

Receipt (pavti)

267/4672

Thursday, May 02, 2024

5:56 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7159 दिनांक: 02/05/2024

गावाचे नाव: जरीपटका

दस्तऐवजाचा अनुक्रमांक: नगन4-4672-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

DELIVERED

एकूण:

रु. 30560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

6:15 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वॉ-२, NGP4

नागपूर शहर क्र. ४

वाजार मूल्य: रु. 21042718/-

मोबदला रु. 26535000/-

भरलेले मुद्रांक शुल्क: रु. 1327000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524028108559 दिनांक: 02/05/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018504324202324E दिनांक: 02/05/2024

वैकेचे नाव व पत्ता:





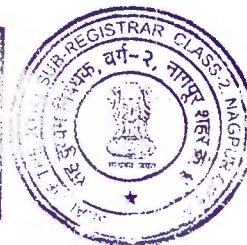
CHALLAN
MTR Form Number-6



GRN	MH018504324202324E	BARCODE			Date	30/03/2024-13:21:17		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				1327000.00		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=VIRENDRA GHANSHYAMDAS KUKREJA~						
Total				13,57,000.00		Amount In Words		Thirteen Lakh Fifty Seven Thousand Rupees Only				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332024033020578		2861561476	
Cheque/DD No.					Bank Date		RBI Date		30/03/2024-15:40:14		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 7888019988
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.

नगन-४
४६६२/२०२४
९/२८



नमून-४	
४६६२	२०२४
२	२८



AGREEMENT OF DEVELOPMENT

OWNER'S SHARE VALUED AT RS. 2,65,35,000/- ONLY
DEVELOPER'S SHARE VALUED AT RS. 21,99,000/-ONLY

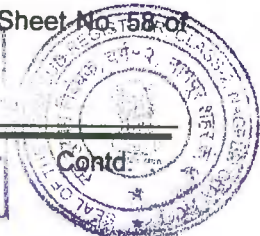
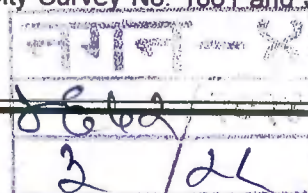
THIS AGREEMENT OF DEVELOPMENT is made on this 2ND Day of MAY, 2024 BETWEEN: -**SHRI. VIRENDRA S/O. GHANSHYAMDAS KUKREJA**, Aged 46 Years, Occupation – Business, PAN ACTPK3714A, AADHAR UID 4389 3782 5565, Resident of 91-92, Kukreja Nagar, Jaripatka, Nagpur-440014, Tahsil and District - NAGPUR, hereafter referred as the **OWNER**, which expression shall, Unless repugnant to the context or meaning thereof always mean and include the said **OWNER**, as well as, his 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. SHRAVAN 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 PARTNER**, his/their/its heirs, legal representatives, executors, administrators, successor and assigns etc. of the **OTHER PART**.

WHEREAS, the Owner named hereinabove collectively own and possess property comprising THE UNDIVIDED 1/3rd i.e. **240.61 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 Smt. 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

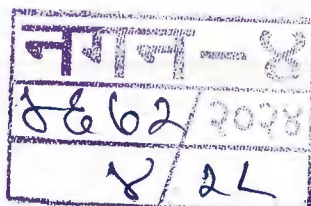
WHEREAS the aforesaid Smt. Kalawatibai Shrichand Makhijani and Shri. Shrichand Chijaram Makhijani later on transferred ALL THAT Piece and parcel of land containing by admeasurement 721.82 Sq. Mtrs. towards Eastern Portion of Nagpur Municipal Corporation Leasehold Plot No. 22 containing by total admeasurement 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

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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 Sr./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 Owner 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 Owner has now become the Joint/Co-Owner 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 Owner 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

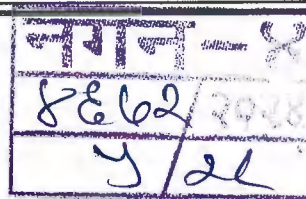
WHEREAS for cogent reasons and good causes the Owner has now decided to develop the UNDIVIDED 1/3rd i.e. **240.61 Sq. Mtrs.** share and interest in said Plot No. 22-B into a RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various self-contained separate Apartments therein; AND

WHEREAS the Owner has now decided to entrust the entire work of Development of the said property to Kukreja Infrastructure a well experienced builder of the City; AND

WHEREAS the Owner 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 Owner after detailed negotiations has 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 OWNER do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP the property comprising THE



UNDIVIDED 1/3rd i.e. 240.61 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. 78,33,000/- (Rupees Seventy Eight Lakh Thirty Three Thousand) Only, which the Developer has specifically agreed to pay and to adjust in the following manner:-

MANNER OF PAYMENT:-

Rs. 70,49,700=00 (Rupees Seventy Lakhs Forty Nine Thousand Seven Hundred)
Only paid by the Developer to the Owner by Cheque No. 896688
Dated 31/03/2024 Drawn on Nagpur Nagarik Sahakari Bank,
Ganjakheth, Agrasen Chowk, Gandhibagh, Nagpur, the receipt
whereof is hereby acknowledged by the Owner.

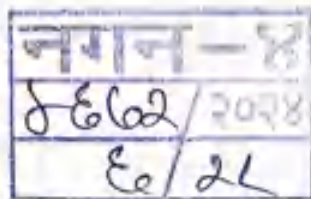
Rs. 7,83,300=00 (Rupees Seven Lakhs Eighty Three Thousand Three Hundred)
Only deducted by the Developer from the Sale Consideration
payable to Owner towards Tax Deducted at Source (TDS) @
10% and undertaken to credit the same in the appropriate
account of Income Tax Department.

Rs. 78,33,000=00 (TOTAL RUPEES SEVENTY-EIGHT LAKH THIRTY-THREE
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 674.23Sq. 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 Owner 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 Owner is fixed at Rs. 1,87,02,000/- (Rupees One Crore Eighty Seven Lakhs Two 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 Owner hereby undertake to pay the difference for the extra/additional facilities and

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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 Owner.

(5) THAT the Owner 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.

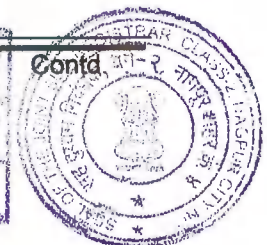
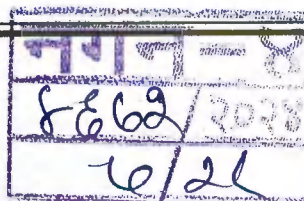
(6) THAT, it is specifically understood and agreed by the Developer that on completion of the said Apartments chosen to be retained by Owner, it shall execute the separate Deed of Apartments for the same in favor of Owner and the expenses required for Registration of such documents (i.e. Stamp Duty/Registration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

(7) THAT the Owner 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 Owner at any cost shall not be responsible for the aforesaid loan amount.

(8) THAT the Owner assure the Developer that the property hereby agreed to be develop is the self-acquired property belonging to him alone 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 Owner up to the date of execution of this Agreement.

(10) THAT the Owner 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 Owner has 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, 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.

(12) THAT the Owner has 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 Owner 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 Owner 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 Owner 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.

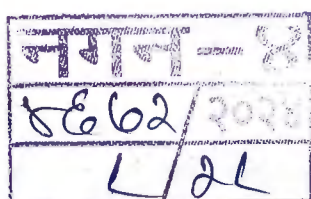
(14) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, after getting the plan sanctioned from the Nagpur Improvement Trust/ Nagpur Municipal Corporation.

(15) THAT the Owner 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 therefor and to retain and appropriate the same in its absolute discretion. The Owner 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 Owner and on receiving any such objection the Developer shall be entitled to call upon the Owner to give their replies, explanations with reference to the

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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 Owner agree with the Developer and/or the prospective buyers, to get the same freed and discharged from all such burdens.

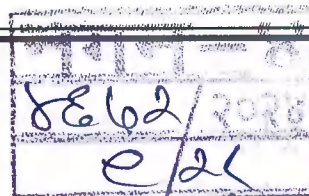
(18) THAT the Owner do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the plans 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 Owner 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 Owner for their exclusive use and occupation as mentioned hereinabove, 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.

(20) THAT, the Owner has 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 Owner 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 Owner agreed to execute the same subject to such actual changes as the facts and events may warrant.

(22) THAT the Owner 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 Owner 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 Owner until the transaction envisaged herein is completed in all respects. However, the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(24) THAT in case the Owner 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 Owner and in such event the Owner 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 Owner shall deliver all the Original Documents relating to the aforesaid property to the Developer at the time of execution of this Agreement.

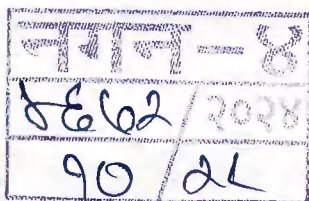
(27) THAT the Owner agree of pay and discharge all Income Tax, Wealth Tax and capital gain Tax liabilities if any, arising out of this transaction.

(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 Owner agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and

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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.

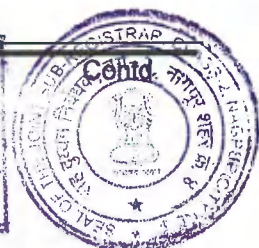
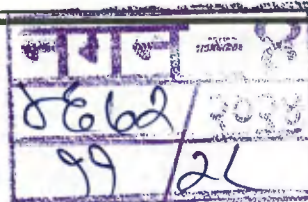
(33) THAT the Developer also agrees to pay the Taxes as may be levied by Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid thereof and shall always keep the Owner indemnified against the same.

(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)

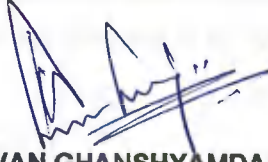
THE UNDIVIDED 1/3rd i.e. **240.61 Sq.Mtrs.** share and interest in : ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B containing by admeasurement 721.82 Sq. Mtrs. TOGETHERWITH the existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. 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

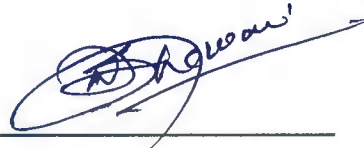


IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabove named have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without 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.

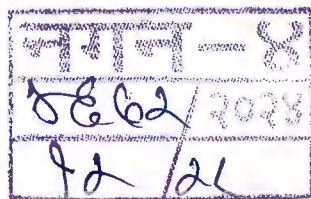
Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (VIRENDRA GHANSHYAMDAS KUKREJA) <u>OWNER</u>
02			FOR KUKREJA INFRASTRUCTURES  (SHRAVAN GHANSHYAMDAS KUKREJA) Authorized Partner <u>DEVELOPER</u>

WITNESSES :-

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

Contd. . .



महाराष्ट्र शासन

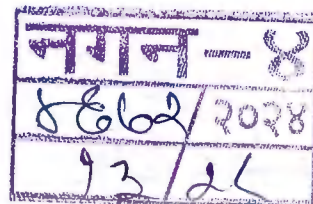
मालमत्ता पत्रक

1861

माव/पेठ : 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 पेसे.

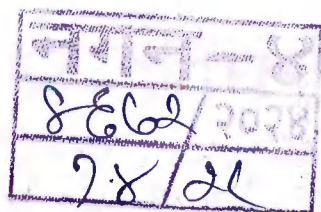
सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष: १९७०	महानगर पालीका नागपूर
पट्टेदार	श्रीमती. रूपवतीबाई गोविंदराम मुरजानी (खरेदीने)
इतर भार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
३०/०३/२०००	पट्टेदार न.भू.क.१८६१ पैकी क्षेत्र ६०९.६७ चौ.मि. रु.९८०००/-	H	[श्रीमती. वासदेवीबाई चिजाराम माखीजानी फे.फा.क्र.७२/३०३२०००] श्रीमती. कलावतीबाई श्रीचंद माखीजानी	फेरफार क्रं.७१५ प्रमाणे सही- ३०/०३/२००० न.भू.अ.क्र.३ नागपूर
३०/०३/२०००	वारसाने क्रं.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 क्रं.७२ प्रमाणे सही- ३०/०३/२००० न.भू.अ.क्र.३ नागपूर
३१/०५/२००२	खरेदीने प्लॉट क्र.२२७२१-८२ चौ.मि.मधील १/२भाग रु.१७,५०,०००/-	H	श्री. होलाराम आवतराम चावला. श्री. भगवान आवतराम चावला. श्री. जगदीश आवतराम चावला. श्री. रमेश बखतमल चावला.	फेरफार क्रं.४४५ प्रमाणे सही- ०६/०५/२००२ न.भू.अ.क्र.३ नागपूर
३१/०५/२००२	खरेदीने प्लॉट क्र.२२७२१.८२ चौ.मि.मधील १/२भाग रु.१७,५०,०००/-	H	श्री. होलाराम आवतराम चावला. श्री. भगवान आवतराम चावला. श्री. जगदीश आवतराम चावला. श्री. रमेश बखतमल चावला.	फेरफार क्रं.४४६ प्रमाणे सही- ०६/०५/२००२ न.भू.अ.क्र.३ नागपूर
०५/०९/१९००	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; ह यांची नावे दाखल केली	H	श्रीमती. सरलादेवी प्रकाश रामरखीयानी	फेरफार क्रं.१०५२ प्रमाणे सही- ०६/१०/२००३ न.भू.अ.क्र.३ नागपूर
२८/०८/२०१४	खरेदीने र.द.क्र. ३६४२दि. १२/०५/२०१४अन्वये रु.३५६०००००/-भुक्र.२२बी व भुक्र २२फ चा पुर्वकडील भाग क्षेत्र ७२१.८२ चौ मी. सहमिळकत श्री होलाराम चावला व इतर यांचे पासून खरेदी नोंद	H	घनश्यामदास हासानंद कुकरेजा विरेद्र घनश्यामदास कुकरेजा श्रवण घनश्यामदास कुकरेजा	फेरफार क्रं.५५५९ प्रमाणे सही- २८/०८/२०१४ न.भू.अ.क्र.३ नागपूर



हे माहितीपत्रक शिडिल्ली माहिती करेली आहे

हे मिळकत पत्रिका (दिनांक ३/७/२०२१ १०:४२:३३ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ११/१६/२०२१ ५:५५:४२ PM
विधला पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLIR/propertycard> या संकेत स्थळावर 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. 0		P.S.K. / P.H	AREA : 240.610 ✓
LAND RATE : 31210		APARTMETNT / CONSTRUCTION RATE : 26620	

OWNER'S PART VALUATION

1. Monitory Consideration	7833000		7833000 ✓
2. RCC	674.230	26620	17948002.6 ✓
3. Rent	0	0	0
4. Corpus Fund	0	0	0
5. Shifting Charges	0	0	0
6. Commission for Rental	0	0	0
7. Parking	50.00	26620	332750
8. Dev. Cost	674.230	31210	420854.366
Owner's Part Value			26534606.97 ✓
			26535000 ✓

DEVELOPER'S PART VALUATION

FSI for Plots below 1,000 Sq.Mtrs.		Basic FSI	1.1	Premium FSI	1.15	Ancillary FSI	0.6
SUB FSI	ANCILLARY						
2.25	1.35	Total FSI	3.6				
Total Built-up area			240.610	3.6	866.196		
Developer's share of Built-up Value			866.196	674.230	191.966		
			191.966	31210	5991258.86		
1) Premium FSI Value		PLOT AREA x 0.5	120.305	31210	0	0.350	1314151.67
2) TDR / TOD FSI Value		PLOT AREA x 0.65	156.397	31210	0	0.300	1464340.43
Ancillary FSI Value		SUB FSI AREA x 0.60	324.824	31210	0	0.100	1013774.14
264.671		541.37				TOTAL COST	3792266.24
Developer's Part Value			5991258.86	3792266.24	2198992.62	0.00	2198992.62
							2199000.00
Consideration to be received from Owners						0	2199000.00

8662/202
94/22



नमान-४
४६६२/२०२४
१६/२१



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,

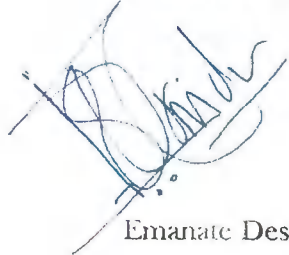
Belonging to :SHR GHANSHYAMDAS KUKREJA, SHRI VIRENDRA KUKREJA & SHRI. SHRAVAN G. KUKREJA

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

DESCRIPTION	PERMISSIBLE			USED			1/3 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

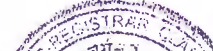
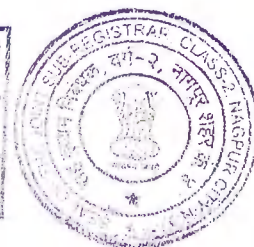
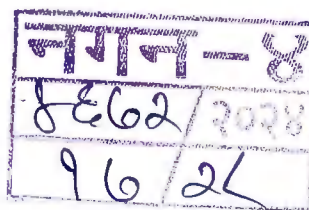
This is further certified that, the details furnished here are based on the study of relevant Documents provided by the Builder/ Developer and as per site conditions, Zoning, Unified Development Control and Promotion Regulations for Maharashtra State and my experience in the profession and is true and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

Ar.Lokesh. Kadu

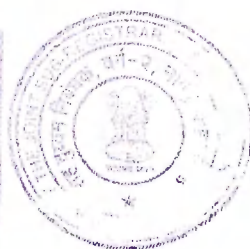


Emanate Design

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



नगन-४	
४६६२	२०२४
१८	२८



मोजा - 5251424

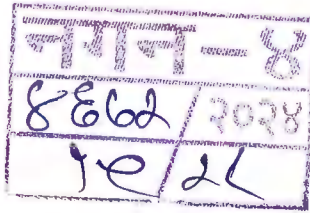
Valuation ID		202403288459		28 March 2024,03:24:02 PM	
मूल्यांकनाचे वर्ष :		2023			
जिल्हा :		नागपूर			
मूल्य विभाग :		तालुका : नागपूर (ग्रामीण)			
उप मूल्य विभाग :		10.219/58-मेकोसाबाग वस्तीच्या पुर्वेकडील कच्चा पगची (झोपडपट्टी सदृश्य वस्ती) सिधी निर्वासित यसाहन ,हॉर्जन वस्ती , मुकुंद कॉलनी शिट क्र.58			
क्षेत्राचे नाव		Nagpur Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :	
वापर :		विकसनकरारनामा			
वार्षिक मूल्य दर नकल्यानुसार मूल्यदर रु.					
भुता जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	माजमागनाचे एकक
31210	52010	61710	74910	()	चौ. मीटर
क्षेत्राची माहिती					
विकसनकरारनामा -	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	निवासी सदनिका	बांधकामाचे वर्गीकरण -	1-आर सी सा
एकूण जमिनीचे क्षेत्र -	240.61 चौ. मीटर	एकूण बांधीव क्षेत्र -	866.196 चौ. मीटर	जमीन मालकाचे क्षेत्र -	191.966 चौ. मीटर
विकसनकरार्याचे क्षेत्र -	674.23 चौ. मीटर	Consideration Amount-	Rs.7833000/-	Deposit Amount- :	Rs.0/-
एकूण वर्ष -	2वर्ष	विकास शुल्क -	Rs.420854/-	मूल्यदर -	Rs.63613/-
TDR -		No			
विकसनकरारनामा - बांधकाम क्षेत्र विभागणी					
A) जमीन मालकाच्या हिश्याचे क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य =			Rs.63613/-		
B) गेबळ मोबदला + डिपॉझिटवर्गल व्याज + विकास शुल्क =			Rs.8832081/-		
C) A + B =			Rs.8895694/-		
D) विकसनकरार्याच्या हिश्याच्या जागेचे क्षेत्र * जमिनीचा दर =			Rs.21042718/-		
अंतिम मूल्य = Rs.21042718/-					
☐ दोन करोड दहा लाख बेचाळीस हजार सात शे. आठरा /-					

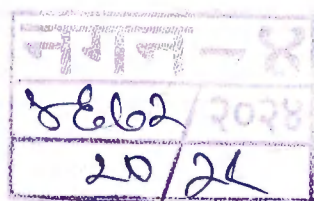
Home

Print

Owner Part Valuation — 2,65,35,000/-

Handwritten signature





INCOME TAX DEPARTMENT GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACTPK3714A

नाम / Name
VIRENDRA GHANSHYAMDAS KUKREJA

पिता का नाम / Father's Name
GHANSHYAMDAS KUKREJA

जन्म की तारीख /
Date of Birth
10/04/1978

हस्ताक्षर / Signature

भारत सरकार
GOVT OF INDIA

विरेंद्र घनश्यामदास कुकरेजा
Virendra Ghanshyamdas Kukreja
जन्म वर्ष/YoB:1978
पुरुष Male

4389 3782 5565

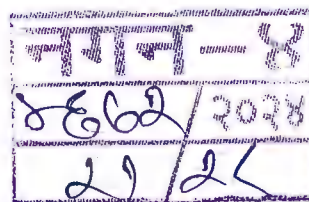
आधार - सामान्य माणसाचा अधिकार

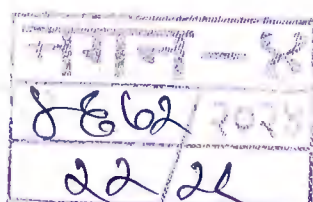
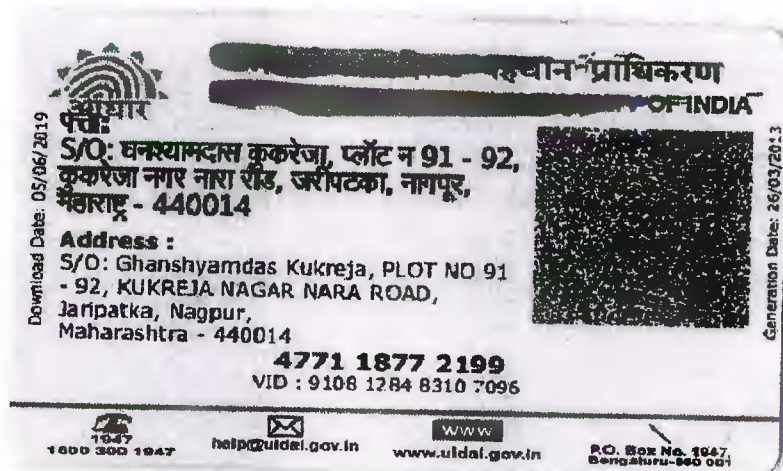
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: घनश्यामदास कुकरेजा,
प्लॉट नं. 91/92, नारा रोड
कुकरेजा नगर, जरीपटका,
जरीपटका, नागपूर
महाराष्ट्र, 440014

Address:
S/O: Ghanshyamdas Kukreja,
PLOT NO. 91/92, NARA ROAD
KUKREJA NAGAR, Jaripatka,
Jaripatka, Nagpur
Maharashtra, 440014

Aadhaar - Aam Aadmi ka Adhikar







रिषभ गुलाबराव 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

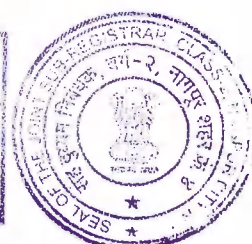
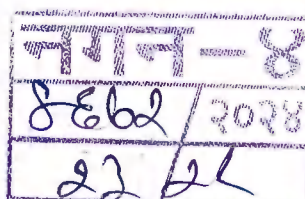


सुरेंद्र नत्थुराम धोलवानी
Surendra Natthuram Dholwani
जन्म तिथि / DCB : 30/07/1961
पुरुष / MALE

5166 1268 5678



आधार - आम आदमी का अधिकार



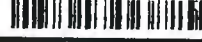


पता:

S/O नत्थुराम डोलवानी, गल्ली नं
२, प्लॉट नं ५३१/५३२ अहुजा नगर
नारा रोड जरीपटका, जरीपटका
स.ओ. नागपूर, महाराष्ट्र, 440014

Address:

S/O Natthuram Dhotwani,
GALLI NO 2, PLOT NO 531/532
AHUJA NAGAR NARA ROAD
JARIPATKA, Jaripatka S.O,
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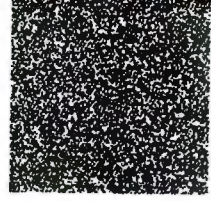
पता:

S/O: गुलाबराव देशमुख, प्लॉट नं 32, नारी रोड, कडू
लेआउट, उप्पावडी, नागपूर,
महाराष्ट्र - 440026

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S/O: Gulabrao Deshmukh, PLOT NO 32, NARI
ROAD, KADU LAYOUT, Uppawadi, Nagpur,
Maharashtra - 440026

Download Date: 18/02/2023



7542 1793 4112

VID : 9194 8171 8734 2268



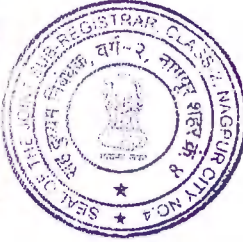
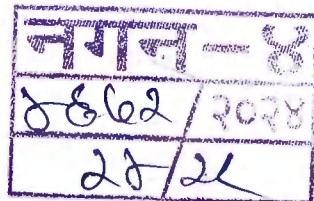
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नमन-४	
४६६२	२०२४
२६	२६



267/4672

गुरुवार, 02 मे 2024 5:56 म.नं.

दस्त गोषवारा भाग-1

नगन4

26-2C

दस्त क्रमांक: 4672/2024

दस्त क्रमांक: नगन4 /4672/2024

वाजार मुख्य: रु. 2,10,42,718/-

मोबदला: रु. 2,65,35,000/-

भरलेले मुद्रांक शुल्क: रु.13,27,000/-

दु. ति. सह. दु. ति. नगन4 यांचे कार्यालयात

पावती:7159

पावती दिनांक: 02/05/2024

अ. क्र. 4672 वर दि.02-05-2024

सादरकरणाराचे नाव: मेसर्स कुकरेजा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्रावण
घनश्यामदास कुकरेजा

गोजी 5:55 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

दस्त त्रुटि करणाऱ्याची मही:

एकुण: 30560.00

NGP4 सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ४

सह दुय्यम निबंधक, NGP4,

नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्र. 1 02 / 05 / 2024 05 : 55 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 05 / 2024 05 : 55 : 57 PM ची वेळ: (फी)





02/05/2024 5 58:48 PM

दस्त गोपवारा भाग-2

नगन4

दस्त क्रमांक:4672/2024

दस्त क्रमांक :नगन4/4672/2024

दस्ताचा प्रकार :-विकसनकरगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेमर्म कुकरेजा इंफ्रास्ट्रक्चर्स तर्फे भागीदार श्रावण घनश्यामदास कुकरेजा पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 91-92, कुकरेजा नगर, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AAMFK0684L	लिहून घेणार वय :-41 स्वाक्षरी:-		
2	नाव:विरेंद्र घनश्यामदाम कुकरेजा पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 91-92, कुकरेजा नगर, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ACTPK3714A	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नथाकथीत विकसनकरगनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:02 / 05 / 2024 05 : 57 : 29 PM

ओळख:-

खालील इमम अमे निवेदीन करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुरेंद्र नथुराम होलवानी . . वय:62 पत्ता:जरीपटका, नागपूर पिन कोड:440014	स्वाक्षरी		
2	नाव:गिपभ गुलाबराव देशमुख . . वय:32 पत्ता:उपपलवाडी, नागपूर पिन कोड:440026	स्वाक्षरी		

शिकका क्र.4 ची वेळ:02 / 05 / 2024 05 : 58 : 31 PM

नगपूर शहर क्र. 8

Payment Details.

सह दुय्यम निबंधक, वर्ग-2,

नागपूर शहर क्र. 8

३. 2 माहे ५ सन २०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KUKREJA INFRASTRUCTURES	eChallan	69103332024033020578	MH018504324202324E	1327000.00	SD	0000837256202425	02/05/2024
2		DHC		0524028108559	560	RF	0524028108559D	02/05/2024
3	KUKREJA INFRASTRUCTURES	eChallan		MH018504324202324E	30000	RF	0000837256202425	02/05/2024

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