

267/1716

पावती

Original/Duplicate

Thursday, February 15, 2024

नोंदणी क्र.: 39म

12:20 PM

Regn.: 39M

पावती क्र.: 2688 दिनांक: 15/02/2024

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन4-1716-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: के.के. असोसिएट्स तर्फे भागीदार श्री. अमित काशीनाथजी डगे

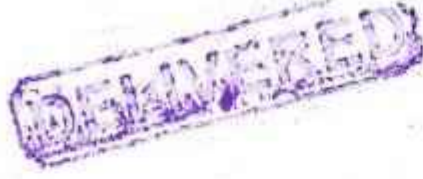
नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94



एकूण:

रु. 31880.00

आपणास मूळ दस्त, खंबनेल प्रिंट, मूची-२ अंदाजे

12:40 PM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ४

बाजार मुल्य: रु.60412500/-

मोबदला रु.60412500/-

भरलेले मुद्रांक शुल्क : रु. 3020625/-

1) देयकाचा प्रकार: DHC रकम: रु.1880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224159702234 दिनांक: 15/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014144606202324E दिनांक: 15/02/2024

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH014144606202324E	BARCODE			Date	17/01/2024-17:28:33		Form ID			
Department					Inspector General Of Registration						
Registration Fee					Payer Details						
Type of Payment					Ordinary Collections IGR		TAX ID / TAN (If Any)				
							PAN No.(If Applicable)				
Office Name					NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		K K ASSOCIATES		
Location					NAGPUR						
Year					2023-2024 One Time		Flat/Block No.				
Account Head Details					Amount In Rs.		Premises/Building				
0030063301 Amount of Tax					30000.00		Road/Street		MOUZA KHAMLA		
							Area/Locality		NAGPUR		
							Town/City/District				
							PIN		4 4 0 0 1 5		
							Remarks (If Any)				
							SecondPartyName=SWAPNIL ASHOK BHANDARKAR-				
Total					30,000.00		Amount In		Thirty Thousand Rupees Only		
							Words				
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		69103332024011720244 2849049112		
Cheque/DD No.					Bank Date		RBI Date		17/01/2024-17:41:06 Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9890838785
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगण-8
१६९६/२०२४
१/२४



नगन-४
१७७६/२०२४
२/९४





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



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH012707655202324E Dated
20-12-2023.

**Tanaji Lahu
Gangavane**

**Collector of Stamps
NagpurCity**

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

**Tanaji Lahu
Gangavane**

**मुद्रांक जिल्हाधिकारी
NagpurCity**



Case No. Adj/IGR377/195/2023

Certificate Number: CER-NAG-ADJ-IGR377-195-2023

Market Value/Value (if any): Rs. 60412500

Consideration Amount (if any): Rs. 60412500

Received from K K ASSOCIATES Residing at Plot No
49, Dulabai Kachore Layout, Reliance Fresh Road,
Manish Nagar, Nagpur. Stamp duty of Rs. 3020625/-
(Rs. Thirty Lakh Twenty Thousand Six Hundred
and Twenty Five only). Vide e-Challan GRN No
MH013892647202324E Dated :- 12-1-2024 The
defacement number is 0007408889202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 3020625/- (Rs. Thirty
Lakh Twenty Thousand Six Hundred and Twenty
Five only) with which this instrument is
chargeable under Article Development agreement
of Schedule I of the said Act, has been paid.

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



**Tanaji Lahu
Gangavane**

Place: NagpurCity

Date: 16/1/2024

**Collector of Stamps
NagpurCity**

नगन-४
१६/१/२०२४
३/९४



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१७१६/२०२४
४/९४



Left Dist. Register

1A-2324-1481

AGREEMENT FOR RE-DEVELOPMENT

THIS REDEVELOPMENT AGREEMENT is made and executed at NAGPUR on this 15th day of FEBRUARY 2024 BETWEEN :

(1) **SHRI. SWAPNIL S/o LATE SHRI. ASHOK BHANDARKAR**, Aged 40 Years, Occupation – Service, PAN AJZPB4625N & AADHAR UID 8932 0401 7499, Mobile No. 9545511266, Resident of G-1(001), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(2-A) **SHRI. ANOOPSINGH S/o MOHANSINGH PARIHAR**, Aged 72 Years, Occupation – Advocate, PAN AAZPP3102D & AADHAR UID 5002 4519 7722, Mobile No. 9422173898;

(2-B) **SHRI. ABHIJIT S/o ANOOPSINGH PARIHAR**, Aged 43 Years, Occupation – Advocate, PAN ASKPP5692F, AADHAR UID 6703 3824 3689, Mobile No. 9284662790, Both Residents of G-2(002), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

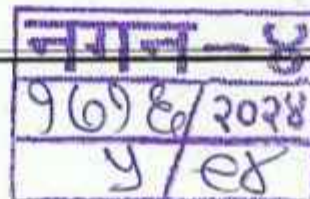
(3) **MRS. ARCHANA W/o ANOOPSINGH PARIHAR**, Aged 68 Years, Occupation – Business, PAN ABJPP0765H & AADHAR UID 2576 5947 9106, Mobile No. 9325385131, Residents of G-3(003) & S-1(201), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(4) **SHRI. MORESHWAR S/o DATTATRAYA BENDARKAR**, Aged 56 Years, Occupation – Service, PAN AUUPB3886D & AADHAR UID 6733 8970 8797, Mobile No. 9421930370, Resident of G-4(004), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(5) **SHRI. GAJANAN S/o ARJUN PATIL**, Aged 81 Years, Occupation – Retired, PAN ACEPP7454K & AADHAR UID 2931 7892 0538 Mobile No. 9422815862, Resident of G-5(005), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(6-A) **NARENDRA ONKARMAL DHOOT, HUF, (PAN AADHN2085D)** acting through its Karta **SHRI. NARENDRA S/o ONKARMAL DHOOT** Aged 50 Years, Occupation – Advocate, PAN AEOPD6651G & AADHAR UID 2165 5472 9855, Mobile No. 9420707466;

(6-B) **MRS. MANISHA W/o NARENDRA DHOOT**, Aged 46 Years, Occupation – Advocate, PAN AHZPD0432B, AADHAR UID 8576 2623 9948, Mobile No. 9423346000, Resident of F-1(101), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-



440025, Tahsil and District – NAGPUR;

- (7) **SHRI. ANIL S/o RANGNATH KULKARNI**, Aged 74 Years, Occupation – Retired, PAN ABSPK9919R & AADHAR UID 2860 2884 0312, Mobile No. 9833086970, Resident of F-2(102), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(8-A) **SMT. AMITA Wd/o LATE SHRI. DILIP CHARDE**, Aged 65 Years, Occupation – Household, AADHAR No. 9809 6585 0586, Resident of Flat No. F-3(103), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR,

(8-B) **SHRI. VED S/o LATE SHRI. DILIP CHARDE**, Aged 26 Years, PAN CNHPC7638E, AADHAR No. 2788 2417 7093, Resident of Flat No. F-3(103), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR, AND

(8-C) **MISS. NUPOOR D/o LATE SHRI. DILIP CHARDE**, Aged 39 Years, Occupation – Service, PAN AJIPC3474B, AADHAR UID 7806 3640 1911, Resident of Plot No. 1574/3, Labanya Bhawan, Sasan Padia, Lingaraj, Khorda, Odisha-751002;

- (9) **MRS. MRUNALINI W/o DEVRAJ SAXENA**, Aged 49 Years, Occupation – Service, PAN AZUPS2685L & AADHAR UID 3696 2546 7422, Mobile No. 9168891974, Resident of F-4(104), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

- (10) **SHRI. AVINASH S/o WASUDEO TAKEY**, Aged 59 Years, Occupation – Business, PAN AWAPT2451Q AADHAR UID 9497 6628 2052 Mobile No. 7350421934, Both Residents of F-5(105), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(11-A) **MRS. ARCHANA W/o DEEPAK KUMAR PODDAR**, Aged 50 Years, Occupation – Service, PAN ABKPP3703A & AADHAR UID 2106 9708 3876, Mobile No. 9860106413;

- (11-B) **SHRI. DEEPAK KUMAR S/o BAIDYANATH PODDAR**, Aged 53 Years, Occupation – Service, PAN AHXPK1394H, AADHAR UID 6804 6923 0283, Mobile No. 9326304116, Both Residents of S-2(202), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

- (12) **SHRI. ADITYA S/o SHIONARAIN MISHRA**, Aged 62 Years, Occupation – Retired, PAN AAUPM4895M & AADHAR UID 7038 3727 6643 Mobile No. 9423632190, Resident of S-3(203), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR; AND



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- (13) **SHRI. MADANMOHAN S/o TOLARAM DAGA**, Aged 69 Years, Occupation – Business, PAN ABOPD3621K & AADHAR UID 4521 9436 2412 Mobile No. 9823134454, Resident of S-4(204)& S-5(205), Divyam Apartments, Plot No. 133, Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR; hereinafter all jointly called "**THE OWNERS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**OWNERS**", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

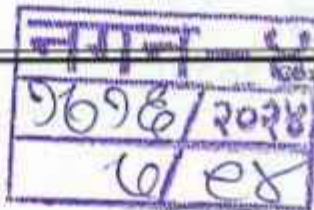
AND

• **K.K. ASSOCIATES**, (PAN AAYFK3376P) A Partnership Firm, having its Office at Plot No. 49, Dulabai Kachore Layout, Reliance Fresh Road, Manish Nagar, Nagpur-15 and acting through its Partner **SHRI. AMIT S/o KASHINATHJI DHAGE**, Aged about 35 Years, Occupation – Business, (PAN BJFPD9018N & AADHAR UID 6200 8269 0093) Resident of Plot No 11, Wardha Road, Near Chhota Hanuman Mandir, Somalwada East, Nagpur 440025, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNER**, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9 TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoried Building standing thereon consisting of 15 (FIFTEEN) independent and self contained separate Apartments therein and known and styled as "DIVYAM 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 City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS out of the aforesaid Multistoried Building the Owners named hereinabove, collectively own and possess 15 (Fifteen) Apartments in the said existing Multistoried Building known and styled as "DIVYAM APARTMENTS"; AND

WHEREAS ALL THAT piece and parcel of land bearing Plot No. 133



admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9 bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Krishna Ramchandra Badkas having purchased the same by him from Shri. Ganpat Yadavrao Pande, by a Sale Deed Dated 05-06-1943, which is duly Registered at the office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 156 on even date; AND

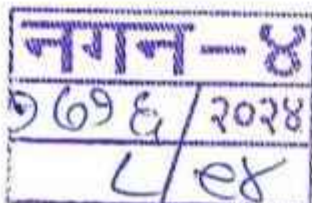
WHEREAS the aforesaid Shri. Krishna Ramchandra Badkas lateron transferred the aforesaid property by way of Sale to Shri. Govind Ganesh Dev, by a Sale Deed Dated 13-04-1967, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1576 on even date; AND

WHEREAS the aforesaid Shri. Govind Ganesh Dev lateron transferred the aforesaid property by way of Sale to Smt. Avantibai Vinayakrao Bedekar, by a Sale Deed Dated 28-09-1979, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4167 on even date; AND

WHEREAS the aforesaid Smt. Avantibai Vinayakrao Bedekar lateron transferred the aforesaid property comprising Southern Half Portion of Plot No. 133 containing by admeasurement 4750 Sq. Ft. (OR 441.28 Sq. Mtrs.) by way of Sale to Shri. Ravindra Laxmikant Deshpande and Mrs. Rajani Ravindra Deshpande, by a Sale Deed Dated 28-09-1979, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4168 on even date; AND

WHEREAS the aforesaid Smt. Avantibai Vinayakrao Bedekar lateron transferred the aforesaid property comprising Northern Half Portion of Plot No. 133 containing by admeasurement 4750 Sq. Ft. (OR 441.28 Sq. Mtrs.) by way of Sale to Shri. Onkar Shankarrao Shinde and Mrs. Sunita Onkar Shinde, by a Sale Deed Dated 28-09-1979, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4167 on even date; AND

WHEREAS the aforesaid Shri. Ravindra Laxmikant Deshpande, Mrs. Rajani Ravindra Deshpande, Shri. Onkar Shankarrao Shinde and Mrs. Sunita Onkar Shinde lateron transferred the Undivided 13.54 Percent share and interest in the aforesaid property comprising Plot No. 133 by way of Sale to Shri. Madanmohan Tolaram Daga and Mrs. Kiran Madanmohan Daga, by 2 separate Sale Deeds both Dated 08-07-1992, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. Nos. 2326 and 2327 respectively on even date; AND



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WHEREAS the aforesaid Shri. Ravindra Laxmikant Deshpande, Mrs. Rajani Ravindra Deshpande, Shri. Onkar Shankarrao Shinde, Mrs. Sunita Onkar Shinde, Shri. Madanmohan Tolaram Daga and Mrs. Kiran Madanmohan Daga lateron jointly decided to develop the said Plot No. 133 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self-contained separate Apartments therein. And accordingly by an Agreement, they have entrusted the entire work of Development of the said Plot No. 133 to the M/s Fatehpuria Constructions upon several terms and conditions contained therein; AND;

WHEREAS by the same Agreement, the said Shri. Ravindra Laxmikant Deshpande and others has further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said plot of land in favour of each such individual buyer as may be nominated by the M/s Fatehpuria Constructions; AND

WHEREAS in pursuance of the said agreement the M/s Fatehpuria Constructions had accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 133 and known and styled as "DIVYAM APARTMENTS" and the same is duly sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/184/16953 Dated 28-06-1988; AND

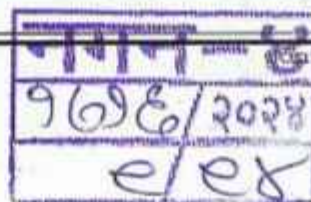
WHEREAS on completion of the said Multistoried Building standing, the then aforesaid Owners alongwith M/s Fatehpuria Constructions transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds; AND

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner :-

(1) APARTMENT NO. G-1(001) ON GROUND FLOOR :

In terms of the said Agreement Shri. Onkar Shankarrao Shinde has chosen to own and possess the Apartment No. G-1(001) on Ground Floor in the said building known as "DIVYAM APARTMENTS" for his Residential use with heritable and transferable rights therein.

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of Shri. Onkar



Shankarrao Shinde, the property comprising THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-1(001) covering a Built-up area of 59.74 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by a Deed of Apartment Dated 22-05-2007, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 2610 on even date.

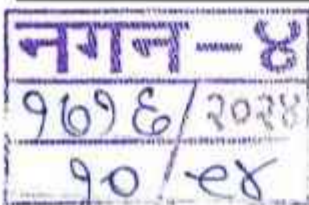
The aforesaid Shri. Onkar Shankarrao Shinde lateron in his turn transferred the aforesaid Apartment No. G-1(001) by way of Sale to Shri. Ashok Parshuram Bhandarkar (Lakhnikar), by a Sale Deed Dated 16-08-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5392 on even date.

The aforesaid Shri. Ashok Parshuram Bhandarkar (Lakhnikar) left for heavenly abode on 18-09-2013 leaving behind him, Shri. Swapnil Ashok Bhandarkar (Lakhnikar), **the Owner No. 1 named hereinabove**, as his only legal heirs, who inherited the said property by way of intestate succession.

(2) APARTMENT NO. G-2(002) ON GROUND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-2(002) covering a Built-up area of 59.74 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Rekha Ashok Lakhnikar, by a Sale Deed Dated 28-01-1999, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 880(P) on even date.

The aforesaid Smt. Rekha Ashok Lakhnikar lateron in his turn transferred the aforesaid Apartment No. G-2(002) by way of Sale to **Shri. Anoopsingh Mohansingh Parihar and Shri. Abhijit Anoopsingh Parihar, the Owner Nos. 2-A & 2-B named hereinabove**, by a Sale Deed Dated 28-06-2018, which is duly Registered at the Office



Contd.

of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3781 on 29-06-2018.

(3) APARTMENT NO. G-3(003) ON GROUND FLOOR :

In terms of the said Agreement Mrs. Sunita Onkar Shinde has chosen to own and possess the Apartment No. G-3(003) on Ground Floor in the said building known as "DIVYAM APARTMENTS" for her Residential use with heritable and transferable rights therein.

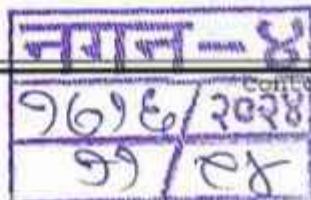
The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of Mrs. Sunita Onkar Shinde, the property comprising THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-3(003) covering a Built-up area of 56.04 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, by a Sale Deed Dated 29-08-2001, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 646 on even date.

The aforesaid Mrs. Sunita Onkar Shinde lateron in her turn transferred the aforesaid Apartment No. G-3(003) by way of Sale to Shri. Amit Shivkumar Parihar and Mrs. Anjali Karansingh Thakur and Shri. Abhijeet Shivkumar Parihar jointly, by a Sale Deed Dated 29-08-2001, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 646 on 29-08-2001.

The aforesaid Shri. Amit Shivkumar Parihar and Mrs. Anjali Karansingh Thakur and Shri. Abhijeet Shivkumar Parihar lateron jointly transferred the aforesaid Apartment No. G-3(003) by way of sale to **Mrs. Archana Anoopsingh Parihar, the Owner No. 3 named hereinabove**, by a Sale Deed Dated 09-11-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6726 on even date

(4) APARTMENT NO. G-4(004) ON GROUND FLOOR :

In terms of the said Agreement Shri. Ravindra Laxmikant Deshpande has chosen to own and possess the Apartment No. G-4(004) on Ground Floor in the said building known as "DIVYAM APARTMENTS" for his Residential use with heritable and transferable rights therein.



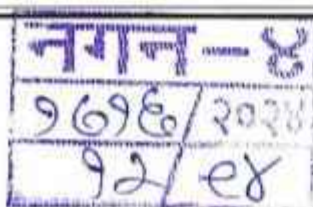
WHEREAS after completion of the said Building the said Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions has delivered possession the said Apartment No. G-4(004) on the Ground Floor of "Divyam Apartments" to Shri. Ravindra Laxmikant Deshpande.

The aforesaid Shri. Ravindra Laxmikant Deshpande lateron in his turn transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-4(004) covering a Built-up area of 59.74 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Moreshwar Dattatraya Bendarker, the Owner No. 4 named hereinabove**, by a Sale Deed Dated 18-10-1999, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 2577 on Pages 79 to 88 at Sr. No. 9676(P) on even date.

(5) APARTMENT NO. G-5(005) ON GROUND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. G-5(005) covering a Built-up area of 59.74 Sq. Mtrs. on the GROUND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Sanjeevaraja Gupta S/o K. Anjaneya Setty, by a Sale Deed Dated 01-02-1994, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 227 on Pages 1 to 3 at Sr. No. 323(P) on even date.

The aforesaid Shri. Sanjeevaraja Gupta S/o K. Anjaneya Setty lateron in his turn transferred the aforesaid Apartment No. G-5(005) by way of Sale to **Shri. Gajanan Arjun Patil, the Owner No. 5 named hereinabove**, by a Sale Deed Dated 07-12-2001, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3064 on even date.



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(6) APARTMENT NO. F-1(101) ON FIRST FLOOR :

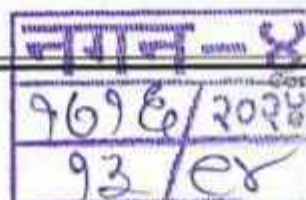
The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-1(101) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Usha W/o Bipinkumar Dhoot, by a Sale Deed Dated 06-08-2008, which is duly registered in the office of the Sub- Registrar, Nagpur-8 in Book No. 1, at Sr. No. 4838 on even date.

The aforesaid Mrs. Usha Bipinkumar Dhoot lateron in her turn transferred the aforesaid Apartment No. F-1(101) by way of Sale to **Narendra Onkarmal Dhoot, HUF and Mrs. Manisha Narendra Dhoot, the Owner Nos. 6-A & 6-B named hereinabove**, by a Sale Deed Dated 28-11-2017, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6292 on even date

(7) APARTMENT NO. F-1(102) ON FIRST FLOOR :

In terms of the said Agreement **Shri. Anil Ramakant Kulkarni, the Owner No. 7 named hereinabove** has chosen to own and possess the Apartment No. F-2(102) on First Floor in the said building known as "DIVYAM APARTMENTS" for his Residential use with heritable and transferable rights therein.

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions later on executed a Deed of Apartment in favour of **Shri. Anil Ramakant Kulkarni, the Owner No. 7 named hereinabove**, the property comprising THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-2(102) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by a Deed of Apartment Dated 24-01-1994, which is duly registered in the office of the Joint Sub-



Registrar, Nagpur in Addl. Book No. 1, on pages 82 to 84 at Sr. No. 212 on even date.

(8) APARTMENT NO. F-3(103) ON FIRST FLOOR :

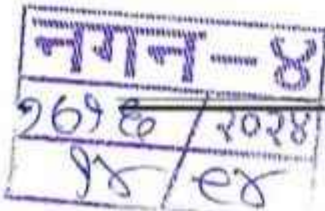
The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-3(103) covering a Built-up area of 56.04 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale Shri. Dilip Shirdhar Charde, by a Sale Deed Dated 20-12-1993, which is duly Registered at the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 211 on Pages 12 to 25 at Sr. No. 4702 on even date.

The aforesaid Shri. Dilip Shirdhar Charde left for heavenly abode on 09-11-2023 leaving behind him, his Widow Smt. Amita Dilip Charde, only son Shri. Ved Dilip Charde and 2 daughters namely Mrs. Tejal Anurag Lalsare and Miss. Nupoor Dilip Charde, as his only legal heirs, who inherited the said property by way of intestate succession.

The said Mrs. Tejal Anurag Lalsare relinquished all her rights, title and interest in the said Apartment No. F-3(103) in favour of **Smt. Amita Dilip Charade, Shri. Ved Dilip Charade, and Miss. Nupoor Dilip Charade, the Owner No. 8-A, 8-B & 8-C named hereinabove**, by a Deed of Relinquishment Dated 01-12-2023, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 10460 on even date.

(9) APARTMENT NO. F-4(104) ON FIRST FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-4(104) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Alok Kailashnasth



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Kanodia, by a Sale Deed Dated 23-10-2015, which is duly registered in the office of the Sub- Registrar, Nagpur-3 in Book No. 1, at Sr. No. 6853 on even date.

The aforesaid Shri. Alok Kailashnasth Kanodia lateron in his turn transferred the aforesaid Apartment No. F-4(104) by way of Sale to **Mrs. Mrunalini Devraj Saxena, the Owner No. 9 named hereinabove**, by a Sale Deed Dated 12-08-2016, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 5448 on 12-08-2016. A Deed of Correction to the said Sale Deed is also executed thereby correction of execution date of Sale Deed and the said Deed of Correction is duly registered in the Office of the Sub-Registrar, Nagpur- 3 in Book No. 1 at Sr. No. 5485 on 12-08-2016.

(10) APARTMENT NO. F-5(105) ON FIRST FLOOR :

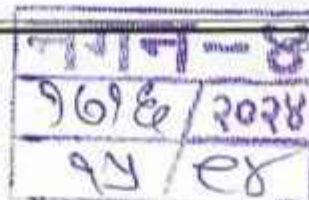
The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. F-5(105) covering a Built-up area of 59.74 Sq. Mtrs. on the FIRST FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Rajeshree Rahul Mude, by a Sale Deed Dated 19-11-2007, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Book No. 1, at Sr. No. 6311 on even date.

The aforesaid Mrs. Rajeshree Rahul Mude lateron in her turn transferred the aforesaid Apartment No. F-5(105) by way of Sale to Mrs. Sulabha Wasudeo Takey and Shri. Avinash Wasudeo Takey, by a Sale Deed Dated 25-02-2008, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1, at Sr. No. 1032 on even date.

Said Mrs. Sulabha Wasudeo Takey left for heavenly abode on 02-01-2023 and consequent upon her demise, her son **Shri. Avinash Wasudeo Takey, the Owner No. 10**, named hereinabove named become an exclusive, absolute and full Owner of the aforesaid Apartment No. F-5(105) with heritable and transferable rights therein, being the only heir of the deceased.

(11) APARTMENT NO. S-1(201) ON SECOND FLOOR :

In terms of the said Agreement Smt. Chandrakaladevi Shyamsunder



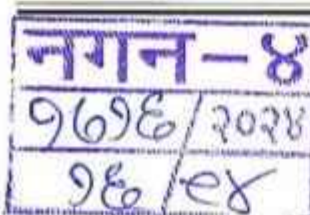
Dhandhaniya has chosen to own and possess the Apartment No. S-1(201) on Second Floor in the said building known as "DIVYAM APARTMENTS" for her Residential use with heritable and transferable rights therein.

WHEREAS after completion of the said Building the said Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions has delivered possession the said Apartment No. S-1(201) on the Second Floor of "Divyam Apartments" to Smt. Chandrakaladevi Shyamsunder Dhandhaniya. The aforesaid Smt. Chandrakaladevi Shyamsunder Dhandhaniya in her turn transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-1(201) covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, by way of Sale to Mrs. Archana Anoopsingh Parihar, the Owner No. 3 named hereinabove, by a Sale Deed Dated 18-08-2006, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1, at Sr. No. 4847 on even date.

(12) APARTMENT NO. S-2(202) ON SECOND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-2(202) covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Shri. Yashwantkumar Govindramji Sharma, by a Sale Deed Dated 20-12-1993, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 211 on Pages 39 to 41 at Sr. No. 4005(P) on even date.

The aforesaid Shri. Yashwantkumar Govindramji Sharma lateron in his turn transferred the aforesaid Apartment No. S-2(202) by way of Sale to Mrs. Anita Mahesh Mokha and Shri. Mahesh Jethmal Mokha, by a Sale Deed Dated 22-01-1999, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume



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No. 2301 on Pages 115 to 122 at Sr. No. 663(P) on even date.

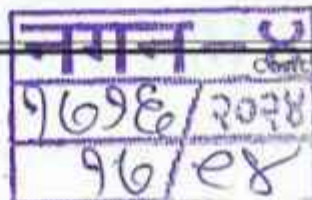
The aforesaid Mrs. Anita Mahesh Mokha and Shri. Mahesh Jethmal Mokha lateron in their turn transferred the aforesaid Apartment No. S-2(202) by way of Sale to **Mrs. Archana Deepak Kumar Poddar and Shri. Deepak Kumar Baidyanath Poddar, the Owner Nos. 11-A & 11-B named hereinabove**, by a Sale Deed Dated 07-10-2007, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4836 on 07-11-2007.

(13) APARTMENT NO. S-3(203) ON SECOND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.25 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-3(203) covering a Built-up area of 56.04 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Aditya Shiv Narain Mishra, the Owner No. 12 named hereinabove**, by a Sale Deed Dated 13-01-1994, which is duly Registered at the office of the Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 219 on Pages 152 to 166 at Sr. No. 103 on even date.

(14) APARTMENT NO. S-4(204) ON SECOND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-4(204) [wrongly mentioned as 201] covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Madanmohan Tolaram Daga, the Owner No. 14 named hereinabove**, by a Sale Deed Dated 08-07-1992, which is duly registered in the office of the Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 74 on Pages 1 to 21 at Sr. No. 2326(P) on even date.



(15) APARTMENT NO. S-5(205) ON SECOND FLOOR :

The aforesaid Shri. Ravindra Laxmikant Deshpande and others alongwith M/s Fatehpuria Constructions transferred THE UNDIVIDED 6.77 share and interest in ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9, TOGETHERWITH the Apartment No. S-5(205) covering a Built-up area of 59.74 Sq. Mtrs. on the SECOND FLOOR of a Building standing thereon and known and styled as "DIVYAM APARTMENTS" bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Kiran Madanmohan Daga, by a Sale Deed Dated 08-07-1992, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 74 on Pages 22 to 42 at Sr. No. 2327(P) on even date.

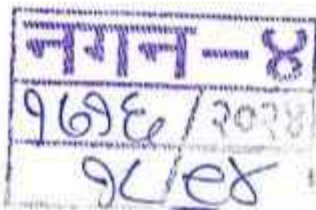
During her life time the aforesaid Mrs. Kiran Madanmohan Daga executed her LAST WILL AND TESTAMENT on 09-12-2014 and thereby she bequeathed the aforesaid property to her Husband Shri. Madanmohan Tolaram Daga, absolutely forever with heritable and transferable rights therein.

Said Mrs. Kiran Madanmohan Daga left for heavenly abode on 24-06-2015 and consequent upon her demise, her husband **Shri. Madanmohan Tolaram Daga, the Owner No. 13** named hereinabove named become an exclusive, absolute and full Owner of the aforesaid Apartment No. S-5(205) with heritable and transferable rights therein in terms of the aforesaid LAST WILL and TESTAMENT dated 09-12-2014.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "DIVYAM APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 133 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records; AND

WHEREAS the aforesaid building has now become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus, the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoried Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoried Building thereon consisting of various self contained separate Apartments therein; AND

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WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by **K.K. ASSOCIATES**, the Developer hereinabovenamed was preferred by the 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.

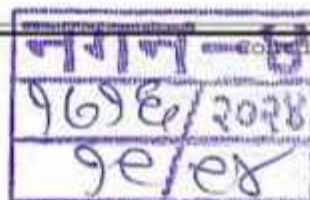
NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the recitals hereinabove shall form an integral and operative part of this Deed as if the same were reproduced herein verbatim.

(2) 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. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9 TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoried Building standing thereon consisting of 15 (FIFTEEN) independent and self contained separate Apartments therein and known and styled as "DIVYAM 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 City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(3) THAT, in lieu of Cash Monetary consideration, the Developer shall provide on Ownership basis the Built-up Premises to the Owners in the new building proposed to be constructed on the said property as under :-

THAT in pursuance of the Owners granting the development rights in respect of the said property to the Developer named hereinabove, the Developer hereby specifically agreed to construct at its own costs and expenses 1 (ONE) Apartment for each existing



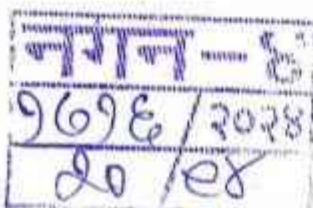
Apartment Owner (thus total 15 (FIFTEEN) Apartments as per the "ANNEXURE-B" appended hereto in the New Multistoried Building proposed to be constructed on the said ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA – KHAMLA, P.S.K. 9 including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2098/203 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the existing 15 (FIFTEEN) Owners in duly finished and completed condition within a period of 24 (TWENTY FOUR) Months from the date of Building Sanction Plan from Nagpur Municipal Corporation and vacant & physical possession taken by Developer from Owners, subject to the period of 6 (SIX) Months on account of *force majeure* war, flood, enemy action, injunction from any Court or any prevention in law or short supply of labour / material etc.. In case extra/additional facilities and specifications, which are not covered under the "Annexure-A" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the extra/additional facilities and specifications, well before taking over the actual physical possession of the said Apartment and they shall always indemnify the Developer against such payments. The Apartment Numbers, its Floor, Carpet area of each of the Owners is detailed in the "ANNEXURE-B" appended herewith. However it is specifically agreed and understood by and between the Parties hereto that the Developer shall provide Built-up area to each of the existing Apartment Owners at existing Built-up Premises.

The Developer further agreed that it shall provide one 3BHK Apartment covering a Carpet area of 947 Sq. Ft. (Built-up area of 1137 Sq. Ft.) to each of the existing Apartment Owners. However the location of Apartments proposed to be retained by the existing 15 (FIFTEEN) Apartment Owners shall be on various FLOORS of the Building as shown in the proposed plan enclosed herewith and the same is more specifically described in Annexure-B attached herewith.

PROVIDED FURTHER THAT the Developer shall allot 1 (One) covered Car Parking area to each of the Owners (i.e. 15 nos. of covered Car Parking) and thereafter remaining Parking Spaces available with the Developer will be allotted to the new Purchasers.

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 sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building

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construction activities and shall always indemnify the Owners against such payments.

THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Plot No. 133 known and styled as "Divyam Apartments" 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.

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 members 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. 15,000/- (Rupees Fifteen Thousand) Only Per Month to each of the aforesaid existing Flat Owners for the period of 24 (TWENTY FOUR) or till the date of delivery of possession to each of the Owners. The developer shall pay Rs. 10,000/- (Rs. Ten Thousand Only) for shifting charges and Rs. 10,000/- (Rupees Ten Thousand Only) for Re-shifting charges to the existing Apartment owners. The Developer shall pay the rent for first three months i.e. for the prevailing quarter in advance for the prevailing quarter. Subsequent payment shall be monthly in advance. The rent will start after getting the new building plan sanctioned and on actual physical possession of site for construction from all the 15 apartment owners. It is specifically agreed and accepted by the Owners that they will vacate the said existing Apartments and handover the same to the Developer simultaneously without any delay or demur. 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. In case of delay on the part of Developer beyond 24 (TWENTY FOUR) Months from the date of commencement, in completion of the said Building, then the Developer shall pay 10% enhanced Rate to the Owners.

THAT, the Developer shall propose Two Elevation Drawings for the proposed building and finalize the drawing which will be approved by at least 51% of the Building owners.

THAT the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I. applicable to the said plot 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.

THAT, it is further specifically understood and agreed by the Developer that it shall pay the following charges to the concerned Departments for procuring necessary required documents:

- (a) For No Objection Certificates/Clearances.
- (b) Charges for sanction of Building Plans.
- (c) Legal charges.
- (d) GST (Goods and Service Tax).
- (e) Water and M.S.E.D.C.L. peripheral Charges.

THAT the Developer hereby specifically agreed that it shall provide single Phase Electric Meter to the 15 (Fifteen) Apartments retained by the exiting Owners and the cost of the said shall be borne and paid by the Developer. However in case any of the 15 (Fifteen) Apartment Owners are desirous to install a Three Phase Electric Meter, then in that case the differential amount shall be borne and paid by such Apartment Owners.

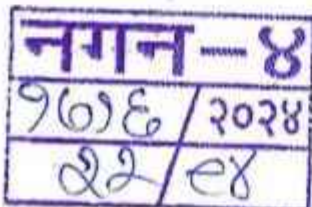
THAT the Developer shall be at liberty to consume the entire allowable FSI/Metro, ToD as well as TDR at its discretion and sell the Apartments as may be constructed in the said building excluding the 15 (FIFTEEN) Apartments retained by the existing Apartment Owners.

THAT it is specifically understood and agreed by the Owners that those whose Apartment(s) 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.

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multistoried building be changed and the existing Owners and the Developer have mutually decided to give the New name as "DIVYAM APARTMENTS by K. K. ASSOCIATES" and not any other name.

THAT it is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility for any mishap/accident or untoward incidences occurring/done during the period of construction activities of the said Multistoried Building from the date of handing over possession till the date of handover the possession of the Apartments to the existing Owners. However, if such incidence occurred then in such

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event the compensation as may be paid by the injured person for the same shall be borne and paid by the Developer and the Owners at all not responsible for the same.

THAT the Owners hereinabovenamed shall obtain all the necessary Permissions/No Objection Certificates/compliances from the Concerned Authorities such as Nagpur Municipal Corporation / Nagpur Improvement Trust, / Water Works, MSEDCL, Garden Department, Fire and Safety Department, Health etc. and handover the same to the Developer immediately on its receipt and the Developer shall co-operate in this behalf to the existing Owners. However, the Expenses required for procuring such papers/documents/no objection certificate shall be borne and paid by the Developer.

THAT it is obligatory on the part of the Developer that it shall construct the entire Redevelopment works strictly as per the Rules and Regulations of the Nagpur Improvement Trust/Nagpur Municipal Corporation and as per the sanctioned Building Plans.

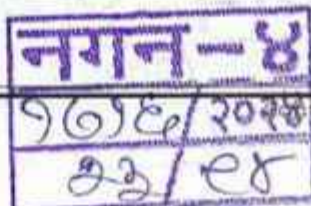
(4) THAT the Owners further severally assure the Developer that the property hereby agreed to be developed is her/his/their separate/Self acquired property belonging to her/him/them alone having purchased the same by her/his/their own earnings and savings and that none except them has acquired any manner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

(5) THAT the Owners agrees and undertakes 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.

(6) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. 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 the date of completion of the said Building.

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

(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.

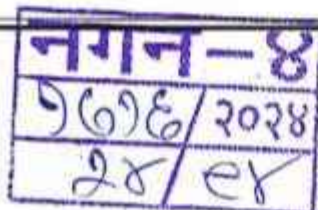
(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to re-develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon FOR Residential purpose consisting of various self-contained separate 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/their 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, the Developer shall be entitled to store building materials at the site and for the storage and shall be entitled to put up temporary structures at site office and also premises for workers to stay there on site during the period of construction only.

(11) 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.

(12) THAT it is clearly agreed and understood by the parties hereto that the provisions of Maharashtra Apartment Ownership Act, 1970, as may be amended from time to time shall be applicable to the proposed Building/Scheme.

(13) THAT the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof are applicable to the said proposed Project/Scheme.



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(14) 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) after execution of this Agreement, subject to receipt of proposed Building Plan sanctioned from Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(15) 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.

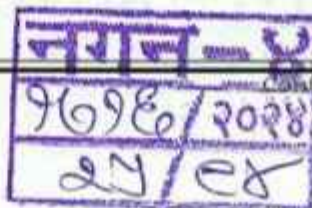
(16) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(17) THAT, it is clearly agreed, understood and accepted by the owners hereto that the Developer has agreed to get develop the Plot No. 133 and proposed building shall be constructed on the said Plots of land.

(18) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Apartments so allotted and chosen to be retained by the Owners i.e. 15 (FIFTEEN) Apartments 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 she/he/they question the accountability thereof in any manner whatsoever.

(19) 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 there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(20) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried building upon the said Plot 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 Plot of land (Excluding 15 (FIFTEEN) Apartments to be allotted and retained by the existing Apartment Owners) to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

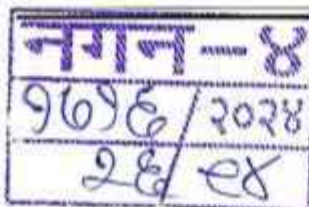
(21) THAT the Owners shall execute various Sale Deeds (Excluding 15 (FIFTEEN) Apartments to be allotted and retained by the existing Apartment Owners) each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as 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 a Deed of Apartment in their favour relating the 15 (FIFTEEN) Apartments so allotted to each Owner. However, 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 Developer.

(22) THAT on receipt of possession of the New Apartments from the Developer as stated above and more specifically shown in "Annexure-B" hereinbelow, 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.

(23) THAT, minor internal changes viz. minor brick work, change of tiles, installation of wooden/Plywood sheets to Apartment by the individual Apartment Owners, as far as a part of interior decoration shall not be object however No major changes, which shall affect the structure, will be made by respective Apartment owners.

(24) 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.

(25) THAT it is clearly agreed, understood and accepted by the Owners named hereinabove that this Agreement/Contract is irrevocable and shall remain absolutely binding upon the Owners and their legal heirs. In no circumstances the Owners and their successors will be entitled to restrain or interfere in the re-development activities undertaken by the Developer. It is clearly agreed that minimum 51% of the Owners shall be required to raise any complaint against the Developer and in no circumstances less than 51% of the Owners shall be entitled to raise any complaint against the Developer.



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(26) 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.

(27) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds (Excluding 15 Apartments as retained by the Owners), Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds including Housing loan of prospective buyer(s) and mortgage for finance 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 and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects.

(28) THAT, the proposed building shall consist of parking space on the ground floor and also on basement floor, if sanctioned, with mechanical parking and the residential Apartments in the proposed building shall commence above said parking floors.

(29) THAT, the building plan, which is attached herewith is tentative and Developer has reserved its rights to modify the same in conformity with the Development Control Rules as per the directives of Planning Authority.

(30) 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.

(31) THAT in case either of the parties (i.e., Owners or Developer) fails or neglects to fulfill and observe all or any of the obligations on their/it part as hereinabove contained or otherwise required by law as stipulated above, the other Party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings. Under such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the parties will not be entitled to raise any plea as to non-enforcement. In case any such plea is raised then this agreement will be deemed to be an Agreement of Sale coupled with transfer of possession, in part performance of the terms and conditions of this Agreement, as envisaged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.



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

(33) 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 Plot of land in favour of each such individual prospective buyer in all relevant records.

(34) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoried building as per the Rules and Regulations of the MSEDCL LIMITED, NAGPUR. However, the expenses required for such installation shall be proportionately borne and paid by the Developer and prospective purchasers (excluding the existing 15 owners) to the concerned Department in proportion to their number of Apartments.

(35) THAT it is specifically agreed and understood by the parties that the Goods and Service Tax (GST) as may be levied on the Apartment chosen to be retained by the aforesaid Owners for their respective use and occupation shall be borne and paid by the Developer.

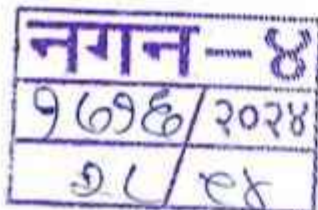
(36) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building. In the like manner the Developer hereby specifically declares that it shall be its sole liability and responsibility to pay the charges for disconnection and reconnection of Electric and Water Meters and other common connections etc. to be installed in the Apartments chosen to be retained by the Owners. All expenses for the same shall be borne and paid by the Developer alone.

(37) THAT the Owners have allowed and permitted the Developer to use and utilize the available F.S.I./Metro, ToD, T.D.R. and Premium for construction of the new Multistoried Building on the said Plot of land.

(38) THAT during the building construction activity undertaken by the Developer, if the FSI is increased by the Government, then the Developer shall provide proportionate increase the Apartment area of all the Apartments.

(39) THAT the Existing Apartment owners will not mortgage or create any third party interest during construction period and the same shall remain in the custody OF Apartment Owners only and such original documents will not be deposited by the Apartment Owners with any Bank/Financial Institution towards availing finance. In case of breach of this condition, the Developer will not hand over the possession of New

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Apartment to such Apartment Owner. Similarly under such circumstances, the Developer shall be entitled to take criminal action against said such Apartment owner.

(40) THAT the Owners do hereby assure/confirm to the Developer that she/he/they has/have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed and is the same are free from encumbrances of all kinds whatsoever in respect of the same.

(41) THAT the Developer hereby assures that it shall always indemnify the Owners against any monitory 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.

(42) 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.

(43) THAT the agreements arrived at between the parties are as recorded in this Agreement and this Agreement supersedes all agreements, if any arrived at prior to the date hereof between the parties hereto. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Plot No. 133 admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (OR 882.57 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 & 73 of MOUZA - KHAMLA, P.S.K. 9 TOGETHERWITH the existing more than 35 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 35 Years old Multistoried Building standing thereon consisting of 15 (FIFTEEN) independent and self contained separate Apartments therein and known and styled as "DIVYAM 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 City Survey No. 2098/203 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, and bounded as under :

