

No.: E.E./NMRDA/DPC/Agree/1783

Nagpur, dt. 14/05/2025

To,

✓ Morsa Vinod S/o Samba Shivraro

Through P.O.A Holder

Shri. Ch. Venkateshwar Rao S/o Lakminarayana,

R/o. 18A, Bhagwaghar Layout, Dharmapeth,

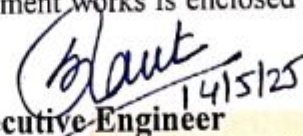
Nagpur-440008

Subject:- Sanction of Residential Layout Plan/ Land Subdivision for land bearing Khasra No. 156/2 of Mouza Drugdhamna, Tahsil Nagpur (Rural), Dist. Nagpur under section 45 of MRTTP Act 1966.

Reference :- Your application dated 21/04/2022

Kindly find enclosed here with a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land approved by Hon' Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTTP Act 1966 for Residential use you are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road/CC paver blocks, RCC/DWC pipe sewer lines with SFRC covers, RCC/DWC pipe storm drains with SFRC grills and rainwater harvesting system, CI /DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), grey water treatment, Recycling and reuse plant along with necessary drainage line etc. Compound Wall to open space, development of internal pathway in open space, tree plantation, in open space Installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA. RCC canalization wall and solid waste management system as per clause no. 13.5 of UDCPR- 2020 & arrangement for grey water treatment, Recycling and reuse of grey water as per clause no 13.4 of UDCPR-2020 etc., approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl:- As above.

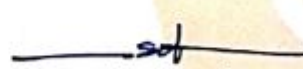

Executive Engineer
Nagpur Metropolitan Region Development Authority

Copy submitted to :-

The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement BG No. 0296IGPER000325, Dt. 22/04/2025 UCO Bank, Sitabuldi Branch, Nagpur Valid upto 21/04/2026 for record and safe custody
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (West), Nagpur Metropolitan Region Development Authority.


Executive Engineer
Nagpur Metropolitan Region Development Authority



महाराष्ट्र MAHARASHTRA

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90AA 317588

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this, the 14 day of May, 2025 between the Nagpur Metropolitan Region Development Authority, declared by Govt. of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.-55/UD-7 Dtd. 04.03.2017 represented by its Executive Engineer, Nagpur Metropolitan Region Development Authority (here in after referred to as Party No. 01), which expression shall unless repugnant to the context or meaning thereof be deemed to include its Successors and assigns on the one part and Shri. Morsa Vinod S/o Samba Shivrao Through P.O.A Holder Shri. Ch. Venkateshwar Rao S/o Lakminarayana, R/o. 18A, Bhagwaghar Layout, Dharmpeth, Nagpur-440008.(here in after referred to as the Party No. 02), which expressions shall unless repugnant to the context or meaning there of be deemed to include its administrators, successors, representative and assigns on the other part, witnessed as under:-

[Signature]

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NMARDA	
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WHEREAS the said Party No. 02 is the absolute owner of land admeasuring **2.50 H.R (25000.00 Sq.Mt.)** layout is approved comprised in Khasra No. **156/2** of Mouza **Drugdhamna**, Tahsil **Nagpur (Rural)**; Dist. **Nagpur**.

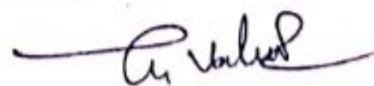
The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region.

WHEREAS, the Tentative layout plan is approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on dated **18/09/2024** and Hon. Metropolitan Commissioner, NMRDA has approved the final layout plan under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated **28/03/2025** The **Tahsildar, Nagpur (Rural)** has issued the conversion of the aforesaid land admeasuring **2.50 H.R (25000.00Sq.Mt)** out of **2.50 H.R (25000.00 Sq.Mt.)** from Agricultural use to non-agricultural for the **Residential (Plotted Layout)** purpose vide Sanad dated **29/10/2024**

WHEREAS the Party No. 02 desirous to get the layout on the aforesaid land to develop for the **Residential (Plotted Layout)** purposes, in accordance with the plans, specifications and Development Control & Promotion Regulations and

WHEREAS the aforesaid land is situated in the area covered by the Nagpur Metropolitan Region as per Government of Maharashtra, Urban Development Department Notification, Dt. 04.03.2017, the said land is under jurisdiction of Nagpur Metropolitan Region Development Authority. The party No. 01 has control over the area in the matter of development of layout of said land; and

WHEREAS the Party No. 02 has applied for the development permission to the Party No 1 for developing the said land and Party No. 02 has given acceptance to the Terms and Conditions of Party No. 01 to develop the land as per plans, suggestions and directions of Party No. 01 in the manner of size, location, specifications and designs of plots and



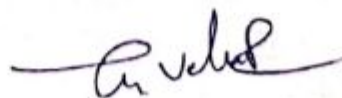
development works including Cement Concrete Road, CC Paver Block, RCC/DWC pipe sewer lines with SFRC covers, RCC/DWC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. Compound Wall to open space, Development of internal pathways in open space, Tree plantation in open space installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA, RCC/DWC canalization wall and solid waste management system as per Clause No 13.5 of UDCPR and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc.,

WHEREAS in view of the acceptance given by the said Party No.2, the Party No. 01 has approved the Development Permission of aforesaid land in question, it is hereby agreed as under:-

(1) The Party No. 02 hereby agrees, to develop the layout at his own Risk and cost as per the drawings, designs & specifications approved by the Party No. 01 and as per Terms & Conditions of letter No. EE-1(NMRDA)/463, Dt. 28/04/2025 of A.E.(NMRDA), Nagpur and N.A. Sanad of Tahsildar, Nagpur (Rural), Dist. Nagpur Dt. 29/10/2024.

(2)(a) That the Party No. 01 doth hereby accord sanction to the said Party No. 02 to have the layout in the aforesaid area admeasuring 2.50 H.R (25000.00 Sq.Mt.) out of 2.50 H.R (25000.00 Sq.Mt.) bearing/comprised in Khasra No. 156/2 of Mouza Drugdhamna, Tahsil Nagpur (Rural) developed in accordance with the sanctioned plan, a copy of which is herewith attached and which forms part of this agreement subject to the conditions that the Party No. 01 shall not be responsible to provide an approach road and street lighting to the layout of this land nor it shall bear/incur any expenditure for its construction and provision etc. in any way respectively.

(b) The Party No. 02 shall be solely responsible for the quality of development works in the layout. If required, Party No.01 may direct the Party No.02, to carry out the tests and submit reports for the development



works & construction material used by the contractor. The Party No.02 shall abide by such directions and bear costs of such tests.

(3) That the said Party No.2 doth hereby agree:-

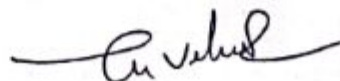
(a) To complete/execute all development works i.e. including Cement Concrete Road, CC Paver Block, RCC/DWC pipe sewer lines with SFRC covers, RCC/DWC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. Compound Wall to open space, Development of internal pathways in open space, Tree plantation in open space installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA, RCC canalization wall and solid waste management system as per Clause No 13.5 of UDCPR and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc., in this layout, strictly in accordance with plans, drawings, specifications, designs which are approved by Party No.01 and in accordance with instructions which may be given on that behalf by Party No. 01 from time to time. The Party No.02 shall be solely responsible to arrange for electrification & street lighting in the layout at its own cost.

(b) To deposit with Party No.01 refundable sum of **Rs. 11,00,000/-** being **5%** of estimated development cost @ Rs. 87.67/- lakhs per Hector towards **security deposit** for completion of all development works mentioned above. Security Deposit shall bear no interest.

Party No.02 has accordingly deposited **Rs. 11,00,000/-** vide **BG No. 0296IGPER000325, Dt. 22/04/2025 UCO Bank, Sitabuldi Branch, Nagpur** Valid upto **21/04/2026** with Party No. 01.

(c) To deposit with Party No.01 nonrefundable sum of **Rs. 10,95,875/-** being **5%** of estimated development cost @ Rs. 87.67/-lakhs per Hector towards **Periodical supervision** charges and for grant of certificate at different stages of development as prescribed by Party No 01 in order to ensure that works are proceeding according to specifications, standard designs, lines & level prescribed by Party No. 01.

Party No.02 has accordingly deposited **Rs. 10,95,875/-** vide Receipt No. **2025042217** on **Dt. 09/04/2025** with Party No. 01.



- (d) The Party No. 02 shall have to deposit non refundable levy, assessment and development charges as per clause 124 B of M.R. & T.P. Act 1966 (Amended) on total land under the layout.

Party No.02 has accordingly deposited Rs. **11,70,000/-** vide Receipt No. **2025042217** on **Dt. 09/04/2025** (As per Govt. G.R of UDD dt.12.05.2023) with Party No. 01.

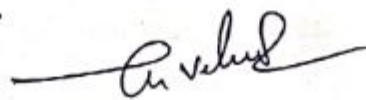
- (e) Party No. 02 shall agree to bear and pay to party No. 01 the non refundable cost of proportionate construction to capital costs of sewage disposal scheme in peripheral area by Party No.01 @Rs. 3,00,000/- per Ha.

Party No.02 has accordingly deposited Rs. **7,50,000/-** vide Receipt No. **2025042217** on **Dt. 09/04/2025** with Party No. 01.

- (f) If the aforesaid land is covered by Town Planning Scheme in future, the party no. 02 shall be liable to pay to the Party No.01 the betterment and development charges which may be assessed on the plot(s) in accordance with the provisions of the Maharashtra Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017)/Maharashtra Regional & Town Planning Act 1966.

Provided that the Party No. 02 shall be liable to pay development charges to the *Party No.01* in respect of the unsold plots in layout and the purchasers shall be responsible to pay development charges to the *Party No.01* in respect of the plots sold to them. The Party No. 02 doth bind itself to incorporate a clause in the sale deed of each plot to the effect that the plot(s) is sold subject to the responsibility of the purchaser/s to pay betterment/ and development charges to the *Party No.01* in accordance with the provisions of the Nagpur Metropolitan Region Development Authority Act 2016 (Mah. Act III of 2017) / Maharashtra Regional & Town Planning Act 1966.

- (4) The Party No. 02 shall be solely responsible for all the data and calculations thereof supplied in connection with the land under sanctioned layout. If any error is found subsequently, the Party No. 02 shall agree to modify the design, layout, alignment of roads, sizes of plots etc., as may be decided by the Party No. 01.



(5) The Party No. 02 shall agree to adjust the irregular portions of the land as may be necessary in accordance with the scheme/layout plan approved by the Party No. 01 for the said area, for which purpose the Party No. 02 may either be required to transfer its land to the Party No. 01 or purchase some land from the owners of the adjoining lands or from the Party No. 01 at the rates and on the conditions as may be decided by the Party No. 01 and till such adjustment is made by Party No. 02, the irregular plots in this layout shall not be sold or used in any manner whatsoever, by the Party No. 02.

(6) (a) Party No. 02 shall lay internal sewer lines at its own cost and construct a common S.T.P. within the layout to connect internal sewer lines and solid waste management system as per Clause no.13.5 of UDCPR-2020.

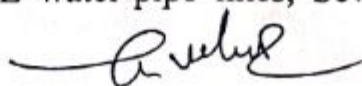
(b) Party No. 02 shall make adequate arrangement for Rainwater harvesting and solid waste management system as per Clause no.13.5 of UDCPR-2020.

(7) The Party No. 02 shall agree to lay C.I./ D.I./HDPE water pipe lines and to connect these pipe lines to the main water pipe line as and when laid by Party No. 01 / Nagpur Municipal Corporation / Municipal Council / Gram Panchayat /Maharashtra Jeevan Pradhikaran, till then the Party No. 02 shall preserve the existing wells, bore wells, if any, and also shall construct wells and set up electric water pumps for supply of potable water as may be prescribed by the Party No. 01.

(8) Prior to occupation of building Party No. 02 shall makes full arrangement of water supply by digging the wells etc.

(9) The Party No. 02 shall construct the buildings after getting the plots released & Building Plans sanctioned from Party No. 01 in accordance with the applicable Zoning Regulations and Development Control and Promotional Regulations.

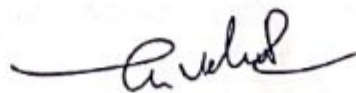
(10) The party No. 02 after completion of development works such as Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SFRC covers, RCC pipe storm drains with SFRC Grills and rainwater harvesting system, CI / DI/HDPE water-pipe lines, Sewage Treatment



Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. Compound Wall to open space, Development of internal pathways in open space, Tree plantation in open space installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA, RCC canalization wall and solid waste management system as per Clause No 13.5 of UDCPR and Grey Water Disposal as per clause no. 13.4 of UDCPR-2020 etc., in the layout, the Party No. 02 shall also transfer it to the Nagpur Municipal Corporation / Grampanchayat / Municipal council, free of cost for maintenance and Party No. 02 shall be responsible for maintenance & management of all above works at its own cost, till these are taken over by the Nagpur Municipal Corporation / Grampanchayat / Municipal Council after taking proper tests.

(11) Recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit.

- a) On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- to the society/ association whenever it is formed. The recreational open space shall not be sold/leased out / allotted/ transferred for any purpose, to any other person and it shall not be put to any other use except for the common use of society / association of the residents/occupants as mentioned in Regulation No.3.4.7 as per UDCPR Clause No.3.4.2. Accordingly party no. 2 has submitted undertaking on dated **28/04/2025**
- b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.



- c) Party No. 02 shall have to get the Amenity Spaces released from the Party No. 01 and have to develop and use the same as per the relevant provisions of applicable U.D.C.P.R. and building plans of the amenities shall be got approved along with the regular proposal of the development on the land and development of amenities shall be carried out ahead of development on the land of Party No. 02 or The party no. 2 may handover the Amenity Space free of cost to party no. 1 in lieu of TDR.

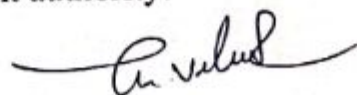
(12) The Party No. 02 shall agree that any amount due to the Party No. 01 on account of development works taken up by the Party No. 01 as per the terms of this agreement or on any account, that the due amount shall be a first charge on land and shall be recovered by the Party No. 01 as per the law. The Party No. 02 shall recite this and other terms in the sale deed/s of the plot(s) that shall be sold by the Party No. 02 and shall be binding on the purchasers.

(13) The Party No. 02 shall not sub-divide the land in this layout without obtaining prior written permission of the Party No. 01.

(14) In the matter of use and construction in this layout land, the Party No. 01 shall have an unfettered control in accordance with the Development Control & Promotional Regulations and zoning regulation as may be in force from time to time. In the event of sale of land the Party No. 02 shall incorporate in the sale deed the conditions to the above effect of this agreement.

(15) It is hereby agreed between the parties hereto that in the event of breach on the part of Party No. 02 of any of the terms and conditions expressed herein or his failure to comply with any of the terms & conditions expressed herein mentioned, the Party No. 01 will not grant permission for construction of the building on this layout or in any part thereof on this layout.

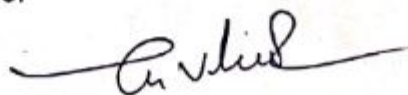
(16) The Party No. 02 shall be solely responsible for providing electrification in layout and shifting of L.T. line/ H.T. line of MSDDL affected in the layout at his/ its own risk & cost with necessary permission from relevant competent authority.



Party No. 02 shall have to get the B.P on amenity Space along with regular B.P of said land.

(17) The Party No. 01 shall release the plots in favor of the Party No. 02 in proportion to the development works carried out to the satisfaction of the Party No. 01. The Party No.2 shall not transfer the plots in the layout before release of the same by Party No. 01. The plots in the layout shall be released in the following manner:

- (a) 40% plottable area along with mandatory Amenity Space shall be released after execution of agreement and after due approval of development plans, design specification of development works from NMRDA. This plots are release subject to condition that, No Building Permission will be granted before the execution of stage wise Infrastructure work completed as per condition of Agreement.
- (b) 30% of total plottable area shall be released after completion of 1st stage roads, handing over land for DP/RP roads to NMRDA, development of all open spaces, completion of **RCC/DWC pipe sewer lines with SFRC cover** and **RCC/DWC pipe Storm Drains** with SFRC grills, rainwater harvesting system etc, Completion of 2nd stage road, Cement Concrete Road/CC Paver Blocks, completion of water Pipe Line (C.I./ D.I./HDPE) & providing well with electric pumps were necessary for supply of potable water, construction of nalla water canalization wall were necessary and completion of solid waste management system as per clause no. 13.5 of UDCPR-2020 as certified by the party no. 1.
- c) Remaining 30% plotable area of layout is release after Completion of Sewage Treatment Plant (STP) as per MPCB norms, Grey water recycling plant as per clause no. 13.4 of UDCPR. Development of internal pathways in open space, Tree plantation in open space, installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA as certified by Party No. 01 and after completion of all development works and handing over the same to Nagpur Municipal Corporation/Gram Panchayat / Municipal Council for maintenance.



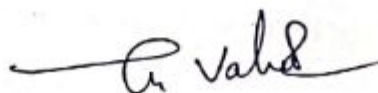
Till handing over of all development works, Party No. 02 shall be solely responsible for maintenance of services in the layout at his own cost. In case the Party No. 02 fails to construct STP in the layout due to non occupancy in the Layout. Party No. 02 can submit Bank Guarantee (BG) from Nationalized Bank/Scheduled Bank for the amount required for construction of STP. B.G. shall valid for a period or 3 years and after construction of STP the Bank Guarantee (BG) will be released by Party No. 01.

Note :- If the Party No. 02 opts to furnish a Bank Guarantee as a Security Deposit towards entire Development Cost plus 5% cost variation charges for 5 year's validity, then 90% plots shall be released by Party No. 01 and remaining 10% plots shall be released after completion of Development works in the layout by Party No. 02 as certified by Party No. 01 and after handing over of all development works to Gram Panchayat/ Municipal Council/ Nagpur Municipal Corporation for maintenance.

(18) The amount of Security Deposit (S.D.) shall be refunded to Party No. 02 after completion of all the development works duly certified by the Party No. 01 and after compliance of obligations as per this agreement & one year after handing over of services, development works to NMC/ Gram Panchayat/ Nagar Parishad. Security Deposit shall bear no interest.

(19) Party No. 02 has submitted affidavit, declaration & Indemnity Bond, undertaking regarding land not affected by ULC Act 1976, undertaking regarding class of land as per G.R. of Revenue Department dated 22/01/2016 on requisite stamp paper to party No. 1 in confirmation of its ownership. If any legal dispute arises regarding the said land, the Party No. 02 shall be solely responsible for it. Further Party No. 02 indemnifies Party No. 01 & Government against any claims & damages arising out of such legal disputes.

(20) It is agreed between the parties that if required the Party No. 02 shall bear the costs of the execution and registration of this agreement, other documents, deeds etc.



(21) It is also hereby agreed that in the event of difference of opinion between the parties to the agreement hereto in respect of any matter or matters contained herein, the decision of the Metropolitan Commissioner Nagpur Metropolitan Region Development Authority, shall be final and binding on Party No. 02. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, shall be sole Arbitrator in case of any dispute.

(22) The Sanction once accorded through this Development Permission shall remain valid for Four Years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case issue of development permission shall not be renewed for a period of more than four years from the date of development certificate, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission. i.e. where the Final Demarcation and provision of water bound macadam roads completed and such permission shall remain valid till the work is completed.

(23) Fly Ash should be use for construction of embankment for road work where embankment is more than 2 m.

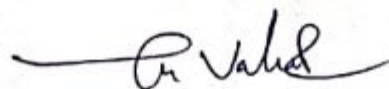
(24) Fly Ash products like paving blocks/tiles, Bricks etc. should be used for construction of development works.

(25) Shall have to make arrangement for solid waste management at your own cost as per clause 13.5 of UDCPR-2020.

(26) Shall allow approach road to adjoining land owner through this layouts roads.

(27) The plots shall be sold only after execution of Development Agreement with NMRDA & only after release of plots from NMRDA.

(28) Shall have to make arrangement for grey water treatment, Recycling and reuse of grey water as per clause no 13.4 of UDCPR-2020.



(29) Shall have to surrenders land under Amenity Sapce free of cost TDR may be given against it as per provision of UDCPR clause No. 11.2

(30) Shall handover the area under D.P Road free of cost to concerned Authority then FSI may be granted as per provisions of clause No. 7.2 of UDCPR- 2020.

(31) Layout owner should plant and grow shady trees along the periphery of open space.

(32) Subject to order passed by Hon'b High Court in WP No. 5677/2014 vide order dated 22/07/2022 & dt. 06/10/2015.

(33) Subject to opinion Sought from Deputy Collector and Competent Authority, ULC, Nagpur vide letter dated 31/01/2024

(34) Subject to the entry made in the updated 7/12 extract, the Naib Tehsildar, Nagpur Gramin, vide order Dated 30/06/2020, 04/07/2009 & 12/02/2024.

IN WITNESS WHEREOF the parties have set their hands on this day of 14 May, 2025.

WITNESSES:

1. Signature [Signature]

Name Saunay M. Vaidya
Age 58 yrs Occupation Service
Address Bajaj Nagar, Nagpur

Telephone No. 7057305977

Nagpur Metropolitan Region
Development Authority
PARTY NO. 01 through

[Signature]
Executive Engineer
(NMRDA) 14/05/25

2. Signature _____

Name _____

Age _____ Occupation _____

Address _____

Telephone No. _____

Owner :-

**M/ Shri. Morsa Vinod S/o Samba Shivrao
Through P.O.A Holder**

[Signature]

Shri. Ch. Venkateshwar Rao S/o Lakminarayana



Head Office 10, B.T.M. Sarni Kolkata	UCO Bank (Govt. of India Undertaking) Sitabuldi Branch, Nagpur Mahajan Market, Main Road, Sitabuldi Nagpur - 440012	Phone 0712 - 2522230 e-mail: nagpur@ucobank.co.in
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BG No. 0296IGPER000325

22.04.2025

To,
Superintending Engineer
NMRDA Nagpur

Dear Sir,

Subject: - Our Bank Guarantee No. 0296IGPER000325

Dated 22.04.2025 For Rs.11,00,000/- (Rs. Eleven Lakh Only)

Issued in your favour on account of :-

CH. VENKATESHWARA RAO

Valid Till : 21.04.2026

We have pleasure in forwarding herewith above **Bank Guarantee**. While entering in to any correspondence with regard to the guarantee, please quote the guarantee Number, Amount & Date of issue. Further we request you to kindly return Original Bank Guarantee within 15 days from the date it ceases to be in force. If Bank Guarantee is not received back by us within the above said period, it shall be deemed to be automatically cancelled.

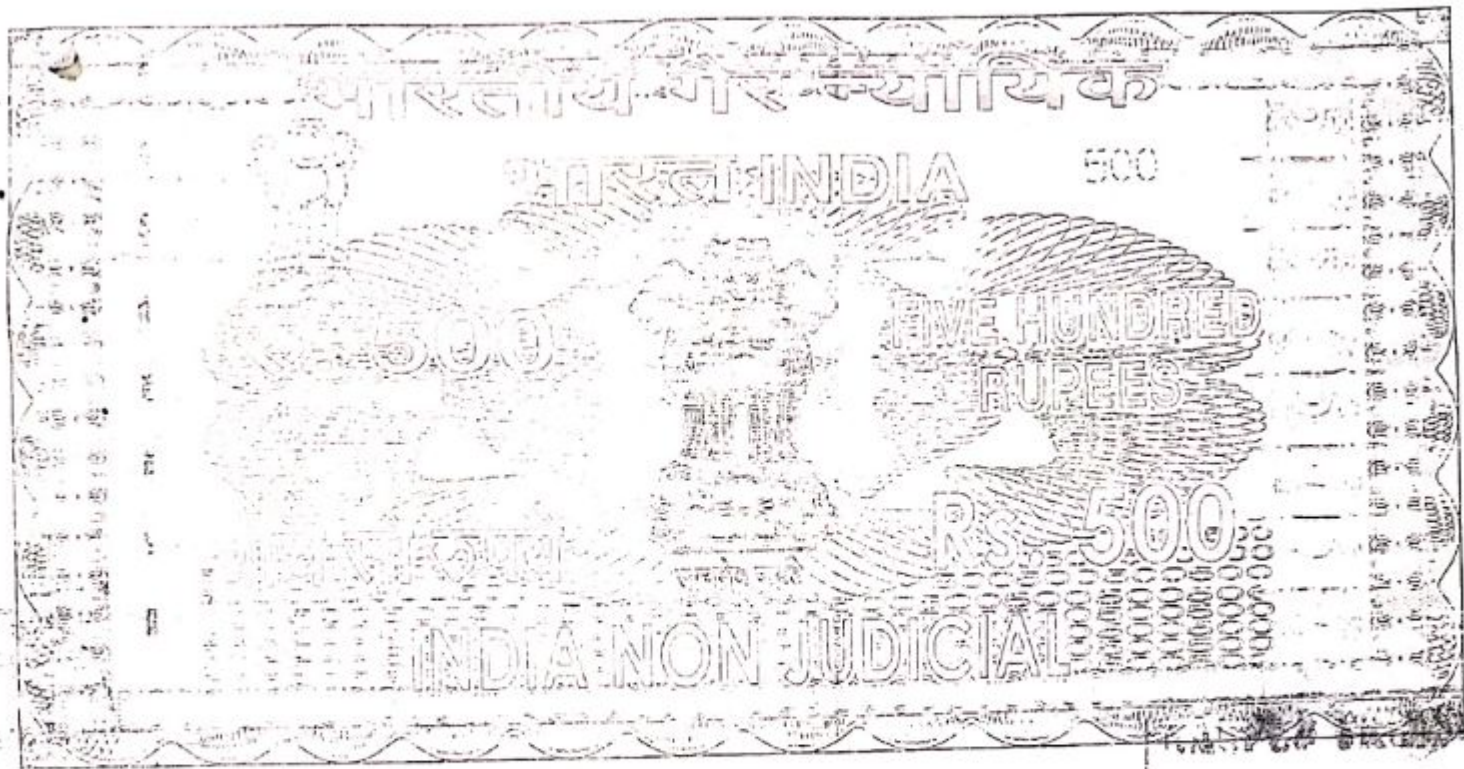
Thanking You,

Yours Faithfully

कृते यूको बैंक /For UCO BANK
सीताबुर्डी, नागपुर/Sitabuldi, Nagpur



Senior Manager / Chief Manager



महाराष्ट्र MAHARASHTRA

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CZ 189114

04 APR 2025

Stamp: [Signature] / [Name]

BANK GUARANTEE

To

Superintending Engineer NMRDA, Nagpur

Dear sir,

Guarantee No.

: 0296IGPER000325

Guarantee cover from

: 22.04.2025

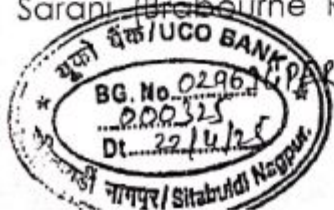
Amount of Guarantee
only)

: Rs.11,00,000/- (Rupees Eleven Lakh

Last date of lodgement of claim

: 21.04.2026

This Bank Guarantee issued by the UCO BANK having its Head office at 10, B.T.m Sarani (Brabourne Road), Kolkata -700001 and a Branch office at



हारे नुमो बैंक /For UCO BANK
सिताबुडी, नागपुर/Sitabuldi, Nagpur

[Signature] / [Name]
[Signature] / [Name]

692 9/1/2024
के.बी.जी.

मुकोबिलगापुर
नरेश



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SITABULDI NAGPUR hereinafter referred to as the Bank in favour of Superintending Engineer NMRDA, Nagpur (hereinafter referred to as 'the beneficiary') for an amount Not exceeding Rs.11,00,000/- (Rupees Eleven Lakh only) at the request of Ch. Venkateshwara Rao hereinafter referred to as 'the contractor/s)

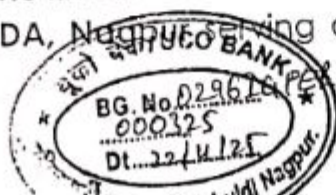
This Guarantee is issued subject to the condition that the liability of the bank under this guarantee is limited to maximum of Rs.11,00,000/- (Rupees Eleven Lakh only) and the guarantee shall remain in full force up to 16.04.2026 And cannot be invoked otherwise than by written demand or claim under this guarantee served on the Bank on or before the 16-04-2026

WE, UCO BANK having its Head office at 10, B.T.M Sarani (Brabourne Road), Kolkata -700001 and a Branch office at SITABULDI NAGPUR hereby irrevocably and unconditionally undertake and Guarantee payment to Superintending Engineer NMRDA, Nagpur forthwith on demand being made by Superintending Engineer NMRDA, Nagpur in writing without demur any and all monies payable by applicant, as may be specified in the notice of the demand made by the Superintending Engineer NMRDA, Nagpur to the bank up to an agreement sum of Rs.11,00,000/- (Rs. Eleven Lakh only) and the bank hereby agree and undertake to the Superintending Engineer NMRDA, Nagpur that.

1. In consideration inter-alia of the firm/applicant paying to the guarantor the guarantee charges and executing requisite documents in favour of the bank and which have been done prior to the execution hereof and the request of the firm, the bank hereby agree with that in the event of any default and /or default being committed by the firm in payment to the firm of the said Rs.11,00,000/- (Rs. Eleven Lakh only) and or any part thereof, the bank hereby irrevocably unconditionally and or without any demur and not withstanding any intimation and or direction by the applicant to the contrary guarantee and convenient to pay to the Superintending Engineer NMRDA, Nagpur. Said sum Rs.11,00,000/- (Rs. Eleven Lakh only) and or any part thereof as the case may be.

2. The Superintending Engineer NMRDA, Nagpur shall be entitled to act under the terms here of as if the Bank was the principal debtor for payment of any amounts upto the said sum of Rs.11,00,000/- (Rs. Eleven Lakh only) Guarantee by bank aforesaid to the Superintending Engineer NMRDA, Nagpur.

3. The Guarantee contained herein is irrevocable and unconditional shall be valid up to 21.04.2026 with effect from 22.04.2025. On the Superintending Engineer NMRDA, Nagpur serving on the bank a notice of claim under this



For UCO BANK
सीताबुर्डी, नागपुर/Sitabuldi, Nagpur

प्रमुख/Chief Manager

guarantee before the expiry of the said period, the same shall be enforceable against the bank notwithstanding the fact that the same is payable after expiry of the said period.

4. This Guarantee shall not be continuing Guarantee, and it will be valid till 21.04.2026 only.

5. The bank shall make the payment to the **Superintending Engineer NMRDA, Nagpur** at the time or from time to time a sum not exceeding in aggregate the said sum **Rs. 11,00,000/- (Rs. Eleven Lakh only)** unconditionally and without any demur and irrespective of any instructions or directions given by the firm to the bank to withhold payment thereof on any ground whatsoever. The bank obligation of the bank in terms here of shall not be anywise affected or suspended by reason of dispute (if any) having been raised by the firm (whether of not pending before any Arbitrator office, Tribunal or (court) or any denial of liability by the firm stopping or preventing or purporting to stop or prevent any payment by the bank of **Superintending Engineer NMRDA, Nagpur** in term thereof.

6. The bank hereby further agree with, declares and undertake to **Superintending Engineer NMRDA, Nagpur** that this Guarantee is and shall always be unconditional, irrevocable and absolute till Guaranteed amount hereunder have been paid in full to the **Superintending Engineer NMRDA, Nagpur** irrespective of any dispute of difference as to any liabilities of the firm Under the said G.R. or invalidity, enforceability, illegibility or otherwise of any terms, conditions of provisions of the said G.R. between the firm and the **Superintending Engineer NMRDA, Nagpur** or otherwise.

7. This Guarantee shall not be determined or affected by the liquidisation or winding up, dissolution or change of constitution of either the firm or bank but shall in respect and for all purposes be binding and operative untill satisfactory performance of all the obligation towards **Superintending Engineer NMRDA, Nagpur**.

8. Notwithstanding anything contained herein above our liability under the Guarantee is restricted to **Rs. 11,00,000/- (Rs. Eleven Lakh only)** in aggregate and it will remain till 21.04.2026 Unless a claim or demand is made in writing against us under the Guarantee before the expiry date i.e. 21.04.2026 all your rights under this guarantee shall be relieved and discharged from all liabilities.



दृष्टे यूको बँक / For UCO BANK
सीताबुर्दी, नागपुर / Sitabuldi, Nagpur
[Signature]
वरिष्ठ प्रबंधक / Sr. Manager मुख्य प्रबंधक / Chief Manager