

454/6402

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Thursday, August 22, 2019

10:51 AM

पावती क्र.: 7173 दिनांक: 22/08/2019

गावाचे नाव: तळेगांव दाभाडे (शहरी)

दस्तऐवजाचा अनुक्रमांक: मबल २-6402-2019

दस्तऐवजाचा प्रकार: डेव्हलपमेंट ऑप्शन

सादर करणाऱ्याचे नाव: मे वास्तु डेव्हलपर्स ऑण्ड प्रमोटर्स तर्फे पार्टनर उज्वला निलेश भोसले

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

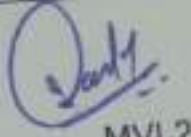
पृष्ठांची संख्या: 63

एकूण:

रु. 31260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:11 AM ह्या वेळेस मिळेल.


MVL2

बाजार मूल्य: रु. 5839500/-

मोबदला रु. 1000000/-

भरलेले मुद्रांक शुल्क: रु. 292100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005259831201920E दिनांक: 22/08/2019

बँकेचे नाव व पत्ता:

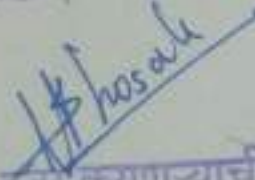
2) देयकाचा प्रकार: DHC रक्कम: रु. 1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2108201911341 दिनांक: 22/08/2019

बँकेचे नाव व पत्ता:

सदरचा मुळ दस्त

थांचेकडे देण्यात यावा


MVL2

दस्त हजर करणाऱ्याची स्वाक्षरी



23/08/2019

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वडगाव-
मावळ-२
दस्ता क्रमांक : 6402/2019
नोदणी :
Regn 63m

वाचने नाव : तळेगाव दाभाडे (शहरी)

(1) विविधता प्रकार

रेग्युलरप्लॉट जेरीनोट

(2) प्लॉट नं.

1000000

(3) बाजारभावाप्रमाणे मुद्रांक शुल्क
(बाजारभावाप्रमाणे आकारणी देतो की
प्लॉटदार ते मनुष्य करावे)

5839500

(4) घु-साधन, पोटहिस्सा व घरकामांक
(असल्यास)

1) वातिकेचे नाव: तळेगाव इतर वॉर्न : इतर माहिती: नाव सोबत तळेगाव दाभाडे येथील सर्व्हे
नंबर 390/1 (नवा) व सर्व्हे नंबर 643 (जुना) सामधील राख लेव्ह (जिल्ह्या कॉलनी) मधील बिननेरी
प्लॉट नंबर 63 बायी मिडी सर्व्हे नंबर 7436 बायी प्लॉट क्षेत्र 473.80 चौरस मीटर 7/12
प्रमाणे व क्षेत्र 474.2 चौरस मीटर मिडी सर्व्हे प्रमाणे बायीची मिट्टून देणार जागा मासक दाना
सदर इमारती मधील वधार होणाऱ्या बांधकामा पैकी 42 % बांधकाम जागा घालक दाना
देण्याचे जमून व डिपॉजिट म्हणून राख रुपये 10,00,000/- दिने जडविले मिळकत (अभिलेखन
प्रकरण क्र 69-2019/2995-96/2019 दि 28-03-2019) (C.T.S. Number : 7436 ;
Plot Number : 63 ;)

(5) क्षेत्रफळ

1) 474.2 चौ.मीटर

(6) आकारणी किंवा सुजी देण्यात जमेल
लेखा.

(7) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा
देवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- विजय रामचंद्र धात्रे वय:- 61; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-,
प्लॉट नं:-, रोड नं: 974/बी, बुधवार पेठ, तळेगाव दाभाडे, तालुका मावळ जिल्हा पुणे,
महाराष्ट्र, पुणे. पिन कोड:- 410506 पॅन नं:- ABCPB6950B
2): नाव:- शेता विजय धात्रे वय:- 31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-,
प्लॉट नं:-, रोड नं: 974/बी, बुधवार पेठ, तळेगाव दाभाडे, तालुका मावळ जिल्हा पुणे,
महाराष्ट्र, पुणे. पिन कोड:- 410506 पॅन नं:- AOLPB1307E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे
व किंवा देवाणी न्यायालयाचा
हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे वास्तु डेव्हलपर्स अँड प्रमोटरर्स सर्व्हे पार्टनर
उज्वला निलेश मोसले वय:- 29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉट नं:-,
रोड नं: ऑफिस नंबर 4 प्लॉट नं 74 मस्करनेस कॉलनी तळेगाव दाभाडे तालुका मावळ जिल्हा
पुणे, महाराष्ट्र, PUNE. पिन कोड:- 410506 पॅन नं:- AAJFV0429M
2): नाव:- मे वास्तु डेव्हलपर्स अँड प्रमोटरर्स सर्व्हे पार्टनर
वीरव विद्याम भेगडे वय:- 29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉट नं:-,
रोड नं: ऑफिस नंबर 4 प्लॉट नं 74 मस्करनेस कॉलनी तळेगाव दाभाडे तालुका मावळ जिल्हा
पुणे, महाराष्ट्र, PUNE. पिन कोड:- 410506 पॅन नं:- AAJFV0429M

(9) दस्तऐवज करून दिल्याचा दिनांक

22/08/2019

(10) दस्त नोंदणी केल्याचा दिनांक

22/08/2019

(11) अनुक्रमांक, घेव व पृष्ठ

6402/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

292100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही असे दस्तऐवजीकरण आवश्यक नाही कारणांचा तपशील
दस्तऐवजीकरण आवश्यक नाही

(ii) within the limits of any Municipal Council, Nagarpanchayat or
Cantonment Area and within the limits of any rural area within the limits of the
Mumbai Metropolitan Region Development Authority or any other Urban
area not mentioned in sub clause (i), or the Influence Areas as per the
Annual Statement of Rates published under the Maharashtra Stamp
(Determination of True Market Value of Property) Rules, 1995.



दुय्यम निबंधक श्रेणी-१

मावळ-२



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2108201911341

Receipt Date 22/08/2019

Received from VASTU DEVELOPERS AND PROMOTERS, Mobile number 9011094414, an amount of Rs.1260/-, towards Document Handling Charges for the Document to be registered on Document No. 6402 dated 22/08/2019 at the Sub Registrar office Joint S.R. Vadgaon Maval 2 of the District Pune Gramin.

DEFACED

₹ 1260

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 21/08/2019

Bank CIN 10004152019082109733

REF No. 201923350743494

Deface No 2108201911341D

Deface Date 22/08/2019

This is computer generated receipt, hence no signature is required.

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[Signature]
दुय्यम निबन्धक श्रेणी-२
माल-२



Received Adjudication Fee
Rs. 100/- (One Hundred Only)
Receipt No. MH0117755933016196
Dt. 11/02/2019

Collector of Stamps
Pune (Rural)

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम,
१९५८ अन्वये असलेल्या निधमान्वये
निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर
दाखल झाल्यास, नोंदणी अधिनियम,
१९०८ च्या अधिनियमातील तरतूदी-
नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे ग्रामीण

**CERTIFICATE UNDER SEC. 32 OF BOMBAY
STAMP ACT, 1958**
Office of the Collector of Stamps, Pune (Rural)
Pune-411001, Ph. 020-26069700
email-id:rpunerural@gmail.com

Market Value / Consideration Rs. 5829/-
No. / 2200902 / ADJ-69/19

Received from Shri / M/s. Vastu Development
and Promoters
Tejagan Dabhadre, Maval

Rs. 292000/- (Two Lakh
Two Thousand only)

Certified Under Section 32 of the Bombay Stamp Act,
1958, that the full duty of Rs. 292000/-
(Rs. Two Lakh Ninety Two
Thousand only)

Instrument Chargeable has been paid vide receipt
25(b)(ii)

Collector of Stamps, Pune (Rural)
Rec. No. / Cha. No. / GRN No. MH0138295444
Dt. 27/03/2019 Def. No. 000765444
At. 28/03/2019

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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9011094414
सदर चठान केंद्र दूरस्थ निबंधक कार्यालयत नोंदणी करारवाच्या दस्तावळी लागू आहे. नोंदणी न करारवाच्या दस्तावळी सदर चठान लागू नाही.

Print Date 16-08-2019 07:51:02

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DEVELOPMENT AGREEMENT

THIS DEVELOPEMNT AGREEMENT IS MADE AND EXECUTED AT
TALEGAON DABHADE, TALUKA MAVAL, DISTRICT PUNE ON THIS 22nd DAY OF ~~FEBRUARY~~ ^{AUGUST}, 2019 BY AND

BETWEEN

H. Hasale
Shambhu
G. V. R. Hegde

1) MR. VIJAY RAMCHANDRA BHAMBURE
Age: 61 years, Occ.: Retired,
R/at: 974/B, Budhwar Peth, Talegaon Dabhade,
Tal Maal, Dist Pune 410 506.
PAN NO: ABCPB6950B

2) MISS. SHWETA VIJAY BHAMBURE,
Age: 31 years, Occ.: Study,
R/at: 974/B, Budhwar Peth, Talegaon Dabhade,
Tal Maal, Dist Pune 410 506.
PAN NO: AOLPB 1307E

Hereinafter for sake of brevity collectively referred to as "THE OWNERS"(which expression shall unless repugnant to the context or meaning thereof, shall mean and include his respective legal heirs, executors, successors, administrators and permitted assigns)

PARTY OF THE ONE PART



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M/S. VASTU DEVELOPERS AND PROMOTERS

A Partnership Firm, Registered as per the provisions of

Indian Partnership Act, 1932

Having its Registered Office at:

Shop No. 4, Savali Residency, Mascarenhas Colony No. II,

Talegaon Dabhade, 410506, Tal: Maval, Dist: Pune.

PAN CARD No: **AAJFY6429M**

Through its Partners,

1. **MRS. UJWALA NILESH BHOSALE,**

Age: 28 years, Occupation: Business / Agriculturist.

2. **MR. GAURAV VISHWAS BHEGADE,**

Age: 28 years, Occupation: Business / Agriculturist.

Handwritten signatures and initials:
Bhosale
Bhandari
G. V. Bhega

Hereinafter for the sake of brevity referred to as "THE DEVELOPERS" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, its present partners, their respective legal heirs, executors, administrators and assigns) **PARTY OF THE OTHER PART**

(The Owners herein and the Developer herein shall hereinafter be individually referred to as a "Party" and collectively referred to as the "Parties").

WHEREAS all that piece and parcel of open vacant Non Agriculture Plot / Land bearing no. 63 having corresponding City Survey No. 7436, total admeasuring 473.80 Sq. Mtrs. (as per 7/12 Extract) and 474.2 Sq. Mtrs. (as per City Survey Records) out of the Town Planning Sanctioned Layout of Old Survey No. 643 (Part) i.e. New Survey No. 390/1, situated at village Talegaon Dabhade, Taluka Maval, District Pune, 410506 is **absolutely owned and physically possessed by the Owners herein** and hence same is the subject matter of this presents. And therefore for the sake of brevity aforesaid NA Plot / Land is referred to as the **"SUBJECT PLOT"** which is more particularly described in the **Schedule - II** written herein under;

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AND WHEREAS the subject plots are the part and parcel of the Town Planning Sanctioned Layout in respect of said land bearing Old Survey No. 643 (Part) (i.e. New Survey No. 390/1) total adm about 16 Acres - 26 Gunthas, i.e. 06 H - 58 R, which is an subdivided part portion of land formed out of the said entire land bearing old Survey no. 643; consisting of 96 NA Plots, Internal Roads and Common Spaces and hence hereinafter for the sake of brevity, said land bearing Survey no. 643 (part) i.e. New Survey no. 390/1 and the town planning sanctioned layout in respect of same, is collectively referred to as **'THE LAYOUT OF SAID LAND'**; which is more particularly described in the **Schedule - I** written herein under;

AND WHEREAS said entire land bearing Old Survey no. 643 situated at village Talegaon Dabhade, 410506; was originally jointly owned and possessed by (1) Dattatraya Laxman Khalade, (2) Shankar Laxman Khalade, (3) Suresh Pandharinath Khalade; and (4) Mukund Pandharinath Khalade; as their joint family property. That hereinafter for the sake of brevity said old survey no. 643 is referred to as **"SAID ENTIRE LAND"**;

AND WHEREAS thereafter the aforesaid original owners / erstwhile owners of the said entire land viz. (1) Dattatraya Laxman Khalade, (2) Shankar Laxman Khalade, (3) Suresh Pandharinath Khalade, and (4) Mukund Pandharinath Khalade; by virtue of an Subdivision Layout, had subdivided the said entire land bearing Survey no. 643, into an part portion of land adm about 16 Acres - 26 Gunthas, i.e. 06H - 58R; and accordingly the said subdivided part portion of land adm about 16 Acres - 26 Gunthas, formed out of the said entire land was further subdivided by virtue of an Plotting Layout into 96 Number of Plots, Internal Roads and Open Spaces.

AND WHEREAS thereafter the abovementioned erstwhile owners of the said entire land submitted the said Plotting / Subdivision Layout in respect of an area admeasuring about 16 Acres - 26 Gunthas out of the said entire land to the Town Planning Authorities for obtaining sanction to the same.

As such pursuant to receiving of the said proposal of plotting layout in respect of said subdivided land bearing old Survey no. 643 (part) total adm 16 Acres - 26 Gunthas, i.e. 06H - 58R; the Town Planning Authority viz. the Assistant Director of Town Planning, Pune by virtue of his Order bearing office reference no. LYT / TB / 997, dtd. 18/11/1964, had sanctioned the said plotting layout in respect of the said subdivided portion of land bearing old Survey no. 643 (part) total adm 16 Acres - 26 Gunthas, i.e. 06H - 58R.

Thereafter the aforesaid erstwhile owners (mentioned in table no. 1) applied for NA Permission to the Additional Collector of Pune, on the basis of the aforesaid town planning sanctioned Layout of said entire land bearing old S. No. 643. As such upon receiving the application from the aforesaid erstwhile owners (mentioned in table no. 1) of said old S. No. 643; and also upon receiving the opinion and proposal in respect of the sanctioned layout of said land form the Town Planning authority, the Additional Collector of Pune by virtue of its Order dtd. 18/12/1964; bearing office reference no. LND / SR / 7 / 171 / 64; had granted Non Agriculture Permission to all the 96 plots out the Layout of said land bearing old Survey no. 643 and accordingly also sanctioned the subdivision / plotting layout of said old S. No. 643.



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AND WHEREAS the aforesaid erstwhile owners of the said entire land applied for NA Permission to the Additional Collector of Pune, on the basis of the joint application from the aforesaid erstwhile owners of said land, also upon receiving the opinion and proposal in respect of the sanctioned Layout of said land from the Town Planning authority, the Additional Collector of Pune dtd. 18/12/1984; bearing office reference no. LND / 171 / 64; had granted Non Agriculture Permission to all the 96 plots and the layout of said land bearing old Survey no. 643 (Part). That copy of the Order is annexed herewith.

In this manner by virtue of the said Town Planning Sanctioned Layout of 18/11/1984 said subdivided portion of land bearing old Survey no. 643 (Part) adm 16 Acres - 26 Gunthas, i.e. 06H - 58R out of said entire land bearing survey no. 643, was subdivided into 96 Number of Plots, Internal Roads, Open Spaces, and further by virtue of the aforesaid Order of Additional Collector of Pune dtd. 18/12/1984; Non Agriculture permission was also granted in respect of the layout of said land and therefore user of the said 96 number of plots in the layout of said land, was converted to Non Agriculture for Residential purpose.

AND WHEREAS, said M/s. Raj Land & Construction Co. through partner's viz. Kumudbain Maganbhai Javeri and Rajendra Maganbhai Javeri for an agreed consideration decided to sell the subject plot 63 unto and in favour of Smt. Mrs. Ujwala Basspa Belawadi by executing Deed Of Sale dtd. 18/06/1987 which was also duly registered in the office of registrar Vadgaon Mavai at Serial no. 1876/1987.

As such by virtue of aforesaid Sale Deed dtd. 18/06/1987 and by virtue of mutation entry no. 10518 name of the said Mrs. Ujwala Basspa Belawadi entered into the 7/12 extract and CTS Extract of the subject plot

In this manner said Mrs. Ujwalab Basspab Belawadi by virtue of aforesaid Deed Of Sale dtd. 18/06/1987 had acquired sole and absolute ownership in possession in respect of the subject plot and thereafter remained in the peaceful ownership, and vacant physical possession and enjoyment of the same.

AND WHEREAS, Mrs. Ujwala Basappa Belawadi was expired on 26/8/2018 leaving behind her Mr. Vijay Ramchandra Bhambure and Mrs. Shweta Bhambure, i.e. said owners.

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AND WHEREAS, after the death of Smt. Ujjwal Basappa Belawadi the names of said Owners is recorded in the said plot as per Mutation Entry No.8783 and acquired sole and absolute ownership and possession in respect of the subject plot and thereafter remained in the peaceful ownership, and vacant physical possession and enjoyment of the same.

AND WHEREAS the Subject Plot as on today is included in the Residential Zone, as per lastly revised Development Plan, sanctioned by Talegaon Dabhade Municipal Council;

AND WHEREAS the Developer herein is a construction and infrastructure development Firm and accordingly is involved in the business of developing / constructing residential projects, commercial project and infrastructure projects.

AND WHEREAS in view of above referred facts, the Developer herein had approached the Owner herein and had expressed their desire to the Owner herein to develop and Purchase the subject plot. As such upon due negotiations held between the Owner and the Developer, the Owner herein freely / willingly agreed and decided to transfer the Development Rights in respect of the subject plot unto and in favour of the Developer herein **against consideration in terms of allotment / assignment / transfer of premises viz. 42% saleable area out of the total saleable area** which shall be constructed on the subject plot by the developer herein

Accordingly the Developer herein upon execution of this Agreement has paid to the Owner herein an Entire amount of agreed refundable interest free Security Deposit of Rs. 10,00,000/- (Ten Lacks only) in respect of the subject plot.

AND WHEREAS the Developer herein made request to the Owner herein to execute a Development Agreement and a General Power of Attorney to that effect for Sale / Transfer of the Development Rights in respect of the subject plot unto and in favour of the Developer herein and therefore the Owner herein is executing this Development Agreement in respect of the Subject Plot, unto and in favour of the Developer herein, in order to sale / transfer the Development Rights in respect of the Subject Plot in favour of the Developer herein;

AND WHEREAS accordingly, both the parties herein have decided to reduce into



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writing all the terms and conditions agreed amongst themselves, in the following manner:-

NOW THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:-

ARTICLE 1
DEFINITIONS

Definitions In this Agreement, unless repugnant or contrary to the context hereof, the following terms, when capitalized, shall have the meanings assigned herein when used in this Agreement. When not capitalized, such words shall be attributed their ordinary meaning.

"Agreement" means this Development Agreement.

"Architect" means the architect appointed by the Developer herein for the Project to be developed /constructed on the Subject Plot.

"Approval(s)" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates to be obtained / already obtained in the name of the Owner and the Developer herein (including for the avoidance of doubt, the Sanctioned Plan and all approvals required in connection with or pursuant to the Sanctioned Plan) for the commencement continuation and completion of the development and construction of the Project on the Subject Plot including without limitation, environmental clearances, commencement certificate, intimation of disapproval, occupation certificate, change of land use, conversions, temporary power connections and all other approvals and/or permissions from any other statutory or Governmental authorities whether State or Central, including local bodies and municipalities, required for purposes of commencing, continuing and completing construction and development activity and occupation of the constructed buildings.

"Area / Premises Sharing Agreement" means one or more agreements that Parties (if any) will execute, once Approvals for development on the Lands are obtained (and before the Developer herein commences development) demarcating / marking their respective entitlements of Saleable Areas and Parking (if any).

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"Commencement of Project" means the date on which all Approvals, including revised N. A. Permission and Sanctioned Plans are received by the Developer herein or the Owner herein from the planning authority / local authority.

"Completion of Project" means completion of construction of all the building/s, structures and construction comprised in the Project and shall include the issuance of the occupancy certificate, fire services NOC and all other authorizations and utility services as required, such that the constructed buildings and structures can be occupied for their intended purpose, subject only to completion of any snag list/ punch list items etc. and obtaining of Building Completion Certificate/s.

"Charges payable by the Developer" means and includes entire charges payable to the concerned authorities for sanctions of layout plans, building plans, revised building plans, N. A. permissions, conversion of zone charges, availing additional F. S. I. on various accounts and the entire costs of obtaining Labour NOC, cost of T.D.R, cost of TDR premium payable to Talegaon Dabhade Municipal Council.

"Developer's Entitlement" means 58 % of the total Saleable Area;

"Effective Date" means the date of execution of this Agreement as written hereinabove;

"Encumbrances" means any pledge, negative lien, positive lien, non-disposal undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, deed of trust, option, pre-emption, right of first refusal, easement outstanding land revenue or other taxes, lispendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the subject Plot;

"F.A.R. / F. S. I." means the quotient obtained by dividing the total covered area on all floors by the plot area. For the purpose of calculating the total covered area such area shall be excluded as may be allowed to be

