: 6849/2014

नोंदणी :Registered on :14/10/2014

सादरकर्त्याची सही: 14/10/2014 11:43:06 AM

ओळख पटवणार यांची सही: 14/10/2014 11:43:53 AM ओळख पटवणाऱ्याचे नाव:

iSarita v1.3.0

नसन-३
दस्त क्र. ३१९९/२०१४
३८-५०

Summary-2(दस्त गोषवारा भाग - २)

Joint Sub Registrar Nashik3

नसन-३
दस्त क्र.(९९५/२०१४)
३८-५०

EPayment Details.

sr	Epayment Number	Detacoment Number
1	MH003145641201415S	00020102512014115

6040 /2014

Know Your Rights as Registrant

1. Verify Scanned Document for correctness through thumbnail or present CC is duly received after scanning.
2. Get print and CD of scanned document after scanning with original document immediately after registration.
For feedback please write to us at feedback.mahaigr@gmail.com

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-3 *

प्रमाणित करण्यात येते की,
या दस्तामध्ये २८ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
९९५९ वर नोंदला.
दिनांक १२ नोव्हेंबर २०१४

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

iSarita v1.3.0

नसन-३

३९१

३८-४८

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, Mumbai

Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 19

(Refer Rule 27(1) of the LLP Rules, 2009)

CERTIFICATE OF REGISTRATION ON CONVERSION

OF

DREAMSHELTER DEVELOPERS PRIVATE LIMITED

TO

DREAMSHELTER DEVELOPERS LLP

LLP Identification Number: AAK-6048

It is hereby certified that DREAMSHELTER DEVELOPERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008

Given at Maharashtra this Seventeenth day of September Two thousand seventeen

Registrar, Mumbai

Note: The corresponding form has been approved by SATYA PARKASH KUMAR, Registrar of Companies (RUS) and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(i) of the Limited Liability Partnership Rules, 2009

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office.
DREAMSHELTER DEVELOPERS LLP
The Exchange, Plot No 2A, Behind Ved Mandir,, Tidke Colony, Trimbak Road,
Nashik, Nashik,
Maharashtra, 422002, India.

नसन – ३

AAK.8048

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF PARTNERS OF DREAM SHELTER DEVELOPERS LLP HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 'THE EXCHANGE', NEAR VED MANDIR, TIDKE COLONY, TRIMBAK ROAD, NASHIK – 422002, ON 12TH APRIL, 2018 AT 03.00 PM.

DREAM SHELTER DEVELOPERS LLP Previously known as DREAM SHELTER DEVELOPERS PVT LTD developing the Free hold land Gat No. 114 its CTS No. 4472/1, Gat No. 106 its CTS No. 4469/1, 4469/2 situated at Chunchale Nashik, into a project which is a Commercial cum Residential complex.

RESOLVED THAT, Rohit H. Laddha, Partner of Dream Shelter Developers LLP be and hereby authorized to represent the company in the dispute if arising in future about development of above mentioned property, to file a petition, suit in civil or criminal court, to appoint lawyers, attorneys, and to sign and execute all pleading, Vakalatnama, documents, writings, affidavits, petitions etc. as may be required for the said purpose and do all such acts, deeds and things including deposing before the court."

RESOLVED FURTHER THAT, Rohit H. Laddha Partner of DREAM SHELTER DEVELOPERS LLP, be and hereby authorized to sign all Agreements, Deeds, Correction Deeds, Declaration, Memorandum and any other statement as may be required for the said Purpose and do all such acts and things on behalf of the DREAM SHELTER DEVELOPERS LLP.

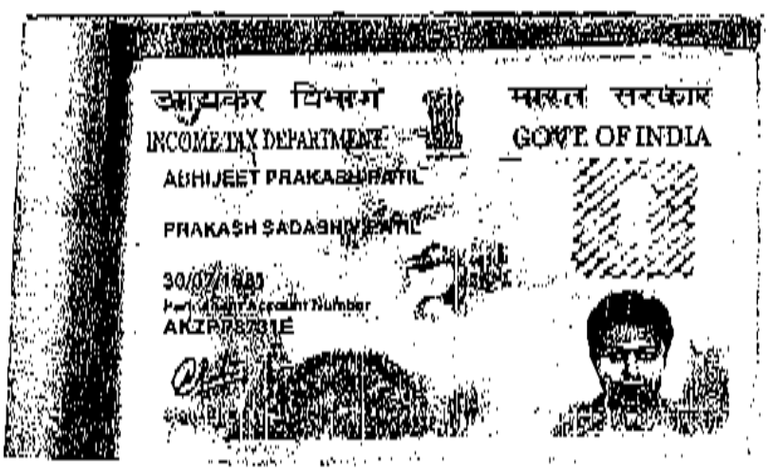
CERTIFIED TRUE COPY
For DREAM SHELTER DEVELOPERS LLP.

Prakash P. Laddha
Partner
Add: 'THE EXCHANGE', NEAR VED MANDIR,
TIDKE COLONY, TRIMBAK ROAD,
NASHIK.



नसन – ३




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ABHIJEET PRAKASH PATIL
PRAKASH SADASHIV PATIL
30/07/1989
Permanent Account Number
AKZPP8731E

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAKASH PUSARAM LADDHA

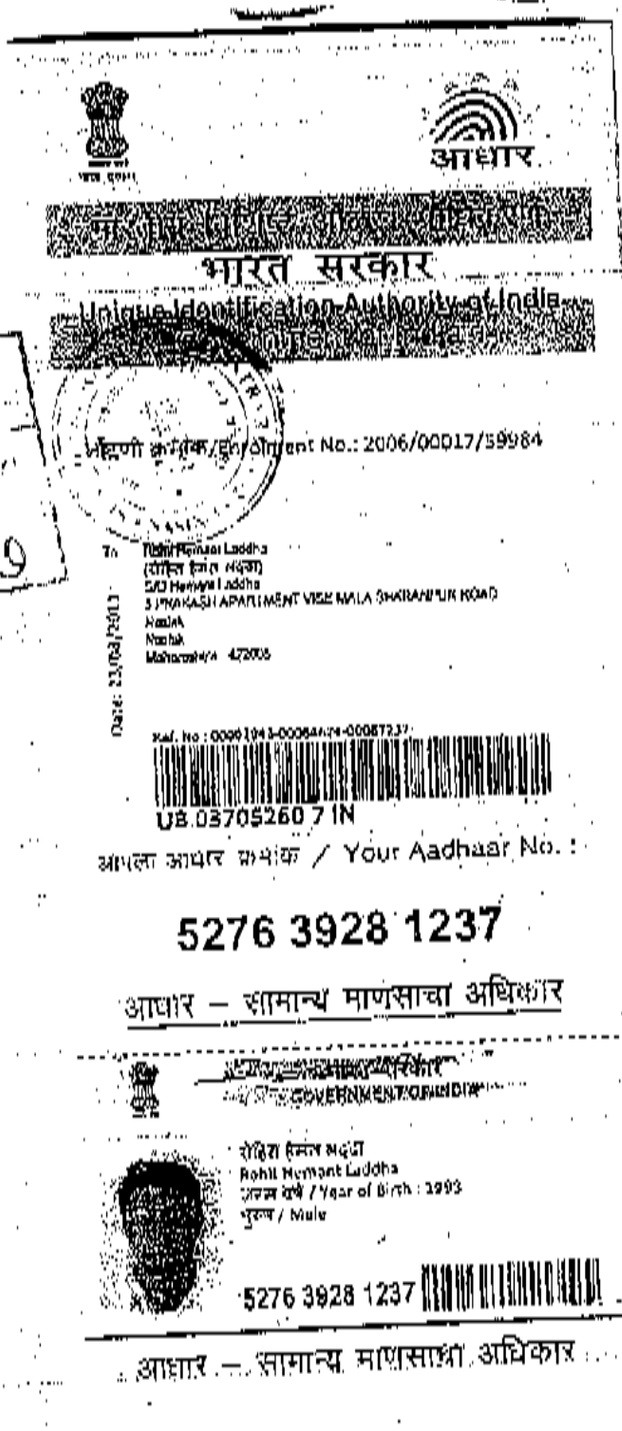
PUSARAM RAMCHANDRA LADDHA

13/08/1954

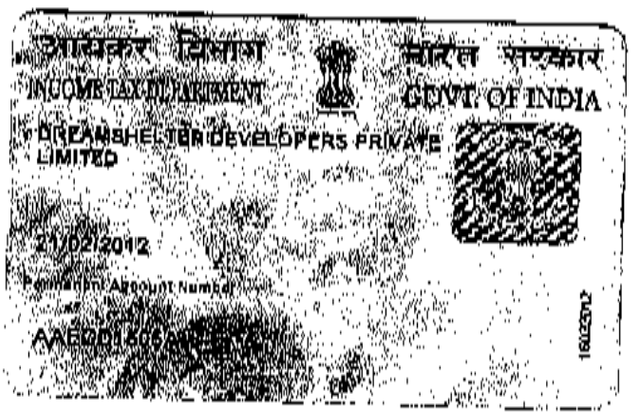
Permanent Account Number
AAHPL3023D

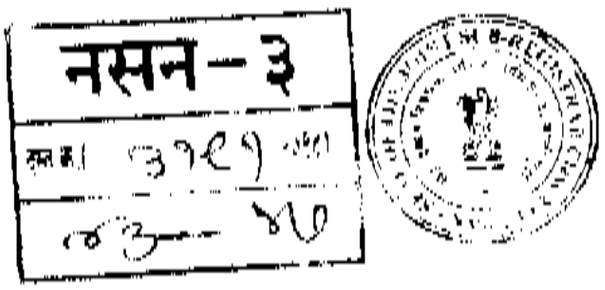
Signature

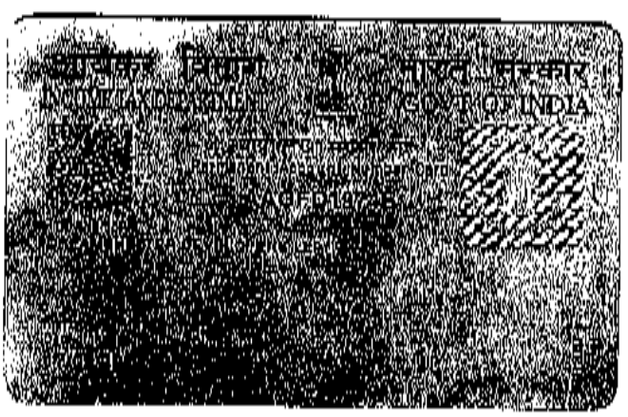




नमुना-३
मत क्र. 3901
दि. 12-09-19

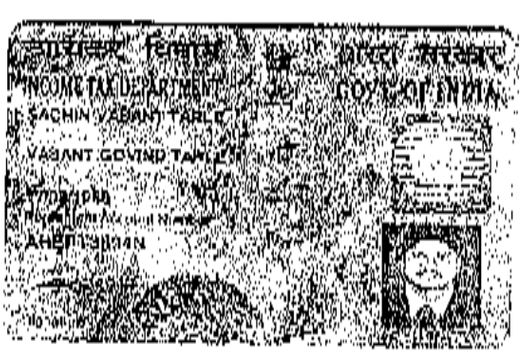

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DREAMSHELTER DEVELOPERS PRIVATE LIMITED
21/02/2012
Permanent Account Number


नसन-३


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



नसन – ३



नसन-३

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणूकीतून अथवा दुबार विक्री होत नाही याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे स्वतः असून आम्ही स्वतः खात्री करुन घेतलेली आहे / आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेला कुलमुखत्यारधारक (P.A.Holder)लिहून देणार हे ठरत आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत.तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीवरील इतर हक्क,कर्ज,बोजे, विक्रयण बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहारास अडीस राहून आमचा आर्थिक व्यवहार पूर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार मी/आम्ही सादर केलेला आहे. दस्तातील सर्व मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी उक्त निष्पादक व कबुलीदारक हे संपुर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली सर्व कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा.न्यायालय / मा.उच्च न्यायालय यांचा मनाई हुकुम नाही, तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ मध्ये नोंदणी मा.न्यायालयाचे / मा. उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

त्याचप्रमाणे मिळकतीबाबतची अथवा होत असलेली फसवणूक / बनावटीकरण / तोतयागिरी व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीबाबतची सर्व [illegible] सर्व निष्पादक जबाबदार राहणार आहोत, याची आम्हाला पूर्ण कल्पना आहे.

[illegible] तसेच हे घोषणापत्र / सपथपत्र दस्ताचा भाग [illegible]

लिहून देणार...

लिहून घेणार...

Summary1 (GoshwaraBhag-1)

340/3191
मंगळवार,24 एप्रिल 2018 5:10 म.नं.

दस्त गोषवारा भाग-1

नसन3
दस्त क्रमांक: 3191/2018

दस्त क्रमांक: नसन3 /3191/2018

बाजार मुल्य: रु. 01/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नसन3 यांचे कार्यालयात

अ. क्रं. 3191 वर दि.24-04-2018

रोजी 4:59 म.नं. वा. हजर केला.

पावती:3876 पावती दिनांक: 24/04/2018

सादरकरणाराचे नाव: मे. ड्रिम सेटलर्स डेव्हलपर्स एल एल पी. तर्फे पार्टनर श्री.रोहित शेषंत सहा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकुण:	1100.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: 65-मुख्य मुलाची पत्र

मुद्रांक शुल्क: मुलाची विधानपत्र

शिक्का क्रं. 1 24 / 04 / 2018 04 : 59 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 04 / 2018 04 : 59 : 49 PM ची वेळ: (फी)

JOINT SUB-REGISTRAR Class-2 NASIK-3



Summary-2(दस्त गोषवारा भाग - २)

24/04/2018 5 18:27 PM

दस्त गोषवारा भाग-2

सह दु नि नाशिक ३
दस्त क्रमांक:3191/2018

दस्त क्रमांक :सह3/3191/2018
दस्ताचा प्रकार :-65-मुक्त दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. ट्रिम शेल्टर्स डेव्हलपर्स एल एल पी. तर्फे पार्टनर श्री.रोहित हेमंत लढ्ढा - - पत्ता:-, -, बेद मंदिर अवळ शिंदके कॉलनी,नाशिक, -, -, गांधी नगर (नाशिक) , MAHARASHTRA. NASHIK, Non-Government, पॅन नंबर:AAOFD1974E	लिहून घेणार वय :-25 स्वाक्षरी:-		
2	नाव:मे. ट्रिम शेल्टर्स डेव्हलपर्स प्रा.लि तर्फे भागीदार श्री.प्रकाश पुसाराम लढ्ढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बेद मंदिर अवळ शिंदके कॉलनी,नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पॅन नंबर:AAECD1505A	लिहून घेणार वय :-64 स्वाक्षरी:-		
3	नाव:श्री. अभिजीत प्रकाश पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सह्याद्रिवन कॉलनी,त्रिमेमळा,कॉलेज रोड,नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:AKZPP8731C	लिहून देणार वय :-37 स्वाक्षरी:-		
4	नाव:श्री. प्रकाश सदाशिव पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सह्याद्रिवन कॉलनी,त्रिमेमळा,कॉलेज रोड,नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:	लिहून देणार वय :-64 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-मुक्त दुरुस्ती पत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 04 / 2018 05 : 02 : 47 PM

ओळख:-
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.सचिन वसंत तर्डे - - वय:31 पत्ता:पिंपळगाव भोंसल,नाशिक पिन कोड:422002		
2	नाव:श्री.दर्शन अविनाश आवळे - - वय:30 पत्ता:पिंपळगाव भोंसल,नाशिक पिन कोड:422002		

स्वाक्षरी

स्वाक्षरी

प्रमाणित [illegible]
या दस्तामध्ये एकुण ... पाने आहेत.

शिक्का क्र.4 ची वेळ:24 / 04 / 2018 05 : 03 : 47 PM

शिक्का क्र.5 ची वेळ:24 / 04 / 2018 05 : 50 PM

सह. दुय्यम नि. निबंधक वर्ग-२
नाशिक-३.

पुस्तक क्रमांक १ वरील

दस्त क्रमांक 3191 /2018 वर नोंदला.

दिनांक 24 माहे [illegible] सन २०१८

Joint Sub Registrar Nashik

Know your Rights in Registration

1. Verify Scanned Document for correctness through thumbnail provided on website) printout after scanning.
2. Get print immediately after registration.