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AGREEMENT OF DEVELOPMENT

Mouja - Benoda, Table No. 10.368, Pg. 78, Rate Rs. 3,300/- per sq.mtr
As per Govt. Valuation, valued at Rs. 35,79,000/-
Stamp Duty is paid as per Government Rules.
Development Agreement valued at Rs. 55,00,000/-
(Rupees Fifty five lacs only)
(Stamp Duty Paid Rs. 2,75,000/-)

THE AGREEMENT OF DEVELOPMENT is made and executed on this 17th day of Oct., 2019 between :-

i) **Shri Pandurang Nanaji Vidhale** (PAN - AAKPV1109M), aged 64 years, occu. Business,

ii) **Smt. Rekha Pandurang Vidhale** (PAN - AVZPK8122B), aged 63 years, occu. Retired,

No. i) and ii) both resident of Professor Colony, Mahadeo Khori Area, Near Express Highway, Amravati - 444606, hereinafter collectively referred to as the "**VENDOR / OWNER**" (which expression unless repugnant to the context, shall always mean and include their respective legal heirs, successors, executors and assigns) being the party of FIRST PART:

AND

V & M Builders and Developers, (PAN - AARFV3807H) through Partner **Shri Manoj Ganeshrao Deodekar,** aged about 31 years, occu. Medical Practitioner, resident of Shivaji Nagar, Paratwada - 444805, Tq. Achalpur, Dist. Amravati, hereinafter referred to as the "**PURCHASER / DEVELOPER**" (which expression unless repugnant to the context, shall always mean and include its legal representative, successors, executors and assigns) being the party of SECOND PART:

WHEREAS Vendor are the sole and absolute owner and possessor of the property described herein below, which is hereinafter referred to as the *"said property"*

DESCRIPTION OF THE SAID PROPERTY

"All the peace and parcel of land situated at **Mouje - Benoda**, Pragane-Nandgaon Peth, Tq. & Dist. Amravati, within the local limits of Municipal Corporation, Amravati and jurisdiction of Sub-Registrar of City-Amravati, a **Field Survey No. 10/3,** which is converted into layout in pursuance of the

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order dated 07.09.2018 passed by Hon'ble Tahasildar, Amravati in Revenue Case No. NAP-34/Benoda-01/2018-19, from out of this **Layout Plot No. 1,** (Computerised Property No. 10/3/1), admeasuring 736.24 sq. mtr. and **Layout Plot No. 2,** (Computerised Property No. 10/3/2), admeasuring 348.21 sq. mtr., both adjoining to each other, thus total admeasuring **1084.45 sq. mtr.** alongwith all the things attached to the earth thereto, which is commonly bounded as under :-

To the East : 9 mtr. wide Road,
To the West : Field Survey No. 10/2 (part),
To the North : 7.5 mtr. wide Road,
To the South : Layout Plot No. 5, 6, 9 & 10.."

WHEREAS the vendor owns a land bearing Field Survey No. 10/3, admeasuring 0 H. 52 R, having purchased the same vide Sale Deed dated 21.06.1999, regd. at Sr. No. 2725, with S.R.O. Amravati City-2, from Shri Devendra Vasudevrao Kadu, and, thereafter the said land is converted into layout, in pursuance of order passed by Hon'ble Tahsildar, Amravati, in Revenue Case No. NAP-34/Benoda-01/2018-19, dated 07.09.2018, and according several plots were formed, and

WHEREAS the vendors are the sole and absolute owners of the layout plot Nos. 1 & 2, i.e. said property, out of said layout, and no other person except the vendors have any right, title, interest in the said property, and

WHEREAS the vendor in order to construct the building, by applying T.D.R. (rights) equivalent to 433 sq. mtrs., from out of total transferable rights admeasuring 7700 sq. mtrs. (Zone-N.A.) of TDR certificate bearing No. 106, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/106/2017, dated 05.08.2017, having purchased the same (as per quantum i.e. admeasuring 1447 sq.mtrs.), vide Sale Deed dated 26.04.2019, regd. at sr. no. 1485, with the office of Sub Registrar, Amravati City-1, from Shri Govinda Associates through Prop. Sau. Sandhya Subhash Talda, resident of Amravati, got sanctioned the map from the Amravati Municipal Corporation, vide Building Permit No. 0084, dated 03.07.2019, and

WHEREAS the Vendor initially decided to construct the building over the said property however due to old age of the Vendor as well as they have no experience in the business of construction, therefore now it is not possible for them to get the said property develop and there is no such excess income to the Vendor from out of the said property, hence the Vendor has agreed to enter into this agreement of development on the following terms and conditions :-

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NOW THEREFORE THIS DEED OF AGREEMENT WITNESSETH AS UNDER :-

1. In total consideration of payment of Rs. 55,00,000/- (Rs. Fifty five lacs only), out of which Rs. 50,00,000/- (Rupees Fifty lacs only) is paid by the developer to the owner, as earnest amount, in the following manner -

Amount (Rs.)	Particulars
Rs. 9,00,000/-	Paid by RTGS UTR No. UBINH19032592950, dated 01.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. i) held at Jijau Commercial Co-op. Bank, Br. Amravati.
Rs. 9,00,000/-	Paid by NEFT UTR No. SAA426877953, dated 01.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. ii) held at State Bank of India, Br. Amravati.
Rs. 3,00,000/-	Paid by RTGS UTR No. UBINH19036272914, dated 05.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. i) held at Jijau Commercial Co-op. Bank, Br. Amravati.
Rs. 2,00,000/-	Paid by IMPSAR/903610610058 / SBIN0008108 / 30289715187, dated 01.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. ii) held at State Bank of India, Br. Amravati.
Rs. 2,00,000/-	Paid by IMPSAR/903509547416 / SBIN0008108 / 30289715187, dated 04.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. ii) held at State Bank of India, Br. Amravati.
Rs. 5,00,000/-	Paid by RTGS UTR No. UBINH19035139396, dated 04.02.2019, through Union Bank of India, Branch Amravati, deposited in Vendor/Owner No. i) held at Jijau Commercial Co-op. Bank, Br. Amravati.
Rs. 5,00,000/-	Paid by RTGS UTR No. ICICR52019042300267483, dated 23.04.2019, through ICICI Bank, Branch Amravati, deposited in Vendor/Owner No. i) held at Jijau Commercial Co-op. Bank, Br. Amravati.
Rs. 5,00,000/-	Paid by NEFT UTR No. 000065386847, dated 30.04.2019, through ICICI Bank, Branch Amravati, deposited in Vendor/Owner No. ii) held at State Bank of India, Br. Amravati.
Rs. 5,00,000/-	Paid by Cheque No. 000310, on dated 14.07.2019, drawn on ICICI Bank, Branch Amravati, in favour of Vendor/Owner No. i).
Rs. 5,00,000/-	Paid by Cheque No. 000309, on dated 14.07.2019, drawn on ICICI Bank, Branch Amravati, in favour of Vendor/Owner No. ii).
Rs. 50,00,000/-	**(Rs. Fifty lacs only)**



2. That the balance amount of Rs. 5,00,000/- (Rs. Five lacs only) is agreed to be paid by the developer to the owner, within 18 months from the date of this agreement. In consideration of the said amount, the Owner hereby agrees to transfer, convey, sale all that piece and parcel of said plot, to the Developer or its nominee, on or before 31.01.2021 (Thirty one January two thousand twenty one) subject to receipt of entire amount. That the payment on the stipulated time is condition precedent.

3. That the vendor has delivered the vacant possession of the said property to the purchaser and who has taken possession thereof on the date of execution of this agreement.

4. The purchaser shall be entitled to develop the said property by making construction of apartment / building on the said property at its cost, either by taking new permission from the Municipal Corporation, Amravati or using / renewing / expanding previous or existing Building Permit No. 0084, dated 03.07.2019, duly obtained from Municipal Corporation, Amravati, by purchasing the additional TDR rights or pay premium to the Municipal Corporation, for which the vendor have no objection.



5. That entire fee, development charges and all other expenses for raising constructing the building on the said property and for taking electric and water connection shall be made by the purchaser at its own cost.

That all the expenses for developing the said property, cost of entire construction upto the final finishing level and all other expenses which will be required for commencing and completion of the said construction in all respect shall be borne and paid by the purchaser and the vendor shall not be liable to make any payment for the same.

6. The purchaser shall be entitled to make bookings and to enter into agreement of sale and execute sale deed of apartments / shop/office, which may be constructed by it on the said property under the signature of partners as a developer / purchaser. The purchaser shall also be entitled to receive the amounts towards the said booking and earnest money or any consideration from the prospective purchasers at its own risk, cost and consequences.

7. The sale deed of the said property and portion thereof is agreed to be executed by the vendor in favour of purchaser or its nominee/s as and when desired by the purchaser in part or in whole, and in case the vendor fail to execute the sale deed, the purchaser shall be entitled to take the

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sale deed through Court by filing suit for specific performance of contract at the cost and consequences of the vendor and in addition thereto, the purchaser shall also be entitled to claim damages for delay in execution of the sale deed by the vendor. The vendor shall refrain themselves from creating third party interest in any manner whatsoever till execution of sale deed over the said property. If the purchaser failed to comply with any of the terms and condition as agreed then the vendor has every right to cancel the agreement and under such circumstances the construction work and amount so paid by the developer shall forfeited to vendor as and by way of damages.

8. That said property hereby agreed to be sold is free from all the encumbrances, lien, charges, mortgage and vendor is absolutely entitled to transfer and convey the said property to the purchaser and no other person excepting the vendor has any right, title, interest or possession of any nature whatsoever, over the said property. The vendor shall pass a free, clear and marketable title of the said property to the purchaser and clear off all the encumbrances if any before the execution of sale deed.

9. That by and pursuance of the agreement of development, the purchaser will be entitled to develop the said property by making construction at its cost and is such the interest of purchaser has been created in the said property by the vendor having received the part of the consideration and having delivered the possession and having allowed the purchaser to carryout any construction and hence the vendor is executing this Development Agreement in favour of the purchaser. Hence the vendor, by this agreement of development hereby nominates, constitute and appoints the purchaser to be vendor's authorized and attorney and hereby authorizes to enter into agreement of sale, to develop the said property as stated above, to sale the same to any person including purchaser after or before development and to receive from the third party earnest money or sale considerations and to give effectual receipts and discharge for the same, and on such considerations so received by the purchaser the vendor will have no claim whatsoever, vendor having already received the part consideration from the purchaser, to deliver the possession of the said property and to execute the sale deed/s or any other deeds or assurances necessary for completion of sales and further to appear before the Sub-Registrar of Amravati District and to present for registration the agreement of sale or sale deeds or any other documents and to admit execution thereof and to do any acts and things that may be necessary for execution and registration of the sale deed or any other documents, so execute lease deed/s and to act in all the Courts, Civil, Revenue, whether original or



appellate, registration offices, tax offices, municipal board, municipal corporation, nazul collectorate and tahsil, electricity board, water supply board or any other offices of the Government, Semi Government, body corporate or district board, to sign and verify, plaints, written statements, petitions of claims and objections, memorandum of appeals and objections, affidavit, application of all kinds and to file them in any court or any of the offices, to engage and appoint any Advocate and legal practitioners to execute, sign all such deeds and documents as may be necessary for passing of the said title, to make application to M.S.E.D.Co. and Water Supply Board for grant of electricity and water connection in the name of purchaser or any person, and generally to do and perform all deeds, acts, things and matter necessary and convenient for any purposes aforesaid and for giving full effect to this power of purchaser and to exercise all powers conferred upon it, and for performing all or any of the above said acts, deeds and things and matter, the vendor has nominated, constituted and appointed the purchaser as their attorney.

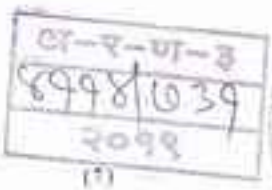
10. The said property shall be quietly entered into and upon all shall be held and enjoyed by the purchaser without any interruption or disturbance by the vendor or any person claiming through or under them and without any lawful disturbance or interruption by any other person whomsoever.



11. The vendor hereby agrees to transfer to the purchaser all rights, title, interest, claim and demands of whatsoever nature in or to the said property hereby agreed to be conveyed and every part thereof, including the advantage of ancient and other rights, liberties, easement, privileges, right of light and air, appendages whatsoever to the said property, to hold the same absolutely for ever.

12. The purchaser shall be entitled to make any developments, raise any constructions whether temporary or permanent, and erect any building/apartment on the said property and its cost and the vendor shall have no objection for the same and vendor shall not be entitled to lay or make any claim in respect of such developments or constructions and erection of building and any other construction in any manner whatsoever for any reason whatsoever and at any point of time whatsoever, and same shall be the property of purchaser or person claiming through it.

13. The vendor shall at cost of the any person requiring the same shall execute and do every such assurance or things necessary for further more perfectly assuring the said property to the purchaser, its administrators, successors in interest as may be reasonably be required.



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14. The vendor hereby agrees and undertakes to indemnify and keep indemnified the purchaser from all actions, charges, claim, demands, proceedings, suit by any person including vendor themselves. The vendor hereby further agrees and assures that they shall from time to time and at all times, do and execute and cause to be done, execute and get executed all documents, deeds, acts and things and do every such assurances or things necessary for furthermore perfectly assuring the said property to the purchaser, its successors and to whom the said property may be sold by the purchaser and its assignees and transferors as may be required from time to time.

15. The purchaser shall be entitled to avail all the benefits and existing easements annexed to the said property. The vendor hereby further agrees that if any time the vendor creates any obstacles or hurdles of any nature whatsoever in the development of the said property and in the exercise of the power conferred by this agreement to the purchaser, then the vendor shall be liable for any damages, losses to the purchaser or the person claiming through the purchaser or its assignees.

16. That all the expenses for preparation and execution and registration of the sale deed/s shall be borne by the purchaser or its nominee, however the vendor shall under obligation to sign such application, forms, plans, maps, and affidavit and to execute all other deeds, acts, things including sale deeds or any other deed, as and when required by the purchaser, in favour of any person including the purchaser, in respect of the said property and regarding development to be carried on the said property by the purchaser.

17. That in case of any accident calamity occurred on the site during the construction work carried out on said property, then the purchaser is solely responsible for the same in all respects, because the vendor is only related with the consideration amount of land, to be paid by the purchaser to the owner.

18. That the interest hereby agreed to be transferred subsists and the vendor has every power to sell the same.

19. The vendor hereby give warranty of title and in case of any claim by any person in respect of the said property or any portion thereof, the vendor shall be responsible for the same and shall compensate and indemnify the purchaser. The vendor has passed a free, clear and marketable title of the said property to and in favour of the purchaser.



20. That any increase in the Floor Space Index (FSI) area in future, shall be utilised by the developer only and it shall not be required to pay any compensation or extra / additional amount in any manner on any count whatsoever to the owner. So also it is further made clear that the entire rights of upper terrace after completion of the building /complex to be erected on the said plot shall be of the developer and the developer have every right to use the upper terrace for erecting cellular tower or for any purpose or for own benefit, and no owner or person claiming through them shall have right to take objection or otherwise restrain the developer or its nominee from using the upper terrace and to make further construction of whatsoever nature over the terrace uptill sky in future, and under such circumstances, the owner of person claiming through them shall not be entitled to raise any objection, on any count whatsoever, in any manner whatsoever.

21. That any error or omission in description of the said property, shall not in any, manner whatsoever affect the validity and authority of this agreement.

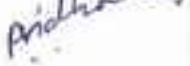
22. This agreement has been executed by the vendor out of their own free will and voluntarily after understanding the import and implications of the same.



23. PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would requisite fullest possible scope and effect to any contract covenants herein contained, the expression the vendor and the purchaser hereinbefore used, shall include their respective heirs, legal representatives, successors and assignees and it shall bind on them.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT OF DEVELOPMENT ON THIS DATE, MONTH & YEAR MENTIONED FIRST.

Name of **Owner/Vendor** :- i) **Pandurang Nanaji Vidhale**
Annexed ID Proof/No. :- Adhar No. 8428 1884 4382

Passport Photo	Thumb	Signature
		

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Name of **Owner/Vendor** :- ii) **Smt. Rekha Pandurang Vidhale**
Annexed ID Proof/No. :- Adhar No. 9362 6269 5936

Passport Photo	Thumb	Signature
		Rvidhale

Purchaser / Developer :- **V & M Builders and Developers,** Partner
Manoj Ganeshrao Deodekar.
Annexed ID Proof/No. :- Adhar No. 9867 1387 4161

Passport Photo	Thumb	Signature
		

Witness No. 1 Rajendra A. Joglap
ID Proof/No. 576913057039
Signature

Witness No. 2
ID Proof/No. 6846 4351 2086
Signature

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Annexure to the " AGREEMENT OF DEVELOPMENT' Rs 55,00,000/-

In para no. 6 page no (4) it is mension that , perchaser shall be entitled to make booking and to enter into agreement of sale and deed of apartments / shop/ office which may be constructed by it on the sqaid property under the signature of partners as a developer/ purchaser.

With this annexure - further line is as -- except two developed flats to be retained by owner no. 1 & 2 upon 2nd floor bering the number 205 & 206 for which detail of specification is given in this annexure as below.

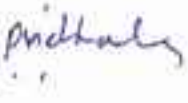
Specification of flats No. 205 & 206 to be retained by Vendor/Owner

1) flats No. 205 upon the 2nd floor
AGREEMENT OF DEVELOPMENT bounded as under
1) Toward East-- 9 Meter internal road.
2) Towrd west flat attached in this building
3) Twards North - space open to the sky baring 7.5 Meter road.
4) Toward South flat No. 206
Carpet area is 900 Sq. ft. /83.6 Sq. M
Total No. of Room - 2 BHK with amenities.as specified in the building map approved by Amravati Muncipal Carporation

2) flats No. 206 upon the 2nd floor
AGREEMENT OF DEVELOPMENT bounded as under
1) Toward East-- 9 Meter internal road.
2) Towrd west -Commen lobby and lift in to the apartment.
3) Twards North - flat No. 205 belong to vendor
4) Toward South Plot No. 05 in the layuot attched to apartment
Carpet area is 900 Sq. ft. /83.6 Sq. M
Total No. of Room - 2 BHK with amenities as specified in the building map approved by Amravati Muncipal Carporation

Chalan of Stamp Duty attached here with dated -- 17/10/19 of Rs 1,92,300

Name of the owner /vendor
1)ID Proof AAdharPandurang nanaji Vidhale
ID Proof AAdhar - 8428 1884 4582 Pan No- AAKPV1109M

	Thumb	Signature
		

2) Rekha Pandurang Vidhale
ID Proof AAdhar- 5362 6263 5336 Pan No- AVZPK8122B

Passport Phot	Thumb	Signature
		Ridhale

Purchaser/ Developer :- V & M Builder and Developers
signing Authority Partner- Manoj Ganeshrao Deodekar
Adhar No-: 9869198741C1

	Thumb	Signature
		

witness No. 1 प्रेमसागर कदम
ID proof/ No 6846 4351 2086
signature- प्रेमसागर

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witness No.1
ID proof/ No
witness No. 1
ID proof/ No Rajendra A. Jagtap
signature- Adhar No-: 5769 1305 7084

Jagtap

CHALLAN

MTR Form Number-6

GRN MH006567249 2019020M	BARCODE	Date 21/09/2019 16:48:48	Form ID 55(AUC)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAPFV3807H
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	Full Name	V AND M BUILDERS AND DEVELOPERS THROUGH PARTNER SHRI MANOJ G DEODEKAR
Location	AMRAVATI	Flat/Block No.	SURVEY NO. 103 PLOT NO. 1, 2
Year	2019-2020 One Time	Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	AREA - 108A.45 SQ.MT.
0030046401 Stamp Duty	330000.00	Area/Locality	BDU(B), BENODA
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 4 6 0 6
		Remarks (If Any)	PANDURANG NANAJI
		SecondPartyName=SHRI	
		VIDHALE~Market Value=3300000	
		Amount In Words	Three Lakh Sixty Thousand Rupees Only
Total	3,60,000.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	CPU8792574
Cheque/DD No.		Bank Date / RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	

Department ID :

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

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Pre Acknowledgment Payment (PAP) Form for Payment through any SBI Branch

Branch Copy

...ta Bank Collect

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MCPS Reference No.	CPU8792574	Cash Notes	Amount Rs	Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	2000 x		
GRN	MH006567249201920M	500 x		
Full Name	V AND M BUILDERS AND DEVELOPERS THROUGH PARTNER SHRI MANOJ G DEODEKAR	100 x		
Amount	3,60,000 Three Lakh Sixty Thousand Rupees Only			
		20 x		
Cheque/DD No.				
Cheque/DD Date				
Drawee Bank		Total Rs		
Drawee Branch				

Branch Stamp

Signature of Depositor

Print Date 21-09-2019 04:48:57

CHALLAN

MTR Form Number-6

GRN MH007437582 2019020M	BARCODE	Date 16/10/2019-16:23:17	Form ID 55(A)(2)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID (If Any)	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	PAN No.(If Applicable)	
Location	AMRAVATI	Full Name	PANDURANG NANAJI VIDHALE
Year	2019-2020 One Time	Flat/Block No.	SURVEY NO. 10/3, PLOT NO. 1 AND 2
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	192300.00	Road/Street	AREA - 1084.45 SQ.MT.
		Area/Locality	MOUJE - BENODA
		Town/City/District	
		PIN	4 4 4 6 0 6
		Remarks (If Any)	SecondPartyName=V AND M BUILDERS AND DEVELOPERS THROUGH MANOJ GANESHRAO DEODEKAR---Marketval=3946000
		Amount In Words	One Lakh Ninety Two Thousand Three Hundred Rupees Only
Total	1,92,300.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.		CPV5403572
Cheque/DD No.		Bank Date	RBI Date		Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date			

9422857499

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

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State Bank Collect

Pre Acknowledgment Payment (PAP) Form for Payment through any SBI Branch

Branch Copy

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MOPS Reference No. :	CPV5403572	Cash Notes	Amount Rs	Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	2000 x		
GRN	MH007437582201920M	500 x		
Full Name	PANDURANG NANAJI VIDHALE	200 x		
Amount	1,92,300 One Lakh Ninety Two Thousand Three Hundr	100 x		
ed Rupees Only		50 x		
Cheque/DD No.		20 x		
Cheque/DD Date		10 x		
Drawee Bank				
Drawee Branch		Total Rs		

Branch Stamp

Signature of Depositor

17 OCT 2019

Print Date 16-10-2019 04:23:28

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सह जिल्हा निबंधक वर्ग-१, तथा मुद्रांक जिल्हाधिकारी कार्यालय, अमरावती.
श्री. ठाकरे यांची इमारत, मोगिलाल प्लॉट, कॅम्प रोड, अमरावती यांचे समक्षचे अभिनिर्णय

प्रकरण क्र. ADJ/६१००१०१/१७/२०१९-२०

फोन : ७२१-२६६२६४०/२६६६१५२, ई-मेल jdr.amravati@igrmaharashtra.gov.in

दिनांक :१७/०१/२०१९.

जा.क्र. अभिनिर्णय/ /२०१९

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प्रति,

मे.एम.शिवशक्ती बिल्ड डेव्हलपर्स तर्फे
भागीदार श्री.मनोज गणेशराव देवहेडकर
रा.शिवाजी नगर, एलवाडा,
ता.अचलपूर, जि.अमरावती

विषय:- महाराष्ट्र मुद्रांक अधिनियम (मुंबई मुद्रांक अधिनियम १९५८) चे कलम ३१ (३) अन्वये अभिनिर्णयाबाबत

संदर्भ:- मे.एम.शिवशक्ती अँन्ड डेव्हलपर्स तर्फे भागीदार श्री.मनोज गणेशराव देवहेडकर रा.शिवाजी नगर, एलवाडा,ता.अचलपूर,जि.अमरावती,यांचा दि.१५/०१/२०१९,रोजीचा अर्ज

आपला विषयांकित अर्ज व या कार्यालयाकडे दाखल कागदपत्रांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय करण्यात येत आहे.

अभिनिर्णय

अभिनिर्णयाकरीता संदर्भिय अर्जान्वये या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे आपले म्हणणे, यांचे आधारे व दस्ताचे प्रकरण/अनिष्कादीत असलेला दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची I अनुच्छेद ५(ग-अ) खाली मोडत आहे.

हा दस्त कलम ३१ (३) प्रमाणे कलम ३२ अ चे कारणे योग्य वाटत असल्याने दस्त विक्रेयनाम करारनामा असून विक्रेयन करारनाम्यात लिहून देणार श्री.पांडुरंग नानाजी विखळे अधिकृत एजंट व विक्रेयनाम करारनाम्या लिहून घेणार मे.एम.शिवशक्ती अँन्ड डेव्हलपर्स तर्फे भागीदार श्री.मनोज गणेशराव देवहेडकर रा.शिवाजी नगर , एलवाडा ,ता.अचलपूर ,जि.अमरावती यांचेत विक्रेयनाम करारनामा झाल्याचे दिसून येत आहे, तसेच दस्ता मधील मुद्दा क्र.१ ते २१ चे अवलोकन केले असता काही बाबी विक्रीचा करारनाम्यामधील असल्याचे दिसून येतात.

मौजा बेनोडा स.न.पा.अमरावती क्षेत्र पेथील सर्वे नं. १०/३ प्लॉट क्र.१ व २ क्षेत्रफळ १०८४.४१ चौरस मिटर व टि.डी.आर.चे क्षेत्रफळ ४४३ चौरस मिटर या मिळकतीचे बाजारमूल्यदर तक्त्यानुसार कोणी मुद्रांक शुल्क आकारीत आहे. व सदर बाजारात अपेक्षित मूल्यांकन करण्यासाठी करीता सदरील प्रकरण या कार्यालयाचे स.न.र.मूल्यांकन यांचेकडे वर्ग करण्यात आला असता, स.न.र.मूल्यांकन यांचेकडुन दि.१७/०१/२०१९ रोजी मूल्यांकन अहवाल प्राप्त झालेला आहे. त्या नुसार सदर मिळकतीचे सूचना क्र.३२, अ प्रमाणे जमिन मालकास मिळणा-या मोबदला मूल्य रु. १५,००,०००/- प्रस्तावित केलेले आहे. व सूचना क्र.३२, ब प्रमाणे विकसनकर्त्यास मिळणा-या जमिनीचे मूल्य अधिक टि.डी.आर, मूल्य रु. ५०,०७,५८१/- प्रस्तावित केलेले आहे. सूचना ३२ अ प्रमाणे जास्त मूल्य प्रस्तावित होत असल्याने कलम २(ठ)नुसार बाजारमूल्य रु. १५,००,०००/-निर्धारित करण्यात येत आहे. या बाजारमूल्य किंमती वर महाराष्ट्र मुद्रांक अधिनियम १९५८ चे

अनुसूची १ मधील अनुच्छेद ५ (ह-a) मुखत्यार मुद्रांक शुल्क ५% प्रमाणे येत आहे. तसेच प्रस्तुत खरेदीदारीस खाली लिहिले करारास प्रमाणे दिनांक देत असल्याने उक्त अधिनियमाचे अनुसूची १ मधील अनुच्छेद २५क-२ मुखत्यार मुद्रांक शुल्क ५% व स्थानिक कर (जनपद अधिभार) १ % असे एकूण ६% प्रमाणे एकूण रु. ३,३०,०००/-(तीन लाख तीस हजार मात्र) मुद्रांक शुल्क येत आहे.

"आदेश"

सदर नमूद केलेला मालमत्तेवर मी खातरी सही करणार मुद्रांक जिल्हाधिकारी, अमरावती असे आदेश करतो की, लिखाणातील संकेताप्रमाणे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची १ मधील अनुच्छेद ५(ह-a) चे तरतुदी नुसार मुद्रांक शुल्क ५% प्रमाणे व स्थानिक कर (जनपद अधिभार) १ % असे एकूण ६% प्रमाणे एकूण रु. ३,३०,०००/- (अक्षरी रु. तीन लाख तीस हजार मात्र) इतका मुद्रांक शुल्क येत आहे. हा अधिनियम महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ३२ (ब), व ५३ मधील तरतुदीचे अधिन राहून देण्यात येत आहे.

सदर दिलेल्या अधिनियमानुसार आपण प्रस्तावित दस्तास येत असणारे मुद्रांक शुल्क रु. ३,३०,०००/- (अक्षरी रु. तीन लाख तीस हजार मात्र) इतकी ई-चलान/हंसमुद्रिटिआर या द्वारे सरकार जमा भरणा करुन ५० दिवसाचा आत मुद्रांकित करुन घेवून त्याची नोंदणी करुन घेणेबाबत व नोंदणीकरीता दाखल केल्यास तो दस्त उक्त अधिनियमाचे कलम ३२ खाली प्रमाणित करुन दिला जाईल.

उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसाचे आत अपर मा. जिल्हाधिकारी तथा निरीक्षक व मुद्रांक उपनियंत्रक,अमरावती विभाग, अमरावती यांचेकडे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ३१ (ब) अन्वये अपिल दाखल करता येईल.

(डी.एस.जगताप)
मुद्रांक जिल्हाधिकारी,
अमरावती

अ-ई-ण-३
8998/9039
2099

अद्ययावत दिनांक : 04/10/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३, ५, ६ आणि ७)

गाव :- बेनोडा तालुका :- अमरावती जिल्हा :- अमरावती

गट क्रमांक व उपविभाग : 103/2

गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव
103/2	भोगवटादार वर्ग -1	अ-२-ण-३ 6998/9C39 २०१९

शेतीचे स्थानिक नांव	क्षेत्र आकारणीचे पै. पो.ख. फे.आ	खाते क्रमांक
क्षेत्र एकक आर चौ.मी	पांडुरंग नानाजी विघटे (22525)	211862
बिन शेती 3.48.21	रेखा पांडुरंग विघटे (22525)	कुळाचे नाव इतर अधिकार अकृषिक वापर - रहिवास (गावठाणबाहेरील)
बिन शेती 306.00		ग.न.अ.क्र.एन.ए.पी.34/बेनोडा/0U/ 2018-19 दि.7/9/2018 (22525)
आकारणी	----सामाईक क्षेत्र---- 3.48.21306.00	
जिरायत -		
बागायत -		
तरी -		
वरकस -		
इतर -		
एकुण क्षेत्र -		
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) -		
वर्ग (ब) -		

तलाठी - यादवी
साझा क्र. ०१

04/10

आदेशाचा दिनांक : 04/10/201

नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1971 यातील नियम 3, 4, (आणि 6)

गाव - बेनोडा तालुका - अमरावती जिल्हा - अमरावती

भूमापन क्रमांक व उपविभाग : 10/3/1

भूमापन क्रमांक व उपविभाग	भूधारणा पद्धती	होणाऱ्या फेरफाराचे नांव
10/3/1	क्षेत्रावरदार वर्ग -1	ज-ए-ण-3 ४९९४/R39 २०१९

दोहोंचे स्थानिक नांव	क्षेत्र आकारआणे पै चौ.मी. फे.का	खाते क्रमांक
क्षेत्र एकक आर चौ.मी	पांडुरंग सखाराम विधळे (22525)	211862 कुळाचे नाव इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
बिन शेती 7.36.24	रेखा पांडुरंग विधळे (22525)	ग्रा.स.क्र.एम.ए.पी.34/बेनोडा.01/ 2018-19 दि.7/9/2018 (22525)
बिन शेती 648.00		
आकारणी	-----सामाईक क्षेत्र----- 7.36.24648.00	
जिरायत -		
बागायत -		
तरी -		
डाकल -		
इतर -		
एकुण क्षेत्र -		
पोटखराब (लागवडीस अयोग्य)		
धर्मा (अ) -		
धर्मा (ब) -		

अ.भू.(२) (२)

अमरावती महानगरपालिका



प्रकरणी आदेश क्रमांक : 3084

दिनांक : 3/7/2019

मै. Mr Pandurang Nanaji Vathale & Sau Rekha Pandurangji Vathale

यांचे

संदर्भ : इमारत परवानगी मंजूरी व अंतिम प्रमाणपत्र.

प्रकार : जागा आर्ट क्रमांक : ४४४४ दिनांक : १७/३/२०१९

३४-२-ण-३
8998/2039
२०१९



प्रकरणी आपण सर्व

प्लॉट क्रमांक : 1.2

झोन : Benoda

रस्ता : Nagar Nanotan Nagari, Benoda Amravati

झोन क्रमांक : 103

प्रभाग :

झोन : Head Office

येथे इमारत बांधण्याकरीता मंजूरी मिळण्याचे संदर्भात खालील अटींवर मंजुरी व अंतिम प्रमाणपत्र देण्यात येत आहे.

१. सर्वसोयीस, पार्किंग व ड्रेनेजची मंजूरी प्रस्तावी अंतरावरच्याची करीता सोडावयास लागणाऱ्या जिमनीचे अंतरावरच्याकरीता बाजूला निघाली झालेली जागा ही सार्वजनीक रस्त्याचा भाग असेल.

२. योजनाची इमारत रहाण्याचे प्रयोजन झाल्या शेड्यूलप्रमाणे सर्वेन इमारत असाच सेवा भाग रहाण्याकरीत / उपयोग असाच रहाण्याकरीत राखणारी देणारी / उपयोगी होण्याकरीत राहील.

३. अंतिम प्रमाणपत्र /इमारत रहाण्याचा हे पालनाचा पत्र निवासीच्या हितसंबंधातून एक अर्थकरीत दिले राहील.

४. जी जमिन अंतरावरच्या मालकीचे नसेल ती मिळविण्या करण्याकरीता रहाण्याचे अधिकार देण्यात नाही.

५. नकाशा मंजूर केल्याप्रमाणे / सदर रस्त्याने मिळा पुरावा पुर्वीच्याप्रमाणे आवश्यक वरील / सुधारित मंजूर आराखड्या विधानसभा इमारत उपयोगी व विकास नियंत्रण नियमावलीतील तरतुदीस अनुसरुन इमारतीस रहाणे / इमारतीचे बांधकाम लागणारच पडेल.

६. पाणी व संडास, मलवाहक्तूक इमारतीचे मालकाची, रहाणाची व बाबत चांगी सविस्तरपणे योग्य रितीने दिलेकर राहणी.

७. आवश्यक मंजूर नकाशा व्यतिरिक्त रहा देण्यात करावयाचे असल्यास महानगरपालिकेची पूर्व मंजूरी घेणे आवश्यक राहील.

८. मंजूरी करण्यात आलेल्या विकास बांधणे / संबंधाचे सोबत एकत्रीत सर्वांनी सर्व भुधारक योग्य चांगे सूचना बाबत बाजूला रहा निर्देशाचा चांगे. त्याप्रमाणे आदेशाप्रमाणे स्वतंत्रारी पालिकेचे दोन कर्मचाऱ्यांना (एक मजूरी) प्रतिनिधी करण्यात चांगे.

९. भूधारक करीता चांगे दोन झाडे लावणीत.

१०. वैयक्तिक संडास जोडीपिट पाईपची तेथे तसा चार व जेवणी वापरच उंचीपेक्षा ३० फुट उंच देणारे. जोडीपिटला पाईपच्या तोंडावर झाप प्रतिबंधक जाळी लावणी. वैयक्तिक ठिकाणी मैला, इतर सांडपाणे स्वतंत्र्य खाजगी पक्की चांगी बाबूत महानगरपालिकेच्या व्यवस्था नालीत सिध्दचाची.

११. बांधकाम परवानगी प्रमाणे प्लींथ / जी तयेचे काम महानगरपालिका बाबूत तपासणी झाल्यानंतर पुढील बांधकाम करु नये.

१२. सिध्द परवानगी बांधकाम पालीका, मलवाह सार्वजनिक सांडेवर सिध्द रस्त्यावर राबू नये. तसे आढळल्यास आपणावर दंडात्मक कार्यवाही करण्यात येईल.

१३. सर्वसू रहाण्याची ही सूचना बोधनपत्रात करण्यात चांगे.

१४. बे-आदाज रहाण्याचेला बोधनपत्रापूर्वी महानगरपालिकेचे सक्षम अधिकाऱ्याबाबूत रहाणी झाल्यानंतर व तसे प्रमाणपत्र मिळविल्याशिवाय घोरकाम पूर्ण करु नये. परंतु पैसे बोधनपत्री आदेश झाल्यावर बोधनपत्र परिपत्रकी तर्तपणे रहाणारी मिळकत धारकाची राहील.

१५. प्रदेशकाम म.न.प.ने. ला चांगे करता आत रहाण्यात ते समाज आवाबाबू निष्पक्षपात चांगी राहील.

१६. संबंधित अधिकारी / रेखांकन प्रभागे आदेशे आवणी करत देण्याचे व चालणे इमारतीचे सार्वजनी रहाणारी आवश्यकचे आहे. म.न.प.ने. ची कार्यवाही रहाणारी राहणार नाही.

१८. [illegible]

१९. [illegible]

२०. [illegible]

२१. [illegible]

२२. प्रकल्पात प्रवेशद्वाराला अंतर्गत उत्पन्न प्रमाणपत्रापूर्वी इमारतीची
व मुख्य कार्यालयाचे पुनर्मूल्यांकन (अी) करणे बंधनकारक राहील. सूचना

१. [illegible]

२. [illegible]

३. [illegible]

अ) [illegible]

ब) [illegible]

[illegible]

इमारत व बांधकाम महानगरपालिकेच्या कामगार कल्याण संदर्भात कामगार विभागाने निर्धारित केलेले नियम/परिपत्रक/ प्रचलित असल्यास त्यांची कार्यवाही मालक/विकासक यांनी पूर्णतः करणे बंधनकारक राहील, असे न झाल्यास संबंधित मालक/विकासक यांचे विरुद्ध योग्य ती कार्यवाही नियोजन प्राधिकरणाकडून करण्यात येईल.

कार्यालयाचा शिक्का :

AMC

आदेश क्रमांक :

दिनांक :

सहपत्र : १) मंजूर नकाशाच्या प्रती
२) [illegible]

सहायक संचालक नगर रचना
महानगरपालिका, अमरावती

अ-२-ण-३
४९४/२२३७
२०१९

अमरावती महानगरपालिका

नाहरकत प्रमाणपत्र क्रमांक : 0084

दिनांक : 03 July, 2019

प्रति,

श्री / श्रीमती Mr Pandurang Nanaji Vidhale & Sau Rekha Pandurangji Vidhale
Camp amravati

AMC

विषय : विज पुरवठा मिळणे बाबत नाहरकत प्रमाणपत्र.

संदर्भ : आपला अर्ज क्रमांक : 0474 दिनांक : 27 March, 2019

महोदय,

आवास मुख्य क्रमांक : 1,2 — सर्व क्रमांक : 10/3

गाव : Benoda — सोसायटी : _____

क्षेत्र : _____ — रस्ता : Near Namdev Nagari, Benoda Amravati

असलेल्या बिल्डिंग / नविन बांधकाम झालेल्या इमारतीत करता तात्पुरते / आरम स्वरुपाचे **विज** वापर करीताय विज घेणे करीता महानगरपालिकेने हरकत नसलेले हे प्रमाणपत्र खालिल अटीवर देण्यात येत आहे.

1) वीज पुरवठ्याच्या वापर उपयोग मुख्यतरुन्औद्योगिकव्यवहार विकृतक अंतर्गत व्यवसायकरिता सूचीय करता येणार नाही.

2) **विज** वापर व्यतिरिक्त इतर वापरासंदर्भात उपयोगात येणार विज पुरवठा अवैध समजण्यात येवुन अर्जदारावर कायदेशिर कारवाही करण्यात येईल.

3) विज पुरवठा प्रमाणपत्र

अ) अवैध विज वापर करणार.

ब) अर्जदाराने चुकीच्या दिलेल्या माहिती बद्दल या कार्यालय अधिकार महानगरपालिकेने राहुन ठेवला आहे.

4) आपले घर/प्रोपर्टी पुढे मागे वाढुन टाकण्यात आल्यास आगगाडी दोषवादी प्रकारची नुकसान भरपाई मागण्याचा हक्क राहणार नाही.

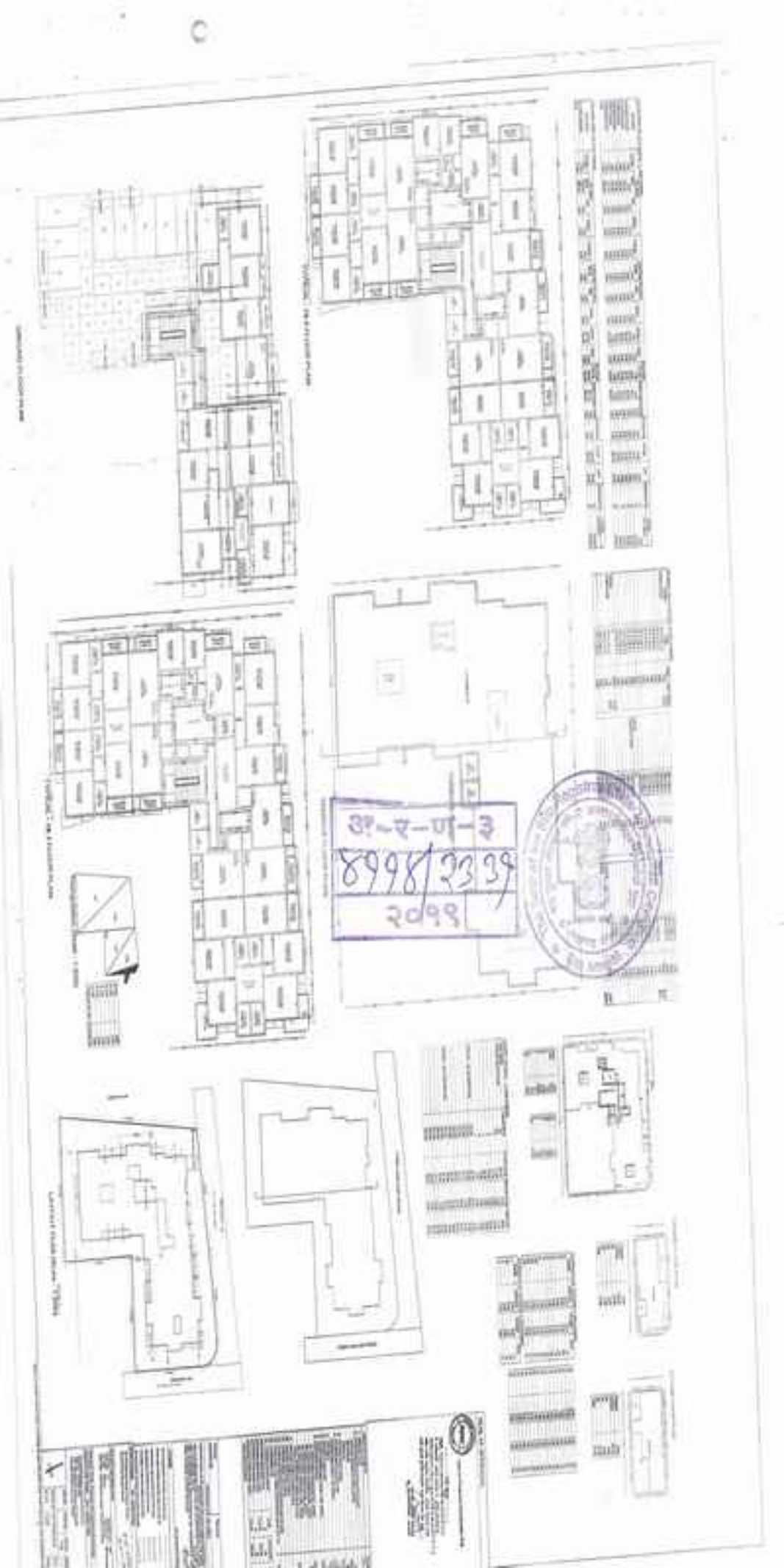
5) नाहरकत प्रमाणपत्र आधारे आसपासचे तसा खाजगी जागेवर कोणताही हक्क दावा करता येणार नाही.

6) वरील बांधकाम पूर्ण झाल्यानंतर इमारत परवाना म.न.पा. तुन प्राप्त केल्यानंतरच आपण स्वतंत्रीचे विज कनेक्शन करिता नाहरकत प्रमाणपत्र कार्यालयाकडुन प्राप्त करावे लागेल.

सहायक संचालक, नगररचना,

महानगरपालिका, अमरावती.

Printed on : 03 July, 2019


अ-र-ण-३
8998/2339
२०१९



अ-र-ध-3
8998/2839
२०१९


Rekha Pandurang Vidhale
DOB: 27/08/1958
FEMALE
9362 6269 5936
माझे आधार, माझी ओळख
Address:
C/O Pandurang Namaji Vidhale,
Mahadev Khori parisar, Near
New Express Hayline, Professor
Colony, Rukhmini Nagar S.O,
Amravati,
Maharashtra - 444606
9362 6269 5936



Ridhale.


८९९८ २४३९
२०१९


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AVZPK8123B
27/08/1958


भारत सरकार
Manoj Ganeshrao Deodekar
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male
9867 1387 4161
आधार – सामान्य माणसाचा अधिकार




भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O Ganeshrao Deodekar, Asai Indiragandhi Primary School, Shivaji Nagar, Parshwada, Parshwada, Amravati, Maharashtra, 444805
Address: S/O Ganeshrao Deodekar, Asai Indiragandhi Primary School, Shivaji Nagar, Parshwada, Parshwada, Amravati, Maharashtra, 444805




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANOJ DEODEKAR
GANESHRAO SHRIPATRAO DEODEKAR
CANPD7203F



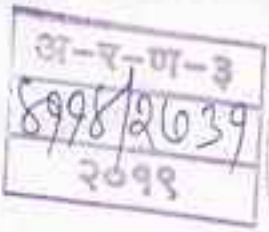
8428 1884 4382

आधार – सामान्य माणसाचा अधिकार



Address: S/O. Nanaji Vidhale, Mahadev Khori Parisar, Near New Express Hygiene, Professor Colony, Rukmini Nagar S.O. Rukmini Nagar , Amravati, Maharashtra, 444606









PERMANENT ACCOUNT NUMBER

AAKPV1108M

PANDURANG NANAJI VIDHALE

NANAJI BAJIRAO VIDHALE

20-11-1954

COMMISSIONER OF INCOME-TAX, VIDARBH



F.Y. 17-18

Income Tax

4 2 2 9 5 7 4 9 9

भारत सरकार
Government of India



5769 1305 7034

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:
S/O Ashok Jagtap, Ta. dharni, Hardoli, Dharni Mahu, Amravati, Maharashtra, 444702

5769 1305 7034

भारत सरकार



Phare Bhimrao Kawane
जन्म तारीख/DOB: 03/04/1961
पुरुष/ Male

6846 4351 2086

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O भिमराव कवाणे, 147, आई एम ए हॉल समोर, मंगिला प्लॉट, कॅम्प, अमरावती, अमरावती, अमरावती महाराष्ट्र, 444601

Address:
S/O Bhimrao Kawane, 147, IN FRONT OF I.M.A HALL MANGILA PLOT, CAMP, Amravati, Amravati, Amravati Maharashtra, 444601

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 2019101120[illegible]

[illegible] October 2019 01:20:15 PM

मूल्यांकनवर्ष सन	2019
जिल्हा	अमदावादी
तालुका	तालुका : अमदावादी गाँवा, वॉर्ड : 0 (अमदावादी महानगरपालिका)
रजिस्ट्रेशन जिल्हा	0.169 वॉर्ड नं.महानगरपालिका रेजी. जिल्हा अमदावादी पूर्वविभाग मेजारटगाँवा मुद्रांक
लोकल बॉडी	Ahmedi Municipal Corporation
सिटीसर्वे क्रमांक	सर्वे नंबर:0

शहरी मूल्य दर तक्त्यानुसार वर्गीकरण दर

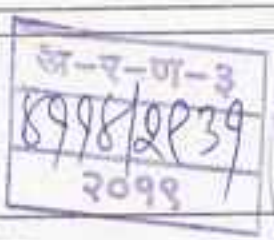
खुली जमीन	विकासी वर्गीकरण	बांधकाम	पुनर्बांधणी	प्रोटेक्शन	मोजमापाचे एकक
1000	21800	21800	21800	0	चौ.मीटर

जिल्हासाठी क्षेत्र 1084.47 चौ.मीटर Layout Plot

1) 1084.47चौ.मीटर क्षेत्रासाठी शहरी मूल्य दराचा 100 % मूल्य दर =1000/-

1084.47चौ. मीटर क्षेत्रासाठी मूल्यदर = 1084.47*1000

=1084470/-





प्रतिचौरस मीटर प्रमाणित अंतिम मूल्य - जिल्हासाठी क्षेत्र : मूल्य - जिल्हासाठी क्षेत्र : मूल्य

=1084470 - 0

= Rs.1084470/-

Save Print

3464114
गुरुवार, 17 ऑक्टोबर 2019 5:55 म.नं.

दस्त गोषवारा भाग-1

अस्सल 30.39
दस्त क्रमांक: 4114/2019

दस्त क्रमांक: अस्सल /4114/2019

बाजार मुल्य: रु. 95,45,000/- मोबदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु. 5,22,300/-

दु. नि. सह दु. नि. अस्सल यांचे कार्यालयात

अ. क्र. 4114 वर दि. 17-10-2019

रोजी 5:41 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: डि अँन्ड एम बिल्डर्स अँन्ड डेव्हलपर्स तर्फे पार्टनर मनोज गणेशराव देवडेकर . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 620.00
डाटा एन्ट्री	रु. 20.00

पृष्ठांची संख्या: 31

एकूण: 30640.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Amaravati III

Joint Sub Registrar Amaravati III

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोल्हापूरी महानगरपालिकेच्या हद्दीत किंवा स्थलगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपरोक्त (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक रु. 17/10/2019 05:47:36 PM ची वेळ: (सादरीकरण)

दिनांक रु. 17/10/2019 05:48:22 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यतिरीक्त सर्वसाधारण व कोणत्या प्रोहिबेटो कायद्याने दस्तासही लागत, केला कायदेशीर बाधितासही दस्तामध्ये निष्पादक व्यतिरीक्त सर्वसाधारण व्यक्तीचा आणि दस्तऐवज सादर, दस्तातील दस्तामुळे दस्तावरील/मिळकत व अन्य कोणत्याही कायदा/नियम/ मालमत्तेचे कोणतेही उल्लंघन होत नाही.

लिहून घेणार सही..... लिहून देणार सही.....