

Receipt (pavli)

267/6445	पावती	Original/Duplicate
Monday, July 04, 2022		नोंदणी क्र.: 39म
1:20 PM		Regn.: 39M

पावती क्र.: 9751 दिनांक: 04/07/2022

गावाचे नाव: खामुला

दस्तावेजाचा अनुक्रमांक: नगन4-6445-2022

दस्तावेजाचा प्रकार : विकसनकारनामा

मादर करणाऱ्याचे नाव: मेसर्स देव असोसिएट्स तर्फे प्रो. प्रा. श्री देवव्रत जैस्वाल . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

गुण्यांची संख्या: 118

एकूण:

रु. 32320.00

DELIVERED

आपणाम मूळ दस्त ,थंचनेल प्रिंट,मूची-७ अंदाजे

1:39 PM ह्या वेळेस मिळेल.

 NGP4

साह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

वाजार मूल्य: रु.64180500 /-

मोबदला रु.0/-

भरणेले मुद्रांक शुल्क : रु. 3209025/-

1) देयकाचा प्रकार: DHC रकम: रु.320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407202203390 दिनांक: 04/07/2022

वर्कचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

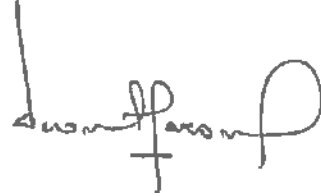
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407202203308 दिनांक: 04/07/2022

वर्कचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004442390202223E दिनांक: 04/07/2022

वर्कचे नाव व पत्ता:



गगन-४	
६४५	२०२२
२	११६



Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.
(ADJ)

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Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 74/2022
Date 19/5/2022

Received From Shri/Smt./M/s. DEV ASSOCIATES
Residing at NAGPUR

Market Value Rs. 6,41,80,500/-

Stamps duty of Rs. 32,09,025/- in words Rs. Thirty two lakh Nine thousand twenty five only.

Paid vide e-Challan No. MH.0042745872022 Date 11/7/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 32,09,025/- in words Rs. Thirty two lakh Nine thousand -
twenty five only) with which instrument is chargeable
has been paid as per Article 5(8-4) of Schedule-I.

This certificate is subject to the provision of Section
53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date 1.7.22

Collector of Stamps
Nagpur City

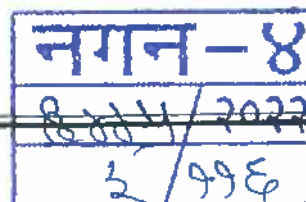
ह आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये अस्तित्वा
नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर



AGREEMENT FOR RE-DEVELOPMENT

THIS REDEVELOPMENT AGREEMENT is made and executed at NAGPUR on
this 04th day of JULY, 2022 BETWEEN :



(1) SMT. SHUBHA W/o RAVINDRA KUMAR KANFADE, Aged 65 Years, Occupation – Retired, PAN AMGPK6326B & AADHAR UID 3756 1844 3071, Resident of Apartment No. A-1, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(2) SHRI. KUPPUSWAMY SHIVA RAMAN, Aged 67 Years, Occupation – Retired, PAN AAWPR2231A & AADHAR UID 6691 1285 7017, Resident of Apartment No. A-2, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(3) SHRI. MOHAN S/o ANANT KELKAR, Aged 61 Years, Occupation – Retired, PAN AGWPK0357L & AADHAR UID 9017 8103 5479, Resident of Apartment No. A-3, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(4-A) SHRI. PRAVIN S/O PRABHAKARRAO PANDE, Aged about 55 Years, Occupation – Service, PAN AFVPP9603G & AADHAR UID 4268 4304 2229 Resident of Apartment No. A-4, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

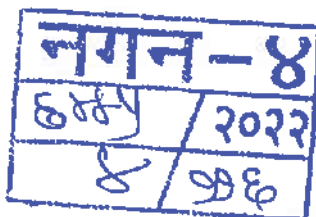
(4-B) MRS. SAVITA W/o SANJAY BRAMHE, Aged about 48 Years, Occupation – Housewife, PAN GLIPB9586B & AADHAR UID 578694639251 Resident of Apartment No. A-4, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(5) SHRI. PRAKASH S/o LAXMIKANT PANDE, Aged 71 Years, Occupation – Retired, PAN ABKPP3656N & AADHAR UID 4757 8080 0187, Resident of Apartment No. A-5, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(6) SMT. SUREKHA W/o SURESH DHAWALE, Aged 68 Years, Occupation – Retired, PAN ABHPD7707R & AADHAR UID 2572 3840 5788, Resident of Apartment No. A-6, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(7) MISS. SANDHYA D/o PRABHAKAR BHALERAO, Aged 70 Years, Occupation – Retired, PAN ABBPB0768J & AADHAR UID 6345 3201 5368, Resident of Apartment No. A-7, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

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(8) SHRI. PREMRAJ S/o PULLAIYA BODALKAR, Aged 72 Years, Occupation – Retired, PAN ABBPB0763D & AADHAR UID 6852 4379 5205, Resident of Apartment No. A-8, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(9-A) SHRI. GOPALKRISHNAN SUBRAMANIAM IYER, Aged 57 Years, Occupation – Service, PAN AAIP16567J & AADHAR UID 7616 3838 0698;

(9-B) MRS. SUJATA W/o SUBRAMANIAM IYER, Aged 54 Years, Occupation – Housewife, AADHAR UID 8962 2557 7282, Both Residents of Apartment No. A-9, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(10-A) SHRI. R. KRISHNAN S/o LATE SHRI. A.K. RAMAIYER, Aged 73 Years, Occupation – Retired, PAN AAWPR5154Q & AADHAR UID 9121 0554 9325.

(10-B) MRS. KAMALA W/o R. KRISHNAN, Aged 65 Years, Occupation – Retired, PAN ACSPK0461H & AADHAR UID 8418 2393 8517, Both Residents of Apartment No. A-10, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(11-A) SHRI. SANTOSH S/o MADHAOVRAO JOSHI, Aged 73 Years, Occupation – Retired, PAN ABFPJ1612B & AADHAR UID 2010 2620 9960, Resident of Apartment No. B-2, First Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

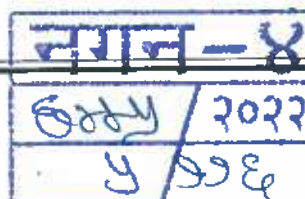
(11-B) MRS. MEENA W/o PRADEEP KHANDEKAR (Nee MISS. MEENA D/o MADHAORAO JOSHI), Aged 62 Years, Occupation – Retired, PAN AIGPK8924R & AADHAR UID 3465 8207 3190, Resident of Plot No.44, Sundarban Layout, Narendra Nagar, Nagpur 440015, Tahsil and District – NAGPUR, acting through her Constituted Attorney SHRI. SANTOSH S/o MADHAOVRAO JOSHI.

(11-C) SHRI. KAUSTUBH S/o ANIL SADHU, Aged 37 Years, Occupation – Service, PAN CLUPS2190C & AADHAR UID 7274 6729 6719, Resident of Plot No. 54, Income Tax Colony, Pratap Nagar, Nagpur-440022, Tahsil and District – NAGPUR;

(12-A) SHRI. PRABHAJAN S/o DATTATRAYA DESHMUKH, Aged 63 Years, Occupation – Retired, PAN ABAPD6200A & AADHAR UID 2014 2315 7233;

(12-B) SHRI. RAVINDRA S/o DATTATRAYA DESHMUKH, Aged 73 Years, Occupation – Retired, PAN ABPPD3085J & AADHAR UID 9839 5119 1027, Both Residents of Apartment No. A-11, Third Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(13) SHRI. YASHWANT S/o MADHUSUDAN JOSHI, Aged 51 Years, Occupation – Service, PAN ABFPJ8016M & AADHAR UID 4489 0919 4029, Resident of Apartment



No. A-12, Second Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(14-A) SHRI. YASHWANT S/o MADHUSUDAN JOSHI, Aged 51 Years, Occupation – Service, PAN ABFPJ8016M & AADHAR UID 4489 0919 4029;

(14-B) MRS. MEDHA W/o YASHWANT JOSHI, Aged 52 Years, Occupation – Housewife, PAN AHGPJ6989E & AADHAR UID 4674 0851 4348, Resident of Apartment No. A-13, Second Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(15) SHRI. V. DHARMARAJAN VENKATARAMAN IYER, Aged 83 Years, Occupation – Retired, PAN AAIP1415P & AADHAR UID 3392 5779 7950, Resident of Apartment No. A-14, Second Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(16) MRS. PRAJKTA W/o PRAVIN TUMBDE, Aged 41 Years, Occupation – Housewife, PAN AKMPT6225C & AADHAR UID 9421 9942 8064, Resident of Apartment No. A-15, Second Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(17-A) SHRI. RANVIRSINGH CHOUHAN, Aged 82 Years, Occupation – Retired, PAN ABYPC4482H & AADHAR UID 6981 4270 8072;

(17-B) MRS. PRACHI W/o VIKAS SINGH BAYAS (NEE MISS. PRACHI D/o RANVIR SINGH CHOUHAN) Aged 49 Years, Occupation – Service, PAN ACQPB7473D & AADHAR UID 5966 4542 3100;

(17-C) MISS. SHRUTI D/o RANVIRSINGH CHOUHAN Aged 47 Years, Occupation – Service, PAN BOTPS5229H & AADHAR UID 5598 8665 8358;

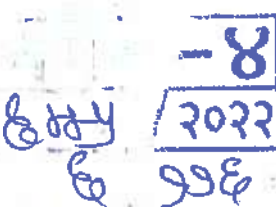
All Residents of Apartment No. B-1, Ground Floor, "Hemanand Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(18-A) SMT. ARCHANA Wd/o LATE SHRI. AJIT PANDE, Aged 67 Years, Occupation – Retired, PAN AXYP4352M & AADHAR UID 2634 6247 9286;

(18-B) MISS. ANAGHA D/o LATE SHRI. AJIT PANDE, Aged 37 Years, Occupation – Service, PAN AXYP4353L & AADHAR UID 9779 7985 1607, Both Residents of Apartment No. B-3, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

hereinafter all jointly called "THE OWNERS", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "OWNERS", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

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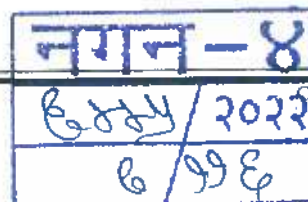
AND

M/s. DEV ASSOCIATES, (PAN AUBPJ1502D) A Proprietorship Firm, having its Office at Plot No. 53, MADHAV NAGAR, Nagpur and acting through its Proprietor **Mr. DEOVRAT JAISWAL**, Aged about 26 Years, Occupation – Business, (Income Tax Permanent Account No. AUBPJ1502D & Aadhar Unique Identity No 654642050185) Resident of 30, Ravindra Nagar, Nagpur-440 022, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PROPRIETORY CONCERN** and its **PROPRIETOR**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS out of the aforesaid Multistoreyed Building the Owner Nos. 1 to 18 are own and possess 1 (One) Apartment each in the said existing Multistoreyed Building known and styled as "HEMANAND APARTMENTS"; AND

WHEREAS ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Jalaubai Fulsingh Thakur, being her separate property, having purchased the same by her from Shri. Ganpatrao Pande, by a Sale Deed in the year of 1938, which is duly Registered at



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the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. 2145 on even date; AND

WHEREAS the aforesaid Smt. Jalaubai Fulsingh Thakur lateron transferred the aforesaid property by way of Sale to Shri. Nandkishore Mahadeoprasad Chourasiya, by a Sale Deed Dated 06-03-1943, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 319 on even date; AND

WHEREAS the aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya lateron decided to develop the said Plot Nos. 1 and 2 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein. And accordingly by an Agreement Dated 02-01-1986, he has entrusted the entire work of Development of the said Plot Nos. 1 and 2 to the M/s Rachayita Builders, a Partnership Firm, having its Office at Dharampeth, Nagpur upon several terms and conditions contained therein; AND;

WHEREAS by the same Agreement, the said Shri. Nandkishore Mahadeoprasad Chourasiya has further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said plot of land in favour of each such individual buyer as may be nominated by the M/s Rachayita Builders; AND

WHEREAS in pursuance of the said agreement the M/s Rachayita Builders has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot Nos. 1 and 2 and known and styled as "HEMANAND APARTMENTS" and the same is duly sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/1048/16267 Dated 01-10-1986; AND

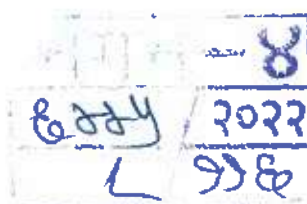
WHEREAS on completion of the said Multistoreyed Building standing, the then the aforesaid Society transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds; AND

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner :-

(1) APARTMENT NO. A-1 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla

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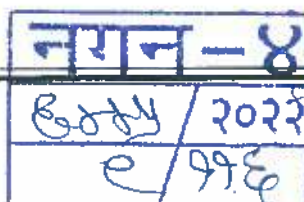
Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-1 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/M, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Shubha Ravindra Kanfode, the Owner No. 1 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 170 to 179 at Sr. No. 3323(P) on 15-06-1987.

(2) APARTMENT NO. A-2 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-2 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3647, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Kuppuswajy Shiva Raman, the Owner No. 2 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 at Sr. No. 3312 (P) on 15-06-1987.

(3) APARTMENT NO. B-1 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1583 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-1 covering a Built-up area of 54.98 Sq. Mtrs. (OR 591.68 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/A, City Survey No. 2098/1 Sheet



No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Dilip Ramdas Ughade, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Addl. Book No. 1, at Sr. No. 2396 (P) on even date.

The aforesaid Shri. Dilip Ramdas Ughade lateron transferred the aforesaid property by way of Sale to Smt. Meera Ranvir Singh Chouhan, by a Sale Deed Dated 11-10-1991, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 3 on Pages 87 to 98 at Sr. No. 106 (P) on even date.

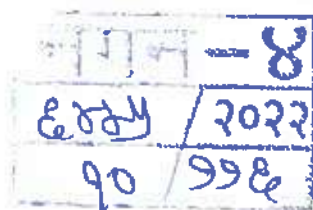
The aforesaid Smt. Meera Ranvir Singh Chouhan left for heavenly abode on 14-04-2021 leaving behind her husband Shri. Ranvir Singh Chouhan and 2 daughters namely Mrs. Prachi W/o Vikas Singh Bayas and Miss. Shruti Ranvir Singh Chouhan, the Owner Nos. 3-A to 3-C named hereinabove, as her only legal heirs, who inherited the said entire property by way of intestate succession.

(4) APARTMENT NO. A-3 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-3 covering a Built-up area of 72.61 Sq. Mtrs. (OR 781.61 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Rajan Anant Kelkar and Shri. Mohan Anant Kelkar jointly, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 50 to 59 at Sr. No. 3317(P) on 15-06-1987.

The aforesaid Shri. Rajan Anant Kelkar lateron gifted his 50 Percent share and interest in the aforesaid property by way of gift to his brother shri. Mohan Anant Kelkar, the Owner No. 4 named hereinabove, by a Gift Deed Dated 09-08-2002, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2978 on even date.

Contd.



(5) APARTMENT NO. A-4 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-4 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. G. S. Ramsubramanian, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Addl. Book No. 1, at Sr. No. 2396(P) on even date.

The aforesaid Shri. G. S. Ramsubramanian lateron transferred the aforesaid property by way of Sale to Shri. Prabhakar Pande, by a Sale Deed Dated 21-12-1990, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1884 on Pages 01 to 12 at Sr. No. 15649 (P) on even date.

The aforesaid Shri. Prabhakar Pande left for heavenly abode on 12-12-1993 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Durga, 2 sons namely (1) Shri. Girish Prabhakar Pande and (2) Shri. Prakash Prabhakar Pande, and married Daughter Mrs Savita Sanjay Bramhe, as his only legal heirs, who inherited the said entire property by way of intestate succession.

WHEREAS the aforesaid (1) Mrs. Durga Prabhakar Pande (2) Pravin Prabhakar Pande, (3) Mrs. Savita Sanjay Bramhe lateron relinquished their share in favour of Shri. Girish Prabhakar Pande, by a Relinquishment Deed dated 18-02-2012 which is duly Registered at the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Sr. No. 824 on even date.

The aforesaid Shri. Girish Prabhakar Pande (unmarried) (predeceased Mother Mrs. Durga Prabhakar Pande on 14-09-2016 left for heavenly abode on 25-03-2021 leaving behind his brother namely Shri. Prakash Prabhakar Pande and Sister Mrs. Savita Sanjay Bramhe, as his only legal heirs, who inherited the said property by way of intestate succession.

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99	998



(6) APARTMENT NO. A-5 ON GROUND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, TOGETHERWITH the Apartment No. A-5 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/O, City Survey No. 2098/1 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Shri. Parag Shrikrishna Naphade, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur.

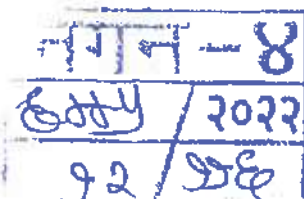
The aforesaid Shri. Parag Shrikrishna Naphade lateron transferred the aforesaid property by way of Sale to Shri. Prakash Laxmikant Pande, the Owner No. 6 named hereinabove, by a Sale Deed Dated 23-07-1987, which is duly Registered at the Office of the which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 933 on Pages 26 to 36 at Sr. No. 3949 (P) on 23-07-1987.

(7) APARTMENT NO. A-6 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, TOGETHERWITH the Apartment No. A-6 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/C, City Survey No. 2098/1 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to MRS. Surekha W/o Suresh Dhawale, the Owner No. 7 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 40 to 49 at Sr. No. 3310(P) on 15-06-1987.



Contd.



(8) APARTMENT NO. A-7 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-7 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/D, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Miss. Sandhya D/o Prabhakar Bhalerao, the Owner No. 8 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 120 to 129 at Sr. No. 3318(P) on 15-06-1987.

(9) APARTMENT NO. A-8 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-8 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/B, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Premraj Pullaya Bodalkar, the Owner No. 9 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 140 to 149 at Sr. No. 3320(P) on 15-06-1987.

(10) APARTMENT NO. A-9 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla

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Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-9 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/F, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. K. R. Sukumar, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 110 to 119 at Sr. No. 2364(P) and 3317 (P) on even date.

The aforesaid Shri. K. R. Sukumar lateron transferred the aforesaid property by way of Sale to Shri. S. Srinivasan R. Subramanian and Mrs. Vidya S. Shrinivasan, by a Sale Deed Dated 22-03-1999, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 983 on Pages 128 to 136 at Sr. No. 623 (P) on even date.

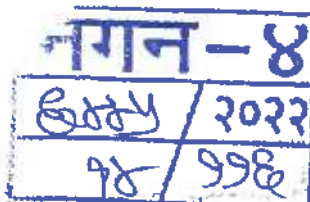
The aforesaid Shri. S. Srinivasan R. Subramanian and Mrs. Vidya S. Shrinivasan lateron transferred the aforesaid property by way of Sale to Shri. Gopalkrishna Subramanian Iyer and Mrs. Sujata Subramanian Iyer, the Owner Nos. 10-A & 10-B named hereinabove, by a Sale Deed Dated 02-05-2001, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 151 on Pages 68 to 71 at Sr. No. 1486(P) on even date.

(11) APARTMENT NO. A-10 ON FIRST FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-10 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.589 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/G, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. R. Krishnan and Mrs. Kamla R. Krishnan, the Owner Nos. 11-A & 11-B named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 10 to 19 at Sr. No. 3307(P) on 15-06-1987.



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(12) APARTMENT NO. B-2 ON FIRST FLOOR :

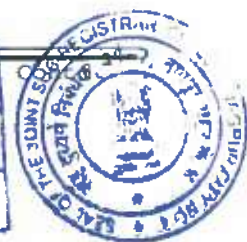
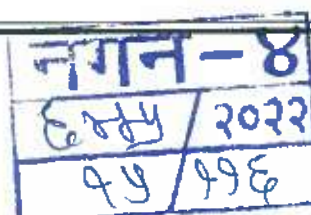
The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1583 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-2 covering a Built-up area of 54.97 Sq. Mtrs. (OR 591.69 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/E, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Madhav Gopal Joshi, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 60 to 62 at Sr. No. 2359(P) on 15-06-1987.

The aforesaid Shri. Madhav Gopal Joshi left for heavenly abode on 20-11-1991 leaving behind him, his 2 sons namely Shri. Chandrakant Madhav Joshi, Shri. Santosh Madhav Joshi and 2 daughters namely Mrs. Meena Pradeep Khandkar and Mrs. Veena Anil Sadhu, as his only legal heirs, who inherited the said entire property by way of intestate succession.

Shri. Chandrakant Madhav Joshi left for heavenly abode on 26-04-2022. He was unmarried. The aforesaid Mrs. Veena Anil Sadhu left for heavenly abode in the Year of 2011 (her son Piyush Anil Sadhu left for heavenly abode on 23-02-2014) leaving behind her only son Shri. Kaustubh Anil Sadhu, (the Owner No. 11-C named hereinabove) as his only legal heir, who inherited the share of Mrs. Veena Anil Sadhu in the said property by way of intestate succession.

(13) APARTMENT NO. A-11 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-10 covering a Built-up area of 60.54 Sq. Mtrs. (OR 651.65 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND



APARTMENTS" bearing Corporation House No. 3648/H, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Suhas S/o Damodar Deshmukh, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1 at Sr. No. 2360(P) on 15-06-1987. And accordingly a separate Deed of Apartment is also executed in his favour on 20-04-1987, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1 at Sr. No. 2400(P) on even date.

The aforesaid Shri. Suhas Damodar Deshmukh lateron in his turn transferred the aforesaid property by way of Sale to Shri. Madhav Shridhar Joshri, by a Sale Deed Dated 07-05-1997, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 711 on Pages 135 to 139 at Sr. No. 1329(P) on even date.

The aforesaid Shri. Madhav Shirdhar Joshi lateron transferred the aforesaid property by way of Sale to Shri. Ashok Vasant Paranjape and Mrs. Ashwini Ashok Paranjape, by a Sale Deed Dated 09-11-1998, which is duly Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2237 on Pages 47 to 54 at Sr. No. 8266(P) on even date.

The aforesaid Shri. Ashok Vasant Paranjape and Mrs. Ashwini Ashok Paranjape lateron in their turn transferred the aforesaid property by way of Sale to Miss. Aparna Dattatraya Deshmukh, by a Sale Deed Dated 17-08-2009, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4119 on even date.

The aforesaid Miss. Aparna Dattatraya Deshmukh left for heavenly abode on 17-06-2019 leaving behind her 2 brothers namely Shri. Prabhajan Dattatraya Deshmukh and Shri. Ravindra Dattatraya Deshmukh (the Owner Nos. 13-A and 13-B named hereinabove) as her only legal heirs, who inherited the said entire property by way of intestate succession.

(14) APARTMENT NO. A-12 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-12 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND



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APARTMENTS" bearing Corporation House No. 3648/I, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Raghupati Ramaih, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 612 on Pages 73 to 81 at Sr. No. 2309(P) on even date.

The aforesaid Shri. Raghupati Ramaih lateron in his turn transferred the aforesaid property by way of Sale to Shri. Yashwant Madhusudan Joshi, the Owner No. 14 named hereinabove, by a Sale Deed Dated 21-06-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 3372 on even date.

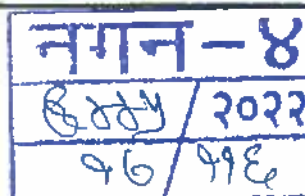
(15) APARTMENT NO. A-13 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-13 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.90 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/J, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Padmaja Arvind Deshmukh, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 130 to 139 at Sr. No. 3319 on 15-06-1987.

The aforesaid Smt. Padmaja Arvind Deshmukh lateron in his turn transferred the aforesaid property by way of Sale to Shri. Yashwant Madhusudan Joshi and Mrs. Medha Yashwant Joshi, the Owner No. 14-A & 14-B named hereinabove, by a Sale Deed Dated 21-08-2014, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 2837 on even date.

(16) APARTMENT NO. A-14 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by



admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-14 covering a Built-up area of 72.64 Sq. Mtrs. (OR 781.89 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/K, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Venkatarama Dharmarajan Iyer, the Owner No. 16 named hereinabove, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 80 to 89 at Sr. No. 3314 on 15-06-1987.

(17) APARTMENT NO. A-15 ON SECOND FLOOR :

The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 5.8350 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. A-15 covering a Built-up area of 69.675 Sq. Mtrs. (OR 749.98 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/L, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. R. Subramanian S/o N. K. Rajagopal, by a Sale Deed Dated 20-04-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 628 on Pages 90 to 99 at Sr. No. 3315 on even date.

The aforesaid Shri. R. Subramanian S/o N. K. Rajagopal lateron in their turn transferred the aforesaid property by way of Sale to Shri. M.V. Shankaran and Mrs. Nalini Natrajan W/o M.V.S. Natrajan, by a Sale Deed Dated 16-08-2001, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 501 on even date.

The aforesaid Shri. M.V. Shankaran and Mrs. Nalini Natrajan W/o M.V.S. Natrajan lateron in their turn transferred the aforesaid property by way of Sale to Mrs. Prajka Pravin Tumbde, the Owner No. 17 named hereinabove, by a Sale Deed Dated 14-08-2006, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4728 on 14-08-2006.

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(18) APARTMENT NO. B-3 ON SECOND FLOOR :

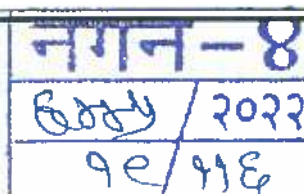
The aforesaid Shri. Nandkishore Mahadeoprasad Chourasiya alongwith M/s Rachayita Builders transferred THE UNDIVIDED 4.1503 share and interest in ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the Apartment No. B-3 covering a Built-up area of 54.97 Sq. Mtrs. (OR 591.69 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "HEMANAND APARTMENTS" bearing Corporation House No. 3648/M, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Ajit Ramchandra Pande and Mrs. Archana Ajit Pande, by a Sale Deed Dated 15-06-1987, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, at Sr. No. 3309 on even date.

The aforesaid Shri. Ajit Ramchandra Pande left for heavenly abode on 04-06-2013 leaving behind him, his Widow Smt. Archana Ajit Pande and only daughter Miss. Anagha Ajit Pande (the Owner Nos. 18-A and 18-B named hereinabove) as her only legal heirs, who inherited the said entire property by way of intestate succession.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "HEMANAND APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot Nos. 1 and 2 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records; AND

WHEREAS the aforesaid building has now become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus, the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by DEV ASSOCIATES, the Developer hereinabovenamed was preferred by the Owners; AND



WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabovenamed, having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Owners after detailed negotiations have unanimously decided to entrust the entire work of Redevelopment 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 recitals hereinabove shall form an integral and operative part of this Deed as if the same were reproduced herein verbatim.

(2) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(3) THAT, in lieu of Cash Monetary consideration, the Developer shall provide on Ownership basis the Built-up Premises to the Owners in the new building proposed to be constructed on the said property as under :-

THAT in pursuance of the Owners granting the development rights in respect of the said property to the Developer named hereinabove, the Developer hereby specifically agreed to construct at its own costs and expenses 1 (ONE) Apartment for each existing Apartment Owner (thus total 18 (EIGHTEEN) Apartments as per the "ANNEXURE-B" appended hereto in the New Multistoreyed Building proposed to be constructed on the said ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by



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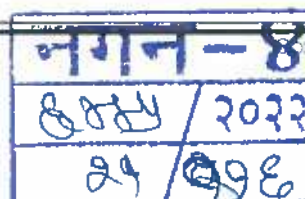


admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the existing 18 (EIGHTEEN) Owners in duly finished and completed condition within a period of 30 (THIRTY) Months from the date of Building Sanction Plan from Nagpur Municipal Corporation and vacant & physical possession taken by Developer from Owners, subject to force majeure war, flood, enemy action, injunction from any Court or any prevention in law. In case extra/additional facilities and specifications, which are not covered under the "Annexure-A" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the extra/additional facilities and specifications, well before taking over the actual physical possession of the said Apartment and they shall always indemnify the Developer against such payments. The Apartment Numbers, its Floor, Carpet area of each of the Owners is detailed in the "ANNEXURE-B" appended herewith. However it is specifically agreed and understood by and between the Parties hereto that the Developer shall provide Built-up area to each of the existing Apartment Owners at existing Built-up Premises.

The Developer further agreed that it shall provide one 2BHK Apartment to each of the existing Apartment Owners of 1BHK Apartment and one 3BHK to each of the existing Apartment Owners of a 2BHK Apartment. However, the Owners of existing Apartment Nos. A-1 namely SMT. SHUBHA W/o RAVINDRA KUMAR KANFADE and Owner of Apartment No. A-2 namely SHRI. KUPPUSWAMY SHIVA RAMAN have decided to own 2BHK Apartment instead of 3BHK Apartment and thus they will receive an Amount of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Each. However, the location of Apartments proposed to be retained by the existing 18 (EIGHTEEN) Apartment Owners shall be on various FLOORS of the Building as shown in the proposed plan enclosed herewith and the same is more specifically described in Annexure-B attached herewith.

PROVIDED FURTHER THAT the Developer shall allot 1 (One) covered Car Parking area to each of the Owners (i.e. 18 nos. of covered Car Parking) and thereafter remaining Parking Spaces available with the Developer will be allotted to the new Purchasers.

THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However, it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owners against such payments.



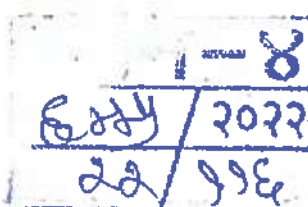
THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Plot Nos. 1 and 2 known and styled as "Hemanand Apartments" exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

THAT for the purpose of new construction the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 30 (THIRTY) Months being the estimated period in which time the Developer shall handover to the members their respective Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent @ Rs. 12,000/- (Rupees Twelve Thousand) Only Per Month to each of the aforesaid existing Single BHK Flat Owners and @ Rs. 15,000/- (Rupees Fifteen Thousand) Only Per Month to each of the aforesaid existing Double BHK Flat Owners for the period of 30 (THIRTY) Months or till the date of delivery of possession to each of the Owners. The Developer shall pay rent for three months in advance for the prevailing quarter. The rent will start after getting the new building plan sanctioned and on actual physical possession of site for construction from all the 18 apartment owners. It is specifically agreed and accepted by the Owners that they will vacate the said existing Apartments and handover the same to the Developer simultaneously without any delay or demur. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by her/him/them as per departmental bills for such hired premises.

THAT the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I. applicable to the said plot of land. Similarly, the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR) for construction of additional Floors on the said plot of land.

THAT, it is further specifically understood and agreed by the Developer that it shall pay the following charges to the concerned Departments for procuring necessary required documents :

- (a) For No Objection Certificates/Clearances.



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- (b) Charges for sanction of Building Plans.
- (c) Legal charges.
- (d) GST (Goods and Service Tax).
- (e) Water and M.S.E.D.C.L. peripheral Charges.

THAT the Developer hereby specifically agreed that it shall provide single Phase Electric Meter to the 18 (Eighteen) Apartments retained by the exiting Owners and the cost of the said shall be borne and paid by the Developer.

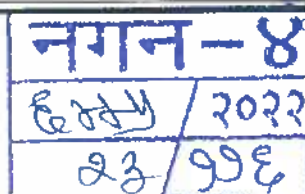
THAT the Developer shall be at liberty to consume the entire allowable FSI/Metro, ToD as well as TDR at its discretion and sell the Apartments as may be constructed in the said building excluding the 18 (EIGHTEEN) Apartments retained by the existing Apartment Owners.

THAT it is specifically understood and agreed by the Owners that whose Apartment(s) are presently mortgaged shall either repay their respective loans or alternatively transfer such loans to a suitable Financial Institute which shall allow the redevelopment of said building. The Developer agrees to co-operate such Apartment Owners for takeover of loans.

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multistoreyed building be changed and the existing Owners and the Developer have mutually decided to give the New name as "Dev Heights" and not any other name.

THAT it is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility for any mishap/accident or untoward incidences occurring/done during the period of construction activities of the said Multistoreyed Building from the date of handing over possession till the date of handover the possession of the Apartments to the existing Owners. However, if such incidence occurred then in such event the compensation as may be paid by the injured person for the same shall be borne and paid by the Developer and the Owners at all not responsible for the same.

THAT the Owners hereinabovenamed shall obtain all the necessary Permissions/No Objection Certificates/compliances from the Concerned Authorities such as Nagpur Municipal Corporation / Nagpur Improvement Trust, / Water Works, MSEDCL, Garden Department, Fire and Safety Department, Health etc. and handover the same to the Developer immediately on its receipt and the Developer shall co-operate in this behalf to the existing Owners. However, the Expenses required for procuring such papers/documents/no objection certificate shall be borne and paid by the Developer.



THAT it is obligatory on the part of the Developer that it shall construct the entire Redevelopment works strictly as per the Rules and Regulations of the Nagpur Improvement Trust/Nagpur Municipal Corporation and as per the sanctioned Building Plans.

THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and mortgage the said property or any part thereof (excluding the 18 Apartments agreed to be retained by the existing Owners) by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan shall be of the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount together with an interest accrued thereon.

(4) THAT the Owners further severally assure the Developer that the property hereby agreed to be developed is her/his/their separate/Self acquired property belonging to her/him/them alone having purchased the same by her/his/their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(5) THAT the Owners agrees and undertakes that they shall not create any third party rights in respect of the said property and shall not do any act whereby the title to the said property may become defective.

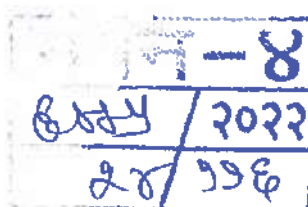
(6) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of execution of this Agreement and thereafter all such dues shall be borne and paid by the Developer.

(7) THAT the Owners 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.

(8) THAT the property hereby agreed to be developed 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.

(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to re-develop the said property

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into a Mix of RESIDENTIAL & COMMERCIAL ESTATE by constructing a Multistoreyed Building thereon Residential and Commercial consisting of various self contained separate Apartments therein. The Owners do 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 such Plans. She/He/They 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, Nagpur in the name of the Owners who in her/his/their turn agrees to return back to the Developer such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

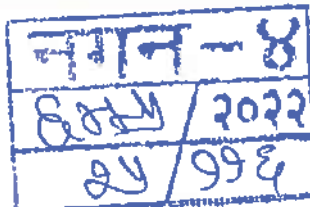
(10) THAT, the Developer shall be entitled to store building materials at the site and for the storage and shall be entitled to put up temporary structures at site office and also premises for workers to stay there on site during the period of construction only.

(11) THAT it is specifically understood and agreed by the Developer that all the entire development work shall be carried out by it at its own risk, costs and expense. It shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the development work. The Owners shall not responsible for such payments at all.

(12) THAT it is clearly agreed and understood by the parties hereto that the provisions of Maharashtra Apartment Ownership Act, 1970, as may be amended from time to time shall be applicable to the proposed Building/Scheme.

(13) THAT the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof are applicable to the said proposed Project/Scheme.

(14) THAT it is clearly understood and agreed by the Owners that she/he/they shall deliver a vacant and peaceful possession of the aforesaid property / respective Apartments to the Developer or its nominee(s) after execution of this Agreement, subject to receipt of proposed Building Plan sanctioned from Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.



(15) THAT the Owners 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.

(16) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

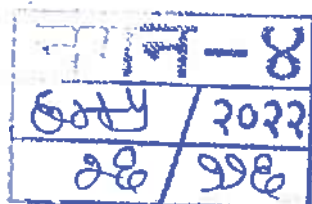
(17) THAT, it is clearly agreed, understood and accepted by the owners hereto that the Developer has agreed to get develop the Plot Nos. 1 and 2 and proposed building shall be constructed on the said Plots of land.

(18) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Apartments so allotted and chosen to be retained by the Owners i.e. 18 (EIGHTEEN) Apartments 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 moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall she/he/they question the accountability thereof in any manner whatsoever.

(19) 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 Owners to give her/his/their 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 Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(20) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed building upon the said Plot of land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said Plot of land (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

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(21) THAT the Owners shall execute various Sale Deeds (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she/he/they/it shall also get the same duly registered in accordance with the law in force. The Developer hereby assures the Owners that it shall execute a Deed of Apartment in their favour relating the 18 (EIGHTEEN) Apartments so allotted to each Owner. However, the expenses required for Registration of such documents such as Stamp Duty, Registration Fees and other Misc. expenses shall be borne and paid by the Developer.

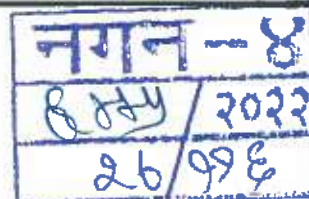
(22) THAT on receipt of possession of the New Apartments from the Developer as stated above and more specifically shown in "Annexure-B" hereinbelow, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

(23) 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 Owners agree to execute the same subject to such actual changes as the facts and events may warrant.

(24) THAT it is clearly agreed, understood and accepted by the Owners named hereinabove that this Agreement/Contract is irrevocable and shall remain absolutely binding upon the Owners and their legal heirs. In no circumstances the Owners and their successors will be entitled to restrain or interfere in the re-development activities undertaken by the Developer. It is clearly agreed that minimum 80% of the Owners shall be required to raise any complaint against the Developer and in on circumstances less than 80% of the Owners shall be entitled to raise any complaint against the Developer.

(25) THAT the Owners 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.

(26) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds (Excluding 18 Apartments as retained by the Owners), Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds including Housing loan of



prospective buyer(s) and mortgage for finance and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects.

(27) THAT, the proposed building shall consist of parking space on basement and ground floor with and first floor and the residential Apartments in the proposed building shall commence above said parking floors.

(28) THAT, the building plan, which is attached herewith is tentative and Developer has reserved its rights to modify the same in conformity with the Development Control Rules as per the directives of Planning Authority.

(29) THAT, all the original documents relating to the title of Apartment Owners will be handed over to the Developer at the time of registration of this Agreement of Development and the same shall remain in the custody of Developer during the building construction activity. After completion of the building Agreement of Development shall be handed over to the respective Apartment Owner.

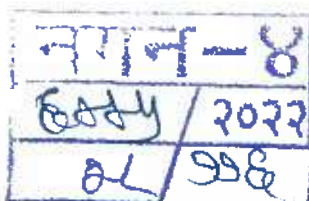
(30) THAT the parties hereto shall do and execute such further acts, deeds, matters and things as are reasonably required by the other party as being necessary desirable or proper to fully and effectively implement this Development Agreement.

(31) THAT in case either of the parties (i.e. Owners or Developer) fails or neglects to fulfill and observe all or any of the obligations on their/it part as hereinabove contained or otherwise required by law as stipulated above, the other Party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings. Under such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the parties will not be entitled raise any plea, as to it's non-enforcement. In case any such plea is raised then this agreement will be deemed to be an Agreement of Sale coupled with transfer of possession, in part performance of the terms and conditions of this Agreement, as envisaged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.

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

(33) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyer in all relevant records.

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(34) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the MSEDCL LIMITED, NAGPUR. However, the expenses required for such installation shall be proportionately borne and paid by the Developer and prospective purchasers (excluding the existing 18 owners) to the concerned Department in proportion to their number of Apartments.

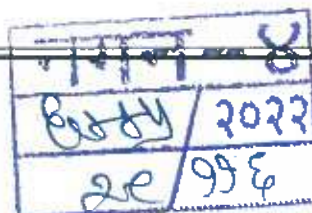
(35) THAT it is specifically agreed and understood by the Owners that they shall pay the Goods and Service Tax (GST) as may be levied on the Apartment chosen to be retained by them for their respective use and occupation to the Developer and shall indemnify the Developer against such payments and the Developer shall pay and deposit the said amount to the concerned department within the stipulated period and shall also indemnify the Owners. However, 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 therefore in proportion to the Apartment shall be borne and paid by the Developer and shall always keep each other indemnified against the same.

(36) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building. In the like manner the Developer hereby specifically declares that it shall be its sole liability and responsibility to pay the charges for disconnection and reconnection of Electric and Water Meters and other common connections etc. to be installed in the Apartments chosen to be retained by the Owners. All expenses for the same shall be borne and paid by the Developer alone.

(37) THAT the Owners hereby allowed and permitted the Developer to use and utilize the available F.S.I./Metro, ToD, T.D.R. and Premium for construction of the new Multistoreyed Building on the said Plot of land. However, if the balance F.S.I. is available after completion of the entire proposed construction in relation to the said Plot Nos. 1 and 2 shall always belongs to the existing Owners and they shall have absolute right and full authority to use, utilise and consume the same in its absolute discretion.

(38) THAT the Owners do hereby assure/confirm to the Developer that she/he/they has/have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed and is the same are free from encumbrances of all kinds whatsoever in respect of the same.

(39) THAT the Developer hereby assures that it shall always indemnify the Owners against any monetary liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and



Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

(40) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply to this Agreement.

(41) THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

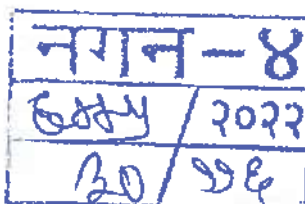
(42) THAT the agreements arrived at between the parties are as recorded in this Agreement and this Agreement supersedes all agreements, if any arrived at prior to the date hereof between the parties hereto. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THOSE pieces and parcels of lands bearing Plot Nos. 1 and 2 out of the layout of Khamla Plot Holder's Co-operative Housing Society Limited, Nagpur containing by admeasurement 1019.41 Sq. Mtrs. (OR 10973 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "HEMANAND APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3647 & 3648, City Survey No. 2098/1 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, and bounded as under :

ON THE EAST	-	BY 30 FT. WIDE ROAD,
ON THE WEST	-	BY KHAMLA ROAD,
ON THE NORTH	-	BY OPEN LAND & PLOT NO. 3,
ON THE SOUTH	-	BY 50 FT. WIDE ROAD.

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IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) <i>Sau. S.R. Kanphade.</i> (SMT. SHUBHA RAVINDRA KUMAR KANFADE)
02			2) <i>Ruppuswamy</i> (RUPPUSWAMY SHIVA RAMANI)
03			3) <i>Mohan Kelkar</i> (MOHAN ANANT KELKAR)
04			4-A) <i>Pravin Pande</i> (PRAVIN PRABHAKAR PANDE)

6/11/2022
39/99E



05			4-B) <i>Mrs. S.S. Bramhe</i> (MRS. SAVITA SANJAY BRAMHE)
06			5) <i>Pande</i> (PRAKASH LAXMIKANT PANDE)
07			6) <i>Surekha Dhawale</i> (SMT. SUREKHA SURESH DHAWALE)
08			7) <i>S. Bhalerao</i> (MISS. SANDHYA PRABHAKAR BHALERAO)
09			8) <i>P. Bodalkar</i> (PREMRAJ PULLAIYA BODALKAR)



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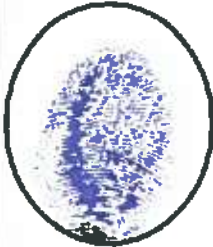


10			9-A) (GOPALKRISHNAN SUBRAMANIAM IYER)
11			9-B) (MRS. SUJATA SUBRAMANIAM IYER)
12			10-A) (R. KRISHNAN)
13			10-B) (MRS. KAMLA R. KRISHNAN)
14			11-A) (SANTOSH MADHAOVRao JOSHI)



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15			11-B) <i>Santosh</i> (SANTOSH MADHAOVRAO JOSHI) As Attorney for MRS. MEENA PRADEEP KHANDEKAR
16			11-C) <i>Kaustubh</i> (KAUSTUBH ANIL SADHU)
17			12-A) <i>Prabha</i> (PRABHAJAN DATTATRAYA DESHMUKH)
18			12-B) <i>Ravindra</i> (RAVINDRA DATTATRAYA DESHMUKH)
19			13) <i>Yoshi</i> (YASHWANT MADHUSUDAN JOSHI)



Contd.

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20			 14-A) (YASHWANT MADHUSUDAN JOSHI)
21			 14-B) (MRS. MEDHA YASHWANT JOSHI)
22			 15) (V. DHARMARAJAN VENKATARAMAN IYER)
23			 16) (MRS. PRAJKTA PRAVIN TUMBDE)
24			 17-A) (RANVIRSINGH CHOUHAN)



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25			<i>Prachi Bayas</i> 17-B) (MRS. PRACHI VIKAS SINGH BAYAS)
26			<i>S.R. Chouhan</i> 17-C) (MISS. SHRUTI RANVIRSINGH CHOUHAN)
27			<i>Apande</i> 18-A) (SMT. ARCHANA ANT PANDE)
28			<i>Apande</i> 18-B) (MISS. ANAGHA AJIT PANDE) <u>OWNERS</u>
29			FOR M/S. DEV ASSOCIATES <i>Deovrat Jaishwal</i> (DEOVRAT JAISWAL) Proprietor <u>DEVELOPER</u>



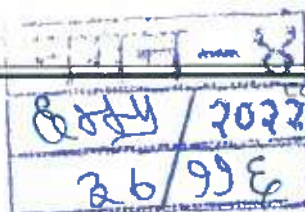
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WITNESSES :

I			 <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>



ANNEXURE-"A"
'SPECIFICATIONS'

DETAILED SPECIFICATIONS:

STRUCTURAL SYSTEM

Trebeated reinforced concrete structure as per structural & fire norms of National Building code 2015. (Seismic Resistant)

KITCHEN

Complete Modular Kitchen with granite counter top and stainless steel sink.
Jaquar/Cera fittings.
Space for gas cylinder in balcony or under the counter.

BRICKWORK

Terracotta or lightweight Autocleaved Areated Concrete bricks,
External walls : 230 mm thick
Internal walls: 150 mm thick
Residents shall be offered choice for alteration in brickwork and placements of doors.

PLASTER

All the plaster work shall be carried out as per design and working drawings.

FLOORING / TILES WORK

Double Charged Vitrified Tiles of 800 mm x 800 mm in the carpet areas,
Antiskid vitrified tiles in the Bathroom, Balconies, Terraces & Kitchen wash.
1200 X 800 mm tiles dado in Bathroom up to ceiling as per choice of residents
(with payable difference of costs).
Dado over kitchen countertop and wash area.

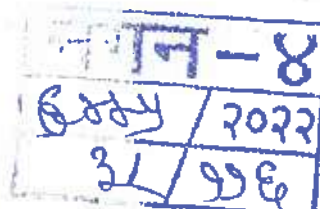
PAINTING

All internal surfaces be painted with Three coats of Royal Luxury Emulsion of colors as per choice of residents, over Three coats of putting and One coat of Acrylic Primer.
All external surfaces shall be painted with multiple coats of Ultima weather proof paint in accordance with elevation.

DOORS & WOODWORK

Main Door: 2400 mm high & 1200 mm wide wooden door with frame paneling, veneer work and melamine polish, along with central locking system with additional SAFETY

Contd.



DOOR

Bedroom Doors: 900 mm wide doors with frame paneling, veneer work & melamine polish, along with central locking system.
Balcony & Bathroom Doors: Premium doors with waterproof tendencies hoisted on Granite Door-Frames
Modular Kitchen will be designed and built under the kitchen counter with SIX baskets in stainless steel frame and cabinets with soft close hinges and channels

WINDOWS

Three tracked aluminum windows with Mosquito Net Panel in Bedrooms, drawing room & kitchen watertight with silicone on all sides.
French windows in terraces with full height glass panels.

STONE WORK

All windows provided with granite coping.
All Balconies & wash area sill provided with granite coping.
Granite counter top in kitchen with skirting & beading of same stone, chamfered and polished.
Stair Case – Granite treads

WATERPROOFING

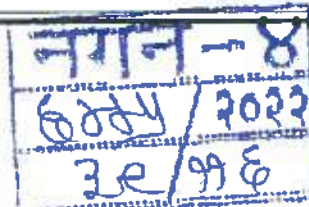
Bathroom waterproofing: Multistage waterproofing, grouting – scree ding – meshwork
neat finish – coba (with admixtures) and final finishing. Also making the openings watertight.

ELECTRICAL WORK

All cabling shall be concealed. Branded cables used in the building.
Branded LED lights in combination of white and warm white shall be provided with cove lights, accent lights and fans.
All fittings shall be branded modular fittings at ergonomically approachable distances and heights.
Provision for A.C., Heater, Water Heater, Microwaves, Television, DTH Connection,
Mixer Grinder & inverter shall also be there.
All Rooms with A.C. Points with arrangement for dripping.
Low voltage cabling for internet, telephones, Dish TV, intercoms etc. in various rooms.
Inverter Lines with connections with unit place.
Common Power Back-up with common usage.
Light/Fans/Greaser Points.

ELEVATOR

Two Elevators from Ground to Terrace having Eight person capacities (or as per approved building plan) of Thyssen Krupp brand with Auto-Doors & Automatic Rescue
Devices (ARD). All doors & car shall be hairline stainless steel finish with mirror



CEILING

TERRACE

WATER SUPPLY

PLUMBING WORK

POOJA SPACE

GROUND FLOOR & DRIVE WAY

Contd.



Landscape garden along with children's play area.

ELEVATOR AND STAIRCASE LOBBY

Designer lobby with false ceiling, lattice work, cove lights, digitally printed tiles lining the elevator along with planters and accent lights.

GENERAL

Sit out lounge on the ground floor facing the lawn and plantation with provision of modern lights, fan and stone-furniture.

Additional space for compressor unit of air conditioners, cooler, inverter etc. in the living room.

Italian styled railing in mild steel, in terraces and balconies.

Provision for one washroom on the ground floor for drivers and security staff.

Rainwater Harvesting with soak-pits closer to the existing open well.

Provision / space for car washing.

Provision / space for garbage bins, separate for dry and wet waste collection with separate garbage chutes for collection of wet and dry waste.

Intercom facility with security cameras.

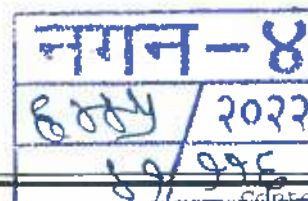
SOLAR POWER PLANT on terrace for Common Electrical Utilities of the building.

CHILDREN PLAY AREA on the ground floor of the building premises with swings and seating.

Silent DIESEL GENERATOR SET for the alternate supply of common areas at times of power failure.

SECURITY CHECKPOSTS shall be built at entrance gates with staff.

CCTV Cameras to be installed in all common areas including lobbies on each floor, parking, children's play area etc.

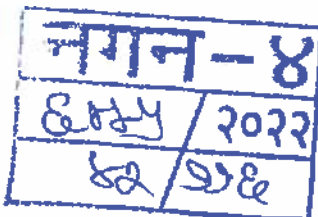


ANNEXURE-"B"**ALLOTMENT OF NEW APARTMENT TO THE EXISTING OWNERS**

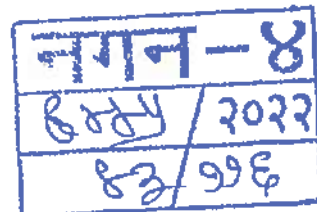
SR. NO.	NAME OF ALLOTTEES	APARTMENT NUMBER	FLOOR	CARPET AREA IN SQ. M.
1	SMT. SHUBHA W/o RAVINDRA KUMAR KANFADE	1003	Tenth Floor	76.1
2	SHRI. KUPPUSWAMY SHIVA RAMAN	903	Ninth Floor	76.1
3	SHRI. MOHAN ANANT KELKAR	301	Third Floor	87.9
4	(1) PRAVIN PRABHAKARRAO PANDE (2) MRS. SAVITA SANJAY BRAMHE	103	First Floor	86.9
5	SHRI. PRAKASH LAXMIKANT PANDE	203	Second Floor	86.9
6	SMT. SUREKHA W/o SURESH DHAWALE	401	Fourth Floor	87.9
7	MISS. SANDHYA PRABHAKAR BHALERAO	501	Fifth Floor	87.9
8	SHRI. PREMRAJ PULLAIYA BODALKAR	601	Sixth Floor	87.9
9	(1) SHRI. GOPALKRISHNAN SUBRAMANIAM IYER, (2) MRS. SUJATA SUBRAMANIAM IYER	303	Third Floor	86.9
10	(1) SHRI. R. KRISHNAN S/o LATE SHRI. A.K. RAMAIYER (2) MRS. KAMALA W/o R. KRISHNAN	403	Fourth Floor	86.9
11	(1) SHRI. SANTOSH S/o MADHAOVRAO JOSHI (2) MRS. MEENA W/o PRADEEP KHANDEKAR & (3) SHRI. KAUSTUBH S/O ANIL SADHU	1001	Tenth	74.4
12	(1) SHRI. PRABHAJAN DATTATRAYA DESHMUKH (2) SHRI. RAVINDRA DATTATRAYA DESHMUKH	701	Seventh Floor	87.9
13	SHRI. YASHWANT MADHUSUDAN JOSHI	801	Eighth Floor	87.9
14	(1) SHRI. YASHWANT MADHUSUDAN JOSHI (2) MRS. MEDHA YASHWANT JOSHI	802	Eighth Floor	86.9
15	SHRI. V. DHARMARAJAN VENKATARAMAN IYER	503	Fifth Floor	86.9



Contd.



16	MRS. PRAJKA PRAVIN TUMBDE	603	Sixth Floor	86.9
17	(1) SHRI. RANVIRSINGH CHOUHAN (2) MRS. PRACHI W/o VIKAS SINGH BAYAS & (3) MISS. SHRUTI RANVIRSINGH CHOUHAN	902	Ninth Floor	75.2
18	(1) SMT. ARCHANA AJIT PANDE (2) MISS. ANAGHA AJIT PANDE	1002	Tenth Floor	75.2





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पुनर्विकास करारनामा अभि. प्रकरण क्र. 74/2022

सादर :-

विषय :- मुल्यांकन अहवाल ता. नागपूर

मौजा खामला स.न. 71, 72, 73 / सि.स.न. 2098/1 / शिट क्र. 40 / भूखंड क्र. 1 व 2

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

- १) लिहून देणार :- श्रीमती शुभा रविंद्रकुमार कानफडे व इतर
- २) लिहून घेणार :- मे. देव अयोध्यादेव नरेंद्र संवालकु श्री देवव्रत जयस्वाल
- ३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय होय / नाही
- ४) दस्ताचा प्रकार :- पुनर्विकास करारनामा ✓
- ५) दस्त निष्पादित आहे / नाही :- निष्पादित नाही
असल्यास निष्पादनाचा दिनांक
- ६) दस्तातील एकूण भूखंड क्षेत्रफळ :- 1019.41 चौ.मी. / हेक्टर
- ७) कॉर्नर भूखंड आहे काय ? होय / नाही
- ८) हायवे सन्मुख आहे काय ? होय / नाही

९) दस्तात दर्शविलेला मोबदला

अंकी / अक्षरी :-

१०) पुनर्विकास करारनामानुसार विकसक जमीन मालकाला देत असलेला मोबदला / रक्कम

रु. 30,00,000/- + 18 Plots + Rent.
(Flat no. A1 व A2 च्या मालकांना रु. 15,00,000/- प्रत्येकी)

११) पुनर्विकास करारनामा नुसार विकसक जमीन मालकाला देत असलेले सदनिका / दुकान क्षेत्र
** (वेगळ्या भूखंडावरील असल्यास पूर्ण दर द्यावा)

= 1512.70 चौ.मी. (कार्पेट / बिल्ट अप) Annexure B
(Bup area = $1512.70 \times 1.10 = 1663.97 m^2$)

१२) TDR नमुद आहे काय ?

होय / नाही

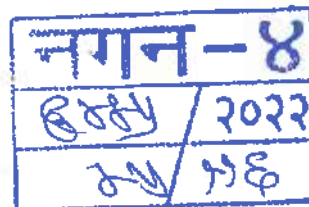
१३) डिपॉझिट रक्कम नमुद आहे काय ?

होय / नाही

असल्यास रक्कम रु. _____

१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय ?

होय / नाही



13

१५) वर्ष 22-23 चे बाजारमूल्य दर तक्त्यानुसार

मूल्य विभाग क्र. 27.409/40 जमीन दर रु. 37740/- प्र.चौ.मी. / ~~सन्देश~~ पृष्ठ क्र. 683

बांधकाम दर रु. 26620/- प्र.चौ.मी. , ** वेगळ्या भुखंडावरील असल्यास सदनिका / दुकान दर 57340/-

१६) विकास योजना / प्रादेशिक योजना प्रस्ताव, आजुबाजुचा अनुज्ञेय वापर, मिळकत रस्त्यापासुन अंतर्गत / रस्त्या सन्मुख झोन / आरक्षण / बिनशेती / शेती अगर ना विकास

रहिवास भूखंड ,

१७) बाजारमूल्य तक्त्यातील दरानुसार अंमलबजावणी सुचना क्र. 28 चे अनुषंगाने होणारे मुल्यांकन आकडेवारी पुनर्विकास करारगमा

FSI calculations: permissible FSI = basic 1.1, prem-FSI 0.50, TDR 0.65
Ancillary = Resi. 60% Commercial 80%

As per Architect Nischay } Basic = 1.1 , Prem FSI = 0.5 , TDR = 0.40
Shyam Singh's certificate } 1121.40 m² , 509.70 m² , 407.80 m²
proposed Builtup Area } = 2038.82 m² + Ancillary FSI = 1141.40 + 109.20
Total proposed Bup area = 3289.40 m²

(अ) सोसायटी / सभासदांना मिळणा-या मोबदल्याचे खालीलप्रमाणे एकूण मूल्य	
18 Flats =	i) सोसायटीस / सभासदास सदनिका / इतर गाळे स्वरुपात मिळणारे एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य दस्तावेजात पान क्र. 40 व 41 , Annexure B नुसार एवढे क्षेत्र = 1512.70 m² मूल्य = 1663.97 x 26620/- Built up = 1512.70 x 1.10 = 4,42,94,882/- = 1663.97 m² ii) सोसायटीस मिळणारे सुविधा क्षेत्र, क्लब हाउस, ऑफीस इत्यादी एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य parking 1 car & 1 2-wheeler to each flat ⇒ 18 Flats x (12.50 + 2.0) = 261.0 m² 261.0 x 26620/- x 25% = 17,36,955/- iii) सोसायटीस बांधकामाव्यतिरिक्त मिळणारा रोख मोबदला सदनिका क्र. A1 व A2 च्या मालकांना प्रत्येकी रु. 15,00,000/- प्रमाणे ⇒ 2 x 15,00,000/- = 30,00,000/-

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Annex. B
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iv) विकसनकर्त्याने सोसायटीस दिलेले डिपॉझिट वरील प्रकल्प पूर्ण होईपर्यंतच्या कालावधीचे व्याज ६ % दराने सरळ व्याज

दस्तावेमध्ये डिपॉझिट रक्कम नमूद नाही.

v) सोसायटी / सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड

दस्तावेमध्ये कॉर्पस फंड बाबत नमूद नाही.

vi) सभासदांसाठी द्यावयाच्या तात्पुरत्या निवासाचे दस्तात नमूद कालावधीचे भाडे कालावधी ३० महिने
 $15 \times 2 \text{ BHK} = \text{प्रत्येकी रु. } 15000/- \text{ प्रतीमाह} = 15 \times 15000 \times 36 = 6750,000/-$
 $3 \times 1 \text{ BHK} = \text{प्रत्येकी रु. } 12000/- \text{ प्रतीमाह} = 3 \times 12000 \times 36 = 10,80,000/-$
रु. 78,30,000/-

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vii) सभासदांसाठी देण्यात येणारे शिफटींग चार्जेस

दस्तावेमध्ये शिफटींग चार्जेस नमूद नाही.

viii) सभासदांसाठी तात्पुरते निवास उपलब्ध करून देणेसाठी द्यावयाचे ब्रोकरेज

दस्तावेमध्ये ब्रोकरेज बाबत नमूद नाही.

ix) सोसायटी / सभासदांना मिळणा-या एकूण बांधकाम क्षेत्राचे विकास शुल्क (MRTP Act, १९६६ नुसार)

$$\text{Bwp. } 1663.97 \times 37740/- \times 4\% = 25,11,930/-$$

(for NMC)

x) सोसायटी / सभासदास जुन्या इमारतीमधील विद्यमान बांधकाम क्षेत्रापेक्षा जास्तीचे मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या ३० % येणारे मूल्य. (फंजीबल प्रिमीयम, टि.डी.आर. प्रिमीयम .एफ.एस.आय. इ. चा विचार करून.)

$$\Rightarrow (1663.97 - 1239.425) \times 37740/- \times 30\%$$

$$= 48,06,699/-$$

xi) नमूद मुदयाव्यतिरिक्त विकसनकर्त्या मार्फत ज्या अन्य कोणत्या जबाबदा-या पार पाडल्या जाणार आहेत त्याचे मूल्य

निरंक

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Total 17 (अ) (i) ते (xi) चे एकत्रित मूल्य

$$= 4,42,94,882/- + 17,36,955/- + 30,00,000/-$$

$$+ 78,30,000/- + 25,11,930/- + 48,06,699/-$$

(ब) विकसनकर्त्याला मिळणा-या हिस्स्याचे दस्तात नमूद बांधकाम क्षेत्राचे जमीन दराने मूल्य वजा खर्च proposed Dup. $3289.40 \text{ m}^2 - 1663.97 \text{ m}^2 = 1625.43 \text{ m}^2$ $1625.43 \times 37740/- = 6,13,43,729/-$ Premium ^{Premium} FSI = $509.70 \times 37740/- \times 35\% = 67,32,628/-$ TDR value = $407.80 \times 37740/- \times 30\% = 46,17,112/-$ Ancillary FSI = $(1141.40 + 109.20) \times 37740/- \times 10\% = 47,19,765/-$ less value 1,60,69,505/- $\Rightarrow 6,13,43,729/- - 1,60,69,505/- = 4,52,74,224/-$ (घ)	शेरा
---	-------------

उपरोक्त १७ अ व १७ ब किंवा दस्तात नमूद मूल्य यापैकी जास्तीचे येणारे मूल्य :-

अ) सोसायटी / सभासदांना मिळणा-या मोबदल्याचे मूल्य (१७ अ i ते xi चे एकत्रित मूल्य) =

रु. 6,41,80,466/-

ब) विकसनकर्त्याला मिळणा-या हिस्स्याचे मूल्य (१७ ब) =

रु. 4,52,74,224/-

क) दस्तात नमूद मूल्य = निरंक

करारनाम्यात निश्चित होत असलेले एकूण मूल्य
(अ, ब व क पैकी जास्त)

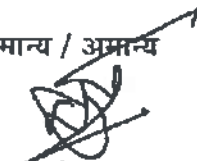
रु. 6,41,80,466/- इतके बाजारमूल्य प्राप्त
क्षरण्यास हरकत नाही. मान्यतेस्तव सादर



सहायक नगर रचनाकार

दिनांक: 06/06/2022

मान्य / अमान्य


सह जिल्हा निबंधक वर्ग-१
तथा मुद्रांक जिल्हाधिकारी
नागपूर शहर

नगन-४
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