

267/499

पावती

Original/Duplicate

Friday, January 12, 2024

नोंदणी क्र.: 39म

2:44 PM

Regn.: 39M

पावती क्र.: 784 दिनांक: 12/01/2024

गावाचे नाव: अजनी

दस्तऐवजाचा अनुक्रमांक: नगन4-499-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: धरकुल इन्फ्रा तर्फे प्रोप्रायटर उमकांत वितेलराव मेंढे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

DELIVERED

एकूण:

रु. 30680.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

3:03 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 24861000/-

मोबदला रु. 17777337/-

भरलेले मुद्रांक शुल्क : रु. 1243100/-

NGR4
नगन नियंत्रक, वय-२,
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124122502294 दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013857696202324E दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013857696202324E	BARCODE			Date	11/01/2024-19:13:34		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)		BAWPM1216M					
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		GHARKUL INFRA					
Location NAGPUR				Flat/Block No.		City Survey No. 2878 Plot No. 241					
Year 2023-2024 One Time				Premises/Building							
Account Head Details		Amount In Rs.		Road/Street		Mouza AJNI					
0030046401 Stamp Duty		1243100.00		Area/Locality		Nagpur					
0030063301 Registration Fee		30000.00		Town/City/District							
				PIN		4 4 0 0 1 5					
				Remarks (If Any)							
				PAN2=AHCP88387N-SecondPartyName=AJAY SUDHAKAR BADGE							
				AND OTHERS-CA=24860888							
Total		12,73,100.00		Amount In Words		Twelve Lakh Seventy Three Thousand One Hundred Rupees Only					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN		Ref. No.		00040572024011159922		IKCCPGEWM5	
Cheque/DD No.				Bank Date		RBI Date		11/01/2024-19:24:14		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
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 दृश्य निबंधक कार्यालय नोंदणी करवायाच्या दस्ताखती लागू आहे. नोंदणी न करवायाच्या दस्ताखती सदर चलन लागू नाही.
Mobile No. : 9970835722

नगन-४
४६६/२०२४
१/३४



नगन-४	
४८८	२०२४
२	३४



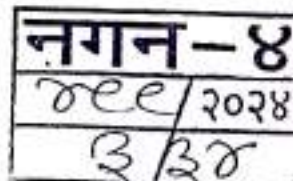
AGREEMENT FOR RE-DEVELOPMENT
OWNER SHARE VALUE RS. 1,77,77,337/- ONLY
DEVELOPER SHARE VALUE RS. 2,48,60,888/- ONLY
 (Item No. 19.316/82 Page No. 541@ ₹. 46,400/- per Sq. Mtrs.)

THIS AGREEMENT FOR RE-DEVELOPMENT is made and executed at NAGPUR on 12th day of JANUARY, 2024 BETWEEN :

- (1) **SHRI. AJAY S/o SUDHAKAR BADGE**, Aged about 48 Years, Occupation – Service, (Income Tax PAN AHCPB8387N), (Aadhar No. 5849 8741 0198) (Mobile No. 9822736317);
- (2) **SHRI. MOHAN S/o SHANKAR KAKDE**, Aged about 75 Years, Occupation – Retired, (Income Tax PAN ABPPK0640N), (Aadhar No. 6209 1309 2311) (Mobile No. 9146457320);
- (3) **SHRI. SUNIL S/o VITHOBAJI KUMBHARE**, Aged about 60 Years, Occupation – Retired, (Income Tax PAN ABNPK4522H), (Aadhar No. 7099 5600 5515) (Mobile No. 9822737741);
- (4) **SHRI. SURENDRA S/o RAMKUMAR MEGHAL**, Aged about 73 Years, Occupation – Retired, (Income Tax PAN ABGPM3746C), (Aadhar No. 8036 1979 7217) & Mobile No. 8830719584); AND
- (5) **SHRI. CHANDRAKANT S/o MANOHARRAO KAWALE**, Aged about 73 Years, Occupation – Retired, (Income Tax PAN ABWPK2507M), (Aadhar No. 9147 2612 9169) (Mobile No. 9518393152), the aforesaid 1 to 5 all Residents of Plot No. 241, 'Niwara Apartments', Chhatrapati Co-operative Housing Society's Layout, Chhatrapati Nagar, Nagpur, Pin Code 440015, Tahsil and District – NAGPUR (Maharashtra State), 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

GHARKUL INFRA, A Proprietary Concern, having it's Office at Plot No. 24/25, Mangalmurti Apartment, Flat No. 102, Parivartan Square, Vidnyan Nagar, Manewada Road, Nagpur, Pin Code No. 440034 and acting through its Sole Proprietor **SHRI. UMAKANT S/o VITTHALRAO MENDHE**, Aged about 40 Years, Occupation - Business, (Income Tax PAN - BAWPM1216M), (Aadhar Card No. 4186 6706 3230) (Mobile No. 9970835722), Resident of Plot No. 21, Shailesh Nagar, Wathoda Ring Road, Nagpur, Pin Code No. 440035, Tahsil and District – NAGPUR (Maharashtra State), 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**.

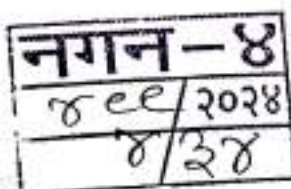


WHEREAS the Owners hereinabovenamed own and possess and in possession of the Undivided Proportionate shares and interests in ALL THAT Piece and Parcel of land bearing Plot No. 241 (TWO HUNDRED FORTY ONE), out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 34 Years old entire R.C.C. Superstructures comprising individual Apartments in the existing Multistoreyed Building standing thereon consisting of 6 (SIX) independent and self contained separate Apartments therein known and styled as "NIWARA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C & 1226/241/D, (Old No. 1226/241), City Survey No. 2878 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR, hereinafter referred to as the "said property"; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 241 (TWO HUNDRED FORTY ONE), out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 1226/241, City Survey No. 2878 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR, Originally belonged to Shri. Sudhakar S/o Keshao Badge, having purchased the same by him from Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 25/04/1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 at Registered Sr. No. 573(P) on 25/04/1972; AND

WHEREAS the said Shri. Sudhakar S/o Keshao Badge lateron decided to develop the said Plot No. 241 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS accordingly by an Agreement of Development Dated 02/06/1988 the said Shri. Sudhakar S/o Keshao Badge had entrusted the entire work of development of the said property to M/s. Niwara Builders and Developers, a Partnership Firm having its Office at Nagpur acting through its Authorized Partner Mrs. Malti W/o Vasantao Deshpande upon the several terms and conditions contained therein. By the same Agreement he had further specifically agreed to execute various Sale Deeds each relating to the Undivided Proportionate share in



the said Plot No. 241 in favour of each such individual prospective buyers as may be nominated by M/s. Niwara Builders and Developers; AND

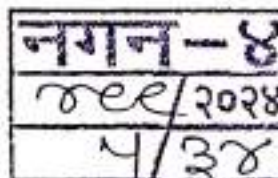
WHEREAS in pursuance of the said Agreement the said M/s. Niwara Builders and Developers through its Partner Mrs. Malti Vasantrao Deshpande had accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 241 and to be known and styled as "NIWARA APARTMENTS" and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/256/5/31 Dated 22/07/1988; AND

WHEREAS the aforesaid entire property comprising Plot No. 241 Togetherwith the Multistoreyed Building standing thereon and known and styled as "NIWARA APARTMENTS" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 26/04/1994 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 34 on even date. A Correction Deed to the said Deed of Declaration is also executed on 20/04/2018 and the same is also duly Registered in the Office of the 5Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1508 on even date; AND

WHEREAS the said M/s. Niwara Builders and Developers lateron completed the construction of the said Multistoreyed Building known and styled as "NIWARA APARTMENTS" in accordance with the aforesaid sanctioned Building Plan Dated 22/07/1988. On completion of the construction of the said Multistoreyed Building undivided share in the said Plot No. 241 and Apartment Nos. allotted to the following persons as under :

Sr. No.	Apartment Owners	Apartment No.	Floor	Super Built-up Area in Sq. Mtrs.	Undivided Share in Land
1.	Shri. Sudhakar Keshao Badge	A	Ground	63.2	1/6 th OR 16.66
2.	Shri. Sudhakar Keshao Badge	A	Ground	63.2	1/6 th OR 16.66
3.	Shri. Mohan Shankar Kakde	F-3/6(B)	First	63.2	1/6 th OR 16.66
4.	Shri. Sunil Vithobaji Kumbhare	F-4/6(C)	First	63.2	1/6 th OR 16.66
5.	Shri. Chandrakant Manoharrao Kawale	S-5/6 (D)	Second	63.2	1/6 th OR 16.66
6.	Shri. Surendra Ramkumar Meghal	S-6/6 (E)	Second	63.2	1/6 th OR 16.66

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Multistoreyed Building standing on Plot No. 241 and each of them have severally acquired their respective Apartment with undivided share and interest in the said Plot of land. The details of the same are given as under :



(1) **APARTMENT NO. A & A BOTH ON GROUND FLOOR :**

That, the then Owner of the said Plot No. 241 namely Shri. Sudhakar S/o Keshav Badge is retained 2 Apartments bearing Nos. A & A, both on the Ground Floor out of the building known and styled as "NIWARA APARTMENTS", bearing Corporation House No. 1226/241, City Survey No. 2878 and Sheet No. 82(669) of Mouza - Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District - NAGPUR for his exclusive use and occupation. The said Shri. Sudhakar Keshav Badge also retained the Undivided 2/6th or 33.32 (i.e. 1/6th or 16.66 for each Apartment) for his exclusive use and occupation in the said Plot No. 241.

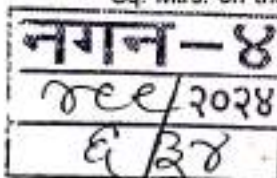
That, the said Shri. Sudhakar Keshav Badge left for heavenly abode on 18/01/2001 and consequent upon his death/demise the aforesaid property devolved upon his Widow Smt. Neela Sudhakar Badge, only son namely Shri. Ajay Sudhakar Badge and two married daughters namely Mrs. Manjiri W/o Ramakant Kaplay (Maiden name Ku. Manjiri Sudhakar Badge) and Mrs. Vaishali W/o Sameer Gore (Maiden name Ku. Vaishali Sudhakar Badge) jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Smt. Neela W/o Sudhakar Badge, Mrs. Manjiri W/o Ramakant Kaplay and Mrs. Vaishali W/o Sameer Gore lateron Relinquished all their respective rights, title, share and interest in respect of the said 2 Apartments bearing Nos. A & A both on Ground Floor of "Niwara Apartments" in favour of Shri. Ajay S/o Late Shri. Sudhakar Badge, the Owner No. 1 abovenamed absolutely forever with heritable and transferable rights therein by executing a Relinquishment Deed on Dated 26/05/2017, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 at Sr. No. 2731 on 26/05/2017.

That, for acquiring a perfectly good, valid and marketable title in respect of the said property comprising Apartment Nos. A & A, each covering a Built-up area of 63.2 Sq. Mtrs. both on Ground Floor of "Niwara Apartments", both situated at Chhatrapati Nagar, Nagpur in Tahsil and District - Nagpur, two separate Apartment Deeds for each Apartment are executed by the then Owner and M/s. Niwara Builders and Developers in favour of Shri. Ajay S/o Late Shri. Sudhakar Badge, the Owner No. 1 abovenamed on 20/04/2018 and the same are duly Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1509 and 1510 on even date.

(2) **APARTMENT NO. S-3/6(B) ON FIRST FLOOR :**

That, the aforesaid Shri. Sudhakar S/o Keshav Badge alongwith M/s. Niwara Builders and Developers lateron jointly transferred/sold the Undivided 1/6th or 16.66 share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-3/6(B) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments", situated at Chhatrapati Nagar,



Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Mohan S/o Shankar Kakde, the Owner No. 2 abovenamed by a Sale Deed Dated 26/04/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 258 on Pages 89 to 102 at Sr. No. 1323 on even date.

(3) **APARTMENT NO. F-4/6(C) ON FIRST FLOOR :**

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transfered/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-4/6(C) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Sunil S/o Vithobaji Kumbhare, the Owner No. 3 abovenamed by a Sale Deed Dated 07/01/1995, which is duly Registered in the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1028 on Pages 161 to 172 at Sr. No. 177(P) on 19/01/1995.

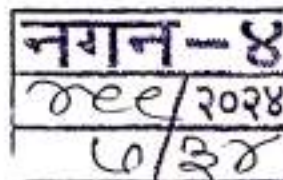
(4) **APARTMENT NO. S-6/6(E) ON SECOND FLOOR :**

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transfered/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-6/6 (E) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Surendra S/o Ramkumar Meghal, the Owner No. 4 abovenamed by a Sale Deed Dated 26/04/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 258 on Pages 103 to 116 at Sr. No. 1324 on even date.

(5) **APARTMENT NO. S-5/6(D) ON SECOND FLOOR :**

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transfered/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-5/6 (D) covering a Built-up area of 63.2 Sq. Mtrs. on the Second Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Chandrakant S/o Manoharrao Kawale, the Owner No. 5 abovenamed by a Sale Deed Dated 17/05/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 268 on Pages 32 to 49 at Sr. No. 1595(P) on even date.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners for their respective Apartment in the said building standing on Plot No. 241 Togetherwith the Undivided 1/6th or 16.66 Percent share and interest each in the said Plot of land as mentioned hereinabove with



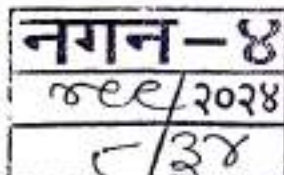
heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey as mentioned hereinabove; AND

WHEREAS the Owners hereinabovenamed lateron decided to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein by demolishing the existing Building. And accordingly by an Agreement of Development Dated 20-04-2018, they have jointly entrusted the entire work of development of the said property to M/s. Gruhpurti Builders and Developers, a Partnership Firm having its Office at Nagpur upon the several terms and conditions contained therein. The said Agreement is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 2305 on even date and subsequently the said Owners jointly have executed a General Power of Attorney on 20-04-2018 in favour of Mrs. Manjiri Sameer Deosant Partner of Gruhpurti Builders and Developers and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 2306 on 20-04-2018. The said Agreement of Development Dated 20/04/2018 lateron cancelled/terminated by both the Parties due to some reason and accordingly both the Parties have jointly executed a Deed of Rescission/Cancellation of an Agreement on 01-12-2023 and the same is also duly Registered in the Office of the Joint Sub Registrar Nagpur City No. 5 in Book No. 1 at Sr. No. 7046/2023 on even date and a subsequently they have also executed a Deed of Cancellation and Revocation of General Power of Attorney on 01-12-2023 and the same is also duly Registered in the Office of the Joint Sub Registrar Nagpur City No. 5 in Book No. 1 at Sr. No. 7047/2023 on even date; AND

WHEREAS the aforesaid building has now become too old and requires heavy repairs and maintenance. In the like manner there is a huge problem of Parking of Four Wheeler vehicles of the existing Apartments Owners as there is no sufficient space for parking of vehicles. Thus the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and further decided to RE-DEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments with modern amenities and facilities therein; AND

WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by Gharkul Infra, the Developer hereinabovenamed is preferred by the existing Apartment Owners; AND

WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabovenamed having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Owners after detailed negotiations have unanimously decided to entrust the entire work of Redevelopment of the said property to the Developer upon the following terms and conditions.



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

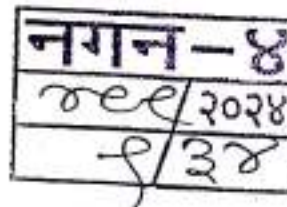
(1) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 241 (TWO HUNDRED FORTY ONE), out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C & 1226/241/D, (Old No. 1226/241), City Survey No. 2878 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT it is agreed by and between the parties hereto that the cost of the said Redevelopment is fixed between them at Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only) which the Developer has specifically agreed to pay to the Owner No. 1 Shri. Ajay Sudhakar Badge in the following manner.

(DEVELOPER PAID TO OWNER)

MANNER OF PAYMENT:

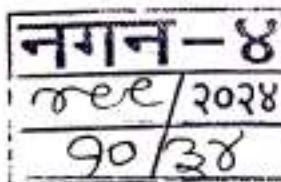
₹. 19,00,000/-	(Rupees Nineteen Lakh Only) agreed to be paid by the Developer to the Owner No. 1 Shri. Ajay Sudhakar Badge on or before 10-05-2024.
₹. 20,00,000/-	(Rupees Twenty Lakh Only) agreed to be paid by the Developer to the Owner No. 4 Mr. Surendra Ramkumar Meghal within a period of 10 (Ten) Days from the date of sanctioned Building Plan of the said Plot of land.
₹. 20,00,000/-	(Rupees Twenty Lakh Only) agreed to be paid by the Developer to the Owner No. 4 Mr. Surendra Ramkumar Meghal within a period of 3 (Three) Months from the date of sanctioned Building Plan of the said Plot of land.
₹. 20,00,000/-	(Rupees Twenty Lakh Only) agreed to be paid by the Developer to the Owner No. 4 Mr. Surendra Ramkumar Meghal within a period of 6 (Six) Months from the date of sanctioned Building Plan of the said Plot of land.
<u>₹. 79,00,000/-</u>	(TOTAL RUPEES SEVENTY NINE LAKH ONLY)



(OWNER PAID TO DEVELOPER)**MANNER OF PAYMENT:**

₹. 7,00,000/-	(Rupees Seven Lakh Only) agreed to be paid by the Owner No. 2 Mr. Mohan Shankar Kakde to the Developer on completion of the Seventh Floor Slab of the property building on the said Plot of land.
₹. 7,00,000/-	(Rupees Seven Lakh Only) agreed to be paid by the Owner No. 2 Mr. Sunil Vithobaji Kumbhare to the Developer on completion of the Second Floor Slab of the proposed building on the said Plot of land.
₹. 7,00,000/-	(Rupees Seven Lakh Only) agreed to be paid by the Owner No. 2 Mr. Sunil Vithobaji Kumbhare to the Developer on completion of the Fourth Floor Slab of the proposed building on the said Plot of land.
₹. 6,00,000/-	(Rupees Six Lakh Only) agreed to be paid by the Owner No. 2 Mr. Sunil Vithobaji Kumbhare to the Developer on on or before taking over actual possession of the chosen Apartment by the Owner No. 2 proposed to be constructed on building on the said plot of land.
₹. 7,00,000/-	(Rupees Seven Lakh Only) agreed to be paid by the Owner No. 5 Mr. Chandrakant Manoharrao Kawale to the Developer on completion of the Seventh Floor Slab of the property building on the said Plot of land.
₹. 34,00,000/-	(TOTAL RUPEES THIRTY FOUR LAKH ONLY)

THAT besides the aforesaid consideration, the Developer has specifically agreed to construct at its own costs 4 (Four) Apartments (bearing No. 102, 202, 502, 602), covering a Built area of approximately 73.81 Sq. Mtrs., 73.81 Sq. Mtrs., 93.78 Sq. Mtrs. and 93.78 Sq. Mtrs. respectively on the FIRST, SECOND, FIFTH & SIXTH FLOOR with undivided proportionate share and interest retained by them for their exclusive use in the said Plot No. 241 out of a Multistoreyed Building proposed to be constructed on the said Plot No. 241 in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A", which is proposed to be sanctioned and to give, grant and convey the same to the Owners in duly finished and completed condition within a period of 24 (Twenty Four) Months from the date of sanction of Building Plan. The cost of construction of the said Apartments chosen to be retained by the Owners is fixed at Rs. 89,22,491- (Rupees Eighty Nine Lakh Twenty Two Thousand Four Hundred Ninety One Only) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates and the same shall be adjusted against the proportionate land cost as may be paid by the Developer to the Owners in respect of the said property. It is specifically agreed by the Owners that if any extra/additional facilities and specifications which are not covered under the "Annexure-A" Appended hereto as per the request of the



Owners provided by the Developer then in such event the cost of such amenities and facilities shall be borne and paid by the Owners to the Developer in respect of their individual Apartment well before taking over the actual physical possession of the said chosen Apartments and shall always indemnify the Developer against such payments.

On completion of the said Apartments the Developer shall allotted/handover the possession of the Apartments to the Owners in the following manner :-

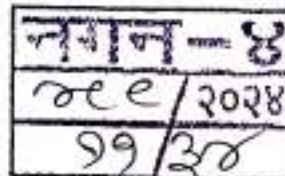
Sr. No.	Name of Owners	Old Apartment No	Existing Floor	Built Up Area As Per Sale Deed	NEW Apartment No.	NEW Floor	Proposed Built Area in Sq. Mtrs. Subject To (As May Be) Sanction By Development Authority
1.	Shri. Ajay Sudhakar Badge	A	Ground	63.2	602	Sixth	93.78
2.	Shri. Ajay Sudhakar Badge	A	Ground	63.2			
3.	Shri. Mohan Shankar Kakde	S-3/6(B)	First	63.2	102	First	73.81
4.	Shri. Sunil Vithobaji Kumbhare	4(C)	First	63.2	502	Fifth	93.78
5.	Shri. Chandrakant Manoharrao Kawale	S-5/6 (D)	Second	63.2	202	Second	73.81

PROVIDED FURTHER THAT the Developer shall allot 1 (One) covered Parking space for Four Wheeler to each of the Owners on the Ground Floor and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

The Developer further declares that it shall execute 4 (Four) separate Deed of Apartments regarding the aforesaid Apartments in favour of the Owners and get the same duly registered. The Registration Fee, and Other Misc. expenses required for such Registration shall be borne and paid by the Developer above named.

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

(b) That the Owners do hereby allow and permit the Developer to demolish the existing Multistoreyed Building standing on the said Plots 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.

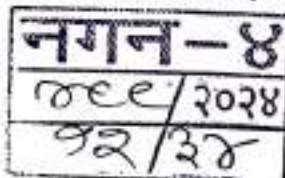


(c) That the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme to be constructed on the said Plots of land hereby agreed to be developed from any Financial Institution and mortgage the said property or any part thereof (Excluding 4 (Four) Apartments allotted to the existing Apartment Owners as mentioned above) to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan Togetherwith the interest accrued thereon shall be of the Developer alone and the Owners shall not be responsible for such loan amount. However it shall be obligatory on the part of Developer to obtain before the date of delivery of possession to the existing Owners the release letter from the Bank/Financial Institutions for and in respect of the Apartments agreed to be retained by the Owners. That the Developers shall give the intimations to the Owners about any project loan availed from the Bank on mortgaged of aforesaid property.

(d) That for the purpose of new construction the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 24 (Twenty Four) Months being the estimated period in which time the Developer shall handover to the existing owners their respective Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent @ Rs. 10,000/- (Rupees Ten Thousand) Only Per Month to Owner No. 1, 2, 3, 5 for the period of 24 (Twenty Four) Months or till the date of delivery of possession to each of the Owners. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by her/him/them as per departmental bills for such hired premises.

(e) That the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I./T.D.R. applicable to the said plots of land. Similarly the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR) for construction of additional Floors on the said plot of land. If the acquired TDR shall not be use and utilize by the Developer in construction on the said Plots of land then in such event the balance TDR shall always belongs to the Developer and the Owners shall not acquired any manner of right, title, share and interest in respect of the said T.D.R. The Owners hereby assure the Developer that they shall co-operate in this behalf to the Developer as and when required without assigning any reason or excuse.

(f) That it is specifically understood and agreed by the Owners that whose Apartment(s) is/are presently mortgaged shall either repay their respective loans or alternatively transfer such loans to a suitable Financial Institute which shall



allow the redevelopment of said building. The Developer agrees to co-operate such Apartment Owners for takeover of loans.

(g) That it is further agreed and understood by and between the parties hereto that the name of the said proposed shall be given as "MANGALMURTI APARTMENTS" and not any other name.

(h) That it is specifically agreed and understood by and between the parties hereto that as the Apartments are increased in the said proposed scheme and consequentially therefore the Undivided share in the said Plots of land of the existing Apartment Owner shall be changed and for which the Owners hereby accord their voluntary consent.

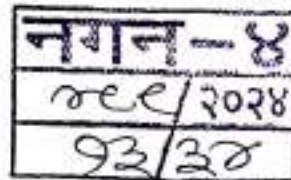
(3) THAT the Owners hereby assure the Developer that he/she/they shall obtain all the necessary Permissions/No Objection Certificates/Papers/Documents required for completion of the said proposed transaction of Development from various Government/Semi-Government/Local Bodies/Offices/Nagpur Improvement Trust/Nagpur Municipal Corporation and shall deliver the same in Original to the Developer immediately on its receipt. However the expenses required for procuring such documents shall be borne and paid by the Developer.

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

(5) THAT the Owners agree and undertake that they shall not create any third party rights in respect of the said property and shall not do any act whereby the title to the said property may become defective. The Owners do hereby assure the Developer that they have not entered into any agreement before execution of this agreement and this is the first agreement they have executed with the Developer.

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

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



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

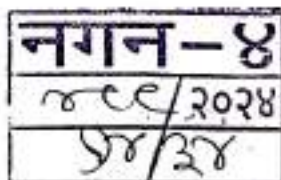
(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to re-develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The 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 such Plans. She/He/They also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owners who in her/his/them turn agrees to return back to the Developer such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

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

(11) THAT it is clearly understood and agreed by the Owners that she/he/they shall deliver a vacant and peaceful possession of the aforesaid property / respective Apartments to the Developer or its nominee(s) immediately in vacant condition after obtaining a sanctioned of building Plans of the proposed Multistoreyed Building from the sanctioning Authority.

(12) 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.

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

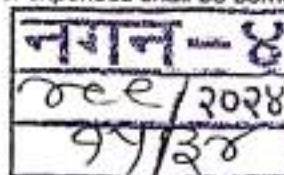


(14) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces i.e. Apartments (excluding the 4 (Four) Apartments so allotted and chosen to be retained by the existing Owners for their respective use and occupation as mentioned above) Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(15) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give her/his/their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of their 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.

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

(17) THAT on receipt of possession of the chosen Apartments from the Developer as stated above, the Owners shall execute various Sale Deeds (excluding the 4 (Four) Apartments so allotted and chosen to be retained by the existing Owners for their respective use and occupation as mentioned above) each relating to the Undivided proportionate share and interest in the said Plots of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she/he/they/it shall also get the same duly registered in accordance with the law in force. The Developer hereby assures the Owners that it shall execute the 4 separate Deed of Apartments in their favour relating the Apartment so allotted to each Owner. The expenses required for Registration of such documents such as Stamp Duty, Registration Fees and other Misc. expenses shall be borne and paid by the Owner for their respective Apartment.



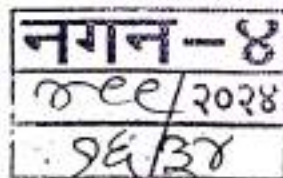
(18) THAT on receipt of possession of the New Apartments from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual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

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

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

(21) THAT the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from 01/05/2017 is applicable to the said entire ongoing project and thus all the Terms, Rules, conditions, Regulations and provisions of the said Act are also applicable to the aforesaid entire project and thus it shall be the sole liability and responsibility of the Developer to get the aforesaid proposed Project Registered with RERA within the stipulated period and shall always indemnify the Owners against any legal action in this behalf.

(22) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorizing the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owners until the transactions 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(s) for and on behalf of the Owners unless it/he confirms from them (OWNERS) that they have already received the possession of the Apartments from the Developer.



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

(24) THAT in case the 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, Deed of Declaration and various Apartment Deeds, Correction 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 of depositing the balance sale price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

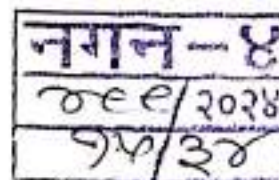
(25) THAT the permission to commence and carry on the construction of the proposed multistoried building hereby granted by the Owner is merely in the nature of a "LICENCE" and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of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

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

(27) 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.

(28) 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 Plots of land in favour of each such individual prospective buyer(s) in all relevant records.

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



(30) THAT the Developer also agrees to pay and discharge the Sales Tax, Vat Tax, GST or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore in proportion to their number of Apartments and shall always keep each other indemnified against the same.

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

(32) THAT if the F.S.I. in relation to the said Nagpur Improvement Trust Leasehold Plot No. 241 is increased during the period of construction of the said scheme 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 if the F.S.I. in relation to the said Plot of land is increased any time in future after completion of the said scheme then in such event such increased F.S.I. shall always belongs to the Owners of "Mangalmurti" Apartments Association.

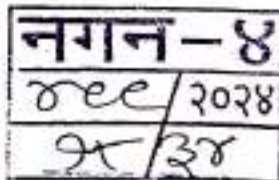
(33) THAT the Developer shall be entitled to amalgamate adjoining Plot No. 242 if he thinks fit and if the F.S.I. in relation to the said Plot No. 241 is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(34) THAT the Developer hereby assures that it shall always indemnify the Owners against any monetary liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

(35) THAT after completion of proposed building Developer shall pay to maintain Building construction one time maintenance Rs. 1,00,000/- to the owner Nos. 1, 2, 3, & 5.

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

(37) THAT the Developer also agrees to pay and discharge the Goods & Service Tax (GST) as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore in proportion to their number of Apartments and shall always keep each other indemnified against the same.



(38) 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

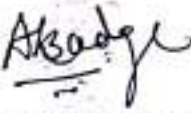
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 241 (TWO HUNDRED FORTY ONE), out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C & 1226/241/D, (Old No. 1226/241), City Survey No. 2878 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NOS. 275, 276 & 277
ON THE WEST	-	ROAD.
ON THE NORTH	-	PLOT NO. 240.
ON THE SOUTH	-	PLOT NO. 242.

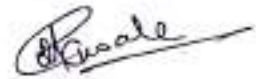
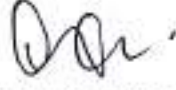
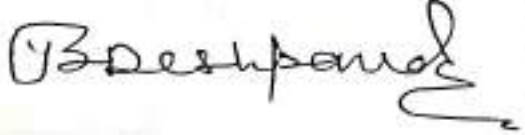
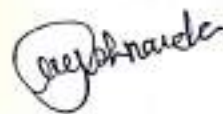
IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashwin Patil as per the instructions of the parties

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			1)  (AJAY SUDHAKAR BADGE)
02			2)  (MOHAN SHANKAR KAKDE)

नगन-४
२०२४
२८/३४



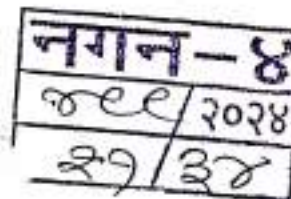
SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE	SIGNATURE & FULL NAME
03			3)  (SUNIL VITHOBAJI KUMBHARE)
04			4)  (SURENDRA RAMKUMAR MEGHAL)
05			5)  (CHANDRAKANT MANOHARRAO KAWALE) <u>OWNERS</u>
06			FOR GHARKUL INFRA  (UMAKANT VITTHALRAO MENDHE) Sole Proprietor <u>DEVELOPER</u>
SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
WITNESSES :-			
01			
02			

नगन-४
२०२४
२०/३४



SPECIFICATION

- All Room false ceiling gypsum board
- PVC False Ceiling at Balcony & Bathroom
- Wall Dado 2 x 4' upto 8' and Floor 2' x 2'
- Wires RR Kable ; Havels
- Switches Anchor Penta
- A.C. Point All oom 3BH
- T.V. Cable Hall and M.Bed
- Internet and T.V. Cable wire provision
- Floor Tile Varmora 2' x 4'
- False Ceiling Lights
- Kadappa Wardrobe expense bear by Owner
- Railing MS - Spray paint / Glass S.S.
- Staircase with Granite
- KONE / Johnoson / Schindler Elevator
- CCTV in Society
- Flat value should be below 45 Lakh GST Should 1% onward 5% GST
- Bathroom WPC Door
- Door PAN Wood
- 6 Trolley 1 Pull out in Modular Kitchen semi-modular
- Window Granite on single side
- Aluminum powder coated 3 track S.S. Mosquito Jali
- Window Glass sapphire Blue
- Flush : Metropol
- Common Solar is given by Bulder and individual solar will be paid by individual
- Electric meter should transfer to current owner name.
- Bore well



नगन-४
७८९/२०२३
२२/३४



Item No. 19.316/82 Page No. 541@ Rs. 46,400/- per Sq. Mtrs. Plot No. 241			
Basic FSI	1.1 + Premium 0.9	=	2
	+ 60% Ancillary		1.2
	Total FSI		3.2

Owners Share			
Apartment Retain by Owners	93.78+93.78+73.81+73.81 Sq. Mtrs. = 335.18 x Rs. 26620/-	=	Rs. 89,22,492/-
Amount paid by Cheque		=	Rs. 79,00,000/-
Development Charge	335.18 Sq. Mtrs. x 46400/- = 1,55,52,352/- X 4%		Rs. 6,22,095/-
Parking Share	12.5 x 4 = 50 x 26620/- x 25%		Rs. 3,32,750/-
	Rent Rs. 15,000/- x 24 Month to Four Owners		Rs. 14,40,000/-
	TOTAL OWNERS SHARE	=	Rs. 1,77,77,337/-

Developer Share			
Total Built-up Area	Total F.S.I. 3.2 x Land area 315 x total Built-up area	1008	
	Less Area retained by owners	335.18	
	Balance area 672.82 x 46400/-	=	Rs. 3,12,18,848/-
(A) Premium	315 x 0.9 x 46400 = 1,31,54,400/- x 35%	=	Rs. 46,04,040/-
(B) Ancillary	315 x 1.2 x 46400 = 1,75,39,200/- x 10%	=	Rs. 17,53,920/-
	(A) + (B) =		63,57,960/-
	Developers share Rs. 3,12,18,848/- - Rs. 63,57,960/-		= Rs. 2,48,60,888/-

नगन-४
०८/०८/२०२४
२३/३०



नगन-४
४६६/२०२४
२४/२४





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN 50106449848

[महाराष्ट्र जमीन महसूल (साव, नगर व शहर बुधायन) विभाग, १९६९ यादीत विधय ७ नमुना "क"]

गाव/पंच : अजनी				तालुका/ज.पू.का. : न.पू.अ.३ नागपूर		जिल्हा : नागपूर
नगर बुधायन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	शेज नं.प्री.	कारवायिकार	सावनात दिलेल्या आकाराची किंवा माझ्याचा तपशील आणि त्याच्या फेरवृत्तातली विधय वेळ	
२८७९			३९५.००	७	शासन ठरविलेला व्यावसायिक नै.का.सा.पत्र	

मुविवाधिकार :

हक्काचा मुळ धारक :

म

वर्ष : १९७०

[अजनी डिपॉझिटरी कोऑपरेटिव्ह हाऊसींग सोसायटी अजनी के.७१४/२१-१२.८७]

पट्टेदार :

इतर धार :

इतर क्षेत्र :

दिनांक	व्यावहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा धार (ई)	कारवायिकार
28/12/1987	प्लॉट नं. ३९५.००-१.७. ३९५.००, वि. २८/३/७९		म [श्री. मलबंद नरहर देसाई के.७१४/२१ अन्वये, प्लॉट नं. २८७ ना. नागपूर]	कारवायि क्र. ४९४ धारक महो- १४/०१/१९८८ न.पू.अ.३ नागपूर
05/06/2015	म.अजनी डिपॉझिटरी आणि सवलत क.पू.ने अगितीस (न.नामक पुणे पब्लिक वॉटर सप्लाय क.पू.ने प्लॉट नं.५/अजनी प्लॉट/२०१५ पुणे वि.०४/३/२०१५ व इतर वॉटर प्लॉट क.पू.ने अजनी के.७१४/२१ दिनांक ०५/०६/२०१५अन्वये केवळ प्लॉट नं.१ प्लॉट नं.१०१/२०१५ व प्लॉट नं.१०२/२०१५ अन्वये केवळ प्लॉट नं.१०२/२०१५ व प्लॉट नं.१०३/२०१५ अन्वये केवळ प्लॉट नं.१०३/२०१५ प्लॉट नं.१०४/२०१५ अन्वये केवळ प्लॉट नं.१०४/२०१५ व प्लॉट नं.१०५/२०१५ अन्वये केवळ प्लॉट नं.१०५/२०१५			कारवायि क्र. ५३७०४ धारक महो- 06/06/2015 न.पू.अ.३ नागपूर
13/03/2018	मलबंद नरहर देसाई के.७१४/२१ वि. २८/३/७९ अन्वये श्री.मलबंद नरहर देसाई के.वि. ५/३/१९८० प्लॉट नं.१०१/२०१५ अन्वये प्लॉट नं.१०१/२०१५ प्लॉट नं.१०२/२०१५		म श्रीमती. अमर मलबंद देसाई प्लॉट नं.१०१/२०१५ देसाई अजनी : प्लॉट नं.१०१/२०१५ प्लॉट नं.१०२/२०१५ अजनी अन्वये प्लॉट नं.१०३/२०१५	कारवायि क्र. ५६४५५ धारक महो- 13/03/2018 न.पू.अ.३ नागपूर

हे विक्रय पत्रिका दिनांक 16/06/2022 11:06:20 AM (महो) डिजिटल स्वाक्षरी केवळ अजनी डिपॉझिटरी वॉटर कोऑपरेटिव्ह हाऊसींग सोसायटी अजनी अन्वये आहे.

विक्रय पत्रिका सावनात दिनांक 04/12/2023 05:12:52 PM

इतर पडताळणी साठी <https://digital.sarkara.mahabhumi.gov.in/D3LR/Login/VerifyPropertyCard> वॉटर कोऑपरेटिव्ह हाऊसींग सोसायटी 0917100062134343 वॉटर कोऑपरेटिव्ह हाऊसींग सोसायटी.

नगन-४
२१/२४
२१/२४



TO WHOSOEVER IT MAY CONCERN

This states that Vishal Architects has proposed to develop the property belonging to Shri. Ajay Badge & 4 others, Chhatrapati Nagar, Nagpur 440015. The details of which are as under:

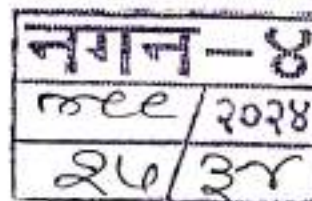
All that piece and parcel of land bearing Plot no.241 out of the sanctioned layout of Chhatrapati Shivaji Co-operative Housing Society Ltd., Nagpur containing by admeasurement 315.00 sq.mt. (3390 Sq.ft.) being a portion of the entire land bearing Kh. Nos. 66, 67/2, 67/5 & 67/6 of Mouza- Ajni, S. K. 9, bearing Corporation House No. 1226/241, City Survey No. 2878 & Sheet No. 82(669) of Mouza Ajni situated at Chhatrapati Nagar, Nagur within the limits of Nagpur Municipal Corporation Ward no. 5 in Tah. & District Nagpur & bounded as under: -

ON THE EAST OF PLOT NO. 241	- 275, 276 & 277 PLOT NOS.
ON THE WEST OF PLOT NO. 241	- 15.00 MT. WIDE ROAD
ON THE SOUTH OF PLOT NO. 241	- PLOT NO. 242
ON THE NORTH OF PLOT NO. 241	- PLOT NO. 240
1) Plot Area of 241	- 315.00 sq.mt.
2) Basic FSI (1.10)	- 346.50 sq.mt.
3) Premium FSI on TOD 90%	- 283.50 sq.mt.
4) Total Area [Add 2+3]	- 630.00 sq.mt.
5) Ancillary FSI (60%) [4X0.60]	- 378.00 sq.mt.
6) Total Permissible built/up [4+5]	- 1008.00 sq.mt.
7) Total FSI 3.20	- 1008.00 sq.mt.



Vishal

Ar. Vishal Khedikar
B.Arch, M.Arch (Urban Design)



भारत सरकार
GOVERNMENT OF INDIA

मोहन शंकर काकडे
Mohan Shankar Kakde
जन्म वर्ष / Year of Birth : 1948
पुरुष / Male

6209 1309 2311

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

Umakant Vitthalrao Mendhe
DOB: 01/07/1983
Male

4186 6706 3230

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

अजय सुधाकर बडगे
Ajay Sudhakar Badge
जन्म तारीख / DOB : 18/01/1975
पुंलिंगी / MALE

5849 8741 0198

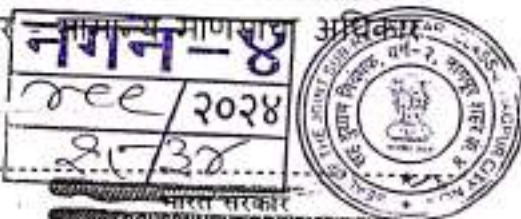
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

सुरेन्द्र रामकुमार मेघल
Surendra Ramkumar Meghal
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

8036 1979 7217

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

सुनील विठोबाजी कुम्भारे
Sunil Vitthobaaji Kumbhare
जन्म तारीख / DOB : 20/07/1962
पुरुष / Male

7099 5600 5515

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

चंद्रकांत मनोहर कावळे
Chandrakant Manohar Kawale
जन्म वर्ष / Year of Birth : 1951
पुरुष / Male

9147 2612 9169

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

सुनील विठोबाजी कुम्भारे
Permanent Account Number
ABNRK4522H

नाम / Name
SUNIL VITHOBAJI KUMBHARE
पिता या माता / Father's Name
VITHOBAJI MARGAYANRAO KUMBHARE
जन्म तारीख / Date of Birth
20/07/1962

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABWPK2507M

नाम / NAME
CHANDRAKANT MANOHARRAO KAWALE

पिता या माता / FATHER'S NAME
MANOHARRAO BALAGI KAWALE

जन्म तिथि / DATE OF BIRTH
04-05-1951

हस्ताक्षर / SIGNATURE

COMMISSIONER OF INCOME-TAX, VIDARBH

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

सुरेन्द्र रामकुमार मेघल
RAMKUMAR BHAGYANSA MEGHAL
16/02/1990
Permanent Account Number
ABQPM3746C

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

UMAKANT VITTHAL MENDHE
VITTHAL MENDHE
01/07/1983
Permanent Account Number
BAWPM1216M

हस्ताक्षर / Signature



CHALLAN
MTR Form Number-6



GRN	MH013857696202324E	BARCODE	Date		11/01/2024-19:13:34	Form ID	25.2
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
TAX ID / TAN (If Any)							
PAN No.(If Applicable)				BAWPM1216M			
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR			
Full Name				GHARKUL INFRA			
Location				NAGPUR			
Year				2023-2024 One Time			
Flat/Block No.				City Survey No. 287B Plot No. 241			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				1243100.00			
0030063301 Registration Fee				30000.00			
Premises/Building							
Road/Street				Mouza AJNI			
Area/Locality				Nagpur			
Town/City/District							
PIN				4 4 0 0 1 5			
Remarks (If Any)							
PAN2-AHCPB8387N-SecondPartyName-AJAY SUDHAKAR BADGE							
AND OTHERS-CA-24860888							
Amount In				Twelve Lakh Seventy Three Thousand One Hundred Rup			
Words				ees Only			
12,73,100.00							
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque-DD Details							
Bank CIN				Ref. No.			
00040572024011159922				IK0CPGEWM5			
Bank Date				RBI Date			
11/01/2024-07:14:11				Not Verified with RBI			
Name of Bank				Bank-Branch			
STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date			
12 , 12/01/2024							

Department ID :

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

Mobile No. : 9970835722

सदर चालन केवल दफ्तरी निबंधक कार्यालय नोदणी करवावस्था दफ्तराधी समुपयोगी न होवेगी न करवावस्था दफ्तराधी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-267-499	0007330058202324	12/01/2024-14:44:03	IGR386	30000.00
2	(IS)-267-499	0007330058202324	12/01/2024-14:44:03	IGR386	1243100.00
Total Defacement Amount					12,73,100.00

267/499

शुक्रवार, 12 जानेवारी 2024 2:44 म.नं.

दस्त गोष्टवारा भाग-1

नगन4

32/38

दस्त क्रमांक: 499/2024

दस्त क्रमांक: नगन4 /499/2024

बाजार मुल्य: रु. 2,48,61,000/-

मोबदला: रु. 1,77,77,337/-

भरलेले मुद्रांक शुल्क: रु.12,43,100/-

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

पावती:784

पावती दिनांक: 12/01/2024

अ. क्र. 499 वर दि.12-01-2024

सादरकरणासाठी नाव: धरकुल इन्फ्रा तर्फे प्रोवायडर उमकांत
वित्तेलराव मेंडे

रोजी 2:43 म.नं. या. हजर केला.

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकुण: 30680.00

दस्त हजर करणाऱ्याची सही:

NGR निदेशक, वर्ग-२,

नागपूर शहर ग्रं. ४

दस्ताचा प्रकार: विकसनकारनामा

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

शिफा क्र. 1 12 / 01 / 2024 02 : 43 : 00 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 12 / 01 / 2024 02 : 43 : 54 PM ची वेळ: (फी)

सह दुय्यम निदेशक, वर्ग-२,
नागपूर शहर ग्रं. ४



12/01/2024 2 54:10 PM

द्वय गौडकार भाग-2

पृष्ठ 33 / 38

दस्तावेज क्रमांक: 499/2024

दस्तावेज क्रमांक: 499/2024

दस्तावेज प्रकार: विवरणकारनामा

अनु क्र.	पदावलीचे नाव व पत्ता	पदावलीचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: अजय मुधाकर वडगे पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 241, निवासा अपार्टमेंट्स, छत्रपती सहकारी गृहनिर्माण सोसायटी नेत्राडट, छत्रपती नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AHCPB8387N	विहून देणार वय: 48 स्वाधरी: <i>Akondje</i>		
2	नाव: मोहन अंजन बरकडे पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 241, निवासा अपार्टमेंट्स, छत्रपती सहकारी गृहनिर्माण सोसायटी नेत्राडट, छत्रपती नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABPPK0640N	विहून देणार वय: 75 स्वाधरी: <i>Barade</i>		
3	नाव: सुनील विठोबाजी कुंभारे पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 241, निवासा अपार्टमेंट्स, छत्रपती सहकारी गृहनिर्माण सोसायटी नेत्राडट, छत्रपती नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABNPK4522H	विहून देणार वय: 60 स्वाधरी: <i>Kumbhar</i>		
4	नाव: सुरेंद्र राघवुमार शेफले पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 241, निवासा अपार्टमेंट्स, छत्रपती सहकारी गृहनिर्माण सोसायटी नेत्राडट, छत्रपती नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABGPM3746C	विहून देणार वय: 73 स्वाधरी: <i>Shelke</i>		
5	नाव: चंद्रकांत मनोहरराव कापडे पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 241, निवासा अपार्टमेंट्स, छत्रपती सहकारी गृहनिर्माण सोसायटी नेत्राडट, छत्रपती नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABWPK2507M	विहून देणार वय: 73 स्वाधरी: <i>Kapade</i>		
6	नाव: परमेश्वर दत्त गोपाळराव उमकांत विनेकराव वेंडे पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट क्रमांक 21, शिवेश नगर, वाढोहा रिक रोड, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: BAWPM1216M	विहून देणार वय: 40 स्वाधरी: <i>Vende</i>		

वरील दस्तऐवज करून देणार तपासणीत विवरणकारनामा या दस्तऐवज करून दिव्याचे कपून करतात.
मिळत क्र.3 ची वेळ: 12/01/2024 02:52:58 PM

शेड्यूल:-

छात्रील दुसरा असे निवेदीन करतात की ते दस्तऐवज करून देणा-यांना खात्रीत: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पदावलीचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव: यशवंत भावचंद्र देशपांडे .. वय: 59 पत्ता: श्री स्वाामी ममर्थ नगरी, बर्धा पिन कोड: 442001		
2	नाव: बंदाय यशवंत देशपांडे .. वय: 30 पत्ता: श्री स्वाामी ममर्थ नगरी, बर्धा पिन कोड: 442001		

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या दस्तावेजा एवून् ३४ पात्रे आहेत.

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