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Tuesday, July 05, 2016

3:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4904 दिनांक: 05/07/2016

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन4-3676-2016

दस्तऐवजाचा प्रकार : 65-बुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: साई दास बिल्डकॉन तर्फे अधिकृत सहि करणार श्री श्रीराम मनोहर केकरे --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 4000.00

पृष्ठांची संख्या: 200

एकूण: रु. 4100.00

DELIVERED

आपणास मूळ दस्त, थंबनेल मिटे सुद्धा देवाजे

3:50 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

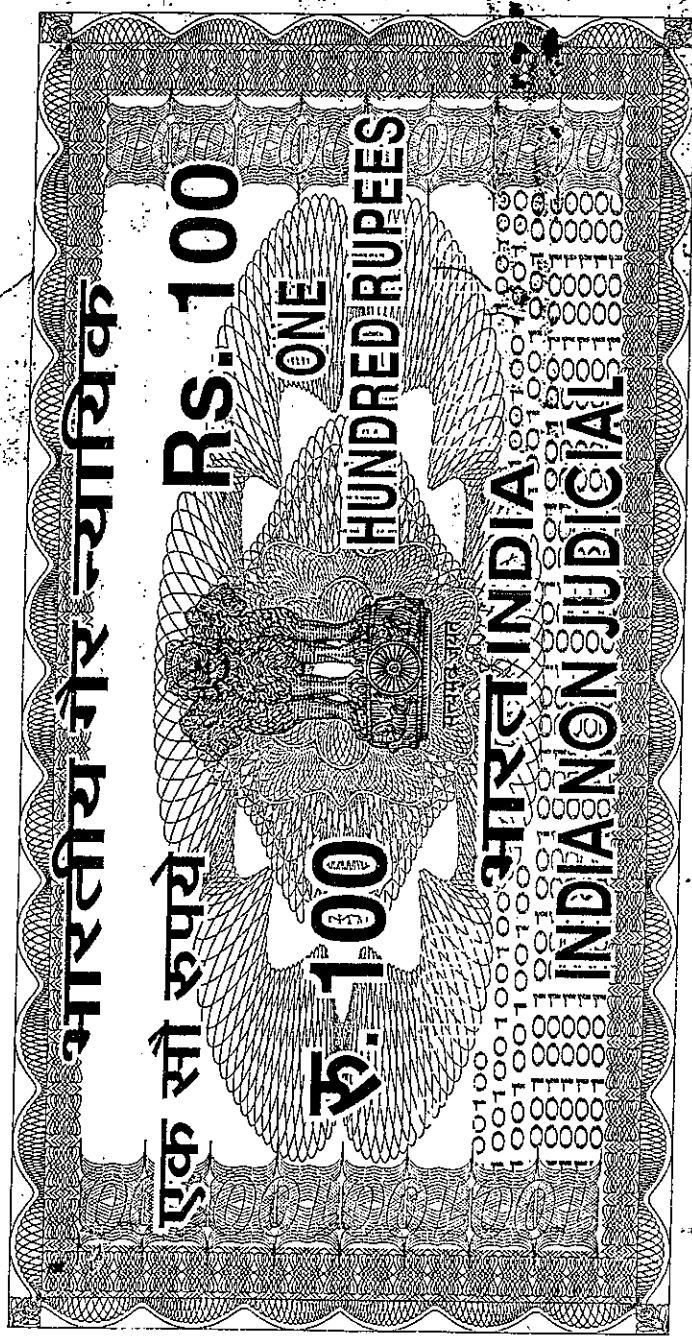
2) देयकाचा प्रकार: By Cash रक्कम: रु 4000/-

सह दुय्यक, नजंथक, NCR 42
नामपूर शहर क्र. 8

GA

[Signature]



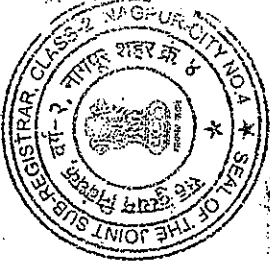


महाराष्ट्र MAHARASHTRA

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PV 656819

20 JUN 2016



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**DEED OF CORRECTION
TO
"AGREEMENT OF DEVELOPMENT"**

in respect of re-allotments of proposed Apartments to
the existing Apartment Owners
regarding Numbers & Floors of Apartments
in Mouza : **KHAMLA**, Nagpur, Tahsil & District : Nagpur.

Note: Agreement of Development is executed on 31/12/2014;
registered in The Office of Sub-Registrar-4, Nagpur on 09/01/2015
and Full Stamp Duty of Rs.18,46,500/- and Registration Fees of
Rs.30,000/- is paid thereon.

This DEED OF CORRECTION is made on this 2nd day of
July, 2016 at NAGPUR,

BY AND BETWEEN :

दिनांक

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

सुबोध एव. केनै

दशविंशतः कार्याभ्यां गणयन्

संविदां प्रविष्टं न्यायं

कारणासाठी - ११२२

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Correction Made

200-4 रोय / नारी

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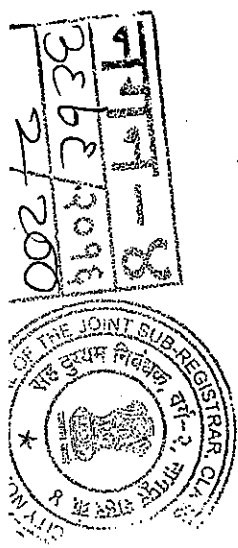
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Index - 27-26-2065

- १) मुद्रांक विखरी नौदवही अनु.क्रमांक
- २) दरसाचा प्रकार
- ३) दस्त नौदणी करणार आहेत का?
- ४) मिककरीचे ओडव्यात वर्णन-
- ५) मुद्रांक विकत घेणाऱ्याचे नाव व सही
- ६) हस्त असल्यास त्याचे नाव व सही
- ७) दुसऱ्या पक्षाकराचे नाव
- ८) मुद्रांक शुल्क रकम

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Gautier, J. J.
J. J. Gautier
J. J. Gautier
J. J. Gautier



M/s. SAI-VAS BUILDCON,
a Partnership Firm, having its Office at 4, M.I.G.,
Vasant Nagar, Nagpur-440022

acting through its Authorised Signatory
SHRI SHREERAM s/o MANOHAR KEKRE,

PAN : ACUPK 8961 C

Aged about 54 Years, Occupation – Business,
Resident of 4, Vasant Nagar, Nagpur, Tah. & Dist. NAGPUR,
hereinafter referred to as the **"THE DEVELOPER/PARTY No.1"**,
(which expression shall unless it be repugnant to the context or
meaning thereof always mean and include the said Firm and its
Partners, as well as its legal representatives, executors,
administrators, successors and assigns) of the **FIRST PART;**

AND

1. SMT.ASHA PANDURANG PATHRABE;

PAN BGGPP 4789 J :

Aged about 66 years, Occupation Housewife,,
r/o : Apartment No.1, Ground Floor; House No.3650

2. SHRI ABHIMANYU s/o MAROTRAO DHAGE

PAN AQYPD 7926 J;

Aged about 56 years, Occupation Agriculturist,
r/o : Apartment No.2, Ground Floor; House No.3650/A

3. SHRI RAMESH s/o KRISHNARAO MUNDE

PAN ADJPM 4727 C

Aged about 69 years, Occupation Retired,
r/o : Apartment No.3, Ground Floor; House No.3650/B

4. SHRI RAKESH s/o MURLIDHAR JAISWAL

PAN ADFPJ 7099 G

Aged about 42 years, Occupation Service,
r/o : Apartment No.4, Ground Floor; House No.3650/C

5. (i) SHRI DEEPAK s/o DURGAPRASAD MAHULE

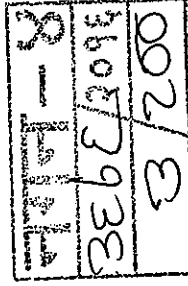
PAN ACGPM 0308 P

Aged about 44 years, Occupation Service,
AND

(ii) SHRI DURGAPRASAD s/o MANGALPRASAD
MAHULE

PAN ACJPM 6141 K

Aged about 70 years, Occupation Retired,
r/o : Apartment No.5, First Floor; House No.3650/D



Contd.

6. (i) MRS.SHEELA wd/o ELOI FERNANDEZ,
PAN ABJPF 6464B

Aged about 64 years, Occupation House-Hold,
(ii) MR. ELVIS S/O ELOI FERNANDEZ,
PAN ABJPF3819N

Aged about 33 years, Occupation Service,

Both : Legal Representatives of :

MR. ELOI s/o XAVIER FERNANDEZ expired on 18
Sept.2014

Both r/o : Apartment No.6, First Floor; House No.3650/E

7. (i) SHRI RAMDAS s/o SHAMRAO KUMBHARE
PAN ACQPK 6599 Q

Aged about 67 years, Occupation Service,

(ii) SMT.ASHA w/o RAMDAS KUMBHARE
PAN ACTPK 2844 F

Aged about 57 years, Occupation House-wife,
r/o : Apartment No.7, First Floor; House No.3650/F

8. a) SMT. SASMITA wd/o BABURAO NIKHAR,
PAN : AGJPN 9329 E

Aged about 69 years, Occupation House-Hold,

8. b) SHRI SWAPNIL s/o BABURAO NIKHAR,
PAN : ACZPN 7845 B

Aged about 38 years, Occupation Service,

8. c) SAU.ASHLESHA w/o MANISH KHODWE,
(Pre-Marital Name : Ku. Ashlesha d/o Baburao Nikhar),
PAN : ABNPN 4537 F

Aged about 44 years, Occupation : Service,
r/o : # E - 38/4, DRDO Township Phase-2,
Kaggadaspura, Po.C.V.Raman Nagar, Bangalore 560093

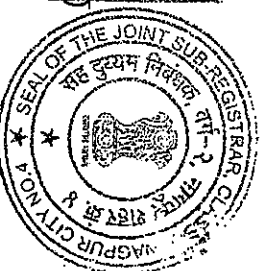
Nos.8(a) to 8(c) are the Legal Representatives of the Late
SHRI BABURAO s/o SOMAJI NIKHAR
who expired on 20/11/2015

All r/o : Apartment No.8, First Floor; House No.3650/G

9. SMT.LAKSHMI w/o PURUSHOTTAM PATHRABE
PAN AHCPP 6739 J

Aged about 59 years, Occupation Govt.Service,
r/o : Apartment No.9, Second Floor; House No.3650/H

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10. SHRI CHANDRAKANT s/o MANOHAR BURDE
PAN ABPPB 4646 R
Aged about 58 years, Occupation Govt. Service,
r/o : Apartment No.10, Second Floor; House No.3650/I

11. SHRI SANGRAM S/o DATTAKUMAR CHORE
PAN AFSPC 2325 M
Aged about 42 years, Occupation Service,
r/o : Apartment No.11, Second Floor; House No.3650/I

12. SAU. VIDYA w/o RAVINDRA KADU
PAN AAJPL 0173 A
Aged about 44 years, Occupation Service,
r/o : Apartment No.12, Second Floor; House No.3650/K,

All at "KOASTAL APARTMENTS" Plot No.4, Pande Layout,
Khamla, Nagpur, Tah. & Distt. : Nagpur;

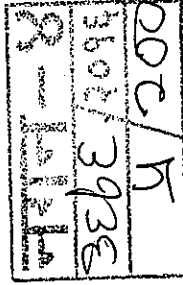
hereinafter referred to as "**THE LAND OWNERS/PARTY No.2**",
(which expression shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include its liquidators,
administrators, successors and assigns) of the Other Part; all acting
through their common Constituted Attorney; viz. **Shri Shreeram s/o
Manohar Kekre**, Aged about 54 Years, Occupation – Business, R/o :
4, Vasant Nagar, Nagpur, Tah. & Dist. NAGPUR, }

2. WHEREAS the Parties hereto have entered into and executed
an Agreement for Development which has been registered on
09/01/2015 at Serial No.171/2015, in the Office of Sub-Registrar,
Nagpur-4 (hereinafter called "the said Agreement");

3. AND WHEREAS in the said Agreement, certain typographical
mistakes and numberings of the newly allotted apartments to the
Constituents of the Party No.1 in the proposed Apartment Scheme
require to be changed, due to change in the Apartment Scheme while
the Building Plans of the proposed Apartment Scheme were
sanctioned by the Nagpur Municipal Corporation and it is necessary to
carry out the relevant corrections in the said Agreement and hence this
Deed of Correction is being executed and registered.

NOW THIS DEED OF CORRECTION
WITNESSETH AS UNDER :

4. That on Page No.6, Column No.12, the number of the
Apartment of Mrs.Vidya R.Kadu in words has been wrongly
typed/printed as "**(Second)**." It should be and is hereby corrected to be
"**(Twelve)**."



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5. That on Page No.13 of 24 in the said agreement of development the last two lines are as follows: "Further, the Developer alone shall be entitled to any increase/enhancement in the F.S.I./F.A.R., in future." By this deed of correction these lines shall be deemed to have been modified in the said agreement as "Further, the Developer alone shall be entitled to any increase/enhancement in the F.S.I./F.A.R., in future, only till obtaining the Occupation Certificate/Last Sale-Deed."

6. That in the last line of Page No.13 of the said Agreement it is mentioned "Residential Apartments on 1st to 7th Floors." It needs to be corrected & is hereby corrected as "Residential Apartments on 1st to 6th Floors," in view of the sanctioned Building Plan/Permit No.05/BP/KHAML/TP/NMC/32 dated 13/04/2016.

7. That in 4th line on Page No.14 in para 31, wordings "remaining floors viz. 1st, 5th, 6th & 7th Floors" should be and are hereby corrected to "remaining floors viz. 1st, 5th & 6th Floors"

8. That on Page No.21, of the Agreement of Development, in the Chart, the number of the Apartment of Shri Rakesh Murlidhar Jaiswal, is shown as Apartment No.B-1. It is hereby corrected and changed to Apartment No.104 (One Zero Four).

9. That on Page No.21, in "Annexure-D" the list of Allotment of New Apartments to the Constituents of the Party No.1 is given as follows :

SR. NO.	NAME OF ALLOTTEE	Floor	Area Approx Sq.M	Newly allotted Apt. No.
1.	Smt.Asha Pandurang Patirabe	2 nd	123.13	B-4
2.	Shri Abhimanyu Marotrao Dhage	2 nd	123.13	B-3
3.	Shri Ramesh Krishnarao Munde	2 nd	123.13	B-2
4.	Shri Rakesh Murlidhar Jaiswal	2 nd	123.13	B-1
5.	Shri Deepak Durgaprasad Mahule Shri Durgaprasad Mangalprasad Mahule	3 rd	123.13	C-4
6.	Mrs. Sheela wd/o Elloi Fernandez and Mr. Elvis s/o Elloi Fernandez	3 rd	123.13	C-3
7.	Randdas Shamrao Kumbhare Smt.Asha Randdas Kumbhare	3 rd	123.13	C-2
8.	Shri Baburao Somaji Nikhar	3 rd	123.13	C-1

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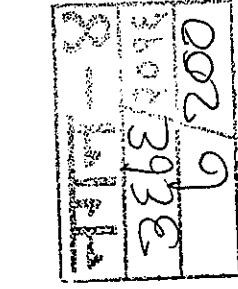
9.	Smt.Lakshmi Purushottam Pathrabe	4 th	123.13	D-4
10.	Shri Chandrakant Manohar Burde	4 th	123.13	D-3
11.	Shri Sangram Dattakumar Chaure	4 th	123.13	D-2
12.	Sau.Vidya Ravindra Kadu	4 th	123.13	D-1

That in view of the sanctioned Building Plan the allotments and numberings of the newly allotted Apartment Numbers, Floors, and Areas need to be corrected are hereby corrected as under :

SR. NO.	NAME OF ALLOTTEE	Floor	Area Approx Sq.M	Newly allotted Apartment No.
1.	Smt.Asha Pandurang Pathrabe	2 nd	124.754	201
2.	Shri Abhimanyu Marotrao Dhage	2 nd	124.754	202
3.	Shri Ramesh Krishnarao Munde	2 nd	124.754	203
4.	Shri Rakesh Murlidhar Jaiswal	1 st	117.494	104
5.	Shri Deepak Durgaprasad Mahule Shri Durgaprasad Mangalprasad Mahule	3 rd	124.754	301
6.	Mrs. Sheela wd/o Eloi Fernandez and Mr. Elvis s/o Eloi Fernandez Both Legal Representatives of Late Mr. Eloi s/o Xavier Fernandez	3 rd	124.754	302
7.	Ramdas Shamrao Kumbhare Smt.Asha Ramdas Kumbhare	3 rd	124.754	303
8.	Smt. Sasmita wd/o Baburao Nikhar Shri Swapnil s/o Baburao Nikhar, Sau.Ashlesha w/o Manish Khodwe, All Legal Representatives of Late Shri Baburao Somaji Nikhar	3 rd	124.754	304
9.	Smt.Lakshmi Purushottam Pathrabe	4 th	124.754	401
10.	Shri Chandrakant Manohar Burde	4 th	124.754	402
11.	Shri Sangram Dattakumar Chaure	4 th	124.754	403
12.	Sau.Vidya Ravindra Kadu	4 th	124.754	404

10. That in the said Agreement the abovesaid information or data should be and shall be treated/deemed to have been mentioned in the Schedule of Property in the said Agreement on respective pages in respective places.

11. That the above Correct informations of the said Property shall be deemed to have been incorporated and annexed in the said Agreement. All the other terms, conditions and covenants contained in

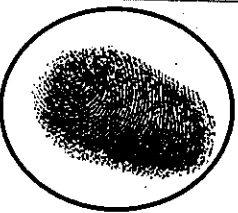
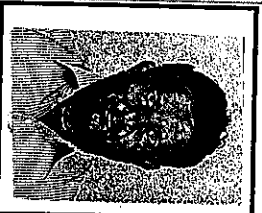
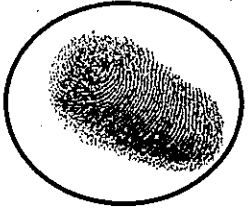
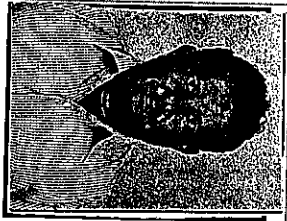


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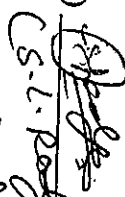
the said Agreement of Development shall remain the same and are not hereby changed & the same shall continue to be binding on the parties hereto, with full force and effect.

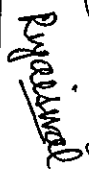
12. That the phrases used in this Deed, viz. "the Party No.1 " and "the Party No.2" shall, besides themselves, always mean & include their heirs, Legal Representatives, assigns, successors, agents, and servants & all persons claiming through/under them respectively & the contents of this Deed of Correction shall be equally binding on them also, unless repugnant to the context or meaning hereof.

IN WITNESS WHEREOF the Parties hereinabovenamed have hereto set their respective hands and have signed this DEED of CORRECTION at NAGPUR in presence of the attesting witness signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) M/s. SAK-VAS BUILDCON through Authorized Signatory Shri Shreeram Manohar Kekre THE PARTY No.1
02			2) Shri Shreeram Manohar Kekre, The Constituted Attorney For and on Behalf of the Constituents of THE PARTY No.2.

WITNESSES :

(1) 
(S.L. Patil)

(2) 
Rajeshwar

Drafted by P.V.Kulkarni, Adv., "Adarsha" Khare Town, Dharampeth, Nagpur : Ph.2524449 // Mob : 9373126488
At the instance of and as instructed by the parties : Code : emy documents/cor.deeds/Sat-Vas Kosastai Dev.Agr. cor.

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