Annexure „A"

Model Form of Agreement to be entered into between Promoter and Allottee(s)

(See rule 10(1))

EXPLANATORY NOTE

This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void *ab-initio*.

Model Form of Agreement

This Agreement made at.....this.....day of..... in the year Two Thousand and .....between –

(1) MR. PRAKASH S/o KRISHNARAO UTTARWAR, Aged about 74 Years, (Income Tax PANA - AABPU1045J), (Aadhar No. 2584 8865 6246) (Mobile No. 9665699913), (Email – prachi.uttarwar@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. A-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(2-a) MRS. RAJSHREE RAMESH POPHALI, Aged about 84 Years, (Income Tax PAN – EYXPP8495K), (Aadhar No. 2512 5113 6129) (Mobile No. 9423407263)

(2-b) MR. YOGESH RAMESH POPHALI, Aged about 55 Years, (Income Tax PAN – AEAPP6347R), (Aadhar No. 9474 4425 8429) (Mobile No. 9407943918) All Residents of Plot Nos. 120 & 121-A, Apartment No. A-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State); **the aforesaid Nos. (2-a) & (2-b) acting their Admission/Presentation Power of Attorney MR. GIRISH RAMESH POPHALI,**

(2-c) MR. GIRISH RAMESH POPHALI, Aged about 53 Years, (Income Tax PAN – AFKPP7542M), (Aadhar No. 3832 5207 5962) (Mobile No. 9423407263) **Email-girishrpophali@gmail.com**

(3) MISS. KANAK D/o RADHEY SHYAM PALIWAL (After marriage known and recognized as Mrs. Kanak W/o Shashank Paliwal**)**, Aged about 39 Years, **(**Income Tax PAN –AKNPP2459H), (Aadhar No. 6740 4745 1734) (Mobile No. 8105755755), (Email – kanak.paliwal@gmai.com) Resident of Plot Nos. 120 & 121-A, Apartment No. A-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State); the aforesaid No. (3) acting her duly Constituted Attorney **MR. RADHEY SHYAM PALIWAL**, Aged 68 Years, Resident of Sneh Nagar, Nagpur, Pin Code : 440015, Tahsil and District – NAGPUR

(4a) MR. ANIL S/o BHASKAR SARAF, Aged about 61 Years, **(**Income Tax PAN – CTBPS2925Q), (Aadhar No. 2728 6252 0013) (Mobile No. 9403448604)**,; Email – anilsaraf193@gmail.com**

(4b) MR. SHRIKANT S/o BHASKAR SARAF, Aged about 63 Years, **(**Income Tax PAN – ASOPS5278G), (Aadhar No. 9805 5025 6600) (Mobile No. 9975322052) and

(4c) MRS. VAISHALI W/o RAHUL DESHPANDE (Maiden name Ku. Vaishali D/o Late Mr. Bhaskar Saraf), Aged about 56Years, **(**Income Tax PAN – CWJPS4615L), (Aadhar No. 4645 8713 9939) (Mobile No. 7798506957), (Email. Deshpandevaishali50@gmail.com) All Residents of Plot Nos. 120 & 121-A, Apartment No. A-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(5) MR. SUNIL S/o GOPALRAO MULEY, Aged about 71 Years, (Income Tax PAN - CESPM0030C), (Aadhar No. 9075 1854 4465) (Mobile No. 7218388024), (Email – muleysunil6@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. B-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(6) MRS. BHARATI W/o PAWAN BASAKHETRE, Aged about 39 Years, (Income Tax PAN - CDKPB3237P), (Aadhar No. 7134 1387 1016) (Mobile No. 8007772502) (Email – pawan_basakhetre@rediffmail.com), Resident of Plot Nos. 120 & 121-A, Apartment No. B-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(7a) MR. GIRISH S/o PUNDLIK AWANDHE, Aged about 58 Years, (Income Tax PAN – AGGPA2747Q), (Aadhar No. 711 5741 1905) (Mobile No. 9421810273), (Email – girishawandhe301@gmail.com),

(7b) MR. DEEPAK S/o PUNDLIK AWANDHE, Aged about 65 Years, (Income Tax PAN – ABFPA6659K), (Aadhar No. 5912 2801 8071) (Mobile No. 9822222850), (Email – deepakawd@gmail.com),

(7c) MRS. MANIK W/o SANJAY GHATE, Aged about 60 Years, (Income Tax PAN – COSPG8480G), (Aadhar No. 5949 5168 8517) (Mobile No. 9823073186), (Email – ghatemanik@gmail.com) and

(7d) SMT. RAJANI Wd/o PUNDLIK AWANDHE, Aged about 89 Years, (Income Tax PAN – DLVPA8307M), (Aadhar No. 9644 7293 6504) (Mobile No. 9421810273), Resident of Plot Nos. 120 & 121-A, Apartment No. B-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(8) MR. DEEPAK S/o GOVINDRAO DESHPANDE, Aged about 71 Years, (Income Tax PAN – AWTPD6149G) (Aadhar No. 5809 8245 1783) (Mobile No. 7798485069), and

(9a) MR. ANIRUDDHA S/o MADHAORAO KADUSKAR, Aged about 62 Years, (Income Tax PAN - ACSPK0350R), (Aadhar No. 2614 4274 3522) & (Mobile No. 9730350233) (Email – amkaduskar1960@gmail.com) and

(9b) MRS. SUNETRA W/o ANIRUDDHA KADUSKAR, Aged about 59 Years, (Income Tax PAN – AEJPK5573K), (Aadhar No. 7119 0660 1683) (Mobile No. 9766262835) (Email – sunetrakaduskar@gmail.com), Both Residents of Plot Nos. 120 & 121-A, Apartment No. C-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(10) MR. PRASANNA KUMAR S/o BARHISHAD BHATTACHARYA, Aged about 68 Years, (Income Tax PAN - DCYPB2163J), (Aadhar No. 8397 6893 8746) (Mobile No. 9960207576), (Email –bhattacharya007@gmail.com) Residents of Plot Nos. 120 & 121-A, Apartment No. C-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(11) MRS. SUHAS W/o GANPATRAO SHENDRE, Aged about 61 Years, (Income Tax PAN AEHPS8112A), (Aadhar No. 3021 5263 7846) (Mobile No. 9423679728), (Email – shendre131@gmail.com) Residents of Plot Nos. 120 & 121-A, Apartment No. C-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(12a) SMT. ARTI Wd/o PIYUSH DAS, Aged about 74 Years, (Income Tax PAN - AXNPD6712G), (Aadhar No. 2787 1475 8178) (Mobile No. 8830979513), (Email – seemadas940@gmail.com),

(12b) MR. PRADEEP S/o PIYUSH DAS, Aged about 54 Years, (Income Tax PAN AFBPD4436P) (Aadhar No. 9770 8135 2547) (Mobile No. 9326359501) (Email – pradeepd120@gmail.com),

(12c) MR. VIDYUT S/o PIYUSH DAS, Aged about 50 Years, (Income Tax PAN AGZPD9052C) (Aadhar No. 4987 7249 7876) (Mobile No. 9370313130) (Email – vidyut.das@gmail.com) and

(12d) MISS. SANGEETA D/o PIYUSH DAS, Aged about 48 Years, (Income Tax PAN AXNPD6713H), (Aadhar 8109 8922 9812) (Mobile No. 9403589666) (E-mail - dassangeeta375@gmail.com), All Residents of Plot Nos. 120 & 121-A, Apartment No. C-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(13) MR. ANIL S/o ARVIND MUJUMDAR, Aged about 60 Years, (Income Tax PAN – AHIPM1614K) (Aadhar 9397 9421 3614) (Mobile No. 8208173790), (Email – anilmujumdar63@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. D-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(14) MRS. KALPANA W/o ANIRUDDHA DEO, Aged about 68 Years, (Income Tax PAN ACTPD6165A) (Aadhar No. 3745 7528 2716) (Mobile No. 9604860120) (Email – kalpanadeo@gmail.com), Residents of Plot Nos. 120 & 121-A, Apartment No. D-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(15a) MR. HEMANT S/o BABASAHEB alias BABARAO ADGAONKAR, Aged about 55 Years, (Income Tax PAN ADMPA2752J), (Aadhar No. 3167 4116 7156) (Mobile No. 9823050557), (Email – hemantadgaonkar@gmail.com),

(15b) MR. ABHIJIT S/o BABASAHEB alias BABARAO ADGAONKAR, Aged about 49 Years, (Income Tax PAN ADMPA1681J), (Aadhar No. 4017 4506 1180) (Mobile No. 9740069486), (Email – abhijitadgaonkar@gmail.com),

(15c) MRS. MONA W/o DUSHYANT GOEL (before marriage KU. MONA D/o BABASAHEB alias BABARAO ADGAONKAR), Aged about 51 Years, (Income Tax PAN AINPG0149B), (Aadhar No. 4649 0819 1526) (Mobile No. 9717623253), (Email – goelmona12@gmail.com) and

(15d) SMT. SARAL Wd/o LATE MR. BABASAHEB alias BABARAO ADGAONKAR, Aged about 78 Years, (Aadhar No. 7047 8164 4322) (Mobile No. 9823050557), All Residents of Plot Nos. 120 & 121-A, Apartment No. D-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State); the aforesaid Nos. (15-b) (15-c) & (15-d) acting their Admission/Presentation Power of Attorney **MR. HEMANT S/o BABASAHEB alias BABARAO ADGAONKAR**

(16) MR. KISHOR S/o PRABHAKARRAO KHANORKAR, Aged about 60 Years, (Income Tax PAN ABTPK0015B), (Aadhar No. 3084 3872 1537) (Mobile No. 9975414178) (Email – kishorkhanorkar63@gmail.com), Resident of Plot Nos. 120 & 121-A, Apartment No. D-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(17a) MR. ANIL S/o DAMODAR PINGLE, Aged about 63 Years, (Income Tax PAN AHXPP4217E), (Aadhar No. 3873 6828 9509) (Mobile No. 9049793869) (Email – pingleanil557@gmail.com) AND

(17b) MRS. ANUSHRI W/O ANIL PINGLE, Aged about 62 Years, (Income Tax PAN CPMPP9690C), (Aadhar No. 3406 3824 6320) (Mobile No. 7666747341), Both Residents of Plot Nos. 120 & 121-A, Apartment No. E-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(18a) SMT. VIJAYA Wd/o VILASRAO DESHPANDE, Aged about 81 Years, (Income Tax PAN – ACRPD9939N), (Aadhar No. 8178 4152 7470) (Mobile No. 8408050066), (Email - vishal.vdeshpande@gmail.com)

(18b) MR. VISHAL S/o VILASRAO DESHPANDE, Aged about 42 Years, (Income Tax PAN – AMAPD1877C), (Aadhar No. 7366 8441 2745) (Mobile No. 8408050066), (Email – vishal.vdeshpande@gmail.com) and

Both Residents of Plot Nos. 120 & 121-A, Apartment No. E-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District –

NAGPUR (Maharashtra State);

(19) MR. AMIT S/o BHASKAR MANKAR, Aged about 44 Years, (Income Tax PAN - ANOPM6249A), (Aadhar No. 8202 6171 5388) (Mobile No. 9867356495) (Email – amit.b.mankar@gmail.com), Resident of Plot Nos. 120 & 121-A, Apartment No. E-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(20) MR. KRISHNARAO S/o VISHNUPANT TAPIKAR, Aged about 86 Years, (Income Tax PAN – AAVPT7075K), (Aadhar No. 2955 2907 3025) (Mobile No. 9822690008), (Email – kvtapikar@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. F-1 on Ground Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(21) MR. GIRISH S/o PANDHARINATH PHALNIKAR, Aged about 58 Years, (Income Tax PAN – AILPP3852E), (Aadhar No. 6966 2522 0076) (Mobile No. 7770032622), (Email – gphalnikar.gpo@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. F-2 on First Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(22) MR. RAMESH S/o SAOJI UNDIRWADE, Aged about 69 Years, (Income Tax PAN - AACPU7241H), (Aadhar No. 9650 4629 0173) (Mobile No. 9890938025), (Email – rames.undirwade@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. F-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(23) MR. AJIT S/o ANIL DESHMUKH, Aged about 49 Years, (Income Tax PAN - ABDPD6366Q), (Aadhar No. 4659 7660 4924) (Mobile No. 9511810629), (Email – ajittara@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. F-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State),

(24a) MRS. SUSILA MARUTHAI PONNU, Aged about 70 Years, (Income Tax PAN ACGPP3469C), (Aadhar No. 3179 2609 3404) (Mobile No. 9423119452), (Email.sushila.mp@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. E-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(24b) MR. RAKESH KUMAR S/o S. PONNU, Aged about 43 Years, (Income Tax PAN AVKPK7438D), (Aadhar No. 2351 4945 2124) (Mobile No. 9819119718), (Email. rakeshsharp@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. E-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

(24c) MRS. GURULAKSHMI P W/o VICKRAM, Aged about 42 Years, (Income Tax PAN AMAPG0276G), (Aadhar No. 7302 9785 0528) (Mobile No. 9489349584), (Email. Gurulakshmi781@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. E-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State); the aforesaid Nos. (24-c) acting her Admission/Presentation Power of Attorney **MR. RAKESH KUMAR S/o S. PONNU**

(24d) SUSHIL KUMAR P S/o S. PONNU, Aged about 41 Years, (Income Tax PAN BMSPS3486B), (Aadhar No. 9091 8828 3263) (Mobile No. 9673595511), (Email sk1407@gmail.com) Resident of Plot Nos. 120 & 121-A, Apartment No. E-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State); acting through their Constituted Attorney **M/S. OM BUILDCON**, A Partnership Firm, (Income Tax PAN - AAIFO3500H), having it"s Office at 6th Floor, "Glass Box", Opp. Anand Bhandar, West High Court Road, Dharampeth, Nagpur, Pin Code No. 440010, (E-mail Id – ombuildcomngp@gmail.com) and acting through its Partners **(1) MRS. VISHAKHA W/o GIRISH PISE,** Aged about 37 Years, Occupation - Business, (Aadhar No. 3343 7095 9344) (Mobile No. 7666164069), Resident of Plot No. 64, Shubham Karoti Apartment, Opp. Amrai Ground, Near SBI, East Narkesari Layout,

Jaiprakash Nagar, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR, **(2) MR. SACHIN S/o DINKAR MEHAR,** Aged about 45 Years, Occupation - Business, (Aadhar No. 8093 1563 6042) (Mobile No. 9960447888), Resident of C-2/3, Savitri Vihar, Wardha Road, Near Apna Bhandar, Somalwada, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR, **(3) MR. ANANDKUMAR S/o BODARAM TARWANI**, Aged about 45 Years, Occupation - Business, (Aadhar No. 7183 9851 9453) (Mobile No. 8600000443), Resident of Flat no 405, Sarju town, Wathoda, Near Jagat public school, Nagpur, Pin Code No. 440035, Tahsil and District – NAGPUR, **(4) MR. ASHISH S/o MADHUKAR RAHATE**, Aged about 47 Years, Occupation - Business, (Aadhar No. 6022 3038 0177) (Mobile No. 8888880033), Resident of Pawan Bhumi, Somalwada, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR and **(5) MR. SHANTANU S/o VINOD RAUT**, Aged about 40 Years, Occupation - Business, (Aadhar No. 3592 8216 2756) (Mobile No. 9970070800), Resident of Jai Prakash Nagar, Khamla, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR, hereinafter called the VENDORS hereinafter referred to as "the Vendors" of the First Part AND

MR. _____, Aged about _____ years, Occupation – _____, (Income Tax PAN – _____) (Aadhar No. _____), (Mobile No. _____), (Email Id – _____) Resident of _____, hereinafter referred to as " the Allottee" of the Second Part AND

M/S. OM BUILDCON, A Partnership Firm, (Income Tax PAN - AAIFO3500H), having it"s Office at 6th Floor, "Glass Box", Opp. Anand Bhandar, West High Court Road, Dharampeth, Nagpur, Pin Code No. 440010, (E-mail Id – ombuildcomngp@gmail.com) and acting through its Partners **(1) MRS. VISHAKHA W/o GIRISH PISE,** Aged about 37 Years, Occupation - Business, (Aadhar No. 3343 7095 9344) (Mobile No. 7666164069), Resident of Plot No. 64, Shubham Karoti Apartment, Opp. Amrai Ground, Near SBI, East Narkesari Layout, Jaiprakash Nagar, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR, **(2) MR. SACHIN S/o DINKAR MEHAR,** Aged about 45 Years, Occupation - Business, (Aadhar No. 8093 1563 6042) (Mobile No. 9960447888), Resident of C-2/3, Savitri Vihar, Wardha Road, Near Apna Bhandar, Somalwada, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR, **(3) MR. ANANDKUMAR S/o BODARAM TARWANI**, Aged about 45 Years, Occupation - Business, (Aadhar No. 7183 9851 9453) (Mobile No. 8600000443), Resident of Flat no 405, Sarju town, Wathoda, Near Jagat public school, Nagpur, Pin Code No. 440035, Tahsil and District – NAGPUR, **(4) MR. ASHISH S/o MADHUKAR RAHATE**, Aged about 47 Years, Occupation - Business, (Aadhar No. 6022 3038 0177) (Mobile No. 8888880033), Resident of Pawan Bhumi, Somalwada, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR and **(5) MR. SHANTANU S/o VINOD RAUT**, Aged about 40 Years, Occupation - Business, (Aadhar No. 3592 8216 2756) (Mobile No. 9970070800), Resident of Jai Prakash Nagar, Khamla, Nagpur, Pin Code No. 440025 Tahsil and District – NAGPUR, hereinafter referred to as " the Promoter/Developer" of the Third Part.

WHEREAS by an Agreement/Conveyance dated ..... day of .....20..... and executed between ……. of the One Part (hereinafter referred to as " the Vendor") and the Promoter of the Other Part, the Vendor agreed with the Promoter for the absolute sale to the Promoter/sold absolutely to the Promoter an immovable property being piece or parcel of freehold land bearing Survey No. ……. lying and being survey no. at ..... in the Registration sub-District of ..... admeasuring sq. mts. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

OR

WHEREAS by and under a Lease / an Agreement for Lease dated the …… day of .....20..... made between..... of the One Part (hereinafter referred to as " the Lessor") and the Promoter of the Other Part, the Lessor agreed to grant unto the Promoter a lease in perpetuity/for a term of ..... years in respect of a piece or parcel of leasehold land bearing situate at ....., admeasuring …….sq.m. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as " the project land") at a rent of Rs. ..... per annum/month and on the terms and conditions contained in the said Lease Deed/Agreement for Lease.

AND WHEREAS the lease Deed/Agreement for Lease, is with the benefit and right to construct any new building/s if so permitted by the concerned local authority.

OR

WHEREAS by an Agreement dated .....day of 20. /Power of Attorney dated ..... executed between Mr ……. (hereinafter referred to as "the Original Owner") of the One Part and the Promoter of the Other Part (hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter development rights to the piece or parcel of freehold land lying and being at ..... in the Registration Sub-District of ..... admeasuring.....sq. mts., or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land') and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;

WHEREAS the Vendor/Promoter/Developer are the absolute owner of an immovable property comprising ALL THAT Piece and Parcel of land bearing **Plot Nos. 120 & 121 A**, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by **admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.)**, being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of **Mouza – KHAMLA,** P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "**SHUBHANGI HEIGHTS**", bearing **City Survey No. 2098/181** and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

(Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)

WHEREAS ALL THAT Piece and Parcel of land bearing Plot Nos. 120 & 121-A, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement 882.58 Sq. Mtrs. (OR 9500 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto bearing City Survey No. 2098 and Sheet No. 234/1, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR, Originally belonged to Mr. Wamanrao S/o Balwant Pendharkar, being his separate property having purchased the same by him from the Court of Wards, Commissioner Chhattisgarh Division by a Sale Deed Dated 03/10/1941, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. VII on Pages 71 to 73 at Sr. No. 209 on even date; AND

WHEREAS the said Mr. Wamanrao S/o Balwant Pendharkar lateron Gifted his

aforesaid property to his four sons namely (i) Mr. Anand Pendharkar, (ii) Mr. Arvind Pendharkar, (iii) Mr. Vinayak Pendharkar and (iv) Mr. Ashok Pendharkar jointly in equal proportion by four separate duly Registered Gift Deeds dated 15/10/1973 & 16/10/1973, which are duly Registered in the Office of the Joint Sub Registrar, Nagpur at Sr. Nos. 3133, 3134, 3135 and 3136 on even dates; AND

WHEREAS the aforesaid Pendharkar Brothers lateron decided to develop the said Plots of land into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly they have prepared a Plan of the Multistoreyed Buildings (i.e. Wings) proposed to be constructed thereon and to be known and styled as "SHUBHANGI HEIGHTSS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/747/10736 Dated 21/03/1986 in Case No. CS/10736; AND

WHEREAS the aforesaid Mr. Anand Wamanrao Pendharkar lateron transferred Plot No. 121 i.e. 121-A containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Gajraj Builders Private Limited, a Company duly incorporated under the Companies Act, 1956 bearing Registration No. 36465, having its Registered Office at Surendra Nagar, Nagpur by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 31 to 34 at Sr. No. 4098(P) on even date; AND

WHEREAS the aforesaid Mr. Arvind Wamanrao Pendharkar lateron transferred Plot No. 120-A containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Gajraj Builders Private Limited, by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 35 to 38 at Sr. No. 4099(P) on even date; AND

WHEREAS the aforesaid Mr. Ashok Wamanrao Pendharkar lateron transferred Plot No. 120-B containing by admeasurement 441.29 Sq. Mtrs., situated at Pande Layout, Khamla, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Gajraj Builders Private Limited, by a Sale Deed Dated 29/08/1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 857 on Pages 30 to 42 at Sr. No. 4100(P) on even date; AND

WHEREAS thus the total land of Plot Nos. 120 & 121-A (Old Nos. 120, 120-B and 121-A) is 1323.87 Sq. Mtrs. was belonged to M/s. Gajraj Builders Private Limited and the same was also accordingly mutated in its name in all relevant records; AND

WHEREAS the said M/s. Gajraj Builders Private Limited lateron developed the said entire property into a Residential Estate by constructing the Multistoreyed Buildings (i.e. Wing A to F) thereon each wing consisting of various self contained separate Apartments therein in pursuance of the aforesaid sanctioned building Plan Dated 21/03/1986; AND

WHEREAS the aforesaid entire property comprising Plot Nos. 120 &121-A Togetherwith the then existing Buildings standing thereon and collectively known and styled as "Shubhangi Apartment" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 12/10/1989 by SAID m/S. Gajraj Builders Private Limited, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1468 on Pages 156 to 193 at Sr. No. 12048(P) on even date; AND

WHEREAS on completion of the said Multistoreyed Buildings (i.e. Wings identified as A, B, C, D, E & F) standing on the said Plot Nos. 120 & 121-A, the aforesaid the then Owner M/s. Gajraj Builders Private Limited lateron in its turn transferred/sold the Undivided 1/24th shares and interest in the said Plots of land to 24 independent prospective buyers by 24 separate duly Registered Sale Deeds; AND

WHEREAS the Owners are the only existing Apartment Owners of the said Multistoreyed Building standing on the said Plot No. 120 & 121-A and each of them have severally acquired ownership rights in respect of their respective Apartment in the following manner :-

(1) APARTMENT NO. A-1 ON GROUND FLOOR IN WING "A" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Prakash S/o Krishnarao Uttarwar, by a Sale Deed Dated 22/11/1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Book No. I at Sr. No. 13644(P) on even date; AND

WHEREAS, the said Mr. Prakash S/o Krishnarao Uttarwar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(2) APARTMENT NO. A-2 ON FIRST FLOOR IN WING "A" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. A.V. Mrnivasan S/o Late Mr. A.G. Venkatesan by a Sale Deed Dated 19/12/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-2 in Addl. Book No. 1, Volume No. 844 on Pages 110 to 114 at Sr. No. 9975 on even date; AND

WHEREAS, the said Mr. A.V. Shrinivasan S/o Late Mr. A.G. Venkatesan has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-2 covering a Built-up area of 68.75 Sq. Mtrs. on First Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein. And accordingly a separate Deed of Apartment in this behalf is also executed by M/s. Gajraj Builders Private Limited in favour of Mr. A.V. Shrinivasan S/o Late Mr. A.G. Venkatesan on 04/04/1994 and the same is also duly Registered in the Office of the

Joint Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 250 on pages 103 to 106 at Sr. No. 1057(P) on even date; AND

WHEREAS, the said Mr. A.V. Shrinivasan S/o Late Mr. A.G. Venkatesan lateron transferred the said Apartment No. A-2 on First Floor of "Shubhangi Apartments" by way of sale to Mr. Gopalkrishnan Nair S/o Late Mr. Raman Pillai by a Sale Deed Dated 19/05/1994, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 269 on Pages 74 to 79 at Sr. No. 1628 on even date; AND

WHEREAS, the said Mr. Gopalkrishnan Nair S/o Late Mr. Raman Pillai further transferred the said Apartment No. A-2 on First Floor of "Shubhangi Apartments" by way of sale to Mrs. Manjusha W/o Jalandhar Purohit and Mr. Jalandhar S/o Prabhakar Purohit by a Sale Deed Dated 15/03/2000, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 21 on Pages 27 to 33 at Sr. No. 469(P) on even date; AND

WHEREAS, the said Mrs. Manjusha W/o Jalandhar Purohit and Mr. Jalandhar S/o Prabhakar Purohit lateron in their turn jointly transferred the said property by way of sale to (i) Mr. Ramesh Trymbak Pophali and (ii) Mrs. Rajshree W/o Ramesh Pophali, jointly by a Sale Deed Dated 30/01/2002, which is duly Registered in the Office of the Sub Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 313 on even date; AND

WHEREAS, the said Mr. Ramesh Trymbak Pophali left for heavenly abode on 27-07-2017 and and consequent upon his death/demise the aforesaid property devolved upon his widow Mrs. Rajshree W/o Ramesh Pophali and two sons (i) Mr. Yogesh Ramesh Pophali (ii) Mr. Girish Ramesh Pophali and (iii) jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(3) <u>APARTMENT NO. A-3 ON SECOND FLOOR IN WING "A"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Radhey Shyam S/o Rajaram Paliwal by a Sale Deed Dated 18/10/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-2 in Addl. Book No. 1, Volume No. 804 on Pages 71 to 74 at Sr. No. 8261 on even date; AND

WHEREAS, the said Mr. Radhey Shyam S/o Rajaram Paliwal has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-3 covering a Built-up area of 69.57 Sq. Mtrs. on Second Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Radhey Shyam S/o Rajaram Paliwal lateron in his turn transferred the said Apartment No. A-3 on Second Floor of "Shubhangi Apartments" by way of sale to Miss. Kanak D/o Radhey Shyam Paliwal (after Marriage Mrs. Kanak Shashank Paliwal) by a Sale Deed Dated 31/01/2007, which is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 621 on even date; AND

(4) APARTMENT NO. A-4 ON THIRD FLOOR IN WING "A" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Bhaskar S/o Krishnarao Saraf by a Sale Deed Dated 25/03/1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 39 on Pages 296 to 293 at Sr. No. 887(P) on even date; AND

WHEREAS, the said Mr. Bhaskar S/o Krishnarao Saraf had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. A-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "A" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Bhaskar S/o Krishnarao Saraf left for heavenly abode on 27/05/1994 and his Widow Smt. Neela Bhaskar Saraf also left for heavenly abode on 07/04/2022 and consequent upon their death/demise the aforesaid property devolved upon his two sons namely (i) Mr. Anil Bhaskar Saraf and (ii) Mr. Shrikant Bhaskar Saraf and only daughter namely Mrs. Vaishali W/o Rahul Deshpande jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(5) APARTMENT NO. B-1 ON GROUND FLOOR IN WING "B" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Sunil S/o Gopalrao Muley by a Sale Deed Dated 14/01/1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 8 in Addl. Book No. 1, Volume No. 1282 on Pages 1 to 4 at Sr. No. 534 on even date; AND

WHEREAS, the said Mr. Sunil S/o Gopalrao Muley had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(6) APARTMENT NO. B-2 ON FIRST FLOOR IN WING "B" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement

1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Gundeorao S/o Kacharuji Patil by a Sale Deed Dated 17/11/1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 1 in Addl. Book No. 1, Volume No. 822 on Pages 173 to 176 at Sr. No. 9486 on even date.

WHEREAS, the said Mr. Gundeorao S/o Kacharuji Patil had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-2 covering a Built-up area of 69.33 Sq. Mtrs. on First Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Gundeorao Kacharuji Patil lateron transferred the said Apartment No. B-2 by way of sale to Mr. Dinesh S/o Madhukarrao Anand Pandit by a Sale Deed Dated 30/01/2004, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 559 on even date; AND

WHEREAS, the said Mr. Dinesh Madhukarrao Anand Pandit further transferred the said Apartment No. B-2 by way of Sale to Mrs. Bharati W/o Pawan Basakhetre by a Sale Deed Dated 29/06/1990 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1846 on even date; AND

(7) <u>APARTMENT NO. B-3 ON SECOND FLOOR IN WING "B"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Pundlik S/o Janardan Awandhe by a Sale Deed Dated 17/10/1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 2 in Addl. Book No. 1, Volume No. 803 on Pages 121 to 124 at Sr. No. 8229(P) on even date; AND

WHEREAS, the said Mr. Pundlik S/o Janardan Awandhe had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-3 covering a Built-up area of 69.33 Sq. Mtrs. on Second Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the aforesaid Mr. Pundlik S/o Janardan Awandhe left for heavenly abode and consequent upon his death/demise, the aforesaid property bearing Apartment No. B-3 devolved upon his widow namely Smt. Rajani Pundlik Awandhe, two Sons namely (1) Mr. Girish Pundlik Awandhe & (2) Mr. Deepak Pundlik Awandhe and only daughter namely Mrs. Manik Sanjay Ghate by way of intestate succession, being the only legal heir of the deceased; AND

(8) <u>APARTMENT NO. B-4 ON THIRD FLOOR IN WING "B"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Deepak S/o Govindrao Deshpande and Smt. Nisha W/o Govindrao Deshpande jointly by a Sale Deed Dated 10/11/1989, which is duly Registered in the Office of the Head Quarter Sub-Registrar, Nagpur - 1 in Addl. Book No. 1, Volume No. 1492 on Pages 117 to 120 at Sr. No. 13138 on even date; AND

WHEREAS the aforesaid Smt. Nisha Govindrao Deshpande left for heavenly abode on 02-02-2016 and her husband Mr. Govindrao Deshpande also died on 17-01-1984 and consequent upon their death/demise her 50 Percent share in the aforesaid property devolved upon their Two Sons namely (i) Mr. Deepak Govindrao Deshpande (ii) Mr. Prakash Govindrao Deshpande and married Daughter(s) namely (i) Mrs. Pratibha Madhav Dolhare (ii) Jyoti Ashok Joshi, by way intestate succession being the legal heirs of the deceased; AND

WHEREAS, (ii) Mr. Prakash Govindrao Deshpande and married Daughter(s) namely (i) Mrs. Pratibha Madhav Dolhare (ii) Jyoti Ashok Joshi,relinquished their share in the property in favour of Mr. Deepak S/o Govindrao Deshpande by Registered Relinquishment Deed dated 18-10-2023, which is duly Registered in the office of the Joint Sub Registrar Nagpur-4 in Book No. 1 at Sr. No. 9080/2023 on 18-10-2023; AND

WHEREAS, the said Deepak S/o Govindrao Deshpande and other had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. B-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "B" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(9) <u>APARTMENT NO. C-1 ON GROUND FLOOR IN WING "C"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Aniruddha S/o Madhaorao Kaduskar and Mrs. Sunetra W/o Aniruddha Kaduskar jointly by a Sale Deed Dated 24/04/1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1366 on Pages 115 to 118 at Sr. No. 4340 on even date; AND

WHEREAS, the said Mr. Aniruddha Madhaorao Kaduskar and and Mrs. Sunetra W/o Aniruddha Kaduskar had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "C" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited they have now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein; AND

(10) APARTMENT NO. C-2 ON FIRST FLOOR IN WING "C" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Prasanna Kumar S/o Barhishad Bhattacharya by a Sale Deed Dated 07/02/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 889 on Pages 109 to 112 at Sr. No. 1697 on even date; AND

WHEREAS, the said Mr. Prasanna Kumar S/o Barhishad Bhattacharya had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-2 covering a Built-up area of 69.67 Sq. Mtrs. on First Floor in Wing "C" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein; AND

(11) APARTMENT NO. C-3 ON SECOND FLOOR IN WING "C" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing, City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Pamidipaty Sunil Rao, by a Sale Deed Dated 12/10/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1468 on Pages 152 to 155 at Sr. No. 12116 on even date; AND

WHEREAS, the said Mr. Pamidipaty Sunil Rao had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-3 covering a Built-up area of 69.67 Sq. Mtrs. on Second Floor in Wing "C" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Pamidipaty Sunil Rao lateron transferred the said Apartment No. C-3 by way of sale to Mrs. Suhas W/o Ganpatrao Shendre by a Sale Deed Dated 18/02/2005, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1212 on even date; AND

(12) APARTMENT NO. C-4 ON THIRD FLOOR IN WING "C" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and

Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Piyush S/o Kanti Das, by a Sale Deed Dated 24/04/1991, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1369 on Pages 111 to 114 at Sr. No. 4339 on even date; AND

WHEREAS, the said Mr. Piyush S/o Kanti Das had paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. C-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "C" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Piyush S/o Kanti Das left for heavenly abode on 06/08/2013 and consequent upon his death/demise the aforesaid property devolved upon his Widow Smt. Arti Piyush Das, only two son Mr. Pradeep Piyush Das and Mr. Vidyut Piyush Das only daughter Miss. Sangeeta Piyush Das jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(13) <u>APARTMENT NO. D-1 ON GROUND FLOOR IN WING "D"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mrs. Vanalata Arun Huddar, by a Sale Deed Dated 10-09-1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. I, Volume No. 1792 on Pages 177 to 181 at Sr. No. 11605(P) on even date; AND

WHEREAS Mrs. Vanalata Arun Huddar lateron agreed to sale the aforesaid property to Mr. Anil S/o Arvind Mujumdar, by an Agreement to Sell Dated 23-02-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-2 in Book No. 1 at Sr. No. 1243/2007 on 23-02-2007; AND

WHEREAS in pursuance of the said Agreement to Sell Dated 23-02-2007, Mrs. Vanalata Arun Huddar lateron transferred/sold the aforesaid property by way of sale to Mr. Anil S/o Arvind Mujumdar, by a Sale Deed Dated 23-05-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 2756/2007 on 23-05-2007 and subsequently executed a Correction Deed on 22-06-2007, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 3487/2007 on 22-06-2007; AND

WHEREAS, the said Mr. Anil S/o Arvind Mujumdar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-1 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(14) <u>APARTMENT NO. D-2 ON FIRST FLOOR IN WING "D"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mrs. Shilpa W/o Shashikant Deshpande, by a Sale Deed Dated 04/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City at Sr. No. 11404 on even date; AND

WHEREAS, the said Mrs. Shilpa W/o Shashikant Deshpande has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by her bearing No. D-2 covering a Built-up area of 55.81 Sq. Mtrs. on First Floor in Wing "D" of "Shubhangi Apartments" chosen by her to M/s. Gajraj Builders Private Limited she has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mrs. Shilpa W/o Shashikant Deshpande lateron transferred the said Apartment No. D-2 by way of sale to Mrs. Kalpana W/o Aniruddha Deo by a Sale Deed Dated 09/06/2008, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 3691 on even date; AND

(15) <u>APARTMENT NO. D-3 ON SECOND FLOOR IN WING "D"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Babarao S/o Khushalrao Adgaonkar, by a Sale Deed Dated 10/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1792 on Pages 126 to 129 at Sr. No. 11601(P) on even date; AND

WHEREAS, the said Mr. Babarao S/o Khushalrao Adgaonkar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-3 covering a Built-up area of 69.67 Sq. Mtrs. on Second Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Babarao S/o Khushalrao Adgaonkar left for heavenly abode on 10-03-1996 and consequent upon his death/demise, his aforesaid property devolved upon his Widow namely Smt. Saral Balasaheb @ Babarao Adgaonkar, two Sons namely (1) Mr. Hemant Balasaheb @ Babarao Adgaonkar, (2) Mr. Abhijit Balasaheb @ Babarao Adgaonkar and only Daughter namely Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(16) <u>APARTMENT NO. D-4 ON THIRD FLOOR IN WING "D"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Kishor S/o Prabhakarrao Khanorkar, by a Sale Deed Dated 30/03/1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 51 on Pages 157 to 164 at Sr. No. 1387(P) on 27/04/1992; AND

WHEREAS, the said Mr. Kishor S/o Prabhakarrao Khanorkar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. D-4 covering a Built-up area of 69.67 Sq. Mtrs. on Third Floor in Wing "D" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(17) <u>APARTMENT NO. E-1 ON GROUND FLOOR IN WING "E"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. H.M.T. Gowda by a Sale Deed Dated 04/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 1785 on Pages 71 to 75 at Sr. No. 11298(P) on even date; AND

WHEREAS, the said Mr. H.M.T. Gowda has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-1 covering a Built-up area of 55.81 Sq. Mtrs. on Ground Floor in Wing "E" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. H.M.T. Gowda lateron transferred the said Apartment No. E-1 by way of sale to Mr. Ramesh S/o Hariswami Nilamwar by a Sale Deed Dated 17/02/2009, which is duly Registered in the Office of the Sub Registrar, Nagpur No. 5 in Book No. 1 at Sr. No. 463 on even date; AND

WHEREAS, the aforesaid Mr. Ramesh S/o Hariswami Nilamwar further transferred the said Apartment No. E-1 by way of sale to Mr. Harshad S/o Arun Huddar and Mrs. Smita W/o Harshad Huddar jointly by a Sale Deed Dated 16/03/2009, which is duly Registered in the office of the Joint Sub Registrar, Nagpur No. 5 in Book No. 1 at Sr. No. 645 on even date; AND

WHEREAS the said Mr. Harshad S/o Arun Huddar and Mrs. Smita W/o Harshad Huddar lateron in their turn jointly transferred the said Apartment No. E-1 by way of sale to (i) Mr. Anil S/o Damodar Pingle and (ii) Mrs. Anushri W/o Anil Pingle jointly by a Sale Deed Dated 17/08/2020 and the same is duly registered in the Office of the Joint Sub Registrar,

Nagpur City No. 1 in Book No. 1 at Sr. No. 4348 on 20/08/2020; AND

(18) APARTMENT NO. E-2 ON FIRST FLOOR IN WING "E" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Vilas S/o Wamanrao Deshpande and Mrs. Vijaya Vilas Deshpande jointly by a Sale Deed Dated 10/09/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1792 on Pages 135 to 138 at Sr. No. 11603(P) on even date; AND

WHEREAS, the said Mr. Vilas S/o Wamanrao Deshpande and Mrs. Vijaya Vilas Deshpande has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-2 covering a Built-up area of 69.67 Sq. Mtrs. on Ground Floor in Wing "E" of "Shubhangi Apartments" chosen by them to M/s. Gajraj Builders Private Limited they have now become an exclusive, absolute and full Owners of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Vilas S/o Wamanrao Deshpande left for heavenly abode on 04-07-2016 and consequent upon his death/demise, his undivided 50 percent share in the aforesaid property comprising Apartment No. F-4 devolved upon his Widow Smt. Vijaya Vilasrao Deshpande and only son namely Mr. Vishal Vilasrao Deshpande jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(19) APARTMENT NO. E-3 ON SECOND FLOOR IN WING "E" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. E-3 covering a Built-up area of 55.81 Sq. Mtrs. on the Second Floor of "Shubhangi Apartments", bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. S. Ponnu S/o Mr. Seeni by a Sale Deed Dated 19/12/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 844 on Pages 115 to 120 at Sr. No. 9876(P) on even date; AND

WHEREAS, consequent upon the death of the said Mr. S. Ponnu S/o Mr. Seeni the aforesaid property devolved upon (i) Smt. Susila Maruthai Ponnu, (ii) Mr. Rakesh Kumar S. Ponnu, (iii) Mrs. Gurulakshmi P Vickram, and (iv) Sushil Kumar P S. Ponnu by way of intestate succession, being the only legal heirs of the deceased; AND

(20) APARTMENT NO. E-4 ON THIRD FLOOR IN WING "E" :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-

operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Subhash S/o Sultansingh Yadav by a Sale Deed Dated 29/04/1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1372 on Pages 98 to 101 at Sr. No. 4507(P) on even date; AND

WHEREAS, the said Mr. Subhash S/o Sultansingh Yadav has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. E-4 covering a Built-up area of 69.57 Sq. Mtrs. on Third Floor in Wing "E" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the aforesaid Mr. Subhash S/o Sultansingh Yadav lateron in his turn transferred the said Apartment No. E-4 by way of sale to Mr. B. Chandrashekhar Satyanarayan Naidu by a Sale Deed Dated 08/09/1998 and the same is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur-11 in Addl. Book No. 1 Volume No. 2248 on Pages 181 to 188 at Sr. No. 8657 (P) on even date; AND

WHEREAS, the aforesaid Mr. B. Chandrashekhar Satyanarayan Naidu lateron in his turn transferred the said Apartment No. E-4 by way of sale to Mr. Amit S/o Bhaskarrao Mankar by a Sale Deed Dated 28/08/2006 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5041/2006 on even date; AND

(21) <u>APARTMENT NO. F-1 ON GROUND FLOOR IN WING "F"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Krishnarao S/o Vishnupant Tapikar by a Sale Deed Dated 16/02/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. A1 Volume No. 898 on Page No. 111 to 114 at Sr. No. 2166 on even date; AND

WHEREAS, the said Mr. Krishnarao S/o Vishnupant Tapikar has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-1 covering a Built-up area of 69.57 Sq. Mtrs. on Ground Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(22) <u>APARTMENT NO. F-2 ON FIRST FLOOR IN WING "F"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71,

72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Prem Shankar Rai by a Sale Deed Dated 17/11/1988, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 822 on Pages 161 to 164 at Sr. No. 8896(P) on even date; AND

WHEREAS, the said Mr. Prem Shankar Rai has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-2 covering a Built-up area of 69.57 Sq. Mtrs. on First Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

WHEREAS, the said Mr. Prem Shankar Rai lateron in his turn transferred the said Apartment No. F-2 by way of sale to Mr. Girish S/o Pandharinath Phalnikar by a Sale Deed Dated 17/08/2004, which is duly Registered in the Office of the Head Quarter Sub Registrar, Nagpur in Book No. 1 at Sr. No. 4869/2009 on even date; AND

(23) <u>APARTMENT NO. F-3 ON SECOND FLOOR IN WING "F"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Ramesh S/o Saoji Undirwade by a Sale Deed Dated 07/01/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 864 on Pages 154 to 157 at Sr. No. 360 on even date; AND

WHEREAS, the said Mr. Ramesh S/o Saoji Undirwade has paid, provided and contributed the entire agreed cost of construction of Apartment chosen by him bearing No. F-3 covering a Built-up area of 69.70 Sq. Mtrs. on Second Floor in Wing "F" of "Shubhangi Apartments" chosen by him to M/s. Gajraj Builders Private Limited he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein; AND

(24) <u>APARTMENT NO. F-4 ON THIRD FLOOR IN WING "F"</u> :

WHEREAS, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel of land bearing Plot Nos. 120-121 A out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur containing by admeasurement admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-4 covering a Built-up area of 55.81 Sq. Mtrs. on the Third Floor, bearing City Survey No. 2098, Chalta No. 1 and Sheet No. 234/1 (New No. 40), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR by way of sale to Mr. Anil S/o Raghupati Deshmukh by a Sale Deed Dated 21/02/1990, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Addl. Book No. 1, at Sr. No. 2632 on even date; AND

WHEREAS, the said Mr. Anil S/o Raghupati Deshmukh left for heavenly abode on 23-07-2020 and consequent upon his death/demise the aforesaid entire property comprising Apartment No. F-4 devolved upon his Widow Smt. Mangala Anil Deshmukh and two sons namely (i) Mr. Ajit Anil Deshmukh and (ii) Mr. Amit Anil Deshmukh jointly by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS, the aforesaid Smt. Mangala Anil Deshmukh and Mr. Amit Anil Deshmukh lateron Released/Relinquished all their rights, title, share and interest in respect of the said property in favour of Mr. Ajit Anil Deshmukh by a Release Deed Dated 03/05/2023 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2576/2023 on even date. As a result therefore the Owners hereinabovenamed have now became an exclusive, absolute and full Owners for their respective Apartment in the said Multistoreyed Building standing on Plot No. 120-121 A and known and styled as "Shubhangi Apartments" Togetherwith the Undivided 1/24th share and interest each in the said Plots of land 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; AND

WHEREAS the aforesaid building has now become 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 therein. That the aforesaid owners have formed "SHUBHANGI APARTMENTS" Maintenance Society for maintenance of the building. The details of Ownership of each Owners in the aforesaid property is as under –

Sr. No.	Apartment Owners	Apartment No.	Existing Floor	Built-up area as per Sale Deed (in Sq. Mtrs.)	Undivided share in land
1.	Mr. Prakash Krishnarao Uttarwar.	A-1	Ground	69.67	1/24th
2.	a) Mrs. Rajshree Ramesh Pophali. b) Mr. Yogesh Ramesh Pophali. c) Mr. Girish Ramesh Pophali.	A-2	First	68.75	1/24th
3.	Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal)	A-3	Second	69.57	1/24th
4.	a) Mr. Anil Bhaskar Saraf, b) Mr. Shrikant Bhaskar Saraf & c) Mrs. Vaishali Rahul Deshpande.	A-4	Third	69.67	1/24th
5.	Mr. Sunil Gopalrao Muley	B-1	Ground	69.67	1/24th
6.	Mrs. Bharati Pawan Basakhetre.	B-2	First	69.33	1/24th
7.	a) Mr. Girish Pundlik Awandhe, b) Mr. Deepak Pundlik Awandhe, c) Mrs. Manik Sanjay Ghate, d) Smt. Rajani Pundlik Awandhe,	B-3	Second	69.33	1/24th
8.	Mr. Deepak Govindrao Deshpande	B-4	Third	69.67	1/24th
9.	a) Mr. Aniruddha Madhaorao Kaduskar & b) Mrs. Sunetra Aniruddha Kaduskar.	C-1	Ground	69.67	1/24th
10.	Mr. Prasanna Kumar Barhishad Bhattacharya.	C-2	First	69.67	1/24th
11.	Mrs. Suhas Ganpatrao Shendre.	C-3	Second	69.67	1/24th
12.	a) Smt. Arti Piyush Das, b) Mr. Pradeep Piyush Das & c) Mr. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das.	C-4	Third	69.67	1/24th
13.	Mr. Anil Arvind Mujumdar.	D-1	Ground	69.67	1/24th
14.	Mrs. Kalpana Aniruddha Deo.	D-2	First	55.81	1/24th
15.	a) Mr. Hemant Balasaheb @ Babarao Adgaonkar,	D-3	Second	69.67	1/24th

Sr. No.	Apartment Owners	Apartment No.	Existing Floor	Built-up area as per Sale Deed (in Sq. Mtrs.)	Undivided share in land
	b) Mr. Abhijit Balasaheb @ Babarao Adgaonkar, c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), d) Smt. Saral Late Mr. Balasaheb @ Babarao Adgaonkar,				
16.	Mr. Kishor Prabhakarrao Khanorkar.	D-4	Third	69.67	1/24th
17.	a) Mr. Anil Damodar Pingle & b) Mrs. Anushri Anil Pingle.	E-1	Ground	55.81	1/24th
18.	a) Smt. Vijaya Vilasrao Deshpande b) Mr. Vishal Vilasrao Deshpande	E-2	First	69.67	1/24th
19.	Mr. Amit Bhaskar Mankar.	E-4	Third	69.57	1/24th
20.	Mr. Krishnarao Vishnupant Tapikar.	F-1	Ground	69.57	1/24th
21.	Mr. Girish Pandharinath Phalnikar.	F-2	First	69.57	1/24th
22.	Mr. Ramesh Saoji Undirwade.	F-3	Second	69.70	1/24th
23.	Mr. Ajit Anil Deshmukh.	F-4	Third	55.81	1/24th
24.	(a) Smt. Susila Maruthai Ponnu, (b) Mr. Rakesh Kumar S. Ponnu, (c) Mrs. Gurulakshmi P Vickram, and (d) Sushil Kumar P S. Ponnu	E-3	Second	55.81	1/24th

; AND

WHEREAS the aforesaid Owners namely (1) Mr. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Mr. Anil Bhaskar Saraf, (4-b) Mr. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Mr. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Mr. Girish Pundlik Awandhe, (7-b) Mr. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Mr. Deepak Govindrao Deshpande, (9-a) Mr. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Mr. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Mr. Pradeep Piyush Das, (12-c) Mr. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Mr. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Mr. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Mr. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Mr. Balasaheb @ Babarao Adgaonkar, (16) Mr. Kishor Prabhakarrao Khanorkar, (17-a) Mr. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Mr. Vishal Vilasrao Deshpande, (19) Mr. Amit Bhaskar Mankar, (20) Mr. Krishnarao Vishnupant Tapikar, (21) Mr. Girish Pandharinath Phalnikar, (22) Mr. Ramesh Saoji Undirwade, (23) Mr. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Mr. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, the Vendors named hereinabove jointly decided to re-develop the said property comprising **Plot Nos. 120 & 121 A** 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 02-04-2024, the aforesaid (1) Mr. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Mr. Anil Bhaskar Saraf, (4-b) Mr. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Mr. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Mr. Girish Pundlik Awandhe, (7-b) Mr. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Mr. Deepak Govindrao Deshpande, (9-a) Mr. Aniruddha Madhaorao Kaduskar,

(9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Mr. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Mr. Pradeep Piyush Das, (12-c) Mr. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Mr. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Mr. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Mr. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Mr. Balasaheb @ Babarao Adgaonkar, (16) Mr. Kishor Prabhakarrao Khanorkar, (17-a) Mr. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Mr. Vishal Vilasrao Deshpande, (19) Mr. Amit Bhaskar Mankar, (20) Mr. Krishnarao Vishnupant Tapikar, (21) Mr. Girish Pandharinath Phalnikar, (22) Mr. Ramesh Saoji Undirwade, (23) Mr. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Mr. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, the Vendors named hereinabove jointly have entrusted the entire work of Development of the said **Plot Nos. 120 & 121 A** to the Developer **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Mr Sachin Dinkar Mehar, (3) Mr Anandkumar Bodaram Tarwani, (4) Mr Ashish Madhukar Rahate and (5) Mr Shantanu Vinod Raut, upon several terms and conditions contained therein. The said Agreement of Re-Development is duly registered in the office of the Sub Registrar, Nagpur-4 at Registered Sr. No. 364582024 on 02-04-2024 on payment of requisite Stamp Duty and Registration Fees payable thereon**.**

WHEREAS for completion of the development works speedily, the aforesaid (1) Mr. Prakash Krishnarao Uttarwar, (2-a) Mrs. Rajshree Ramesh Pophali, (2-b) Mr. Yogesh Ramesh Pophali, (2-c) Mr. Girish Ramesh Pophali, (3) Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal), (4-a) Mr. Anil Bhaskar Saraf, (4-b) Mr. Shrikant Bhaskar Saraf, (4-c) Mrs. Vaishali Rahul Deshpande, (5) Mr. Sunil Gopalrao Muley, (6) Mrs. Bharati Pawan Basakhetre, (7-a) Mr. Girish Pundlik Awandhe, (7-b) Mr. Deepak Pundlik Awandhe, (7-c) Mrs. Manik Sanjay Ghate, (7-d) Smt. Rajani Pundlik Awandhe, (8) Mr. Deepak Govindrao Deshpande, (9-a) Mr. Aniruddha Madhaorao Kaduskar, (9-b) Mrs. Sunetra Aniruddha Kaduskar, (10) Mr. Prasanna Kumar Barhishad Bhattacharya, (11) Mrs. Suhas Ganpatrao Shendre, (12-a) Smt. Arti Piyush Das, (12-b) Mr. Pradeep Piyush Das, (12-c) Mr. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das, (13) Mr. Anil Arvind Mujumdar, (14) Mrs. Kalpana Aniruddha Deo, (15-a) Mr. Hemant Balasaheb @ Babarao Adgaonkar, (15-b) Mr. Abhijit Balasaheb @ Babarao Adgaonkar, (15-c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), (15-d) Smt. Saral Late Mr. Balasaheb @ Babarao Adgaonkar, (16) Mr. Kishor Prabhakarrao Khanorkar, (17-a) Mr. Anil Damodar Pingle, (17-b) Mrs. Anushri Anil Pingle, (18-a) Smt. Vijaya Vilasrao Deshpande, (18-b) Mr. Vishal Vilasrao Deshpande, (19) Mr. Amit Bhaskar Mankar, (20) Mr. Krishnarao Vishnupant Tapikar, (21) Mr. Girish Pandharinath Phalnikar, (22) Mr. Ramesh Saoji Undirwade, (23) Mr. Ajit Anil Deshmukh, (24-a) Smt. Susila Maruthai Ponnu, (24-b) Mr. Rakesh Kumar S. Ponnu, (24-c) Mrs. Gurulakshmi P Vickram and (24-d) Sushil Kumar P S. Ponnu, the Vendors named hereinabove jointly have executed a General Power of Attorney in favour of **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Mr Sachin Dinkar Mehar, (3) Mr Anandkumar Bodaram Tarwani, (4) Mr Ashish Madhukar Rahate and (5) Mr Shantanu Vinod Raut on 02-04-2024 and thereby allowed it to develop the said property and the said Power of Attorney is registered in the Office of the Sub-Registrar, Nagpur–4 in Book No. 1 at Registered Sr. No. 3646/2024 on 02-04-2024; AND

WHEREAS, in pursuance of the aforesaid Agreement, **M/s. OM BUILDCON**, acting through its Partners (1) Mrs. Vishakha Girish Pise, (2) Mr Sachin Dinkar Mehar, (3) Mr Anandkumar Bodaram Tarwani, (4) Mr Ashish Madhukar Rahate and (5) Mr Shantanu Vinod Raut has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said **Plot Nos. 120 & 121A** and to be known and styled as **"SHUBHANGI**

HEIGHTS" and the same is duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur, vide his Building Permit No. 279550 and Permit No. NMO/B/2024/APL/03292 Dated 21-01-2025; AND

(Also specify

(i) Any covenants affecting the said property.
(ii) Any impediments attached to the said property.
(iii) Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property.
(iv) Details of illegal encroachment on the said property.
(v) Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained.
(vi) Details of mortgage or lien or charge on the said property.)

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereto) …… having …….. (here specify number of Basements,/podiums/stilt and upper floors).

AND WHEREAS the Allottee is offered an Apartment bearing number _____ on the _____floor, (herein after referred to as the said "Apartment") in the _____wing of the Building called " **SHUBHANGI HEIGHTS"** (herein after referred to as the said "Building") being constructed in the single phase of the said project, by the Promoter/Developer

AND WHEREAS the Promoter/Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter/Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____bearing No. _____; authenticated copy is attached in Annexure „F";

AND WHEREAS the Promoter/Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter/Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoter/Developer has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter/Developer on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter/Developer has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter/Developer's Architects Messrs _____and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules

and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter/Developer, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter/Developer to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter/Developer and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

AND WHEREAS the Promoter/Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/Developer while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter/Developer has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter/Developer for allotment of an Apartment No. _____ on _____ Floor in wing situated in the building " **SHUBHANGI HEIGHTS**" being constructed in the single phase of the said Project,

AND WHEREAS the carpet area of the said Apartment is _____square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the

Promoter/Developer a sum of Rs. _____ /- (Rupees _____) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter/Developer to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter/Developer both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter/Developer the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter/Developer has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at _____No. _____;

AND WHEREAS, under section 13 of the said Act the Promoter/Developer is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter/Developer hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking (if applicable)

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter/Developer shall construct the said building/s consisting of basement and ground/ stilt, /..... podiums, and upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter/Developer shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1(a) (i) The Allottee hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Allottee Apartment No. _____ having carpet area admeasuring _____ sq. meters on _____ floor in the building "**SHUBHANGI HEIGHTS**" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. ..... including Rs. ..... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allottee the garage/covered parking/space at _____ level/ basement/podium/stilt/mechanical car parking/ unit bearing no ___ admeasuring __ sq ft having __ ft length X __ft. breadth X __ ft Vertical clearance.

(iii) The Allottee has requested the promoter for allotment of an open car parking space and the promoter agrees to allot to the allottee an open car parking space without consideration bearing no ___ admeasuring __ sq ft having __ ft length X __ft. breadth.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs._____/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____ (Rupees _____) and shall be deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code_____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____and _____respectively.

(**Note** For projects where Promoter have Area Share, the three bank accounts of the project of all Promoter shall be listed. For projects where Promoter have Revenue Share the three bank accounts of all Promoter as well as the RERA Designated Master Bank Account of the Project shall be listed.)

Allottee hereby agrees to pay to that Promoter the said balance amount in following manner:-

i. Amount of Rs. _____/- (Rupees _____) (not exceeding 30% of the total consideration) to be paid to the Promoter/Developer after the execution of Agreement

ii. Amount of Rs. _____/- (Rupees _____) (not exceeding 45% of the total consideration) to be paid to the Promoter/Developer on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs. _____/- (Rupees _____) (not exceeding 70% of the total consideration) to be paid to the Promoter/Developer on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs. _____/- (Rupees _____) (not exceeding 75% of the total consideration) to be paid to the Promoter/Developer on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs. _____/- (Rupees _____) (not exceeding 80% of the total consideration) to be paid to the Promoter/Developer on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs. _____/- (Rupees _____) (not exceeding 85% of the total consideration) to be paid to the Promoter/Developer on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which thesaid Apartment is located..

vii. Amount of Rs. _____/- (Rupees _____) (not exceeding 95% of the total consideration) to be paid to the Promoter/Developer on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs. _____/- (Rupees _____)against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of Value Added Tax, Service Tax, and Cess or any other

similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter/Developer) up to the date of handing over the possession of the [Apartment/Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter/Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter/Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter/Developer may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter/Developer.

1(g) The Promoter/Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developer. If there is any reduction in the carpet area within the defined limit then Promoter/Developer shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter/Developer shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter/Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter/Developer may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter/Developer to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

2.1 The Promoter/Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter/Developer as well as the Allottee. The Promoter/Developer shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the

allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/Developer as provided in clause 1 (c) herein above. ("Payment Plan").

3 The Promoter/Developer hereby declares that the Floor Space Index available as on date in respect of the project land is _____square meters only and Promoter/Developer has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter/Developer has disclosed the Floor Space Index of _____as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter/Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter/Developer only.

4.1 If the Promoter/Developer fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter/Developer agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter/Developer, interest as specified in the Rule**,** on all the delayed payment which become due and payable by the Allottee to the Promoter/Developer under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter/Developer.

4.2 Without prejudice to the right of Promoter/Developer to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter/Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter/Developer shall at his own option, may terminate this Agreement:

Provided that, Promoter/Developer shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter/Developer within the period of notice then at the end of such notice period, Promoter/Developer shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter/Developer shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter/Developer) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter/Developer.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter/Developer in the said building and the Apartment as are set out in Annexure 'E',

annexed hereto.

6. The Promoter/Developer shall give possession of the Apartment to the Allottee on or before _ day of _____20__. If the Promoter/Developer fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter/Developer shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter/Developer received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter/Developer shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter/Developer, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter/Developer shall give possession of the [Apartment/Plot] to the Allottee. The Promoter/Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter/Developer. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/Developer or association of Allottees, as the case may be. The Promoter/Developer on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter/Developer as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter/Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/Developer shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter/Developer any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter/Developer at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter/Developer, compensation for such defect in the manner as provided under the Act.

8 The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9 The Allottee along with other Allottee(s)s of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter/Developer may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter/Developer within seven days of the same being forwarded by the Promoter/Developer to the Allottee, so as to enable the Promoter/Developer to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co- operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter/Developer shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter/Developer and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter/Developer shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter/Developer and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

Within 15 days after notice in writing is given by the Promoter/Developer to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter/Developer such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter/Developer provisional monthly contribution of Rs. _____ per month towards the outgoings. The amounts so paid by the Allottee to the Promoter/Developer shall not carry any interest and remain with the Promoter/Developer until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter/Developer to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter/Developer, the following amounts :-

(i) (Rs. _____ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) (Rs. _____ for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. _____ for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. _____for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs. _____For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs. _____for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter/Developer a sum of Rs ..... for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocatesof the Promoter/Developer in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter/Developer, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter/Developer, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/DEVELOPER

The Promoter/Developer hereby represents and warrants to the Allottee as follows:

i. The Promoter/Developer has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter/Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter/Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter/Developer confirms that the Promoter/Developer is not restricted in any manner whatsoever from selling the said [Apartment/Plot]to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter/Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter/Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter/Developer in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter/Developer as follows:-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter/Developer to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside

colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter/Developer and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter/Developer within fifteen days of demand by the Promoter/Developer, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter/Developer under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter/Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter/Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter/Developer shall maintain a separate account in respect of sums received by the Promoter/Developer from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for

which they have been received.

15A. In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/ fees/ charges for services/ commission/ brokerage to the said Registered Real Estate Agent, shall be paid by the promoter/ allotee/ both, as the case may be, in accordance with the agreed terms of payment.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter/Developer until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER/DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter/Developer executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter/Developer does not create a binding obligation on the part of the Promoter/Developer or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter/Developer. If the Allottee(s) fails to execute and deliver to the Promoter/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/Developer, then the Promoter/Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 **(**fifteen**)** days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES :

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make anypayment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter/Developer through its authorized signatory at the Promoter/Developer‟s Office, or at some other place, which may be mutually agreed between the Promoter/Developer and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Promoter/Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____.

26. The Allottee and/or Promoter/Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter/Developer will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter/Developer by Registered Post A.D **and** notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee : _____
(Allottee‟s Address) : _____
Notified Email ID: _____

Name of Vendor / Promoter/Developer name :
M/S. OM BUILDCON, acting through its Partners
(1) MRS. VISHAKHA W/o GIRISH PISE,
(2) MR SACHIN S/o DINKAR MEHAR,
(3) MR ANANDKUMAR S/o BODARAM TARWANI,
(4) MR ASHISH S/o MADHUKAR RAHATE, and
(5) MR SHANTANU S/o VINOD RAUT,
Having it‟s Office at 6th Floor, “Glass Box”, Opp. Anand Bhandar, West High Court Road, Dharampeth, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR

(Address of Vendor/Promoter/Developer)
Notified Email ID: _____

It shall be the duty of the Allottee and the Promoter/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/Developer or the Allottee, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter/Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Dispute Resolution :- Any dispute between parties shall be settled amicably**.** In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at NAGPUR *(city/town name)* in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to

Description of the freehold/leasehold land and all other details

THE **UNDIVIDED _____PERCENT** share and interest in ALL THAT Piece and Parcel of land bearing **Plot Nos. 120 & 121 A**, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by **admeasurement 1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.)**, being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of **Mouza – KHAMLA,** P.S.K. 9, and including all other easmentary rights appurtenant and belonging thereto, bearing **City Survey No. 2098/181** and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 121-B.
ON THE WEST	-	PLOT NO. 119.
ON THE NORTH	-	PLOT NO. 18.
ON THE SOUTH	-	30 FT. WIDE ROAD.

Second Schedule Above Referred to

~~Here set out~~ the nature, extent and description of common areas and facilities.

A.) Description of the common areas provided:

	Type of common areas provided	Proposed Date of Occupancy Certificate	Proposed Date of handover for use	Size/area of the common areas provided
i.				
ii.				
iii.				

B.) Facilities/ amenities provided/to be provided within the building including in the common area of the building:

	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i.						
ii.						
iii.						

C.) Facilities/ amenities provided/to be provided within the Layout and/or common area of the Layout:

	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society / common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i.						
ii.						
iii.						

D.) The size and the location of the facilities / amenities in form of open spaces (RG / PG etc.)provided / to be provided within the plot and / or within the layout.

	Type of open spaces (RG/PG) to be provided	Phase name/ number	Size open spaces to be provided	Proposed Date of availability for use	Proposed Date of handing over to the common organization
i.					
ii.					
iii.					

E.) Details and specifications of the lifts:

	Type Lift (passenger/service/stretcher/goods/fire evacuation/any other	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.				
ii.				
iii.				

Note:

At „A": to provide the details of the <u>common areas provided for the project</u>.

At „B": to provide the details of the facilities/amenities provided within the building and in the common area of the building.

At „C": to provide the details of the facilities/amenities provided <u>within the Layout and/or common area of the Layout.</u>

At „D": to provide the details of the facilities/amenities provided <u>in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout</u>.

At „E": to provide the details and <u>specifications of the lifts</u>.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1) _____

(2) _____

Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

At_____on_____

in the presence of WITNESSES:

1. Name : _____
   Signature : _____

2. Name : _____
   Signature : _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Vendors:

(1) _____
(MRS. VISHAKHA GIRISH PISE)

(2) _____
(SACHIN DINKAR MEHAR)

(3) _____
(ANANDKUMAR BODARAM TARWANI)

(4) _____
(ASHISH MADHUKAR RAHATE)

(5) _____
(SHANTANU VINOD RAUT)
Partners of M/S. OM BUILDCON
As duly constituted Attorney for Vendors
(Authorized Signatory)

Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph
Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph
Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph
Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

Promoter / Developer:
FOR M/S. OM BUILDCON

(1) _____
(MRS. VISHAKHA GIRISH PISE)

(2) _____
(SACHIN DINKAR MEHAR)

Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph
Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

(3) _____
(ANANDKUMAR BODARAM TARWANI)

Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

(4) _____
(ASHISH MADHUKAR RAHATE)

Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

(5) _____
(SHANTANU VINOD RAUT)
Partners
(Authorized Signatory)

WITNESSES:

Name_____Signature_____

Name_____Signature_____

Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE „A"
PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

ALL THAT R.C.C. Superstructure comprising **Apartment No. _____** covering a **Carpet area of _____ square meters**, on the **_____ FLOOR** alongwith **Parking area of _____ square meters** of a Building proposed to be constructed on the aforesaid Plot of land to be known and styled as "**SHUBHANGI HEIGHTS**" and bounded as under-

ON THE EAST - _____,
ON THE WEST - _____,
ON THE NORTH - _____,
ON THE SOUTH - _____.

SCHEDULE „B"
FLOOR PLAN OF THE APARTMENT
ANNEXURE – A
Name of the Attorney at Law/Advocate,Address :
Date :

No. RE. :

Title Report
Details of the Title Report

The Schedule Above Referred to
(Description of property)

Place:
Dated …….day of ..... 20.....

(Signed)
Signature of Attorney-at-Law/Advocate

ANNEXURE –B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter/Developer to the project land).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

(Specification and amenities for the Apartment),

ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

Received of and from the Allottee above named the sum of Rupees _____ on execution of this agreement towards Earnest Money Deposit or application fee I say received.

The Promoter/s.