...शाखा ...अकोला...
डी.डी. वि आदेश क्र...10450/2...
दि 6.12.10.... द्वारे नोंदणी
फी रु ..30000/-.. सवलतीच्या
पोटीन राहून जमा केलेली आहे.

-: प्रमाणपत्र :-
प्रमाणित करण्यात येते की, सरिता-३ चे Valuation Module नुसार परिगणना केल्यानंतर आलेले बाजारमूल्य रु...9,E6,64,000/- एवढे आहे.

6/12/10
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.४.

...the Akola Urban Co-Operative Bank Ltd., Akola Branch
Sitabuldi, Nagpur, Sagar Tower, Panditmalviya Road, Nagpur.
D-5/STP/(V)/C.R.1013/07/04/2268-71

भारत 29542 160897 Special Adhesive महाराष्ट्र DEC 06 2010 15:14
Rs.0990000/-PB5085
INDIA STAMP DUTY MAHARASHTRA

S.A. CHAKRANARAYAN
Auth. Sign.

Serial Register at No 29542 Date 06/12/10
Name & Add. of Purchaser Nivrutti Sangram S. Adhawale Sangmner - IDA Infrastructure
By whom Sangam Mohan
Rs 990000/- Nine Lacs Ninety Thousand Only
Vendor-T.A. akole Urban Co.Op. Bank Ltd. Sitabuldi Br. Nagpur
Authorization No -D-5/STP/(V)/C.R. 1013/07/04/2268-71 dt. 25-11-04

AGREEMENT OF DEVELOPMENT & SALE

MARKET VALUE Rs. 1,67,58,000/-

VALUED AT Rs. 1,80,00,000/-

Stamp Duty of Rs. 9,90,000/- (Rupees Nine Lacks Ninety Thousand Only)

Vide R.R. City Survey Sheet No. 336/21 & 301/1

Mouza - Sonegaon, City Survey No. 44,

Item No. 28.415/3D1 **Page No.** _____.

This **AGREEMENT OF DEVELOPMENT** is made on this 6th day of Dec., 2010

BETWEEN

M/s Sangamner Loni Infrastructure (P) Ltd. Through its Managing Director **Mr. Mohammad Israil S/o Haji Mohammad Hanif** Aged about **56** years, Occupation - **Business**, R/o. **604/2, Byramji Town, Nagpur** hereinafter called & referred to as the **"LAND OWNERS/PARTY NO. 1"** which expression shall unless repugnant to the context or meaning threrof always mean and include the said Land Owner/Party No. 1 as well as their legal heirs, legal representative, executors, administrators and assigns of the **FIRST PART:**

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४९३९ / २०१०
9 / 9

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 2

IN FAVOUR OF

M/s I D A INFRASTRUCTURES, NAGPUR a Partnership Firm through its Partner **Mr. Nirmalkumar Shankarrao Athawale** Aged about **50** years, Occupation :- **Business**, R/o. **206/8, G.P.O. Square, Palm Road, Civil Lines, Nagpur** hereinafter called and referred to as the "**DEVELOPER/PARTY NO. 2**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Land Owner/Party No. 1 as well as their legal heirs, legal representative, executors, administrators and assigns of the **SECOND PART**:

WHEREAS the Land Owners are the absolute owners and in possession of ALL THAT piece & parcel of land bearing Corporation House No. **3880** contained by admeasurements **1862.00** sq. Mtrs. Being a portion of entire land bearing Khasara No. **25/1**, Patwari Halka No. **44**, of Mouza - **Sonegaon**, Ward No. **75**, Sheet No. **(336/21-II old) & 301 New**, City Survey No. **44**, situated at **front of Sonegaon Lake** within the limits of Nagpur Municipal Corporation/Nagpur Improvement Trust, Nagpur Tah., District - Nagpur & more particularly described in the Schedule hereunder written, having purchased the same by virtue of Sale Deed bearing Sr. No. **953/2008**, dated **18/02/2008** duly executed in the office of the Sub-registrar, Nagpur; AND

WHEREAS, the Owners have mutated their names as absolute and exclusive owners in the Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur, City Survey and all other relevant Govt. & Semi-Government records and the property is laying under their physical possession till today; AND

WHEREAS the Developer has approached the Owners & has requested the Owners to carry on the Development of Said property as per the plans that may be sanctioned by the concern authorities; AND

WHEREAS the said property has a great potential being located in and adjacent to the City however, due to peculiar problems, owners are not in a position to derive any profit by exploiting themselves; AND

WHEREAS the Developers has decided to Develop the said property into Residential-cum-Commercial estate by constructing a Multistoried Building on the said plot of land after sanctioning the Building Plan from NMC/NIT or concerned authorities: AND

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JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY, NO. 2