

210/346

पावती

Original/Duplicate

Wednesday, January 24, 2024

नोंदणी क्र.: 39म

2:26 PM

Regn.: 39M

गावाचे नाव: आकोली

पावती क्र.: 689

दिनांक: 24/01/2024

दस्तावेजाचा अनुक्रमांक: अरन1-346-2024

दस्तावेजाचा प्रकार: विकसनकरारनामा

मादर करणाऱ्याचे नाव: मंगेश श्यामराव गुल्हाने

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

मुळ दस्तऐवज घेत दिला

एकूण:

रु. 30920.00

आपणस मूळ दस्त, बंवनेल प्रिंट, सूची-२ अवाजे
2:46 PM ह्या वेळेस मिळेल.

Sub Registrar Amaravati

वाजार मूल्य: रु. 10000000/-

मोबदला: रु. 10000000/-

भरलेले मुद्रांक शुल्क: रु. 600000/-

1) देवकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124082604567 दिनांक: 24/01/2024

बँकचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013557481202324E दिनांक: 24/01/2024

बँकचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013557481202324E	BARCODE	06/01/2024-13:04:10		Form ID	25.1
Department	Inspector General Of Registration	Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		ASYPG3480C		
Office Name	AMT3_JT AMRAVATI NO 3 SUB REGISTRAR	Full Name		MANGESH SHYAMRAO GULHANE		
Location	AMRAVATI	Flat/Block No.		SURVEY NO. 15, PLOT NO. 25		
Year	2023-2024 One Time	Premises/Bulding		AREA 675.53 SQ MTR		
Account Head Details	Amount In Rs.	Road/Street		MAUJE AKOLI		
0030045401 Stamp Duty	600000.00	Area/Locality		TOWN/CITY/DISTRICT		
0030063301 Registration Fee	30000.00	PIN		4 4 4 6 0 7		
		Remarks (if Any)		PAN2=AVFPG3299R-SecondPartyName=SWAPNIL GOVINDRAO GULHANE AND ONE OTHER-CA=10000000-Marketval=10000000		
		Amount In		Six Lakh Thirty Thousand Rupees Only		
Total	6,30,000.00	Words				
Payment Details		FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA						
Cheque-DD Details		Bank CIN	Ref. No.	00040572024010631964	CKZ1069930	
Cheque/DD No.		Bank Date	RBI Date	06/01/2024-13:24:04	Not Verified with RBI	
Name of Bank		STATE BANK OF INDIA				
Name of Branch		Not Verified with Scroll				

Department ID

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

Mobile No. : 9021562377

NOTE:- This challan is valid for document to be registered in sub-registrar's office only. **नोंदणीसाठी या चालनास वैधता आहे.**
सदर चलन केवळ द्रव्य निवर्तक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. **नाणी न कसयवाच्या दस्त्यासाठी सदर चलन लागू नाही.**



न-र-ण-१
३४६/२-४६
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124062604587	Date 08/01/2024
Received from MANGESH SHYAMRAO GULHANE, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Amravati 1 of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 08/01/2024
Bank CIN 10004152024010804333	REF No. 400858197856
This is computer generated receipt, hence no signature is required.	



AGREEMENT FOR DEVELOPMENT AND SALE

This Agreement for Development and Sale is made and executed at Amravati on this 24. day of January in the year 2024.

BETWEEN

1) Swapnil Govindrao Gulhane

Age about 36 years, Occupation: Medical Practitioner

Pan No. AVFPG3299R

2) Sau. Khushabu Swapnil Gulhane

Age about 35 years, Occupation: Medical Practitioner

Pan No. CONPG7703P

Both R/o. Tanga Chowk, Juniwasti, Murtijapur Tq. Murtijapur Dist. Akola

Hereinafter called and referred to as "**The Owner/Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns).

..... PARTY OF THE FIRST PART

AND

Shri. Mangesh Shyamrao Gulhane

Aged 41 years, Occu.- Business,

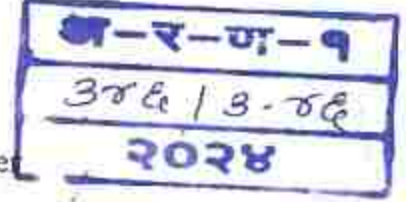
R/o. Flat no. 001, Ekvira Vila Apartment, Ravikiran Colony, Amravati

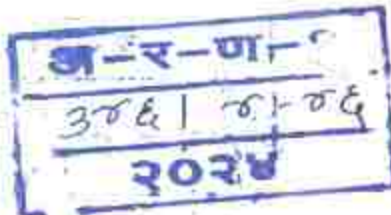
PAN no. ASYPG3480C

Hereinafter referred to as "**The Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being of the said Firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving Partner, 'his/her/their assigns).

...PARTY OF THE SECOND PART

WHEREAS all that piece and parcel of plot no. 25 of land admeasuring 672 Sq. Ft. i.e. 675.63 Sq. Mtrs. out of field Survey no. 15 of Mouje- Akoli, situated at Umadevi Vihar, Near Sai Heritage, Sai Nagar, Amravati, Taluka and District Amravati, which plot of land is hereinafter referred to as '**the said plot**' i.e. Plot no. 25 was previously owned by Sau. Sushilabai Shakarlal Rathi





AND WHEREAS, by virtue of sale deed dated 28.12.2022 registered at Sr. no. 5835 with sub registrar office no. 2, the said plot no. 25 conveyed and transferred to 1) Tushar Vilasrao Gulhane 2) Sau. Shilpa Tushar Gulhane 3) Swapnil Govindrao Gulhane 4) Sau. Khushabu Swapnil Gulhane and thereafter above said owner no. 1 & 2 i.e. 1) Tushar Vilasrao Gulhane 2) Sau. Shilpa Tushar Gulhane sold their respective share out of the above mentioned plot no. 25 to the present owner i.e. 1) **Swapnil Govindrao Gulhane 2) Sau. Khushabu Swapnil Gulhane**

AND WHEREAS the Owner/Vendor is thus seized and possessed of the said plot (which plot is more particularly described in the **Schedule I** written hereunder and hereinafter collectively referred to as "**the said property**")

AND WHEREAS the Owner/Vendor is desirous of developing the said property by constructing a new multistoried building thereon consisting of various residential units/flats with an intention of retaining five residential unit/flats for himself and to sell the remaining residential units to the intending purchasers. However, the Owner/Vendor is not having required funds, infrastructure, knowledge and experience for the same. Hence the Owner/Vendor herein decided to grant the rights for development and sale in respect of the said property to any developer of competence and having experience in the field of construction.

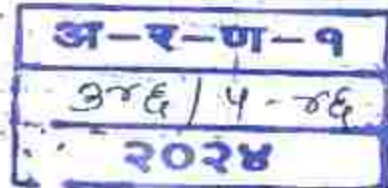
AND WHEREAS the Developer herein came to know the intentions of the Owner/Vendor, approached him and offered to undertake the development work in respect of the said property.

AND WHEREAS pursuant to the discussions and negotiations by and between the Owner/Vendor and the Developer herein, the Owner/Vendor has agreed to grant the rights of development and sale in respect of the said property to the Developer for a total consideration of **Rs. 1,00,00,000/- (Rupees One Cr. Only)** payable in the form of construction of a residential flat as per the choice of the Owner/Vendor.

AND WHEREAS thereafter the Developer, with the co-operation of the Owner/Vendor prepare and get sanction a building plan in respect of the said property and will get the same sanction from the Amravati Municipal Corporation, Amravati.

AND WHEREAS the Owner/Vendor, agreed to grant the rights of development and sale in respect of the said property, for the total consideration of **Rs. 1,00,00,000/- (Rupees One Cr. Only)** out of which





Rs. 1,00,00,000/- to be discharged by constructing and allotting Five flats out of which one Flat situated on the First floor and Four Flats situated on the Second floor of the building known as "**Shree Govindjyot Residency**" having approximately built up area of 850 sq. fts. of each including area of balcony, along with the proportionate share in common areas of the building thus having total saleable built up area of 850 sq. fts. Each and along with exclusive right to use and occupy a covered car parking lot in the parking floor of the building to be constructed on the said property as per the building plans sanctioned by the Amravati Municipal Corporation, Amravati. which flat is more particularly described in the **Schedule-II** written hereunder and hereinafter referred to as '**the said flat**' along with the specifications mentioned and annexed to this Agreement as Annexure subject to certain terms and conditions agreed between the parties hereto.

AND WHEREAS the parties hereto deem fit, desirable and convenient to reduce in writing the agreed terms and conditions on which the Owner/Vendor has agreed to entrust the rights of development and sale in respect of the said property to the Developer. Hence in fact being these presents.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS:

The parties hereto admit and confirm that:

a) The **said property** shall and is agreed and admitted to mean and include,

(i) The area of the said property as described and mentioned in the **Schedule-I** herein,

(ii) The right to claim, utilize and consume entire Floor Area Ratio/Floor Space Index (FAR/FSI) as defined, available, granted and permitted under the Development Control regulations (DC Regulations) applicable to the area under the jurisdiction of Amravati Municipal Corporation (AMC) framed or which may be framed from time to time, under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (MRTP) (excluding the FSI retained by the Owner / Vendor for the construction of the said flats) and/or such other statutes and rules in respect of or relating to the area of the said plot and also the





transfer of development rights (TDR) as defined, available, permissible to be utilized for constructing additional premises / units on the said plot under D.C. Rules of the Amravati Municipal Corporation.

(iii) All the primary and/or ancillary and/or Supplementary and/or residuary rights, title, interest, claims, statutory and/or contractual of the Owner/ Vendor in and over and/or in respect of and/or relating to the said property.

b) The 'said flats' shall and is agreed to mean and include a residential five flats out of which one flat situated on the first floor and four flat situated on the second floor having approximately built up area of 850 Sq. ft. each including area of balcony, along with the proportionate share in common areas of the building thus having total saleable built up area of 850 Sq. ft. each and along with exclusive right to use and occupy a covered car parking lot in the parking floor of the building to be constructed on the said plot by the Developer, as per the sanctioned building plan, which flat is more particularly described in the **Schedule-II** written hereunder.

2. DECLARATIONS, ASSURANCES AND REPRESENTATIONS OF THE OWNER/VENDOR:

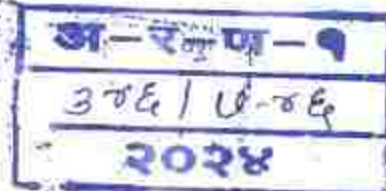
The Owner/Vendor declares, assures and represents the Developer that,

- a) The said property is free from encumbrances and is marketable,
- b) The Owner/ Vendor is absolutely entitled to the said property and to deal with the same in any manner he chooses and except his no other person has any right, title, interest or claim of any nature on or over or relating to the said property.
- c) The Owner/Vendor has not, subjected the said property to any contractual rights of any person nor has he sold, mortgaged, gifted, leased, parted possession with or transferred in any other manner the said property and/or his rights relating thereto in favour of any person or institution whomsoever.
- d) The Owner/Vendor has paid and agreed to bear and pay arrears if any of all the taxes, cesses, charges, N. A. taxes and/or such other levies levied on the said property under concerned statute or any such person under any contract or otherwise till today.

3. GRANT OF DEVELOPMENT RIGHTS:

The Owner/ Vendor hereby grants the exclusive development rights of and/or in respect of and/or relating to the said property i.e. land





admeasuring 7272 Sq. Ft. i.e. 675.63 Sq. Mtrs. from the Plot No. 25 bearing field Survey No. 15 of Mouje-Akoli situated at Umadevi Vihar, near Sai Heritage, Sai Nagar, Amravati, Taluka and District Amravati, within the limits of the Amravati Municipal Corporation and the Sub-Registrar office Taluka and District Amravati, which property is more particularly described in **Schedule-I** written hereunder unto and in favour of the Developer, and also agrees to convey, transfer and assign only proportionate rights in the plot and right, title, interest and claims of the Owner/Vendor in, over and relating to the said property, as contemplated under the provisions of the Maharashtra Ownership Flats Act, 1963, free from encumbrances, to and in favour of the ultimate buyers, at the express direction of the Developer.

4. CONSIDERATION:

The Developer herein agree to acquire for development and the Owner/Vendor herein agrees to entrust the rights for development and sale in respect of the said property free from all encumbrances, charges, claims and demands whatsoever to the Developer for the total consideration of **Rs. 1,00,00,000/- (Rupees One Cr. Only)** to be paid by the Developer to the Owner/Vendor to be discharged in the form of construction of the said flat, subject to the terms and conditions hereinafter appearing.

5. PAYMENT OF AGREED CONSIDERATION:

1. Rs. 1,00,00,000/- (Rupees One Cr. Only) to be retained and incurred by the Developer as the lump sum and agreed cost of construction of the said fiat, which is to be constructed by the Developer for the Owner/Vendor and as such, is adjusted by the Developer towards the part consideration for the grant of rights of development and sale in respect of the said property by the Owner/Vendor to the Developer. The Owner/Vendor hereby confirm the aforesaid adjustment. The said amount of construction cost has been mutually agreed and decided by the parties hereto considering the costs of all building materials prevailing on the day of execution of this agreement. However, since the Developer has retained the said amount as total construction cost of the said flat, the Developer shall not be entitled to demand any escalation in the cost of construction of the said flat.



2. The Owner/Vendor declares and confirms that the charges, fees, costs and expenses required for getting the building plan sanctioned from the Amravati Municipal Corporation are borne and paid by the



Developer which is not the part of the agreed consideration as stated above.

6. GRANT OF LICENSE TO THE DEVELOPER FOR THE PURPOSE OF REDEVELOPMENT OF THE SAID PROPERTY:

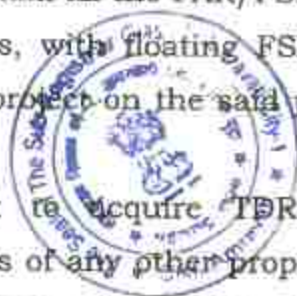
The Developer shall be entitled to develop the said property by constructing thereon residential building/s containing residential flats only and as per sanctioned plan. The Owner hereby grants a license to the Developer herein to enter into the said property for developing the same by constructing thereon a multistoried building & for the said purpose to have the right of ingress & outgress from the said property with or without laborers, contractors, engineers surveyors etc. & to bring or to take away the building material etc. & to complete the construction work in all respects & to complete the entire scheme. It is specifically agreed by the Owner that if the Developer is observing the terms and conditions of this agreement then the said license shall not be revoked or cancelled by the Owners & the same shall be in force & effective till the Owner executes the deed of declaration, deed of apartments, etc. in relation to the said property & the proposed building to be constructed therein including the flats, blocks, etc. in favour of the intending purchasers. The Owner/Vendor shall handover the peaceful and vacant possession of the said plot with all the purchasers/ owners of the apartments in the proposed building at the time of execution of Deed of Apartments i.e. the final conveyance deeds as provided in this Agreement.

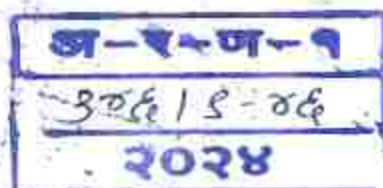
7. ENTITLEMENT OF THE DEVELOPER:

a) The Developer shall be entitled to get the building plan revised and sanctioned from the Amravati Municipal Corporation, relating to the said property without making any change in the plan for the said flat.

b) The Developer shall be entitled to claim all the FAR/FSI relating to the said property, as per DC Regulations, with floating FSI against TDR, carry out and complete the building project on the said property as the Developer may deem fit and proper.

c) The Developer shall have right to acquire TDR. (Transfer of Development Rights) from the owner/s of any other property as per the rules and regulations of Municipal Corporation and the Developer shall be absolutely entitled to utilize such T.D.R. on the said plot for constructing additional structures on the said plot and/or additional





floors on the proposed building on the said plot consisting of units and the Developer shall also be entitled to sell such units to the intending purchasers.

d) The Developer shall be entitled to take appropriate actions, steps and make and seek compliances, permissions, sanctions, approval, exemptions under the provisions of all concerned enactments and the rules, regulations framed there under required, if any, entirely at the discretion, cost and expenses of the Developer, for development of and construction of building upon the said property.

e) The Developer shall be entitled to call upon the Owner/Vendor and to extend co-operation and assistance by executing all such documents, deeds, confirmations, letters, affidavits, declarations, indemnities, authorities, license or any such or other documents for the purposes of the development of the said property.

f) The Developer shall be entitled to construct a multistoried building consisting of ownership units on the said plot by using, utilizing and consuming the entire FAR/FSI relating to the said plot as per DC Regulations entirely at the discretion, cost and expenses of the Developer.

g) The Developer shall be entitled to enter into agreement to sell the flats/ units etc. with the intending purchasers in the proposed building inter alia as contemplated under the provisions of the Maharashtra Ownership Flats Act, 1963, which may be constructed by the Developer on the said plot and receive and appropriate consideration thereof exclusively for the benefit of the Developer and shall also be entitled to do all such acts, deeds and things required in that behalf and also to appropriate all proceeds thereof. The Developer hereby agrees that the Developer alone shall be responsible for any such agreement or transaction made by the Developer with the prospective purchasers of flats/units and in no case the Owner/Vendor shall be liable for the same.

h) The Developer shall be entitled to display and put up hoardings, sign boards at site, publish advertisements for sale of flats/units in the new scheme till final completion of construction work of the said project.

8. DEVELOPER'S RIGHT TO REVISE/ MODIFY THE BUILDING PLANS:

That without affecting the location, area and the plan, layout of the said flat agreed to be constructed and given to the Owner/Vendor as

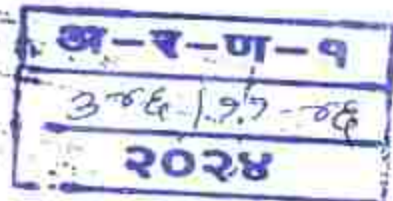
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aforesaid the Developer shall be entitled to revise/modify from time to time the said building plans as are necessary and to submit the same to Amravati Municipal Corporation and/or other appropriate authorities for the sanction/ approval & the Owner/Vendor shall sign and produce all the necessary affidavits, indemnity bonds and other necessary documents as may be required by the Developer for getting the building plans approved as aforesaid. The Developer shall be entitled to and shall have full right and absolute right to consume all the corresponding F.S.I, made available for construction against the said property. It is also provided that if any additional or excess F.S.I, other than the prevalent F.S.I; is made available, for any reason whatsoever, then the Developer alone shall be entitled to consume the same and the Owner/Vendor shall not be entitled to claim any consideration thereof from the Developer .

9. OBLIGATIONS OF THE DEVELOPER:

- a) The Developer shall complete the construction of **the said flat** as per the sanctioned building plan and as per the specifications annexed hereto as Annexure 'B' and hand over the actual and physical possession of the same to the Owner / Vendor, by obtaining occupation / completion certificate from the Amravati Municipal Corporation, within a period of 30 months from the date of execution of this agreement.
- b) Within two years from the date of handing over of the possession of the said flat to the Owner/ Vendor, if any material defect, unauthorized construction in the construction of the said flat are found to have been done or caused by the Developer, the Developer wherever possible shall be bound to rectify, remove, alter, remedy the same, entirely at Developer's costs and risks.
- c) Notwithstanding anything contained anywhere in this agreement, the Owner/ Vendor confirms to have agreed that the FAR/FSI out of the total available FAR/FSI in respect of the said plot as per the DC Regulations.
- d) The MSED Co. Ltd.'s meter installation charges, SLC charges (if any) and incidental expenses in that behalf in respect of the said flat shall be borne and paid by the Owner/Vendor exclusively.
- e) All costs and expenses relating to the construction of the building on the said property including cost of material, labour, supervisions, etc. shall be borne exclusively by the Developer and the Owner/Vendor shall not be liable for the same.
- f) The Developer 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 Developer shall carry out the scheme strictly as per the sanctioned plan or revisions thereof.

g) All the material required by the Developer for development of the said property and construction of the building shall be purchased by them in their own name and to their own account and the Owner/Vendor and shall not be responsible for any reasons whatsoever to the parties supplying the same.

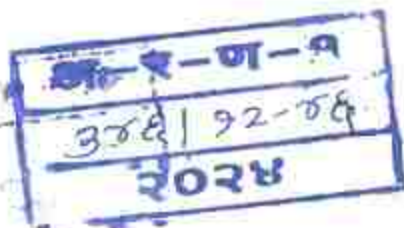
h) All the water and electricity charges payable to the local authorities on account of the development and construction work from the date of this agreement till the completion of the construction scheme shall be borne and paid by the Developer only. The Developer shall be entitled to make all necessary applications for and on behalf of the Owner/Vendor and with the local authority for securing separate water and electrical connections at the site.

i) All claims whatsoever made by the third parties such as accidents, damages, claims from the prospective purchasers, suppliers of material, equipments used or to be used in the construction and completion of the building under this agreement including all claims for or for any delay in performance of their contracts or completion of the building shall be paid by the Developer. The Developer shall keep the Owner/Vendor indemnified and free from all such cost, consequences, claims and demands whatsoever.

ii) The Developer shall form and register an Apartment Condominium / Association in respect of the scheme of construction to be carried out by the Developer upon the said property. The Developer shall execute and register a Deed of Declaration of Apartments u/s 2 of the Maharashtra Apartment Ownership Act, 1970 and thereby the Developer being the Promoter/Builder of the said scheme and being the Power of Attorney holder of the Owner/Vendor, shall submit the said plot and the new building to be constructed under the provisions of the Maharashtra Apartment Ownership Act, 1970.

11. PERIOD FOR COMPLETION OF THE PROJECT

The Developer shall complete the development and construction of the said scheme within the period of 30 months, from the date of



commencement thereof and shall hand over peaceful and vacant possession of the said flat to be constructed and allotted to the Owner/ Vendor as provided hereinabove, except in case of the circumstances beyond the control of the Developer as stated below:

- a) Non-availability of steel, cement, other building materials, water or electric supply;
- b) War, riots, civil commotion or act of God; i.e. force majeure.
- c) 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.
- d) Changes in any Rules, Regulation and Bye-laws of various statutory bodies and authorities from time to time then affecting the development and construction of the said scheme.
- e) Delay in grant of any NOC / permission/ licensee connection/ installation of any services such as lifts, electricity and water connections and meters to the said Scheme/unit, Road NOC or completion/occupancy certificate from appropriate authority.
- f) Pendency of any litigation and/or due to any injunction order thereof.

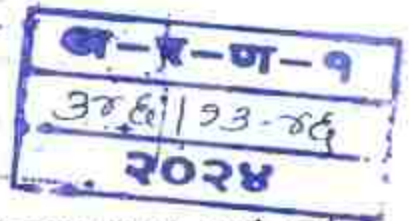
13. UNDERTAKING BY THE OWNER/ VENDOR:

- a) The Owner/Vendor and/or any person claiming through and for the Owner/Vendor shall not do, by act/s or omission/s any such act, deed or thing which would prejudice, jeopardize, obstruct, impede or hinder the rights of the Developer under this agreement, so long as Developer is observing all the terms and conditions strictly as per this agreement. If the Developer commits breach of any of the terms and conditions any time, then the Owner/Vendor shall be at liberty to take appropriate action which may prejudice jeopardize, obstruct, impede or hinder the rights of the Developer under this Agreement.
- b) The Owner/ Vendor agrees that, if the Developer is observing the terms and conditions of this Agreement then, he shall not do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the units in the scheme proposed to be constructed upon the said plot except the said flat.

14. COMMON AREAS AND FACILITIES OF THE SCHEME:

The passages, staircase, overhead and underground water tanks and





pump set, compound wall of the said property, entrance gates, and such other facilities, as described in the **Schedule III** written herein under shall be common areas and facilities between all unit buyers including the Owner / Vendor.

15. SPECIFIC AGREEMENT BETWEEN THE PARTIES HERETO:

Notwithstanding anything contained anywhere in this agreement, it is agreed that: -

- a) The Developer shall be entitled to construct a multi-storied building consisting of Ownership units including the said flat, by utilizing and consuming all the permissible FSI / FAR of the said plot and the Developer shall also be entitled to utilize and consume the permissible TDR on the said plot for the construction of the upper additional floors of the said building.
- b) The entire cost, consequences, expenses, liabilities and obligations of the development of the said property, the construction of the building thereon, cost, consequences and all matters relating thereto, shall entirely be borne by the Developer and the Owner/ Vendor shall not be liable or responsible for the same.
- c) The Developer shall complete the scheme of construction in the said plot under the name and style "**Shree Govindjyot Residency**" and form the unit purchasers' Apartment Association.
- d) In case, if any defect in the title of the Owner/Vendor or encumbrances on the said property is found at any time in future or any person or party claims any right, title or interest in the said property through the Owner / Vendor, then the same shall be cured / settled by the Owner/ Vendor at his sole risk as to cost and consequences and make the said property free from encumbrances and marketable.
- e) The Owner/ Vendor shall be liable to pay all the out goings in respect of the said flat to be allotted to him, such as Municipal taxes, cesses, maintenance charges, electricity charges and other such charges from the date of completion of such flat and/or from the date of handing over possession of the said flat to the Owner/Vendor.

16. ASSIGNMENT WITH THE WRITTEN PERMISSION / CONSENT BY THE OWNER/VENDOR:

The Developer shall be entitled to assign the rights, interests and benefits accrued upon in terms of this agreement, to the third party only after making payment of entire agreed consideration to the Owner/





Vendor (in the form of the construction of the said flat) and with the written permission and consent of the Owner/Vendor.

17. PERMISSION FOR MORTGAGE OF THE SAID PLOT:

The Owner/ Vendor agrees that the Developer and/or intending unit Purchaser/s is/are authorized and entitled to raise money with or without encumbering the said property or construction to be constructed thereon **excepting the said flats to be allotted to the Owner/ Vendor**, without incurring any financial liabilities to/on the Owner/ Vendor, or her share in the said property/said retained flats. The Owner/ Vendor agrees that in case the Developer and / or intending unit holder decides to raise money with or without encumbering the said property and / or construction thereupon and if for the said purpose consent of the Owner/ Vendor, is required then the Owner/ Vendor shall give the same without incurring any financial liability, etc.

18. CONVEYANCE OF THE SAID PLOT:

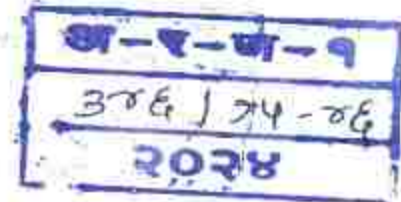
a) The Owner/ Vendor hereby agrees to convey and transfer absolutely their entire and all the rights, title, interest and claim on and over and relating to the said plot, which is to be consumed for the construction of the said flat by executing and registering with all requisite compliances under relevant and concerned statutes relating thereto, the document/s of conveyance in the nature of deed of apartment, deed of conveyance or otherwise, in part/s or otherwise in favour of the ultimate purchasers as may be and only on express directions of the Developer, but at the costs of the Developer.

b) All the expenses such as stamp duty, registration fees and incidental expenses thereto shall be borne exclusively by the concerned unit purchasers.

19. FORMATION AND REGISTRATION OF APARTMENT:

The Developer shall form a Condominium and/or Association of Apartment Owners as per the provisions of the Maharashtra Apartment Ownership Act, 1970, of the Owner/Vendor as well as the prospective purchasers of flats/units in the new building to be constructed on the said plot, by executing and registered a Deed of Declaration as per section 2 of the said Act. The costs and expenses of stamp duty, registration fees for the same shall be borne by the Developer. The Owner/Vendor will join the Developer for executing and registering necessary Deed of Declaration, bye-laws and Deeds of the Apartment in





the name of individual flat/unit purchasers. In such an event the Owner/Vendor shall be deemed to have retained the said flat and no sale deeds or apartment deeds shall be required to be executed in their favour and for that purpose the required stamp duty shall be paid by the Owner/Vendor, if any.

20. AUTHORIZATION BY THE OWNER/ VENDOR AND TO THE DEVELOPER:

a) The Owner/ Vendor hereby, as a part and consequence of this agreement, and in consideration thereof hereby irrevocably appoints, nominates and constitutes, **Mangesh Shyamrao Gulhane**, as the Attorney/s for and on behalf of and in the name of Owner/Vendor to jointly and/or severally, do or cause to be done through agents, sub-agents, delegates, attorneys, servants, etc. generally all such acts, deeds and things relating to or in respect of or touching the said property or any part thereof and/or in respect of or relating to the said property only, subject to this agreement and / or in respect of or relating to the development of the said property, as agreed to herein, such as to receive, to pay, to execute, to give, to appoint, to reappoint, to appear, to register, to cancel, to admit, to state, to depose, to apply, to verify, to affirm, to consent, to confirm, to sign, to initiate, and/or defend proceedings, to submit, to dispose of, to transfer, to convey, to sell, to take all steps, actions, compliances under all concerned statutes inclusive of but not limited to the Maharashtra Ownership Flats Act, 1963, the Maharashtra Apartment Ownership Act, 1970, the Registration Act, 1908, the Bombay Stamp Act, 1958, the Bombay Provincial Municipal Corporation Act, 1949, the Maharashtra Land Revenue Code, 1966, the Maharashtra Regional and Town Planning Act, 1966, to represent the Owner/ Vendor before all statutory authorities, courts of law, revenue courts and authorities, city survey office, land record office, competent authority, MSED Co. Ltd., town planning authorities, registrars of documents and all its delegates, stamp authorities and all his delegates, financial institutions, such as HDFC, LIC, banks, local authorities, collector, commissioner, state/central government, taxation authorities and/or also before all the people, and also to do all such acts, deeds and things ancillary, supplementary and complimentary thereto as the Owner/ Vendor might personally have done.

b) The Owner/ Vendor ratifies and agrees always to ratify all such acts,





deeds and fittings done by the Developer as per this agreement and as the attorney of the Owner/ Vendor. The Owner/ Vendor hereby undertakes and agrees that all such acts, deeds and things done or which would be done by the said Attorneys /Developer shall always be binding upon the Owner/ Vendor as if the Owner/ Vendor did the same in person, provided the same are done as per the agreement.

c) The authority hereby granted by the Owner/ Vendor to the Developer is not intended or meant to dilute, waive or replace the obligations of the Owner/ Vendor herein. However, the authority hereby given by the Owner/ Vendor shall not extend to and adversely affect the rights and claims of the Owner/Vendor in this agreement.

d) Except the obligations of the Owner/ Vendor stipulated herein, all acts deeds and things done by the attorney/s shall be entirely at the costs, consequences and risk of the Developer, keeping the Owner/ Vendor duly indemnified from the cost and consequences thereof.

e) Provided always that the attorneys/Developer shall not do or cause to be done any such acts, deeds or things, which would adversely affect the rights of the Owner/ Vendor vis-a-vis the said flat.

21. HANDING OVER OF ORIGINAL DOCUMENTS:

Today on the execution of this Agreement, the Owner/ Vendor has handed over all the relevant original title deeds and documents and the revenue record in respect of the said property to the Developer.

22. THIS AGREEMENT TO PREVAIL OVER ALL EARLIER UNDERSTANDINGS / AGREEMENTS, IF ANY:

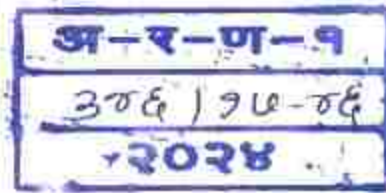
This agreement shall now prevail over all the earlier writings, understandings, agreements, if any, between the Owner/Vendor and the Developer and all such earlier writings, understandings, agreements, if any, shall be deemed to have been cancelled/terminated by the parties hereto by way of execution of this agreement.

23. SPECIFIC PERFORMANCE:

It is agreed by the parties hereto, that in case of the breach of the terms and conditions of this agreement by any of the parties hereto, the other party shall be entitled to specific performance of this agreement.

24. INDEMNITY:

The Developer do hereby indemnify the Owner/Vendor and all persons claiming under her and her estate and effects, of from and against all actions, suits, proceedings, claims, demands, costs, charges and



expenses that may be taken or made by any one claiming under her and the Owner/ Vendor may be liable to pay suffer on incur on account of anything done or caused or committed or omitted to be done by the Developer or the persons in whose favour a power of attorney hereby contemplated is executed by the Owner/Vendor and that the said Indemnity shall continue to remain in full force and effect throughout for anything done or caused or committed to be done by the Developer or such persons the power of attorney is executed during the tenure of the said power of attorney.

26. SPECIFICATIONS:

That the Developer shall use standard specification as detailed in Annexure B hereunder. The entire construction to be carried out shall be of standard and good quality.

27. ANY ERROR AND OR MISTAKE IN THE DESCRIPTION OF THE SAID PROPERTY:

Any error and/or mistake in the description of the said property shall not render this agreement as illegal, inoperative, void and/or invalid but the same shall hold good, proper, legal, valid and operative vis-a-vis the property which is the subject matter of these presents. Any such error or mistake shall be promptly rectified and corrected by the parties hereto.

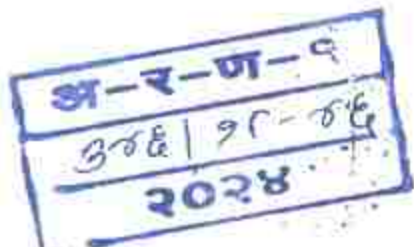
28. NO PARTNERSHIP BETWEEN THE PARTIES:

It is not the intention of the parties by virtue of these presents to enter into partnership and neither party shall represent itself as an agent of the other.

29. STAMP DUTY AND OTHER EXPENSES FOR THIS AGREEMENT AS WELL AS FOR THE SAID FLAT:

a) The stamp duty, registration charges and incidental and miscellaneous expenses, relating to this Development Agreement, have been exclusively borne and paid by the Developer solely.

b) The Owner / Vendor has retained the said flat, and the said flat is to be constructed for the use and occupation of the Owner / Vendor through the Developer on contractual basis and as such no stamp duty is liable to be paid in respect of the said flat. However, pursuant to this Development Agreement, stamp duty and/or registration fees are liable to be paid, if any, in respect of the said flat and /or for the execution and registration of Deed of Apartment thereof in favour of the Owner/Vendor,



upon such event the same shall be borne and paid by the Owner/Vendor solely.

30. STAMP DUTY:

The Developer has affixed proper stamp duty of Rs. 6,30,000/- to this Agreement as per the provisions of the Bombay Stamp Act on the agreed Consideration of the said property amounting to Rs. 1,00,00,000/- (Cost of the said flats to be constructed and allotted to the Owner / Vendor, Rs. 1,00,00,000/-)

SCHEDULE -1

(Description of the said property being the subject matter of this Agreement)

All that piece and parcel of land admeasuring **7272 Sq. ft. i.e. 675.53 Sq. Mtrs. out of Plot No. 25 baring Survey No. 15**, of Mouje-Akoli situated at Umadevi Vihar, Near Sai Heritage, Sai Nagar, Amravati, Taluka and District Amravati, within the limits of the Amravati Municipal Corporation and the Sub-Registrar Office, Amravati Taluka and District Amravati, which is bounded as follows:

East: Sai Residency & D. P. road

West: Plot no. 26

North: Plot no. 23-A/23-B/24

South: D.P. Road

The said property along with all the appurtenances and easement rights thereof.

SCHEDULE II

(Particulars of residential flat to be constructed by the Developer for the Owner/ Vendor)

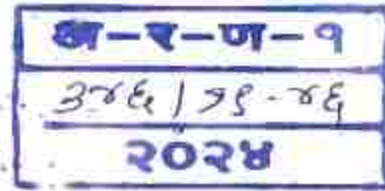
One Flat situated south east corner on the first Floor and four flats situated on the Second floor of the building known as "**Shree Govindjyot Residency**" having approximately built up area 850 Sq. ft. each.

SCHEDULE - III

COMMON AREAS AND FACILITIES OF THE PROPOSED SCHEME

1) A plot of land described in the **Schedules I** above, subject to exclusive rights of use and occupation of premises and appurtenances and also subject to specific portion/ parking spaces/ terraces /garden spaces





allotted by the Developer to the respective unit / flat Purchaser, if any.

- 2) The footing, R.C.C. structure and main walls of the building.
- 3) Staircases leading from ground floor to upper floors.
- 4) Common drainage, water lines and electrical lines.
- 5) Common ground water storage tanks and overhead water reservoirs and plumbing network, pump sets, motor, meters etc.
- 6) Compound walls, fencing and the gate.
- 7) Common electric meter for common lights.
- 8) Lifts provided for the buildings with lift rooms and all attachments and fittings thereof.

IN WITNESS WHEREOF the parties hereto have signed hereunder the day and date mentioned herein above.

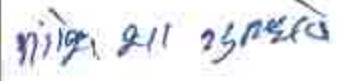
VENDOR/OWNER: 1) Swapnil Govindrao Gulhane

Passport Photo	Thumb Impression	Sign
		

VENDOR/OWNER: 2) Sau. Khushabu Swapnil Gulhane

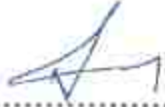
Passport Photo	Thumb Impression	Sign
		

DEVELOPER: Mangesh Shyamrao Gulhane

Passport Photo	Thumb Impression	Sign
		

WITNESSES :

1) 

2) 

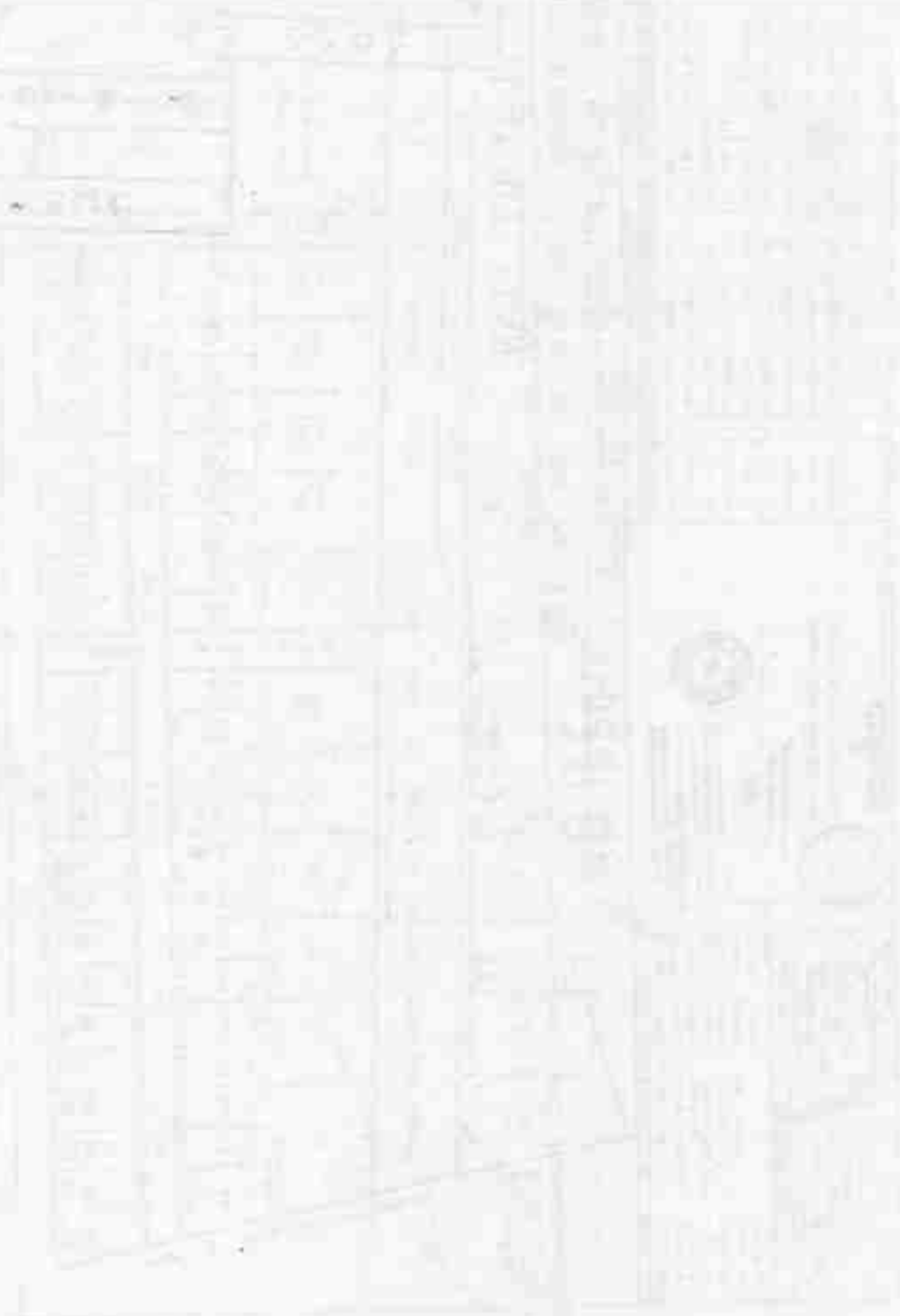


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जावेद

[दिनांक २० / ४ / १९९८ रोजी पारित.]

अ-र-ण-२

५८३५ ९९ ८३

२०२२

महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ [१] नुसार जावेद
श्री. लोकमोहोर मोहनलाल राठी व उत्तर दोन... रा.अमरावती पो.
अमरावती ता. अमरावती जिल्हा अमरावती यांनी मौजा अकोली
येथील गेत सर्व्हे नंबर ७५ मधील ४ हे ३३ आर जमीनीपदी २ हे ४३ आर
जमीन निवासी प्रयोजनार्थ अतिरिक्त करण्याची परवानगी मिळण्यास अर्ज सादर केला
आहे.

२. सहाय्यक संचालक नगर रचना महानगर मालिका, अमरावती यांनी त्यांचे पत्र
प्र. अमरावती/संश्लेष/आमि-१३९/९६ दि.२९-१०-९६ नुसार याच पत्रातील काही
अटीवर अर्जात जमीन निवासी प्रयोजना वरील अतिरिक्त करण्याची परवानगी देण्यास
हरकत नसल्याचे कळविले आहे त्याचप्रमाणे त्यांनी प्रस्तावित भुव्हाचा अभियांत्रिकी
दुरुवत नसल्याचे कळविले आहे त्याचप्रमाणे त्यांनी प्रस्तावित भुव्हाचा अभियांत्रिकी
दुरुवत नसल्याचे कळविले आहे त्याचप्रमाणे त्यांनी प्रस्तावित भुव्हाचा अभियांत्रिकी

अर्जात जमीन अतिरिक्त करण्या करिता स्वास्थ विभाग, महानगर पालिका,
अमरावती/कार्यकारी अभियंता म.रा.वि.म. अमरावती/कार्यकारी अभियंता सार्वजनिक
कार्य विभाग, अमरावती/विशेष भु-संपादन अधिकारी, अमरावती यांचे कडून ना हरकत
प्रमाणपत्र प्राप्त झाले आहेत ते प्रकरणा सोबत ठेविले आहे.

अर्जात जमीनीचा अतिरिक्त, अकार महाराष्ट्र शासन राजपत्र दि. २४ जाने ९७
मध्ये प्रसिध्द झाल्याप्रमाणे ० ते ३६ फी प्रती चौ.मी.येतो. त्याप्रमाणे अर्जात
जमीनीचा तपशिल व अतिरिक्त आकारणी कालील प्रमाणे येईल.

अ.क्र. जमीन वापराचा तपशिल	एकूण ऐमफळ चौ.मी.	अतिरिक्त प्रमाणित दर प्रती चौ.मी.	अतिरिक्त आकारणी लगे.
१. निवासी प्रयोजनार्थ जेठ	१४७९६=३४	०=३६	५३२६=६८
२. तुल्या जागेचे जेठ	२९३९२=४०	०=३६	७२३=७६
३. रस्त्यावरील जागेचे जेठ	३९५७=२६	०=३६	१३२६=६९
Power Station	२६=००	०=३६	७२=९६
४. इतर D.P. Road	१३००=००	०=३६	१४६६=००
एकूण जमीनीचे जेठ	२४५७००=००	०=३६	१६७६=००

- ३ -

अ-र-ण-९

३०६/२२-०९

२०२४



अ-र-ण-२
१४६/२३-४६
२०२४

अ-र-ण-२
१४६/२२-४३
२०२३

सा.मा.क्र. १४६/२३-४६/अवगोली/२४/१७-१६
बळील दि. २०/६/१९९८ च भादगावय मजुर.

== २ ==

मुल्या जागा व रस्त्यावालीत जागा सांकेतिक नामावलीत वापरता येत असल्यामुळे या जमीनीवरील अकृषिक आकारातील घालील प्रमाणे सुट देण्यात येत आहे.

अ.क्र.	प्रयोजन	एकूण क्षेत्रफळ चौ.मी.	अकृषिक प्रमाणीत दर प्रती चौ.मी.	सुट दिलेला अकृषिक आकार.
१.	मुली जागा	२०१०=४०	०=३६	७२३=७४
२.	रस्त्या वालीत जागा.	३९५६=२६	०=३६	१११६=६१
३.	इतर.	३६=००	०=३६	१२=६६
	ED.P. Road.	४१००=००	०=३६	१४६६=००
	एकूण	१२६३=६६	०=३६	३३४९=३२

त्याप्रमाणे प्रत्येक भुईदास किती अकृषिक आकार आकारण्यात आला आहे त्याचा तक्ता आदेशा सोबत जोडला आहे.

६. अर्जात जमीनीच्या ५/१२ [अधिकांश अभिलेख] च्या प्रतीचे अकडोकर केले असता अर्जावर अर्जात जमीनीचा वर्ग- १ म्हणून वातेदार असून मु-स्वामी या हक्काने वारक आहे.

७. मी, जिल्हाधिकारी अमरावती, महाराष्ट्र जमीन महसूल विभाग, १२६६ चे कलम ४४ अन्वये मौजा अवगोली येथील गेत सर्व्हे नंबर ३६२ आरे जमीन निवांशी प्रयोजनार्थ अकृषिक करण्यात येत आहे.

अटी व शर्ती.

१. सदर परवानगी उक्त अधिनियम अंतर्गत व त्यावरील होषा-या नियमांनुसार देण्यात येत आहे.
२. सदर जमीन ज्या कारणांसाठी अकृषिक करण्याची परवानगी दिली आहे, त्याच प्रयोजनासाठी वापरण्यात येवनाकारण राहिल व उक्त वापरास जिल्हाधिकारी याचे परवानगी जिवाप अर्जात जमीनीवरील बांधिलेलाचा उपयोग इतर दुस-या प्रयोजनार्थ करणार नाही.
३. प्रस्तावित भुईदास भकियात जिवाप करणार नाही.



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- १) अ) मंजूर अभिन्यासा प्रमाणे रस्ते, नाण्याचे बांधकाम करील व याबाबत महानगर पालीका, अमरावती कडून समाधानकारक पावला प्राप्त करील.
- ४) ब) जिल्हा निरीक्षण भुमी अभिलेख घाबे कडून जमीनीची मोजणी करून त्याप्रमाणे आउफी करून घेईल. व त्या जमीनीचा संपूर्ण विकास करेल.
- ५) आलेख आदेश व सनद घामणील सई अटीचे पालन करतच मुईड किळी करेल. अथवा सदर अटीचे पालन न करता मुईड किळी ठेव्यास त्यास अर्जदार स्वतः जबाबदार राहील.
- ६) अर्जदार [वैयक्तिक खेदीदार] बांधकाम सुरु करण्यापूर्वी बांधकामाची परवानगी स्थानिक महानगर पालीका, अमरावती कडून घेईल.
- ७) अर्जदाराने जमीनीचा प्रत्यक्ष अकूधिक वापर केव्हाबाबत अडवाल एक महीण्याचे अंत तहसीलदारांना तलाठी घाबे मार्फत पडवावा, अन्यथा अर्जदार उक्त नियमाच्या नियम ६ प्रमाणे कार्यवाहीस पात्र राहील.
- ८) अकूधिक आकारणीत केलेली शासनाकडून येजा-या आदेशा प्रमाणे सवल अर्जदारांना बंधनकारक राहील.
- ९) प्रत्यक्ष मोजणी प्रमाणे येजा-या ठेवण्यानुसार सदर आदेशातील उक्ता व अकूधिक आकारणी लागू करण्यात येईल.
- १०) मंजूर झालेल्या बांधकामात गुलस्ती अधिना कोणतीही वाढ नगर परिषद/ नगर रचना/ जिल्हाधिकारी, घाबे परवानगी शिवाय करण्यात नाही.
- ११) सार्वजनिक उपयोगा करिता प्रस्तावित केलेल्या पुण्या जागेचा व रस्त्याचा उपयोग सार्वजनिक कामाकरीता करण्यात येईल व सदर जमीन स्थानिक प्राधिकरणाकडे हस्तांतरित करण्यात यावी.
- १२) अभिन्यासातील रस्ते मेजारच्या मंजूर झालेल्या अभिन्यासा वतील रस्त्याला योग्य रितीने समन्वय करावे व ते सवाईकरीता पुणे ठेवावे.



2. Amravati City-2



अ-र-ण-१
386/28-86
2024





भरून महानगरपालिकाका पुर्ण करवानाका खातामा राखिने गरि
करता धनार नाही.

१२) जग्गिद्वारे घर नसुद होएता अर्थात व गरीबि त्तोतत पालन कराये.
१३) पढाउपेजी कोषादी अर्थात अर्थात माध्यम माध्यम रा अर्थात व त्तोतत

मा. बिस्वाधिकारी, यांनी यमुनाकोष केके.

(हाम्रो) के सोमेश्वर
जिल्हाधिकारी, अमरावती.

पुतितीपी:-

- १) आयुक्त महानगर पालिका, अमरावती यांनी अभिन्यासातील सुन्या जागी कमीमा
कोषाये मैदान थिक्तीत कराये. तसेच रक्क्याताही सोडोल्या जागेमा अभिन्यास
नाही. याची कवरदारी द्यावी. तसेच रक्ते तयार करपाताही नियमित कराये.
- २) तहाम्यक संपालक नगर रचना महानगर पालिका अमरावती यांना मंजूर
च्या पुतीतह माहीती करीता. अभिन्यासायले नागरी सुधिया ले, पा
रम्, दिवाबती कल्यादीची कपवथा करावी.
- ३) कर्मादी अभिर्ता म. रा. दि. म. अमरावती यांना अभिन्यासाच्या पुतीतह माडात
य आवायक कार्याही करीता. त्यांना किन्ती करपात येे ही, ह्या मंजूर अभिन्या-
सा पुमाये परपुती रोडप्या देण्याये कराये. तसेच तबन्तेम/दातकामर/वादिण्या कस्या
कल्यादी टाडून विडात कराये. येे कल जात धारकांना देखर दीज पुरवठा
होव गेल.
- ४) उपविभागीय अधिकारी, अमरावती, गाथ त्ताजी यांनी सुधारीत दरापुमाये पुतीत
धर्ष महतुन मागणी निरिपल करन पुतीत धर्ष कपुती हो. थिया नाही, ये पडाये.
५) अभिर्ता, पुती अभिर्ता, अमरावती अभिन्यासाच्या पुतीतह माहीती करीता.
६) कलकानितीय पुती अभिर्ता, अमरावती यांना माहीत व आवायक कार्याही
पुतीतह माडात, अमरावती यांना माहीती करीता. त्ताही यांना थिल्या पुतीतह माडात
अमरावती करम् अरवात या कार्यातपात सादर करपा.
७) सुधारीत आवायक कार्याही करीता. त्यांनी तदर आदेशाची कलकानितीय करम्
देकाईमये दुरणी करावी. तसेच अर्थात कर व मोचनी की दुर उरावी. आणी के.
कोल्या कार्याहीया सुधारीत अरवात गाथ नमुना ७/१२ व ६ च्या उता-पातह या
कार्यातपात सादर कराया. तसेच कलकानितीय ताराड कलकानितीय कराया. गाथ नमुना ७ थिये निर
न्डिप तयार कराये. सुन्या जागे करीता केपजा गाथ नमुना मात तयार कराया. ये
कपुत सुक ले म. त. म. देपुन सुन्या जागेमा केपजा त. म. देपुन कपुत. येे ज
तदमे देन सोडोत्तर हो.

१) नंदाकिशोर मोहनलाल राही व दत्त दोन
रा. अमरावती.

यांना माहीती व आवायक कार्याही करीता.



(हाम्रो) के सोमेश्वर
जिल्हाधिकारी, अमरावती.



1. Date on which the copy was applied for..... 19-12-98 Thirteenth day of Dec-98
2. The date on which the application was accepted..... 21-12-98 Eleventh day of Jan-99
3. The date on which the copy was delivered..... 30-12-98 Thirteenth day of Dec-98
4. The date on which the copy was ready for delivery..... 11-1-99 Eleventh day of Jan-99
5. The date on which it was delivered to the applicant..... 11-1-99 Eleventh day of Jan-99

अ-र-ण-९
308/21-86
2028

अ-र-ण-२
434-9E-73

2022
Complaint Decree

11-1-99
Civil Judge (S.D.)
AMBAVATI



C.R. NO. 2406/98

COPY OF COMPROMISE
DEGREE, EXHIBIT

IN THE COURT OF 2ND JT. CIVIL JUDGE (S.D.) AMBAVATI

SPECIAL CIVIL SUIT NO. 461/1998

Sushilabai w/o Shankarlal Rathi,
age: 45 years, occu.: household work
R/o. Mohan Colony, Mangal Plot,
Camp Road, Ambavati Tq. and
District: Ambavati.

Exhibit
The Seal of the Sub-Judge
Plaintiff

II VERSUS II

1) Nandkishor s/o Mohanlal Rathi
age: 45 years, occu.: Business
R/o. Rasik Building, Ambavati
Ambavati



2) Smt. Radhabai Nandkishor Rathi
age: 33 years, occu.: household
R/o. Rasik Building, Ambavati
Ambavati Tq. & Distt. Ambavati

Defendant



SUIT FOR PARTITION AND SEPARATE POSSESSION:

Subject for jurisdiction at Rs. 5,00,000/-)
The plaintiffs abovenamed begs to state

1. 2031 The property described below and hereinafter referred to, as the suit plot is the subject of this suit.

Description of property

All that piece and parcel of the land bearing lay-out converted plots no.1 to 35 having a total area of 14796-34 Sq. meters from out of 24.41 R. of land on the Southern side of east-west division out of field survey no.15 of mouje: Akoli, Pragan, Badhera, Ta. and District: Arravati converted to non-agricultural use in pursuance to the order dated 20/4/98 passed by honourable Collector in Revenue Case No. NAP-34/Akoli/24/9/98 according to the layout Sanction plan sanctioned by the Arravati Municipal Corporation vide order dated 13/9/97 dated 29/10/97.

Each of the plots have boundaries shown in the sanctioned lay-out plan. That the defendant no.1 is the younger brother of plaintiff's husband and the defendant no.2 is the wife of defendant no.1 and as such they are closely related to each other.

5-2-7-9
386/21-86
2024



अ-२-ण-९
386/25-66
2028

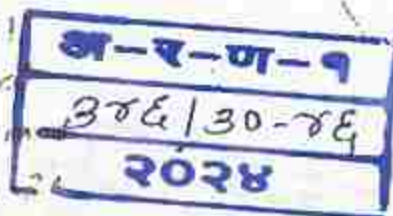
— 3434 9C 73

3. That 24.41 R. of ~~0700~~ land on the southern side of east-west division out of field survey no. 15 of mouje Akali was previously owned by Shri. Madhukar Vithal-
Deshpande and three others. The plaintiff and plaintiff and the defendants no. 1 and 2 entered into an agreement to purchase the said land from the said persons. It was inter se agreed between the plaintiff and the defendants that the plaintiff will contribute proportionate consideration for obtaining sale deed of 40 R. of land while the defendants no. 1 and 2 shall contribute proportionate consideration and obtain sale deeds of 14.62 R. and 38 R. respectively. After the agreement of sale but before execution of the sale deeds the said plan was submitted to the municipal corporation and the same was sanctioned on 29/11/62. Thereafter, by three separate sale deeds the plaintiff and the defendant acquired respective portions of the land as stated above by paying the respective consideration to the vendors. Thus, by virtue of a sale deed dated 10th February, 1963 registered at serial no. 562 the plaintiff became the owner of 40 R. of land while vide sale deeds registered at serial no. 559 and 561, the defendant no. 1 and 2 became the owners of 14.62 R. and 38 R. land respectively.



1. ~~was already~~ sanctioned before the sale deeds in favour of the plaintiff and the defendants. However, the land was not converted to non-agricultural use till the execution of the sale deed and therefore, the sale deeds were invalid in respect of the agricultural land. It was agreed between the plaintiff and the defendants that after the layout conversion of the land and after getting requisite permission for conversion to the non-agricultural use the plaintiff and the defendants would prepare and distribute amongst them layout converted plots proportionate to the agricultural area acquired by them. Thus, finally it was agreed between them that after layout conversion the plaintiff would get around 3154-50 sq. meters of layout converted land while the defendant no. 1 and 2 would get 9528.95 sq. meters and 2812-50 sq. meters of layout converted land respectively. With such agreement the entire agricultural land purchased by the plaintiff and the defendant was thrown into a common batchment with a further agreement to divide layout converted plots after the conversion of the land to non-agricultural use.

5. That the requisite permission to convert the agricultural land to non-agricultural use was ultimately granted by the collector.



2. Sanctioned
3. Agreed
4. Agreed



अ-र-ण-९
१४६/३९-४६
२०२४

vide order dated 20/4/98 12022 Revenue Case No. MAP-34/Akoti/24/97-98. After leaving aside the open space, the area under the roads and the area under the power substation the total land available to the plaintiff and the defendants for partition is 14796.34 Sq. meters comprising in all 35 layout converted plots. After the grant the requisite permission by the collector the plaintiff several times requested the defendants to effect the partition of the layout converted plots amongst them. However the defendants are avoiding to do so on one pretext or the other. It is also learn that without consent of the plaintiff the defendants have already entered into agreement to sell some of the plots out of the layout. In view of this, it has become necessary for the plaintiff to approach the honourable court with instant suit for partitions and separate possession. Hence, this suit.

6. That, as the defendants are intending to dispose of all the plots without consent of the plaintiff, the plaintiff along with suit, is also applying for order temporary injunction restraining the defendants from selling any plots exclusively before the partition.

7. That the cause of action for this suit arose at Amravati on 20/4/98 when the permission for agricultural use was granted and the plaintiff became entitled to



and again from time to time thereafter when the plaintiff asked for partition of the plots and hence this honorable court has jurisdiction to try this suit.

Order dt. 19/12/98

Court of 2nd Jt.C.J.

Shri. S.A. Sardar Adv for plffs.

(S.D.) Amravati.

~~Shri. S.A. Sardar Adv. for defe.~~

4534 29 TERMS OF COMPROMISE EXH. 11

अ-र-ण-१
388/92-88
2028

1. 20 Following property out of the suit property has been put to the share of plaintiff Subshilabai and she shall be the exclusive owner thereof and has taken the exclusive possession of the same.

Description of Property

Following described layout converted plots from out of filed survey no. 15 of mouje: Akoli, pragrahe. Badnera, Ta. and District: Amravati. converted to non-agricultural use by virtue of the order dated 20/4/98 passed by honourable collector in Revenue Case No. NAP-34/Akoli/24/97-98 and as per the sanction layout plan sanctioned by the Assistant Director Town planning, Amravati municipal corporation vide order no. 139/97 dated 29/10/97.

<u>Plot No.</u>	<u>Area.</u>
21-B	171.54 meters.
22-A	171.54 meters.
22-B	171.54 meters.
23-A	171.54 meters.
23-B	171.54 meters.
24	261.54 meters.
25	675.63 54 meters.



26	अ-र-ण-२	448.88 sq. meters.
27	4534 22 53	453.63 sq. meters.
28	२०२२	460.75 sq. meters.

Each of the plots described above has boundaries as per the sanction layout plan.

2. The following property described below has been put to the share of the defendant no. 2 Nandkishor mulchand Rathi and he shall be the exclusive owner thereof and has taken the exclusive possession of the same.

Description of Property

Following described layout converted plots form out of field survey no. 15 of jouze. Akoli, Nagane, Budhwa. Tal. and District, Amravati. converted to non-agricultural use by virtue of the order dated 20/4/98 passed by honourable collector in Revenue case No. NAP-34/Akoli - 1 24/9/78 and as per the sanction layout plan sanctioned by the Assistant Director Town planning, Amravati municipal corporation. Vide order No. 139/97 dated 29/10/97.

Plot no.	अ-र-ण-१	Area.
3-A	308	171 sq. meters.
3-B	33-88	171 sq. meters.
4-A	२०२४	171 sq. meters.
4-B		171 sq. meters.
5-A		171 sq. meters.
5-B		171 sq. meters.
6-A		171 sq. meters.
6-B		171 sq. meters.
7-A		162 sq. meters.
7-B		162 sq. meters.
8-A		162 sq. meters.
8-B		162 sq. meters.



9-A

9-B

10-A

10-B

11-A

11-B

12-A

12-B

13-A

13-B

14-A

14-B

15-A

15-B

16-A

16-B

17-A

17-B

31

32

33

34

35

अ-र-ण-२
4534 23 83
7022

अ-र-ण-१
386 38-66
2028

162.59. meters

162.59. meters

162.59. meters

162.59. meters

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162.59. meters

162.59. meters

162.59. meters

456.75.59. meters

463.50.59. meters

472.50.59. meters

481.50.59. meters

490.50.59. meters

Each of the plots described above has boundaries as per the sanction layout plan.

3. Following property has been put to the share of defendant no. 2 sdu. Radhabai Nandkishor Rathi and she shall be exclusive owner thereof and has taken the exclusive possession thereof.

Description of Property

Following described layout converted plots from out of file survey no. 15 of muje: Akoli Pragnya Badnera, Ta. and District: Amravati converted to non-agricultural



use by virtue of the order dated 20-4-98 passed by the honourable Collector in Revenue Case No. NAR-34/Akoli/24/97-98 and as per the sanction layout plan sanctioned by the Assistant Director Town Planning, Amravati Municipal Corporation vide order no. 139/97 dated 25/10/97.

Plot No	Area
1-A	198 Sq. meters.
1-B	171 Sq. meters.
2-A	171 Sq. meters.
2-B	171 Sq. meters.
18-A	162 Sq. meters.
18-B	162 Sq. meters.
19-A	171 Sq. meters.
19-B	171 Sq. meters.
20-A	71 Sq. meters.
20-B	71 Sq. meters.
21-A	171 Sq. meters.
29.	470.25 Sq. meters.
30.	452.25 Sq. meters.

अ-र-ण-२
4634 28 83
२०२२

अ-र-ण-१
308 34-86
२०२४

Each of the plots described above boundaries as per the sanction layout plan. Parties to bear their own costs.

COSTS

Sr. No. Particulars:	Plaintiff	Defendants
1) Stamp on plaint.	00 = 00	00 = 00
2) Stamp on power.	3 = 00	3 = 00
3) Stamp on Documents.	00 = 00	00 = 00
4) Pledar fees.	930 = 00	930 = 00
5) Stamp on process.	00 = 00	00 = 00
6) Stamp on Application.	00 = 00	01 = 00
Total	933 = 00	934 = 00



Given under my hand and Seal of
this Court on 24/12/98
Clerk sdt-A.D. Nakhole

Adv. for plff.

Adv. for deft.

(Seal)

sdt-m.p. Kulkarni

2nd Jt. Civil Judge (Sr. Dy.)

Amravati.

अ-र-ण-२

५६५ २१ ७

३०३२

Witnessed by: A.D. Nakhole

com by: Subbalaxmi

Subbalaxmi

अ-र-ण-१
३०६/३६-४६
२०२४



True Copy
Superintendent,
Jt. Judge (Sr. Dy.) Amravati
11-33

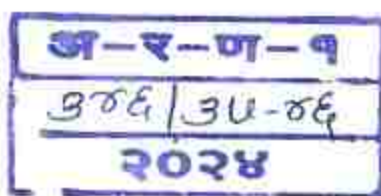
Amravati City-2





 भारत सरकार Government of India		मंगेश श्यामराव गुहारे Mangesh Shyamrao Guhare जन्म तारीख/DOB: 13/01/1982 लिंग/ GENDER: MALE
		2566 2761 6217 VID : 9104 2620 1618 7378

माझे आधार, माझी ओळख



निर्देशों का पालन करें





आवश्यक विभिन्न प्रकार के प्रमाणपत्र

Unique Identification Authority of India



पते:
 S/O Shyamrao Gultare, Flat No 001 Eshwara
 Villa Apartment, Ravindran Colony, Sai Nagar,
 Amravati - 446607

Address:
 S/O Shyamrao Gultare, Flat No 001 Eshwara
 Villa Apartment, Ravindran Colony, Sai Nagar,
 Amravati,
 Maharashtra - 446607



2566 2761 6217

VID : 9104 2620 1618 7378





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अ-र-ण-२
1437 80 13

२०२२

 	 
भारत सरकार Government of India	सूचना
भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India	आधार एक प्रमाण है, नागरिकता का नहीं। • भूतलित QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित की। • यह एक इलेक्ट्रॉनिक प्रमाण है, इसका कोई भी प्रतिलिपि नहीं है।
पंजीकरण क्र./ Enrolment No.: 0635/12984/77296	INFORMATION
To श्री/श्रीमती/श्रीमान Sudhakar Chandra Gubare TANGA CHOWE SRE VASTI Murtajapur Wardha, Maharashtra - 431007 8831255445	Aadhaar is a proof of identity, not of citizenship. • Verify identity using Secure QR Codes/ Online XML/ Online Authentication. • This is electronically generated letter.
अ-र-ण-२ ३४६/३८-४६ २०२४  आपका आधार क्रमांक / Your Aadhaar No. : 2419 9701 4630 VID : 8105 2045 1967 8975 मेरा आधार, मेरी पहचान	• आधार देश भर में मान्य है। • आधार कई सरकारी और गैर सरकारी सेवाओं के लिए प्रमाणित है। • आधार में मोबाइल नंबर और ईमेल ID अपडेट करें। • आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ। Aadhaar is valid throughout the country. • Aadhaar helps you avail various Government and non-Government services easily. • Keep your mobile number & email ID updated in Aadhaar. • Carry Aadhaar in your smart phone - use mAadhaar App.
श्री/श्रीमती/श्रीमान Sudhakar Chandra Gubare TANGA CHOWE SRE VASTI Murtajapur Wardha, Maharashtra - 431007 8831255445  2419 9701 4630 VID : 8105 2045 1967 8975 मेरा आधार, मेरी पहचान	श्री/श्रीमती/श्रीमान Sudhakar Chandra Gubare TANGA CHOWE SRE VASTI Murtajapur Wardha, Maharashtra - 431007 8831255445  2419 9701 4630 VID : 8105 2045 1967 8975 मेरा आधार, मेरी पहचान

③ मिहिर देवदार
रहती -





1)

2)

यकर विभाग
ME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्वायी लेखा संख्या कार्ड
Permanent Account Number Card
CONPG7703P

अम्
SHBU SWAPNIL GULHANE

पिता / Father's Name
VKA PESH MAROTRAO SOMANIKAR

दिनांक / Date of Birth
13/1989

सुनातार / Signature



14/04/2018



भारत सरकार
GOVERNMENT OF INDIA

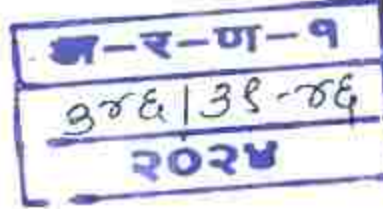


खुशबु स्वप्नील गुल्हाने
Khushbu Swapnil Gulhane
जन्म तारीख/DOB: 05/03/1989
महिला Female

8446 3229 3703

आधार - सामान्य माणसाचा अधिकार

K Gulhane



भारत सरकार
GOVT. OF INDIA



01042488



आयकर विभाग
INCOME TAX DEPARTMENT
SWAPNIL G GULHANE

GOVINDRAO UKANDSA GULHANE

22/12/1988

Permanent Account Number

AVFPG3298R

Signature

Signature



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

W/O स्वप्नील गुल्हाने, टांगा
चौक जुनी बस्ती मूर्तिजापुर,
मूर्तिजापुर, मूर्तिजापुर, अकोला
महाराष्ट्र, 444107

Address:

W/O Swapnil Gulhane, Tanga
Chawki Juni Basti Murtizapur,
Halgaoon, Murtizapur, Akola
Maharashtra, 444107

8446 3229 3703

Aadhaar - Aam Aadmi ka Adhikar









भारत सरकार
Government of India

भारतीय विश्वव्यापी ओळख प्राधिकरण
Unique Identification Authority of India

नॉलेट कोड / Enrolment No.: 1189/10301/01133

To
श्री वसुधाय तायवडे
Vasudha Waghmare Taywade
S/O Waghmare Taywade
Jyoti Amba Gate Pragati Square
Indir Nagar Theater
Aurangabad
Aurangabad Maharashtra - 431001
9320953111

अ-ए-ए-ए
3781/82-86
2024

Signature



आपका आधार क्रमांक / Your Aadhaar No. :

7234 7981 6441

UID : 9101 3149 2370 4140

माझी आधार, माझी ओळख



श्री वसुधाय तायवडे
Vasudha Waghmare Taywade
मात्र तारीख: 22/08/2023
पुरुष MALE

7234 7981 6441

UID : 9101 3149 2370 4140

माझी आधार, माझी ओळख



संक्षेप

- आधार ओळखणीचा पुरावा आहे नगरिकत्वाचा नाही
- सुरक्षित QR कोड - ऑनलाइन (MHA) - ऑनलाइन (मोबाईल) वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक दस्तऐवज छत्रा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/Offline MHA / On Authentication
- This is electronically generated letter

- आधार वैधभूत देश आहे
- आधार आपल्या विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाईल नंबर आणि ईमेल आयडी आधारमध्ये अपडेट करा
- आपल्या स्मार्ट फोनमध्ये आधार डा - mAadhaar App वापरा

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App

भारतीय विश्वव्यापी ओळख प्राधिकरण
Unique Identification Authority of India

श्री वसुधाय तायवडे, श्री वसुधाय तायवडे
मात्र तारीख: 22/08/2023
पुरुष MALE

Address:
S/O Waghmare Taywade, Jyoti Amba Gate
Pragati Square, Indir Nagar Theater,
Aurangabad, Maharashtra - 431001

7234 7981 6441

UID : 9101 3149 2370 4140

माझी आधार, माझी ओळख



1/12/2023 4:53:17 PM

सं क्रमांक: अदन2/6470/2023

संस्था प्रकार: अविभाज्य हिंसाची पूर्ण मिस्री

सं क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हस्ता प्रमाणित
1.	नाम: तुषार विनासराव मुल्हाने पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नैर परकोपंत, येन माईन, तेनीपुरा, ता. नैर, जि. बलमाळ, महाराष्ट्र, बलमाळ. पिन नंबर: BAIPG3724Q	सिंहन देवार वय: 36 स्वाक्षरी:		
2.	नाम: शिल्पा तुषार मुल्हाने पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नैर परकोपंत, येन माईन, तेनीपुरा, ता. नैर, जि. बलमाळ, महाराष्ट्र, बलमाळ. पिन नंबर: BZSPG4425R	सिंहन देवार वय: 33 स्वाक्षरी:		
3.	नाम: स्वप्नील गोविंदराव मुल्हाने पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: बांगा चौक, जुनी बस्ती, मुर्तिजापूर, ता. मुर्तिजापूर, जि. अकोला, महाराष्ट्र, JALGAON. पिन नंबर: AVFPG3299R	सिंहन देवार वय: 39 स्वाक्षरी:		
4.	नाम: तुषार स्वप्नील मुल्हाने पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: बांगा चौक, जुनी बस्ती, मुर्तिजापूर, ता. मुर्तिजापूर, जि. अकोला, महाराष्ट्र, बलमाळ. पिन नंबर: CONPG7703P	सिंहन देवार वय: 34 स्वाक्षरी:		

बरीत दस्तऐवज करून देवार हस्ताक्षरीत अविभाज्य हिंसाची पूर्ण मिस्री या दस्तऐवज करून दिश्याचे कबुल करडात.
शिक्षा क्र. 3 ची वेळ: 18/12/2023 04:51:24 PM

सं. 3 च्या निवेदन वर्ग-१

सोळावः

दस्तऐवज मिळालेला कळुनिजनास देवाच्या सर्व पक्षकारांची सोळाव गंगरी-आधारित - आधार प्रमाणीकरणे पडलाक्यास आनी अहिंसा संबंधित माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	सिंहन देवार तुषार विनासराव मुल्हाने	18/12/2023 04:52:27 PM	तुषार विनासराव मुल्हाने M 1186267225117974528
2	सिंहन देवार शिल्पा तुषार मुल्हाने	18/12/2023 04:52:03 PM	शिल्पा तुषार मुल्हाने F 1186267126195376128
3	सिंहन देवार स्वप्नील गोविंदराव मुल्हाने	18/12/2023 04:53:06 PM	स्वप्नील गोविंदराव मुल्हाने M 1186267402067271680
4	सिंहन देवार तुषार स्वप्नील मुल्हाने	18/12/2023 04:51:40 PM	तुषार स्वप्नील मुल्हाने F 1186267083467511858

शिक्षा क्र. 4 ची वेळ: 18/12/2023 04:53:09 PM

Joint Sub-Registrar Amravati II



12/2022

Summary-2

1	विह्वल बेगाव स्वप्नील गोविंदराज गुल्हाने	28/12/2022 03:35:07 PM	स्वप्नील गोविंदराज गुल्हाने M XXXX XXXX 4630	
2	विह्वल बेगाव पुणव सुप्नील गुल्हाने	28/12/2022 03:35:29 PM	पुणव सुप्नील गुल्हाने F XXXX XXXX 3703	

सर्व साक्षीदारांची नोंद कर संग्रहीत आकारित - आसार प्रणालीद्वारे पडताळण्यात आली आहे. स्वाक्षर प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	साक्षीदार राजेश बंकरलाल दाडी	28/12/2022 05:07:55 PM	राजेश बंकरलाल दाडी M XXXX XXXX 4465	
2	साक्षीदार विवेक हरिदास शिरमावे	28/12/2022 05:06:48 PM	विवेक हरिदास शिरमावे M XXXX XXXX 0826	

शिवका क्र. 4 ची वेळ: 28 / 12 / 2022 05:48 : 05 म

अ-र-ण-१
386/88-86
2028

अ-र-ण-२
4834-48-43
2022

Joint Sub Registrar Amaravati II

Payment Details.

Sr.	Purchaser	Type	Verification no./Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	Tushar Vilasrao Gulhane and Three Other	eChallan	02901792022122484421	MH012692717202223E	165300.00	SD	0006371651202223	28/12/2022
2		DHC		2412202202474	860	RF	2412202202474D	28/12/2022
3	Tushar Vilasrao Gulhane and Three Other	eChallan		MH012692717202223E	27710	RF	0006371651202223	28/12/2022

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

5835 /2022

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2. Get print immediately after registration.

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प्रभाषित करण्यात येत आहे
या स्वक्षरास एकूण ४३५ रुपये आहेत.
सह दुय्यन नियंत्रक वर्ग-२
अमरावती शहर-२



५८३४
२८/१२/२०२२
सह दुय्यन नियंत्रक वर्ग-२
अमरावती शहर-२



210/346

दस्त गोपबारा भाग-1

अरन 1

84-85

बुधवार, 24 जानेवारी 2024 2:26 म.नं.

दस्त क्रमांक: 346/2024

दस्त क्रमांक: अरन 1 /346/2024

वाजार मुल्य: रु. 1,00,00,000/-

मोबदला: रु. 1,00,00,000/-

असलेले मुद्रांक शुल्क: रु.6,00,000/-

दु. नि. मह. दु. नि. अरन 1 यांचे कार्यालय

पावती:889

पावती दिनांक: 24/01/2024

अ. क्र. 346 वर दि.24-01-2024

मादरीकरणारे नाव: मंगेश श्यामराव गुल्हाने

गेजी 2:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 30920.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Amaravati

Sub Registrar Amaravati

दस्ताचा प्रकार: विकसनकरांनासा

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

शिक्का क्र. 1 24 / 01 / 2024 02 : 25 : 09 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 24 / 01 / 2024 02 : 26 : 02 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

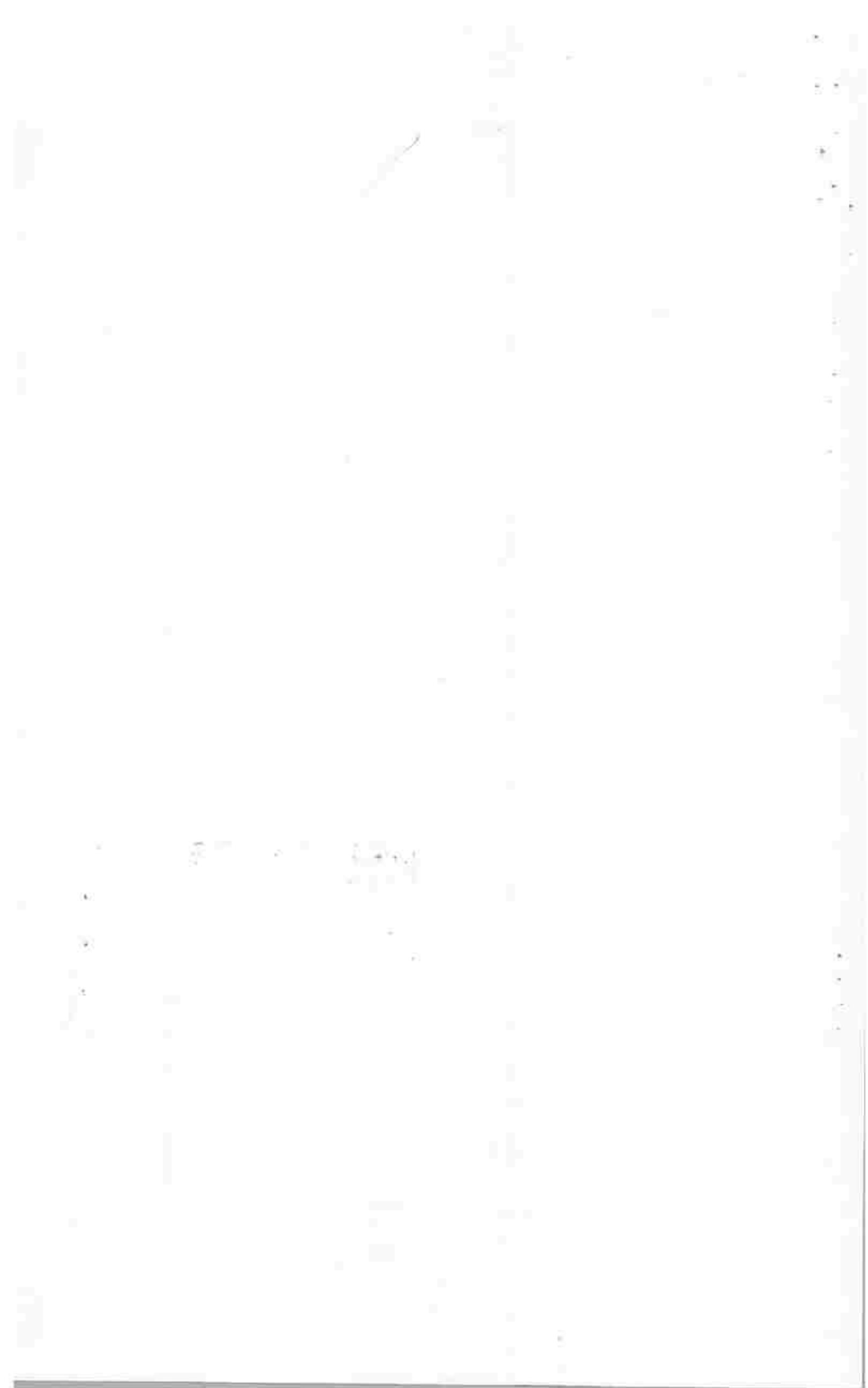
सादर केल्या जाणाऱ्या कोणत्याही कायद्या १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार
मोदरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण
सादरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण
मोदरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण
मोदरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण
मोदरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण
मोदरीकरण करणारा किंवा तो करणार्यातील संदर्भात मध्यकुर, निष्कारण

लिहून घेणार राही.....

लिहून देणार सही.....

मंगेश श्यामराव गुल्हाने



दस्तावेज प्रमाणित भाग-2

अर्जन

४६-४६

दस्तावेज क्रमांक:346/2024

24/01/2024 2 28:17 PM

दस्तावेज क्रमांक:अर्जन1/346/2024

दस्तावेज प्रकार:-विकसितकरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	साक्षात्कार	ठसा प्रमाणित
1	नाम:मंगेश श्यामराव गुल्हाने पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: फ्लॉट नं ००१ एकविरा चिन्हा अगार्टमेंट रविकिरण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन नंबर:ASYPG3480C	निवृत्त सेवार वय :-41 स्वाक्षरी:-		
2	नाम:म्वद्रिन गोविंदराव गुल्हाने पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: टांगा चौक जुनी बस्ती मुर्तिबापूर, महाराष्ट्र, अकोला. पिन नंबर:AVFPG3299R	निवृत्त सेवार वय :-36 स्वाक्षरी:-		
3	नाम:धुशव म्वद्रिन गुल्हाने पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: टांगा चौक जुनी बस्ती मुर्तिबापूर, महाराष्ट्र, अकोला. पिन नंबर:CONPG7703P	निवृत्त सेवार वय :-35 स्वाक्षरी:-		

वरील दस्तावेज करत देणार उपाधीत विकसितकरनामा चा दस्तऐवज करत दिल्याचे कळत करताना.

शिका क्र.3 ची वेळ:24 / 01 / 2024 02 : 27 : 30 PM

शेवट:-

वरील दस्तावेज असे निवेदीन करताना की ते दस्तावेज करत देणा-यांनी स्वकीय: ओळखताना, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	साक्षात्कार	ठसा प्रमाणित
1	नाम:मंगेश विजयकुमार गुमा वय:40 पत्ता:वाकर वाडी अमरावती पिन कोड:444605	स्वाक्षरी		
2	नाम:धनंत वामनराव तावडाडे वय:40 पत्ता:अकोला रोड अमरावती पिन कोड:444601	स्वाक्षरी		

शिका क्र.4 ची वेळ:24 / 01 / 2024 02 : 28 : 04 PM

Sub Registrar Amravati

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANGESH SHYAMRAO GULHANE	eChallan	00040572024010631964	MH013557481202324E	600000.00	SD	0007623164202324	24/01/2024
2		DHC		0124082604567	820	RF	0124082604567D	24/01/2024
3	MANGESH SHYAMRAO GULHANE	eChallan		MH013557481202324E	30000	RF	0007623164202324	24/01/2024

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

सह.दुय्यम निबंधक वर्ग-२

अमरावती राहण-२

346 /2024

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