

264/2336

पावती

Original/Duplicate

Monday, April 06, 2015

नॉदणी क्र.: 39M

5:19 PM

Regn.: 39M

पावती क्र.: 2395 दिनांक: 06/04/2015

गावाचे नाव: अंबाजरी

दस्तऐवजाचा अनुक्रमांक: नगन1-2336-2015

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. जे. डी. बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे संचालक श्री. महेश शरदराव दंडे - -

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

सूची संख्या: 26

एकूण:

रु. 30520.00

आपणास मूळ दस्त यंत्रनेल प्रिंट मधील व सीडी अंदाजे

5:32 PM ह्या वेळेस मिळेल

NGP1

बाजार मूल्य: रु. 140000000/-

भरलेले मुद्रांक शुल्क: रु. 8650000/-

For SHRIKA DEVELOPERS PVT. LTD.

सोपवदली: रु. 173000000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000058575201516E दिनांक: 06/04/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 520/-

E. Dande

True Copy
For SHRIKA DEVELOPERS PVT. LTD.

Director



06/04/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1

दस्त क्रमांक : 2336/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) अंबाझरी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	173000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	140000000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजा - अंबाझरी,मधील प्लॉट न. 193,शीट न. 6,जुना (20/9/11 सिटी सर्वे न. 218,एकूण आराजी 1654.2703 चौ. मी.(सीटी सर्वे प्रमाणे आराजी 1649.9 चौ. मी.)कार्पो.घर क्र. 226,वार्ड न. 73 Item No. 23.359/6 Page No. 600 Rate @ Rs. 56,100/- Per Sq. Mtr.((C.T.S. Number : 218 ; Plot Number : 193 ;))
(5) क्षेत्रफळ	1) 1654 चौ.मीटर पोटखराब क्षेत्र - DNA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. विद्यागोरी अंतव घरे - वय:-68, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्लॉट नं 193, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-ADNPK1712F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मै.जे.डी. बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे संचालक श्री. महेश शरदराव दंडे -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- राज नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440013 पॅन नं:-AACCJ2285R 2): नाव:-मै.जे.डी. बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे संचालक श्री. संजय सुरेश जोशी -- वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं 36, टिळक नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AACCJ2285R 3): नाव:-मै.श्रीका डेव्हलपर्स प्रा.लि तर्फे संचालक श्री. बालाजी प्रफुल्ल बुटी -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- श्रद्धानंदपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AAICS3429C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2015
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2015
(11)अनुक्रमांक,खंड व पृष्ठ	2336/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	8650000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

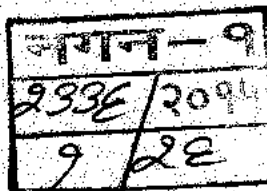
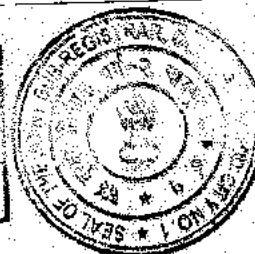


CHALLAN
MTR Form Number-6

GRN	MH000058297201516E	BARCODE			Date	06/04/2015-14:26:54		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Type of Payment Non-Judicial Customer Direct Payment Sale of Non Judicial Stamps IGR Rest of Maha					TAX ID (If Any)					
					PAN No. (If Applicable)					
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		J D Buildcon Pvt Ltd			
Location NAGPUR					Flat/Block No.		193			
Year 2015-2016 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		1654.2703 Sq Mtr		
0030046401: Sale of NonJudicial Stamp				6300000.00		Area/Locality		Ambazari		
						Town/City/District				
						PIN		4 4 0 0 1 0		
						Remarks (If Any) PAN2==PN=Vidyagauri A Khare-CA=				
						Amount In Sixty Three Lakh Rupees Only				
Total				6300000.00						
Payment Details DENA BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		REF No		02502982015040655191 3075493	
Cheque/DD No					Date		06/04/2015-14:33:19			
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Name of Branch					Scroll No. Date		Not Verified with Scroll			

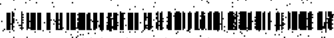
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Exhibit



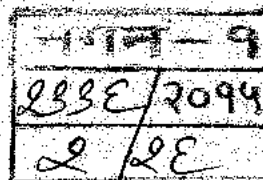


CHALLAN
MTR Form Number-6

GRN	MH090058402201516E	BARCODE			Date	06/04/2015-14:29:12		Form ID	25.2		
Department		Inspector General Of Registration			Payer Details						
Type of Payment		Non-Judicial Customer-Direct Payment			TAX ID (If Any)						
		Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)						
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1			Full Name		J D Buildcon Pvt Ltd				
Location		NAGPUR									
Year		2015-2016 One Time			Flat/Block No.		193				
Account Head Details		Amount In Rs.		Premises/Building							
0030046401 Sale of NonJudicial Stamp		2350000.00		Road/Street		1654,2703 Sq.Mtr					
				Area/Locality		Ambazari					
				Town/City/District							
				PIN		4	4	0	0	1	0
				Remarks (If Any)							
				PAN2=-PN=Vidyagauri A Khare-CA=							
Total		2350000.00		Amount In Words		Twenty Three Lakh Fifty Thousand Rupees Only					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN		REF No.		00040572015040636550		CK63651827			
Cheque/DD No				Date		06/04/2015-14:30:10					
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Name of Branch				Scroll No. Date		Not Verified with Scroll					

Mobile No. Not Available

Signature



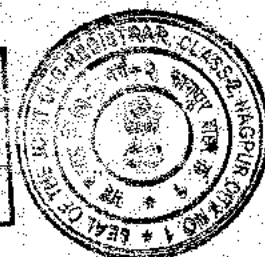
CHALLAN
MTR Form Number-6

GRN	MH000058575201516E	BARCODE			Date	06/04/2015-14:32:35		Form ID			
Department Inspector General Of Registration				Payer Details							
Type of Payment: Registration Fees Ordinary Collections IGR				TAX ID (If Any)							
				PAN No. (If Applicable)							
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		J D Buildcon Pvt Ltd					
Location NAGPUR				Flat/Block No.		193					
Account Head Details			Amount In Rs.	Premises/Building							
0030063301 Amount of Tax			30000.00	Road/Street		1654.2703 Sq Mtr					
				Area/Locality		Ambazari					
				Town/City/District							
				PIN		4	4	0	0	1	0
				Remarks (If Any)		PAN2==PN=Vidyagauri A Khare=CA=					
				Amount In:	Thirty Thousand Rupees Only						
Total			30000.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	REF No.	00040572015040637098			CK53652263		
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Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No: Not Available

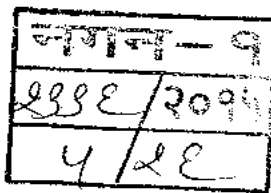
Shane

नगन-९
२३३६/२०१५
३/२६



नगन-१	
२३३६	२०१५
४	२६





AGREEMENT OF DEVELOPMENT AND PROMOTION

FOR RS. 17,30,00,000.00 ONLY

MARKET VALUE RS. 14,00,00,000.00 ONLY

Item No. 23,359/6 Page No. 600 Rate @ Rs. 56,100/- Per Sq. Mtr.

THIS AGREEMENT OF DEVELOPMENT AND PROMOTION is made on this 6th Day of APRIL, 2015 BETWEEN MRS. VIDYAGAURI W/o ANANT KHARE, Aged 69 Years, Occupation - Housewife, Resident of Plot No. 193, Shivaji Nagar, Nagpur-440010, Tahsil and District - NAGPUR (PAN ADNPK1712F), hereinafter called the OWNER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNER, as well as, her heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

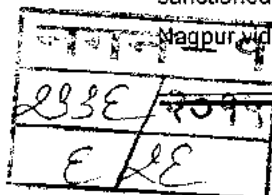
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(1) M/S. J. D. BUILDCON PRIVATE LIMITED (PAN AACCJ2285R), A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U70102MH2009PTC196038 Dated 24-9-2009 having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur and acting through its Directors (i) SHRI. MAHESH S/o SHARADRAO DANDE, Aged 45 Years, Occupation – Business, Resident of Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR (PAN ABMPD6924H); AND (ii) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 46 Years, Occupation - Business, Resident of 36, Tilaknagar, Nagpur-440010, Tahsil and District - NAGPUR (PAN ABLPJ1602R); AND (2) M/S. SHRIKA DEVELOPERS (P) LIMITED (PAN AAICS3429C), A Company duly Incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U-45200 MH2004 PTC 11-147235 Dated 30-6-2004, having its Registered Office at Bhojraj Lawns, Shraddhanandpeth, Nagpur and acting through its Director SHRI. BALAJI S/o LATE SHRI. PRAFULLA BUTY, Aged 45 Years, Occupation – Business, Resident of Shraddhanandpeth, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter both jointly called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANIES and its Directors, liquidators, administrators and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Nazul Plot No. 193 in Civil Station Expansion Scheme of the Nagpur Improvement Trust containing by admeasurement 17807 Sq. Ft. (OR 1654.2703 Sq. Mtrs.) (As per City Survey Records the area is 1649.9 Sq. Mtrs.), bearing City Survey No. 218 and Sheet No. 6 (Old No. (20)9/II) of Mouza – AMBAZARI, situate at Dharampeth Extension, Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ghanshyamsingh Gupta and Miss. Sushila Devi D/o Ghanshyamsingh Gupta, having been acquired the same by them jointly on Leasehold Rights from the Governor of Bombay for a term commencing from 7-12-1951 and ending on 31-3-1975 by an Indenture of Lease Dated 27-9-1957; AND

WHEREAS the said Shri. Ghanshyamsingh Gupta and Miss. Sushila Devi D/o Ghanshyamsingh Gupta lateron jointly transferred the aforesaid property by way of Sale to Dr. (Mrs.) Sumati W/o Yashwant Khare by a Sale Deed Dated 28-9-1958, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 522 on Pages 1 to 6 at Sr. No. 3963 on 20-10-1958; AND

WHEREAS the said Dr. (Mrs.) Sumati W/o Yashwant Khare lateron constructed a Residential House on the said Plot No. 193 covering a Built-up area of 431.51 Sq. Mtrs. bearing Corporation House No. 226, City Survey No. 218 and Sheet No. 6 (Old No. (20)9/II) of Mouza – AMBAZARI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/2693/3839 Dated 20-5-1959; AND



Contd.

WHEREAS during her life time the said Dr. (Mrs.) Sumati W/o Yashwant Khare executed her LAST WILL AND TESTAMENT on 9-5-1978 and thereby she had bequeathed the aforesaid entire property to her daughter-in-law Mrs. Vidyagauri W/o Anant Khare, the Owner hereinabovenamed, absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Dr. (Mrs.) Sumati W/o Yashwant Khare breathed her last on 25-1-1988 and consequent upon her death/demise her daughter-in-law Mrs. Vidyagauri W/o Anant Khare, the Owner hereinabovenamed, has now become an exclusive, absolute and full Owner of the aforesaid entire property in terms of the said Will Dated 9-5-1978. As a result therefore the Owner hereinabovenamed has now become an exclusive, absolutely and full Owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records; AND

WHEREAS on expiration of the Original term of Lease, the Collector, Nagpur lateron extended the same for a further term commencing from 1-4-1975 and ending on 31-3-2035 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of the Owner on 26-2-2006 vide Revenue Case No. 51/NAA-48/2005 of Mouza - AMBAZARI; AND

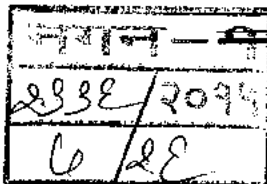
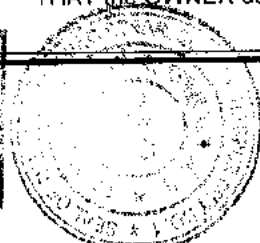
WHEREAS the Nagpur Municipal Corporation has acquired a Piece of land containing by admeasurement 87.81 Sq. Mtrs. out of the said Plot No. 193 for widening of Cement Road in IRPD Scheme vide Letter No. HMP/2001/IRDP/170 EECIRDP Dated 16-7-2002. As against the said acquired land the Owner is entitled to use and consume the FSI/TDR equivalent to the said area on the Building constructed on the said Plot of land; AND

WHEREAS the Owner has now decided to develop the aforesaid Plot No. 193 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owner 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 of the said property, the Owner after detailed negotiations has now 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 OWNER does hereby allow and permit the DEVELOPER and the



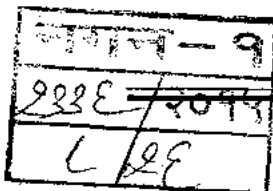
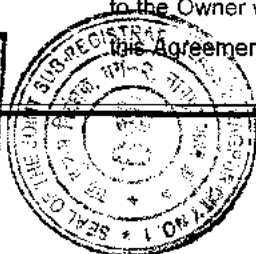
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DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Nazul Plot No. 193 containing by admeasurement 17807 Sq. Ft. (OR 1654.2703 Sq. Mtrs.) (As per City Survey Records the area is 1649.9 Sq. Mtrs.), alongwith the Conservancy Lane available to the said Plot of land, bearing Corporation House No. 226, City Survey No. 218 and Sheet No. 6 (Old No. (20)9/II) of Mouza – AMBAZARI, situate at Dharampeth Extension, Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 17,30,00,000/- (Rupees Seventeen Crore Thirty Lac) Only which the Developer has specifically agreed to pay to the Owner and to adjust in the following manner :-

MANNER OF PAYMENT :-

- | | |
|--------------------|--|
| Rs. 12,50,000.00 | (Rupees Twelve Lac Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 874680 Dated 30-3-2015 Drawn on Syndicate Bank, Law College Square Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owner |
| Rs. 12,50,000.00 | (Rupees Twelve Lac Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 000117 Dated 30-3-2015 Drawn on HDFC Bank Limited, Cement Road, Shankar Nagar Square Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owner. |
| Rs. 2,00,00,000.00 | (Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 3 Months from the date of Registration of this Agreement OR on commencement of work, whichever is earlier. |
| Rs. 2,00,00,000.00 | (Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 6 Months from the date of Registration of this Agreement. |
| Rs. 2,00,00,000.00 | (Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 9 Months from the date of Registration of this Agreement. |
| Rs. 2,00,00,000.00 | (Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 12 Months from the date of Registration of this Agreement. |



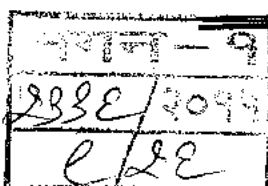
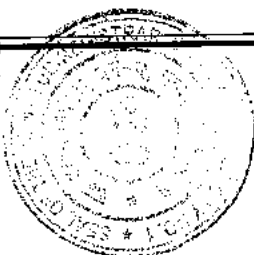
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Rs. 2,00,00,000.00	(Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 15 Months from the date of Registration of this Agreement.
Rs. 2,00,00,000.00	(Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 18 Months from the date of Registration of this Agreement.
Rs. 2,00,00,000.00	(Rupees Two Crore) Only agreed to be paid by the Developer to the Owner within 21 Months from the date of Registration of this Agreement.
Rs. 1,75,00,000.00	(Rupees One Crore Seventy Five Lac) Only agreed to be paid by the Developer to the Owner within 24 Months from the date of Registration of this Agreement.

Rs. 16,00,00,000.00 (TOTAL RUPEES SIXTEEN CRORE ONLY).

*THAT if the Developer fails or neglects to pay the aforesaid installments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 15% (FIFTEEN PERCENT) Per Annum to the Owner on the defaulted installments from the date of default till the date of actual payment thereof. However such grace period with interest shall not exceed more than 30 (THIRTY) days and such default(s) shall not exceed more than 2 (TWO) occasion during the period of the entire transaction.

*THAT the Developer has further specifically agreed to construct at its own costs 2 (TWO) Apartments on FIRST FLOOR of a Multistoreyed Building proposed to be constructed on the said Plot No. 193 each covering a Super Built-up area of about 3500 Sq. Ft. in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owner in duly finished and completed condition and ready for occupation strictly within 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the Apartments chosen to be retained by the Owner is fixed at Rs. 1,30,00,000/- (Rupees One Crore Thirty Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. It is specifically understood and agreed by the Owner that it shall be her sole liability and responsibility to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Apartments chosen to be retained by her. In the like manner the Owner shall separately pay the VAT and Service Tax as may be levied on the said Apartments chosen to be retained by her. However the Developer at its own cost and expenses



Contd.

shall install Electric and Water Meters in the said Apartments chosen to be retained by the Owner. The Developer has further specifically agreed to provide the allotted Covered Parking space for 4 Cars on the Ground Floor and the same shall be exclusively used by the Owner and her successors-in-title.

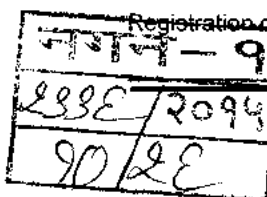
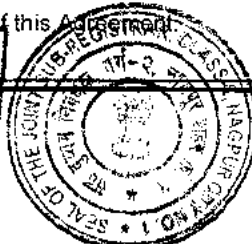
*THAT the Owner does hereby allow and permit the Developer to demolish the existing Structure standing on the said Plot of land exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

*THAT the Owner does hereby allow and permit the Developer to use and consume the Water and Electricity from the existing connections for carrying out building construction activities. However the Developer shall punctually pay the Departmental Bills for the actual units consumed by it and shall always indemnify the Owner against such payments.

THAT if the Developer fails or neglects to handover the actual physical possession of the said Apartments chosen to be retained by the Owner in duly completed and finished condition strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 1,00,000/- Only per month to the Owner towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartments to the Owner.

*THAT during the period of Building Construction activities the Developer has specifically agreed to provide an alternate accommodation to the Owner in the nearby vicinity. The Rent for such hired premises shall be borne and paid by the Developer. The Rent for such hired premises shall be paid Monthly/Quarterly to the Owner by the Developer. On delivery of the actual physical possession of the Apartments to the Owner as mentioned above, the liability of the Developer to pay such monthly rent shall cease automatically. In these circumstances it shall be obligatory on the part of the Owner to receive the possession of the Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owner that it shall be her sole liability and responsibility to pay the Electricity and water charges for the actual units consumed by her as per Departmental Bills for such hired premises. The Owner shall arrange for the shifting of her belongings from the existing Premises to the Rental Accommodation and the Developer shall pay Rs. 10,000/- Only to the Owner towards the transportation/shifting charges.

(3) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Nazul Rent/Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. levied on the property hereby agreed to be developed and payable by the Owner upto the date of



Contd.

(4) THAT the Owner further assures the Developer that the property hereby agreed to be developed is her separate property belonging to her alone having devolved the same upon her consequent upon the death of Late Dr. (Mrs.) Sumati W/o Yashwant Khare in terms of her Last Will Dated 9-5-1978 and that none except her has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

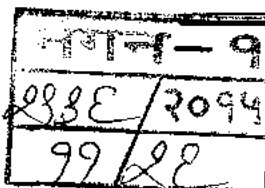
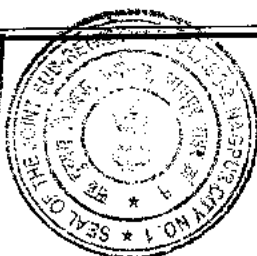
(5) THAT the Owner shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed.

(6) THAT the Developer on behalf of the Owner shall obtain a No Objection Certificate/Consent Letter from the Nazul Department and produce the same at the time of Registration of the Sale Deed(s). It is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to pay the unearned Income, if any, demanded/claimed by Nazul Department at any time in future regarding the instant transaction of sale.

(7) THAT the property hereby agreed to be developed/sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(8) THAT on receipt of the balance sale consideration and possession of the chosen Apartments from the Developer, the Owner shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(9) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owner does hereby agree to sign the Proposed/Revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation/Nazul Department for securing sanction to such plans. She also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the



Contd. 117-9

name of the Owner who in her turn agrees to return back to the Developer such sums as may be refunded to her by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation.

(10) THAT it is clearly understood and agreed by the Owner that she shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

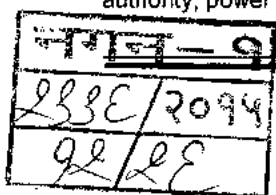
(11) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However the Owner shall have every right to enter into the said Premises and to inspect the construction and quality of materials to be used in the Apartments chosen to be retained by her.

(12) THAT the Owner does hereby allow and permit the Developer to display it's board at site on demolition of the existing structure standing on the said Plot of land.

(13) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartments chosen to be retained by the Owner) Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall she question the accountability thereof in any manner whatsoever.

(14) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give her replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(15) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the



Contd.

various Built-up spaces (excluding the Apartments chosen to be retained by the Owner) in the proposed building alongwith the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

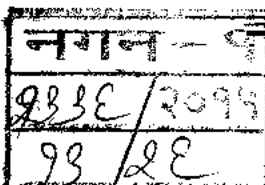
(16) THAT the Owner shall on receipt of the balance sale consideration and possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she shall also get the same duly registered in accordance with the law in force.

(17) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(18) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective buyers.

(19) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on her behalf and also to carry out and observe all the obligations on her part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to developed and this power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed for and on behalf of the Owner unless it confirms from Owner that she has already received the balance sale consideration and possession of the chosen Apartments from the Developer.

(20) THAT in case of Owner fails or neglects to fulfill and observe all or any of the obligations on her part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the



Contd. . .

Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers.

(21) THAT in the like manner if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owner shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owner against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development and Promotion. The Developer shall construct the proposed Multistoreyed Building strictly as per the Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and shall not deviate from the same. The Developer shall always indemnify the Owner against any claims, litigation both Civil and Criminal, Penalties, Damages etc., if any, arising out of the transaction of sale of Apartments between the Developer and the Prospective Buyers and for any deviation in the sanctioned plan.

(22) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is merely in the nature of a LICENSE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53 (A) of the Transfer of Property Act, 1882.

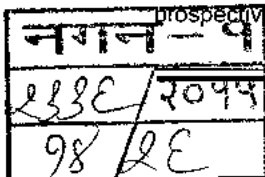
(23) THAT the Owner agrees to pay and discharge all her Income Tax, Wealth Tax, and Capital Gain Tax liabilities, if any, arising out of this transaction.

(24) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(25) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(26) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(27) THAT on Registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective Undivided proportionate share and interest in the said land in favour of each such individual prospective buyer in all relevant records.



(28) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connection and meters in the proposed building.

(29) THAT the Developer also agrees to pay Sales Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owner indemnified against the same.

(30) THAT if the F.S.I. in relation to the said Plot No. 193 is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(31) THAT the Owner shall not have any objection of any kind whatsoever for using and consuming the T.D.R. by the Developer on the proposed Multistoreyed Building over and above the permissible F.S.I. as on date.

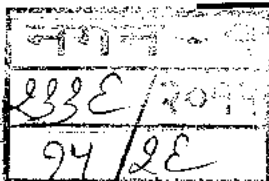
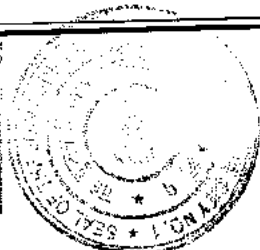
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nazul Plot No. 193 containing by admeasurement 17807 Sq. Ft. (OR 1654.2703 Sq. Mtrs.) (As per City Survey Records the area is 1649.9 Sq. Mtrs.), alongwith the Conservancy Lane available to the said Plot of land, bearing Corporation House No. 226, City Survey No. 218 and Sheet No. 6 (Old No. (20)9/II) of Mouza – AMBAZARI, situate at Dharampeth Extension, Shiyaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	CONSERVANCY LANE AND ROAD.
ON THE WEST	-	ROAD.
ON THE NORTH	-	PLOT NO. 192 AND CONSERVANCY LANE.
ON THE SOUTH	-	ROAD.

IN WITNESS WHEREOF the OWNER and the DEVELOPER
hereinabovenamed have hereto set their respective hands and signed this DEED OF

Contd. . .



AGREEMENT OF DEVELOPMENT AND PROMOTION at NAGPUR in presence of the
attesting witnesses signing as such on the day first above written.

Dealt by Ad A. S. Butay

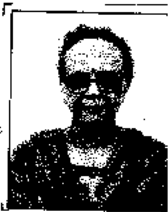
WITNESSES :



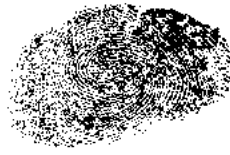
(1) A. Y. Khare



V. A. Khare
(MRS. VIDYAGAURI ANANT KHARE)
OWNER



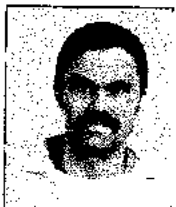
(2) Mahesh Sharadrao Dande 1)



FOR M/S. J. D. BUILDCON PRIVATE LIMITED

Mahesh Sharadrao Dande

(MAHESH SHARADRAO DANDE)



Sanjay Suresh Joshi

(SANJAY SURESH JOSHI)
Directors

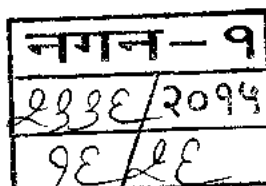
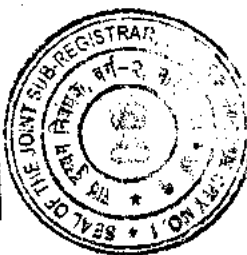


2)

FOR M/S. SHRIKA DEVELOPERS
PRIVATE LIMITED



Balaji Prafulla Buty
Director
DEVELOPER



मौजा :- कौठावाडी

2011, 44, 49

अनुशासन कक्षांक

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धर्म

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भूषहरणा

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शासनाकडे भरण्याच्या महसुलाचा वार
भाड्याच्या रक. या उपशील व ती
पुनरीश्रमास केव्हा पाव वळेल.

सुखदः प्रियः

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संख्या ३५३ (३५३)

1974-75-76

उद्देश

श्री. राजाजी जन्म गशवत १८८०

29/11/2011

इतर भार -

उत्तर :-

क्रमांक	व्यवस्था	नोदणी संख्या	नवीन धारक (धा) पट्टदार (र)	समाप्ति
क्र. 1800	श्रीमती सुभद्रा	24/1/55	श्रीमती विद्यागौरी	24-5-55
			अंगत रकर	1

● 重要事項

प्राप्तिक ११/३/०२

(संस्कृत)

1992 年 7 月 1 日

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नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

Stamp

(ही रसीद १.४.२०१४ पासून ३१.३.२०१५ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद बुक क्र. L-7

रसीद क्र. 000871

देयक क्र. 226

घर क्र. 226

वार्ड क्र. 43

इन्डेक्स क्र. 73001599

मोहल्याचे नांव SHIVAJI NAGAR

घर मालकाचे नांव Mr. Vinay Kumar Patil

वहिवाटदाराचे नांव

तारीख पासून 01-04-2014 ता. 31-03-2015 पावेतो

(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / कराचे नांव	Arrears / वकाया	Current / चालू	Remarks / शेरा
सामान्य कर (General Tax)		3963	140415
पाणी कर (Water Tax)		-	400000
मलजल कर (Sewerage Tax)		2170	"140400"
प्रकाश कर (Light Tax)		181	10010000
अग्नि सेवा कर (Fire S. Tax)		181	17-09-14
मलजल लाभ कर (Sewerage Bene. Tax)		-	
पाणी लाभ कर (Water Bene. Tax)		-	
पथ कर (Street Tax)		-	
नोटीस फी (Notice Fee)		-	
वॉरंट फी (Warrant Fee)		-	
किरकोळ (Misc)		-	
रा.स.शि.कर (Educn. cess.)		1085	
रोजगार हमी कर (E.G.S. cess.)		-	
मोठ्या निवासी इमारती वरील शासनाचा कर (Tax on Large Residential Properties)		-	
एकुण (Grand Total)	-	7580	7580/-

एकुण रक्कम अक्षरी रु. in words total Rs. Seven thousand five hundred

6580.00

दिनांक Date 18-09-14 201

वस [Signature] सही
Full Sig Official

नगन-९
२३३६/२०१५
१८/२६



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACKPK1689H

नाम /NAME
ANANT YESHWANT KHARE

पिता का नाम /FATHER'S NAME
YESHWANT KHARE

जन्म तिथि /DATE OF BIRTH
02-10-1946

हस्ताक्षर /SIGNATURE
A. Y. Khare

COMMISSIONER OF INCOME-TAX, VIDARBH

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPK1712F

नाम /NAME
VIDYAGAURI ANANT KHARE

पिता का नाम /FATHER'S NAME
RAJARAM MALEGAONKAR

जन्म तिथि /DATE OF BIRTH
18-10-1946

हस्ताक्षर /SIGNATURE
V. A. Khare

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 28080047549 DOV. 04-02-1981
Valid Till: 10-05-2019 (NT)

DLR 15-05-2009
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOV
MCWG 04-02-1981
LMV 28-01-1982

DOB: 11-05-1969 BG:

Name: BALAJI BUTY
S/D/W of: PRAFULLA BUTY
Add: SHRADDHANANDPETH,
SOUTH AMBAZARI RD,
NAGPUR.
PIN: 440022

Signature & ID of Issuing Authority: MH31 2808115

Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

J D BUILDCON PRIVATE LIMITED

24/09/2009
Permanent Account Number
AACCJ2285R

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABLPJ1602R

नाम /NAME
SANJAY SURESH JOSHI

पिता का नाम /FATHER'S NAME
SURESH JOSHI

जन्म तिथि /DATE OF BIRTH
26-11-1966

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME TAX, VIDARBH

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPD6924H

नाम /NAME
MAHESH SHARAD DANDE

पिता का नाम /FATHER'S NAME
SHARAD DANDE

जन्म तिथि /DATE OF BIRTH
02-10-1967

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME TAX, VIDARBH

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YKB6967045

मतदाता का नाम
Elector's Name
राजेश भालाजी गोखले
राजेश भालाजी गोखले

पिता का नाम
Father's Name
राजेश भालाजी गोखले
राजेश भालाजी गोखले

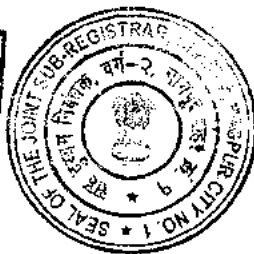
लिंग / Sex
पुरुष / MALE

जन्म तिथि /Date of Birth

नमूना-9
233E/2094
92/2E

SEAL OF THE ELECTION COMMISSION OF INDIA
NO. 1

नगन-१
२३३६/२०१५
२०/२६

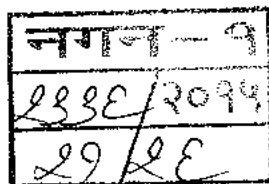




CHALLAN
MTR Form Number-6

DEFACED FOR RS:6300000.00										
GRN	MH00005923	2015-16	CIN CODE	11111111111111111111111111111111	AMOUNT	6300000.00	Date	06/04/2015-14:26:54	Form ID 25.2	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Sr.No.	Deface Number	(Amt.in words:Sixty Three Lakh Rupees Only)							
1	NJ000042127201516	6300000.00								
Sale of Non Judicial Stamps IGR Rest of Maha				TAX ID (If Any)						
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				PAN No. (If Applicable)						
Location NAGPUR				Full Name	J D Buildcon Pvt Ltd					
Year 2015-2016 One Time				Flat/Block No.	193					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401 Sale of NonJudicial Stamp			6300000.00	Road/Street	1654.2703 Sq Mtr					
				Area/Locality	Ambazari					
				Town/City/District						
				PIN	4	4	0	0	1	0
				Remarks (If Any)	PAN2==PN=Vidyagauri A Khare~CA=					
			Amount In	Sixty Three Lakh Rupees Only						
Total			6300000.00	Words						
Payment Details DENA BANK				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	02502982015040655191			3075493	
Cheque/DD No				Date	06/04/2015-14:33:19					
Name of Bank				Bank-Branch	DENA BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

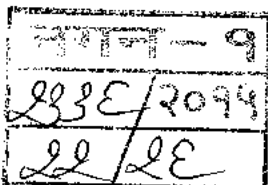
Mobile No. : Not Available



CHALLAN
MTR Form Number-6

GRN		MH00005678921536	ARCODE	DEFACED FOR RS:2350000.00		USER		FORM ID		25.2
Department		Inspector General Of Registration		AMOUNT		00/04/2015		Form ID		25.2
Type of Payment		Deface Number		2350000.00		Payer Details				
(Amt.in words)		Twenty Three Lakh Fifty Thousand Rupees Only								
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		J D Buildcon Pvt Ltd				
Location		NAGPUR		Flat/Block No.		193				
Year		2015-2016 One Time		Premises/Buidling						
Account Head Details		Amount In Rs.		Road/Street		1654.2703 Sq Mtr				
0030046401 Sale of NonJudicial Stamp		2350000.00		Area/Locality		Ambazari				
				Town/City/District						
				PIN		4 4 0 0 1 0				
				Remarks (If Any)		PAN2=-PN=Vidyagauri A Khare~CA=				
Total		2350000.00		Amount In Words		Twenty Three Lakh Fifty Thousand Rupees Only				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN		REF No.		00040572015040636950		CK63651827		
Cheque/DD No		Date		06/04/2015-14:30:10						
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll!						

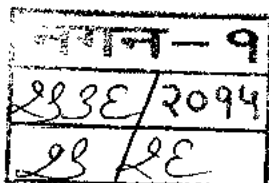
Mobile No. : Not Available



CHALLAN
MTR Form Number-6

GRN		MH00006887211536		FORM CODE		AMOUNT		00/04/2015		00/04/2015		06/04/2015-14:32:35		Form ID	
Department		Inspector		Number Of Registration		30000.00		Payer Details							
S.No.		Deface Number		0000042128201516				TAX ID (If Any)							
Type of Payment		Registration Fees						PAN No. (If Applicable)							
1		(Amt.in words:Thirty Thousand Rupees Only)						Full Name		J D Buildcon Pvt Ltd					
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1						Flat/Block No.		193					
Location		NAGPUR						Premises/Building							
Year		2015-2016 One Time						Road/Street		1654.2703 Sq Mir					
Account Head Details		Amount In Rs.						Area/Locality		Ambazari					
0030063301 Amount of Tax		30000.00						Town/City/District							
								PIN		4		4		0	
								Remarks (If Any)							
								PAN2~~PN=Vidyagauri A Khare~CA=							
								Amount In		Thirty Thousand Rupees Only					
Total		30000.00						Words							
Payment Details		STATE BANK OF INDIA						FOR USE IN RECEIVING BANK							
Cheque-DD Details								Bank CIN		REF No.		00040572015040637098		CK63652263	
Cheque/DD No								Date		06/04/2015-14:33:16					
Name of Bank								Bank-Branch		STATE BANK OF INDIA					
Name of Branch								Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available



264/2336

सोमवार, 06 एप्रिल 2015 5:19 म.नं.

दस्त गोपवारा माग-1

नगन1

दस्त क्रमांक: 2336/2015

दस्त क्रमांक: नगन1 /2336/2015

बाजार मूल्य: रु. 14,00,00,000/- मोबदला: रु. 17,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.86,50,000/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 2336 वर दि.06-04-2015

रोजी 5:11 म.नं. वा. हजर केला.

पावती:2395

पावती दिनांक: 06/04/2015

सादरकरणाचे नाव: मे.जे.डी. बिल्डकॉन प्रायव्हेट लिमिटेड
तर्फे संचालक श्री. महेश शरदराव दंडे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 30520.00

सह-दुय्यम निबंधक, वर्ग-२

नागपूर शहर क्र. ९

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्षा क्र. 1 06 / 04 / 2015 05 : 09 : 34 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 04 / 2015 05 : 12 : 19 PM ची वेळ: (फी)

सह-दुय्यम निबंधक, वर्ग-२, NGP1

नागपूर शहर क्र. ९





06/04/2015 5 22:13 PM

दस्त गोपवारा भाग-2

नगन1

24-28

दस्त क्रमांक:2336/2015

दस्त क्रमांक :नगन1/2336/2015

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे जे.डी. विल्डकॉन प्रायव्हेट लिमिटेड तर्फे संचालक श्री. महेश शरदराव दंडे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. राज नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AACCJ2285R	लिहून घेणार वय :-45 स्वाक्षरी:-		
2	नाव:मे जे.डी. विल्डकॉन प्रायव्हेट लिमिटेड तर्फे संचालक श्री. संजय सुरेश जोशी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट न 36, टिळक नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AACCJ2285R	लिहून घेणार वय :-46 स्वाक्षरी:-		
3	नाव:मे श्रीका डेव्हलपर्स प्रा.लि तर्फे संचालक श्री. बालाजी प्रफुल्ल बुटी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. श्रद्धानंदपेठ, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAICS3429C	लिहून घेणार वय :-45 स्वाक्षरी:-		
4	नाव:सी. विद्यागोरी अनंत खरे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट न 193, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ADNPK1712F	लिहून देणार वय :-68 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 04 / 2015 05 : 14 : 12 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनंत यशवंत खरे - - वय:68 पत्ता:शिवाजी नगर, नागपूर पिन कोड:440010		
2	नाव:दारजन भास्कर गायकवाड वय:48 पत्ता:रमा नगर, नागपूर पिन कोड:440027		

शिक्षा क्र.4 ची वेळ:06 / 04 / 2015 05 : 14 : 49 PM

शिक्षा क्र.5 ची वेळ:06 / 04 / 2015 05 : 15 : 06 PM नोंदणी क्र. 10/2015

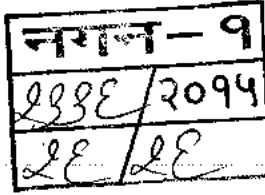
सह दुय्य निबंधक, वर्ग-२.

नागपूर शहर क्र. 9

EPayment Details.



1 MH000058575201516E
2 MH000058297201516E
3 MH000058402201516E



0000042128201516
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2336 /2015

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सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण...पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १,
दि...माहे...सन २०१५

