

SHCIL-MAHARASHTRA

Plot, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN

Tel : 022-61778151

E-mail :

Mode of Receipt

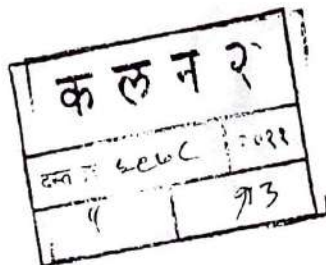
Receipt Id : RECIN-MHMHSHCIL0

Receipt Date : 27-JUN-2011

Receipt Id : mhshcil01

Receipt Name : SHCIL-MAHARASHTRA

Received From : OMPRAKASH ASHOK TIWARI	Pay To :
Instrument Type : CASH	Instrument Date :
Instrument Number :	Instrument Amount : 252200 (Two Lakh Fifty Two Thousand)
Drawn Bank Details	
Bank Name :	Branch Name :
Net of Pocket Expenses : 0.0 ()	





INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by
Stock Holding Corporation of India Ltd.
Location : Kalyan
Signature :
Details can be verified at www.shclsestamp.com

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

IN-MH03311614443199J

27-Jun-2011 03:16 PM

SHCIL (FI)/mhshcil01/KALYAN/ MH-TNE

SUBIN-MHMHSHCIL0103550106412798J

OMPRAKASH/ASHOK TIWARI

Article-5(g;a)(ii) Sale Agreement

DEVELOPMENT AGREEMENT VILLAGE BALLYANI S NO 73 H NO

37 KAREA 2100 SQ MTR

50.44 000

(Fifty Lakh Forty Four Thousand only)

ABDUL MAZID KHAN

OMPRAKASH ASHOK TIWARI

2 52.200

(Two Lakh Fifty Two Thousand Two Hundred only)

First Party

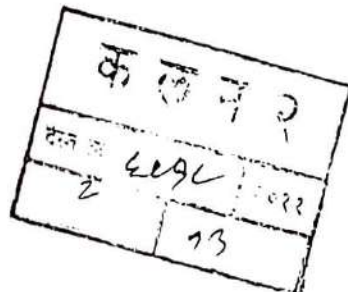
Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)



Please write or type below this line



Statutory Alert

- The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the web site www.shclsestamp.com

s/d Rs. -/-

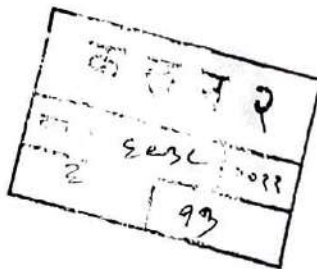
Shree

DEVELOPMENT AGREEMENT

Market Value	Rs. 50,44,000/-
Actual Value	Rs. 41,00,000/-
Land Area	2100 Sq. Meter.
Stamp Duty	Rs. 2,52,200/-
Ward No.	3(27-63)
Pages	12



This Development Agreement is made and entered into at
Kalyan, on this 29th day of June, 2011, **BETWEEN:**



SHRI ABDUL MAZID KHAN, Adult, Indian Inhabitant, Aged about 56 Years, Occupation - Farmer, Residing at Chimana Kuber Estate, Dankan Cross Lane Building No 15, Room No 12, Mumbai 400 005 hereinafter called "**THE OWNER/VENDOR**" (which expression shall mean and include heirs, executors, administrators and assignees) **OF THE ONE PART;**

AND

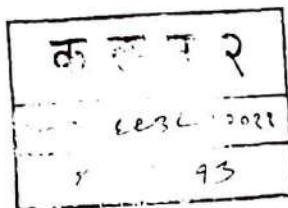
SHRI OMPRAKASH ASHOKKUMAR TIWARI, Hindu Adult, Indian Inhabitant, aged about 32 years, Occupation - Business, Residing at Om Tower, Shop No.24, Kalyan - Ambarnath Road, Walldham, Kalyan, Dist. - Thane, hereinafter called "**THE DEVELOPERS / BUILDERS**" (which expression shall mean and include their heirs, executors, administrators & assigns) **OF THE SECOND PART.**

WHEREAS:

The party of the first party is in use, occupation, possession of the land bearing survey Nos. 73, H.No.37K, adm: 2100 Sq. Meters equal to 21 Acre, lying and situated at Village - Balyani, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation, and Sub-Registration District - KALYAN, and Registration District - Thane, hereinafter called "**THE SAID PROPERTY**", more particularly described in the **SCHEDULE** hereinafter.

(b) That Smt. Kanchan Hansraj Pir & Others are the Original Owners of the above said Land property more particularly described in the **SCHEDULE** herein under. The said Owners have sold the said property with all right for absolute use and occupation to the first party on the payment of total consideration amount under Sale Deed dtd. 08.10.2010. The said sale Deed was Registered in the Office of Sub-Registrar Kalyan under registration No. 8398 2010 dtd.11.10.20 10

(c) The party of first part has mutated his name in the Revenue records after registration of said Sale Deed. Now the party of first part is in use, Occupation & Possession and absolute Owner of said property.



The First party desire to sell the said property due to some personal problems. The party of the Second part doing the business of Builders and Developers approached the first party for the development purpose and after mutual discussions first party has agreed to give the said land property to the second party and the Second party has agreed to develop the said property. After mutual discussions both the parties agreed to settle the terms and conditions of the agreement as under.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. That the party of the First Part has agreed to give all the development and selling rights in respect of the said property, more particularly described in the SCHEDULE hereinafter to the Second Party and Second Party agrees to develop the same on the payment of consideration amount sum of Rs. 41,00,000/- (Rs. Forty One Lakh - Only) Which is confirmed by the first party. The Second Party have agreed to pay the said amount of Rs.41,00,000/- (Rs. Forty One Lakhs Only) to the First Party in the following manner.

Rs. 8,14,000/- already paid to the first party before the execution of this agreement

Rs. 5,00,000/- paid by cross cheque No. 065485 dated 29/08/2022 drawn on [Bank Name] at the time of registration of development Agreement & Power of Attorney.

Rs. 8,93,000/- to be paid after 45 days from the date of registration of Development agreement & Power of Attorney.

Rs. 8,93,000/- to be paid after 90 days from the date of registration of Development agreement & Power of Attorney.

2. That First Party have handed over the possession of the said land property along with all right, title, interest, claim, structure, fencing wall with lock & key as well as all rights for development purposes to the Second Party to the Second Party on the day of execution of this development agreement and Power of Attorney.

3. First Party hereby undertake to sign the letters, forms, Affidavit, declaration, undertaking, bonds, N.O.C. etc. on the plan required by the Second Party as and when necessary and asked by the developers.

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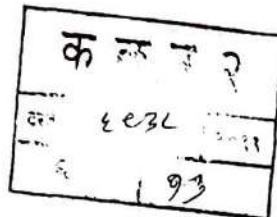
1 First party hereby declare that the title of the said property is free hold and free from all encumbrances and that they have not agreed to give the said property (fully or partly) to any other developer for development purpose and have also not agreed to sell mortgage the same to any other party on/or before the day of this agreement and the same is clear, marketable and free from all encumbrances whatsoever. First Party further say that the said land property is not reserved for any public purpose and have not received any notice from any Government Department or from anybody on or before the Day of this agreement. First Party further undertakes if there be any doubt in the title, the same will be cleared/indemnified by them at their own cost immediately.

5. That all the previous dues of the said property such as M.S.E.B., K.D.M.C. Open Land Tax etc. which may be, will be paid by the First Party up to the date till Day of this agreement. All future dues will be paid by the Second Party from time to time to the concerned authorities.

6. First Party have agreed to execute the Power of Attorney in favour of the Second Party immediately after the execution of development agreement and grant all rights and power to them, to complete the development work and sell the flats/shops/units or the said land/development to any prospective purchaser/s at the price and receive the consideration price from them and also make necessary receipts, documents in the favour of the purchaser/s.

7. That First party have No Objection in case the Second Party wants to obtain the L.D.R. on the said plot of land with the approval by the Kalyan Dombivli Municipal Corporation.

8. It is expressly agreed by and between the parties hereto that the payment of the aforesaid installments in time is the essence of this agreement. It is also agreed that in the event any party demanded any amount or claim in the said land property the Owner will clear the same or the developers will pay/clear the same and deduct the said amount from balance payment and Owner will not take any objection in said payment.

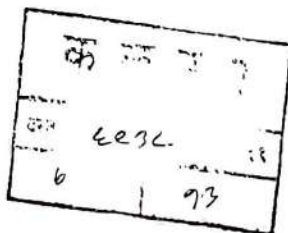


9. In case of any disputes, doubts or differences arising between the parties hereto, in respect of any terms and conditions of this agreement or in respect of interpretation, of any of the terms and conditions of these presents or in respect of any other matter, cause or thing whatsoever not contained herein or otherwise not provided for, the same shall be referred to the Arbitration in accordance with the provision of the Arbitration & Conciliation Act 1996 or any statutory modification or re-enactment thereof from time to time.

10. The First Party declare and represent to the Purchasers/Developers that :-

- (a) Save and except as hereinabove stated the First and Third Party have not entered into any Agreement or document for sale, lease or grant of development rights in respect of the above said land, or any part thereof in favour of any Third Party, nor received any deposit or consideration amount on account of such agreement for sale, lease or grant of development rights.
- (b) Save and except as hereinabove stated the said land agreed to be developed is free from all encumbrances and encroachments.
- (c) Save and except as hereinabove stated the owners have not received any notice for acquisition or requisition of the said land or any part thereof, nor there are any proceedings pending for acquisition of the said land or any part thereof.
- (d) Save and except as hereinabove stated the Owners have not received any notice from the Government, Municipality or any other authority whereby the said land and the construction and completion of the proposed building thereon is in any manner affected or prevented.

11. The expenses in connection with this agreement and all other documents including stamp duty registration fees and other incidental expenses thereof shall be borne and paid by the developers.



12. The First Party hereby say that the Second Party will have full rights to sell the flats/shops/units/garage/land etc. on ownership basis to any intending purchaser/s at any cost and make necessary agreement for sale and/or sale deed, development agreement, power of attorney and such other documents in favour of them and also register the same in the concerned registration office with necessary documents as required by the provisions of the Maharashtra Ownership Flats (Regulation of promotion of construction, sale management and Transfer) Act 1963 and the rules and regulations made there under and to receive the price of or in respect of such flats/dwelling units and shops and also hand over the possession to them after registration of Development Agreement and Power of Attorney.

13. That Second Party will construct the building at their own cost and take all necessary steps and permissions from the authorities concerned.

14. The First Party hereby say that he has no objection whatsoever if the prospective purchaser of flats/shops/units etc. mortgage his/her/their/flats/units to the concerned financial institution including the H.D.F.C, D.H.F.C, L.I.C. Bankers, Undertaking Institutions, Societies, P.F., Railways, Central Government, State Government and other departments for housing loan purposes. If the concerned financial institution ask for the mortgage of the said Rooms/Flat/Units as security for repayment of the Housing loan, First party shall have no objection for the same. The necessary N.O.C. Letter, Declaration, Undertaking, Bond etc. as and when required will be given by the Second Party which will be accepted by First Party.

15. First Party hereby say that the party of the second part will be absolute Owners of said property from the date of execution of this agreement and have all right to sell, transfer, mortgage, arise the loan, rent, gift or any other deed in favour of concerned party/ies as per his wish and desire as well as have all the rights to use all the benefits which are available thereon such as Light Meter, and water connection etc. and for which the First Party shall have no objection.

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16. Party of the Second part will purchase T.D.R. as per sanctioned by KDMC, Kalyan and will pay the cost of T.D.R. and the party of the first part shall have no claim, right, interest and demand in any manner.

SCHEDULE OF THE PROPERTY REFERRED HEREINABOVE

that all the piece and parcel of land property lying and situated bearing Survey No. 72, Hissa No 37-K, adm. 2100 Sq. Meters equal to 21 Gunthas of revenue Village - Balyan, Taluka - KALYAN, Dist-Thane, within the local limits of KALYAN DOMBIVALI MUNICIPAL CORPORATION, District Thane, Sub-Registration Dist-KALYAN, and Registration District-Thane, together with all easement rights bounded as under

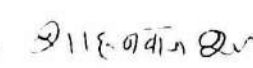
TO WARDS EAST : Land Pro. of Mr. Malvankar & Tata Over Head Line
TO WARDS WEST : Banali Umbardi Road.
TO WARDS SOUTH : Land Pro. of Mr. Bandu Teh.
TO WARDS NORTH : Banali Umbardi Road

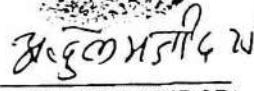
IN WITNESSES the parties have accepted the above mentioned terms and conditions and signed the day, month and year mentioned first herein above.

Signed, and delivered by the within named
FIRST PARTY/OWNERS/VENDOR
SHRI ABDUL MAZID KHAN
in presence of witnesses;

Signed sealed and delivered by the within named **DEVELOPERS/ SECOND PARTY;**
SHRI OMPRAKASH A. TIWARI
in presence of witnesses;

WITNESSES :

1. 
2. 


(OWNER/VENDOR)

(DEVELOPERS)



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बख्याणी

गां.न.क्र. ७ व १२

तालुका कल्याण

सुभाषन क्रमांक	भुमा.क.चा. उपविभाग	भू-धारण प्रकार
७३	३७क	

पिकाचे म्हायिके नांव - -

हॅक्टर आर	प्रती
चौ.वर्ग	चौ.मिटर
	०-२९-०
एकूण	०-२९-०

म. ख. लागवडी योग्य नसलेली

वर्ग	(अ)	
वर्ग	(ब)	
एकूण		
रु.	पैसे	
०	३४	

भोगवटदाराचे नांव
अब्दुस मजीद खान
 ९२६६
 ९३३९

खाते क्रमांक
 कुळाचे नांव - रु. पैसे
 खंद
 इतर अधिकार -



गां.न.क्र. १२ (पिकाची नोंदवही)

पिकाखालील क्षेत्र													पडीत व पिकास निरूपयोगी अशाजमिनी चा तपशिल	पानी पुर्वकाचे साधन	जमीन करणाराचे नांव	शेरा
हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्भळपिकाचे क्षेत्र										
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अंरसल बरहुकुम खरी नक्कल रूजू असे.

तारीख २०/५/२०११

तलाठी सजा. मांडा
 तालुका कल्याण.

PERMANENT ACCOUNT NUMBER
AAIPT0773D



NAME
ANJANIPRASAD DARASNATH
TIWARI

FATHER'S NAME
DARASNATH TIWARI

DATE OF BIRTH
13-12-1957

SIGNATURE

Commissioner of Income Tax

State Bank of India

Issuing Branch BAZARPETH ROAD, KALYAN(WEST)
CODE No. 12925
Tel No. 0251-2201130

State Bank of India

DEMAND DRAFT

Key WEFFIR
Sr No 308908

ON DEMAND PAY THE JOINT SUB REGISTRAR KALYAN

OR ORDER

THE JOINT SUB REGISTRAR KALYAN

THREE	TWO	ONE	TENS	UNITS
THOUS	THOUS	HUNDRE	TENS	UNITS

PAISE ZERO ONLY

VALUE RECEIVED

K-5254

AMOUNT BELOW 30001(3/5)

भारतीय स्टेट बैंक

STATE BANK OF INDIA

DRAWEE BRANCH KALYAN

CODE No. 00399

IOI 000203315098

Key WEFFIR Sr No 308908

AUTHORIZED SIGNATURE

BRANCH MANAGER

"315098" 0000020001: 000203" 15

Election Commission of India भारत निर्वाचन आयोग IDENTITY CARD

MT 04 022 027025



Elector's Name: Abdul Majid

वार्ड/गाव नाव: अब्दुल मजीद

Father's Mother's

Husband's Name: Khan

पिता/आश्रित नाव: खान

SEX: M

Age as on 1.1.95: 25

1.1.95 से अधिक आयु



कल न २
4076.022
99 93



प्राप्त दिनांक

पंजी मापदंड नं.

कलम 2

दस्ता नं. 6948/2011

28/08/2011

प्राप्त दिनांक सोमवार, 28/08/2011

पंजी मापदंड नं. 6948/2011

प्राप्त दिनांक

छायाचित्र

अवकाश नं.

प्राप्त दिनांक

28/08/2011

पंजी

76006 - 234551

प्राप्त दिनांक

28/08/2011

पंजी

76006 - 234552



कलन2

दस्त क्रमांक (6938/2011)

23115

दस्तावेज क्र. [शिल-2-6938-2011] का संदर्भ
कॉपी नुमा : 5044000 मोबाइल

कंपन नुमा : 5044000 मोबाइल : 4100000 भरतल मुदाक शुल्क : 252200

दिनांक 29/06/2011 10:57 AM

विद्यार्थ्याचा दिनांक 29/06/2019

29/06/2020

पावती क्र.:6983 दिनांक:29/06/2011

पायतीचे वर्णन

नांव: ओमप्रकाश अशोककुमार तिवारी - -

30000 : नॉंदणी फी

260 नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30260: एकूण

३. निबन्धकाची सही, कल्याण २

विषय: 1. 1 वी पत्र (सादरीकरण) 25/06/2011 12:57 AM

सिक्का क्र. १ बी पट्ट (सादरीकरण) 25/06/2014 10:57 AM

दिनांक 2 2 4 20
दिनांक 2 3 4 20

RECEIVED 3 31 2011 11:00 AM
RECEIVED 3 31 2011 11:00 AM

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191254	1	10	23	191254	20	20	11:00 AM

पृष्ठ संख्या: 11/01 AM

4789

दुःखमपि पश्यन् वाच्यं अस्मिन् इत्यन्तं अस्मिन् निवेदीतं यत्प्रतापं गी. तं दस्तऐवजं करुणं देवा-याना
यत्प्रतापं अस्मिन् इत्यन्तं अस्मिन् निवेदीतं यत्प्रतापं गी. तं दस्तऐवजं करुणं देवा-याना
॥ अथ १० मी तिथिः ॥

1) अंड ए पी तिबना - घर फ्रंट -

7/10/2020

சென்னை, 15.05.2019

UNIT 2: π - π

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4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

तारा

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1

3. बेदादारी का अर्थ
बेदादारी 2

शाण्डिल्य कुर्यात् येते की,

६६६६/२०११ मध्ये

१३..... तने आहेत.

7 ... ६६३८

२५०६ २०१६ वर नोंदला

विष्णु जीव्य

२०/१२/२०२०

12.2066/2011





मी नक्कल केली
मी वाचली
मी रुजावात

क्र. ५६७ दिनांक १२/११/२०२४
या ना नक्कल विली.

“संगणीकृत”
संख्या

सह. दुष्यम निबंधक वर्ग २,
कल्याण क्र. १

सह. दुष्यम निबंधक वर्ग २,
कल्याण क्र. २