A.M.D. Developers
Registered Address : Shop no.4, 1st floor, Arviwala building, Ambapeth, Amravati.
Mobile No : 7709658608/9764804100

DECLARATION

To,
Maharera,
Mumbai

Date : 01/11/2022

Sub : Land purchased along with municipal Sanctions after the application for the sanction of the project "SAI DARSHAN RESIDENCY"

Respected Sir,

We have applied to MAHARERA for the registration of the project "SAI DARSHAN RESIDENCY" for which the promoter firm M/S A.M.D. Developers has purchased the land i.e. Plot No. 52, Survey No. 31, 32/1A, Mauje - Saturna, Amravati - 444607 admeasuring 302.00 Sq Mt **along with the Sanction** from the previous land owners whose name is mentioned in the Municipal Sanction Letter as application was filed prior to the execution of sale deed for the land.

The Copy of the sale deed between the promoter i.e. **AMD Developers** and the previous land owner i.e. **Mr Bharat Mehta** executed on 30th December, 2022 at the Sub Registrar office 2, Tal and District Amravati ARN-2-5423-2021 is attached herewith for reference.

Hence, we request you to kindly give the approval for the issuance of MAHARERA registration number.

Your Sincerely,

Darshan Mehta
Partner
AMD Developers

V. G. Lakhotia
M.Com, L.L.B.
Advocate

Rajapeth, Badnera Road, Amravati - 444601.
Mo. 9422158240, 8483042974
E-mail:vglakhotia1@gmail.com,
vglakhotia1@yahoo.co.in

Dated - 25th March, 2023

FORMAT - A

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Layout Plot No. 52, out of F.S. No. 31 & 32/1-A (bearing Computerised Property No. / Bhumapan & Upvibhag No. 31/32/1/A/52), situated at Mouje - Saturna, Taluka and District Amravati (hereinafter collectively referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **AMD Developers, through partners (i) Darshan Bharat Mehta,** R/o. 111, Gulab, Sharda Nagar, Amravati - 444605 & **(ii) Abbas Ahtesham Hussain Haji**, R/o. Haji Mansion, Behind Circuit House, Camp, Amravati - 444602, & following documents :-



1) Description of the property i.e. Plot & TDR (Rights).

(i) "Situate at **Mouje - Saturna**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing **Field Survey No. 31 & 32/1-A**, land admeasuring 7 Acres 28 R, which is converted into layout as per order passed by Hon'ble Sub-Divisional Officer, Amravati in Rev Case No. N.A.P. 34/Saturna-33/1979-80, dated 08.05.1980, out of this **Layout Plot No. 52**

[Computerised Property No. 31/32/1/A/52], total **admeasuring 302 sq. mtrs. (3250 sq. ft.)** of land, the said plot is bounded as under :-

Towards East : Road,

Towards West : Service Lane,

Towards North : Plot No. 53,

Towards South : Road..."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 555 sq. mtrs., from out of total rights admeasuring 1182.5 sq. mtrs. (Zone - N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/115/2017, dated 18.12.2017 and certificate No. 115, for a lieu of 550 sq. mtrs. of land from out of Field Survey No. 98/1 B-Part of Mouje - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

2) The following documents of allotment / acquirement of said plot have been verified :-

V. G. LAKHOTIA ADVOCATE AMRAVATI

i) Sale Deed dated 30.01.1984, registered at Sr. No. 503, with the office of the Sub Registrar, Amravati City, executed by Hariom Co-op Housing Society, Amravati through Chairman Shri Udhaorao Balkrishna Shivankar, R/o. Moti Nagar, Amravati in favour of Rajendra Bhimashankar Mazalgaonkar, r/o Budhwara, Amravati in respect of Layout Plot No. 52.

ii) Sale Deed dated 08.06.1999, registered at Sr. No. 2533, with the office of the Sub Registrar, Amravati City-2, executed by Shri Rajendra Bhimashankar Mazalgaonkar, R/o. Amravati, in favour of

Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati, in respect of Layout Plot No. 52.

iii) Sale Deed dated 30.12.2021, registered at Sr. No. 5423, with the office of the Sub Registrar, Amravati City-2, executed by Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati, in favour of AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, both R/o. Amravati, in respect of Layout Plot No. 52.

iv) Sale Deed of T.D.R. dated 31.08.2021, registered at sr. no. 3826, with the office of Sub Registrar, Amravati City-2, executed by (a) Aftab Mohammed Haroon, & (b) Vishal Vijay Mundhada, all R/o. Amravati, in favour of Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati.

v) Partnership Deed dated 25.01.2021, of AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, all R/o. Amravati.



3) N.A. order, in respect of Field Survey No. 31 & 32/1-A, passed by Hon'ble Sub Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Saturna-33/1979-80, dated 08.05.1980.

4) 7/12 Extract dated 23.03.2023, issued by Talathi Mouje - Saturna, Amravati, bearing mutation entry no. 20215, dated 24.01.2022, in respect of Layout Plot No. 52.

5) N.A. Tax Receipt of Rs. 942/-, dated 23.03.2023, issued by Talathi Mouje - Saturna, Amravati.

6) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 10, dated 20.04.2022.

7) Search report for 30 years from 1994 till 2023.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owner / Promoter **AMD Developers, through partners (i) Darshan Bharat Mehta,** R/o. 111, Gulab, Sharda Nagar, Amravati - 444605 & **(ii) Abbas Ahtesham Hussain Haji**, R/o. Haji Mansion, Behind Circuit House, Camp, Amravati - 444602, has clear, marketable and without any encumbrances.

Owner of the land :

1) **AMD Developers, through partners (i) Darshan Bharat Mehta,** R/o. 111, Gulab, Sharda Nagar, Amravati - 444605 & **(ii) Abbas Ahtesham Hussain Haji**, R/o. Haji Mansion, Behind Circuit House, Camp, Amravati - 444602, owns Layout Plot No. 52, out of CTS/C.S./F.S. No. 31 & 32/1-A (bearing Computerised Property No. 31/32/1/A/52)

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **AMD Developers, through partners (i) Darshan Bharat Mehta,** R/o. 111, Gulab, Sharda Nagar, Amravati - 444605 & **(ii) Abbas Ahtesham Hussain Haji**, R/o. Haji Mansion, Behind Circuit House, Camp, Amravati - 444602 (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 25.03.2023

V. G. LAKHOTIA ADVOCATE AMRAVATI

V. G. Lakhotia

V. G. Lakhotia,
Advocate.

V. G. Lakhotia
M.Com, L.L.B.
Advocate

Rajapeth, Badnera Road, Amravati - 444601.
Mo. 9422158240, 8483042974
E-mail:vglakhotia1@gmail.com,
vglakhotia1@yahoo.co.in

Dated - 25th March, 2023

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7 /12 extract as on date of application for registration.

2) Mutation Entry No. 20215, dated 24.01.2022.

3) Search report for 30 years from 1994 to 2023, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 5666, dated 02.09.2022.

4) Other relevant title :

a) From perusal of all the title documents, it is observed that F.S. No. 31 & 32/1-A, area admeasuring 9 Acre 35 R. of land was converted into layout purposes, vide order dated 08.05.1980, passed by Hon'ble Sub Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Saturna-33/1979-80.

V. G. LAKHOTIA ADVOCATE AMRAVATI

b) That from out of said layout, Plot No. 52 was initially owned and possessed by Hariom Co-op Housing Society, Amravati through Chairman Shri Udhaorao Balkrishna Shivankar, R/o. Moti Nagar, Amravati who sold the same vide Sale Deed dated 30.01.1984, registered at Sr. No. 503, with the office of the Sub Registrar, Amravati City, to Rajendra Bhimashankar Mazalgaonkar, r/o Budhwara, Amravati in respect of Layout Plot No. 52.

c) That Shri Rajendra Bhimashankar Mazalgaonkar, inturn sold the said Layout Plot No. 52, vide Sale Deed dated 08.06.1999, registered at Sr. No. 2533, with the office of the Sub Registrar, Amravati City-2, to Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati.

d) That Bharat Gulabchand Mehta, sold the Plot No. 31/32/1/A/52, vide Sale Deed dated 30.12.2021, registered at Sr. No. 5423, with the office of the Sub Registrar, Amravati City-2, to

AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, all R/o. Amravati.

e) That the previous owner Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati & the existing plot owner namely AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, all R/o. Amravati, intended to construct the building over the said plot, as such the previous owner Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 31.08.2021, registered at sr. no. 3826, with the office of Sub Registrar, Amravati City-2, from (a) Aftab Mohammed Haroon, & (b) Vishal Vijay Mundhada, R/o. Amravati.

f) In view of the above said sequence of documents, AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, all R/o. Amravati, became the sole & absolute owner of Layout Plot No. 31/32/1/A/52.

g) That AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji, all R/o. Amravati with the consent of Bharat Gulabchand Mehta, R/o. Sharda Nagar, Amravati & the existing plot owner namely got sanctioned the building map from Amravati Municipal Corporation; vide Building Permit No. 10, dated 20.04.2022, for construction of building over said plot, by using T.D.R. (rights).

h) That AMD Developers, through partners (i) Darshan Bharat Mehta, (ii) Abbas Ahtesham Hussain Haji has cleared the N.A. Tax of Rs. 942/-, which can be perused from the N.A. Tax receipt dated 23.03.2023, issued by Talathi Mouje - Saturna, Amravati.

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 25.03.2023

V. G. LAKHOTIA ADVOCATE AMRAVATI

V. G. Lakhotia,
Advocate

Receipt (pavti)

211/5423 **पावती** Original/Duplicate

Thursday,December 30 ,2021 नोंदणी क्रं. :39म

11:23 AM Regn.:39M

पावती क्रं.: 7239 दिनांक: 30/12/2021

गावाचे नाव: सातुर्णा

दस्तऐवजाचा अनुक्रमांक: अरन2-5423-2021

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: ए एम डी डेव्हलपर्स तर्फे भागीदार दर्शन भरत मेहता

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 30440.00

मूळ दस्तऐवज परत दिला

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:43 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati II

बाजार मुल्य: रु.2271040 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2912202111793 दिनांक: 30/12/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010870738202122E दिनांक: 30/12/2021
बँकेचे नाव व पत्ता:

दु-दु-ब-२
४६२३१ ३-२२
२०२१

CHALLAN

MTR Form Number-6

GRN	MH010870738202122E	BARCODE		Date 29/12/2021-16:29:35	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABUFA7329M
Office Name	AMT2_JT AMRAVATI NO 2 SUB REGISTRAR	Full Name	AMD DEVELOPERS THROUGH PARTNER DARSHAN BHARAT MEHTA AND ONE OTHER
Location	AMRAVATI		
Year	2021-2022 One Time	Flat/Block No.	S.NO.31/32/1/B, PLOT NO.52
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	240000.00	Road/Street	MOUJE SATURNA
0030063301 Registration Fee	30000.00	Area/Locality	AREA 302 SQ.MTRS.
		Town/City/District	
		PIN	4 4 4 6 0 7
		Remarks (If Any)	PAN2=AAWPM2483P~SecondPartyName=BHARAT GULABCHAND MEHTA~CA=4000000~Marketval=2266000
Total	2,70,000.00	Amount In Words	Two Lakh Seventy Thousand Rupees Only

Payment Details	INDIAN BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02608672021122986689	3214737984
Cheque/DD No.		Bank Date	RBI Date	29/12/2021-16:30:49	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7709658608

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 29-12-2021 04:30:52

अ-र-ण-२
५४२३/ २२
२०२१

TABLE COLUMN NO12.384 RATE OF RESIDENTIAL BUILDING RS.7520/- PER SQ MT

SALE DEED

CONSIDERATION VALUED AT RS. 40,00,000/- (FOURTY LACS ONLY)

GOVERNMENT VALUE RS.22,66,000/- (TWENTY TWO LACS SIXTY SIX THOUSAND ONLY)

Stamp Duty-Rs. 2,40,000/- Registration Fees Rs 30,000/-

This SALE DEED is made and executed at Amravati on this 30 of December, 2021.

BETWEEN

(1) **Shri Bharat Gulabchand Mehta, (PAN AAWPM2483P)**aged about 61 years, Occ:- Business, Resident of 111, Gulab, Sharda Nagar, Amravati, Tq. and Dist. Amravati.(hereinafter called the **OWNER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said OWNER, as well as his/her/ their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART)

AND

2. A.M.D. Developers, (PAN ABUFA7329M) acting through Partner:- Darshan Bharat Mehta, Aged about 27 years, Occupation: Business, R/o: 111, Gulab, Sharda Nagar, Amravati, Tq. and Dist. Amravati and **Abbas Ali Ahtesham Hussain Haji,** Age – 35 yrs, Occ – Business, R/o Haji Mention, Abbas Ali Haji Road, Behind Circuit House, Camp, Amravati, Tq. and Dist. Amravati. (here in after called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof deem to include, the PURCHASER his respective legal heirs, legal representatives, successors, executors, administrators, agents, assigns etc, of the SECOND PART.)

the said Vendor has purchased the said property from Rajendra Vasha[illegible] Majalgaonkar vide sale deed dtd. 08.06.1994, registered at Sr. No. 2338.

AND WHEREAS after negotiations the vendor has agreed to sell and the purchasers have agreed to purchase the right title and interest of the vendor into or upon the said property

ए-ब-ण-२
४४२३/ ५-२२
२०२१

3) That the vendor do hereby covenant with the purchaser as under :-

a) That the right, title and interest hereby transferred to the purchaser subsists and the vendor has absolute right and fully authority to transfer the same by way of sale to the purchaser absolutely and forever.

b) That the vendor has done no act, deed or things hereby the property hereby transferred to encumbered in any way or whereby she is debarred from transferring the same by way of sale to the purchaser absolutely and forever.

C) That the vendor has paid into this date all the dues with respect to land revenue and any other cases, the municipal taxes as well as the electricity charges etc and if it is discovered that there remains any arrears to be paid the vendor undertake to pay the same to the purchaser.

D) That the vendor shall support every application made by the purchaser for mutating in its name the property hereby sold to it and will render the necessary assistance for obtaining the mutation thereof in the name of the purchaser in all relevant record including the revenue record.

e) That the vendor shall do or execute or caused to be done or executed all such further acts and deeds as may be required to be done for conveying the said property absolutely to the purchaser.

f) That the said property hereby sold is free from all encumbrances, lien, charges and mortgage, and subject to the claims made by the all other parties to the no other person excepting the vendor has any right, title or interest in the said property in any manner whatsoever and of any nature whatsoever. The vendor do hereby further covenant that in case of any other claim by any other person in respect of the said property hereby sold or any portion thereof, the vendor shall be responsible for the same and shall compensate and indemnify the purchaser against all losses of any kind which may be suffered by the purchaser.

g) That the purchaser shall be entitled to avail of all the benefits of the easements annexed to the said property including right of way to approach the said property.

ब-२-छा-२
५४०३५ ७-२२
२०२१

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

VENDOR

Bharat Gulabchand Mehta

Signature	Thumb Impression	Photograph.
Bharat G. Mehta		

PURCHASER

AMD Developers - A partnership firm through partner,

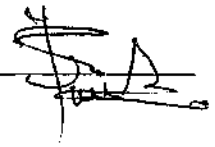
Darshan Bharat Mehta

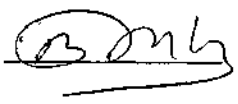
Signature	Thumb Impression	Photograph.
Darshan		

Abbas Ali Ahtesham Hussain Haji

Signature	Thumb Impression	Photograph.
Abbas		

Witness:

1) 

2) 



अ-२-ण-२
प्र-४२५/ २-22
२०२१

महाराष्ट्र शासन

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

तालुका : अमरावती जिल्हा : अमरावती

भूमापन क्रमांक व उपविभाग ३१/३२/१/ब/५२

आकारणी पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	फे.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	२०८६७१	भरत गुलाबचंद मेहता	३.०२.००	१४२.००		(६०७७)	कुळाचे नाव व खंड
अकृषिक क्षेत्र बिन शेती ३.०२.०० बिन शेती १४२.००							इतर अधिकार अकृषिक वापर - रहिवास (गावठाणातील) एन.ए.पी.३४/साधुणा/३३१/१९७९-८०.दि.८/१/८० .(६०७७) प्रलंबित फेरफार : नाही.

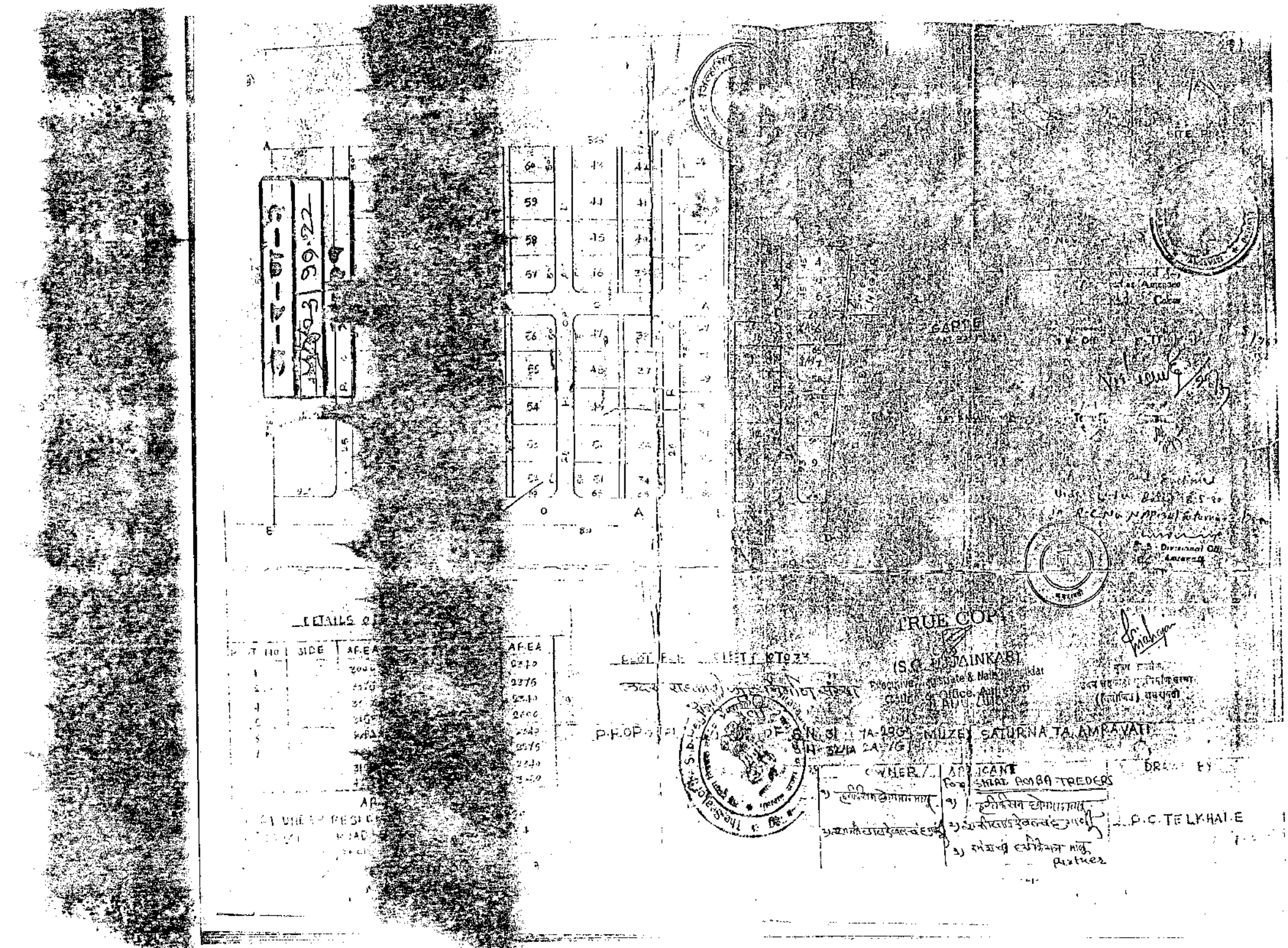
The Seal of the Sub-Registrar Class-2 Amravati City-2

जुने फेरफार क्र : (१६४४७) सीमा आणि भूमापन चिन्हे

टा १/१२ अभिलेख दि.०२/१०/२०१९:०९:३५:०१ AM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

१/१२ डाउनलोड व वेब दि. : २९/१२/२०२१ : १८:०६:३५ PM. वेबवर पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsr/ या संकेत स्थळावर जाऊन 07091080011155552 हा


TRUE COPY
(S.G. BADJANKAR)
Executive Magistrate & Naib Tahsildar
Collector & Office Authority
Amravati
DETAILS OF
AREA
OWNER/
APPLICANT
DRAWN BY
P.C. TELKHADE

In the Court of Shri D.G.Niwane, Sub-Divisional Officer, Amravati

Rev.Case No. NAP-34/Saturna-33/79-80.

Name of parties:- 1) Harikisan Chogmal Malu,
2) Shantilal Kewalchand Gandhi,
both resident of Amravati.
3) Shri Amba Traders through partners
Chogmal Malu.
4) Shantilal Kewalchand Gandhi and
Rameshchandra Harikisan Malu
(Intending purchaser No.3 to 5)

Date of order:- 8/5/1980.

In the Court of Shri D.G.Niwane, Sub-Divisional Officer, Amravati.
Rev. Case No. NAP-34/Saturna-33/79-80.
Applicants:- 1) Harikisan Chogmal Malu,
2) Shantilal Kewalchand Gandhi,
both resident of Amravati.
3) Shri Amba Traders through partners
Chogmal Malu
4) Shantilal Kewalchand Gandhi &
Rameshchandra Harikisan Malu (Intending
purchaser No. 3 to 5)

O R D E R

(Passed this on 8th of May, 1980)

The above named applicant have applied forconversion of their agricultural land described below towards non-agricultural use i.e. for residential prupose u/s 44 of the Maharashtra Land Revenue Code, 66.

Village	S.No.	Area. A.G.
Saturna	31	2-07
-do-	32/1-A	

The applicant have filed copies of layout plan, R of R and Tipan of the suit land. They are the owners of the suit land. The Assistant Director of Town Planning, Amravati proposed by the applicants was forwarded to the Assistant Director of Town Planning, Amravati for opinion vide letter No. NAP/Desk-1/Saturna/767 on 28/3/80 after imposing certain conditions. He has approved the layout of the observations and the recommendation made by the Assistant permission to the applicants to convert agricultural land measuring 2-35 acreas from field S.No. 31 and 32/1-A situated at village Saturna subject to the following conditions:-

1) The transaction shall not be for speculative prupose.

2) All the plots in the layout except the plot reserved as open space shall be used for residential purpose only.

3) No plot from the layout shall be sub-divided in future.

4) The applicant shall not sale out or lease out layout plots bearing Nos. 1 to 33 to anybody except the registered housing society. If the society does not purchase the same plots, revised layout showing the same plots of 3000 Sq.ft. may be got approved from this office.

5) The plots shall be demarcated on site as per the approved layout and if there is any change the same shall be got approved from the competant authority.

6) The area reserved as "open space" shall be used for the said purpose only. It shall be transferred to Revenue Department and shall be vested in local authority i.e.Gram panchayat for maintenance.

7) The roads of the layout shall be properly cooperated with the roads of the adjoining layouts.

8) The roads, drains, culverts etc. shall be constructed by the applicants as per specifications of the local authority and shall be vested in local authority for maintenance.

9) The applicants shall not lease out or dispose of any plot from the layout before the roads, drains, culverts etc. are constructed to the satisfaction of the local authority, as the case may be.

10) The roads in the layout shall be allowed to be used by the public and the adjoining land owners while [illegible]

11) The building regulations laid down in schedule II, part I of the M.L.R.(conversion of use of land and non-agril. Assessment) Rules 1969 shall be followed for construction purposes in the layout plots.

12) In all oter respects the beelaws of the local authority shall be followed.

13) The applicants will have to inform the date of conversion of land to the Tahsildar through Taluthi within one month from the date of conversion, failing which he will be liable for penalty of Rs. 200/-

14) If the applicants fails to commence the conversion of land within one year, the permission granted shall be deemed to have lapsed.

15) The applicants are liable to bound to execute [illegible] prescribed in the rule.

16) The applicants are liable to pay altered yearly [illegible] assessment. The rate of assessment is 4 paisa as per rates published in the official gazette dated 26/8/71. The prevelant standard rates shall be remain in force till 31/7/1979 only and there after it shall be liable to be revised. Accordingly the applicant has given undertaking placed on the case record. The suit fields are reported to be out side the area of 1K.M. from M.C. limit & hence the applicants are only liable for payment of non-agril. assessment only. As per layout plan approved by A.D.T.P., Amravati the area under essential and other used in as under:-

	Sq. ft.	Sq. meter.
Area under residential plots	2,63,795	24507
Area under roads and lanes	1,23,264	
Area Under open space	43,096	

Out of the above area shown under roads, lanes and open space is exempted u/s 117 of the Act. The area under plots measuring 2,63,795 sq.ft. i.e. 24597 sq. meter is only liable for payment of N.A. assessment. At the above rate the N.A. assessment comes to Rs. 245-10 (Rs. two hundred forty five and paise ten only). The N.A. assessment as calculated shall be levied from the date on which the land used for non-agril.purpose. The applicants are also liable to pay Rs. 100/- on account of measurement fee. The said amount of measurement fee shall be paid immediatoly.

-Sd/-D.G.Nivane,
Sub-Divisional Officer,
Amravati.

1. Copy forwarded to the Tahsildar, Amravati for information and necessary action. He is reusted to take note of it in the relevant register and take action for recovery of N.A.assessment.

-Sd/-D.G.Nivane,
Sub-Divisional Officer,Amravati.

"TRUE COPY"

The Seal of the Sub-Registrar Class-2 Amravati

President Secretary
[illegible] Co-operative Housing Society
[illegible] Regd. No. [illegible]

Surendra [illegible]
Special Executive Magistrate

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA7329M

नाम/ Name
A.M.D DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
25/01/2021

08042021

अ-ध-ठा-न
पु४३१ ४५-२२
२०२१

Registrar Class-2, Ahmedabad

भारत सरकार
GOVERNMENT OF INDIA



दर्शन भरत मेहता
Darshan Bharat Mehta
जन्म वर्ष / Year of Birth : 1993
पुरुष / Male

9021 3173 3711

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DARSHAN BHARAT MEHTA

BHARAT GULABCHAND MEHTA

30/09/1993
Permanent Account Number
BQLPM9956R

Signature



23112011

उ-स-एम-२
५२३१ १६-२२
२०२१

The Seal of the Sub-Registrar Class-2, Amravati

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O: भरत मेहता, 111, गुलाब बंगलो, शारदा कन्या शाळा जवळ, शारदा नगर, अमरावती, एच.वि.पी.एम. महाराष्ट्र, 444605

Address: S/O: Bharat Mehta, 111 Gulab Banglow, Near Sharda Kanya School, Sharda Nagar, Amravati, H. V. Nagar, Maharashtra, 444605

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA



अब्बासअली ऐहतेशाम हुसैन हाजी
Abbasali Ahtesham Hussain Haji

जन्म वर्ष / Year of Birth : 1987
पुरुष / Male
9419 0697 5746

आधार – सामान्य माणसाचा अधिकार

अ-र-ण-२
पुरावा म्हणून
२०२१

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : C/O अब्बासअली ऐहतेशाम हुसैन हाजी, हाजी मेनशन, सर्किट हॉउस मागे, कॅम्प, अमरावती, महाराष्ट्र, 444602

Address : C/O Abbasali Ahtesham Hussain Haji, haji mension, behind, circut house, camp, Amaravati, Amravati, Maharashtra, 444602

Aadhaar - Samanya Maansacha Adhikaar

The Seal of the Sub-Registrar of Lia... Dist. Amravati

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABBASALI AHTESHAM H...AIN HAJI
ATHESHAM HUSAIN HAJI
31/10/1987
Permanent Account Number
ACIPH6778G
Signature

अ-२-मा-२
५४२३ | ९८-२२
२०२१

भारत सरकार
GOVERNMENT OF INDIA



भरत मेहता
Bharat Mehta
जन्म तारीख/ DOB: 20/05/1958
पुरुष / MALE

5928 5598 5135

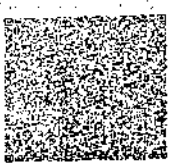
आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAWPM2483F



नाम/ Name
BHARAT GULABCHAND MEHTA

पिता का नाम/ Father's Name
GULABCHAND DEOCHAND MEHTA

24052019

जन्म की तारीख/
Date of Birth
20/05/1958

हस्ताक्षर/ Signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

पता:
S/O गुलाबचंद मेहता,
हाऊस नं. १११, गुलाब,,
शारदा नगर,, अमरावती,
अमरावती,
महाराष्ट्र - 444605

Address:
S/O Gulabchand Mehta, House No. 111, Gulab,, Sharda Nagar,, amravati, Amravati, Maharashtra - 444605

5928 5598 5135

1947
1800 300 1947

help@uidai.gov.in

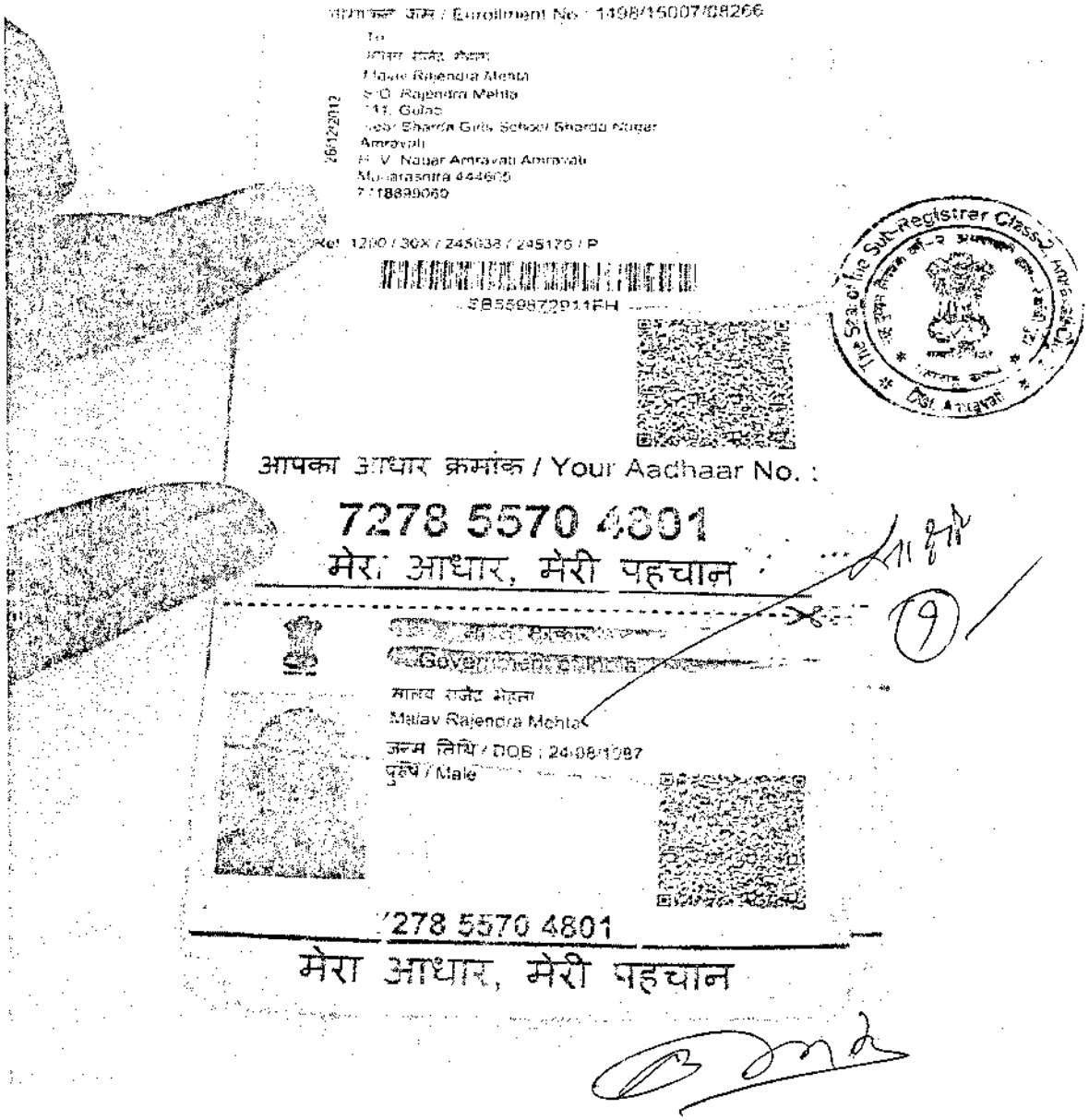
www.uidai.gov.in

P.O.Box No.1947, Bengaluru-560001



Bharat G. Mehta

ज-२-ण-२
५४२३/२२
२०२१



भारत सरकार

नामांकन क्रम / Enrollment No. : 1498/15007/08266

To
Malav Rajendra Mehta
S/O Rajendra Mehta
141, Gulab
Near Sharda Girls School Sharda Nagar
Amravati
P. V. Nagar Amravati Amravati
Maharashtra 444605
7718889069

26/12/2012

Ref: 1280 / 30X / Z45038 / 245175 / P

SB559872911FH

आपका आधार क्रमांक / Your Aadhaar No. :

7278 5570 4801

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

मालव राजेंद्र मेहता
Malav Rajendra Mehta
जन्म तिथि / DOB : 24/08/1987
पुरुष / Male

7278 5570 4801

मेरा आधार, मेरी पहचान

The Sub-Registrar Class-2 Amravati

भारत सरकार
Government of India



शुभम धनराज पिंगळे
Shubham Dhanraj Pingle
जन्म तारीख / DOB: 05/09/1996
पुरुष / Male

3315 9501 0194

- सामान्य माणसाचा अधिकार

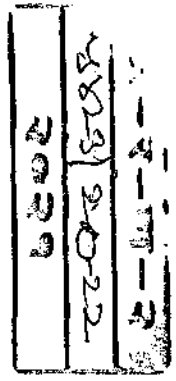
Unique Identification Authority of India

पत्ता: S/O धनराज पिंगळे,
कारंजगाव, कारंजगाव, वाशिम, कारंजा,
महाराष्ट्र, 444110

Address: S/O: Dhanraj Pingle, Karanjgaon
Karanjgaon, Washim, Karanja
Maharashtra, 444110

3315 9501 0194

1947
help@uidai.gov.in
www.uidai.gov.in





Shubham Dhanraj Pingle



211/5423
गुरुवार,30 डिसेंबर 2021 11:24 म.पू.

दस्त गोषवारा भाग-1

अरन2 29 - 22
दस्त क्रमांक: 5423/2021

दस्त क्रमांक: अरन2 /5423/2021

बाजार मुल्य: रु. 22,71,040/- मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

दु. नि. सह. दु. नि. अरन2 यांचे कार्यालयात

अ. क्रं. 5423 वर दि.30-12-2021

रोजी 11:22 म.पू. वा. हजर केला.

पावती:7239 पावती दिनांक: 30/12/2021

सादरकरणाराचे नाव: **ए एम डी डेव्हलपर्स तर्फे भागीदार दर्शन भरत मेहता**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्टांची संख्या: 22	
एकुण:	30440.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Amaravati II

Joint Sub Registrar Amaravati II

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समुद्द न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 30 / 12 / 2021 11 : 22 : 38 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 12 / 2021 11 : 23 : 47 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस सादर केला असून त्यासाठी आवश्यक संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व [illegible] दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी [illegible] संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण [illegible] राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/ परिपत्रक यांचे उल्लंघन होत नाही.

Bharat G Mehta

घेणार सही

लिहन देणार सही

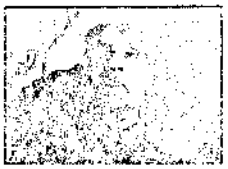
The Seal of the Sub-Registrar Class-2 दस्त नोंदणी अधिकारी वर्ग-२ अमरावती

30/12/2021 11:27:08 AM

दस्त गोषवारा भाग-2

अरन2 22 - 23
दस्त क्रमांक:5423/2021

दस्त क्रमांक :अरन2/5423/2021
दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भरत गुलाबचंद मेहता पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शारदानगर अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर:AAWPM2483P	लिहून देणार वय :-61 स्वाक्षरी:- Bharat G. Mehta		
2	नाव:ए एम डी डेव्हलपर्स तर्फे भागीदार दर्शन भरत मेहता पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शारदानगर अमरावती, महाराष्ट्र, AMRAVATI. पॅन नंबर:ABUFA7329M	लिहून घेणार वय :-27 स्वाक्षरी:- Darshan		
3	नाव:ए एम डी डेव्हलपर्स तर्फे भागीदार अब्बास अली अहतेशाम हुसैन हाजी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: कॅम्प अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर:ABUFA7329M	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 12 / 2021 11 : 25 : 54 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शुभम श्रीराम पिंगळे वय:25 पत्ता:कामरगाव वाशीम पिन कोड:444110		
2	नाव:भालव राजेंद्र मेहता वय:34 पत्ता:111, गुलाब, शारदा नगर, अमरावती पिन कोड:444605		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:30 / 12 / 2021 11 : 26 : 59 AM

Joint Sub Registrar Amaravati II

The Seal of the Sub-Registrar Class-2, Amravati City

.....9.....नबराचे बुकाचे
.....4523.....नंबरी नोंदला
दिनांक 30 माहे 12 सन २०२१

(श्री. गो. चावडे)
सह दुय्यम निबंधक वर्ग-२
अमरावती शहर-१

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMD DEVELOPERS THROUGH PARTNER DARSHAN BHARAT MEHTA AND ONE OTHER	eChallan	02608672021122986689	MH010870738202122E	240000.00	SD	0005231200202122	30/12/2021
2	AMD DEVELOPERS THROUGH PARTNER DARSHAN BHARAT MEHTA AND ONE OTHER	eChallan		MH010870738202122E	30000	RF	0005231200202122	30/12/2021
3		DHC		2912202111793	440	RF	2912202111793D	30/12/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

दिनांक निबंधकास येते की, दस्तात एकूण 22 पाने आहेत.
सह दुय्यम निबंधक वर्ग-२
अमरावती शहर-१