525/2293 पावती Original/Duplicate
Monday,March 21 ,2016 मोगती क्र. 2293
5:10 PM Regn. 36M

पावती क्र. 2719 दिनांक 21/03/2016

पावतीचे नाव: बालुरकी

दस्तऐवजाचा अनुक्रमांक: हवल24-2293-2016

दस्तऐवजाचा प्रकार : विकासकरारनामा

सादर करणाऱ्याचे नाव: ये. विठ्ठलसे डवेलर्स भागीदारी संस्था यची भागीदार सौ. मालन अनंत रावळ

मोबदला रक्कम	₹. 30000.00
एन्ट्री डाटाफ्रणी फी	₹. 560.00
दुय्यम संकल्प: 26	
एकूण	₹. 30560.00

आपणास मूळ दस्त ,कंपनेस दिनांक:-> बुधवार 5:29 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. २४

बाजार मूल्य: ₹.2301858 /- मोबदला: ₹.6940000/-

भरलेले मुद्रांक शुल्क : ₹. 347000/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008312568201516E दिनांक: 21/03/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: ₹.560/-

21/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि हवेली 24
दस्त क्रमांक : 2293/2016
नोंदणी :
Regn:63m

गावाचे नाव 1) मामुरडी

(1)विलेखाचा प्रकार	विकासकरारनामा
(2)मोबदला	6940500
(3) बाजार भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देत की पुरेदार ते नमूद करावे)	2301858
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) जमिनीचे तपशील:गिरीपी-सिंहगड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे मामुर्डी मधील मध्ये ने 15/1/1/6 धारी एकूण क्षेत्र 00 हे 05 आर पैकी लिहून देणार यांचे मालकी हक्काचे क्षेत्र 3225 चौ. फूट व गाव्हे ने 15/1/1/9 धारी एकूण क्षेत्र 00 हे 05 आर पैकी लिहून देणार यांचे मालकी हक्काचे क्षेत्र 3225 चौ. फूट अशी एकूण क्षेत्र 6450 चौ. फूट ही मिळकत (Survey Number : 15 ;)
(5) क्षेत्रफळ	1) 6450 चौ फूट
(6)आकारणी किंवा जुडी देण्यात आलेली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. किशोर सक्सेना - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बालुमामी नगर, मुंबई , महाराष्ट्र, मुम्बई . पिन कोड:-400094 पॅन नं:-AXNPS2658G
(8)दस्तऐवज करुन देणा-या पक्षकाराचे वकील किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. विशेषकुमार इमोडवर्ल्ड भागीदारी संस्था तर्फे भागीदार श्री. नायर अजय राजन -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मामुर्डी देहूरोड रा.मु. मुंबई पि. पुणे , महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-AMXPR9409L 2): नाव:-श्री. विशेषकुमार इमोडवर्ल्ड भागीदारी संस्था तर्फे भागीदार श्री. रमेश विश्वनाथ शाखे - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कात्रजगाव, चिंचवड, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-AMXPR9409L 3): नाव:-श्री. विशेषकुमार इमोडवर्ल्ड भागीदारी संस्था तर्फे भागीदार श्री. अमर विश्वनाथ शाखे - - वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कात्रजगाव, चिंचवड, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-BETPG4360R
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2293/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	347050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तावरील सही मुळ प्रत
श्री / श्रीमती ...
यांना दिली.
दि. २१ / ०३ / २०१६
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलेला लिहून घेणाराचा अनुच्छेद :-

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

CHALLAN

MTR Form Number-6

GRN	MH005312580201516E	BARCODE		Date	21/03/2016-12:34:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)	AANFV4322M		
Office Name	HVL24_HAVELI 24 JOINT SUB REGISTRAR			Full Name	VIGHNAHARTA PROMOTERS		
Location	PUNE						
Year	2015-2016 One Time			Flat/Block No.	SR.NO.15/1/1/8,9		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401	Stamp Duty	347550.00		Road/Street	SAI NAGAR, MAMURDI, DEHUROAD		
0030067301	Registration Fee	30000.00		Area/Locality	PUNE		
				Town/City/District			
				PIN	4 1 2 1 0 4		
				Remarks (If Any)			
					PAN2=AANPS2058G~SecondPartyName=SB		
					HI SAXENA~CAN=Maintenance		
				Amount In Words	Three Lakh Seventy Seven Thousand Fifty Rupees Onl		
Total		377550.00			y		
Payment Details	VIJAYA BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	0330764201603210000	11005486
Cheque/DD No.				Date		21/03/2016-12:03:50	
Name of Bank				Bank-Branch		VIJAYA BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9921330333

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24

हवेल-२४

22/3/2016



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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AND EXECUTED ON THIS 21th DAY OF MARCH, IN THE YEAR 2016, AT PUNE.

B E T W E E N

Mrs. NIDHI SAXENA
Age : 37 years, Occ. : Business,
R/at : Flat No.9-A, Kedarnath,
Anushakti Nagar, Mumbai- 400094
Pan No. AXNPS2658G

Hereinafter Jointly and together referred to as "**VENDOR/OWNER**".(Which expression shall unless it be repugnant to the context shall mean and include her respective heirs, executors, administrators and assigns)

... PARTY OF THE ONE PART.

A N D

M/S. VIGHNAHARTA PROMOTERS
PAN: AANFV4320M
Registered Partnership Firm,
Having its Office at- Patil Wasti,
Mamurdi, Dehuroad, Pune - 412101.
Through its partners
1) Shri. SAGAR ARUN RAUT,
Age: 28 Years, Occupation: Business
R/ at: Mamurdi , Post-Dehuroad,
Pune - 412101.
PAN: AMXPR9406L
2) Shri. GANESH VIDYADHAR GAWADE,
Age: 24 Years, Occupation: Business
PAN: BAAPG5780J
3) Shri. AKSHAY VIDYADHAR GAWADE,
Age: 22 Years, Occupation: Business
Both R/ at: Flat No.25, Yashogandh Apt.,
S. No. 284/11, Keshavnagar,



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Chinchwad, Pune-411033.
PAN: BETPG4360R

Hereinafter referred to as "**DEVELOPER**" (Which expression shall unless it be repugnant to the context mean and include its successors, survivors, representatives, partners, executors, administrators and assignees, transferees, agent etc.).

... PARTY OF THE SECOND PART.

WHEREAS all that properties which are more particularly described in the Schedule written hereunder, hereinafter referred or called as "THE SAID PROPERTIES" was is exclusively self acquired independent properties of the Owner. The party of the First Part is the sole and absolute owner of and otherwise well seized and possessed of and sufficiently entitled to "THE SAID PROPERTIES"

AND WHEREAS the said properties are owned and possessed by the party of the First Part. The said properties was originally owned by Eranna Krushnappa Raichukar and Santosh Prabhakar Taras who has sold the said properties to the present owner by Sale Deed dated 03/06/2013, which was duly registered in the office of Sub-Registrar, Haveli No. 26 at Sr. No. 134/2013 and as such the names of The party of the First Part was mutated on 7/12 extract as per mutation entry no.5697. And since then the The party of the First Part became the absolute and sole owner of the said properties.

AND WHEREAS the present are the absolute Owner of the said properties and Owner herein are in actual physical possession of the said properties and/or the Owner herein are sufficiently entitled to transfer the said properties;

AND WHEREAS The party of the First Part decided to develop the said properties. However due to technical problems and lack of funds, the Owner decided to give / transfer the right of development of the said properties to any prospective person/firm;



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AND WHEREAS Except the owner no other persons had and have got any right, title and interest in whatsoever manner in respect of the said properties. The owner have full right, authority to dispose off the said properties and /or to develop the said properties as per their will and wish. The said properties is not subject matter of any acquisition, requisition, reservation, dispute, claims, suit, complaint, petition etc. There are no charges of maintenance, loan, etc. The said properties has not mortgaged with any financial institution, bank or any other financial organization of money lender/s or any other persons.

AND WHEREAS, the Owner have decided to develop the said properties and carried out construction of building on the said properties. But the owner have no knowledge, skill, experience of development and no sufficient funds are available to develop the said properties. Therefore, they have decided to develop the said properties through developer.

AND WHEREAS, the Developer has full knowledge, skill and experience in respect of the development of the properties. Therefore, the owner have contacted the Developer and requested to develop the said properties and as per the request made by the Owner the Developer has decided to develop the said properties.

AND WHEREAS, after protected negotiations by and between the parties herein the Developer has agreed to develop the said properties on the following terms and conditions.

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

1) **THE OWNER GRANT/CONFIRM/ASSIGN/ TRANSFER DEVELOPMENT RIGHTS :**

The owner hereby grant / assign / transfer / confirm the development and construction rights in favour of the Developer and the Developer hereby takes for



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development and construction the said properties which is more particularly described in the Schedule given hereunder.

2) **OWNER NOMINATE AND APPOINT DEVELOPER :**

The owner hereby nominate and appoint the Party of the Second Part as the Developer / Promoter and Builder in respect of the said properties. The Developer is hereby entitled, authorized and permitted and has the exclusive rights to effect development and carry out construction of building or buildings consisting of offices, showrooms, flats, shops, godowns, parking, farm house bungalows, row-houses, terraces, open space and other tenements, on the said properties as per the plan/s as may be sanctioned by the Authority of Pimpri Chinchwad Municipal Corporation and any other concerned local authority and to evolve and carry out a scheme as deemed fit and sanctioned by the concerned by the concerned authority.

3) **AGREED TOTAL CONSIDERATION :**

The Developer has agreed to pay consideration to the owner in kind of construction of residential premises/ flats total admeasuring area of 2692 Sq.Ft. Carpet area in form of flats along with 5 cover car parking and each car parking area is 100 Sq.Ft. (each assigned flat) in the building constructed on the said properties after the development with facilities and amenities provided to other flats (Jointly hereinafter for the sake of brevity referred as Consideration) It is agreed by the owner that except for the said consideration the owner shall not be entitled to claim any further Consideration from the Developer on any account or for any reason whatsoever manner.



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4) **DEVELOPER LIABLE TO PAY INTEREST / TERMINATION:**

(a) The possession of the said Premises as mentioned in Para No. 3 herein above shall be delivered within 36 Months from the Sanction of the plan of the said property. The amenities and facilities to be provided to the Party of the First part as per the said construction and given to the other premises in the said building. The expenses for the transfer of the said premises in the name of Party of the First Part for consideration admeasuring area 2692 Sq.Ft. Carpet area and the Stamp Duty, Registration Fee, Advocate Fee, Service Tax, VAT and other incidental expenses shall solely borne by Developer only and it is also be treated as part of consideration.

(b) If the Party of the First Part sold the construction through the Developer that time Service Tax, VAT and other incidental expenses shall solely borne by purchaser .

(c) If the Developer fails to deliver the possession of the said premises as agreed, within the stipulated period, then the Developer shall be liable to pay Rs.5000 per month per flat/ Unit which is in the name of the Party of the First Part i.e. Owner by way of penalty

(d) The land owner will pay maintenance charges after one year of handover the flats.

(e) The Transfer of consideration (Flat and Parking) to the Party of the First Part will be made immediately after sanction of the plan on the said properties.

(f) In case there is a breach of contract on the part of the developer either financially or otherwise the land owner has a right to revoke this Development Agreement along with Power of Attorney .The land owner needs to take measures to protect the property till the project is completed.



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(g) The period of delay caused in completion of the construction of the said consideration on account of –

I. war, civil commotion or act of God;
II. Any notice, order, rule, notification of the Government and/or other public or competent authority, Collector, or any disputes or matters relating to the property pending final determination by the courts or any other authorities.
III. Changes in any Rules, Regulations and Bye-Laws of various statutory bodies and authorities from time to time then affecting the development and the project.
IV. Delay in grant of any NOC/permission/licensee connection /installation of any services such as lifts, electricity and water connections and meters to the Scheme/Flat, Road NOC or completion certificate from appropriate authority.
V. Pendency of any litigation and prohibitory orders from any court or authority .
VI. Any other reasons beyond the control of the Developer shall not be included and shall be excluded from computation of the period of completion of the said Flat and delivery of possession thereof to the owner.

5) **POSSESSION :**

The owner have delivered actual and vacant possession of the said properties. The Developer has received and taken possession of the said properties. The Developer is hereby entitled to have to and to hold the exclusive possession of the said properties and the Owner or her heirs or nominees shall not obstruct the possession of the Developer over the said properties. The possession of the said properties is delivered to the Developer and the Developer to enter upon the said properties and to effect development and to construct building/s thereon peacefully.



6) **DEVELOPER ENTITLED TO ADVERTISE THE SCHEME**
The Developer is authorized, permitted and entitled to advertise the Ownership Flats scheme and to put their board or such other advertising material on the said properties and to publish advertisement in the news paper, magazine etc. out of their own cost.

7) **DEVELOPER ENTITLED TO CONSTRUCT / SELL :**

The Owner hereby agree, confirm that, the Developer is entitled to prepare a layout plan, building plan/s, revised plan and submit the plan/s to the local authority or appropriate authority or Town Planning or other Local Authorities and to get the plan/s sanctioned from such authority. Upon sanction of the layout plan, building plan/s, revised plans the Developer is entitled to carry out development of the said properties and to effect construction of building/s on the said properties. The Developer is entitled to sell all the flats / tenements, shops / offices, showrooms, godowns, farm house bungalows/plots, Row-houses and other units, parking space, terrace, open space etc. excluding the Said Premises Agreed as Consideration to the owner as may be constructed in the said properties to the prospective purchasers, at such price and consideration as the Developer may think proper.

8) **DEVELOPER TO APPOINT ARCHITECTS ETC. :**

The Developer is entitled to appoint Architects, Advocates, other Professionals and RCC Consultants, contractors, sub-contractors, labour contractors etc. and prepare the building plans, revised plans, renew the plans and modify plans and submit the same to the appropriate Authority/ the Town Planning Authority and obtain sanction, permission to such plan/s. All the costs and charges of preparing building plan/s, modified or



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revised plan/s, professional fees and other such charges are to be borne by the Developer. The Party of the Second Part shall be entirely responsible and liable for any deviations made from the approved plans and shall pay, bear all charges, fees and penalties that may be demanded/incurred towards regularization /rectification of any deviations from the sanctioned plans. The Party of the Second Part shall carry out the scheme strictly as per the sanctioned plan or revisions thereof.

9) **OWNER HAVE RIGHT IN THE BUILDING AND TENEMENTS :**

The owner have right on the said premises agreed to be delivered by the Developer and shall have no right, title or interest in the building or / and the tenements as shall be constructed in the said properties except the tenement / unit agreed to be given to the owner along with the common area amenities and facilities.

10) **RIGHT TO EXECUTE AGREEMENTS :**

The Owner confirm and agree that the Developer is and shall be entitled to sell, allot or transfer, assign the flats / tenements / shops / offices / parking spaces or terraces or other such open areas or spaces, Farm House Bungalows / Plots, Row Houses etc. excluding the said premises/ tenement / unit agreed to deliver to the Owner as a consideration , to such persons, on such terms and at such price or consideration as the Developer shall deem fit and the Owner shall have no right to object to any such transaction or to claim any right in the flats / shops / offices and tenements etc. The Developer shall have right and is entitled to enter into agreement of sale regarding the flats / shops / offices / tenements / parking spaces / open areas Farm House Bungalows/ Plots, Row Houses etc. with the prospective purchasers and the owner shall not object to the same. If the



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Developer so requires the Owner shall give her consent to such Agreements as may be executed by the Developer.

11) **DEVELOPER ENTITLED TO NAME BUILDING :**
The Developer is solely entitled to name the building/s and the scheme to be constructed on the said properties and the scheme to be so evolved and the Owner or their Nominees, heirs, assigns or transferee shall not be entitled to name or rename the building or the schemes.

12) **OWNER AGREE TO APPOINT ATTORNEY :**

The owner understand that she may not be available to do and perform all acts necessary to enable the Developer to carry out the development and construction and to complete the scheme effectively and further to sign all documents necessary to obtain sanction of the building plan/s and to obtain completion certificate and to sign all the agreement/s, deed of apartment/s, sale deeds, transfer, deeds and to do other acts necessary to fulfill the terms of this Agreement.

13) **OWNER TO PAY TAXES ETC. :**

The owner have paid all the taxes, cesses and other charges in respect of the said properties till the date of execution of this agreements. In case any amount is found to be due on any claim of such taxes, cesses are claimed or made, the owner undertakes to pay and clean the same and keep the Developer indemnified from any such claim for and up to the date of the execution of these presents.

14) **DEVELOPERS LIABILITY TO TAXES ETC. :**

The Developer agrees to pay the Government taxes, N.A. taxes cesses or other charges in respect of the said properties as well as in respect of the constructed area,



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to the Local authority or Government as shall accrue after the date of the execution of this agreement and the owner shall not be responsible for the same. All the material required by the Party of the Second Part for development of the said properties and construction of the building shall be purchased by them in their own name and to their own account and the Party of the First Part shall not be responsible for any reasons whatsoever to the parties supplying the same. All the water and electricity charges payable to the local authorities on account of the development and construction work from the date of this agreement till the completion of the construction scheme shall be borne and paid by the Party of the Second Part i.e the Developer only. The Party of the Second Part shall be entitled to make all necessary applications for and on behalf of the Party of the First Part with the local authority for securing separate water and electrical connections at the site.

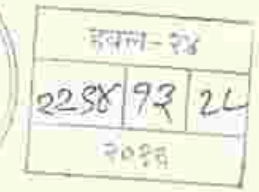
15) **DEVELOPERS OTHER LIABILITY :**

The Developer shall carry out the construction work of the building/s as per sanctioned building plan at their own costs and risk. The owner shall not be liable to the suppliers of the building material on the debtors of the Developer. The Developer undertakes to keep the Owner indemnified from any such liability and the Developer further undertakes that they shall be solely responsible and liable to clear his dues on this account.

16) **CONSTRUCTION AT DEVELOPERS RISK :**

The Developer shall carry out the construction work in the said properties at theri own risk and any damage caused due to the acts of the Developer, their servant or agent either to the worker or any stranger shall be the responsibility and liability of the Developer alone and the





Developer shall keep the Owner indemnified against the same.

17) **DEVELOPERS RIGHT TO DELIVER POSSESSION :**

The Developer is and shall be entitled to allot and deliver the possession of the Said Premises agreed as consideration to the Party of the First Part within the stipulated period and there after to the other purchasers of flat/s, shop/s, office/s, showrooms / godowns / tenement/s or open spaces as well as farm house bungalows/plots, Row-houses etc. to the prospective purchasers as they may desire and the owner shall have no objection to the same.

18) **DEVELOPER TO FORM ORGANISATION :**

On completion of construction of the building on the said properties, as soon as possible the Developer shall form an Apartment Association or a Co-operative Housing Society of the unit / tenements / flat purchasers/shop /godown, farm house bungalows/ plots, Row-houses purchasers. The owner assure that she shall not object or interfere with the same. The Owner shall, if required sign all such forms, documents, declarations, affidavits, applications or writings as shall be necessary for forming such society, Association of Apartments or any organization as the Developer may desire. The Developer is solely entitled to decide the type of organization and the name of such organization and the owner shall not be entitled to object to the same. But the responsibility and liability in respect of the same is of Developer only.

19) **TITLE OF OWNER :**

The Party of the First Part i.e. the present Owner have assured the Party of the Second Part that she is (First



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Party) the sole and absolute owner of the said properties and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties and that no person except them, are having any right, title or interest in the said properties or part thereof and that they have not orally or in writing agreed to transfer the said properties to any other persons and that the said properties is not encumbered in any way or attached or is the subject matter of any Suit, proceedings or litigations and requisitions, reservations, acquisitions of the said properties or part thereof. The Owner have agreed and undertaken that if anybody raises any objection, claim, right, title or interest on the said properties thereof or raises any objection to the free and marketable title of the Owner to the said properties, for development thereof or at the time government demarcation or constructing the compound to the properties, she shall remove such claims/objections immediately at her own costs and expenses and shall keep the Developer harmless and indemnified there-from.

20) The Party of the Second Part i.e. the Developer has clearly understood and agreed that all expenses, income, receipts on account of the developed properties, sale (shops, flats etc.) are entirely on the account of the Party of the Second Part i.e. the Developer and the Party of the First Part i.e. the present Owner, shall not be liable for any taxes including income tax, capital gain tax on the final sale of developed properties.

21) The developers has the right to claim, utilize and consume the full FSI / FAR potential and all other ancillary or incidental available, granted and permitted under the Development Control Regulation (DCR) applicable to the area under the jurisdiction of the Pimpri Chinchwad Municipal Corporation, framed or which may



दस्त - २		
2252	94	21
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be framed from time to time, under the provisions of the Maharashtra Regional and Town Planning Act, 1960.

22) The developer has right to use, utilize and consume all the acquired / the additional FSI / FAR by way of Transferable Developments Rights of any other properties to which the developer may be entitled to as may be permissible under the DC Regulations on the said properties.

23) The developer have right to all other supplementary, ancillary, incidental rights to effectually consume the afore stated FSI / FAR or ancillary / residential benefit on the aforesaid properties.

25) The Party of the First Part /Owner shall execute and furnish all such documents, applications, undertakings, representations and affidavits, bond etc. (to be signed by her as the present Owner of the said properties.) as may be required to be filed with the local authorities for enabling to obtain the necessary approvals and sanctions in terms of this Agreement.

26) All costs and expenses relating to the construction of the building including cost of material, labor, supervisions etc. shall be borne exclusively by the Party of the Second Part and the Party of the First Part shall not be liable for the same.

27) There is no legal impediment for the Owner to develop the said properties and/or to sell, convey and transfer the same and to obtain necessary clearances and permissions required for developing or selling the said properties.

28) All stamp duty, registration and other charges payable on Conveyance Deed/s to be executed for the transfer of the said properties and/or tenements or part thereof shall be borne and paid by the proposed transferee and/or the Party of the Second Part only.

Regd

P.J.S.



हवेली-२४		
2283	१९	२८
२०१६		

29) The Party of the First Part and the Party of the Second Part mutually agree to observe all the terms and conditions of this agreement.

30) The Owner also hereby agree that she shall execute necessary Power of Attorney in favour of the Developer or their nominees for the development of the said properties. The Developer shall be entitled to get specific performance of this Agreement through the Court of Law, if the Owner refuse to perform her part as per this Agreement. In that case the owner are solely responsible for the costs and consequences of the same.

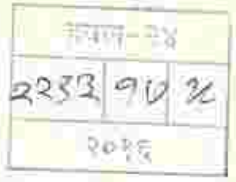
31) The stamp duty and other incidental charges out of pocket expenses of this Agreement as well as the General Power of Attorney etc. shall be borne and paid by the Developer alone. In case in future any additional stamp duty is imposed or demanded by the competent authority and required to be paid in pursuance of this Agreement, then the same shall also be borne and paid by the Developer i.e. the Party of the Second Part.

32) The Developer agrees and undertakes that they will not do or cause to be done any acts, deeds and things which may be in contravention of any of the provisions of these presents failing which he will be liable to reimburse/indemnify the Owner for any loss or damage which the Owner may suffer on such account.

33) During the continuance of this agreement the Owner hereby irrevocably agree and undertake not to alienate, encumber or otherwise transfer the said properties or to do or cause or permit to be done any such act which may prejudicially affect the rights and authorities of the Developer hereunder.

34) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act 1963, and the rules there under and the Maharashtra Apartment Ownership Act 1970, & Maharashtra Co-operative





Societies Act 1960, Development Control Regulation, Maharashtra Regional and Town Planning Act 1960, Bombay land Revenue Code1966, The Registration Act 1908, as well as the rules there under and/or any modifications and/or any re-enactment thereof and the rules or any other provisions of law.

35) Even if in case any of the parties or signatories to this agreement expires, this agreement shall remain binding upon all the parties hereto and shall remaining full force and effect under any circumstances. And in case of demise of the owners it shall be binding upon the heirs of the owners to fulfill all the commitments and comply with all the terms and conditions of this agreement. And this agreement shall be treated as Will of the owners in favour of the developers.

36) If any laws or mistake of fact are observed in the description of the properties, the same shall be rectified by correction deed by the first party without taking any additional consideration whatsoever and also if any consent/no objection of land owner is required that time without taking any additional consideration owner have given necessary consent/no objection without fail.

37) The total carpet area of land owner flats my be more/less than agreed carpet area then additional /less area can be sale/purchase by either of them at market rate at the time of transfer of flats to the land owner And land owner have full right to choose floor, size and location of flats in the develop building of the said properties.

38) The Developer has affixed proper stamp duty and Registration Fees to this Agreement as per the Bombay Stamp Act on the agreed consideration of the said property as per the ready reckoner, as this agreement authorizes and empowers the Developer for promoting and developing the scheme of construction upon the said

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-24

हवेली-२४
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properties and to sell the tenements/units thereof to the intending purchasers.

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTIES)

All that piece and parcel of the land bearing Survey No. 15, Hissa No. 1/1/8, admeasuring area 3225 Sq.Ft. out of total area admeasuring about 0 Hector 5 Aar And land bearing Survey No. 15, Hissa No. 1/1/9, admeasuring area 3225 Sq.Ft. out of total area admeasuring about 0 Hector 5 Aar totally area admeasuring about 6450 Sq.Ft. situated at Village Mamurdi, Taluka Haveli, District Pune, and bounded as follows :

East - By property of S. No. 15/2,
West - By boundary of Village Gahunje & D.P. Road ,
South - By remaining land of S. No.15
North -By remaining land of S.No. 15/1/1.

Along with all the rights of easement and appurtenances as well as together with all trees standing thereon and ingress and egress thereto.

IN WITNESS WHEREOF THE Parties hereto have sign and subscribed his respective hands and seals on the day, month, year and place first hereinabove written

Photo	Thumb Impression	Sign. and Name
		Mrs. Nidhi Saxena **OWNER**
		**M/S. VIGHNAHARTA PROMOTERS** Through its Partners 1) Shri. Sagar Arun Raut, **DVELOPER**

		2)Shri. Ganesh Vidyadhar Gawade, **DVELOPER**
		3) Shri. Akshay Vidyadhar Gawade, **DVELOPER**
WITNESS – 1 Sign. Name. Arun Kr. Singh Add. 9A Kadamwadi Nagar Mumbai-34		WITNESS – 2 Sign. Name. Add.



हवल-२४

२२५३	२०	२

२०१६

गाव नमुना सात (अधिकार अभिलेख पत्र)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही(तयार करणे व सुसंगतीत ठेवणे) नियम,१९७१ यातील नियम ३,५,६ आणि ७ पहा)

गाव मामुर्डी तालुका हवेली पानक्र. ७३

भूमापन क्रमांक	पुनर्मापन क्रमांकाचा उपविभाग	भोगवटादाराचे नाव	खाते क्रमांक
३५	११११८	के. जी. विजयकुमार (इतर) इरशाद कृष्णाजी शेख यूसुफ सैनोद्दा प्रभाकर तरसा केशव विश्वनाथ साळुंके (पुईर) (पुईर) निर्धो अवसेवा 3224 चौफु (पुईर)	पुळाचे नाव खंड क्र. पै.
भोगवटादार वर्ग			इतर अधिकार

लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....	०-	०५
.....		
.....		
एकूण ...	०-	०५
बिनशेती (जानलीबिनशेतीसलेले)-		
वर्ग (अ) :	—	
वर्ग (ब) :		
एकूण :		
आकारणी :	०-	०५
इतर किंवा विशेष आकारणी :	रुपये	पै.
	०-	०३

कु.का.फ. ८४ क्र.४ पान (इतर) ५४००

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही(तयार करणे व सुसंगतीत ठेवणे) नियम,१९७१ यातील नियम २२)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निरंक पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	पोट खराबाचे नाव	शेरा
		निव्वळ पिकाखालील क्षेत्र			खटक पिके व अन्नधान्याखालील क्षेत्र			पिकाचे नाव	जल सिंचित	जल सिंचित	कायम	इतर			
		हिस्सा क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित								
	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
२०१७	खरीप		३.७८	३.७८		३.७८	३.७८		३.७८ पड ०/०५	३.७८		३.७८		सखी	
२०१७	रब्बी								पड ०/०५					सखी	
२०१८	उन्हाळी								पड					सखी	



हवेली-२४
२२९३ | २७ | २८
२०१६

गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			ई.आ.	ई.आ.		ई.आ.	ई.आ.		ई.आ.	ई.आ.		ई.आ.			
८०१३/ २०१३	क्र.									०-४५ ०-१०५					
८०१४/ २०१४	२क									०-४५ ०-१०५					
८०१५/ २०१५	२क									०-४५ ०-१०५					

भरलेले फेरफार तपशील
तारीख : ०५/०२/२०१८

तलाठी सजा
सजा-दिघी पीसे मावळ
ता.हवेली, जि.पुणे



दस्त क्र.-२४
2253/22/21
२०१८

गाव नमुना सात (अधिकार अभिलेख पत्र)

(महाराष्ट्र जमीन महसूल अभिलेख आणि नोंदवही(तपासणी व सुधिलीत ठेवणे) नियम,१९७१ चालील नियम ३,५,९ आणि ७ पहा)

तालुका हवेली

गाव नामुर्डी

भूमापन क्रमांक/उपविभाग	भूधारणा पध्दती	(१००) भोगवटादाराचे नाव	खरडे क्षेत्र जुलाचे माप	खंड रु.	पै.
१५	३।१।८	पुनम करण चंद्रामोटनदास श्री. देवी मोहनदास (२४३१)			

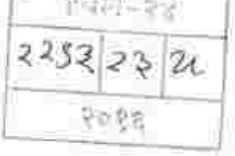
लागवडीयोग्य क्षेत्र	हेक्टर	आर	इतर अधिकार (२००) (३५२)
.....	०+	०५	इसरवा कृष्णाणा शेलचुकेर्स संतोष प्रभाकर तरस किशन विश्वनाथ साठुके (५६१८) (५६१५) विद्यी सबसेचा ३२३५ चौकु (५६१८)
.....			
.....			
एकूण ...	०+	०५	
पोटखराब (लागवडीयोग्यनसलेले)-			
वर्ग (अ) :	—	—	
वर्ग (ब) :			
एकूण :			भोगा आणि धुमालन चिन्हे
आकारणी :	०+	०५	
जुडी किंवा विशेष आकारणी :	रुपये	पै.	
	०+	०३	

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अभिलेख अभिलेख आणि नोंदवही(तपासणी व सुधिलीत ठेवणे) नियम,१९७१ चालील नियम २१)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										सागवडीसाठी उपलब्ध असलेली जमीन		जमीन महसूलाचे वसूल	जमीन महसूलाचे माफ	जमीन महसूलाचे शेरा
		पिक पिकाखालील क्षेत्र					निर्वळ पिकाखालील क्षेत्र									
		पिकाचे नाव	पत हिस्सा	आजत पिकित	मदतीं पिकित खालील क्षेत्र			निर्वळ पिकाचे नाव	पत हिस्सा	आजत पिकित		कायमचे	केव्हा			
					पिकाचे नाव	पत हिस्सा	आजत पिकित									
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
				हे.आर.			हे.आर.			हे.आर.	हे.आर.		हे.आर.			
२०२१-२२	रब्बी									पड ०।०५						
२०२२-२३	रब्बी									पड ०।०५						





गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.			
२०९३ २०९४	५१									४८ ०।०५				खा.	
२०९४ २०९५	३८									४८ ०।०५				२५१	
२०९५ २०९६	७८									४८ ०।०५				खा.	

अन्नपूर्णा नामदेव सोनार
तारीख : ०५/०३/२०२६

तलाठी
सजा-शिवळे नीळे मावळ
सा.सकेरी, जि.पुणे

JOINT SUB-REGISTRAR CLASS

हवेली-२४		
२२९३	२८	२८
२०२६		











THE SEAL OF JOINT SUB-REGISTRAR HAVELI-24

2253 2421



ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA

HIGH COURT, BOMBAY

NAME Dipak Shankar Patil

RESIDENCE Deopur, Dhule-424005

ROLL No. Mah/ 3139/2002

ENROLLED ON 24-10-2002

DATE OF BIRTH 30-5-1979

SECRETARY

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI-25

दस्त-२४		
2253	२६	२८
२०१६		

S25/2283
गोषवारा,21 मार्च 2016 5:10 म.नं.

दस्त गोषवारा भाग-1

इवल24
दस्त क्रमांक: 2283/2016

दस्त क्रमांक: इवल24/2283/2016

बाजार मुल्य: रु. 23,01,858/- मोबदला: रु. 60,40,500/-

भरलेले मुद्रांक शुल्क: रु. 3,47,050/-

दु. नि. सह. दु. नि. इवल24 यांचे कार्यालयात

अ. क्र. 2283 वर दि.21-03-2016

रोजी 5:08 म.नं.वा. हजर केला.

पावती:2219 पावती दिनांक: 21/03/2016

हजर करणाऱ्याचे नाव: मे. विश्वेशा प्रॉपर्टीज भागीदारी संस्था तर्फे भागीदार श्री. बालाजी बाबू राठोड - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 560.00

पृष्ठांची संख्या: 38

एकूण: 30560.00

दस्त हजर करणाऱ्याची सही:

SSR Haveli 24

SSR Haveli 24

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिका क्षेत्रात किंवा पुणे जिल्ह्यातील अकोला, भोसरी, आळंदी, इंदापूर, जेजुरी, तळेगाव (दाभाडे), मध्ये समाविष्ट असलेल्या कोणत्याही नगरपरिषद क्षेत्रात

सिद्धा क्र. 1 21 / 03 / 2016 05 : 08 : 31 PM ची वेळ (आपोआप)

सिद्धा क्र. 2 21 / 03 / 2016 05 : 09 : 19 PM ची वेळ (हजर)

OF JOINT SUB-REGISTRAR HAVELI-24

हवल-२४
२२८३ | २१ | ०३
२०१६

प्रतिज्ञापत्र

सदर दस्तऐवज हा मुद्रांक कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणी [illegible] आहे. दस्तातील संपूर्ण मजकूर, निष्पादक [illegible] यांच्या कायदेशीर आणी दस्तातील [illegible] खालील दस्त निष्पादक व दस्तऐवजातील लिहून देणार यांचे संपूर्ण जबाबदार राहतील.

लिहून देणार :
१)
२)

लिहून घेणार :
१)
२)

Summary 2(दस्त गोषवारा भाग - १)

21/03/2016 5:12:55 PM

दस्त गोषवारा भाग-2

दस्त24
दस्त क्रमांक:2293/2016

दस्त क्रमांक :दस्त24/2293/2016
नोंदणी प्रकार : विक्रीसाठकरारलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. विश्वस्त प्रमोटर्स भागीदारी संस्था तर्फे भागीदार श्री. सचिन विठ्ठल शिंदे -- वय:-28 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मांजरी बुद्रुक रा, हवेली ठि. पुणे , महाराष्ट्र, पुणे. पिन कोड:AMXPR9106L	लिहून घेणार वय :-28 स्वाक्षरी		
2	नाव:मे. विश्वस्त प्रमोटर्स भागीदारी संस्था तर्फे भागीदार श्री. सचिन विठ्ठल शिंदे -- वय :-34 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वेलंकनगर, सिंहगड, पुणे , महाराष्ट्र, पुणे. पिन कोड:AMXPR9406E	लिहून घेणार वय :-34 स्वाक्षरी		
3	नाव:मे. विश्वस्त प्रमोटर्स भागीदारी संस्था तर्फे भागीदार श्री. अमर विठ्ठल शिंदे -- वय :-32 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वेलंकनगर, सिंहगड, पुणे , महाराष्ट्र, पुणे. पिन कोड:BETPG4308R	लिहून घेणार वय :-32 स्वाक्षरी		
4	नाव:मे. निधी सक्सेना - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपूर्वाली नगर, मुंबई , महाराष्ट्र, मुंबई पिन कोड:AXNPS2658G	लिहून घेणार वय :-37 स्वाक्षरी		

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दस्त-२४
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वरील दस्तऐवज करून देणार यांनी सदर दस्त हा आमच्या समक्ष कबूल केल्याने तो आमच्या सहीनिशी नोंदणीस सादर केला.
सिद्धता क्र.3 की वेळ:21 / 03 / 2016 05 : 10 : 55 PM

ओळख
सदर दस्त हजर करणार यांची ओळख पटवून देणारा इसम दस्तऐवज करून देणार यांचा व्यवसाय: वकिलसनद, ही खाली सही करीत आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. विनय शंकर पारीख वय:38 पत्ता:शिवाजीनगर पुणे पिन कोड:411016		

स्वाक्षरी

प्रमाणित करण्यात येते की, या दस्तऐवजात एकूण २८ पृष्ठे आहेत
पहिले नंबरचे पुस्तकाचे
2293 नंबरी नोंदवला.
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.२४
दिनांक 29/03/2016

दिनांक क्र.4 की वेळ:21 / 03 / 2016 05 : 11 : 20 PM

दिनांक क्र.5 की वेळ:21 / 03 / 2016 05 : 11 : 38 PM नोंदणी पुस्तक 1 मध्ये
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