

265/5645

पावती

Original/Duplicate

Sunday, August 13, 2023

नोंदणी क्र.: 39म

12:30 PM

Regn. 39M

पावती क्र.: 10804 दिनांक: 13/08/2023

मावाचे नाव: ब्रजनी

इस्तऐवजाचा वस्तुक्रमांक: नमन2-5645-2023

इस्तऐवजाचा प्रकार: विकसनकारनामा

मादर करणाऱ्याचे नाव: मे वस इन्स्युव्हेन्वर तर्फे अधिगृत भागीदार विजय तिलोरुचंद बोरुंदिया

मोदणी फी

रु. 30000.00

दस्त हायाळणी फी

रु. 1400.00

पुस्तकी संख्या: 70

एकूण:

रु. 31400.00

आपणाम मूळ दस्त, थयनेल पिट, मुंबी-२ अर्वाक
12:50 PM ह्या वेळेस मिळेल.सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

वाजार मूल्य: रु. 165958000/-

मोबदला रु. 165958000/-

भरलेले मुद्रांक शुल्क: रु. 8298000/-

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 082310430155 दिनांक: 13/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823125204375 दिनांक: 13/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006592865202324E दिनांक: 13/08/2023

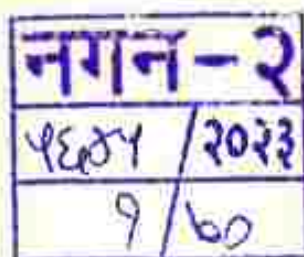
बँकेचे नाव व पत्ता:

F



GRRN	VH006992865202304F	BARCODE								Date	12/08/2023-13:33:45				Form ID	25.2					
Department										Payer Details											
Inspector General Of Registration Stamp Duty										TAX ID / TAN (If Any)											
Type of Payment Registration Fee										PAN No.(If Applicable)											
Office Name: NGP5_JT NAGPUR NO 5 SUB REGISTRAR										Full Name				YASH INFRAVENTURES							
Location: NAGPUR																					
Year: 2023-2024 One Time										Flat/Block No.				Plot No. 31							
Account Head Details								Amount In Rs.		Premises/Buidling											
0010016401 Stamp Duty								100.00		Road/Street											
0030063301 Registration Fee								30000.00		Area/Locality				Nagpur							
										Town/City/District											
										PIN				440010							
										Remarks (if Any)											
										SecondPartyName=DAMODHAN PARASRAM KATUWAR AND OTHERS-											
								Amount In		Thirty Thousand One Hundred Rupees Only											
Total								30,100.00		Words											
Payment Details STATE BANK OF INDIA										FOR USE IN RECEIVING BANK											
Cheque/DD Details										Bank CIN		Ref. No.		00040572023081237575				CKX8998170			
Cheque/DD No.										Bank Date		RBI Date		12/08/2023-13:24:34				Not Verified with RBI			
Name of Bank										Branch Name					STATE BANK OF INDIA						
Name of Branch										Scrub No. & Date					Not Verified with Scrub						

Department ID: _____ Mobile No: 8888899333
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज नित्यांक कार्यालय में दर्ज करवाने के लिये जारी है। नोटरी न करवायेगा दर्जवासी और चालन लागू नहीं।



नगन-२
५६४५/२०२३
२/६०





Office of the Collector of Stamp, Nagpur City
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH004367477202324E Dated
26-06-2023.

Collector of Stamps
Nagpur City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकार्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Nagpur City



Case No. Adj/IGR377/112/2023

Certificate Number: CER-NAG-ADJ-IGR377-112-2023

Market Value/Value (if any): Rs. 165958000

Consideration Amount (if any): Rs. 165958000

Received from YASH INFRAVETURES Residing at
Block No 12 13 14 Ground Floor N K Y Towers Ajni
Chowk Wardha Road Nagpur. Stamp duty of Rs.
8297900/- (Rs. Eighty Two Lakh Ninety Seven
Thousand Nine Hundred only). Vide e-Challan GRN
No MH006436567202324E Dated :- 09-8-2023 The
defacement number is 0003368324202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 8297900/- (Rs. Eighty Two
Lakh Ninety Seven Thousand Nine Hundred only)
with which this instrument is chargeable under
Article Development agreement of Schedule I of
the said Act, has been paid.

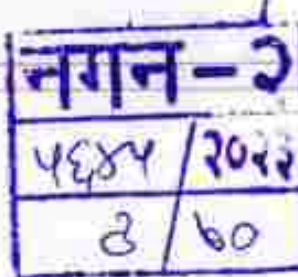
This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: Nagpur City

Date: 10/8/2023

Collector of Stamps
Nagpur City



नगन-३
 ५६४५/२०२३
 ४/६०



C-नगन
 ५६४५

AGREEMENT OF DEVELOPMENT

MOUZA - AJNI
WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR

Stamp Duty of Rs. 82,97,900/- and Registration Fee of Rs. 30,000/- is Paid

This Agreement of Development ("AGREEMENT") is made & executed at Nagpur on this day of 12th August 2023

BY & BETWEEN

1) MR. DAMODHAR S/O. PARASRAM KATULWAR, Aged about 87 Years, Occupation Retired, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur - 440015, {Permanent Account No. AVYPK2111P, Aadhaar No. 4336 3694 8259, Email Id: suhaskal@gmail.com & Mobile No. 9890725470};

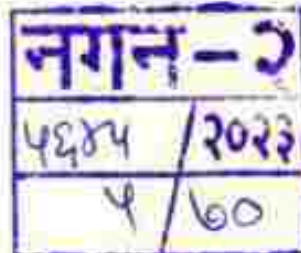
2) MRS. SUJATA W/O. VIDYADHAR KHAPARDE, Aged about 86 Years, Occupation House Wife, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur - 440015 {Permanent Account No. CRAPK0048P, Aadhaar No. 7417 8047 3624, Email Id: naresh.khaparde@gmail.com & Mobile No. 9823015161};

3-A) MR. PRAFULLA S/O. DATTATRAY GODSE, Aged about 55 Years, Occupation Service, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur - 440015, {Permanent Account No. AENPG4456M, Aadhaar No. 5059 3145 5792, Email Id: prafulla.godse@gmail.com & Mobile No. 9873008100};

3-B) MRS. SUVARNA W/O. PRAFULLA GODSE, Aged about 49 Years, Occupation House Wife, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur - 440015, {Permanent Account No. BCEPG0439E, Aadhaar No. 5341 6278 5798, Email Id: prafulla.godse@gmail.com & Mobile No. 9873008100}

4) MR. SANDIP S/O. NAMDEORAO WADIBHASME, Aged about 42 Years, Occupation Service, Resident of Plot No. 31 Wardha Road Near Mount Carmel School Prashant Nagar Ajni Chowk Nagpur 440015, {Permanent Account No. ACEPW6773A, Aadhaar No. 8996 6600 2731, Email Id: sandipwadibhasme@yahoo.com & Mobile No. 9823156569}

5-A) MR. RAJENDRA S/O. BABURAO CHAKOR, Aged about 56 Years, Occupation Business, Resident of Quarter No. G/6, Dipanjali Apartment, Jaitala Road, Near



Saraswati Shishu Mandir, Keshav-Madhav Nagar, Nagpur – 440036, (Permanent Account No. AMTPC4438D, Aadhaar No. 2014 8712 3895 & Mobile No. 9422123784)

5-B) MR. PRASHANT S/O. BABURAO CHAKOR, Aged about 54 Years, Occupation Business, Resident of Plot No. 31, Near Hanuman Mandir, Prashant Nagar, Nagpur – 440015, (Permanent Account No. AOPPC1281G, Aadhaar No. 4991 1677 6224 & Mobile No. 7507715753)

6-A) MRS. ARCHITA W/O. VIVEK SHASTRI Aged about 53 Years, Occupation Service, Resident of Plot No. 31, Near Hanuman Mandir, Corporation Colony, Prashant Nagar, Ajni Square, Nagpur – 440015, (Permanent Account No. CFMPS2940N, Aadhaar No. 7999 5206 7170, Email Id: sshastri135@gmail.com & Mobile No. 9860979915)

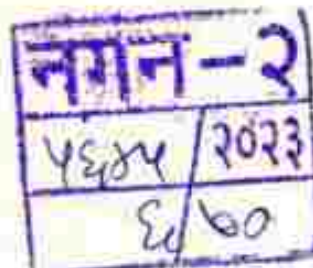
6-B) MR. SWAROOP S/O. VIVEK SHASTRI, Aged about 29 Years, Occupation Service, Resident o-+

f Plot No.31, Near Hanuman Mandir, Corporation Colony, Prashant Nagar, Ajni Square, Nagpur – 440015 (Permanent Account No. FZAPS7835R, Aadhaar No. 836548489231, Email Id: sshastri135@gmail.com & Mobile No.7387727670)

(Hereinafter individually called to and referred as Owner with respective numbers and collectively referred to and called as 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**;

AND

M/S. YASH INFRAVENTURES, a Partnership Firm having its office at Block No. 12, 13 & 14, Ground Floor, N K Y Towers, Ajni Chowk, Wardha Road, Nagpur – 440015 (Permanent Account No. AACFY7417M), represented by and acting through its Authorized Partners 1) **MR. VIVEK S/O. TRYAMBAKRAO KUNAWAR**, Aged about 53 Years, Occupation : Business, Resident of Apartment No. 001, Megh, Yashodham Enclave, Prashant Nagar, Ajni Square, Nagpur – 440015 (Aadhaar Card No. 9995 7296 6474, Mobile No. 8888889933, & Email Id : vtkunawar@gmail.com) & 2) **MR. VIJAY S/O. TILOKCHAND BORUNDIYA**, Aged about 60 Years, Occupation : Business, Resident of 001, Malhar, Yashodham Enclave, Prashant Nagar, Near Haidrams, Ajni Chouk, Nagpur – 440015 (Aadhaar Card No. 5015 0833 5269, Mobile No. 9422192661, & Email Id : vijayborundiya@gmail.com) (Hereinafter called to and referred as the '**DEVELOPER**', which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said partnership firm as well as its partners, executors, administrators, affiliates, associates, subsidiaries, successors and assignees etc.) of the **OTHER PART**.



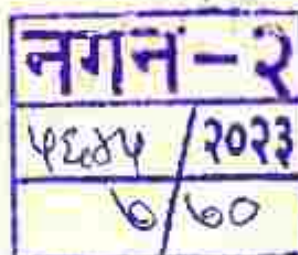
(The Owners and the Developer shall be collectively referred as the '**PARTIES**' and where the context so requires, words and expression referring to the parties jointly or individually also include the plural and vice versa. Any Reference to Masculine gender shall wherever required include feminine gender and vice versa.)

WHEREAS:

i) The Owners are absolute & exclusive owners and in possession of all that piece and parcel of property consisting of Freehold (*Malik Makbuja*) Land bearing Plot No. 31 {Thirty-One} admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of Mouza – AJNI together with 6 (Six) self-contained Residential Blocks/Apartments thereon constructed and developed by Nagpur Corporation Employee's Gruhvikas Co-operative Society Limited situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto each having 1/6th Undivided share in the said Land. Hereinafter only land is referred as '**PLOT**' or '**LAND**', construction of the Blocks/Apartments thereon is referred as '**SCHEME**', all 6 (Six) Blocks/Apartments are individually referred as Block/Apartment with respective number and collectively referred as the said '**BLOCKS/APARTMENTS**' and land together with construction thereon is referred as said '**PROPERTY**'. The chart reflecting the prevailing title ownership & possession of the Blocks/Apartments of respective owners in the scheme with their respective undivided share in the land is mentioned below for ready reference:

CHART REFLECTING PRESENT TITLE OWNERSHIP OF BLOCK/APARTMENTS WITH UNDIVIDED SHARE IN THE LAND

Sr. No.	Name of Block / Apartment Owner	Block / Apartment No.	NMC House No.	Floor	Size – Built Up Area (Sq. Mtrs.)	Undivided Share in Land
1.	Mr. Damodhar Parasramji Katulwar	1	529/C	Ground & First	59.21	1/6th
2.	Mrs. Sujata Vidyadhar Khaparde	2	529/B	Ground & First	59.21	1/6th
3.	a) Mr. Prafulla Dattatray Godse b) Mrs. Suvarna Prafulla Godse	3	529/A	Ground & First	59.21	1/6th
4.	Mr. Sandip Namdeorao Wadibhasme	4	529	Ground & First	59.21	1/6th
5.	a) Mr. Rajendra Baburao Chakor b) Mr. Prashant Baburao Chakor	5	529/E	Ground & First	59.21	1/6th



6.	a) Mrs. Archita Vivek Shastri b) Mr. Swaroop Vivek Shastri	6	529/D	Ground & First	59.21	1/6th
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ii) The Land bearing Khasra No. 104/1 of Mouza – AJNI situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur (Hereinafter referred as the "ENTIRE LAND") was owned and possessed Hindusthan Housing Company Limited, having its Registered Office at 51, Mahatma Gandhi Road, Bombay -1 (Hereinafter called to and referred as the said "COMPANY"); AND

iii) The Company has decided to develop the layout on said entire land by carving plots of different sizes and accordingly prepared the layout plan and submitted the same to the Nagpur Improvement Trust for sanction, which was duly sanctioned & approved by the Nagpur Improvement Trust in pursuance to the Agreement between the Company and Nagpur Improvement Trust; AND

iv) The Company acting through its attorney Mr. G. V. Kripalani has transferred, conveyed and assigned the said Plot by way of sale to the Nagpur Corporation Gruhvikas Co-operative Society Limited, Nagpur, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. B/3880 having its office at Nagpur (Hereinafter called to and referred as the said "SOCIETY") by executing Sale Deed dated 19/08/1969, duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 4304 on even date.

v) The Society with the help and contribution of the members, had developed the said Plot by constructing 6 (Six) self-contained Blocks/Apartments thereon as per the building plan duly sanctioned by the Building Engineer of Nagpur Improvement Trust vide Building Permit No. CS/10273/8090 dated 06/08/1970.

vi) The Society has decided transfer, convey and assign the Blocks/Apartments developed on said Plot to its Member(s), who have contributed for construction with 1/6th Undivided share in the said Plot by executing Sale Deeds to that effect.

vii) BLOCK/ APARTMENT NO. 1

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 1 (One) by way of sale to Mr. Damodhar Parasramji Katulwar by executing Sale Deed dated 20/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1320/2001 on 21/12/2001.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing



and registering the Correction Deed dated 21/01/2006, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 314/2006 on even date.

c) In view of the above, presently the said Block/Apartment No. 1 (One) is absolutely & exclusively owned and possessed by the Owner No. 1 with all rights and interest.

viii) BLOCK/APARTMENT NO. 2

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 2 (Two) by way of sale to Mrs. Sujata Vidyadhar Khaparde by executing Sale Deed dated 27/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1392/2001 on 28/12/2001.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 729/2006 on even date.

c) In view of the above, presently the said Block/Apartment No. 2 (Two) is absolutely & exclusively owned and possessed by the Owner No. 2 with all rights and interest.

ix) BLOCK/APARTMENT NO. 3

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 3 (Three) by way of sale to Mr. Prafulla Dattatray Godse (Party No. 3-A) by executing Sale Deed dated 31/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1517/2001 on even date.

b) Mr. Prafulla S/o. Dattatray Godse (Party No. 3-A) has sold said Block/Apartment No. 3 (Three) to his brother Mr. Uday S/o. Dattatray Godse by executing Sale Deed dated 31/10/2012, duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 6480/2012 on even date.

c) Mr. Uday S/o. Dattatray Godse has taken the loan from Nagpur Mahanagar Palika Karmachari Sah. Bank Ltd Mahal, Nagpur, (Hereinafter called to and referred as the said 'Bank') against the said Block/Apartment and mortgaged the said Plot with Bank by executing & registering mortgage deed; AND

d) Mr. Uday S/o. Dattatray Godse has repaid loan amount along with interest and the said Bank has issued No Due Certificate dated 03/06/2023 and the said Bank has also executed and registered the reconveyance deed dated 14/06/2023.

e) Mr. Uday S/o. Dattatray Godse has transferred, conveyed and assigned has the said Block/Apartment No. 3 (Three) by way of sale to Party No. 3-A & 3-B by executing Sale Deed dated 17/07/2018, duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 3028/2018 on even date.



f) Due to inadvertence some details of said Block/Apartment No. 3 (Three) could not be incorporated in the schedule of property and there was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deeds, which is rectified and corrected by the Society and Mrs. Neha Uday Godse, Mr. Safalya Uday Godse & Miss Samruddhi Uday Godse (legal heirs of Late Mr. Uday S/o. Dattatray Godse) by executing and registering the Correction Deed dated 16/05/2023, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 2918/2023 on even date.

g) In view of the above, presently the said Block/Apartment No. 3 (Three) is absolutely & exclusively owned and possessed by the Owner No. 3-A & 3-B with all rights and interest.

x) BLOCK/APARTMENT NO. 4

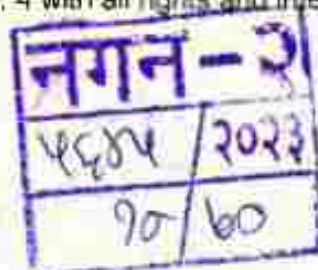
a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 4 (Four) by way of sale to Mr. Namdeo Sitaram Wadibhasme by executing Sale Deed dated 28/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1396/2001 on even date.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 727/2006 on even date.

c) Mr. Namdeo Sitaram Wadibhasme left for his heavenly abode on 12/11/2008 and the said Block/Apartment No. 4 (Four) succeeded and inherited by the Owner No. 4, Mrs. Indubai Namdeorao Wadibhasme, Mrs. Kumud Prakshrao Mehar, Mrs. Sushma Shashikantrao Kawalkar, Mrs. Sneha Narendra Bavankar, Mrs. Jyoti Raju Sakore, Mrs. Lalita Pradiprao Hivre & Mrs. Ranjana Rakesh Butle being the only legal heirs of deceased as per the law of succession.

d) Mrs. Indubai Namdeorao Wadibhasme, Mrs. Kumud Prakshrao Mehar, Mrs. Sushma Shashikantrao Kawalkar, Mrs. Sneha Narendra Bavankar, Mrs. Jyoti Raju Sakore, Mrs. Lalita Pradiprao Hivre & Mrs. Ranjana Rakesh Butle have relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 4 (Four) in favour of the Owner No. 4 by executing Relinquishment Deed dated 07/01/2019, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 114/2019 on even date.

e) In view of the above, presently the said Block/Apartment No. 4 (Four) is absolutely & exclusively owned and possessed by the Owner No. 4 with all rights and interest.



xi) BLOCK/APARTMENT NO. 5

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 5 (Five) by way of sale to Mr. Baburao Sitaram Chakor by executing Sale Deed dated 28/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1394/2001 on even date.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 734/2006 on even date.

c) Mr. Baburao Sitaram Chakor left for his heavenly abode on 01/09/2005 and the said Block/Apartment No. 5 (Five) succeeded and inherited by the Owner No. 5-A, Owner No. 5-B, Mrs. Kamini Baburao Chakor, Mrs. Kalpana Dnyaneshwar Ladse, Mrs. Sushma Sunilrao More & Mrs. Archana Dineshrao Khadatkhar being the only legal heirs of deceased as per the law of succession.

d) Mrs. Kalpana Dnyaneshwar Ladse, Mrs. Sushma Sunilrao More & Mrs. Archana Dineshrao Khadatkhar have relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 5 (Five) in favour of the Mrs. Kamini Baburao Chakor by executing Relinquishment Deed dated 22/10/2018, duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 6297/2018 on even date.

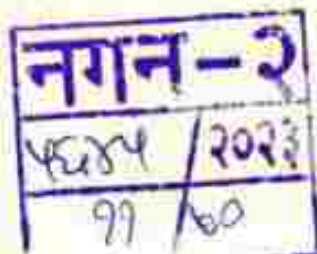
e) Mrs. Kamini Baburao Chakor has relinquished her 4/6th undivided share, right, interest and possession in the said Block/Apartment No. 5 (Five) in favour of the Owner No. 5-A by executing Relinquishment Deed dated 02/04/2019, duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 2216/20019 on even date.

f) There was one more Relinquishment Deed dated 04/02/2021, duly registered in the office of Joint Sub Registrar No. 4 bearing Document No. 1076 on even date pertaining to said Apartment/Block No. 5 (Five) between the Owner No. 5-A and 5-B, which is declared as null and void by the Award/Order dated 30/04/2023 passed by the Hon'ble National Lok Adalat in the Case Sr. No. 70/23 in pursuance to settlement between the Owner No. 5-A, Owner No. 5-B and the Developer vide Settlement Deed dated 29/04/2023.

g) In view of the above, presently the said Block/Apartment No. 5 (Five) is absolutely & exclusively owned and possessed by the Owner No. 5-A & 5-B with all rights and interest.

xii) BLOCK/APARTMENT NO. 6

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 6 (Six) by way of sale to Mrs. Vasudha Vinayak Shastri by executing Sale Deed dated



24/12/2001, duly registered in the office of Joint Sub Registrar Nagpur No. 03 bearing Document No. 1343/2001 on even date.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of Joint Sub Registrar Nagpur No. 06 bearing Document No. 728/2006 on even date.

c) Mrs. Vasudha Vinayak Shastri left for her heavenly abode on 11/05/2012 intestate and the said Block/Apartment No. 6 (Six) succeeded and inherited by her husband Mr. Vinayak Damodhar Shastri, two sons namely Mr. Vishwas Vinayak Shastri, Mr. Vivek Vinayak Shastri and two daughters namely Mrs. Vandana Arun Godse and Mrs. Varsha Meher Pophali being the only legal heirs of deceased as per the law of succession.

d) During the course of time the aforesaid Mr. Vivek Vinayak Shastri left for his heavenly abode on 14/11/2013 intestate and his undivided share in the said Block/Apartment No. 6 (Six) succeeded and inherited by his widow Mrs. Archita Vivek Shastri and son Mr. Swaroop Vivek Shastri, being the only legal heirs of deceased as per the law of succession.

d) The co-owners Mr. Vinayak Damodhar Shastri, Mr. Vishwas Vinayak Shastri, Mrs. Vandana Arun Godse and Mrs. Varsha Meher Pophali have relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 6 (Six) in favour of Owner No. 6-A & 6-B by executing Relinquishment Deed dated 11/10/2021, duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 7988/2021 on even date.

e) In view of the above, presently the said Block/Apartment No. 6 (Six) is absolutely & exclusively owned and possessed by the Owner No. 6-A & 6-B with all rights and interest.

xiii) The said scheme is almost 50 (Fifty) years old and is presently in dilapidated condition and requires major structural repairs and other upliftment, and the Owners, instead of repairing desired to demolish the Blocks/Apartments and propose to re-construct/re-develop a Multi-storied Building thereon consisting of various self-contained separate Commercial Units and Residential Apartments, AND

xiv) As per the Unified Development Control and Promotion Regulations for Maharashtra State and other applicable provisions of laws, there is a possibility of constructing more Residential Apartments & Commercial Units on said Plot as compare to existing Blocks/Apartments, by making use of the existing Floor Space index ("FSI"), Ancillary FSI & Premium FSI in respect of the said plot and further by purchasing the Transfer of Development Rights ("TDR") / Transit Oriented Development ("TOD").



xv) The Owners do not have any experience of the construction activity, technical know-how and special expertise and also do not have requisite finance to re-develop the said Plot, thus the Owners have decided to assign all development & selling rights to the third party against the consideration of the Residential Apartments to be retained by them; AND

xvi) The Owners have approached the Developer for re-developing the said Property and have assured the Developer that they are co-owners of said Plot having 100% undivided share, right & interest (as mentioned above in chart) and the Developer has also verified the papers and documents produced by owner and are satisfied with the property, title and possession. They have also assured the Developer that there is no material or latent or patent defects in the title, possession etc. and it is marketable too & the Owners have absolute right and full authority to convey, assign and transfer rights and interest in the said Property; AND

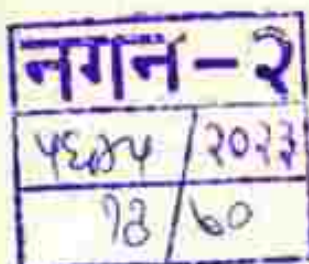
xvii) The Developer by believing on assurances and representations of the Owners, has shown its willingness to re-develop the said property into Commercial cum Residential Estate by constructing the building comprising of Commercial Units and Residential Apartments on the said, after getting revised sanction from the Competent Authority and sell the Residential Apartments & Commercial Units of the Scheme to the prospective purchaser(s); AND

xviii) The Developer has given Public Notice in the daily Local Newspaper 'Lokmat Marathi', 'Navbharat' & 'The Hifavada' on 04/06/2023 through its Advocate, intimating about its intention to enter into Agreement of Development of the said Property with the Owners and calling objections from general public relating to title of the Owners and otherwise, if any and the Developer has not received any objections, till date from any person; AND

xix) The Developer has submitted to Owners a detailed proposal to re-develop the said Property by demolishing the existing building and constructing new scheme thereupon, by availing benefits of additional current/future maximum permissible FSI & TDR/TOD; AND

xx) The Owners have decided to retain total 9 (Nine) Residential Apartments for them in proposed Scheme to adjust the cost/value of said Apartments from their respective share of the consideration for assignment of development rights and rights to sell/transfer the remaining Residential Apartments and Commercial Units of the proposed Scheme to Prospective Purchaser(s)/Transferee(s), to the Developer; AND

xxi) After detailed discussion and negotiations between the parties hereto, the parties arrived at an understanding whereby the Owners have agreed to permit the Developer to carry out the re-developmental work & construct new scheme on the said Plot and



also to sell/transfer the Residential Apartments(2nd Floor onwards) and Commercial Units(on Ground and First Floor with separate entry/exit gales) of the said new scheme to any third party/prospective purchaser(s)/transferee(s), except for Residential Apartments to be retained by the Owners, on the certain mutually agreed terms and conditions:

xxii) The Partners of the Developer have authorized and empowered partners Mr. Vivek S/o. Tryambakrao Kunawar & Mr. Vijay S/o. Tilokchand Borundiya to execute and register any deed or documents in respect of said project / property on behalf of the Developer Firm and its partners by issuing the Authority Letter dated 06/06/2023; AND

xxiii) All formalities essential for execution and registration of Agreement of Development are completed, thus the Parties are hereby executing this Agreement as under:

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH IN THIS AGREEMENT AND VALUABLE CONSIDERATION, THE PARTIES, WITH THE INTENT TO BE LEGALLY BOUND, HEREBY AGREE AS FOLLOWS:

1. NATURE & SCOPE OF AGREEMENT:

1.1 That, in pursuance of the consideration as mutually agreed between parties and mentioned in this Agreement the Owners hereby assign & grant to the Developer and Developer hereby accept to develop the Freehold (*Malik Makbuja*) Land bearing Plot No. 31 (Thirty-One) admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the sanctioned layout known as "Hindusthan Housing Layout" being the part of the entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of Mouza - **AJNI** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto into Commercial cum Residential Estate by constructing multistorey building thereon consisting of self-contained Residential Apartments and Commercial Units to be named and styled as "**ANJANEYA HEIGHTS**" (Hereinafter referred as '**PROPOSED NEW SCHEME**') and to sell/transfer the Residential Apartments and Commercial Units to the Prospective Purchaser(s)/Transferee(s) except for Residential Apartments to be retained by the Owners.

1.2 All right, title and interest in the said Property and hereto enjoyed by the Owners or to which they are/were otherwise entitled to as owners or otherwise, hereby specifically agreed to be convey/transfer/assign to the Developer in amplification of any right which the Owners may acquire or have acquired under any law usage or custom.

1.3 The Owners hereby have granted to the Developer, the rights to enter upon the said Property for the purpose of carrying out the re-development thereof as agreed and



all other incidental activities and further granted complete Development Rights for the purpose of re-development of the said Plot.

1.4 The Owners have granted to the Developer and the Developer has accepted all rights to enter upon the said Property for the purpose of carrying out the re-development thereof as agreed and all other incidental activities.

1.5 The Owners hereby allow, entitle & authorize the Developer to deal & develop the said Property and to construct the proposed new scheme thereon consisting of Residential Apartments & Commercial Units as may be sanctioned by the Competent Authority and sale the same to any third person/party, except for the Residential Apartments to be retained by the Owners.

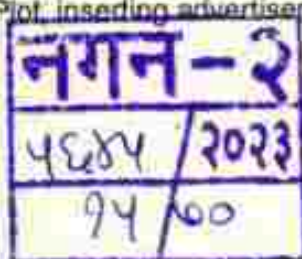
1.6 The Developer in consultation with the Owners has prepared the building plan of the proposed new scheme from its Architect and the same is proposed to be submitted to the competent authority for sanction, upon execution and registration of this Agreement. As per the said proposed building plan, the Developer has proposed to utilize the total 5972.491 Sq. Mtrs. Built Up area to construct the proposed new scheme on said land by utilizing available Plot FSI, Premium & Ancillary FSI and by TDR/TOD as per the certificate issued by the Architect Mrs. Vaishali Gaikwad, which is appended to this Agreement. The Developer shall not exceed the total 5972.491 Sq. Mtrs. Built Up Area construction of the proposed new scheme on the said Plot by way of re-development and the incidental rights granted herein.

1.7 The Developer shall also have every right to purchase TDR/TOD in the name of the Owners from open market and load the same to the utmost extent at its own costs, risks, efforts and expenses as may be required for the construction of the proposed new scheme on the said Plot.

1.8 The Developer shall have every right to revise the building plan/s due to change in norms or if so, required due to any technical/practical reasons or otherwise, during the construction period. The Developer shall not have any right of increased built-up area, upon completion of Scheme and handing over the same to the Apartment Owners / Association or Society or Company of the Apartment Owners. All increased area/FSI after completion of the Scheme shall belong to Apartment Owners / Association or Society or Company of the Apartment Owners.

1.9 The Owners hereby agrees and understands that the proposed new scheme shall be exclusive of the Developer in every respect, except for Residential Apartments to be retained by the Owners.

1.10 The Owners do hereby permit the Developer to advertise the proposed new scheme in such manner as the Developer deems fit inter-alia by affixing sign boards on the said Plot, inserting advertisement in newspaper etc.



1.11 The Owners shall complete all formalities essential for applying for sanction of building and handover the possession of the property in stipulated time limit as agreed between the Parties and mentioned in this Agreement.

1.12 The Developer has agreed to complete the construction work of said proposed new scheme within the period of 36 (thirty-six) months from the date of sanction of building plan of proposed new scheme or date of handing over of the possession of said Property by the Owners to the Developer, whichever is later, subject to compliance of terms and conditions of this Agreement.

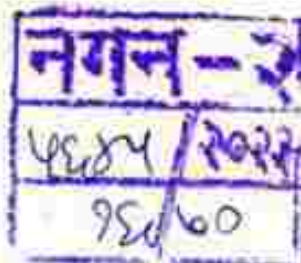
2. CONSIDERATION:

2.1 The Parties have mutually agreed to calculate the Land Cost at the rate of Rs. 10,000/- (Rupees Ten Thousand Only) Per Sq. Ft. on the basis of Land on record as per the title deeds and the cost/value of the Apartments to be retained by the Owners in the proposed new scheme shall be calculated at the rate of Rs. 6,201/- (Rupees Six Thousand, Two Hundred and One Only) per Sq. Ft. Super Built Up Area and the same shall be deducted from the total consideration of the land. The monetary consideration payable to Owner(s) shall be calculated by deducting/adjusting the consideration of Apartment(s) to be retained by the Owner(s) from their respective share in the consideration of Land.

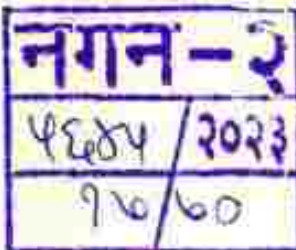
2.2 The details of land consideration, cost/value of Apartments to be retained and amount of monetary consideration payable to each owner is mentioned as below:

DETAILS OF CONSIDERATION OF THIS AGREEMENT OF DEVELOPMENT

OWNER NO.	NAME	DETAILS OF LAND CONSIDERATION	DETAILS & COST OF APARTMENTS TO BE RETAINED	MONETARY CONSIDERATION PAYABLE
1.	Damodhar Parasramji Katulwar	Rs. 1,91,50,000/- (Land Share of 1915 Sq. Ft. @ Rs. 10,000/-)	2BHK Apartment No 1203 on 12 th Floor and 1303 on 13 th Floor admeasuring about 1420 sq ft S-Built-up each, (i.e. 1020.23 Sq. Ft. Built-up area each) Total S-built-up 2840 sq ft. (i.e. 2040.46 built-up) Total Cost/Value of Apartments Rs. 1,76,10,840/- @	Rs. 15,39,160/-



			Rs. 6201/-Per Sq Ft	
2.	Sujata Vidyadhar Khaparde	Rs. 1,91,50,000/- (Land Share of 1915 Sq. Ft. @ Rs. 10,000/-)	2BHK Apartment No. 201 on 2 nd Floor and 301 on 3 rd Floor admeasuring about 1334.78 Sq. Ft. S-Built-up each.(i.e.963.58 sq.ft Built-up area each) Total S-Builtup 2669.56Sq. Ft.(i.e.1927.16 built-up area) Total Cost/Value of Apartment Rs. 1,65,53,941/- @ Rs. 6201/- Per Sq. Ft.	Rs. 25,96,058/-
3.	A. Prafulla Dattatray Godse B. Suvama Prafulla Godse	Rs. 1,91,50,000/- (Land Share of 1915 Sq. FL @ Rs. 10,000/-)	3 BHK Apartment No. 803 on 8 th Floor admeasuring about 1665.02 Sq. Ft. S-Built-up (i.e.1191.24 Sq. Ft. Built-up area) Total Cost/Value of Apartment Rs. 1,03,24,789/- @ Rs. 6201/- Per Sq. Ft.	Rs. 88,25,211/-
4.	Sandip Namdeorao Wadibhasme	Rs. 1,91,50,000/- (Land Share of 1915 Sq. Ft. @ Rs. 10,000/-)	3 BHK Apartment No. 801 on 8 th Floor admeasuring about 1954.06 Sq. Ft. S-Builtup area. (i.e.1399.83 Sq. Ft. Built-up area) Total Cost/Value of Apartment Rs. 1,21,17,126/- @ Rs. 6201/- Per Sq. Ft.	Rs. 70,32,874/-
5-A	Rajendra Baburao Chakor	Rs. 95,75,000/- (Land Share of 957.50 Sq. Ft. @ Rs. 10,000/-)	2 BHK Apartment No. 202 on 2 nd Floor admeasuring about 1334.78 Sq. Ft. S-Built-up area (i.e.963.58 Sq. Ft. Built-up area) Total Cost/Value of Apartment Rs.	Rs. 12,98,030/-

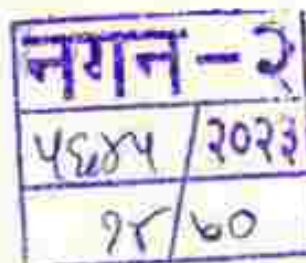


			82,76,970.50/- @ Rs. 6201/- Per Sq. Ft.	
5-B	Prashant Baburao Chakor	Rs. 95,75,000/- (Land Share of 957.50 Sq. Ft. @ Rs. 10,000/-)	2 BHK Apartment No. 401 on 4 th Floor admeasuring about 1334.78 Sq. Ft. S-Built-up area (i.e. 963.58 Sq. Ft. Built-up area) Total Cost/Value of Apartment Rs. 82,76,970.50/- @ Rs. 6201/- Per Sq. Ft.	Rs. 12,98,030/-
6.	A. Archita Vivek Shastri B. Swaroop Vivek Shastri	Rs. 1,91,50,000/- (Land Share of 1915 Sq. Ft. @ Rs. 10,000/-)	4 BHK Apartment No. 701 on 7 th Floor admeasuring about 2218.39 Sq. Ft. S-Built-up area (i.e. 1595.20 Sq. Ft. Built-up area) Total Cost/Value of Apartment Rs. 1,37,56,236/- @ Rs. 6201/- Per Sq. Ft.	Rs. 53,93,763/-



2.3 The monetary consideration as mentioned above is being calculated on the basis of proposed Super built up area of Apartments to be retained by the owners, which is calculated by taking the base of Built-Up Area of the Apartments as mentioned above and mentioned in the working/proposed building plan of the proposed new scheme, finalized by the Architect and to be submitted to the competent authority for sanction. The monetary consideration shall be finally calculated on the basis of Super Built-up area of Apartments to be retained by the owner(s) to be finalized by taking the base of Built-Up Area of the Apartments as per the sanctioned building plan of proposed new scheme. The Parties have mutually agreed to consider the variation of 5% (Five Percent) (+ / - Five Percent) in the actual areas of the Apartments to be retained by the Owners as per sanctioned building plan in comparison to areas of Apartments as mentioned in this Agreement.

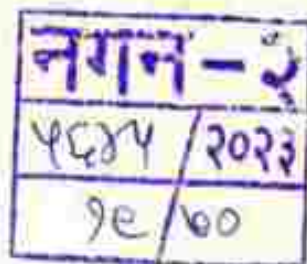
2.4 The Developer has paid Rs. 93,27,711/- (Rupees Ninety-Three Lakh Twenty-Seven Thousand Seven Hundred and Eleven Rupees Only) to the Owners as per the details mentioned below in the chart, a receipt of which is duly acknowledged and admitted by the Owners:



Details of Owner(s)	Details of Payment	Amount Paid to Owner(s)	Amount deducted towards TDS @ 10% to be deposited with Income Tax Department	Net Payable Amount
1. Mr. Damodhar Parasramji Katulwar	By Cheque No. <u>000028</u>	Rs. 5,13,053/-	Rs. 51,305/-	Rs. 4,61,748/-
2. Mrs. Sujata Vidyadhar Khaparde	By Cheque No. <u>000029</u>	Rs. 8,65,353/-	Rs. 86,535/-	Rs. 7,78,818/-
3-A Mr. Prafulla Dattatray Godse	By Cheque No. <u>000026</u>	Rs. 14,70,869/-	Rs. 1,47,087/-	Rs. 13,23,782/-
3-B Mrs. Suvarna Prafulla Godse	By Cheque No. <u>000027</u>	Rs. 14,70,869/-	Rs. 1,47,087/-	Rs. 13,23,782/-
4. Mr. Sandip Namdeorao Wadibhasme	By Cheque No. <u>000045</u>	Rs. 23,44,291/-	Rs. 2,34,429/-	Rs. 21,09,862/-
5-A Mr. Rajendra Baburao Chakor	By Cheque No. <u>000031</u>	Rs. 4,32,677/-	Rs. 43,268/-	Rs. 3,89,409/-
5-B Mr. Prashant Baburao Chakor	By Cheque No. <u>000039</u> dated 06/06/2023 By Cheque No. <u>000044</u>	Rs. 35,000/- Rs. 3,97,677/-	Rs. 43,268/-	Rs. 3,89,409/-
5-A Mrs. Archita Vivek Shastri	By Cheque No. <u>000033</u>	Rs. 8,98,961/-	Rs. 89,896/-	Rs. 8,09,065/-
5-B Mr. Swaroop Vivek Shastri	By Cheque No. <u>000034</u>	Rs. 8,98,961/-	Rs. 89,896/-	Rs. 8,09,065/-

• All Payments are done through HDFC Bank, Wardha Road Branch, Nagpur

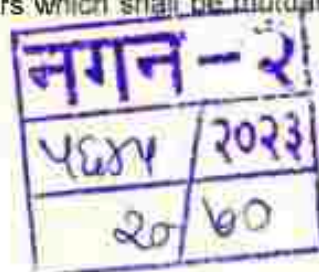
2.5 The remaining consideration amount of monetary consideration shall be paid to the Owners, subject to deduction of TDS as per the applicable provisions of Income Tax Laws prevailing at material time and compliances of terms of this Agreement, as per the details mentioned below:



Details of Owner(s)	Name of owner(s)	Total Remaining Monetary Consideration payable to the Owner(s)	Amount payable after 9 months from the execution of this agreement.	Full and Final Amount payable after 18 months from the execution of this agreement.
1.	Mr. Damodhar Parasramji Katulwar	Rs. 10,26,107/-	Rs. 5,13,053/-	Rs. 5,13,054/-
2.	Mrs. Sujata Vidyadhar Khaparde	Rs. 17,30,705/-	Rs. 8,65,353/-	Rs. 8,65,352/-
3-A	Mr. Prafulla Dattatray Godse	Rs. 29,41,736/-	Rs. 14,70,868/-	Rs. 14,70,868/-
3-B	Mrs. Suvama Prafulla Godse	Rs. 29,41,736/-	Rs. 14,70,868/-	Rs. 14,70,868/-
4.	Mr. Sandip Namdeorao Wadibhasme	Rs. 46,88,583/-	Rs. 23,44,291/-	Rs. 23,44,292/-
5-A	Mr. Rajendra Baburao Chakor	Rs. 8,65,353/-	Rs. 4,32,676/-	Rs. 4,32,677/-
5-B	Mr. Prashant Baburao Chakor	Rs. 8,65,353/-	Rs. 4,32,676/-	Rs. 4,32,677/-
6-A	Mrs. Archita Vivek Shastri	Rs. 17,97,921/-	Rs. 8,98,960/-	Rs. 8,98,961/-
6-B	Mr. Swaroop Vivek Shastri	Rs. 17,97,921/-	Rs. 8,98,960/-	Rs. 8,98,961/-

2.6 The monetary consideration shall be finally calculated on the basis of Super Built-up area of Apartments to be retained by the owner(s) to be finalized by taking the base of Built-Up Area of the Apartments as per the sanctioned building plan of proposed new scheme. The Parties have mutually agreed to consider the variation of 5% (Five Percent) (+ / - Five Percent) in the actual areas of the Apartments to be retained by the Owners in comparison to areas of Apartments to be retained by the Owners as mentioned in this Agreement.

2.7 The remaining / full & final (last) monetary consideration shall also be subject to deduction of the amount towards a) Corpus / Reserve Fund of new scheme and annual maintenance charges for the first 2(two) years which shall be mutually decided by the Developer and the owners.



2.8 The Developer has agreed to pay Rs. 18,000/- (Rupees Eighteen Thousand Only) to Owner(s) of each Block/Apartment towards monthly rent from the date of handing over legal & vacate possession of existing Block/Apartment by the Concerned Owner(s) to the Developer till the handing over the legal possession of new Apartment by the Developer to the said Owner(s), through online transfer or by advance cheque on 1 to 5th day of each month, as may be agreed between the said Owner(s) and the Developer.

2.9 The Developer has agreed to pay Rs. 12,000/- (Rupees Twelve Thousand Only) for each Apartment to be retained by the Owners towards the one-time shifting charges. The agency will be provided by the Developer and the Owners will supervise them.

3. ALLOTMENT OF NEW APARTMENTS:

3.1 The Parties have agreed mutually agreed the Developer shall construct & provide and the Owners shall retain 9 (Nine) Residential Apartments with proportionate variable undivided share in the land for them as per the details mentioned above.

3.2 The Specification of the Apartment and amenities of the Scheme which the Developer has offered to provide and the Owners have consented for the same, are incorporated in the 'ANNEXURE - A' appended with this Agreement.

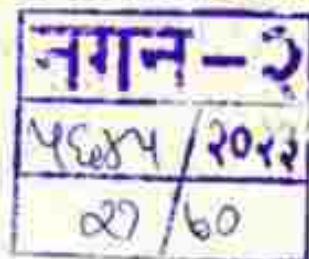
3.3 The details of Apartments to be retained by the Owners are tentative and mentioned on the basis of a working drawing of the proposed new scheme.

3.4 Any change in details of Apartment shall be mutually agreed and finalized by the Developer and the Concerned Owner(s) and the same shall be duly incorporated in the Deed of Apartment to be executed and registered.

3.5 Any increase or decrease in the area of Apartments to be retained by the Owners shall be considered & adjusted at the rate of Rs. 6,201/- (Rupees Six Thousand, Two Hundred and One) per Sq. Ft. considering the area mentioned in this Agreement and areas as per the Sanctioned Building Plan of proposed new scheme which to be incorporated in the Deed of Apartment.

3.6 The possession of the Residential Apartments to be retained by the Owners shall be delivered to the Owners or their respective nominee(s) within the period of 36 (Thirty-Six) months from the date of sanction of the Building Plan of the proposed new scheme or date of handing over the possession of said property, whichever is later, subject to compliance of terms of this Agreement.

3.7 The Deed of Apartment / Sale Deed of the said Apartment shall also be executed and registered in the favour of the Owners or their respective nominee(s) within the period of 36 (Thirty-Six) months from the date of sanction of the Building Plan of the



proposed new scheme or date of handing over the possession of said Property, subject to compliance of terms of this Agreement. The Developer shall try to ensure to hand over the possession of the all Apartments retained by the Owners together and prior to handing over the possession of the remaining Residential Apartments to Prospective Transferee(s)/Purchaser(s)

3.8 The said period of handing over the possession or of execution & registration of Deed of Apartment / Sale Deed is subject to compliance of condition of handing over of the possession, execution & registration of requisite deeds/documents and various conditions of this Agreement, which shall get extended automatically, equivalent to period of delay, if any caused, due to reasons attributable to the Owners.

3.9 In case of any dispute/issue or legal case, arises with reference to said Property or any Apartment or this Agreement of Development, then the period for handing over the possession of said Apartment shall get extended equivalent to time consumed in resolving the dispute/issue or legal case.

4. CONVENANTS & OBLIGATIONS OF THE OWNERS:

4.1 The Owners hereby agree to correct the area of land on the Property Card and record of the City Survey Department by following the due process of law and completing all essential formalities for the same. The Developer will assist the Owners for the same.

4.2 The Owners hereby agree to mutate the names of all existing owners of the Apartments as per the title deeds and other deeds/documents of succession or otherwise on record of City Survey Department, Nagpur Municipal Corporation, Nagpur Improvement Trust and other Government Records. The Owners shall remove the charge of banks/Financial institute from property card of city survey if any, by submitting the reconveyance deed or any other requisite deeds/documents. The Developer will assist the Owners for the same.

4.3 The Owners shall correct and rectify other mistakes on record of City Survey Department, Nagpur Municipal Corporation, Nagpur Improvement Trust and other Government Records. The Developer will assist the Owners for the same.

4.4 The Owners shall complete all documents essential for making the title of property marketable and to get the sanction of building plan of proposed new scheme.

4.5 The Owners have agreed to remove the internal furniture and fixtures, which presently exist in the respective Blocks/Apartments and shall hand over the vacant possession of their respective Blocks/Apartments and entire Plot / Scheme within 30 days from the date of sanction of building plan of proposed new scheme by the competent sanctioning authority.



4.6 The Owners hereby agree to sign the proposed building plan/s, execute Indemnity Bond(s), swear affidavit and also to sign necessary forms and application etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for securing sanction of the building plan/s. The Owners agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction of the building plan/s.

4.7 The Owners shall pay Municipal Corporation Taxes, Non agriculture assessment Tax, Cess, levies, and other outgoing assessed, levied, demanded and found due on the Plot up to the date of this Agreement. The Owners agree to pay all arrears that may be found due on Plot up to the date of this Agreement.

4.8 The Owners shall deliver all original deeds/documents and all other relevant documents of the said Plot/Apartments/Blocks to the Developer at the time of registration of this Agreement and the same shall be acknowledged by the Developer.

4.9 The Owners hereby allow and permit the Developer to use and consume the water and electricity from the common connection. However, it is agreed by the respective Owners that they shall pay (clear) their respective dues before handing of the possession in its entirety. If any due(s) are found by the Developer to be outstanding in such circumstances the Owners undertakes to indemnify the Developer to that effect.

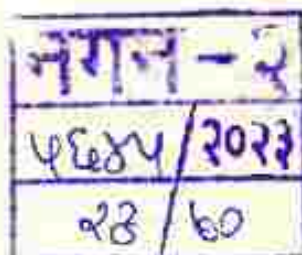
4.10 The Owners shall return back to the Developer, the Development Charges or any such sum as may be refunded by the Nagpur Municipal Corporation or any other competent sanctioning authority which has been paid by the Developer in the name of and on behalf of the Owners.

4.11 The Owners specifically agree that they will not interfere, obstruct or prevent the Developer from commencing, carrying on and completing the work of development of the proposed building.

4.12 The Owners agrees to execute the necessary documents as required under the provision of Maharashtra Apartment Ownership Act, 1970 such as Deed of Declaration or any other document as and when called by the Developer, at the cost of the Developer.

4.13 The Owners agrees to execute the necessary deeds/documents as required for registration of Project under RERA or otherwise under the provisions of Provisions of the Real Estate (Regulation and Development) Act, 2016.

4.14 The Owners shall, execute the any Agreement(s)/Deed(s)/Document(s) of the Residential Apartments and Commercial Units with undivided share in the land in favour of the nominee(s) of the Developer, personally or through their constituted attorney.



4.15 The Owners have agreed to execute an Irrevocable General Power of Attorney in favour of the Developer, to execute & register the Agreement for Sale, Deed of Declaration, Sale Deed, Correction Deed, Deed of Apartment or any other documents/deeds in favour of the prospective purchaser(s) of Residential Apartments and Commercial Units, as & when required or to do all things necessary to complete the said transaction/transfer, in pursuance to the provisions of the Section 202 of Indian Contract Act, 1872 authorizing it to deal with the said property including transfer of the same by way of sale or otherwise. The Owners agree & assure that they shall never revoke such Power of Attorney and in case of any inability of the Owners and/or the Developer/Attorney or in case of death or any other inability, the legal heirs of parties shall be liable to execute the fresh power of Attorney or other conveyance deed in favour of the Developer or any of its nominees/assignees, as per the instructions of the Developer, so that the Developer could be able to get the said property conveyed in favour of its nominee(s) by virtue of said Power of Attorney of the Owners, however, despite of execution of such Power of Attorney, the Owners shall be liable to execute such deeds and documents as the Developer may need for conveyance of the said property and/or for establishing absolute ownership rights, title of the same in favour of the Developer or its nominee(s).

4.16 The Owners shall remove all objections, defects in future in title or claim at their cost and further convey the valid and marketable title either in favour of the Developer or in favour of the prospective purchaser(s) as may be nominated by the Developer.

4.17 The Owners shall have a right to enter into the Plot while continuation of construction work, but interference in working & insisting to change anything will not be allowed at all.

4.18 The Owners undertakes that the individual meters standing in the name of the Owners shall be surrendered by them and all standing bills shall be settled by the Owners at the time handing of possession to the Developer.

5. COVENANTS & OBLIGATIONS OF THE DEVELOPER:

5.1 The Developer shall acquire the TDR/TOD in the name of the Owners as per the sanction norms and load the same for sanction of the building plan of the proposed new scheme to be constructed on the said Plot.

5.2 The Developer shall apply in the name of the Owners for sanction of the building plan of the proposed new scheme to be constructed on the said Plot.

5.3 The Developer shall pay/deposit all necessary sums in the office of Nagpur Municipal Corporation in the name of the Owners for sanction of building Plan of proposed new scheme. The Development Charges and other expenses for obtaining sanction of building plans/revised building plans shall be borne by the Developer.



5.4 The Developer shall obtain all necessary No Objection Certificate and permission from Nagpur Improvement Trust, Nagpur Municipal Corporation or from any other competent authority for development of the said Plot and for sale of Residential Apartments and Commercial Units to prospective purchaser, if required, at its own cost, however the Owners shall sign all forms and application require for the same.

5.5 The Developer shall demolish the existing Blocks/Apartments standing on the said Plot at its own costs and expenses upon obtaining sanction of building plan/s from the competent authority and taking possession of said Plot from the Owners as mentioned in this Agreement. The Developer shall be entitled to take / sell / dispose off all the old building materials taken out of such demolition.

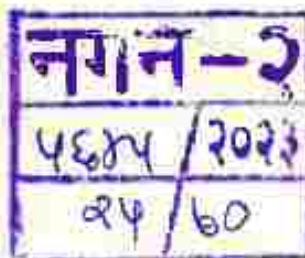
5.6 The Developer shall pay all charges of water and electricity consumption for existing common meter connection, if any, for the use of Developer during the period of construction. However, the individual meters standing in the name of the Owners shall be surrendered by them and all standing bills shall be settled by the Owners.

5.7 The Developer shall also pay the Property Tax and other taxes on the said Plot from the of accepting the possession of said Plot till handing over the Apartments to the Owners & Prospective Purchaser(s).

5.8 The Developer shall be entitled to call the booking for the Residential Apartments and Commercial Units from the public or interested parties and shall be entitled to deal with the matter of sale of the Residential Apartments and Commercial Units (except for Residential Apartments to be retained by the Owners) at such rates as the Developer decides. The use of Commercial Units shall be other than hospital/clinic/pub/bar and restaurant.

5.9 The Developer shall alone be entitled to sell the Residential Apartments and Commercial Units (except for Residential Apartments to be retained by the Owners) of the said proposed new scheme to the third person/prospective purchaser(s) and take consideration from them.

5.10 The Developer has full authority and rights to enter into an agreement with the prospective purchaser(s) for the Residential Apartments and Commercial Units, on its own accord, independently without any intervention from the Owners. The Owners agree to accord their consent to the agreement to sale or sale of the undivided share and interest in the land together with construction in favour of the prospective purchaser(s) of the Residential Apartments and Commercial Units in the building to be constructed on the said Plot. The Owners undertakes to execute the any Agreement(s)/ Deed(s)/ Document(s) of the said Residential Apartments and Commercial Units with undivided



share in the land in favour of the nominee(s) of the Developer, personally or through their constituted attorney.

5.11 The Developer has full liberty and absolute right to commence and carry out as well as complete the entire work of development. The Developer shall develop the said Plot and construct the multistoried building thereon at its cost and risk according to the revised sanctioned plan, subject to modifications and variations as may be subsequently approved by sanctioning authority.

5.12 The Development costs, charges and expenses including (but not limited to) the fees payable to the Architects, Structural Engineers, Consultants, the bills of various contractors appointed by it, the wages/insurance/dues of the workmen, bills of suppliers, fees and deposits to be paid to the concerned authorities for the construction work, costs for procuring TDR/TOD/FSI Shall be borne and paid by the Developer alone.

5.13 The Developer or its Contractors shall be responsible for all the liabilities in respect of the workman so employed/engaged in the construction/development work. The Developer / Contractors will also be responsible for any unpleasant incidences such as injuries, loss of life, damages and legalities arising out of the construction of the sanctioned building. Any discrepancies arising with respect to the neighbours, government agencies and visitors will be dealt by the Developer / Contractors.

5.14 The Developer at its own costs and expenses shall register the proposed scheme to the Provisions of the Real Estate (Regulation and Development) Act, 2016 and also abide by other Provisions of the said Act.

5.15 The Developer shall transfer all its right, title and the interest in the common and restricted areas of the Scheme to be constructed in favour of the Federation/apex body of the Society or Association or Limited Company of the Apartment Owners as per the provision of the Real Estate (Regulation and Development) Act, 2016.

5.16 That, the Owners have empowered and authorized the Developer to mortgage the Commercial Units and Residential Apartments together with proportionate undivided share in the Land excluding the Apartments with undivided share of land agreed to be retained by the Owners to any Bank, Financial Institution, Society and create charge for raising funds including project finance/loan or otherwise, as the case may be. It shall, be the sole responsibility and liability of the Developer to repay such loan and shall keep the Owners indemnified against the same.

6. FAILURE OF THE OWNERS TO HANDOVER THE POSSESSION OF PLOT OR OBSTRUCTION IN CONSTRUCTION ACTIVITY:

In case, if the Owners fails to deliver the possession of the respective Apartments and entire Plot/Scheme in the time limit as specified above or create obstruction in



Development Work, then the Developer shall have the right to seek specific performance of this Agreement and to pursue all other available legal remedies. The period of completion of construction of the said proposed new Scheme and handing over the Apartments to the Owners, shall also get extended, equivalent to delay in handing over the possession of the Plot by the Owners.

7. FAILURE OF THE DEVELOPER TO HANDOVER THE POSSESSION OF APARTMENTS RETAINED BY THE OWNERS:

In case, if the Developer fails to hand over the possession and/or fails to execute and register Deed of Apartment / Sale Deed in the time limit as specified above, the Owners shall grant grace period of 7 (Seven) Months to the Developer for delivery of possession of Apartments and for execution & registration of the Deed of Apartment / Sale Deed, subject to continuity of payment of monthly rent / consideration as mentioned above to the Owners. If the Developer fails to handover the possession of the respective Apartments to the Owners in the grace period also, then the Owners have the right to seek specific performance of this Agreement and to pursue all other available legal remedies. The Owners shall have every right to claim penalty from the Developer as per the applicable provisions of the RERA Act.

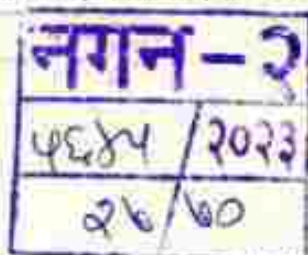
8. DECLARATION AND UNDERTAKING OF OWNERS REGARDING TITLE:

8.1 The Owners are the true, lawful & bona fide Owners of the said Plot and the Owners of their respective Blocks/Apartments on ownership basis standing on the said Plot of land.

8.2 The Owners are fully well and sufficiently entitled to the said Property and have a clear and marketable title in respect thereof, free from all encumbrances and beyond and reasonable doubts.

8.3 The Owners have represented and assured to the Developer that the Plot agreed to develop herewith and described in the schedule hereunder is the absolute property of the Owners and they have full and absolute right to sell, transfer, convey and assign the same. No other person whatsoever has any right, title or interest in the same.

8.4 The Owners have assured the Developer that they have not entered into any kind of an agreement/arrangement (either written or oral with any person/s, developer/s, institution/s etc. and have also not negotiated and/or have no unconcluded negotiations with any person/s or parties and further there are no restrictions, injunctions, notice of lis pendens, suits, legal proceedings, pending before any court of Law/Tribunal/Authorities in respect of the said Plot / Apartments / Scheme as on the date of execution of these presents. In case, if any of the Owners have signed/executed/registered any Agreement with reference to their respective Apartments or redevelopment of Plot, then respective



Owners shall be liable and responsible for its consequences and liability if any. The Owners undertake to indemnify and keep indemnified the Developer and the Prospective Transferee(s) or any person claiming through or under them, from and against all and any damage or loss that may be caused to them including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by them, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Owners, being untrue and/or otherwise.

8.5 The Owners have further represented and assured that they have not created any kind of third-party rights, charge, lien, mortgage, attachment, hypothecation etc. in favour of any Bank/s financial institution/s etc. as on date of execution of these presents.

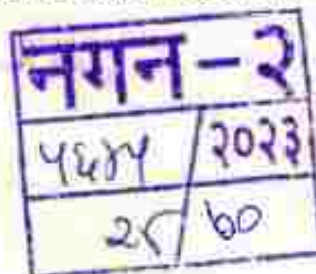
8.6 The Owners have further represented and assured that all the Blocks/Apartments are presently occupied by respective Owners and that none of the Blocks/Apartments have been leased/rented/let out by any of the presently existing Owners/Members.

8.7 The said Plot is not subject to any acquisition and requisition. No dispute or legal case in respect of the said Plot / Blocks/Apartments / Scheme is pending in any court, forum or authority. The Owners have not done or committed any act, deed or thing nor have been a party to any transaction whereby any lien or charge is created over the said Property. There is no dispute with any of the adjoining properties as to boundaries or areas or in encroachments.

8.8 The Owners shall answer all reasonable requisitions on the title and shall establish a good, valid and marketable title of the said Property. In the event of any claim made by any person and or in the event any defect in the title of Owners found and the Developer or any of its nominee/s (Prospective Purchaser/s) are put to any loss or suffers any damages, the Owners shall indemnify the same to the Developer to that extent.

9. FIRST RIGHT OF REFUSAL:

In the event, any Owner(s) desire to sale and transfer the Apartment to be retained by him/her/them during the period of this Agreement (i.e. until the possession of the Apartments to be retained and the parking slots completed in all respect and are handed over to the Owners within 36 (Thirty-six) months from the date of sanction of the Building Plan of the proposed new scheme or date of handing over the possession of said property, whichever is later, subject to compliance of terms of this Agreement as mentioned above), then he/she/they shall first offer the same to the Developer as it is agreed and confirmed by the Owners that the Developer shall have the First Right of Refusal (pre-emption rights). In case of refusal by the Developer to purchase/acquire the



Apartment, the said Owner(s) can sell / transfer the same to any other Prospective Purchaser(s)/Transferee(s), subject to terms of this Agreement and provided further that such new Purchaser(s)/Transferee(s) shall confirm to unconditionally abide by all the terms, conditions and stipulations of this Agreement.

10. FORCE MAJEURE:

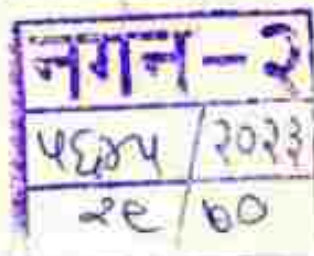
Force Majeure shall mean an event or circumstance or combination of events and circumstances which are beyond the reasonable control of the Parties which could not at the time of conclusion of these instruments be foreseen and that prevent the Developer from wholly or partially performing any duties or obligations under this Agreement. Force Majeure shall inter alia include the following: act of government, war (whether declared or not), invasion, act of foreign or internal enemies, rebellion terrorism, revolution, insurrection, military, or usurped power, civil war, riot, munitions of war, sabotage, natural catastrophes such as earthquake, hurricane, typhoon, epidemics, pandemics, volcanic activity, adverse severe forces of nature or Acts of God. In case of Force Majeure condition(s) being experienced by the Developer, the same shall be notified to the Owners in writing about such Force Majeure condition being experienced and for the duration the same continues then such period of Force Majeure condition shall be automatically granted as extension to the Developer without any further reference to the Owners.

11. CONFIDENTIALITY:

The Parties shall maintain confidentiality and shall not disclose or divulge and also prevent the disclosure or divulgence of any secret and confidential information relating to said Agreement or Parties acquired during the course of performance of obligations under this Agreement or thereafter. Both Parties agree and undertake that any and all information including but not limited to technical, specifications, financial and business related details that may be disclosed by either Party ("Disclosing Party") to the other Party ("Receiving Party"), or which would come to the knowledge of the Receiving Party and its personnel during the course of discharging its obligation under this Agreement, shall be maintained as strictly confidential by the Receiving Party and shall not be disclosed by the Receiving Party to any person, firm or corporation without the prior written consent of the Disclosing Party. The provisions of this Clause shall survive the termination / expiry of this Agreement.

12. INDEMNITY:

The Party has undertaken to indemnify and keep indemnified another Party from and against all and any damage or loss that may be caused to the Party including inter alia against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by Party by virtue of any of the aforesaid representations,



assurances, declarations, covenants and warranties made being untrue and/or otherwise. The Party shall indemnify and hold harmless another Party from and against any and all claims, losses, actions, demands, statutory penalties and proceedings of third parties together with all legal expenses incurred in connection therewith arising out of breach or non-fulfilment of any of the representations or warranties or obligations or noncompliance with applicable laws.

13. WAIVER:

Neither failure to exercise nor any delay in exercising any right, power, privilege or remedy under this Agreement shall in any way impair or affect the exercise thereof or operate as a waiver thereof in whole or in part unless made in writing by the Parties. Any such waiver shall not affect in any way the validity of this Agreement or preclude the Parties from any further exercise of the right to enforce such obligation, agreement, undertaking or covenant at any other time. Further, any such waiver shall only apply to the instances or occasions specifically stipulated and shall not constitute a waiver of any instance or occasion arising in future or otherwise not specifically stated.

14. SEVERABILITY:

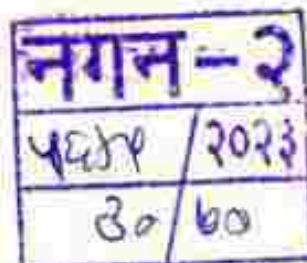
If for any reason whatsoever, any provision of this Agreement is or becomes, or is declared by a court to be void, invalid, illegal or unenforceable, then such provisions shall be deemed to have been severed or removed from the Agreement without any prejudice to the continuance in force and effect of all other provisions of the Agreement. The Parties shall have the option to re-negotiate in good faith to agree on such provision to be substituted, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly same position to that which prevailed prior to such voidability, invalidity, illegality or unenforceability.

15. SURVIVAL:

If this Agreement is expired or terminated pursuant to the terms of this Agreement, all rights and obligations of the Parties under this Agreement shall automatically terminate without any liability against any of the Parties, except the rights and obligations accrued prior to such expiry or termination. Additionally, Clause of Confidentiality and Governing Laws / Jurisdiction and Dispute Resolution shall remain in full force and survive any termination of this Agreement.

16. ENTIRE AGREEMENT:

The Parties agree that this Agreement along with its recitals, annexures, schedules, exhibits annexed hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof. This Agreement shall supersede and override all prior negotiations, proposals, representations, commitments, understandings or agreements between the Parties, written or oral. In case of any discrepancy,



inconsistency or ambiguity, between the terms of this Agreement with any other documents, the terms of the Agreement shall prevail.

17. ALTERATIONS / AMENDMENTS:

Unless expressly specified to the contrary, this Agreement shall not be amended, altered or modified, or any provision herein shall not be waived except by an instrument in writing expressly referring to this Agreement and signed by the Parties. No verbal Agreement or conduct of any nature relating to the subject matter hereof or to the relationship between the Parties will be considered valid and enforceable.

18. ASSURANCES OF EXECUTION OF REQUISITE DEEDS AND DOCUMENTS:

18.1 The Plot hereby agreed to develop by the Developer, described in the schedule shall be taken as correctly described and any mistake or mis-description thereof shall not annul this Agreement to sale but the same shall be subject to appropriate corrections. The Owners hereby agrees and undertakes to assist & extend all their help and support for it.

18.2 The Parties hereby covenants that they and all persons claiming through or under them shall and will undertake to do and execute & register all acts, deeds, documents and things from time to time in pursuance to and with reference to this Agreement, personally or through their respective constituted attorney.

19. STAMP DUTY, REGISTRATION FEE AND OTHER CHARGES & EXPENSES:

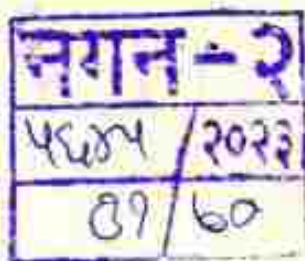
19.1 The Developer has also agreed to pay the cost of stamp duty, registration fee and other charges & expenses incidental to this Agreement and the General Power of Attorney to be executed by the Owners in the favour of the Developer.

19.2 The Developer agrees to pay Goods & Services Tax (GST) or any other Tax as may be levied by the Government of Maharashtra or Union Government for development of land, cost of construction etc.

19.3 The Developer has agreed to bear the Stamp Duty and Registration charges of Deed of Apartments of the Residential Apartments to be retained by the Owners, to be executed and registered as per the prevailing provisions. In case if due to change in provisions of laws, additional Stamp Duty and Registration is imposed on Deed of Apartments, then the same shall be borne and paid by the Developer.

19.4 The GST & legal charges relating to the Residential Apartments to be retained by the Owners has been agreed to be borne by the Developer.

19.5 That, in case of execution and registration of Sale Deed of any Apartment in favour of the nominee(s) of any owner(s), the Stamp Duty, Registration Fee, GST, other



taxes, legal charges etc. shall be borne and paid by the respective Owner(s) or his/her/their nominee(s)/prospective transferee(s)/purchaser(s).

20. TAX LIABILITIES:

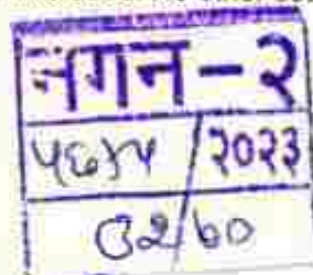
The Parties shall pay, adjust & settle their respective Income Tax and any other tax liability arising out of the said transaction at their own cost, without affecting the rights and interest of the other party. The Parties shall be liable, responsible & answerable for their personal claims of income tax or other taxes, resulting from the said transaction also.

21. DISPUTES RESOLUTION

For settling any dispute(s) or difference whatsoever arising between the Parties out of or relating to the interpretation, meaning and operation or effect of this Agreement or the breach thereof, the Parties shall discuss the same mutually to resolve such disputes/differences amicably between themselves within a period of thirty (30) working days (or such extended period as the Parties may agree to in writing) on receipt of a notice for mutual resolution under this Agreement. If the Parties fail to amicably settle the dispute(s)/difference(s) between themselves in said specified time limit, then the Parties shall refer such dispute(s)/difference(s) to arbitration. The arbitration proceedings shall be conducted in accordance with the rules of Arbitration and Conciliation Act, 1996 ("Act"), as amended from time to time and in force as on the date of commencement of the arbitration proceedings. The arbitration proceedings shall be conducted by sole arbitrator to be appointed with mutual consent of the Parties. If either Party fails to agree upon an arbitrator within 15 (fifteen) days of receiving the notice by the other Party invoking arbitration under this Clause, then such appointment shall be made in accordance with relevant provisions of the Act. The seat and venue of arbitration shall be Nagpur and the language of arbitration shall be English. The provision pertaining to 'Fast Track Proceedings' prescribed under section 29B of the Act shall be applicable to the arbitration proceedings invoked under this Clause. The award passed by the Arbitrator shall be confidential, final and binding upon the Parties and the Parties agree to be bound thereby and to act accordingly. The cost of the arbitration proceedings shall be borne equally by the Parties, unless otherwise determined by the Arbitrator. Except for the matters under dispute before the Arbitrator, the Parties shall continue to perform and fulfil their respective rights and obligations under the Agreement unless the same is impossible without resolution of the said dispute. The said clause shall be applicable in case if the Parties decide to seek relief of Specific Performance of this Agreement.

22. JURISDICTION

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force. The Nagpur courts will have the jurisdiction for this deed. No other court shall have any



jurisdiction in respect of any dispute between the parties, arising under or incidental to this Agreement.

23. The Plot referred under this Agreement is of the following description:

SCHEDULE OF THE PROPERTY

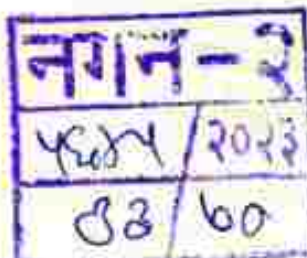
ALL THAT Piece and parcel of property consisting of Freehold (*Malik Makbuja*) Land bearing Plot No. 31 (Thirty-One) admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the sanctioned layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of Mouza – **AJNI** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto and bounded as under:

TOWARDS EAST :	12 Mtr. ROAD.
TOWARDS WEST :	SAINT XAVIER, SCHOOL
TOWARDS NORTH :	MR. NAGLES HOUSE
TOWARDS SOUTH :	MOUNT CARMEL SCHOOL

IN WITNESS WHEREOF the Parties herein above named have fully examined and read over this Agreement 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

Drafted by Toal & Totani Associates, Advocates & Consultants,
S-2, Second Floor, Parvati Smriti, Plot No. 65, Chhoti Dhantoli, Nagpur,
as per the instructions and documents provided by the Parties.

Photo	Left Hand Thumb Impression	Signature
		 Damodhar Parasramji Katulwar OWNER NO. 1
		 Sujata Vidyadhar Khaparde OWNER NO. 2



		 Prafulla Dattatray Godse OWNER NO. 3-A
		 Suvarna Prafulla Godse OWNER NO. 3-B
		 Sandip Namdeorao Wadibhasme OWNER NO. 4
		 Rajendra Baburao Chakor OWNER NO. 5-A
		 Prashant Baburao Chakor OWNER NO. 5-B
		 Archita Vivek Shastri OWNER NO. 6-A

मगन-२
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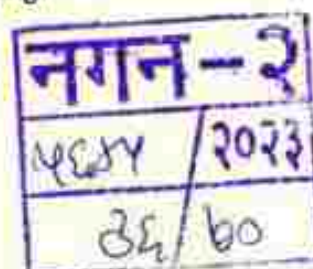


		 Swaroop Vivek Shastri OWNER NO. 6-B For M/s. Yash Infraventures
		 Vivek Tryambakrao Kunawar (Authorized Partner) DEVELOPER
		 Vijay Trilokchand Borundiya (Authorized Partner) DEVELOPER
		 WITNESS NO. 1
		 WITNESS NO. 2



ANNEXURE 'A' – SPECIFICATIONS OF THE APARTMENT TO BE RETAINED BY THE OWNERS

- | | | |
|---|--------------------|--|
| 1 | STRUCTURE | Earthquake resistance R.C.C. framed structure in M-30 grade Concrete. All outer walls shall be 6" (150MM) thick and partition walls shall be 4½" (100MM) thick. All will be in red burnt brick. |
| 2 | WALL FINISH | <p>INTERNAL: Internal face of walls, ceiling etc. Shall be Finished with smooth plaster. Internal faces of room shall be finished with one coat of primer, two coats of putty & Plastic Acrylic Emulsion Paint.</p> <p>EXTERNAL: Exterior wall surface shall be of two coats plastered in sand Face with two coats of acrylic weather shield paint</p> |
| 3 | CEILING | i POP to ceiling in all rooms with LED panel lights. |
| 4 | FLOORING | <p>i Double charged, branded, fully Vitrified tiles (24" x 48") to Drawing Room, Bedrooms, Kitchen and Dining of Kajaria/Johnson or equivalent brand.</p> <p>ii Antiskid tiles to bathroom, balconies and attached terrace. (24" X 24")</p> <p>iii Sill to every window shall be provided in black granite.</p> |
| 5 | SMART HOME | <p>i Intercom facility.</p> <p>ii CCTV surveillance for common area.</p> <p>iii Video door phone for security for each flat entry door.</p> <p>iv Automatic water level controller</p> |
| 6 | DOORS | <p>i MAIN DOOR - Bajaj or equivalent brand Safety door</p> <p>ii Other DOOR - Both side laminated flush door with granite frame and SS fittings.</p> |
| 7 | WINDOWS | i Windows are sliding aluminum powder coated with tinted glass having three shutters (two shutters will be of glass and the third shutter for mosquito net) with M.S. Grill painted in two coats of enamel paint and granite sill. |
| 8 | KITCHEN | <p>i Modular Kitchen-shutters, trolleys, pull out under cooking Platform. Separate service otta for Kitchen Gadgets shall be provided with Granite top. Steel Sink (18" x 24") (Nirali/Frankie brand), Glazed tiles (dado) upto full height above cooking platform.</p> <p>ii Two taps in sink, one for drinking water and the other for washing.</p> |



- iii Aluminum cloth zula in kitchen washing Balcony will be provided.

9 TOILET

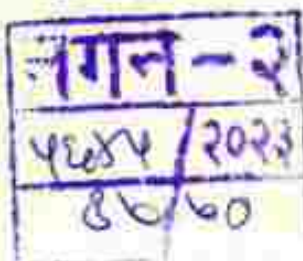
- i Premium quality Jaguar or equivalent make C.P. fitting & sanitary fitting shall be provided in each toilet.
- ii Wall hung Commode with Metropole flushing cock and tap.
- iii Full height designer concept wall tiles in toilet.
- iv Internal plumbing will be of concealed type.
- v Wash basins with Granite table top and pillar cock and Full height glazed tiles on back side of Basin.
- vi Toilets shall have single lever diverter, rain shower / hand shower with tap.

10 WATER SUPPLY & PLUMBING

- i All water supply lines in branded CPVC & SWR Pipes (Ashirwad, Astral brand) along with separate valve for each flat to manage water supply.
- ii 24 hours water supply from overhead tank.
- iii One tap from overhead tank shall be provided in Kitchen, Washing balcony, Toilets, in gallery for cooler.
- iv To ensure continuous water supply the apartment will have a sump, and overhead tank, with pump of adequate capacities with automation ON/OFF system.
- v Separate NMC water connection will be provided.

11 ELECTRICAL

- i Silent generator for water pump, common light and lift shall be provided with automatic change-over switch.
- ii Every room shall have sufficient light and plug points and two-way switches for fans and lights in bedrooms.
- iii TV Cable and Broadband points shall be provided.
- iv Every Balcony, Passage, Terrace, Toilet shall have sufficient plug & point. Exhaust fan point in toilets.
- v Two 15-amp power point in Kitchen for refrigerator and other equipment's, and one point for geyser in Toilet.
- vi Branded copper wire with appropriate gauge and branded modular switches shall be provided.
- vii Two-way light arrangement in all the bedroom for one light & fan and foot lamps in all bedrooms.
- viii Tube & Fan Point in each room on inverter shall be provided.
- ix A.C. Point for Each Bed Rooms & Hall along with piping hole shall be provided.
- x Light point shall be provided in parking area.



- xi Legrand or equivalent brand modular switches & Polycab, Havells or Anchor cable / wire shall be use as specified.
- 12 **STAIRCASE**
- i Safety arrangement (grill/gate) at entry of lift & staircase on ground Floor.
 - ii Staircase shall have sufficient height S.S. railing.
 - iii Steps, mid landing / landing will be with granite flooring.
- 13 **LIFTS**
- i Otis/ Kone/ Johnson, 2 passenger lifts of 13 passengers and 10 passengers will be provided along with power backup to apartment owners and separate for shop/office and chambers will be provided with 1 year AMC.
- 14 **PARKING**
- i 1 Car and 2 scooter Allotted parking for each flat.
 - ii Electrical car charging point will be provided.
 - iii Security guard room and Toilet / Bathroom at parking as per space available & sanctioned
 - iv Tiles / IPS flooring shall be provided in plinth /covered area and stamp concrete pavement flooring shall be provided in side margin area
 - v Mechanical car parking as per requirement will be provided.
- 15 **WATER PROOFING**
- : Water proofing treatment for balconies, toilets & terraces.
- 16 **SOLAR POWER**
- : Solar Power for common utility such as lifts, pumps, lights in lobby, parking & common areas shall be provided.
- 17 **RAIN WATER HARVESTING**
- : Rain water harvesting system with filtration arrangement as per sanction will be installed.
- 18 **SIT OUT**
- : Sit out lounge shall be provided for flat owners and guest on Ground Floor subject to availability of space and sanction.
- 19 **FIRE-SAFETY**
- : Installation of fire safety equipment's as per requirement, sanction and standard norms.
- 20 **SOLAR POWER**
- : 15kW solar power will be provided for common use.
- 21 **SHOE RACK**
- : Readymade wall-hung shoe rack will be provided.
- 22 **SAFETY**
- : Grill gate with lock will be provided at the main entry door on ground floor
- 23 **AMENITIES on TERRACE** : Green gym, walking track, changing room and washroom will be provided subject to sanction.



आम्हे णे प्र.क्र. 112/2023
पुनर्विकास करारनामा अभि. प्र. अर्ज क्र. ६६९-१११३०७

सादर :-

विषय :- मूल्यांकन अहवाल

मोजा - अजनी, वि.स.न. - २०६१७, शिट क्र. - ४१, भूखंड क्र. - ३९, खराग क्र. २०६/१

अभिनिर्णय प्रकरणी दस्तऐवजानुसार अपलक्य माहिती :-

१) लिहून देणार :- श्री. दामोदर परसराम कादूलवार व इतर ०५ सदसिका चारक

२) लिहून घेणार :- मेसर्स चश इन्फ्रास्ट्रक्चर्स प्राईव्हीम लिमिटेड व इतर

३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय - होय (डेव्हलपर)

४) दस्ताचा प्रकार :- पुनर्विकास करारनामा

५) दस्त निष्कर्षादीन आहे / नाही :- नाही

६) दस्तातील एकूण भूखंड क्षेत्रफळ :- १०६।७.५० चौ.मी.

७) कोनर भूखंड आहे काय ? - नाही

८) हायवे मन्मुख आहे काय ? - नाही (१२.० मी. रुंद रस्ता)

९) दस्तात दर्शविलेला मोबदला - निरंक

१०) पुनर्विकास करारनामानुसार विकसक

जमीन मालकाला देत असलेला मोबदला / रक्कम - रु. २,७९,८३,९२६/-

११) पुनर्विकास करारनामा नुसार विकसक

जमीन मालकाला देत असलेले सदनिका क्षेत्र - एकूण ०९ सदनिका (३३०२.१७० चौ.मी. super Built up area)

१२) TDR नमुद आहे काय ? - होय

१३) डिपॉझिट रक्कम नमुद आहे काय ? - नाही

१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय ? - होय (३८,००० / month for (३६+७) months)

१५) मूल्य :- २०२३ चे बाजारमूल्य दर्शवण्यानुसार

मूल्य विभाग क्र. १९.३१५/४२, जमीन दर रु. ४२,३३०/- प्र.चौ.मी. पृष्ठ क्र. ५२७

बांधकाम दर रु. २६,६२०/- प्र.चौ.मी. (RCC)

१६) इतर बाबी -

एकूण ०९ सदनिका सभासदांना देणार.

१७) या उपरमूल्य लक्यादीन दर्शानुसार अंमलबजावणी सुचना क्र. २८ चे अनुषंगाने होणारे मूल्यांकन आकडेवारी

FSI calculations:

सोबत architect certificate regarding permissible FSI सेलम आहे त्यानुसार

Basic FSI - १.१ (८२७.५२ sq.mt.)

TOD FSI - २.४ (३०३.२० sq.mt.)

Ancillary FSI - २.४ (६० percent of above)

Total FSI - ५.९

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३६ / ७०



(अ) सोसायटी / सभासदांना मिळणा-या गोबरत्वाचे खालीलप्रमाणे एकूण मूल्य

i) सोसायटीस / सभासदास संपादन / इतर माळे स्वरूपात मिळणारे एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य
 $१३०२.१७ * २६६२० = ३,४६,६३,७६६/-$ (दस्तात नमूद)

ii) सोसायटीस मिळणारे सुविधा क्षेत्र, क्लब हाउस, ऑफीस इत्यादी एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य
 parking चे मूल्य - $१६.५ * ९ * २६६२० * ०.२५ = ९,८८,२६८/-$

iii) सोसायटीस बांधकामाव्यतिरिक्त मिळणारा शेण्ड पोवदला - $२,७९,८३,९२६/-$

iv) विकसनकल्याणे सोसायटीस दिलेले डिपॉझिट वरील प्रकल्प पूर्ण होईपर्यंतच्या कालावधीचे व्याज ६ % दराने सरळ व्याज - निरंक (दस्तात नमूद नाही.)

v) सोसायटी / सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड
 निरंक (दस्तात नमूद नाही.)

vi) सभासदांसाठी दयाव्याच्या तात्पुरत्या निवासाचे दस्तात नमूद कालावधीचे भाडे
 $१८,०००/month * ४३ month * ६ month = ४६,४४,०००/-$
 (दस्तात नमूद)

vii) सभासदांसाठी देण्यात येणारे शिफटींग चार्जेस - $९ * १२००० = १,०८,०००/-$

viii) सभासदांसाठी तात्पुरते निवास उपलब्ध करून देणेसाठी द्यावयाचे बोकचरेज - निरंक

ix) सोसायटी / सभासदांना मिळणा-या एकूण बांधकाम क्षेत्राचे विकास शुल्क (MRTP Act, १९६६ नुसार)
 $- १३०२.१७ * ४२३३० * २\% = ११,०२,४९८/-$

x) सोसायटी / सभासदास जुन्या इमारतीमधील विद्यमान बांधकाम क्षेत्रापेक्षा जास्तोर्ध्व मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या ३० % येणारे मूल्य. (फिजीबिल प्रिमियम, टि.डो.आर. प्रिमियम, एफ.एस.आय. ड. या विचार करून.)

$(१३०२.१७ - ३५५.२६) * ४२३३० * ०.३ = १४६,९९० * ४२३३० * ०.३ = १८,२०,२४,८९९/-$
 (दस्तात जुने क्षेत्र नमूद, एकूण - $३५५.२६० sq.mt.$)

xi) नमूद मुद्रयाव्यतिरिक्त विकसनकल्याण मार्फत ज्या अन्य कोणत्या नवाबदा-या पार पाडल्या जाणार आहेत त्याचे दस्तात नमूद असल्यास ते मूल्य - निरंक

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 ४०/६०



(ब) विकसनकल्याण मिळणा-या हिस्साचे दस्तात नमूद बांधकाम क्षेत्राचे जमीन दराने मूल्य घेता खर्च
एकूण बांधकाम क्षेत्र १०६७.५० * ५.६ = ५९७८.०० Sq.mt.
विकसन कल्याण हिस्साचे बांधकाम क्षेत्र ५९७८.०० - ९३६.५५६ = ५०४१.४५३ Sq.mt.
मूल्य ५०४१.४५३ * ४२३३० = २१,३४,०४,४७८/-
अशा FSI वा खर्च -

१. Premium fsi value = १०६७.५० * २.४ * ४२३३० * ०.३५ = ३,७९,५७,३९९/-

२. Ancillary fsi value = १०६७.५० * २.९ * ४२३३० * ०.१० = १,४८,९,३२८/-

एकूण खर्च = ४,७४,४६,६२७/-

विकसन कल्याण हिस्साचे मूल्य २१,३४,०४,४७८/- कला ४,७४,४६,६२७/- = १६,५९,५७,८३९/-

Tip- As per ODCTR

TOD/ Premium fsi value @ ३५% of ASR Rates

Ancillary fsi value @ १०% of ASR Rates

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

अ) सांसायटी / सभासदांना मिळणा-या मोबदलाचे मूल्य (१७ अ १ ते XI ते प्रकाशित मूल्य) = ३,४६,६३,७६६/-

+ १,८८,२६,८८८/- + २,७९,८३,९२६/- = ४६,४४,०००/- + १,०८,०००/- + १३,०२,४९८/- + १,२०,२४,८९९/-
८,१५,९४,३८७/-

ब) विकसनकल्याण मिळणा-या हिस्साचे मूल्य (१७ ब) = १६,५९,५७,८३९/-

क) दस्तात नमूद मूल्य

वतारनाम्यात निश्चित होत असलेले एकूण मूल्य = १७ ब = १६,५९,५७,८३९/-

(अ, ब व क पैकी जास्त)

सहायक नगर अभियंता/सहना सहायक

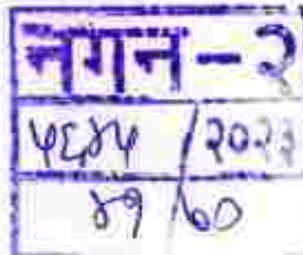
दिनांक: १२/०९/२०२२

मान्य / अमान्य

सह जिल्हा निबंधक वर्ग-१

तथा मुद्रांक जिल्हाधिकारी

नागपूर शहर





नगन-२	
५६४५	२०२३
४२	७०



नगन-२	
५६४५	२०२३
४४	७०





महाराष्ट्र शासन

सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

३^{री} माला, ए-विंग, नविन प्रशासकीय ईमारत क्र.-२, विभागीय आयुक्त कार्यालय परिसर,

सिव्हील लाईन्स, नागपूर-४४०००१.

दूरध्वनी क्रमांक :- [०७११२] २५३८७८०

Mail I'd :- jdr.nagpurcity@igmaharashtra.gov.in



संरक्षणी व मुद्रांक विभाग

जा.क्र./का.क्र./आदेश/अ.प्र.क्र.-११२/२०२३

५५६०/२०२३

दिनांक :- ०९/०७/२०२३.

५६०५/२०२३
४५/६०



अभिनिर्णय प्रकरण क्रमांक :- ११२/२०२३

अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली दस्तऐवज अभिनिर्णित [Adjudication] करणे बाबत.

संदर्भ :- आपला दिनांक ०५/०७/२०२३ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचे प्रारूप / निष्पादित नसल्यामुळे दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा अजनी, तह: नागपूर शहर, जि. नागपूर, येथील वार्ड क्र. ५, खसरा क्र. १०४/१, शिट क्र. ४१, न. भू. क्र. २०४७, भुखंड क्र. ३१ ची एकुण आराजी १०६७.५० चौ. मी. [११.४९०.०० चौ. फू.] इतके आहे.

सदर प्रकरणी दाखल दस्त हा पुनर्विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचानकार यांनी दिनांक १२/०७/२०२३ रोजी मुल्यांकन अहवाल सादर केलेला असून, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरून अभिनिर्णय प्रकरण क्र. ११२/२०२२ मध्ये नमूद स्थावर मिळकतीचे [अ] सोसायटीच्या सभासदांना मिळणाऱ्या मोबदल्याचे मुल्य (मुल्यांकन अहवालातील १७(ब)(१) ते (११) यांची बेरिज) चे मुल्य रुपये ८,१५,१४,३८७/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १७ ब) चे मुल्य रुपये १६,५९,५७,८३९/- इतके आणि [क] दस्तात नमूद असलेले मोबदला मुल्य रुपये निरंक इतके नमूद आहे. मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य पुनर्विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये १६,५९,५७,८३९/- समजा रुपये १६,५९,५८,०००/- इतके निश्चित करण्यात येत आहे.

-२-

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये १६,५९,५८,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ८२,९७,९००/- इतके मुद्रांक शुल्क देय आहे. मूळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये ८२,९७,९००/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

- १] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२[१][ब] खाली प्रमाणित करून देण्यात येईल.
- २] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खंडाखोड करता येणार नाही.
- ३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदींचे अधिन राहून देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले मुद्रांक शुल्क मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. मुख्य नियंत्रक महसूल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल.
- ४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पणे व खरेपणाने नमूद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देत आहे.
- ५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.
- ६] उपरोक्त आदेशातील मिळकतीचे बाजारमुल्य मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

उक्त रक्कमेचा भरण्या ग्रासप्रणालीच्या <https://gras.mahakosh.gov.in/echallan/firm/index.php/> किंवा <https://gras.mahakosh.gov.in/igr/> या संकेतस्थळावर जावून NPJ1_JTDISTRICT REGI NAGPUR URBAN या कार्यालयाचे नावे मुद्रांक शुल्काची रक्कम ००३००५१७०१ वा संगणकीय लेखाशिर्षात करावा व त्याबाबतची ई-चलान या कार्यालयास सादर करावी.

नगन-२
५८४/२०२३
प्रति, ४६/६०

म. यश इन्फोर्कचरस, नागपूर

कार्या, पत्ता-ब्लॉक क्र.-१२, १३, व १४, तळ माळा, अजनी चौक, वर्धा रोड, नागपूर-४४००१५



[तानाजी म. गंगावणे]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.



[महाराष्ट्र अर्थात् महाराष्ट्र (गार, नगर व ग्राम) मुद्रा, १९६९ यातील विषय ७ नमुना "४")

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५६०५ / २०२३
१६/००





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सूची क्र. २

दुय्यम निबंधक : सह दु.नि.नागपुर ३

दस्तावेज क्रमांक : 1392/2001

नंदासी :

Regn:03m

गाव : अजनी

(1) दस्तावेज प्रकार	विक्रीपत्र
(2) मीटर क्रमांक	367000
(3) खोला मात (मॉडिफर टाच्या भागाशी पट्टाकार अन्वयणी देतो कि पट्टाकार ते नमूद करावे)	0
(4) भूमापन, पॉटॅन्सियल व धाकमांक (अवस्थानांक)	1) इतर माहिती : सदनिका, मीठा अजनी, ख. न. 104/1, आराजी 59.21 चौ.मी. ताई न.5 नागपुर म.न.पा.
(5) क्षेत्रफल	1) 59.21 चौ.मीटर
(6) आवाणी किंवा जुडी देण्यात आलेले वेळा	
(7) दस्तावेज करून देणाऱ्या / निवृत्त देणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाला दुरुमनामा किंवा अपेक्षे प्रमाणानुसार प्रतिवादीचे नाव व पत्ता	1) नागपुर कार्यालय मॅगस्ट्राईट गृहविकास को.आय. मी.सो. नि.नागपुर तर्फे सचिव भाऊराव महादेवराव महाले . 0 रोड नं : नागपुर शहराचे नाव :
(8) दस्तावेज करून घेणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाला दुरुमनामा किंवा अपेक्षे प्रमाणानुसार प्रतिवादीचे नाव व पत्ता	1) मुजाता विद्याधर खापडे . 0 रोड नं : अजनी नागपुर शहराचे नाव :
(9) दस्तावेज करून दिव्याचा दिनांक	28/12/2001
(10) वस्तु नोंदणी केल्याचा दिनांक	28/12/2001
(11) दस्तावेजात/मिटर व मूळ	1392/2001
(12) खोला भावाप्रमाणे मुद्रांक मूलक	6600
(13) खोला भावाप्रमाणे मादारी मूलक	
(14) क्षेत्र	
मुद्रांक नालाटी किंवा निमतलला नमूद	



नगन-३
५६४५ / २०२२
५९/६०



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सूची क्र. २

इच्छा दिवस: सप्त दु.नि.नागपुर 3

दस्तावेज क्रमांक: 1396/2001

नोडली:

Regn:63m

गाव : अजनी

(1)दस्तावेजा प्रकार	विक्रीपत्र
(2)मोलदमा	367000
(3)वापराणाप (मोडिपट्ट्याच्या बाबतीतपट्ट्याच्या आकाराची देता कि पट्ट्याचे त नमुन करावे)	0
(4)भूमापन पोटहिस्सा व काकमोड (अमलपत्र)	1) इतर माहिती : मदनिका, मौजा अजनी, प्लॉट न. 31, आराजी 59.21चौ.मी. स.न. 104/1 अमीनीतील अविभक्त हिस्सा 1/18 नागपुर म.न.पा.
(5)अक्षरफळ	1) 59.21 चौ.मीटर
(6)आकाराची किता नुडी देण्यात आलेले लेख	
(7)दस्तावेजात कसल देण्याचा / लिहून देण्याचा पक्षकाराचे नाव किवा दिवाणी न्यायालयद्वारा हकूमनामा किंवा अदेश अमलपत्रा प्रविष्टादीचे नाव न घेता	1) नागपुर कार्यालय मध्यवर्ती गृहनिर्माण को.आप. सोसा. लि.नागपुर तर्फे भाऊराव महादेवराव महाले . . 0 गेड नं : नागपुर शहराचे नाव :
(8)दस्तावेजात कसल देण्याचा पक्षकाराचे नाव किंवा दिवाणी न्यायालयद्वारा हकूमनामा किंवा अदेश अमलपत्रा प्रविष्टादीचे नाव न घेता	1) नामदेव सिताराम वाडीभस्मे . . 0 गेड नं : अजनीनागपुर शहराचे नाव :
(9)दस्तावेजात कसल दिवसाचा दिनांक	28/12/2001
(10)दस्तावेजात कोट्याचा दिनांक	28/12/2001
(11)अनुक्रमांक बंड व पृष्ठ	1396/2001
(12)आकारभावाप्रमाण मुद्रांक मूल्य	6600
(13)आकारभावाप्रमाण नोंदणी मूल्य	
(14)शेरा	
संस्थापनामार्फत विचारले गेलेल्या तपशील	

नगन-२
५६४५ / २०२३
५२/६०



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12-08-2023

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concern SRO office.

सूची क्र. २

इच्छाच विषयक सह दुनि नागपुर ०

दस्तावेजात क्रमांक: 114/2019

पोंदणी

Regn 53m

गाव : अजनी

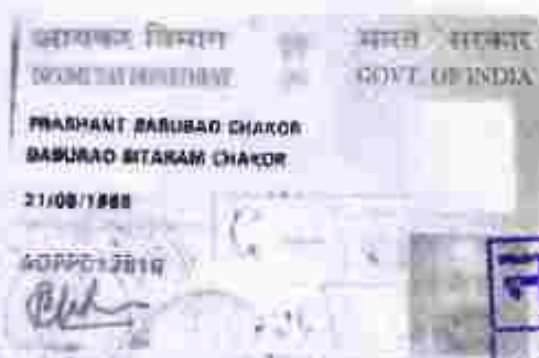
(1) दस्तऐवज प्रकार	हक्कसोडपत्र
(2) मोबदला	0
(3) जागरभाष (भाडेपट्टीच्या बाबतीत पट्टेदार आकाशी देता कि पट्टेदार ने नमूद करावे)	0
(4) भूमापन पोटदस्तावेज परकामीक (अवलंब्यता)	1) इतर माहिती : नागपुर सुभार प्रन्यास व नागपुर महानगर पालीकेच्या मिमंतीन वास मीजा अजनी थोक नंबर 184 मोजा नंबर 10 वाड नंबर 05 तह जि नागपुर धर्मील नसरा नंबर 104/1 घामध्ये भुखंड क्र. 31 वर नागपुर कापी, वाम्पलाईज गृहनिर्माण को आप सोसायटी लि नागपुर रजि नंबर बी/3880 यावर बांधलेल्या गाळघाफकी गाळा क्र. 4 याचे क्षेत्रफळ 637 चौरस फुट (59.21 चौरस मी) आहे याचा 1/6 अविभक्त हिस्सा सह बांधकाम 25 वर्ष जून आहे याचा मनेपा घर नंबर 529 हा आहे याचा शिट नंबर 41 नगर भुमापन नंबर 2047 हा आहे
(5) क्षेत्रफळ	1) 59.21 चौ.मीटर
(6) आकाशी किंवा भूडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायानुसार हकूमनामा किंवा आदेश असल्यास प्रतिकादीचे नाव व पत्ता	1) . सुषमा शशीकातराव कायलेकर लग्नाआधीचे नाव सुषमा नामदेवराव वाडीभस्म 54 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : शिंतलवाडी तह रामटेक जि नागपुर महाराष्ट्र नागपुर 440002 2) . इंदुबाई नामदेवराव वाडीभस्म 75 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : 31 प्रशांत नगर अजनी चौक नागपुर महाराष्ट्र नागपुर 440015 3) . कुमुद प्रकाशराव मेहर लग्नाआधीचे नाव कुमुद नामदेवराव वाडीभस्म 57 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : मनीष लेआऊट रस्त्या कार्याला अथळ वधा रोड नागपुर महाराष्ट्र नागपुर 440017 4) . ज्योती राज साकोरे लग्नाआधीचे नाव ज्योती नामदेवराव वाडीभस्म 46 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : बँक कालनी भंडारा जि भंडारा महाराष्ट्र नागपुर 440002 5) . लतीका प्रदीपराव हिचे लग्नाआधीचे नाव लतीका नामदेवराव वाडीभस्म 43 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : 52 त्रिविकानंद नगर वधा जि वधा महाराष्ट्र नागपुर 440002 6) . स्नेहा नरेंद्र बावनकर लग्नाआधीचे नाव स्नेहा नामदेवराव वाडीभस्म 50 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : 23 डायमंड नगर नागपुर महाराष्ट्र नागपुर 440024 7) . रजना रमेश बटले लग्नाआधीचे नाव रजना नामदेवराव वाडीभस्म 43 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : 52 त्रिविकानंद नगर वधा महाराष्ट्र नागपुर 440002
(8) दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायानुसार हकूमनामा किंवा आदेश असल्यास प्रतिकादीचे नाव व पत्ता	1) . संदीप वल्लभ नामदेवराव वाडीभस्म 38 प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : 31 प्रशांत नगर अजनी चौक नागपुर महाराष्ट्र नागपुर 440015
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2019
(10) दस्त सीधणी केल्याचा दिनांक	07/01/2019
(11) अनुक्रमांक, वॉड व पृष्ठ	114/2019
(12) जागरभाषाप्रमाणे मुद्रांक शुल्क	500

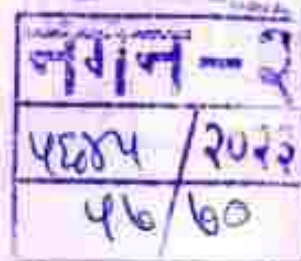


(1) लघुसमाचारप्रसारक सोपणी शुल्क	500
(2) जमा	
सुन्दाकालमाटो विकासक भेलसेना सेफोस	

View Only Not for Legal Purpose







भारत सरकार
Government of India



विष्णू त्रिंबक कुलकर्णी
Vignesh Trimbak Kulkarni
जन्म तिथि/DOB: 10/08/1969
पुरुष/MALE

9995 7295 6474
VID: 9138 1817 1248 2622

माझी आधार, माझी ओळख

भारत सरकार
Government of India

एनआरआई पहचान प्रमाणपत्र
NRI Identification Authority of India



पते:
फ्लॅट नं. 001, मेघ, यशोव्रधम एन्डारे,
वर्धा रोड, अंजि स्क्वॉर, बॅरंड माउंट,
कॅमेल स्कूल, फ्रेशवॉटर नगर, नागपूर,
महाराष्ट्र - 440015

Address:
Flat no 001, Megh, Yashodham Endare,
Wardha Road, Anji Square, Barand Mount,
Camel School, Freshwat Nagar, Nagpur,
Maharashtra - 440015

9995 7295 6474
VID: 9138 1817 1248 2622

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



रिमान्ड अकाउंट नंबर कार्ड
Remand Account Number Card
AETPK4911K

नाम
Vignesh Trimbak Kulkarni

पिता या माता याचा नाव
TRIMBAK DEVDASPRANT KULKARNI

जन्म तिथि
10/08/1969

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



रिमान्ड अकाउंट नंबर कार्ड
Remand Account Number Card
ABCPB5250P

नाम
Yash Trimbak Kulkarni

पिता या माता याचा नाव
TRIMBAK DEVDASPRANT KULKARNI

जन्म तिथि
01/01/1963

भारत सरकार
Government of India



विष्णू त्रिंबक कुलकर्णी
Vignesh Trimbak Kulkarni
जन्म तिथि/DOB: 10/08/1969
पुरुष/MALE

5015 0833 5269
VID: 9165 4704 5457 2057

माझी आधार, माझी ओळख

भारत सरकार
Government of India

एनआरआई पहचान प्रमाणपत्र
NRI Identification Authority of India



पते:
फ्लॅट नं. 001, मेघ, यशोव्रधम एन्डारे,
वर्धा रोड, अंजि स्क्वॉर, बॅरंड माउंट,
कॅमेल स्कूल, फ्रेशवॉटर नगर, नागपूर,
महाराष्ट्र - 440015

Address:
Flat no 001, Megh, Yashodham Endare,
Wardha Road, Anji Square, Barand Mount,
Camel School, Freshwat Nagar, Nagpur,
Maharashtra - 440015

5015 0833 5269
VID: 9165 4704 5457 2057

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रिमान्ड अकाउंट नंबर कार्ड
Remand Account Number Card
AACFY7417M

नाम
Yash Trimbak Kulkarni

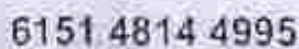
पिता या माता याचा नाव
TRIMBAK DEVDASPRANT KULKARNI

नगन-२
५६४५/२०२३
५५/६०





Sub.



509

नगन-३
५६४५ / २०२३
५६ ६०



नगन-२
५६०५ / २०२३
६० / ६०





CHALLAN
MTR Form Number-6

[illegible]

Department ID

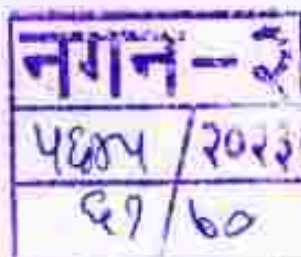
NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. 8868889833

सदर चरण केवल दृश्य निबंधक कार्यलय नौपरी कक्षाया दस्तावेजी लागू आहे. नौपरी न कक्षाया दस्तावेजी सदर चरण लागू नाही.

Challan Detaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-265-5545	0003432588202324	13/08/2023-12:30:29	IGR384	100.00
2	(S)-265-5845	0003432588202324	13/08/2023-12:30:28	IGR384	30000.00
Total Defacement Amount					30,100.00



Print Date 13-06-2023 12:40:18

Handwritten text and a circular stamp at the top of the page.



09/03
ಶಾಂತ / ಹರಿಶ್ಚ
C-ಶಾಂತ



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0823104301556 Receipt Date 17/08/2023

Received from Samredrasingh Lodh, Mobile number 9657345341, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 5645 dated 13/08/2023 at the Sub Registrar office Joint S.R. Nagpur 2 of the District Nagpur.



Payment Details

Bank Name SBIN	Payment Date 10/08/2023
Bank CIN 10004152023081001447	REF No. 322226534530
Deface No 0823104301556D	Deface Date 13/08/2023

This is computer generated receipt, hence no signature is required.



नगन-२	
प्रहस्य	२०२३
६४	६०



30100.00

Journal of Cross-Culture

Defacement No.	Defacement Date
0003-2258000324	13/08/2023-12:30:25
0003-2258000324	13/08/2023-12:30:25
Total Defacement Amount	



नगन-२
 ५६४५ / २०२३
 ६६ / ८०



६-१-२०२३
 ६०५

285/5645

रविवार 13 ऑगस्ट 2023 12:30 म.न.

दस्ता गोपबारा भाग-1

नगन2

5645

दस्ता क्रमांक: 5645/2023

दस्ता क्रमांक: नगन2 /5645/2023

बाजार मूल्य: रु. 16,59,58,000/-

मोबदला: रु. 16,59,58,000/-

भरलेले मुद्रांक शुल्क: रु. 82,98,000/-

हु. नि. सह. हु. नि. नगन2 यांचे कार्यालयात

ज. क्र. 5645 रर दि.13-08-2023

रोजी 12:28 म.न. वा. हजर केला.

पावती:10804

पावती दिनांक: 13/08/2023

भादरकरगाराचे सात: ये पश इफाज्हेन्वर तर्फे अधिकृत भागीदार विजय
दिनोकरचंद बोरुदिश

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70


 दस्त हजर करणाऱ्याची सही:

एकूण: 31400.00


 सह मुख्य निबंधक वर्ग-२
 नागपूर शहर क्र.२


 सह मुख्य निबंधक वर्ग-२
 नागपूर शहर क्र.२

दस्ताचा प्रकार: विकसनकरनामा

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

शिक्का क्र. 1 13 / 08 / 2023 12 : 28 : 43 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 13 / 08 / 2023 12 : 30 : 51 PM ची वेळ: (फी)





13/08/2023 12:39:24 PM

दस्तावेज गोपनांक भाग-2

नमून2

दस्तावेज क्रमांक: 5845/2023

E-160
5845

दस्तावेज क्रमांक: नमून2/5845/2023

दस्तावेज प्रकार: विकसनकारितामा

क्र.सं.	पत्रकारिताचे नाव व पत्ता	पत्रकारिताचा प्रकार	छायाचित्र	दस्तावेज प्रमाणीत
1	नाम: दामोदर परमराम कादुलवार पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9890725470, रोड नं.: प्लॉट नं. 31 प्रशांत नगर वर्धा रोड अजंठी ब्रीक मार्केट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AVYPK2111P	निहून देणार वय: 87 स्वाधरी:		
2	नाम: सुभाष विद्याधर धापटे पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9823015161, रोड नं.: प्लॉट नं. 31 प्रशांत नगर वर्धा रोड अजंठी ब्रीक मार्केट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: CRAPK0048P	निहून देणार वय: 86 स्वाधरी:		
3	नाम: प्रफुल्ल वसंतराव गोंदले पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9873008100, रोड नं.: प्लॉट नं. 31 प्रशांत नगर वर्धा रोड अजंठी ब्रीक मार्केट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AENPG4456M	निहून देणार वय: 55 स्वाधरी:		
4	नाम: सुषमा प्रफुल्ल गोंदले पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9873008100, रोड नं.: प्लॉट नं. 31 प्रशांत नगर वर्धा रोड अजंठी ब्रीक मार्केट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: BCEPGM439E	निहून देणार वय: 49 स्वाधरी:		
5	नाम: संदीप नामदेवराव काडीभस्मे पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9823156569, रोड नं.: प्लॉट नं. 31 प्रशांत नगर वर्धा रोड अजंठी ब्रीक मार्केट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACEPW6773A	निहून देणार वय: 42 स्वाधरी:		
6	नाम: राजेंद्र बाबुराव चकोर पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9422123764, रोड नं.: कॉटेज नं. बी / 6 वीरगल्ली जगदामेड जैवाल रोड हरम्वती शिशू मंदिर जवळ केलाव माध्यम नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:	निहून देणार वय: 58 स्वाधरी:		
7	नाम: जयान्त बाबुराव चकोर पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 7507715753, रोड नं.: प्लॉट नं. 31 हनुमान मंदिर जवळ प्रशांत नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AOPPC1281G	निहून देणार वय: 54 स्वाधरी:		
8	नाम: अर्पिता विवेक लाखी पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: 9860979915, रोड नं.: प्लॉट नं. 31 हनुमान मंदिर जवळ प्रशांत नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: CFMPS2940N	निहून देणार वय: 53 स्वाधरी:		

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

पता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: , प्लॉट नं.:
7387727670, रोड नं.: प्लॉट नं 31 हनुमान मंदिर जवळ प्रशांत नगर
नागपूर, महाराष्ट्र, नागपूर.
पिन संख्या: FZAPS7635R

वय: 29
स्वाक्षरी:-



10 नाव: ये वस ईश्वरचंद्र तर्फे अधिकृत भागीदार विवेक विभवराव कुशांबार
पता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: , प्लॉट नं.:
8888889933, रोड नं.: अश्वमेध नं 001 मंदार पशोधाम एनक्लेव
प्रशांत नगर अजर्मी चौक नागपूर, महाराष्ट्र, नागपूर.
पिन संख्या: AACFY7417M

निवृत्त वेपार
वय: 53
स्वाक्षरी:-



11 नाव: ये वस ईश्वरचंद्र तर्फे अधिकृत भागीदार विवेक विलोकचंद्र बोडविपा
पता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: , प्लॉट नं.:
9422192661, रोड नं.: अश्वमेध नं 001 मंदार पशोधाम इन्क्लेव
प्रशांत नगर हनुमान मंदिर जवळ अजर्मी चौक नागपूर, महाराष्ट्र, नागपूर.
पिन संख्या: AACFY7417M

निवृत्त वेपार
वय: 60
स्वाक्षरी:-

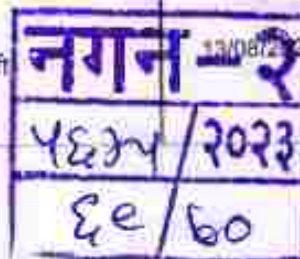


वरील दस्तऐवज करून देणार व्हायचीत विकसनकारनामा चा दस्त ऐवज करून दिव्याचे करून करायत.
मिळवा व.3 री वेळ: 13 / 08 / 2023 12 : 35 : 13 PM

टीपणी:-

धनद्वेषक निष्ठाधनका कमुनीजकाय देणाना सर्व पत्रकारांनी ओळख समती-आधारित - आधार पणानीद्वारे प्रकटाळणान जाली आहे. स्वाभाविक प्राप्त माहिती सुविताप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	निवृत्त वेपार शमोदर परमराम कातुलवार	13/08/2023 12:36:02 PM	शमोदर परमराम कातुलवार M XXXX XXXX 8259	
2	निवृत्त वेपार सुखता विदवाघट खापरें	13/08/2023 12:35:31 PM	सुखता विदवाघट खापरें F XXXX XXXX 3624	
3	निवृत्त वेपार प्रफुल्ल दत्तात्रय गोडसे	13/08/2023 12:36:33 PM	प्रफुल्ल दत्तात्रय गोडसे M XXXX XXXX 5792	
4	निवृत्त वेपार सुवर्णा प्रफुल्ल गोडसे	13/08/2023 12:37:16 PM	सुवर्णा प्रफुल्ल गोडसे F XXXX XXXX 5798	
5	निवृत्त वेपार संदीप नामदेव वाडीभस्मे	13/08/2023 12:37:40 PM	संदीप नामदेव वाडीभस्मे M XXXX XXXX 2731	
6	निवृत्त वेपार राजेंद्र बाबुराम चकोर	13/08/2023 12:38:00 PM	राजेंद्र बाबुराम चकोर M XXXX XXXX 3895	
7	निवृत्त वेपार प्रजांत बाबुराम चकोर	13/08/2023 12:38:20 PM	प्रजांत बाबुराम चकोर M XXXX XXXX 6224	
8	निवृत्त वेपार अर्पिता विवेक शास्त्री	13/08/2023 12:38:20 PM	अर्पिता विवेक शास्त्री F XXXX XXXX 7170	



सह दुय्यम निबंधक व.३-४
नागपूर शहर कं.२

