

274/2471

Thursday, May 26, 2016

11:51 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3817 दिनांक: 26/05/2016

गावाचे नाव: भोकारा

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-2471-2016

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: सुप्रीम उर्वन रियालिटीस प्रा. ली. तर्फे संचालक अकबर कोंडावाला तर्फे आम. सु. श्री ईश्वर महादेव मेथाम --

DELIVERD

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

जापणाम मूळ दस्त, मॅग्नेट प्रिंट, सूची-२ अंदाजे
12:11 PM ह्या वेळेस मिळेल.

NGR10

वाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 360/-

[Signature]



महाराष्ट्र MAHARASHTRA

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W 194701

DEED OF CORRECTION

TO

18 MAR 2016

AGREEMENT OF DEVELOPMENT

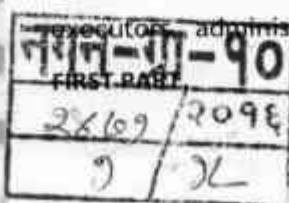
Stamp Head Clerk / Sr. Clerk

[PRINCIPAL DEED OF AGREEMENT OF DEVELOPMENT, REGISTERED AT SERIAL NO. 3683/2013 ON 30-03-2013 IN
THE OFFICE OF SUB-REGISTRAR NO. 10, NAGPUR (GRAMIN)]

This DEED OF CORRECTION TO AGREEMENT OF DEVELOPMENT is made at NAGPUR on
this 29TH Day of MARCH, 2016

BETWEEN

SUPREME URBAN REALITIES PRIVATE LIMITED, a Private Limited Company, duly incorporated and registered under the provisions of Indian Companies Act, 1956, bearing Registration No. U70102MH2008PTC187974, having its Registered / Administrative Office at Block Nos. 123 & 125, Shridevi Ratan Complex, Agyaram Devi Square, Subhash Road, Ganeshpeth, Nagpur - 440019, acting through its MANAGING DIRECTOR, MURTAZA S/O HAMZA KOTHAWALA, Aged about 41 years, Occupation - Business, Resident of 7 - A, Sai Sewa Ashram Society, Gandhi Layout, Jafar Nagar, Nagpur - 440013, hereinafter called as the "OWNER COMPANY" which expression shall unless repugnant to the context or meaning thereof always mean include the said "Owner Company" as well as its directors, shareholders, its legal representatives, ~~executors, administrators and assignors~~ their respective legal heirs and assigns of the



Signature

Signature

मिळी मॉडेलची अनुमति/	५३६६९ 29 MAR 2016
पत्राचा प्रकार	करेशन डिस
१. करेशन मॉडेली करेशन आहे का?	होय / नाही १ नॉ
२. मिळविलीची सोडवतात जाण	भोजा-वोकारा, ना. ख. नं-174/1
मुद्रांक पिकत येणाऱ्याचा नाव व पत्ती	सुप्रीम अर्बन रियलीटीस प्रा. लि. ना.
३. करेशन सोडवतात त्याचे नाव, पत्ती व पत्ती	ह. निरुज
४. मुद्रांक पिकासाठीचे नाव	मे. लिबरेशन इन्फ्रास्ट्रक्चर्स प्रा. लि. ना.
५. मुद्रांक मुद्रांक राखण	५००/-
६. परवानगाधारक मुद्रांक व भरणाचा क्रमांक तसेच ठिकाण/पत्ती	<u>Doshi</u> मु. डी. एच. दोशी पत्ती नं. ४/९६ पत्ती नं. ४००१०३० पत्ती नं. ४००१०३०
जस कारणासाठी जाणती मुद्रांक खरेदी करण्यापातून	जेव्हा केला त्याची टाक करणाऱ्याची टाक करणे याद्वारे आहे.

कु. डी. एच. दोशी (मुद्रांक विक्रेता)

गांधीबाग, नागपूर
ता. नं. ४/९६

प्रमाणपत्र देण्यात येते की श्री सुप्रीम अर्बन रियलीटीस प्रा. लि.
यांनी माझ्या कडून जनरल स्टॅम्प पेपर एकूण किंमत रुपये ५००/- नगपूर
(अक्षरी रुपये ५००/- रूपाये फक्त) दिनांक २९-३-२०१६ ला
खरेदी केलेले आहे व विकलेले स्टॅम्प पेपर खालील प्रमाणे नमूद आहे.

अनुक्रमांक	दिनांक	मुल्य
५३६६९	२९-३-२०१६	५००
		५००/-



न-ग्रा-९०
२९/३/२०१६
२/९६

वरील प्रमाणे माझे कडून मुद्रांक खरेदी केलेले आहे व
माझे रजिस्टर प्रमाणे सत्य आहे करिता रसीद पावता
देण्यात येते.

Doshi

Ku. D. H. Doshi

Lic No. 4/96

Stamp Vender Gandhibag, Nagpur

दिनांक: २९-३-२०१६

AND

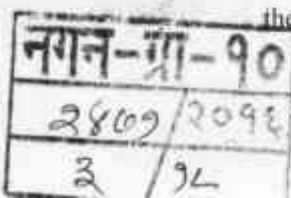
M/S **LEVERAGE INFRASTRUCTURES PRIVATE LIMITED**, a Private Limited Company, duly incorporated and registered under the provisions of Indian Companies Act, 1956 bearing Registration No. CIN No: U70102MH2012PTC226275, having it's Registered Office at S-9, Girish Heights, Near LIC Square, Sadar, Nagpur -440001, represented by its AUTHORISED SIGNATORY and DIRECTOR, SHRI ADITYA S/O UMESH GUPTA, Aged about 31 years, Occupation: Business, Resident of Rajnagar, Nagpur - 440013, hereinafter called as the "**DEVELOPER COMPANY**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said "Developer Company" as well as its directors, shareholders, its legal representatives, executors, administrators, successors their respective legal heirs and assigns of the **SECOND PART**.

WHEREAS the **Owner Company** being sole and absolute owner of All that piece and parcel of **Agricultural Land**, total containing by admeasurement **4.35 Hectares** bearing **Khasra No. 174/1** (Old Khasra Nos. 207/1, 207/2 & 205/3) **P. H. No. 12 - A** of **Mouza-Bokhara** situated within **Gram Panchayat** limits of **Village - Bokhara** in **Tahsil and District-Nagpur** (Gramin) [Hereinafter referred to as the said "**Land**" for sake of brevity] had assigned development and promotional rights of the said land to the **Developer Company** by virtue of an **Agreement of Development**, which is registered at **Serial No. 3683 / 2013** on **30-03-2013** in the office of **Sub - Registrar No. 10, Nagpur** (Gramin).

WHEREAS as per Clause No. 5 of the said **Agreement of Development**, dated 30-03-2013, initially, it was agreed between the **Owner Company** and the **Developer Company** that after development and sale of **13 Plots comprising Plot Nos. 19, 20, 21, 22, 23, 24, 25, 26, 27, 38, 39, 40 & 41**, total containing by admeasurement **17877.902 Sq. Mtrs.** in **Phase -II and Phase III** in the layout developed over land bearing **Khasra No. 174 / 1** as per the sanctioned **Layout Plan** of the **Nagpur Improvement Trust**, dated 17-04-2014, the **Owner Company** shall retain the sale price equivalent to **35% (Thirty Five percent)** of the habitable built up portion in the scheme and the **Developer Company** shall retain sale price equivalent to **65% (Sixty Five percent)** of the habitable built up portion in the scheme.

WHEREAS, as per Clause No. 6 of the said **Agreement of Development** dated 30.03.2013, it was further agreed that the **Developer** shall make the provision for **Club House** which shall be exclusively for the use of the prospective **Purchaser(s)**.

WHEREAS as per **Clause No. 8** of the said **Agreement of Development**, dated **30-03-2013**, it was agreed between the **Owner Company** and the **Developer Company** that in the layout developed over land bearing **Khasra No. 174/1** as per the sanctioned **Layout Plan** of the **Nagpur Improvement Trust**, dated 17-04-2014, the **Owner Company** shall bear the cost of development to the extent of **35% (Thirty Five percent)** of the total cost of development of land of the said layout and likewise, the **Developer Company** shall develop the entire layout and bear **65% (Sixty Five percent)** of the total cost of development of



Aditya Gupta

[Signature]

Roads, laying / installing Paved Blocks, R.C.C. Pipe Sever Lines, R.C.C. Pipe Storm Drains, Water Pipe Lines, Common R.C.C. Septic Tank, Sewerage Treatment Plant, Street Lightning etc.

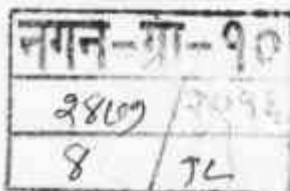
WHEREAS, as per Clause No. 23 it was agreed that the Developer shall get the Public utility land cleared and costs shall be borne in the ratio of 60:40 i.e. 60% by the Owner and 40% shall be borne by the Developer and simultaneously retain the profits of assignment also in the ratio of 60:40 i.e 60% shall be retained by the owner and 40% shall be retained by the Developer.

WHEREAS, the Parties hereto mutually have agreed to develop the Plots individually and accordingly the Developer has constructed Flats on individual plots which are sold and are being sold separately with undivided share in the said plot only for which a separate DOD is executed for each Plot. That the Plots of the row house and Duplexes are sold individually and as such there is no amalgamation of the entire plots in the Layout and each and every plot is treated as an independent Unit.

WHEREAS, the Nagpur Improvement Trust, Nagpur (Planning Authority) has amended the DCR Rules in November, 2013 and again in February, 2015, the draft Development Plan and DCR Rules were made applicable. The Rules were again amended in Jan, 2016, and till such time, the sanctions were held up and the Building plans were considerably delayed and therefore the Owner Company and the Developer Company have mutually agreed to modify terms and conditions of Agreement of Development, dated 30-03-2013 upon certain terms and conditions and therefore in order to avoid any litigation, claim, dispute, ambiguity or legal complexity in future, this Deed of Correction to Agreement of Development is executed by and between the Owner Company and the Developer Company which reads as under:-

**NOW THEREFORE THIS DEED OF CORRECTION TO AGREEMENT OF
DEVELOPMENT WITNESSETH AS UNDER:-**

1. THAT the Owner Company and the Developer Company hereby mutually agree, declare and confirm that the Agreement of Development has been acted upon and Phase I has been constructed Individually by the Developer as mutually agreed.
2. That the Developer now desires to develop the remaining property comprising of 13 Individual Plots comprising Plot Nos. 19, 20, 21, 22, 23, 24, 25, 26, 27, 38, 39, 40 & 41 total containing by admeasurement 17877.902 Sq. Mtrs. in Phase -II and Phase III, as provided in the layout developed over land bearing Khasra No. 174/1 as per the sanctioned Layout Plan of the Nagpur Improvement Trust, dated 17-04-2014.



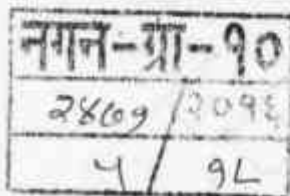
Signature of Developer

Signature of Owner

That in terms of Clause 5 read with other relevant Clauses in the Original Agreement, it was decided that the owner shall be entitled to sale price equivalent to 35% of the habitable built up portion in the scheme and the Party No. 2/Developer of the other part shall retain the sale price equivalent to 65% of the habitable built up area in the scheme. The Parties now have agreed to amend the said clause and now the Owner Company shall be entitled to sale proceeds equivalent to 30% percent of the habitable built up portion in the scheme including the cost of land and the Developer Company shall retain sale price equivalent to 70% (Seventy percent) of the habitable built up portion in the scheme. The percentages shall accordingly stand modified to that extent in the original Agreement of Development dated 30.3.2013. The payments in future shall be amended in the event of change of law.

4. **THAT the Owner Company and the Developer Company hereby mutually agree,** declare and confirm that the above said arrangement is made for construction/development work of the entire balance **PHASE-II & PHASE -III scheme only.** The percentages shall accordingly stand modified to that extent in the original Agreement of Development dated 30.3.2013 to the extent of Phase II and III only.

5. That as the parties intended to develop the layout simultaneously as a whole, a provision for Club House was provided in terms of Clause No. 6 of the Original Agreement of Development dated 30.3.2013 on Amenities Space admeasuring about 1,476.972 Sq.mtrs shall stand modified. The Parties agree that they shall develop the Club House as an Individual Unit which shall be offered to the Residents of the present scheme and future schemes that may be constructed as an optional facility against pay and use or Membership Basis as may be mutually decided by the parties. The construction and erection cost of the Club House shall be borne in the ratio of 75:25% i.e. The Owner Company shall bear the costs to the extent of 75% of the total cost and the Developer shall only bear the cost to the extent of 25% of the total cost till the completion of the construction of the Club House. However it is made clear that the right and title and ownership of the properties in the Club House i.e the building and the land shall be 60:40 i.e. 60% of the Owner and 40% of the Developer. The construction of the Club House is also governed by a separate Sanction not relating to the Flats and Row Houses which is granted vide Bulling Permit No. BE (Metro) /South/Nagpur (Rural) / Case no. MB 4511/2014120541/630 Dated 11th Feb 2015. That it is further clarified that the decisions regarding the control and management of the Club House shall be taken jointly and equally. That the cost of Construction is generated by Membership to the public at large at the discretion of the parties and in the event of any profit/loss after the completion of the Club House, the same shall be shared in the ratio of 60:40 i.e 60% of the owner and 40% of the Developer.



Handwritten signature/initials.

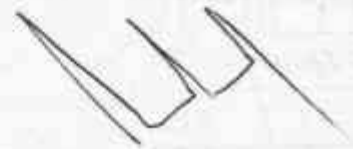
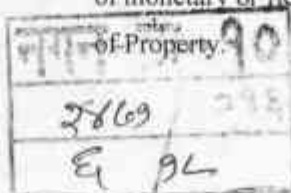
Handwritten signature/initials.

That in terms of Clause 23, it was agreed to utilize the Public Utility Land for the purpose intended as made available. The said land is made available, however the parties hereto have now agreed that the expenses of the Release of the said Public Utility Land are borne in the ratio of 75:25 i.e. 75% shall be borne by the Owner and 25% shall be borne by the Developer and simultaneously the parties shall further bear all the expenses for construction in the same ratio. It is made clear that the right and title and ownership of the properties in the Public Utility Land shall be 60:40 i.e. 60% of the Owner and 40% of the Developer in terms of Original Agreement of Development dated 30.3.2013. It is further agreed to retain the profits of assignment as in terms of the Original Agreement that is 60:40 i.e 60% shall be retained by the owner and 40% shall be retained by the Developer. The Clause 23 shall stand amended to that extent.

7. **THAT the Owner Company and the Developer Company** hereby mutually agree, declare and confirm that **Developer Company** has commenced the development of the land; as provided in the layout over land bearing **Khasra No. 174/1** as per the sanctioned **Layout Plan** of the **Nagpur Improvement Trust**, dated **17-04-2014**. **It is now agreed that 75%** (Seventy Five percent) of the expenses of the development of the land of the said layout shall be borne by the Owner Company which shall be adjusted by the Developer hereinafter and the Liability of the **Developer Company** shall be to the extent of **25%** (Twenty Five percent) of cost of development and the development comprise works like laying Roads, laying / installing Paver Blocks, R.C.C. Pipe Sever Lines, R.C.C. Pipe Storm Drains, Water Pipe Lines, Common R.C.C. Septic Tank, Sewerage Treatment Plant, Street Lightning etc which shall be entirely borne by the Developer Company. The original agreement of development shall stand modified to that extent.

8. **THAT the Owner Company and the Developer Company** hereby mutually agree, declare and confirm that they shall have independent rights and authority to do advertisement, float sales promotional schemes, appoint commission agents etc. to boost sales of Plots and other spaces in the said layout and increase their revenue at their respective efforts and expenses and as per their respective strategy, planning, foresightedness and scope but without causing any interference or suppressing or slandering each other. The cost required to be incurred for the aforesaid purpose should be borne by respective party individually.

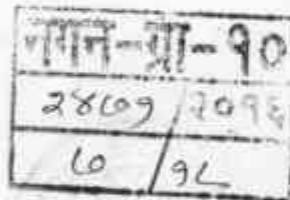
9. That the Parties shall bear all the taxes on the individual costs levied. **THAT the Owner Company and the Developer Company** hereby declare and affirm that this Deed of Correction to Agreement of Development is executed without passing or receiving any kind of monetary or fictitious consideration from each other and there is no change in the Schedule



10. THAT except from the above changes and corrections, there are absolutely no changes or corrections in name of Mouza, Khasra Number, Land Area, Land Boundaries, Plot Numbers, Plot Areas, Plot Boundaries, Development Amount nor there are any changes or corrections in names of the Owner and the Developer / Company as stated in Agreement of Development, Registered at Serial No. 794 / 2013 on 06-02-2013 in the office of Sub - Registrar No. 1, Nagpur.

11. THAT it is further agreed between the above named the Owner Company and the Developer Company that save as changes and corrections stated in clauses herein above, the remaining covenants stated in Agreement of Development, registered at Serial No. 3683 / 2013 on 30-03-2013 in the office of Sub - Registrar No. 10, Nagpur (Gramin) shall be read concurrently and conjunctively along with this Deed of Correction to Agreement of Development and they shall be deemed to be in continuation, in force and unaltered.

12. THAT the Owner Company and the Developer Company hereby declare that they have examined the contents of this Deed of Correction to Agreement of Development personally and the contents of this Deed of Correction to Agreement of Development are also read over and explained to them in vernacular and thereafter they have signed this Deed of Correction to Deed of Deed of Correction to Agreement of Development without any coercion, undue influence, threat, intoxication and misrepresentation of any kind whatsoever and they are fully satisfied with contents of this Deed of Correction to Agreement of Development.



WITNESSES WHEREOF the OWNER COMPANY and the DEVELOPER COMPANY
hereinabove named have set their respective hands and signed this **DEED OF
CORRECTION TO AGREEMENT OF DEVELOPMENT** at NAGPUR on this 26th
Day of May, 2016 in presence of the attesting witnesses signing as such.

WITNESSES:-

FOR SUPREME URBAN REALITIES PRIVATE LIMITED



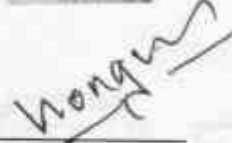
1. 

(Aditya C. U. Jambhale)

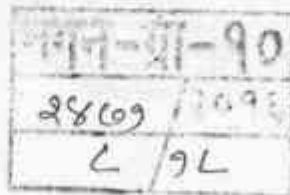
SHRI MURTAZA HAMZA KOTHAWALA
(MANAGING DIRECTOR)
(OWNER COMPANY)

FOR M/S LEVERAGE INFRASTRUCTURES PRIVATE LIMITED



2. 

SHRI ADITYA UMESH GUPTA
(AUTHORISED SIGNATORY and DIRECTORS)
(DEVELOPER COMPANY)



24/05/2016

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Module. For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 10
(ग्रामीण)

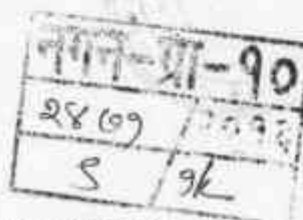
दस्त क्रमांक : 3683/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) भोकारा

- (1) विलेखाचा प्रकार विकसनकरारनामा
- (2) मोबदला 500000000
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 499800000
- (4) भू-मापन, पोटोहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव नागपूर म.न.पा.इतर वर्णन : इतर माहिती: ख. न. १७४/१ (नवा) ख. न. २०७/१, २०७/२ व २०५/३ (जुना), पटवारी हलका न. १२ ए क्लास -१, जमा रुपिया १०.७०, खाते न. ६९, मौजा : बोखारा एकोण आरजी ४.३५ ह. आर. (१०.७४ एकड) (Survey Number :- ; Kachara Number : 174/1 ;))
- (5) क्षेत्रफळ 1) 4.35 हेक्टर . आर
- (6) आकारणी क्िया जुडी देण्यात असेल तेव्हा
- (7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव क्िया दिवाणी न्यायालयाचा हुकुमनामा क्िया आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1) नाव:-मै. सुप्रीम अर्बन रियालिटीज प्रा. ली. तर्फे संचालक श्री मुतुजा हमजा कोठावाला -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- जाफर नागर नागपूर ... पिन कोड:-440013 पैन नं:-AAMCS9639L
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व क्िया दिवाणी न्यायालयाचा हुकुमनामा क्िया आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1) नाव:-मै. लेव्हरेज इन्फ्रास्ट्रक्चर्स प्रा. ली. तर्फे संचालक श्री विवेक गोविंद प्रसाद अग्रवाल -- वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- राज नगर नागपूर-४४००१३, महाराष्ट्र, नागपूर. पिन कोड:-440013 पैन नं:-AACCL2396R
2) नाव:-मै. लेव्हरेज इन्फ्रास्ट्रक्चर्स प्रा. ली. तर्फे संचालक श्री आदित्य उमेश गुप्ता -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- राज नगर नागपूर-४४००१३, महाराष्ट्र, नागपूर. पिन कोड:-440013 पैन नं:-AACCL2396R
- (9) दस्तऐवज करून दिल्याचा दिनांक 31/12/2012
- (10) दस्त नोदणी केल्याचा दिनांक 30/03/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 3683/2013

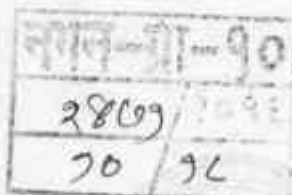


- (12) वा.नगरभा.वा.प.भा.णी मुद्रांक शुल्क 25000000
- (13) वा.नगरभा.वा.प.भा.णी नोंदणी शुल्क 30000
- (14) शीत

मुद्रांक शुल्क आकारनासाठी विचारता येत असलेला
क्षेत्रातील

मुद्रांक शुल्क आकारनासाठी निवडलेला
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.



**CERTIFIED COPY OF AN EXTRACT FROM THE MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 10th January, 2015 AT
THE REGISTRED OFFICE OF THE COMPANY AT 202, SADODAY GYAN,
NELSON SQUARE, BYRAMJI TOWN, NAGPUR 440013**

We hereby certify that the following resolution of the Board of Director of "**LEVERAGE INFRASTRUCTURES PRIVATE LIMITED**" was passed at a meeting of the board held on **10th January 2015** and has been duly recorded in the minute book of the said company.

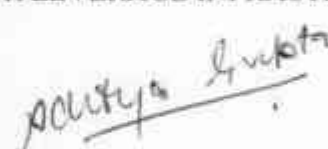
Resolved that the Company has authorized **Shri Satish Bansi Goure** to present the documents on behalf of the Company before the competent authority Registrar for the purpose of registration of the Deed of Declaration, Agreement to Sale, Sale Deed, Correction Deeds, Cancellation Deed etc. which shall bear the Signature of any of the Director of the Company and it shall be presented by the above said authorized person.

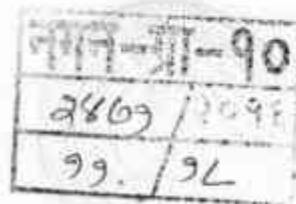
The Company has decided to develop all those piece and parcel of land bearing Khasara No. 174/1 (New) corresponding to Khasara No. 207/1, 207/2 & 205/3 (Old), P. H. No. 12 A, Class - I, Jama Rs. 10.74, Khate No. 69 of Mouza Bokhara, admeasuring 4.35 Hectares (OR 10.74 Acres, situated at Mouza - Bokhara, within the limits of Gram Panchayat Bokhara, Tahsil and District Nagpur together with all rights, appurtenants, attachment attached thereto.

WHEREAS it is unanimously Resolved that **Shri Satish Bansi Goure** is hereby authorized to present the document which shall bear the signature of one of the Director for its registration on behalf of the company.

CERTIFIED TRUE COPY

FOR LEVERAGE INFRASTRUCTURES PRIVATE LIMITED


DIRECTOR



14
10/1/71

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नाम-ग-१०	
२४७१	
१२	१८



CERTIFIED COPY OF AN EXTRACT FROM THE MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON
04th MAY, 2015 AT THE REGISTERED OFFICE OF THE COMPANY AT
BLOCK No. 123, 125 SHRI DEVI RATAN COMPLEX, AGYARAMDEVI
CHOK, SUBHASH ROAD, GANESHPETH, NAGPUR.

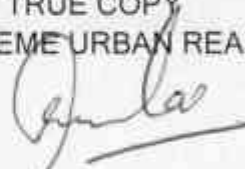
We hereby certify that the following resolution of the Board of Directors of Supreme Urban Realities Private Limited, was passed at a meeting of the Board held on 04th May, 2015 at the Registered office of the Company and has been duly recorded in the minutes book of the said Company.

Resolved that the Company has authorized Shri. Ishwar Mahadev Meshram to present the documents on behalf of the Company before the competent authority/registrar for the purpose of registration of the Deed of Declaration, Agreement to Sale, Sale Deed, Correction Deeds etc. which shall bear the signature of any of the Director of the Company and it shall be presented by the above said authorized person.

The Company has decided to develop the All that piece and parcel of land admeasuring 43500 sq. mtrs, out of total land admeasuring _____ sq. mtrs, bearing Kh. No. 174/1 situated in Mouza: Bokhara district Nagpur, as per the annexed plan which shall form part and parcel of this document, within the limits of Nagpur Improvement Trust, together with all rights, appurtenants, attachment attached thereto.

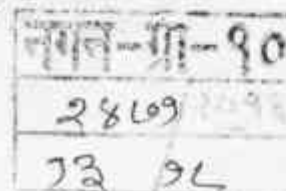
WHEREAS, it is unanimously resolved that Shri. Ishwar Mahadev Meshram is hereby authorized to present the document and represent both the directors that are Murtaza H. Kothawala and Akbar H. Kothawala which shall bear the signature of any one of the director, for its registration on behalf of the Company.

CERTIFIED TRUE COPY
FOR SUPREME URBAN REALITIES PRIVATE LIMITED


Mr. Akbar H. Kothawala
Director


Mr. Murtaza H. Kothawala
Director

CIN No. U70102MH2008PTC187974



मपन-ग्रा-१०	
२४०९	१०९६
७४	७८



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIVEK GANESH DONGRE
GANESH MAHADEO DONGRE

15/03/1982

Permanent Account Number
ANBPD2829G

Signature

14000014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LEVERAGE INFRASTRUCTURES
PRIVATE LIMITED

20/01/2012

Permanent Account Number
AACCL2396R

37040012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA UMESH GUPTA
UMESH PRAKASHCHANDRA GUPTA

14/02/1985

Permanent Account Number
AKPPG9020K

Signature

14000014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATISH BANSI GOURE
BANSI MOHAN GOURE

27/06/1989

Permanent Account Number
AVMPG1606P

Signature

नगर-ग्र-१०
२४७९/२०९६
१५/१८



IDENTITY CARD

District Bar Association, Nagpur
Nyaya Mandir, Civil Lines, Nagpur-440 001.



Name: JAMBHAJI CHANDRASHEKHAR U.
Address: Gadligodam, Pardeel Pura,
Kamptee Road,
Nagpur.
Contact No. : +91- 9176716760
D.B.A. I.D. No. : 6419 D.B.A. Room No. : 602
Reg. No. & Date : 66AM/3388/2011, 28/07/2011
with Bar council of Mah. & Goa:

Signature of President

Signature of Secretary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ISHWAR MAHADEO MESHRAM
MAHADEO WARLOJI MESHRAM

16/01/1978

Permanent Account Number
AMEPM9571E

Signature



नम-ग्रा-१०	
२४७	२०९६
२६	१८



274/2471

गुरुवार, 26 मे 2016 11:51 म.पू.

दस्त गोपवारा भाग-1

नगन(घा) 70/92

दस्त क्रमांक: 2471/2016

दस्त क्रमांक: नगन(घा) /2471/2016

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

हु. नि. सह. हु. नि. नगन(घा) यांचे कार्यालयात

अ. क्र. 2471 वर दि. 26-05-2016

रोजी 11:50 म.पू. वा. हजर केला.

पावती: 3817

पावती दिनांक: 26/05/2016

सादरकरणाचा नाव: सुप्रीम उर्बन रियलिटीस प्रा. ली. तर्फे
संचालक अकबर कोठावाला तर्फे आम. मु. श्री ईश्वर महादेव मेधाम -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची सही:

भर. दस्त निबंधक, वर्ग-३
नागपूर यात्रीण क्र. १०, नागपूर.
भर. दस्त निबंधक, वर्ग-३
नागपूर यात्रीण क्र. १०, नागपूर.

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: *दुरुस्ती विधानपत्र

शिक्षा क्र. 1 26 / 05 / 2016 11 : 50 : 17 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 26 / 05 / 2016 11 : 51 : 05 AM ची वेळ: (फी)



26/05/2016 11:53:06 AM

दस्त गोपबारा भाग-2

 नगन(ग्रा) 96/96
 दस्त क्रमांक:2471/2016

दस्त क्रमांक :नगन(ग्रा)/2471/2016

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुप्रीम उर्वन रियालिटीस प्रा. लि. तर्फे संचालक अकबर कोठावाला तर्फे आम. मु. श्री ईश्वर महादेव मेथाम - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जाफर नगर नागपूर, महाराष्ट्र, नागपूर पिन नंबर:AAMCS9639L	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:लेव्हरेज इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे संचालक श्री आदित्य उमेश गुप्ता तर्फे काबुली जा. दे. सतीश बंसी गौरे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: राज नगर नागपूर, महाराष्ट्र, नागपूर पिन नंबर:AACCL2396R	लिहून देणार वय :-27 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्षा क्र.3 ची वेळ:26 / 05 / 2016 11 : 51 : 55 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रशेखर उदारामजी जनबंधू - - वय:33 पत्ता:गड्डीगोदाम नागपूर पिन कोड:440001		
2	नाव:विवेक राधेश डोंगरे - - वय:31 पत्ता:नारी रोड नागपूर पिन कोड:440026		

शिक्षा क्र.4 ची वेळ:26 / 05 / 2016 11 : 52 : 31 AM

शिक्षा क्र.5 ची वेळ:26 / 05 / 2016 11 : 52 : 39 AM नोंदणी प्रत्येक 1 मध्ये

 नगपूर ग्रामीण क्र. 90, नागपूर
 नगपूर ग्रामीण क्र. 90, नागपूर


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9 नंबराचे बुकाचे
 2469 नंबरी नोंदला
 प्रमाणित करण्यात येते कि,
 या दस्ताला एकुण 16...पाने आहेत.

सह-कुलप निबंधक, वार्ड-2,
 नागपूर ग्रामीण क्र. 90, नागपूर
 दि. 26.5.2016

2471 /2016