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Monday, October 17, 2022
4:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14122 दिनांक: 17/10/2022

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन4-9218-2022

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. लाईफस्टाईल इंफ्रास्ट्रक्चर तर्फे प्रोप्रायटर श्री. संजय लक्ष्मणराव नरड - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

DELIVERED

एकूण:

रु. 31480.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
4:48 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 40814500/-

मोबदला रु. 38000000/-

भरलेले मुद्रांक शुल्क: रु. 2040725/-

NGP4

सह मुख्य निबंधक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 1480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1710202209496 दिनांक: 17/10/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009403980202223E दिनांक: 17/10/2022

बँकेचे नाव व पत्ता:

10/17/2022



CHALLAN
MTR Form Number-6



GRN	MH00940398020223E	BARCODE	Date		17/10/2022-13:51:09	Form ID	25.1
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR			
Location				NAGPUR			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030063301 Registration Fee				30000.00			
Total				30,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				00040572022101791851			
				CKV1286985			
				Bank Date			
				RBI Date			
				17/10/2022-13:24:56			
				Not Verified with RBI			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				Not Verified with Scroll			

Department ID :

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

Mobile No. : 9730414589

सदर चलन केवल दुर्यज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten Signature]

संगण-8
2296/2022
9/68



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

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 114/2022
Date 15/9/2022

Received From Shri/Smt./M/s. LIFESTYLE INFRASTRUCTURE through Proprietor
Residing at NAGPUR Sanjay Laxmanrao Nara
Market Value Rs. 4,08,14,500/-
Stamps duty of Rs. 2040725/- in words Rs. Twenty lakh Forty thousand Seven hundred twenty five only.
Paid vide e-Challan No. PM15070/154672022235 Date 11/10/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 2040725/- in words Rs. Twenty lakh Forty thousand -
Seven hundred Twenty five only which instrument is chargeable
has been paid as per Article. 5(a-g) of Schedule-I.

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

Nagpur
Date 11/10/22

Collector of Stamps,
Nagpur City

ह असेल महसुद मुद्राक अधिनियम, १९५८ अन्वये अरातल्लग
नियमान्ते निर्मित केलेले आहे. परंतु छपत वरत नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यात, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्राक जिल्हाधिकारी
नागपुर शहर



AGREEMENT OF RE-DEVELOPMENT

FOR RS. 3,88,00,000 = 00 ONLY

MARKET VALUE RS. 4,08,14,500 = 00 ONLY

THIS AGREEMENT OF RE-DEVELOPMENT is made on this 17th Day of
OCTOBER 2022 BETWEEN (1) SHRI PRADEEP S/o SHRIPAD JOSHI, Aged 66
Years, Occupation - Retired (PAN AAXPJ0407H & AADHAR 3689 5952 8144) (2)
SHRI GIRISH S/o VASANTRAO DESHKAR, Aged 59 Years, Occupation - Retired
(PAN ABVPD0520E & AADHAR 3937 1333 5862) (3) SHRI CHINMAY S/o
NISHIKANT KALE, Aged 23 Years, Occupation - Business (PAN DZBPK3839J &
AADHAR 7849 9573 3930) (4) SHRI SURESH S/o MUKUNDRAO DESHMUKH, Aged
74 Years, Occupation - Retired (PAN ABFPD7357R & AADHAR 2319 8821 7211) (5)
SHRI MAHESH S/o RAMESH BAKAL, Aged 39 Years, Occupation - Service (PAN

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३/६४



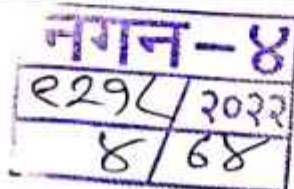
AVFPB0875L & AADHAR 8554 4681 2900). (6) SHRI. KAMALAKAR S/o LAXMIKANT KALE, Aged 71 Years, Occupation - Business (PAN ALVPK0566B & AADHAR 3945 1343 6910); (7) SHRI. PRALHAD S/o MAHADEORAO BOKADE, Aged 58 Years, Occupation - Retired (PAN ABMPB0213F & AADHAR 4062 3940 7786); (8a) SHRI. MUKUND S/o PRALHAD DESHPANDE, Aged 56 Years, Occupation - Service (PAN ABGPD6116M & AADHAR 3506 3213 3545); (8b) MRS. RADHIKA W/o MUKUND DESHPANDE, Aged 49 Years, Occupation - Housewife (PAN EUHPD9931A & AADHAR 4431 8240 4700); (9) SHRI. PRABHAKAR S/o HARICHANDRA MOHADIKAR, Aged 64 Years, Occupation - Retired (PAN ABYPM6196Q & AADHAR 3444 5102 6075); (10) SMT. NEETA Wd/o LATE SHRI. DINKAR DESHPANDE, Aged 80 Years, Occupation - Housewife (PAN AGAPD1823A & AADHAR 9507 7026 3477); (11) SHRI. SHASHANK S/o MADHUKAR DESHPANDE, Aged 46 Years, Occupation - Service (PAN ALAPD5834E & AADHAR 3676 3398 8753); (12) MRS. SHASHI W/o KAMALAKAR KALE, Aged 72 Years, Occupation - Retired (PAN AEVPK8057J & AADHAR 6789 9202 9363); (13) SHRI. ARUN NAYAN TIWARI S/o SHRIGOVIND TIWARI, Aged 70 Years, Occupation - Retired (PAN AATPT5648Q & AADHAR 7366 7479 3382); (14) SHRI. VIKAS S/o MAROTRAO BARAPATRE, Aged 59 Years, Occupation - Service (PAN ABUPB7193E & AADHAR 9890 4960 5829) AND (15) SHRI. VIJAY S/o PRABHAKAR SAWARKAR, Aged 62 Years, Occupation - Retired (PAN BSYP50049E & AADHAR 4857 8234 2978), All Residents of Plot No. 159, Priya Apartments, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR, hereinafter all jointly called the OWNERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S. LIFESTYLE INFRASTRUCTURE, A Proprietary Concern, having its Office at Apartment No. C-2-3-1, Radha Krishna Apartments, Jaiprakash Nagar, Nagpur-440025 and acting through its Sole Proprietor SHRI. SANJAY S/o LAXMANRAO NARAD, Aged 47 Years, Occupation - Business, Resident of Plot No. 151, Farmland, Ramdaspath, Nagpur-440010, Tahsil and District - NAGPUR (PAN ACXPN4170F & AADHAR 2682 8530 6309), hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETARY CONCERN and its PROPRIETOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing City Survey No. 2098/239 and Sheet No. 40 of

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Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Shri. Shashikant S/o Dinkar Kardekar, being his separate property, AND

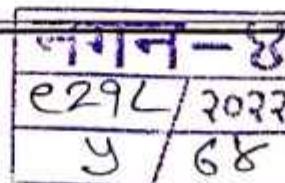
WHEREAS the said Shri. Shashikant S/o Dinkar Kardekar lateron in his turn transferred the said Plot No. 159 by way of Sale to Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak jointly by a Sale Deed Dated 25-3-1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2280(P) on even date, AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak lateron jointly decided to develop the aforesaid Plot No. 159 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement Dated 30-10-1988 they had jointly entrusted the entire work of Development of the said property to M/s. Modak Builders, A Proprietary Concern having its Office at Plot No. 167, Pande Layout, Nagpur, upon the several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak had also executed a General Power of Attorney regarding the development of the said property in favour of Shri. Arun S/o Balkrishna Modak, AND

WHEREAS by the same Agreement they had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. 159 in favour of each such individual buyer as may be nominated by M/s. Modak Builders, AND

WHEREAS in pursuance of the said Agreement the said M/s. Modak Builders accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "PRIYA APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/446/12256 Dated 26-10-1988, AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 6.66 Percent share and interest in Plot No. 159 Togetherwith the entire R.C.C. superstructure comprising Apartment No. G-1 covering a Built-up area of 57.635 Sq. Mtrs. on the Ground Floor of "Priya Apartments" by way of Sale to Shri. Kishore S/o Bhajanlal Kandhari by a Deed of Apartment Dated 2-4-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 207 on even date, AND



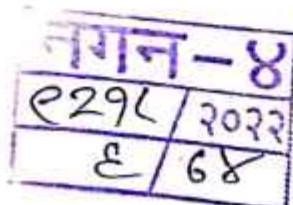
WHEREAS by an Agreement Dated 3-11-2001 the said Shri. Kishore S/o Bhajanlal Kandhari had agreed to the sell the said Apartment No. G-1 of "Priya Apartments" to Shri. Pradeep S/o Shripad Joshi, the Owner No. 1 hereinabovenamed, upon the several terms and conditions contained therein. The said Agreement to Sell Dated 3-11-2001 is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2703 on even date. In pursuance of the said Agreement 3-11-2001 the said Shri. Kishore S/o Bhajanlal Kandhari lateron executed a Sale Deed relating to the aforesaid property in favour of the Owner No. 1 hereinabovenamed on 8-1-2002 and the same is duly Registered in the Office of the Sub Registrar, Nagpur No. 1 in Book No. 1 at Sr. No. 78 on even date; AND

WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Dr. (Mrs.) Ratna W/o Kishor Kandhari by a Sale Deed Dated 2-4-1993 which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 204 on even date. The said Dr. (Mrs.) Ratna W/o Kishor Kandhari having paid, provided and contributed the entire agreed cost of construction of Apartment No. G-2 covering a Built-up area of 57.887 Sq. Mtrs. on the Ground Floor of "Priya Apartments" to M/s. Modak Builders she became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS the said Dr. (Mrs.) Ratna W/o Kishor Kandhari in her turn transferred the said Apartment No. G-2 by way of Sale to Shri. Girish S/o Vasantrao Deshkar, the Owner No. 2 hereinabovenamed, by a Sale Deed of an Apartment Dated 14-3-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 768 on even date. A Deed of Correction to the said Sale Deed of an Apartment Dated 14-3-2002 is executed on 27-2-2015 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1470 on even date; AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Mahesh S/o Arjundas Bidichandani by a Sale Deed Dated 2-4-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 at Sr. No. 206 on even date. The said Shri. Mahesh S/o Arjundas Bidichandani having paid, provided and contributed the entire agreed cost of construction of Apartment No. G-3 covering a Built-up area of 57.903 Sq. Mtrs. on the Ground Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid

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property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Mahesh S/o Arjundas Bidichandani on 2-4-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 at Sr. No. 207 on even date; AND

WHEREAS the said Shri. Mahesh S/o Arjundas Bidichandani further transferred the said Apartment No. G-3 by way of Sale to Shri. Kamal S/o Ramkaran Agrawal by a Sale Deed Dated 2-6-2001, which is duly Registered in the Office of Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 159 on Pages 167 to 172 at Sr. No. 1702(P) on even date. A Deed of Correction to the said Sale Deed Dated 2-6-2001 is executed on 7-7-2014 and the same is duly Registered in the Office of the Sub Registrar Nagpur-4 in Book No. 1 at Sr. No. 4038 on even date; AND

WHEREAS the said Shri. Kamal S/o Ramkaran Agrawal in his turn transferred the said property by way of Sale to Shri. Nishikant S/o Baburao Kale and Shri. Chinmay S/o Nishikant Kale jointly by a Sale Deed Dated 10-12-2015, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6218 on even date; AND

WHEREAS the said Shri. Nishikant S/o Baburao Kale breathed his last on 2-1-2017 (his wife Mrs. Nishita Kale predeceased him on 7-7-2015) and consequent upon his death/demise his Undivided 50% share and interest in the said Apartment No. G-3 devolved upon his son Shri. Chinmay, the Owner No. 3 hereinabovenamed, by way of intestate succession, being the only legal heir of the deceased; AND

WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Suresh S/o Mukundrao Deshmukh, the Owner No. 4 hereinabovenamed, by a Sale Deed Dated 24-9-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 107 on even date. The Owner No. 4 having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-4 covering a Built-up area of 57.51 Sq. Mtrs. on the First Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of the Owner No. 4 hereinabovenamed on 24-9-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 107 on even date; AND

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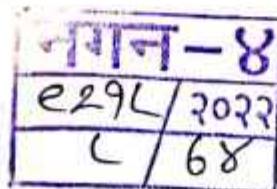
WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Mrs. Nalini W/o Shankarrao Kardekar, by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 185 on even date. She having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-5 covering a Built-up area of 57.635 Sq. Mtrs. on the First Floor of "Priya Apartments" to M/s. Modak Builders, she became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Nalini W/o Shankarrao Kardekar on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 186 on even date; AND

WHEREAS the said Mrs. Nalini W/o Shankarrao Kardekar breathed her last in the Year 2011 (her son Shri. Umesh pre-deceased her in the Year 2006) and consequent upon her death/demise the said Apartment No. FF-5 devolved upon her daughter-in-law Smt. Ujjwala and 2 grandsons Shri. Abhishek and Shri. Abhay, by way of intestate succession; AND

WHEREAS the said Smt. Ujjwala Wd/o Late Shri. Umesh Kardekar, Shri. Abhishek S/o Late Shri. Umesh Kardekar and Shri. Abhay S/o Late Shri. Umesh Kardekar lateron in their turn jointly transferred the aforesaid property by way of Sale to Shri. Mahesh S/o Ramesh Bakal, the Owner No. 5 hereinabovenamed, by a Sale Deed Dated 27-9-2013, which is duly Registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4907 on even date; AND

WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Mrs. Vinata alias Vanita W/o Prabhakar Mendhe by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 187 on even date. She having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-6 covering a Built-up area of 57.887 Sq. Mtrs. on the First Floor of "Priya Apartments" to M/s. Modak Builders, she became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Vinata alias Vanita W/o Prabhakar Mendhe on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 188 on even date; AND

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WHEREAS the said Mrs. Vinata alias Vanita W/o Prabhakar Mendhe lateron in her turn transferred the said Apartment No. FF-6 by way of Sale to Shri. Kamlakar S/o Laxmikant Kale, the Owner No. 6 hereinabovenamed, by a Sale Deed Dated 5-8-2016, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4225 on even date; AND

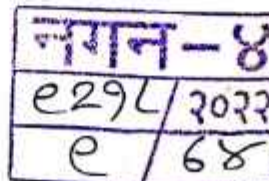
WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Ramchandra S/o Ganesh Godbole by a Sale Deed Dated 6-4-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 1090 on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-7 covering a Built-up area of 57.903 Sq. Mtrs on the First Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Ramchandra S/o Ganesh Godbole on 6-4-1994 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 1091 on even date; AND

WHEREAS during his life time the said Shri. Ramchandra S/o Ganesh Godbole executed his Last Will and Testament and thereby he had bequeathed the said Apartment No. FF-7 of "Priya Apartments" to his son Shri. Shirish absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Shri. Ramchandra S/o Ganesh Godbole breathed his last on 4-1-2010 and consequent upon his death/demise the said Apartment No. FF-7 of "Priya Apartments" devolved upon his son Shri. Shirish in terms his Last Will; AND

WHEREAS the said Shri. Shirish S/o Late Shri. Ramchandra Godbole lateron transferred the aforesaid property by way of Sale to Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu jointly by a Sale Deed Dated 29-7-2011, which is duly Registered in the Office of the Sub Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 5253 on even date; AND

WHEREAS the said Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu lateron in their turn jointly transferred the said Apartment No. FF-7 of "Priya Apartments" by way of Sale to Shri. Pralhad S/o Mahadeorao Bokade, the Owner No. 7 hereinabovenamed, by a Sale Deed Dated 23-2-2021, which is duly Registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1n at Sr. No. 1478 on even date; AND



WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Vilas S/o Nilkanthrao Ranwadkar by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 189 on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-8 covering a Built-up area of 57.51 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Vilas Nilkanthrao Ranwadkar on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 190 on even date; AND

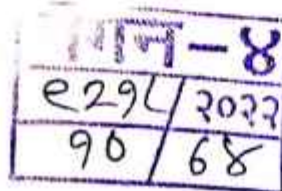
WHEREAS the said Shri. Vilas S/o Nilkanthrao Ranwadkar lateron transferred the said Apartment No. SF-8 by way of Sale to Shri. Prabhakar S/o Purushottam Sant by a Sale Deed Dated 20-2-1996, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1367 on Pages 101 to 111 at Sr. No. 1682(P) on even date; AND

WHEREAS the said Shri. Prabhakar S/o Purushottam Sant further transferred the aforesaid property by way of Sale to Mrs. Savita W/o Ramesh Parate by a Sale Deed Dated 30-12-2003, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1032 on even date. A Deed of Correction to the said Sale Deed Dated 30-12-2003 is executed on 4-12-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6391 on even date; AND

WHEREAS the said Mrs. Savita W/o Ramesh Parate further in her turn transferred the aforesaid property by way of Sale to Shri. Mukund S/o Pralhadrao Deshpande and Mrs. Radhika W/o Mukund Deshpande, the Owners No. 8a & 8b hereinabovenamed, jointly by a Sale Deed Dated 30-10-2018, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6514 on even date; AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Prabhakar S/o Harichandra Mohadikar, the Owner No. 9 hereinabovenamed by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 144 to 151 at Sr. No. 2590(P) on even

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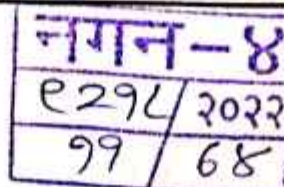
date He having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-9 covering a Built-up area of 57.635 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein, AND

WHEREAS in the like manner the said Shri. Jayant S/o. Madhav Modak and Shri. Hemant S/o. Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Dinkar S/o. Gajanan Deshpande by a Sale Deed Dated 30-12-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 50 on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-10 covering a Built-up area of 57.887 on the Second Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein, AND

WHEREAS during his life time said Shri. Dinkar S/o. Gajanan Deshpande executed his Last Will and Testament on 18-6-2015 and thereby he had bequeathed the said Apartment No. SF-10 of "Priya Apartments" to his wife Mrs. Neeta absolutely forever with heritable and transferable rights therein. The said Will Dated 18-6-2015 is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 3 at Sr. No. 3801 on even date; AND

WHEREAS the said Shri. Dinkar Gajanan Deshpande left for heavenly abode on 6-4-2018 and consequent upon his death/demise the said Apartment No. SF-10 of "Priya Apartments" devolved upon his widow Smt. Neeta, the Owner No. 10 hereinabovenamed, in terms the said Will Dated 18-6-2015, AND

WHEREAS the said Shri. Jayant S/o. Madhav Modak and Shri. Hemant S/o. Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Smt. Sunanda Wd/o. Late Shri. Madhukar Deshpande, by a Sale Deed Dated 6-4-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 251 on Pages 160 to 167 at Sr. No. 1092 on even date. She having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-11 covering a Built-up area of 57.903 on Second Floor of "Priya Apartments" to M/s. Modak Builders, she became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o. Madhav Modak and Shri. Hemant S/o. Madhav Modak alongwith M/s. Modak Builders in favour of Smt. Sunanda Madhukar Deshpande on 6-4-1994 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 251 on Pages 168 to 170 at Sr. No. 1093 on even date, AND



WHEREAS the said Smt. Sunanda Wd/o Late Shri. Madhukar Deshpande breathed her last on 30-9-2008 (her husband Shri. Madhukar S/o Shamrao Deshpande pre-deceased her on 28-3-1993) and consequent upon her death/demise the said Apartment No. SF-11 on the Second Floor of "Priya Apartments" devolved upon her only son Shri. Shashank and 2 daughters namely Mrs. Vishakha W/o Yashodhan Deshpande and Mrs. Vaishali W/o Suhas Garde, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the said Mrs. Vishakha W/o Yashodhan Deshpande and Mrs. Vaishali W/o Suhas Garde lateron jointly relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of their brother Shri. Shashank S/o Late Shri. Madhukar Deshpande, the Owner No. 11 hereinabovenamed, by a Deed of Release Dated 2-1-2019 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 38 on even date; AND

WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Mrs. Shashi W/o Kamalakar Kale, the Owner No. 12 hereinabovenamed, by a Sale Deed Dated 15-5-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 56 on Pages 236 to 249 at Sr. No. 1618(P) on even date. She having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-12 covering a Built-up area of 57.51 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s. Modak Builders, she became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of the Owner No. 12 hereinabovenamed on 15-5-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 56 on Pages 250 to 252 at Sr. No. 1619 on even date; AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, the Owner No. 13 hereinabovenamed, by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 133 to 140 at Sr. No. 2588(P) on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-13 covering a Built-up area of 57.635 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri.

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Jayant S/o Madhav Modak and Shri Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of the Owner No. 13 hereinabovenamed on 27-7-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 80 on Pages 141 to 143 at Sr. No. 2589 on even date, AND

WHEREAS in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Madan S/o Dinkar Kalwit by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 80 on Pages 155 to 162 at Sr. No. 2592(P) on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-14 covering a Built-up area of 57.887 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Madan S/o Dinkar Kalwit on 27-7-1992 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 163 to 165 at Sr. No. 2593(P) on even date, AND

WHEREAS the said Shri. Madan S/o Dinkar Kalwit lateron transferred the said Apartment No. TF-14 by way of Sale to Shri. Ghanshyam S/o Idujee Gaikwad by a Sale Deed Dated 11-11-1998, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 2239 on Pages 48 to 54 at Sr. No. 8344(P) on even date, AND

WHEREAS the said Shri. Ghanshyam S/o Idujee Gaikwad lateron in his turn transferred the aforesaid property by way of Sale to Shri. Vikas S/o Marotrao Barapatre, the Owner No. 14 hereinabovenamed, by a Sale Deed Dated 8-11-2017, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5828 on even date, AND

WHEREAS the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (OR 6.66%) share and interest in Plot No. 159 by way of Sale to Shri. Suprasanna S/o Radhakrishna Paranjpe, by a Sale Deed Dated 10-8-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 at Sr. No. 2480(P) on even date. He having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-15 covering a Built-up area of 57.903 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s. Modak Builders, he became an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri.

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Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suprasanna S/o Radhakrishna Paranjpe on 10-8-1994 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 297 on Pages 85 to 87 at Sr. No. 2481(P) on even date; AND

WHEREAS the said Shri. Suprasanna S/o Radhakrishna Paranjpe lateron in his turn transferred the said Apartment No. TF-15 by way of Sale to Shri. Vijay S/o Prabhakar Sawarkar, the Owner No. 15 hereinabovenamed, by a Sale Deed Dated 28-7-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4494 on even date. As a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein; AND

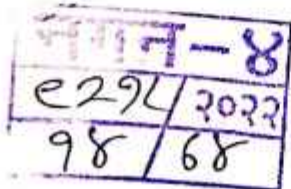
WHEREAS the aforesaid Building known and styled as "PRIYA APARTMENTS" is now too old and it requires major repairs and renovations. Moreover the Owners have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities. The Owners have accordingly passed a Resolution to that effect in their General Body Meeting held on 16-7-2022. The Owners have decided to entrust the entire work of development of the said property to any interested Builder of the City; AND

WHEREAS the Owners being thus desirous of re-developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Re-Development, the Owners after detailed negotiations have jointly decided to entrust the entire work of Re-Development of the said property to the Developer upon the following terms and conditions.

**NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

(1) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to RE-DEVELOP and the DEVELOPER hereby agrees to RE-DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/F/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written.

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(2) THAT the total price agreed is Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lac) Only, which the Developer has specifically agreed to adjust in the following manner :-

*THAT the Developer has specifically agreed to construct at its own costs a New Residential Complex/Building on the said Plot No. 159 consisting of Basement, Ground Floor and Six Upper Floors therein. The Basement and Ground Floor of the proposed Multistoreyed Building shall be meant for Covered Parking. There shall be 4 Apartments each on First to Sixth Floor, thus totaling 24 Apartments. However, the said number of floors and number of Apartments as described herein shall be subject to the approval and sanction of Building Plans from the Sanctioning Authority. The Developer assures the Owners that it will try to get the Building Plan duly sanctioned within 3 Months from the date of Registration of this Agreement. The Developer shall complete the proposed building in all respects and shall give, grant and convey 15 Independent and self contained separate Apartments out of the said building to the Owners in duly finished and completed condition and ready for occupation absolutely free of cost strictly within 24 (TWENTY FOUR) Months from the date of obtaining sanction to the Building Plan. The Built-up area of each of the said 15 Apartments shall be approximately 74.32 Sq. Mtrs. The proposed building shall be constructed in accordance with the Plans and specifications appended hereto as ANNEXURE-A. The cost of the said 15 Apartments chosen to be retained by the Owners is fixed at Rs. 3,47,60,000/- (Rupees Three Crore Forty Seven Lac Sixty Thousand) Only (the said cost is inclusive of the cost of covered Car Parking and other development charges etc.) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. The entire cost of construction and the cost of Development of the proposed project shall be borne and paid by the Developer alone. The said 15 Apartments shall be allotted by the Developer to the Owners as per the Chart Annexed to this Agreement. It is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deeds in respect of the said 15 Apartments chosen to be retained by the Owners. The said Apartment Deeds shall be accompanied with Occupancy Certificate. In the like manner the Developer shall separately pay Goods and Services Tax payable on the said Apartments chosen to be retained by the Owners. The Developer at its own costs and expenses shall install the Electric Meters in the said Apartments chosen to be retained by the Owners. The Developer shall provide a common Water Meter and common Electric Meter to the said Complex at its own costs and expenses. The Developer has specifically agreed to provide the allotted parking facility to each Owner strictly as per the norms and guide lines issued by the sanctioning authority. The Developer shall not pay or contribute any amount towards the maintenance of the proposed building.

*THAT the Owners are fully aware that the Developer wishes and desires to construct the proposed Multistoreyed Building consisting of 24 self contained separate Apartments therein. Out of the said Apartments, 15 Apartments will be allotted to the Owners and the remaining Apartments shall be sold by the Developer to various prospective buyers of its own choice. The Owners shall be duty bound to execute

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proper Agreements to Sell and Sale Deeds each relating to the said Apartments in favour of the prospective Purchasers as may be nominated by the Developer. Such Agreements to Sell and Sale Deeds shall be executed and Registered at the costs and expenses of the Prospective buyers. It is specifically understood and agreed by the Owners that the percentage and proportion of Undivided share in the said Plot of land belonging to them at present shall be subject to proportionate reduction as some additional Apartments shall be constructed by the Developer. The Owners shall not claim any proportionate refund of the cost price for such reduced share in land from the Developer.

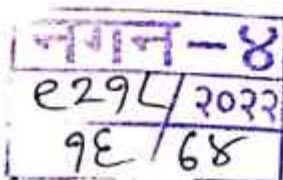
*THAT the Owners do hereby allow and permit the Developer to demolish the existing Structure standing on the said Plot of land exclusively at its own costs and expenses Only on obtaining due sanction to the proposed Building from the sanctioning authority and/or on payment of requisite deposit to the sanctioning authority as per demand note to obtain the sanction to the building Plan. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

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

*THAT if the Developer fails or neglects to handover the actual physical possession of the said Apartments chosen to be retained by the Owners in duly completed and finished condition strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 10,000/- Only per month to each Owner towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartments to the Owners.

*THAT during the period of Building Construction activities the Developer has specifically agreed to pay the Rent to the tune of Rs. 9,000/- (Rupees Nine Thousand) Only per Owner per Month. The Rent for such hired premises shall be paid by the Developer to the Owners by Post Dated Cheques. The difference in rent exceeding the aforesaid limit shall be borne and paid by the Owners. On delivery of the actual physical possession of the chosen Apartments to the Owners as mentioned above, the liability of the Developer to pay such monthly rent shall cease automatically. In these circumstances it shall be obligatory on the part of the Owners to receive the possession of the chosen Apartments strictly within 1 Month from the date of receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be their sole liability and responsibility to pay the Electricity and water charges for the actual units consumed by them as per Departmental Bills for such hired premises.

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The Owners shall arrange for shifting of their belongings from the Rental Accommodation to Newly Constructed Premises exclusively at their own costs and expenses.

*THAT the Owners hereby specifically assure the Developer that they shall get the aforesaid property duly mutated in their names in all relevant records at their earliest convenience exclusively at their own costs, expenses and efforts and shall inform the Developer accordingly.

(2) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. levied on the property hereby agreed to be developed and payable by the Owners upto the date of Registration of this Agreement.

(3) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate and self acquired property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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

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

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

(7) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the Proposed/Revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for securing sanction to such plans. They also agree to extend all the necessary co-operation and render all



assistance to the Developer in the matter of securing sanction to the proposed/revised plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation

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

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

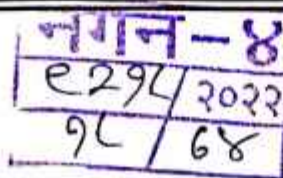
(10) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after registration of this Agreement.

(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartments chosen to be retained by the Owners) to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in its absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

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

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

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authority, power and right to retain and deal with and transfer by way of sale the various Built-up spaces (excluding the Apartments chosen to be retained by the Owners) in the proposed building to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

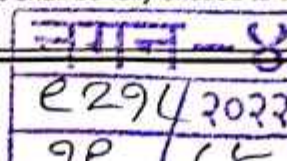
(14) THAT the Owners shall on receipt of the possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to an independent Apartment in favour of the respective individual buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and they shall also get the same duly registered in accordance with the law in force.

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

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

(17) THAT in case of Owners fail or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds and all other kinds of documents as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice to get the Sale Deeds executed in it's favour or in favour of it's nominee(s) being the prospective buyers, through the Civil Court of proper Jurisdiction.

(18) THAT in the like manner if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owners shall be fully entitled to claim the liquidated



damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development. The Developer shall construct the proposed Multistoreyed Building strictly as per the Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and shall not deviate from the same. The Developer shall always indemnify the Owners against any claims, litigation both Civil and Criminal, Penalties, Damages etc., if any, arising out of the transaction of sale of Apartments between the Developer and the Prospective Buyers and for any deviation in the sanctioned plan.

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

(20) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax, and Capital Gain Tax liabilities, if any, arising out of this transaction.

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

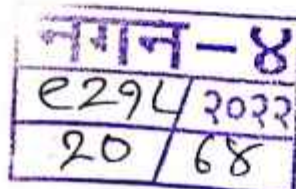
(22) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(23) THAT on Registration of the Sale Deeds, the Owners agree to render necessary assistance in obtaining the mutation of the respective Apartment in favour of each such individual prospective buyer in all relevant records.

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

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

Contd. . .



(26) THAT if the F.S.I. in relation to the said Plot No. 159 is increased at any time during the course of construction, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion. However after completion of the Project if the F.S.I. increases, then in such event such increased F.S.I. shall be used and consumed by the Association of Apartment Owners of the proposed Building.

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

(28) THAT all the provisions of The Real Estate (Regulation and Development) Act, 2016 i.e. Maharashtra Real Estate Regulatory Authority shall be applicable to this Agreement of Development.

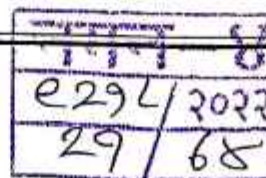
(29) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(30) THAT all expenses on account of preparation of this Agreement of Re-Development including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/F/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 158.
ON THE WEST	-	9.14 MTRS. WIDE ROAD.
ON THE NORTH	-	9.14 MTRS. WIDE ROAD.
ON THE SOUTH	-	PLOT NO. 176.



IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF RE-DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. A.S. Wadgaonkar

WITNESSES :

(1)  1)

P. S. Joshi
(PRABHUPAT SHRIPAD JOSHI)



1) *Girish*




(2) *Girish* 2)

Girish
(GIRISH VASANTRAO DESHKAR)



Chinmay

3)

(CHINMAY NISHIKANT KALE)



4)

Suresh

(SURESH MUKUNDRAO DESHMUKH)



नगन-४
८२९४/२०२२
२२/६४



Contd. . .

5)



Mr. Bakal

(MAHESH RAMESH BAKAL)



6)



Kale

(KAMALAKAR LAXMIKANT KALE)



7)



Bokade

(PRALHAD MAHADEORAO BOKADE)



8a)

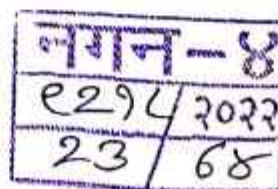


Deshpande

(MUKUND PRALHAD DESHPANDE)



Contd.



8b)

(MRS. RADHIKA MUKUND DESHPANDE)



9)

(PRABHAKAR HARICHANDRA MOHADIKAR)



10)

(SMT. NEETA DINKAR DESHPANDE)



11)

(SHASHANK MADHUKAR DESHPANDE)

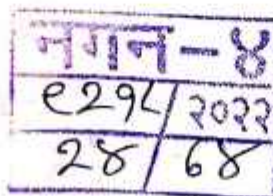


12)

(MRS. SHASHI KAMALAKAR KALE)



Contd. . .





13)

(ARUN NAYAN TIWARI)



14)

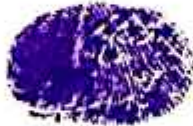
(VIKAS MAROTRAO BARAPATRE)



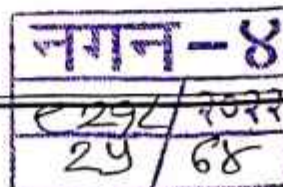
15)

(VIJAY PRABHAKAR SAWARKAR)
OWNERS

FOR M/S. LIFESTYLE INFRASTRUCTURE



(SANJAY LAXMANRAO NARAD)

Proprietor
DEVELOPER

ANNEXURE-"A"
SPECIFICATIONS & AMENITIES

STRUCTURE & WALLS

- * R.C.C. framed structure as per IS Code and Geo technical Parameters
- * External Wall 150mm in red clay bricks
- * Internal wall 115 mm in red clay bricks

DOORS

- * Lavish Entrance Door in Teak wood or Flush Door with paneling with Teakwood Frame
- * Internal flush doors with decorative laminate with paneling

WINDOWS

- * Anodized Aluminum Windows with M.S. Grill
- * Granite window seal for every window

FLOORING

- * Double Charged 800 x 800 Vitrified tiles of Standard make
- * Ceramic tiles in toilets up to ceiling height
- * Anti - skid ceramic tiles in toilets & balconies
- * Staircase in Vitrified Material
- * Concrete pavers in parking area

PLUMBING

- * Plumbing in CPVC pipe of National brand. Like Astral / Ashirwad
- * CP fittings of JAGUAR / HINDWARE & Sanitary of CERA or HINDWARE
- * Provision of Corporation & Ground water through Sump & Bore well Installed with automatic water level controller to pumps
- * Plumbing Provision for Solar Water Heater and A.C.
- * Service toilet and Bathroom at Ground floor will be provided

ELECTRIFICATION

- * Concealed copper wiring with circuit breakers in branded make like ANCHOR / POLYCAB / HAVELLS
- * Internal, Cable & telephone points in living room A.C. points in all Bedrooms (in LIVING ROOM on demand)
- * Provision of wiring for Inverter
- * Generator Back-up facility for ONE Lift, Pumps and Common areas

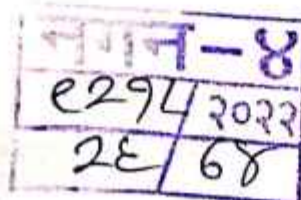
PAINT

- * Outdoor paint in weather proof paint of Asian
- * Internal paint with putty base plastic paint of Asian with colour preference to Owners

KITCHEN

- * Modular Kitchen with 6 trolleys in Aluminium section
- * Granite top with stainless steel sink
- * Ceramic tiles above platform up to Ceiling
- * Electrical Points for Aqua guard, Microwave, Mixer & Chimney
- * Separate Wash Area

Contd. . .



FALSE CEILING

- * False ceiling in living room
- * Landings on each floor will have False Ceiling with Decorative Hanging Lights
- * Parking Area on Ground Floor will be provided with False Ceiling with ceiling Fans and LED Lights

STAIRCASE

- * Provision of Staircase with sufficient width & Length
- * SS Railings with Glass in Balconies as well as in staircase
- * Stairs and all its Landings will be decorated with Hanging & Picture Lights with Beautiful Photo-frames on side walls

PARKING

- * Lavish & Beautiful Entrance for Parking with 2 Nos. Attractive Gate & 6' Wall Compound
- * Parking for 1 four wheeler & 2 two wheeler each
- * Maximum Green Points will be provided on all possible points with a space for Community Kitchen Garden

LIFT

- * 2 Nos. Passenger lift of reputed brand like Johnson or Kone with power back-up to one Lift in emergency

SECURITY & FIRE MANAGEMENT

- * CCTV and Security room with Security Guard for 24 x 7 Monitoring
- * Entrance Landing at Ground Floor will be secured with Toughened Glass Panels
- * Fire fighting system with water hydrants will be provided on all floors
- * Fire alarm will also be provided on the landings of all floors

WATER MANAGEMENT

- * Water pumps will be Installed with automatic water level controller to minimize Losses
- * Rain water harvesting of rain water will be done to increase water level

WASTE MANAGEMENT

- * Suitable duct will be made for Waste Disposal

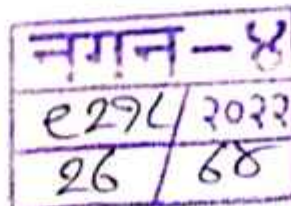
ASSOCIATION OFFICE

- * 10 x 10 Office will be constructed in Parking Area or on terrace for Association

Note

- * There will be Ramp facility for Wheel Chair

Contd



ANNEXURE - I**Apartments to be allotted to the Owners**

Sr. No.	Name of Owners	Old Apartment No.	Built-up area of Old Apartment Sq. Mtrs.	New Allotted Apartment No.	Floor	Approx Built-up Area in Sq. Mtrs.
1	Shri. Pradeep Shripad Joshi	G-1	57.635	202	Second	74.32
2	Shri. Girish Vasantao Deshkar	G-2	57.887	401	Fourth	74.32
3	Shri. Chinmay Nishikant Kale	G-3	57.903	601	Sixth	74.32
4	Shri. Suresh Mukundrao Deshmukh	FF-4	57.51	102	First	74.32
5	Shri. Mahesh Ramesh Bakal	FF-5	57.635	602	Sixth	74.32
6	Shri. Kamalakar Laxmikant Kale	FF-6	57.887	302	Third	74.32
7	Shri. Pralhad Mahadeorao Bokade	FF-7	57.903	303	Third	74.32
8	Shri. Mukund Pralhad Deshpande Mrs. Radhika Mukund Deshpande	SF-8	57.51	201	Second	74.32
9	Shri. Prabhakar Harichandra Mohadikar	SF-9	57.635	503	Fifth	74.32
10	Mrs. Neeta Dinkar Deshpande	SF-10	57.887	101	First	74.32
11	Shri. Shashank Madhukar Deshpande	SF-11	57.903	402	Fourth	74.32
12	Mrs. Shashi Kamalakar Kale	TF-12	57.51	301	Third	74.32
13	Shri. Arun Nayan Tiwari	TF-13	57.635	501	Fifth	74.32
14	Shri. Vikas Marotrao Barapatre	TF-14	57.887	502	Fifth	74.32
15	Shri. Vijay Prabhakar Sawarkar	TF-15	57.903	403	Fourth	74.32

पृष्ठ-४
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दस्तावेज क्रमांक: 9218/2022

दस्तावेज प्रकार: विकसनकारणनामा



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दृश
1	नाव: मे. लॉर्डफर्स्टाईन इफ्रायम ब्राह्मणराव नरड - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 151, फार्मलॅंड, रामदासपेट, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ACXPN4170F	विहून देशार वय :-47 स्वाक्षरी:-		
2	नाव: प्रदीप श्रीपाद जोशी तर्फे कवुली जवाब देशार धी बिकाम दत्तात्रय मरवटे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: लक्ष्मी नगर, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: AAXPJ0407H	विहून देशार वय :-70 स्वाक्षरी:-		
3	नाव: गिरिश वसंतराव देशकर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABVPD0520E	विहून देशार वय :-59 स्वाक्षरी:-		
4	नाव: चिन्मय निशिकांत काळे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: DZBPK3839J	विहून देशार वय :-23 स्वाक्षरी:-		
5	नाव: सुरेश मुकुंदराव देशमुख पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABFPD7357R	विहून देशार वय :-74 स्वाक्षरी:-		
6	नाव: महेश रमेश वकाव पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: AVFPB0875L	विहून देशार वय :-39 स्वाक्षरी:-		
7	नाव: कमलाकर लक्ष्मीकांत काळे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ALVPK0566B	विहून देशार वय :-71 स्वाक्षरी:-		
8	नाव: प्रल्हाद महादेवराव वीकडे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABMPB0213F	विहून देशार वय :-56 स्वाक्षरी:-		
9	नाव: मुकुंद प्रल्हाद देशपांडे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं: प्लॉट न. 159, प्रिया अपार्टमेंटम, पांडे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABGPD6116M	विहून देशार वय :-56 स्वाक्षरी:-		

- 10 नाथ:राधिका मुकुंद देशपांडे
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: EUHPD9931A
- 11 नाथ:प्रभाकर हरिनाथ मोहारीकर
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: ABYPM6196Q
- 12 नाथ:नीला दिनकर देशपांडे
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: AGAPD1823A
- 13 नाथ:अशोक मधुकर देशपांडे
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: ALAPD5834E
- 14 नाथ:अश्वी कमलाकर बाळें
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: AEVPK8057J
- 15 नाथ:अरुण नरुन निवारी बन्ध श्री सोविंद निवारी
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: AATPT5648Q
- 16 नाथ:विक्रम मंगेशकर बागसाहे
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: ABUPB7193E
- 17 नाथ:विजय प्रभाकर मावस्कर
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ज्योति नं. - ,
गेड नं. प्लॉट नं. 159, प्रिया अपार्टमेंटम, पांडे वेअरहाऊस,
खामना, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर: BSYP0049E

विहून देशार

वय :-49

स्वाधरी:-

विहून देशार

वय :-64

स्वाधरी:-

विहून देशार

वय :-70

स्वाधरी:-

विहून देशार

वय :-46

स्वाधरी:-

विहून देशार

वय :-72

स्वाधरी:-

विहून देशार

वय :-70

स्वाधरी:-

विहून देशार

वय :-59

स्वाधरी:-

विहून देशार

वय :-62

स्वाधरी:-



वर्गित दम्नगेत्र करन देशार तथाकथीत विक्रमनगरनामा चा दम्न गेत्र करन दिव्याचे कवुन करताना,
शिष्टा क्र.3 ची बळ:17 / 10 / 2022 04 : 48 : 25 PM

ओळख:-

खालील दमम असे निवेदीन करताना की ते दम्नगेत्र करन देशा-याना व्यक्तीत: ओळखताना, व त्याची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाथ:नरेंद्र यशवंत कोचे
वय:47

पत्ता:राजगुरु नगर, नागपुर

पिन कोड:440026

नगर-8

e296/2022

03/08



सापाबिन

अंगठ्याचा ठसा



स्वाधरी

2 नाव:शशिकांत मुदामराव माटे
वय:45
पत्ता:रमा नगर, नागपूर
पिन कोड:440027

स्वाक्षरी



शिवका क्र.4 ची वेळ: 17/10/2022 04:49:04 PM

सहदुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

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3		eChallan		MH00940398020223E	30000	RF	0004634467202223	17/10/2022

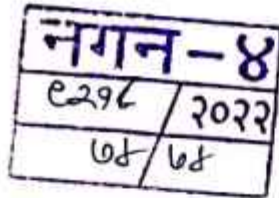
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९ नंवराचे बुकाचे
९२९८ नंवरी नोंदला

सहदुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. १७ मार्च २०२२ रान २०२२

प्रमाणित करण्यात येता कि, या दस्तऐवजाचे
सुवाण ७४ पाने आहोत

सहदुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४