

267/4668

पावती

Original/Duplicate

Thursday, May 02, 2024

नोंदणी क्र.: 39म

5:24 PM

Regn.: 39M

पावती क्र.: 7154 दिनांक: 02/05/2024

गावाचे नाव: जरीपटका

दस्तऐवजाचा अनुक्रमांक: नगन4-4668-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स कुकरेजा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्रावण घनश्यामदास कुकरेजा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

DELIVERED

सह दुय्यम निबंधक, NGP4
नागपूर शहर क्र. ४

वाजार मूल्य: रु.42085437 /-

मोवदला रु.52738000/-

भरलेले मुद्रांक शुल्क : रु. 2637000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524025608720 दिनांक: 02/05/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018505540202324E दिनांक: 02/05/2024

वँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH018505540202324E	BARCODE			Date	30/03/2024-13:27:38		Form ID	25.2				
Department Inspector General Of Registration					Payer Details								
Stamp Duty					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)								
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		KUKREJA INFRASTRUCTURES						
Location NAGPUR													
Year 2023-2024 One Time					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				2637000.00	Road/Street		MOUZA JARIPATKA						
0030063301 Registration Fee				30000.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	1	4
					Remarks (If Any)								
					SecondPartyName=GHANSHYAMDAS HASANAND KUKREJA~								
Total				26,67,000 00	Amount In	Twenty Six Lakh Sixty Seven Thousand Rupees Only							
					Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332024033020670		2861562556				
Cheque/DD No.					Bank Date	RBI Date	30/03/2024-15:42:59		Not Verified with RBI				
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					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.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7888019988

नगन-४
४६६६/२०२४
३०



नगन-४
४६६८ २०२४
२ ३०



AGREEMENT OF DEVELOPMENT

OWNER'S SHARE VALUED AT RS. 5,27,38,000/- ONLY
DEVELOPER'S SHARE VALUED AT RS. 43,98,000/- ONLY

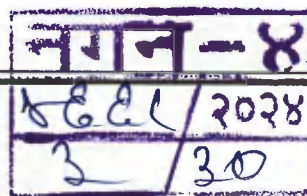
THIS AGREEMENT OF DEVELOPMENT is made on this 2ND Day of MAY, 2024
BETWEEN: **-(1) SHRI. GHANSHYAMDAS S/o. HASANAND KUKREJA**, Aged 76
Years, Occupation – Business, PAN ADJPK3075H, AADHAR UID 9433 4759 1521; **AND**
(2) SHRI. SHRAWAN S/o. GHANSHYAMDAS KUKREJA, aged 42 Years, Occupation – Business, PAN
AHXPK1314P, AADHAR UID 4771 1877 2199, Both Residents of 91-92, Kukreja Nagar,
Jaripatka, Nagpur-440014, 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 KUKREJA INFRASTRUCTURES, a Partnership Firm, having its Registered Office
at Jaripatka, Nagpur, (Income Tax PAN AAMFK0684L), acting through its Authorized
Partner **SHRI. SHRAWAN S/o GHANSHYAMDAS KUKREJA**, Aged 42 Years,
Occupation – Business, PAN AHXPK1314P, AADHAR UID 4771 1877 2199, Resident of
91-92, Kukreja Nagar, Jaripatka, Nagpur-440014, Tahsil and District - NAGPUR,
hereinafter called the **PURCHASER**, which expression shall unless repugnant to the
context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM**
AND ITS PARTNERS, their heirs, legal representatives, executors, administrators,
successor and assigns etc. of the **OTHER PART**.

WHEREAS, the Owners named hereinabove collectively own and possess
property comprising **THE UNDIVIDED 2/3rd** i.e. **481.21 Sq. Mtrs.** share and interest in
ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold
Plot No. 22-B containing by admeasurement 721.82 Sq. Mtrs. **TOGETHERWITH** the
existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. including
all connections, fittings, electric and water meters and all other easementary rights
appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No.
1861 and Sheet No. 58 of **MOUZA - JARIPATKA**, situated at Jaripatka, Nagpur, within
the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District –
NAGPUR, hereinafter referred to as '**said Property**'; **AND**

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Municipal
Corporation Leasehold Plot No. 22 containing by admeasurement 1443.64 Sq. Mtrs.
TOGETHERWITH the existing structure standing thereon, including all connections,
fittings, electric and water meters and all other easementary rights appurtenant belonging
thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of
MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur
Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR, originally belonged
to Mrs. Kalawatibai Shrichand Makhijani and Shri. Shrichand Chijaram Makhijani, being



their separate property, having acquired the same by them from the Nagpur Municipal Corporation on leasehold Rights; AND

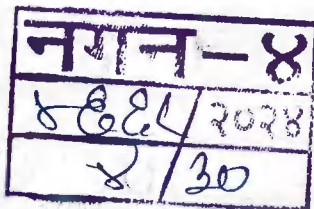
WHEREAS the aforesaid Mrs. Kalawatibai Shrichand Makhijani and Shri. Shrichand Chijaram Makhijani later on transferred ALL THAT Piece and parcel of land containing by admeasurement 721.82 Sq. Mtrs. towards Eastern Portion of Nagpur Municipal Corporation Leasehold Plot No. 22 containing by total admeasurement 1443.64 Sq. Mtrs. TOGETHERWITH the existing structure standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR by way of sale to Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla, by 2 separate Sale Deeds both Dated 29-06-2001, which are duly Registered at the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 of Volume 565, from Page No. 45 to 52 and Page No. 53 to 60, at Sr. Nos. 3952 and 3953 bearing Registration No. 3855 and 3856 on even dates. The said Eastern Portion of Plot No. 22 containing by admeasurement 721.82 Sq. Mtrs. renumbered as Plot No. 22-B; AND

WHEREAS, the aforesaid Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla later on jointly constructed a Building on the Plot No. 22-B covering a Built-up area of 712.12 Sq. Mtrs. bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA in accordance with the Plan bearing No. 16/TP/W/60 dated 04/04/2006 duly sanctioned and approved by the Building Engineer of the Nagpur Municipal Corporation Nagpur vide its Building Permit No. 1436/125/TP(W)/NMC/16 Dated 22-08-2006; AND

WHEREAS on expiration of the original term of Lease, the Nagpur Municipal Corporation, Nagpur later on extended the same for a further term/period commencing from 01-04-1983 and ending on 31-03-2013 by executing a Renewed Indenture of Lease regarding the said Plot No. 22-B in favor of the said Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla on 06-02-2013, which is duly Registered at the office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 771 on 08-02-2013.; AND

WHEREAS on expiration of the original term of Lease, the Nagpur Municipal Corporation, Nagpur later on extended the same for a further term/period commencing

from 01-04-2013 and ending on 31-03-2043 by executing a Second Renewed Indenture of Lease regarding the said Plot No. 22-B in favor of the said Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri.



Ramesh Bakhatmal Chawla on 03-05-2013, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Serial/Registration No. 2922 on 07-05-2013; AND

WHEREAS the aforesaid Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla lateron transferred ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B TOGETHERWITH the existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR by way of Sale to Shri. Ghanshyamdas Hasanand Kukreja, Shri. Virendra Ghanshyamdas Kukreja and Shri. Shravan Ghanshyamdas Kukreja, the Owners named hereinabove, by a Sale Deed Dated 12-05-2014, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3642 on even date. As a result, therefore, the Owners have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records. Each of the aforesaid Owners namely - Shri. Ghanshyamdas Hasanand Kukreja, Shri. Virendra Ghanshyamdas Kukreja and Shri. Shrawan Ghanshyamdas Kukreja have 1/3rd undivided share and interest in the said property; AND

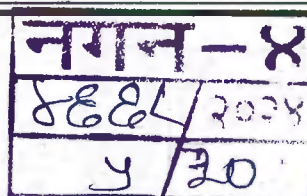
WHEREAS for cogent reasons and good causes the Owners have now jointly decided to develop their UNDIVIDED 2/3rd i.e. 481.21 Sq. Mtrs. share and interest in the said Plot No. 22-B into a RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various self-contained separate Apartments therein; AND

WHEREAS the Owners have now jointly decided to entrust the entire work of Development of the said property to Kukreja Infrastructures; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire willingness to undertake the proposed work of Development, the Owners after detailed negotiations have now agreed to develop the aforesaid property through the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP the property comprising THE UNDIVIDED 2/3rd i.e. 481.21 Sq. Mtrs. share and interest in : ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B containing by admeasurement 721.82 Sq. Mtrs. TOGETHERWITH the existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of



MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT the monetary consideration agreed is **Rs. 1,56,67,000/- (Rupees One Crore Fifty Six Lakh Sixty Seven Thousand)** Only, which the Developer has specifically agreed to pay and to adjust in the following manner:-

MANNER OF PAYEMENT:-

Rs. 70,50,150=00 (Rupees Seventy Lakhs Fifty Thousand One Hundred and Fifty) Only paid by the Developer to the Owners (Favoring Owner No. 1 Shri. Ghanshyamdas Hasanand Kukreja) by Cheque No. 896690 Dated 31/03/2024 Drawn on Nagpur Nagarik Sahakari Bank, Ganjakhet, Agrasen Chowk, Gandhibagh, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

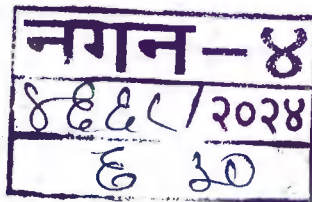
Rs. 70,50,150=00 (Rupees Seventy Lakhs Fifty Thousand One Hundred and Fifty) Only paid by the Developer to the Owners (Favoring Owner No. 2 Shri. Shravan Ghanshyamdas Kukreja) by Cheque No. 896689 Dated 31/03/2024 Drawn on Nagpur Nagarik Sahakari Bank, Ganjakhet, Agrasen Chowk, Gandhibagh, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,83,350=00 (Rupees Seven Lakhs Eighty Three Thousand Three Hundred and Fifty) Only deducted by the Developer from the Sale Consideration payable to Owner No. 1 Shri. Ghanshyamdas Hasanand Kukreja towards Tax Deducted at Source (TDS) @ 10% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 7,83,350=00 (Rupees Seven Lakhs Eighty Three Thousand Three Hundred and Fifty) Only deducted by the Developer from the Sale Consideration payable to Owner No. 2 Shri. Shravan Ghanshyamdas Kukreja towards Tax Deducted at Source (TDS) @ 10% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,56,67,000=00 (TOTAL RUPEES ONE CRORE FIFTY-SIX LAKH SIXTY SEVEN THOUSAND ONLY)

(3) THAT, the besides the aforesaid Consideration the Developer has specifically agreed to construct at its own costs Built-up Premises covering a total P-line area of 1348.46 Sq. Mtrs. on the Eleventh to Fourteenth Floor of a Multistoried Building proposed to be constructed by amalgamating the Plot Nos. 22-B and 24 in accordance with the



Plan and to give, grant and convey the same to the Owners jointly in duly finished and completed condition within 60(SIXTY) Months from the date of commencement of work. The cost of construction of the said Apartments on the Eleventh to Fourteenth Floor chosen to be retained by the Owners is fixed at Rs. 3,70,71,000/- (Rupees Three Crore Seventy Lakhs Seventy One Thousand) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. However, the Owners hereby undertake to pay the difference for the extra/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartments and shall always indemnify the Developer against such payments.

(4) THAT, the Developer named hereinabove own and possess the adjacent Plot No. 24 and the proposed Project is worked-out by way of Amalgamating the said Two Plots. The said arrangement is agreed and accepted by the aforesaid Owners.

(5) THAT the Owners do hereby allow and permit the Developer to demolish the existing Structures standing on the said Plot of land exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

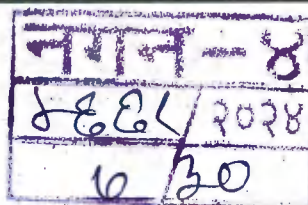
(6) THAT, it is specifically understood and agreed by the Developer that on completion of the said Apartments chosen to be retained by Owners, it shall execute the separate Deed of Apartments for the same in favor of Owners and the expenses required for Registration of such documents (i.e. Stamp Duty/Registration Fees/Misc. Expenses/Legal Charges, Goods & Service Tax, Electric/Water Meter etc.) shall be borne and paid by the Developer.

(7) THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and to mortgage the said property or any part thereof to it by way of security for the repayment of loan, if desired. However, the responsibility of repayment of the said loan shall be of

the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount.

(8) THAT the Owners assure the Developer that the property hereby agreed to be develop, is the self-acquired property belonging to them only having purchased the same by them exclusively out of their own earnings and savings and that none except them has any manner of right, title and/or interest whatsoever in respect of the same.

(9) THAT the sale/development shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation



Taxes, Electricity and Water Charges, Cesses etc. levied on the property hereby agreed to be develop and payable by the Owners up to the date of execution of this Agreement.

(10) 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. The Owners have today handed over to the Developer relevant documents of title in respect of the aforesaid property.

(11) 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, of 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.

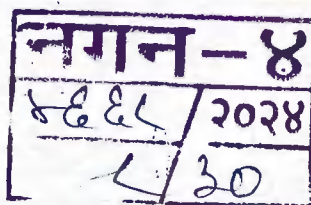
(12) THAT the Owners have delivered the possession of the property to the Developer at the time of execution of this Agreement for the purpose of carrying out the development works.

(13) THAT it is clearly understood and agreed by the Owners that the Developer intends to develop the said property into a Residential-Estate by constructing a Multistoried building thereon consisting of various self-contained separate Apartments therein. The Owners does hereby agree to sign the proposed/revised Plans, execute indemnity bond(s), Swear an Affidavit and also to sign necessary form and application etc. required to be submitted 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 pay /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.

(14) 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 plan sanctioned from the Nagpur Improvement Trust/ Nagpur Municipal Corporation.

(15) THAT the Owners do hereby allows and permits the Developer to display its board at site at any time after execution of this Agreement.

(16) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces together with the Undivided proportionate share and interest in the said plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefore 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.

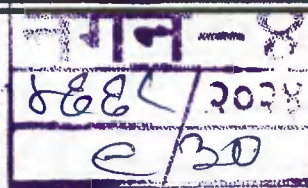
(17) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the Newspapers or by any other manner as the Developer may deem fit in due consultation with the Owners and on receiving any such objection 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 thereof 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.

(18) 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 authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building along with the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(19) THAT the Owners shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favor of the respective individual prospective buyers as may be nominated by the Developer excluding the residential Apartment to be retained by the Owners for their exclusive use and occupation as mentioned hereinabove, as and when may be called upon by it, for the proportionate price thereof, and they shall also get the same duly registered in accordance with the law in force.

(20) THAT, the Owners have empowered and authorized the Developer to mortgage the said property to any Bank, Financial Institution Society and create charge against the said property for raising funds including project finance/loan or otherwise, as the case may be. The Developer shall be at liberty to create a charge or mortgage over the said land for raising the loan for the purpose of development of said land. It shall however, be the sole responsibility and liability of the Developer to repay such loan and shall keep the Owners indemnified against the same.

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



(22) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favor of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of stamp duty, Registration fees etc. payable thereon is borne and paid by the Prospective Buyers.

(23) THAT the Owners are separately executing an Irrevocable General Power of Attorney empowering and authorizing any person nominated by the Developer to sign/execute various Agreement to sell, Sale Deeds, Deed of Declaration, various Apartment Deed and all other kinds of documents on their behalf and also to carry out and observe all the obligation on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the 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.

(24) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligation on their part as hereinabove contained or otherwise required by the law and also to execute various Agreement to sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. 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 Deed(s) executed in its favor or in favor of its nominee(s) being the prospective buyers.

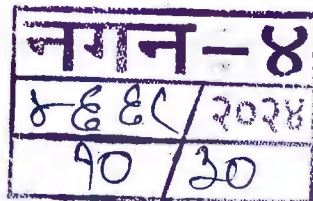
(25) THAT the permission to commence and carry on the construction of the proposed Multistoried Building hereby granted by the Owner is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of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

(26) THAT the Owners shall deliver all the Original Documents relating to the aforesaid property to the Developer at the time of execution of this Agreement.

(27) THAT the Owners agree to pay and discharge all Income Tax, Wealth Tax and capital gain Tax liabilities if any, arising out of this transaction.

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

(29) 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 Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

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

(31) THAT it is the sole discretion and entitlement of the Developer to Amalgamate the Plot No. 22-B and Plot No. 24 into a Single Plot of Land and construct a New Building thereon by using and utilizing the allowable F.S.I., Metro - ToD, T.D.R., Premium and Ancillary FSI for construction of the new Multi-storied Building on the said Plot of land.

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

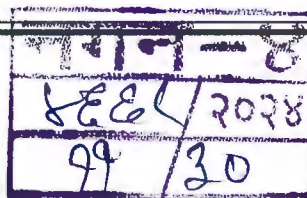
(33) THAT the Developer also agrees to pay the Taxes as may be levied by Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid thereof and shall always keep the Owners indemnified against the same.

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

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

THE UNDIVIDED 2/3rd i.e. **481.21 Sq. Mtrs.** share and interest in : ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B containing by admeasurement 721.82 Sq. Mtrs. TOGETHERWITH the existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	BY PLOT NO. 24
ON THE WEST	-	BY PLOT NO. 22-A
ON THE NORTH	-	BY NALLAH
ON THE SOUTH	-	BY ROAD



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

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPGRT SIZE PHGTGGRAPH	SIGNATURE & FULL NAME
---------	---------------------------	--------------------------	-----------------------

01



1)

(GHANSHYAMDAS HASANAND KUKREJA)

92



2)

(SHRAWAN GHANSHYAMDAS KUKREJA)

OWNERS

03



FOR KUKREJA INFRASTRUCTURES

(SHRAWAN GHANSHYAMDAS KUKREJA)

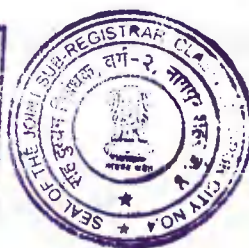
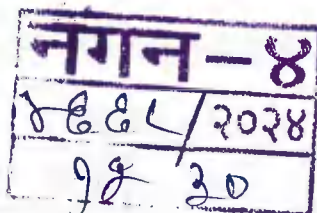
Authorized Partner

DEVELOPERWITNESSES :-

I


WITNESS NO. 1

II


WITNESS NO. 2

महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेट : जरीपटका	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१८६१		१२८०.४०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	इ	२० रु. ८८ पैसे.

सुविधाधिकार

हक्काचा मुळ धारक H

वर्ष: १९७० महानगर पालीका नागपूर

पट्टेदार

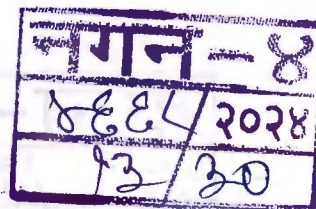
L

श्रीमती. रूपवतीबाई गोविंदराम मुरजानी, (खरेदीने)

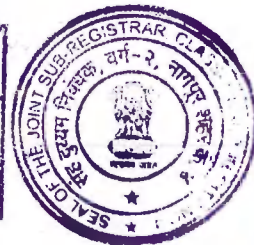
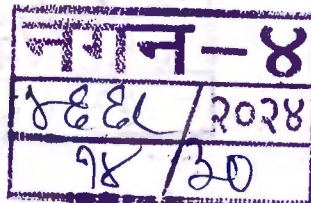
इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
३०/०३/२०००	पट्टेदार न.भू.क्र. १८६१ पैकी क्षेत्र ६०९.६७ चौ.मि. रु. ९८०००/-	H	[श्रीमती. वासदेवीबाई चिजाराम माखीजानी फे.फा.क्र. ७२/३०३२०००] [श्रीमती. कलावतीबाई श्रीचंद माखीजानी]	फेरफार क्र. ७१५ प्रमाणे सही- ३०/०३/२००० न.भू.अ.क्र. ३ नागपूर
३०/०३/२०००	वारसाने क्र. ५६५६ दि. ४.११.९९.	H	[श्री. श्रीचंद चिजाराम माखीजानी] [श्रीमती. इश्वरीबाई दिपचंद कुकरेजा] [श्रीमती. मीराबाई मुलचंद मुलचंद फे.फा.क्र. ४४५, ४४६ दि. ६५०२]	फेरफार क्र. ७२ प्रमाणे सही- ३०/०३/२००० न.भू.अ.क्र. ३ नागपूर
३१/०५/२००२	खरेदीने प्लॉट क्र. २२ ७२१-८२ चौ.मि. मधील १/२ भाग रु. १७,५०,०००/-	H	श्री. होलाराम आवतराम चावला. श्री. भगवान आवतराम चावला. श्री. जगदीश आवतराम चावला. श्री. रमेश बखतमल चावला.	फेरफार क्र. ४४५ प्रमाणे सही- ०६/०५/२००२ न.भू.अ.क्र. ३ नागपूर
३१/०५/२००२	खरेदीने प्लॉट क्र. २२ ७२१.८२ चौ.मि. मधील १/२ भाग रु. १७,५०,०००/-	H	श्री. होलाराम आवतराम चावला. श्री. भगवान आवतराम चावला. श्री. जगदीश आवतराम चावला. श्री. रमेश बखतमल चावला.	फेरफार क्र. ४४६ प्रमाणे सही- ०६/०५/२००२ न.भू.अ.क्र. ३ नागपूर
०१/०९/१९७०	दुय्यम निबंधक नागपूर कडील र.द.क्र. ५१७४ रक्कम रुपये २००००० दिनांक १०/०९/८४ अन्वये खरेदी देणार श्री श्रीचंद चिजाराम माखीजानी क्षेत्र ७५८.५८ चौ. मी. यांचे नांव कमी करून खरेदी घेणार श्रीमती सरलादेवी प्रकाश रामरखीयानी हयांची नावे दाखल केली	H	श्रीमती. सरलादेवी प्रकाश रामरखीयानी	फेरफार क्र. १०५२ प्रमाणे सही- ०६/१०/२००३ न.भू.अ.क्र. ३ नागपूर
२८/०८/२०१४	खरेदीने र.द.क्र. ३६४२ दि. १२/०५/२०१४ अन्वये रु. ३५६००००/- भूक्र. २२ बी व भूक्र. २२ फ चा पुर्वकडील भाग क्षेत्र ७२१.८२ चौ मी. सहमिलकत श्री होलाराम चावला व इतर यांचे पासून खरेदी नोंद	H	घनश्यामदास हासानंद कुकरेजा विरेंद्र घनश्यामदास कुकरेजा श्रवण घनश्यामदास कुकरेजा	फेरफार क्र. ५५५९ प्रमाणे सही- २८/०८/२०१४ न.भू.अ.क्र. ३ नागपूर



हे मलकत पत्रका (दलनांक ३/७/२०२१ १०:४२:३३ PM रोजी) डलजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शलक्याची आवश्यकता नाही.
मलकत पत्रका डाऊनलोड दलनांक ११/१६/२०२१ ५:५५:४२ PM
वेधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थलावर जाऊन ०९१७१००००१६३७८७२ हा क्रमांक वापरावा.



DEVELOPMENT AGREEMENT = M/S KUKREJA INFRASTRUCTURES

MOUZA : JARIPATKA	CTS NO. : 1861	SHEET NO. : 58	PLOT NO. : 22-B
KH. NO.		P.S.K. / P.H	AREA : 481.210
LAND RATE :	31210	APARTMETNT / CONSTRUCTION RATE : 26620	

OWNER'S PART VALUATION		
1. Monitory Consideration	15667000	15667000
2. RCC	1348.460	35896005.2
3. Rent	0	0
4. Corpus Fund	0	0
5. Shifting Charges	0	0
6. Commission for Rental	0	0
7. Parking	50.00	0
8. Dev. Cost	1348.460	26620
		0
		0
		0
		0
		0
	26620	332750
	31210	841708.732
Owner's Part Value		52737463.93
		52738000

DEVELOPER'S PART VALUATION			
lots below 1,000 Sq.Mtrs.			
SUB FSI	ANCILLARY	Basic FSI	Ancillary FSI
2.25	1.35	1.1	0.6
Total Built-up area		3.6	
Developer's share of Built-up Value		481.210	
		1732.356	
		383.896	
		31210	
		11981394.16	
1) Premium FSI Value	PLOT AREA x 0.5	3.6	1.15
2) TDR / TOD FSI Value	PLOT AREA x 0.65	1348.460	1732.356
3) Ancillary FSI Value	SUB FSI AREA x 0.60	31210	383.896
529.331	1082.72		11981394.16
Developer's Part Value		7584374.87	4397019.29
		11981394.16	0.00
		4397019.29	4397019.29
		4398000.00	4398000.00
Consideration to be received from Owners		0	4398000.00

तान-४
१६६८/२०२४
१६/३०



TO WHOM SO EVER IT MAY CONCERN

Date-26/03/2024

This is to Certify that the Proposed Project of Multifamily Residential Building on Plot no. 22/B, CTS No.1861, Sheet No. 58, Mauza Jaripatka, New Colony, within the limits of Nagpur Municipal Corporation, Ward No. 60, Tah- Dist Nagpur,

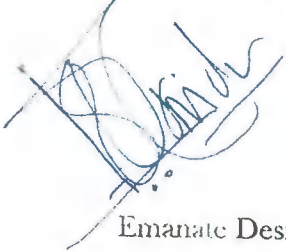
Belonging to :SHR GHANSHYAMDAS KUKREJA, SHRI VIRENDRA KUKREJA & SHRI. SHRAVAN G. KUKREJA

The Architect has designed the Project as per area statement given below.

DESCRIPTION	PERMISSIBLE			USED			I/3 rd SHARE	2/3 rd SHARE	
PLOT AREA		721.82	SQM		721.82	SQM	240.61	481.21	SQM
BASIC FSI	1.1	794.00	SQM	1.1	794.00	SQM	264.67	529.33	SQM
PAID PREMIUM	0.5	360.91	SQM	0.5	360.91	SQM	120.30	240.61	SQM
TDR	0.65	469.18	SQM	0.65	469.18	SQM	156.39	312.79	SQM
NET	2.25	1624.10	SQM	2.25	1624.10	SQM	541.37	1082.73	SQM
ANCILLARY FSI	0.6	974.46	SQM	0.6	974.46	SQM	324.82	649.64	SQM
GROSS		2598.55	SQM		2598.55	SQM	866.18	1732.37	SQM

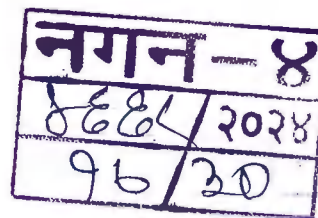
This is further certified that, the details furnished here are based on the study of relevant Documents provided by the Builder/ Developer and as per site conditions, Zoning, Unified Development Control and Promotion Regulations for Maharashtra State and my experience in the profession and is true and correct in my opinion.

Ar.Lokesh. Kadu

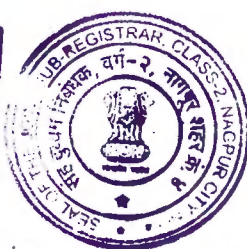


Emanate Design

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140



नगन-४	
४६६६	२०२४
१६	३०



मौजा - जरीपत्का

Valuation ID		202403287476		28 March 2024, 02:46:36 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	नागपूर				
मूल्य विभाग	तालुका : नागपूर (ग्रामीण)				
उप मूल्य विभाग	10.219/58-मॅकोसाबाग वस्तीच्या पुर्वेकडील कच्चा घराची (झोपडपट्टी सदृश्य वस्ती) सिधी निर्वासित वसाहत ,हॉमजन् वस्ती . मुकुट कॉलनी शिट क्र.58				
क्षेत्राचे नाव	Nagpur Municipal Corporation	सर्व्हे नंबर /व. भू. क्रमांक :			
वापर	विकसनकरारनामा				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांजमाथनाचे एकक
31210	52010	61710	74910	()	चौ. मीटर
क्षेत्राची माहिती					
विकसनकरारनामा -	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	निवासी सदनिका	बांधकामाचे वर्गीकरण -	1-आर सो सी
एकुण जमिनीचे क्षेत्र -	481.21चौ. मीटर	एकूण बांधीव क्षेत्र -	1732.356चौ. मीटर	जमीन मालकाचे क्षेत्र -	383.896चौ. मीटर
विकसनकरारनामाचे क्षेत्र -	1348.46चौ. मीटर	Consideration Amount-	Rs.15667000/-	Deposit Amount -	Rs.0/-
एकुण वर्ष -	2वर्ष	विकास शुल्क -	Rs.841708/-	मूल्यदर -	Rs.63613/-
T.D.R -	No				
विकसनकरारनामा - बांधकाम क्षेत्र विभागणी					
A) जमीन मालकाच्या हिश्याचे क्षेत्राचे बांधकाम दगानुसार येणारे मूल्य =			Rs.63613/-		
B) गंख मोबदला + डिपॉझिटवर्गील व्याज + विकास शुल्क =			Rs.17665137/-		
C) A + B =			Rs.17728750/-		
D) विकसनकरारनामाच्या हिश्याच्या जागेचे क्षेत्र * जमिनीचा दर =			Rs.42085437/-		
अंतिम मूल्य = Rs.42085437/-					
= ☐ चार करोड वीस लाख पंच्याऐशी हजार चार शे सदासीस /-					

Home

Print

Owner pay value - 5,27,38,000/-

✓

नगर-8
२६६६/२०२४
१२/३०



नगन-४
४६६६/२०२४
२०/३०



आयकर विभाग
INCOME TAX DEPARTMENT
KUKREJA INFRASTRUCTURES


भारत सरकार
GOVT. OF INDIA

11/04/2012

Permanent Account Number
AAMFK0684L


24042012

आयकर विभाग
INCOME TAX DEPARTMENT

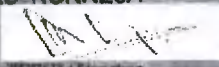

भारत सरकार
GOVT. OF INDIA

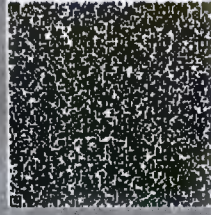

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHXPK1314P

नाम / Name
SHRAVAN GHANSHYAMDAS KUKREJA

पिता का नाम / Father's Name
GHANSHYAMDAS KUKREJA

जन्म की तारीख /
Date of Birth
19/07/1982


हस्ताक्षर / Signature



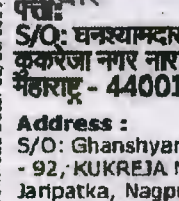


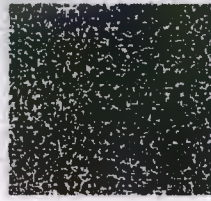

श्रावण घनश्यामदास कुकरेजा
Shraavan Ghanshyamdas Kukreja
जन्म तारीख/DOB: 19/07/1982
पुरुष/MALE
Mobile No: 9890008400
4771 1877 2199
VID : 9108 1284 8310 7096



माझी आधार, माझी ओळख




श्रावण घनश्यामदास कुकरेजा
S/O: Ghanshyamdas Kukreja, PLOT NO 91 - 92,
KUKREJA NAGAR NARA ROAD, JARIPATKA, NAGPUR,
Maharashtra - 440014
Address :
S/O: Ghanshyamdas Kukreja, PLOT NO 91
- 92, KUKREJA NAGAR NARA ROAD,
Jaripatka, Nagpur,
Maharashtra - 440014
4771 1877 2199
VID : 9108 1284 8310 7096



Download Date: 05/06/2019
Generation Date: 26/03/2013


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P.O. Box No. 1847,
Bangalore-560 021

7/11/2013
8684/2023
29/30



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPK3075H

नाम / Name
GHANSHYAMDAS HASANAND KUKREJA

पिता का नाम / Father's Name
HASANAND JETHANAND KUKREJA

जन्म की तारीख / Date of Birth
06/03/1948

हस्ताक्षर / Signature

23/07/2023

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॉदणी क्रमांक / Enrolment No.: 1104/10230/24814

Download Date: 18/07/2023

To
घनश्यामदास हसनानंद कुक्रेजा
Ghanashyamasdas Hasanand Kukreja
S/O: Hasanand Kukreja
PLOT NO. 91/82
NARA ROAD
KUKREJA NAGAR
Jenpatka
Jenpatka
Nagpur Maharashtra - 440014
9372330001

Signature

आपला आधार क्रमांक / Your Aadhaar No. :
9433 4759 1521
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जन्म तारीख/DOB: 06/03/1948
पुरुष/ MALE

9433 4759 1521
VID : 9191 9003 6754 8933

माझे आधार, माझी ओळख

नगन-४

४६६९ २०२४

२२/२०





GOVERNMENT OF INDIA



रिषभ गुलाबराय देशमुख
Rishabh Gulabrao Deshmukh
जन्म तिथि/DOB: 10/06/1997
पुरुष/ MALE
9604003856

7542 1793 4112

VID : 9194 8171 8734 2268

मेरा आधार, मेरी पहचान



नत्थुराम सरकार



सुरेंद्र नत्थुराम ढोलवानी
Surendra Natthuram Dholwani
जन्म तिथि / DOB : 30/07/1961
पुरुष / MALE

5168 1268 5678



आधार - आम आदमी का अधिकार





आधार

पहचान प्राधिकरण

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नारा रोड जरीपटका, जरीपटका
स्.जे. नागपूर, महाराष्ट्र, ४४००१४

Address:

S/O Natthuram Dholwani,
GALLI NO 2, PLOT NO 531/532
AHUJA NAGAR NARA ROAD
JARIPATKA, Jaripatka S.O,
Nagpur, Maharashtra, 440014



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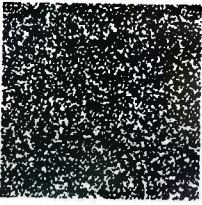
पता:

S/O: गुलाबराव देशमुख, प्लॉट नं ३२, नरी रोड, कादू
लेआउट, उप्पावडी, नागपूर,
महाराष्ट्र - ४४००२६

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S/O: Gulabrao Deshmukh, PLOT NO 32, NARI
ROAD, KADU LAYOUT, Uppawadi, Nagpur,
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नगन-४
४६६८/२०२४
२६/३०



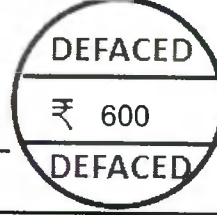


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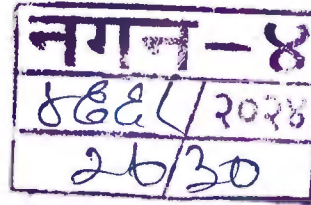
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267/4668

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दस्त गोषवारा भाग-1

नगन4

28-30

दस्त क्रमांक: 4668/2024

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बाजार मूल्य: रु. 4,20,85,437/-

मोबदला: रु. 5,27,38,000/-

भरलेले मुद्रांक शुल्क: रु.26,37,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 4668 वर दि.02-05-2024

रोजी 5:21 म.नं. वा. हजर केला.

पावती:7154

पावती दिनांक: 02/05/2024

मादरकरगणाराचे नाव: मेसर्स कुकरेजा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्रावण धनश्यामदास कुकरेजा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करगणाच्या मही:

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नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकरगणनामा

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

शिक्षा क्र. 1 02 / 05 / 2024 05 : 21 : 58 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 02 / 05 / 2024 05 : 23 : 22 PM ची वेळ: (फी)



02/05/2024 5 27:05 PM

दम्न क्रमांक :नगन4/4668/2024

दम्नाचा प्रकार :-विकसनकरागनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:घनश्यामदाम हामानंद कुकरेजा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 91-92, कुकरेजा नगर, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ADJPK3075H	लिहून देणार वय :-78 स्वाक्षरी:-		
2	नाव:श्रावण घनश्यामदाम कुकरेजा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 91-92, कुकरेजा नगर, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AHXPK1314P	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:मेमर्स कुकरेजा इंन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्रावण घनश्यामदाम कुकरेजा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 91-92, कुकरेजा नगर, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAMFK0684L	लिहून घेणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित विकसनकरागनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 05 / 2024 05 : 26 : 18 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रिपभ गुलावराव देशमुख . वय:26 पत्ता:उप्पलवाडी, नागपूर पिन कोड:440026		
2	नाव:सुरेंद्र नन्थुराम होलवानी . वय:62 पत्ता:जरीपटका, नागपूर पिन कोड:440014		

शिक्का क्र.4 ची वेळ:02 / 05 / 2024 05 : 26 : 48 PM

NCP4 सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२,

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2		DHC			600	RF	0524025608720D	02/05/2024
3	KUKREJA INFRASTRUCTURES	eChallan		MH018505540202324E	30000	RF	0000834685202425	02/05/2024

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