285/1957
Monday,September 14 ,2020
11:00 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4100 दिनांक: 14/09/2020

गावाचे नाव: नालवाडी
दस्तऐवजाचा अनुक्रमांक: वरद-1957-2020 दस्त परत केला
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: मे.वास्तुविश्व डेवलपर्स प्रायव्हेप्रायटरशीप फर्म तर्फे साजू अनापारा जोसेफ़ वर्गीस

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे दस्त परत केला
11:20 AM ह्या वेळेस मिळेल.

Sub Registrar Vardha

बाजार मुल्य: रु.6598000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 395900/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0209202009808 दिनांक: 14/09/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004087751202021S दिनांक: 14/09/2020
बँकेचे नाव व पत्ता:

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16262867139572

Bank/Branch: IBKL - 6910558/WARDHA
Pmt Txn id : 687055307
Pmt DtTime : 07-SEP-2020@16:56:50
ChallanIdNo: 69103332020090750419
District : 4501-WARDHA

Stationery No: 16262867139572
Print DtTime : 07-SEP-2020 16:57:51
JRAS GRN : MH004087751202021S
Office Name : IGR405-WRD_WARDHA SUB R
GRN Date : 07-Sep-2020@16:56:51

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 3,95,900/- (Rs Three, Nine Five, Nine Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 5(g-a)(ii)--Development Agreement
Prop Mvblty: Immovable Consideration: R 65,98,000/-
Prop Descr : KH NO 51 14 NEW,PLOT NO 14,WARD NO 2,MOUZA NALWADI,WARDHA,WARDHA,WARDHA,Maharashtra,442001
Duty Payer: PAN-ACIPV6868R,SAJU ANAPARA JOSEPH VERGHESE

Other Party: PAN-AVUPG9134G,GUNWANT MAHADEORAO GHUMDE

Bank officiall Name & Signature

Bank official2 Name & Signature

--- --- Space for customer/office use - - - Please write below this line --- ---

आय.डी.बी.आय. बँक लिमिटेड IDBI BANK LTD. वर्धा

AGREEMENT OF DEVELOPMENT

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9/9/2020
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THE SEAL OF THE JOINT SUB REGISTRAR WARDHA

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0209202009808	Date	02/09/2020
Received from VASTU VISHWA DEVELOPERS PROPRIETORSHIP FIRM TARFE SAJU ANAPARA JOSEPH VERGHE, Mobile number 9370945578, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Vardha of the District Wardha.			
Payment Details			
Bank Name	SBIN	Date	02/09/2020
Bank CIN	10004152020090205203	REF No.	IGAJHVOM89
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE JOINT SUB-R... WARDHA

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THE SEAL OF THE JOINT SUB-REGISTRAR Cr-2 WARDHA

AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made and executed at WARDHA on this 07 th Day of SEPTEMEBER, 2020

-:BETWEEN :-

(1-A) **SHRI. GUNWANT S/o MAHADEORAO GHUMDE**, Aged about 78 Years, Occupation – Agriculturist, (Income Tax Permanent Account No. AVUPG9134G & Aadhar Unique Identity No. 4829 9691 5936), Resident of Village – Kotamba, Tahsil – Selu and District – WARDHA;

(1-B) **SHRI. GANGADHAR S/o MAHADEORAO GHUMDE**, Aged about 72 Years, Occupation – Agriculturist, (Income Tax Permanent Account No. ADNPG0509L & Aadhar Unique Identity No. 5503 8474 4374), Resident of Plot No. 25, Durga Nagar, Near Durga Mandir, Manewada Road, Nagpur, Tahsil and District - NAGPUR AND

(2) **SMT. RUKHAMA WD/O SHANKARRAO MOKADAM**, Aged about 75 Years, Occupation – Housewife, (Income Tax Permanent Account No. EZUPM4280D & Aadhar Unique Identity No. 9542 7356 8835), Resident of Village – Ashti, Tahsil – Ashti and District – WARDHA, hereinafter all jointly called the **"OWNERS"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"OWNERS"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

M/s. VASTUVISHWA DEVELOPERS, A Proprietorship Firm, having its Office at 49, 'Naidu Complex', Opp. Bhu-Vikas Bank, Near Railway Station, Wardha-442 001, (Income Tax Permanent Account No. ACIPV6868R), acting through its Proprietor **SHRI. SAJU S/o ANAPARA JOSEPH**

For Vastuvishwa Developers

VERGHESE, Aged about 52 Years, Occupation – Business, (Income Tax Permanent Account No. ACIPV6868R & Aadhar Unique Identity No. 7137 1778 5068), Resident of Plot No. 49, Naidu Complex, Near Railway Station, Wardha, Tahsil and District – WARDHA, hereinafter called the **"DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PROPRIETORY FIRM** and its **PROPRIETOR**, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owners hereinabovenamed own and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 14 (FOURTEEN), containing by admeasurements 483.27 Sq. Mtrs. (OR 5201.91 Sq. Ft.), being a portion of the entire land bearing Kh. No. 51/14 (Old Kh. No. 6/3) of Mouza - NALWADI, P.S.K. 73/22, including all other easementary rights appurtenant and belonging thereto, bearing Plot No. 51/14, Revenue Survey No. 51/14, City Survey No. 51 situated at Village – Nalwadi within the limits of the Nagar Parishad Wardha, Ward No. 2 in Tahsil and District – WARDHA; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 14 (FOURTEEN), containing by admeasurements 483.27 Sq. Mtrs. (OR 5201.91 Sq. Ft.), being a portion of the entire land bearing Kh. No. 51/14 (Old Kh. No. 6/3) of Mouza - NALWADI, Mouza No. 195, P.S.K. 73/22, including all other easementary rights appurtenant and belonging thereto, situated at Village – Nalwadi in Tahsil and District – WARDHA, Originally belonged to M/s. Shrinagar Layout Development Company, a Partnership Firm having its Registered Office at Wardha and acting through its Partners Mrs. Shakuntalabai Hiralalji Maliye and Mrs. Ganga Rameshkumar Varma, being its separate property; AND

WHEREAS the aforesaid entire land comprising Kh. No. 51/14 (Old Kh. No. 6/3) is converted for Non Agricultural (Residential) Use by the Sub-Divisional Officer, Wardha vide his Order Dated 12-02-1981 passed in Revenue Case No. NAP-5/34/1979-80 of Mouza – Nalwadi; AND

WHEREAS the aforesaid M/s. Shrinagar Layout Development Company lateron in its turn transferred/sold the said Plot No. 14 (Fourteen), situated at Village – Nalwadi in Tahsil and District – WARDHA by way of sale to Mrs. Rukhama W/o Shankarrao Mokadam, the Owner No. 2 hereinabovenamed by a Sale Deed Dated 29-04-1983, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Sr. No. 1613 on even date; AND

WHEREAS the aforesaid Mrs. Rukhama Shankarrao Mokadam lateron in her turn transferred/sold ALL THAT Piece and Parcel of land containing by admeasurement 241.63 Sq. Mtrs. (OR 2600 Sq. Ft.) comprising the WESTERN PORTION of the entire land bearing Plot No. 14 (Fourteen) containing by total admeasurement 483.27 Sq. Mtrs., situated at Village – Nalwadi in Tahsil and District – WARDHA by way of sale to (i) Shri Gunwantrao Mahadeorao Ghumde and (ii) Shri Gangadharrao Mahadeorao Ghumde, the Owner Nos. (1-A) & (1-B) abovenamed jointly by a Sale Deed Dated 06-04-1994, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Sr. No. 1387 on even date. The said Mrs. Rukhama Shankarrao Mokadam further

For Vastuvishwa Developers

Proprietor

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hereinabovenamed by a Sale Deed Dated 29-04-1983, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Sr. No. 1613 on even date; AND

WHEREAS the aforesaid Mrs. Rukhama Shankarrao Mokadam lateron in her turn transferred/sold ALL THAT Piece and Parcel of land containing by admeasurement 241.63 Sq. Mtrs. (OR 2600 Sq. Ft.) comprising the WESTERN PORTION of the entire land bearing Plot No. 14 (Fourteen) containing by total admeasurement 483.27 Sq. Mtrs., situated at Village – Nalwadi in Tahsil and District – WARDHA by way of sale to (i) Shri Gunwantrao Mahadeorao Ghumde and (ii) Shri Gangadharrao Mahadeorao Ghumde, the Owner Nos. (1-A) & (1-B) abovenamed jointly by a Sale Deed Dated 06-04-1994, which is duly registered at the Office of the Sub Registrar, Wardha in Book No. 1 at Sr. No. 1387 on even date. The said Mrs. Rukhama Shankarrao Mokadam further retained the remaining Eastern Portion of the said Plot No. 14 (Fourteen) containing by admeasurement 241.64 Sq. Mtrs. for her exclusive use and occupation. As a result therefore the aforesaid (i) Shri Gunwantrao Mahadeorao Ghumde and (ii) Shri Gangadharrao Mahadeorao Ghumde have now become Joint/Co-Owners of the Western Portion of Plot No. 14 (Fourteen) containing by admeasurement 241.63 Sq. Mtrs. and Mrs. Rukhama Shankarrao Mokadam hereinabovenamed has now become an exclusive, absolute and full Owner of the Eastern Portion of Plot No. 14 (Fourteen) containing by admeasurement 241.64 Sq. Mtrs. with heritable and transferable rights therein and the said property is also accordingly mutated in their respective names in all relevant records as also in the 7/12 Extract for their respective portions; AND

WHEREAS the Owners hereinabovenamed have now decided to develop their respective portions of the said Plot No. 14 (Fourteen) containing by total admeasurement 483.27 Sq. Mtrs., situated at Village – Nalwadi in Tahsil and District – WARDHA jointly into a COMMERCIAL / RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops and self contained separate Apartments therein and accordingly the developer sanctioned a building construction and commencement certificate vide permit no. CAWRM/B/2020/APL/00096 dated 10.02.2020 and also paid demand of Rs. 12,34,431/-(Rupees Twelve Lacks Thirty Four Thousand Four Hundred Thirty one Rupees only) by way of RTGS to the account of the Nagar Parishad, Warhda towards the development / construction costs and taxes for the said building; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owners after detailed negotiations have now jointly decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 14

For Nurturative Developers

Proprietor

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(FOURTEEN), containing by admeasurement 483.27 Sq. Mtrs. (OR 5201.91 Sq. Ft.), being a portion of the entire land bearing Kh. No. 51/14 (Old Kh. No. 6/3) of Mouza - NALWADI, P.S.K. 73/22, including all other easementary rights appurtenant and belonging thereto, bearing Plot No. 51/14, Revenue Survey No. 51/14, City Survey No. 51, situated at Village – Nalwadi within the limits of the Nagar Parishad Wardha, Ward No. 2 in Tahsil and District – WARDHA and more particularly described in the Schedule hereunder written.

(2) THAT the total price for the aforesaid property hereby developed is agreed at Rs. 65,98,000/- (Rupees Sixty Five Lacks Ninety Eight Thousand Only), which the Developer has specifically agreed to be adjusted by providing Built-up Premises to the Owners in the proposed Multistoreyed Building in the following manner.

(A) **PAYMENT TO BE ADJUSTED BY THE DEVELOPER TO BE PAID TO THE OWNER NO. (1-A) NAMELY SHRI GUNWANT MAHADEORAO GHUMDE AS UNDER** :-

THAT in lieu of monitory consideration, the Developer has specifically agreed to construct at its own costs

ONE APARTMENT BEARING NO.202, to be constructed on the **SECOND FLOOR** covering a **CARPET AREA OF 39.925 SQ. MTRS AND BUILT UP AREA OF 44.214 SQ. MRTS** situated at **NORTH-WEST CORNER** and **FRONT SIDE** of the building alongwith **7.39 %** undivided share in the aforesaid land

AND

ONE SHOP BEARING NO.02, to be constructed on the **FIRST FLOOR** covering a **CARPET AREA OF 13.195 SQ. MTRS AND BUILT UP AREA IF 14.470 SQ. MTRS** on the **FRONT SIDE OF THE BUILDING** facing the north direction alongwith **2.13%** undivided share in the aforesaid land

out of a Multistoreyed Building proposed to be constructed on the said Plot No. 14 (Fourteen) in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner No. (1-A) in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the said Shop & Apartment chosen to be retained by the Owner No. (1-A) is evaluated at Rs. 14,29,400/- (Rupees Fourteen Lacks-Twenty Nine Thousand Four Hundred Only) and the same shall be adjusted by the Developer towards land cost in respect share of Owner No. (1-A) in the said Plot of land hereby developed to be paid by the Developer to them.

For Shubham Developers

Proprietor

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(B) **PAYMENT TO BE ADJUSTED BY THE DEVELOPER TO BE PAID TO THE OWNER NO. (1-B) NAMELY SHRI GANGADHAR MAHADEORAO GHUMDE AS UNDER** :-

THAT in lieu of monitory consideration, the Developer has specifically agreed to construct at its own costs

ONE OF THE APARTMENT BEARING NO.203, to be constructed on the **SECOND FLOOR** covering a **CARPET AREA OF 43.035 SQ. MTRS & BUILT UP AREA BEING 48.422 SQ. MTRS** on the **BACK SIDE** of the building facing the **EAST-SOUTH-WEST** directions alongwith **8.44%** undivided share in the aforesaid land.

AND

ONE SHOP BEARING NO. 03, to be constructed on the **GROUND FLOOR** covering a **CARPET AREA OF 12.906 SQ. MTRS AND BUILT UP AREA OF 14.899 SQ. MTRS** situated at **NORTH-WEST CORNER** & **FRONT SIDE** of the building alongwith **2.08%** undivided share in the aforesaid land

out of a Multistoreyed Building proposed to be constructed on the said Plot No. 14 (Fourteen) in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner No. (1-B) in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the said Shop & Apartment chosen to be retained by the Owner No. (1-B) is evaluated at Rs. 16,22,700/- (Rupees Sixteen Lacks Twenty Two Thousand Seven Hundred Only) and the same shall be adjusted by the Developer towards land cost in respect share of Owner No. (1-B) in the said Plot of land hereby developed to be paid by the Developer to them.

(C) **PAYMENT TO BE ADJUSTED BY THE DEVELOPER TO BE PAID TO THE OWNER NO. 2 NAMELY SMT RUKHAMA WD/O SHANKARRAO MOKADAM AS UNDER** :-

THAT in lieu of monitory consideration, the Developer has specifically agreed to construct at its own costs

ONE SHOP BEARING NO. 01, to be constructed on the **GROUND FLOOR** covering a **CARPET AREA OF 12.906 SQ. MTRS AND BUILT UP AREA OF 14.899 SQ. MTRS** situated at **NORTH-EAST CORNER AND**

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For Laxminiwas Builders

Proprietor

FRONT SIDE of the building alongwith **2.08%** undivided share in the aforesaid land

ONE SHOP BEARING NO. 03, to be constructed on the **FIRST FLOOR** covering a **CARPET AREA OF 12.906 SQ. MTRS AND BUILT UP AREA OF 14.455 SQ. MTRS** situated at **NORTH-WEST CORNER** and **FRONT SIDE** of the building alongwith **2.13%** undivided share in the aforesaid land.

ONE OF THE APARTMENT BEARING NO.302, to be constructed on the **THIRD FLOOR** covering a **CARPET AREA OF 39.925 SQ. MTRS & BUILT UP AREA BEING 44.214 SQ. MTRS** on the **FROUNT SIDE** of the building facing the **NORTH-WEST-CORNER** directions alongwith **7.39%** undivided share in the aforesaid land.

ONE OF THE APARTMENT BEARING NO.303, to be constructed on the **THIRD FLOOR** covering a **CARPET AREA OF 43.035 SQ. MTRS & BUILT UP AREA BEING 48.422 SQ. MTRS** on the **BACK SIDE** of the building facing the **EAST-SOUTH-WEST** directions alongwith **8.47%** undivided share in the aforesaid land *

out of a Multistoreyed Building proposed to be constructed on the said Plot No. 14 (Fourteen) in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner No. 2 in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the said Shops & Apartments chosen to be retained by the Owner No. 2 is evaluated at Rs. 30, 51,600/- (Rupees Thirty Lacks Fifty One Thousand Six Hundred Only) and the same shall be adjusted by the Developer towards land cost in respect share of Owner No.2 in the said Plot of land hereby developed to be paid by the Developer to them.

(D) PAYMENT TO BE ADJUSTED BY THE DEVELOPER TO BE PAID TO THE OWNER NO. 1 (B) & 2 NAMELY MR. GANGADHAR S/O MAHADEVRAO GHUMDE & SMT. RUKHAMA WD/O SHANKARRAO MOKADAM JOINTLY CO-OWNERS AS UNDER:-

THAT in lieu of monitory consideration, the Developer has specifically agreed to construct at its own costs

For Mrutyunjaya Developers

Proprietor

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THE SEAL OF THE REGISTRAR OF ASSURANCES WARD