Receipt (pavti)

267/3645
Tuesday,April 02 ,2024
11:55 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5639 दिनांक: 02/04/2024

गावाचे नाव: खामला
दस्तऐवजाचा अनुक्रमांक: नवल4-3645-2024
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. ओम बिल्डकॉन तर्फे भागीदार क्र. 1 विशाखा गिरीश पिसे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3400.00
पृष्ठांची संख्या: 170	
एकूण:	रु. 33400.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:14 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४

बाजार मुल्य: रु.87641000 /-
मोबदला रु.87641000/-
भरलेले मुद्रांक शुल्क : रु. 4382050/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424028501114 दिनांक: 02/04/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424028403478 दिनांक: 02/04/2024
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000028661202425E दिनांक: 02/04/2024
बँकेचे नाव व पत्ता:

Scanned

CHALLAN
MTR Form Number-6

GRN MH000028661202425E	BARCODE	Date 01/04/2024-15:40:53	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAIFO3500H
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	OM BUILDCON
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No.	City Survey No. 2098/181 Plot Nos. 120 and 121 A

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Premises/Building	
Road/Street	Mouza KHAMLA
Area/Locality	Nagpur
Town/City/District	
PIN	4 4 0 0 2 5
Remarks (If Any)	PAN2=AABPU1045J~SecondPartyName=PRAKASH KRISHNARAO UTTARWAR~
Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024040143538	IK0CRXYRI8
Cheque/DD No.		Bank Date	RBI Date	01/04/2024-15:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 7666164069
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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३६४ / २०२४
१ / १६०

Print Date 01-04-2024 03:42:15



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

Received Adjudication Fee RS. **100**/- vide e-Challan GRN No. **MH016858014202324E** Dated **06-03-2024**.

Tanaji Lahu Gangavane

Collector of Stamps
NagpurCity

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

Tanaji Lahu Gangavane

मुद्रांक जिल्हाधिकारी
NagpurCity

Case No. **Adj/IGR377/38/2024**

Certificate Number: **CER-NAG-ADJ-IGR377-38-2024**

Market Value/Value (if any): **Rs. 87641000**

Consideration Amount (if any): **Rs. 87641000**

Received from **OM BUILDCON** Residing at **6th Floor, Glass Box, Opp. Anand Bhandar, West High Court Road, Dharampeth, Nagpur**. Stamp duty of **Rs. 4382050/- (Rs. Forty Three Lakh Eighty Two Thousand and Fifty only)**. Vide e-Challan GRN No **MH018211114202324E** Dated :- **27-3-2024** The defacement number is **0009550326202324**.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 4382050/- (Rs. Forty Three Lakh Eighty Two Thousand and Fifty only) with which this instrument is chargeable under Article Development agreement of Schedule I of the said Act, has been paid.**

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

Dist. Registrar CL-I & Collector of ... NAGPUR CITY

Tanaji Lahu Gangavane

Place: NagpurCity
Date: 27/3/2024

Collector of Stamps
NagpurCity

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२/१६०


Dist. Registrar CL
NAGPU


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X 960

(2)



AGREEMENT FOR RE-DEVELOPMENT

(Item No.27,409/40 Page No. 683 Mouza : Khamla @ Rs. 37,740/- Per Sq. Mtrs.)

THIS AGREEMENT FOR REDEVELOPMENT is made and executed at NAGPUR on 2nd day of ~~MARCH~~ APRIL 2024 BETWEEN :



(3)

(1) SHRI. 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) SHRI. 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) SHRI. 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 Shri. 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,

Dist. Registrar Nagpur

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Apartment No. A-4 on Third Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur Pin Code : 440025, Tahsil and District – NAGPUR (Maharashtra State);

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

(9a) SHRI. 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

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(5)

(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) SHRI. 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) SHRI. 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) SHRI. 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) SHRI. 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

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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) SHRI. 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) SHRI. 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 SHRI. 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) SHRI. 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) SHRI. 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

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(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) SHRI. 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) SHRI. 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) SHRI. 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) SHRI. 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) SHRI. 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);

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(23) SHRI. 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) SHRI. 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 **SHRI. 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);

Hereinafter all jointly called the **"OWNERS",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"OWNERS",** as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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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, Djharampeth, 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) SHRI 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) SHRI 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) SHRI 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,

(5) SHRI 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 **"DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"PARTNERSHIP FIRM** and it's **PARTNERS"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interests 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 TOGETHERWITH the existing more than 30 Years old entire R.C.C. Superstructures comprising individual Apartments in the existing Multistoreyed Buildings (i.e. Wing A to F) standing thereon consisting of 24 (Twenty Four) independent and self contained separate Apartments therein and known and styled as "SHUBHANGI APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey No. 2098 and Sheet

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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, hereinafter referred to as the **"said property"**; AND

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 Shri. 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 Shri. Wamanrao S/o Balwant Pendharkar lateron Gifted his aforesaid property to his four sons namely (i) Shri. Anand Pendharkar, (ii) Shri. Arvind Pendharkar, (iii) Shri. Vinayak Pendharkar and (iv) Shri. 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 APARTMENTS" 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 Shri. 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

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WHEREAS the aforesaid Shri. 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 Shri. 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 existing Buildings standing thereon and collectively known and styled as "SHUBHANGI APARTMENTS" 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 hereinabovenamed 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 :-

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. A.V. Shrinivasan S/o Late Shri. 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.

THAT, the said Shri. A.V. Shrinivasan S/o Late Shri. 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

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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 Shri. A.V. Shrinivasan S/o Late Shri. 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.

THAT, the said Shri. A.V. Shrinivasan S/o Late Shri. A.G. Venkatesan lateron transferred the said Apartment No. A-2 on First Floor of "Shubhangi Apartments" by way of sale to Shri. Gopalkrishnan Nair S/o Late Shri. 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.

THAT, the said Shri. Gopalkrishnan Nair S/o Late Shri. 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 Shri. 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.

THAT, the said Mrs. Manjusha W/o Jalandhar Purohit and Shri. Jalandhar S/o Prabhakar Purohit lateron in their turn jointly transferred the said property by way of sale to (i) Shri. 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.

THAT, the said Shri. 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.

(3) **APARTMENT NO. A-3 ON SECOND FLOOR IN WING "A" :**

THAT, 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.

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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 Shri. 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.

THAT, the said Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

THAT, the said Shri. 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

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property devolved upon his two sons namely (i) Shri. Anil Bhaskar Saraf and (ii) Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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

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has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

THAT, the said Shri. Gundeorao Kacharuji Patil lateron transferred the said Apartment No. B-2 by way of sale to Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

THAT, the aforesaid Shri. 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) Shri. Girish Pundlik Awandhe & (2) Shri. Deepak Pundlik Awandhe and only daughter namely Mrs. Manik Sanjay Ghate by way of intestate succession, being the only legal heir of the deceased.

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

THAT, 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 Shri. 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.

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 Shri. 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.

THAT, 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.

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

THAT, 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

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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 Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

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THAT, the said Shri. 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.

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

THAT, 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

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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 Shri. 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.

THAT, the said Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

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THAT, the said Shri. 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 Shri. Pradeep Piyush Das and Shri. Vidyut Piyush Das only daughter Miss. Sangeeta Piyush Das jointly by way of intestate succession, being the only legal heirs of the deceased.

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

THAT, 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.

THAT Mrs. Vanalata Arun Huddar lateron agreed to sale the aforesaid property to Shri. 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.

THAT 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 Shri. 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.

THAT, the said Shri. 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.

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

THAT, the aforesaid M/s. Gajraj Builders Private Limited lateron transferred/sold the Undivided 1/24th share and interest in All That Piece and Parcel

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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.

THAT, 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.

THAT, 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

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THAT, the said Shri. 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) Shri. Hemant Balasaheb @ Babarao Adgaonkar, (2) Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

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THAT, the said Shri. 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.

THAT, the said Shri. H.M.T. Gowda lateron transferred the said Apartment No. E-1 by way of sale to Shri. 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.

THAT, the aforesaid Shri. Ramesh S/o Hariswami Nilamwar further transferred the said Apartment No. E-1 by way of sale to Shri. 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.

THAT the said Shri. 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) Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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

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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.

THAT, the said Shri. 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 Shri. Vishal Vilasrao Deshpande jointly by way of intestate succession, being the only legal heirs of the deceased.

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

THAT, 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 Shri. S. Ponnu S/o Shri. 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.

THAT, consequent upon the death of the said Shri. S. Ponnu S/o Shri. Seeni the aforesaid property devolved upon (i) Smt. Susila Maruthai Ponnu, (ii) Shri. 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.

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

THAT, 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

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to Shri. 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.

THAT, the said Shri. 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.

THAT, the aforesaid Shri. Subhash S/o Sultansingh Yadav lateron in his turn transferred the said Apartment No. E-4 by way of sale to Shri. 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.

THAT, the aforesaid Shri. B. Chandrashekhar Satyanarayan Naidu lateron in his turn transferred the said Apartment No. E-4 by way of sale to Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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

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he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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.

THAT, the said Shri. Prem Shankar Rai lateron in his turn transferred the said Apartment No. F-2 by way of sale to Shri. 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.

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

THAT, 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 Shri. 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.

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THAT, the said Shri. 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.

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

THAT, 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 Shri. 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.

THAT, the said Shri. 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) Shri. Ajit Anil Deshmukh and (ii) Shri. Amit Anil Deshmukh jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT, the aforesaid Smt. Mangala Anil Deshmukh and Shri. Amit Anil Deshmukh lateron Released/Relinquished all their rights, title, share and interest in respect of the said property in favour of Shri. 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

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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.	Shri. 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) Shri. Anil Bhaskar Saraf, b) Shri. Shrikant Bhaskar Saraf & c) Mrs. Vaishali Rahul Deshpande.	A-4	Third	69.67	1/24th
5.	Shri. Sunil Gopalrao Muley	B-1	Ground	69.67	1/24th
6.	Mrs. Bharati Pawan Basakhetre.	B-2	First	69.33	1/24th
7.	a) Shri. Girish Pundlik Awandhe, b) Shri. Deepak Pundlik Awandhe, c) Mrs. Manik Sanjay Ghate, d) Smt. Rajani Pundlik Awandhe,	B-3	Second	69.33	1/24th
8.	Shri. Deepak Govindrao Deshpande	B-4	Third	69.67	1/24th
9.	a) Shri. Aniruddha Madhaorao Kaduskar & b) Mrs. Sunetra Aniruddha Kaduskar.	C-1	Ground	69.67	1/24th
10.	Shri. Prasanna Kumar Barhishad	C-2	First	69.67	1/24th

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

WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. Om Buildcon, the Developer herein above named was preferred by the existing Apartment Owners; AND

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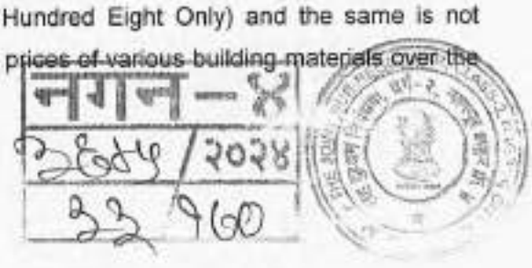
WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabovenamed having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Owners after detailed negotiations have unanimously decided to entrust the entire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

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

(1) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot 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, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey No. 2098 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 Schedule hereunder written.

(2) THAT in lieu of cash/Monitory consideration the Developer has specifically agreed to construct at its own costs 24 (TWENTY FOUR) Apartments for the existing Apartment Owners, covering a Carpet / Super Built-up area of different sizes as mentioned hereinbelow, out of the Multistoreyed Building proposed to be constructed on the said Plot Nos. 120 & 121 A in accordance with the Plan and Specifications appended hereto as ANNEXURE-A, which is proposed to be sanctioned and to give, grant and convey the same to the said 24 (Twenty Four) existing owners hereinabovenamed in duly finished and completed condition within a period of 24 (Twenty Four) Months from the date of handing over the vacant possession of the existing flats with 6 months grace period,Failing which the developer shall pay an amount of 20,000/- per month to the each of the existing owners, addition to the mutually agreed Rent of Rs 15000/- per month to the each existing owners. The cost of construction of the said 24 (Twenty Four) Apartments chosen to be retained by the present Owners is fixed as per ready reckoner at **1838.539 Sq. Mtrs x Rs.26620/-** = Rs. 4,89,41,908/- (Rupees Four Crore Eighty Nine Lakh Forty One Thousand Nine Hundred Eight Only) and the same is not subject to any increase inspite of rise in prices of various building materials over the





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basic rates and the same shall be adjusted against the land cost as may be paid by the Developer to the Owners as their individual share in the said property. If the Apartment Owners require some additional amenities and facilities in her/his apartment which are not mentioned in "Annexure-A" then in such event the said Apartment Owner shall pay cost of such amenities and facilities to the Developer from time to time as demanded by it. There are expected/approx 52 (Fifty Two) Apartments or may be more than that as may be sanctioned by the Development authority in the said proposed scheme. It is clearly agreed by the parties hereto that 24 (Twenty Four) Apartments and their alloted parking slots free of cost are provided to the existing Owners, and all the other remaining additional Apartments out of the Building proposed to be constructed on the said Plots of land and Parking Slots shall always belongs to the Developer with a right to dispose of the same to the prospective buyers as per its own wish, choice and desire. The present Owners shall not acquired any right, title or interest of any kind whatsoever in respect of the said additional Apartments and parking slots. On completion of the said Apartments the Developer shall allot/handover the possession of the Apartments to the Owners in the following manner :-

Sr. No.	Name of Owners	Old Apart-ment No	Existing Floor	Built Up Area As Per Sale Deed	NEW Apart-ment No.	NEW Floor	Wing	Proposed Built Up Area In Sq. Mtrs. Subject To (As May Be) Sanction By Development Authority
1.	Shri. Prakash Krishnarao Uttarwar.	A-1	Ground	69.67	A-601 (Front side)	SIXTH	A	75.40
2.	a) Mrs. Rajshree Ramesh Pophali, b) Mr. Yogesh Ramesh Pophali, c) Mr. Girish Ramesh Pophali,	A-2	First	69.75	A-201 (Front side)	SECOND	A	75.40
3.	Miss. Kanak Radhey Shyam Paliwal. (after Marriage Mrs. Kanak Shashank Paliwal)	A-3	Second	69.57	B-506 (Front side)	FIFTH	B	79.90
4.	a) Shri. Anil Bhaskar Saraf, b) Shri. Shrikant Bhaskar Saraf & c) Mrs. Vaishali Rahul Deshpande	A-4	Third	69.67	A-101 (Front side)	FIRST	A	76.413

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Sr. No.	Name of Owners	Old Apart-ment No	Existing Floor	Built Up Area As Per Sale Deed	NEW Apart-ment No.	NEW Floor	Wing	Proposed Built Up Area In Sq. Mtrs. Subject To (As May Be) Sanction By Development Authority
5.	Shri. Sunil Gopalrao Muley	B-1	Ground	69.67	A-102 (Front side)	FIRST	A	**75.40**
6.	Mrs. Bharati Pawan Basakhetre.	B-2	First	69.33	A-202 (Front side)	SECOND	A	**76.413**
7.	a) Shri. Girish Pundlik Awandhe, b) Shri. Deepak Pundlik Awandhe, c) Mrs. Manik Sanjay Ghate, d) Smt. Rajani Pundlik Awandhe,	B-3	Second	69.33	A-302 (Front side)	THIRD	A	**76.413**
8.	Shri. Deepak Govindrao Deshpande	B-4	Third	69.67	A-602 (Front side)	SIXTH	A	**76.413**
9.	a) Shri. Aniruddha Madhaorao Kaduskar & b) Mrs. Sunetra Aniruddha Kaduskar.	C-1	Ground	69.67	A-203 (Back side)	SECOND	A	**76.413**
10.	Shri. Prasanna Kumar Barhishad Bhattacharya.	C-2	First	69.67	A-303 (Back side)	THIRD	A	**76.413**
11.	Mrs. Suhas Ganpatrao Shendre.	C-3	Second	69.67	A-403 (Back side)	FOURTH	A	**76.413**
12.	a) Smt. Arti Piyush Das, b) Shri. Pradeep Piyush Das & c) Shri. Vidyut Piyush Das, d) Miss. Sangeeta Piyush Das.	C-4	Third	69.67	A-503 (Back side)	FIFTH	A	**76.413**
13.	Shri. Anil Arvind Mujumdar.	D-1	Ground	69.67	A-401 (Front side)	FOURTH	A	**75.40**

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Sr. No.	Name of Owners	Old Apart-ment No	Existing Floor	Built Up Area As Per Sale Deed	NEW Apart-ment No.	NEW Floor	Wing	Proposed Built Up Area In Sq. Mtrs. Subject To (As May Be) Sanction By Development Authority
14.	Mrs. Kalpana Aniruddha Deo.	D-2	First	55.81	A-304 (Back side)	THIRD	A	**79.55**
15.	a) Shri. Hemant Balasaheb @ Babarao Adgaonkar, b) Shri. Abhijit Balasaheb @ Babarao Adgaonkar, c) Mrs. Mona Dushyant Goel (Before Marriage Ku. Mona Balasaheb @ Babarao Adgaonkar), d) Smt. Saral Late Shri. Balasaheb @ Babarao Adgaonkar,	D-3	Second	69.67	A-604 (Back side)	SIXTH	A	**76.413**
16.	Shri. Kishor Prabhakarrao Khanorkar.	D-4	Third	69.67	A-504 (Back side)	FIFTH	A	**76.413**
17.	a) Shri. Anil Damodar Pingle & b) Mrs. Anushri Anil Pingle.	E-1	Ground	55.81	B-103 (Front side)	FIRST	B	**78.96**
18.	a) Smt. Vijaya Vilasrao Deshpande b) Shri. Vishal Vilasrao Deshpande	E-2	First	69.67	A-301 (Front side)	THIRD	A	**75.40**
19.	Shri. Amit Bhaskar Mankar.	E-4	Third	69.57	A-603 (Back side)	SIXTH	A	**75.40**
20.	Shri. Krishnarao Vishnupant Tapikar.	F-1	Ground	69.57	B-205 (Front side)	SECOND	B	**78.96**
21.	Shri. Girish Pandharinath Phalnikar.	F-2	First	69.57	A-402 (Front side)	FOURTH	A	**76.413**
22.	Shri. Ramesh Saoji Undirwade.	F-3	Second	69.70	A-502 (Front side)	FIFTH	A	**76.413**

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Sr. No.	Name of Owners	Old Apart-ment No	Existing Floor	Built Up Area As Per Sale Deed	NEW Apart-ment No.	NEW Floor	Wing	Proposed Built Up Area In Sq. Mtrs. Subject To (As May Be) Sanction By Development Authority
23.	Shri. Ajit Anil Deshmukh.	F-4	Third	55.81	A-702 (Front side)	SEVENTH	A	**76.413**
24.	a) Mrs. Susila Maruthai S. Ponnu, b) Shri. Rakesh Kumar S. Ponnu, c) Mrs. Gurulakshmi P Vickram, d) Sushil Kumar P S. Ponnu,	E-3	Second	55.81	A-501 (Front side)	FIFTH	A	**75.40**
25.								**1838.539**

The aforesaid area of the proposed newly constructed apartment may very upto 5% as per actual sanction plan and in case if there is any change in the above mentioned variation of upto 5%, Developer shall not be liable to pay any amount to the owners neither Owners are liable to pay any amount to the developer.

PROVIDED FURTHER THAT the Developer shall allot 1 (One) covered Parking Slot to each of the existing Owners on the Ground Floor free of cost on the ground floor as per sanctioned plan and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

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

(b) That the Owners do hereby allow and permit the Developer to erecttheir board for purpose of redevelopment work and the said plot of land and further allow and permit to demolish the existing Multistoreyed Building(s) standing on the said Plots of land exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

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(c) That the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme to be constructed on the said Plots of land hereby agreed to be developed from any Financial Institution and mortgage the said property or any part thereof (Excluding 24 (Twenty Four) Apartments allotted to the existing Apartment Owners as mentioned above) to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan togetherwith the interest accrued thereon shall be the saloe liability of the Developer alone and the existing Owners shall not be responsible for such loan amount or interest accrued thereon. However it shall be obligatory on the part of Developer to obtain NOC before the date of delivery of possession of new flats to the existing Owners and also to obtain the release letter from the Bank/Financial Institutions for and in respect of the Apartments agreed to be retained by the Owners.

(d) That for the purpose of new construction, the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 24 (Twenty Four) Months being the estimated period in which time the Developer shall handover to the existing owners their respective Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent of Rs. 15,000/- (Rupees Fifteen Thousand) Only Per Month with effect from vacant possession given to developer immediately to each of the existing Owners for the period of 24 (Twenty Four) Months or till the date of delivery of possession to each of the Owners. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by her/him/them as per departmental bills for such hired premises. The Developer shall pay the monthly rent to the existing Owners in advance.

(e) That, the Developer will not pay for Shifting Charges, brokerage at the time of vacation of the Apartments or Maintenance Deposit/Corpus Fund to the existing owners

(f) That, it is specifically understood and agreed by the existing Owners that they shall pay whatsoever actual proportionate maintenance charges as may be decided by the maintenance society and shall always indemnify the Developer against such payments.

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(g) That the Developer shall be entitled to all the benefits with respect to the presently allowable F.S.I. of 3.708 (as per UDCPR Clause No. 6.10.1(ii) building heights upto 20 mtrs. is permissible on the 9 mtrs. wide road) applicable to the said plots of land. That after completion of the building terrace and FSI rights will be hand over to the maintenance society of the owners.

(h) That it is specifically understood and agreed by the Developer that it shall complete the entire proposed Scheme/Project within a period of 24 (Twenty Four) Months with six Months grace period from the date of handling over the vacant possession of the existing flats failing which the developer shall pay an amount of Rs. 20,000 (Rupees Twenty Thousand only) per Month to each of existing owners in addition to the agreed amount of monthly rent till the date of actual physical possession of respective new flats.

(i) That it is specifically understood and agreed by the Owners that whose Apartment(s) is/are presently mortgaged shall either repay their respective loans or alternatively transfer such loans to a suitable Financial Institute which shall allow the redevelopment of said building. The Developer agrees to co-operate such Apartment Owners for takeover of loans.

(j) That it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed building shall be given as "**SHUBHANGI HEIGHTS**".

(k) That the Developer hereby agreed that it shall execute 24 (Twenty Four) separate Apartments Deeds in favour of the existing Owners for their respective Apartment. The expenses required for Registration viz. Stamp Duty, Registration Fees, GST, Legal Charges, Misc. Expenses shall be borne and paid by the Developer.

(l) That the Owners hereby specifically agreed to pay approx. Rupees 20,000/- for each apartment towards expenses, deposit etc for installation of new Electric Meter.

m) That all existing flat owners agreed to put their signature on proposed building map to get it sanctioned from Development Authority. However all charges and expenses incurred for this will be borne by developer.

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