Saturday,October 01 ,2016
5:11 PM

पावती

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

पावती क्रं.: 6904 दिनांक: 01/10/2016

गावाचे नाव: बोरगांव
दस्तऐवजाचा अनुक्रमांक: नगन4-5222-2016
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: हिमालय बिल्डर्स प्रा. लि. तर्फे डायरेक्टर श्री. अतुल शिवाजीराव चरडे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 30520.00

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ वर्दीसह 5:30 PM ह्या वेळेत मिळेल.

DELIVERED

सह दुय्यम निबंधक, NGP4
नागपूर शहर क्र. ४

बाजार मूल्य: रु.31112000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 1556000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004826210201617M दिनांक: 01/10/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

PDF processed with CutePDF evaluation edition www.CutePDF.com

CHALLAN

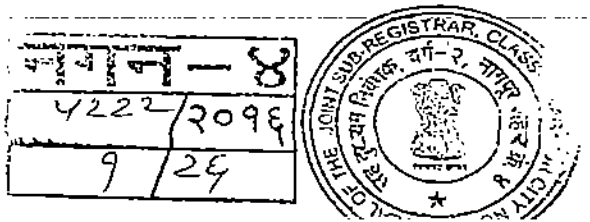
MTR Form Number-6

GRN	MH004826210201617M	BARCODE	Date	01/10/2016-11:37:09	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No. (If Applicable)	AACCH4514R
Office Name	NGP1_HOR SUB REGISTRAR NAGPUR 1	Full Name	HIMALAYA DWELLERS PVT LTD thro ugh DIRECTOR ATUL SHIVAJIRAO CHARDE
Location	NAGPUR		
Year	2016-2017 One Time	Flat/Block No.	Plot No 6 Survey No.319,
Account Head Details	Amount In Rs.	Premises/Building	
0030040401 Stamp Duty	1556000.00	Road/Street	Mouza Borgaun Nagpur
0030063301 Registration Fee	30000.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	PAN2=BCPPP9652M~SecondPartyName=SHR I DHANANJAY DAULATRAO PUND~
Total	1586000.00	Amount In Words	Fifteen Lakh Eighty Six Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No	00040572016100149523 / CP59822059
Cheque/DD No.		Date	01/10/2016-11:37:15
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. Not Available



श्री / श्रीमती / मे ..Himalaya....Dwellers.P.Ltd.....
यांनी जिआरएन नं. MH09482621022/612.M.....
सिआयएन नं. U01407PN2016PTC164914.....
दिनांक 1.10.16 व्दारे मुद्रांक शुल्क रुपये ...15516000/-
भरले असुन ते विलंबित नं. 09022730978/16
दिनांक 7/10/2016 व्दारे या दस्तासाठी करण्यात...

समुचित अधिकारी
(मुद्रांक शाखा)
सह दुय्यम निबंधक वर्ग २
नागपूर शहर क्र. ४

AGREEMENT OF DEVELOPMENT

AS PER MARKET VALUE RS. 3,11,12,000/-

Division No.14.249/16, City Survey No.319, Sheet No.16, Page No.538, Mouza – Borgaon, ₹.17,000/- Per Sq. Mt.

THIS AGREEMENT OF DEVELOPMENT is made and executed on this 01st day of October, 2016, at Nagpur, Between-

(1) SHRI. DHANANJAY S/O. DAULATRAO PUND, Aged about 52 years, Occupation – Business & Agriculturist, PAN – BCPPP9652M, **(2) SHRI. SHANTANU S/O. DHANANJAY PUND**, Aged about 19 years, Occupation – Student, R/o. Near Hanuman Mandir, Katol Road, Borgaon, Nagpur - 440013, hereinafter called as the **"VENDORS/ PARTY NO. 1"**, (which expression shall unless repugnant to the context or meaning thereof always mean and include the said 'Vendors/Party No.1', as well as, their respective legal heirs, legal representatives, executors, administrators, successors and assigns) of the ONE PART

AND

HIMALAYA DWELLERS PVT. LTD., a Company Registered under Companies Act 1956 having its registered office at Plot No.89, Shivaji Nagar, Nagpur - 440 010, PAN - AACCH4514R acting through its **DIRECTOR - SHRI ATUL S/O. SHIVAJIRAO CHARDE**, aged about 52 years, occupation – Business, hereinafter called the **"DEVELOPER / PARTY NO.2"**, (which expression shall unless repugnant to the context, always mean and include the 'Developer/Party No.2', it's successors, administrator, executors, representatives, assigns etc) of the SECOND PART.

— ४
4222/2016
2/28

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४

AND WHEREAS, the Vendors/ Party No.1 are the absolute owner and possessor of ALL THAT piece and parcel of Plot No.6, admeasuring about 1830.059 Sq. Mt. (19698.755 Sq. Ft.), being portion of Khasra No.83/1 & 83/2, of Mouza – Borgaon, having City Survey No.319, Sheet No.16, situated at, Borgaon, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and District – Nagpur.

AND WHEREAS, the Vendors/ Party No.1 have acquired the ownership and possession of the above said Plot / Property by virtue of Gift Deed vide Document No.6080/2015, dated 05-12-2015, registered in the office of Sub-Registrar No.4, at Nagpur from Smt. Indutai W/o. Daulatrao Pund, i.e. mother of Vendor No.1 and Grand Mother of Vendor No.2, now the Vendors/ Party No.1 are the joint owners and possessor of the above said plot/ property. In this way the Vendors/Party No.1 have acquired the right of legal ownership of the above said plot/ property.

AND WHEREAS, originally the above said Khasra Nos.83/1 & 83/2, total admeasuring area about 2.25 Hectare, Patwari Halka No.8-A, of Mouza – Borgaon, Tahsil and District – Nagpur was belong to Shri. Ramrao S/o. Anandrao Shigne, R/o. Nagpur. That, Shri. Ramrao S/o. Anandrao Shigne, died leaving behind him his widow namely Smt. Yamunabai Wd/o. Ramrao Shigne and 1 (one) married daughter namely Smt. Indutai W/o. Daulatrao Pund. That after the death of Late Shri. Ramrao S/o. Anandrao Shigne the above said legal heirs have jointly acquired the ownership and possession of the above said land/property by virtue of Hindu Succession as only legal heirs.

AND WHEREAS, the above said Smt. Yamunabai Wd/o. Ramrao Shigne died leaving behind him her married daughter namely Smt. Indutai W/o. Daulatrao Pund as a only legal heir and thereafter she has acquired the ownership and possession of the above said land/property.

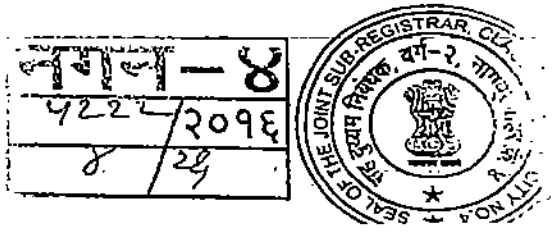
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3/29
THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR

AND WHEREAS, the aforesaid entire Land comprising of Khara Nos.83/1 & 83/2, total admeasuring area about 2.25 Hectare, Patwari Halka No.8-A, of Mouza – Borgaon, Tahsil and District – Nagpur , is converted for Non-Agricultural Use vide Order dated 08-08-2013 passed by the Collector, Nagpur in Revenue Case No. 100-NAP-34/2012-2013.

AND WHEREAS, after the conversion of the above said land, the Layout Map was sanctioned by the Town Planning Department Nagpur Vide letter No. ADTP/PL/6851, dated 11-12-2013. That, thereafter Smt. Indutai W/o. Daulatrao Pund has entered into Agreement of Development on 11-12-2013 with Nagpur Improvement Trust, Nagpur through Town Planning Department Nagpur in respect of above said Khara Nos.83/1 & 83/2, of Mouza – Borgaon and accordingly the Nagpur Improvement Trust, Nagpur has released the Plot Nos.1, 2, 3 and 6 of different sizes vide it's Release Letter No.E.E,(West)/1401, dated 25-06-2015.

AND WHEREAS, for the cogent reasons and good causes, now the Vendors/ Party No.1 have decided to develop their plot into a Residential / Commercial Scheme by constructing a multi-storied building thereon, consisting of various self contained separate Apartments therein.

AND WHEREAS, the Vendors/ Party No.1 being thus, desirous to develop the said plot a nd the Developer / Party No.2 hereinabove named, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development and the Vendors/ Party No1, after detailed negotiations, have now jointly decided to entrust the entire work of development of the said property to the Developer / Party No.2 upon the following terms and conditions.

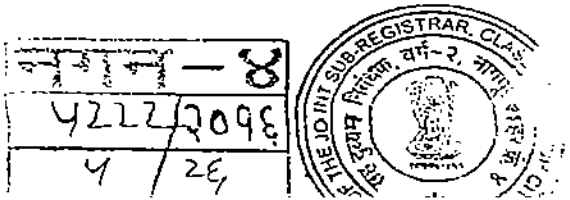


NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

(1) THAT, the Vendors/ Party No.1 do hereby allow and permit the Developer / Party No.2 to develop and the Developer / Party No.2 hereby agree to develop ALL THAT piece and parcel of Plot No.6, admeasuring about 1830.059 Sq. Mt. (19698.755 Sq. Ft.), being portion of Khasra No.83/1 & 83/2, of Mouza – Borgaon, having City Survey No.319, Sheet No.16, situated at Borgaon, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and District – Nagpur, more particularly described in the schedule appended with this Agreement. That, in lieu of total cost of land Developer / Party No.2 has agreed to construct total 20 (Twenty) residential Apartment/s as per the Sanctioned Building Plan by the Competent Authority in the proposed multistoried scheme on the said plot for the Vendors/ Party No.1 and additionally Developer / Party No.2 has specifically agreed to pay the ₹.50,00,000/- (Rupees Fifty Lac only) as a refundable security deposit without any interest to the Vendors/ Party No.1 in the following manner.

MANNER OF PAYMENT

₹.25,00,000 = 00 (Rupees Twenty Five Lac only) paid by way of RTGS bearing UTR No. IOBARS20160113000013103, Dated 13-01-2016, of Indian Overseas Bank, Ram Nagar Branch, Nagpur, by the Developer / Party No.2 to the Vendors/ Party No.1, prior to the date of execution of this Agreement and the receipt of the same, is hereby acknowledged by the Vendors / Party No.1.



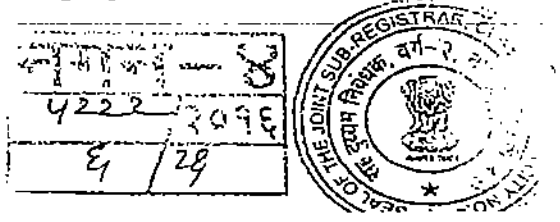
₹.20,00,000 = 00 (Rupees Twenty Lac only) paid time to time by way of RTGS, of Indian Overseas Bank, Ram Nagar Branch, Nagpur, by the Developer / Party No.2 to the Vendors/ Party No.1, prior to the date of execution of this Agreement and the receipt of the same, is hereby acknowledged by the Vendors / Party No.1.

₹.5,00,000 = 00 (Rupees Five Lac only) shall be paid by the Developer / Party No.2 to the Vendors / Party No.1 after getting sanctioned building plan of the proposed multistoried Building from the concerning competent Authority.

₹.50,00,000 = 00 (Rupees Fifty Lac Only)

That, the Developer / Party No.2 has paid the amount of refundable security deposit of ₹.45,00,000/- (Rupees Forty Five Lac only) upto the date of execution of this Agreement and Vendors/ Party No.1 has acknowledged the same and remaining balance amount of ₹.5,00,000/- (Rupees Five Lac only) will be paid by the Developer / Party No.2 to the Vendors/ Party No.1 within the stipulated period mentioned herein above.

(2) THAT, it is specifically agreed between the parties that, Developer/ Party No.2 shall construct the multistoried building consisting total 46 (Forty Six) residential Apartment/s as per the sanctioned building plan by the competent authority and out of that the 20 (Twenty) residential Apartment/s as per the approved plan for the Vendors/ Party No.1 and complete the same with electrical and sanitary fitting and will hand over the vacant physical possession of apartments to the Vendors/ Party No.1 within 2 (Two) years from the date of Start of Construction of the multistoried building. That, the construction of the above said 20 (Twenty) apartments shall be in lieu of cost of land and it shall be considered as total cost of land/property.



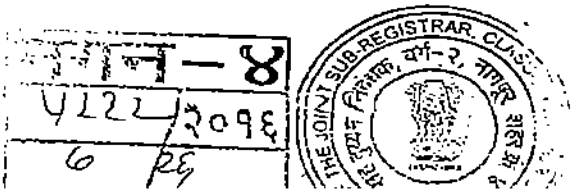
(3) THAT, it is specifically agreed by the Vendors/ Party No.1 that, they shall refund above said Security Deposit of ₹50,00,000/- (Rupees Fifty Lac only) at the time taking booking of the Flats/ Apartments which will be retained by the Vendors/ Party No.1 time to time to the Developer / Party No.2. That, if the Vendors/ Party No.1 fails to pay the said amount to the Developer /Party No.2 in that event the Developer / party No.2 shall have every legal right to recover the same from the Vendors/ Party No.1.

(4) THAT, the Vendors/Party No.1 have jointly handed over the actual physical possession of the Plot/Property in clear and vacant condition to the Developer /Party No.2 on the date of execution and registration of this Agreement of Development and the Developer /Party No.2 has acknowledged the same

(5) THAT, it is specifically agreed by and between the Parties that, the Developer/ Party No.2 shall pay the 55 % of share and Vendors/ Party No.1 shall pay the 45 % of Share towards all the expenses for the Sanction plan from concerning authority, deposit/s, charges of electricity and water connections and other related expenses of the concerning department/s and also the Nagpur Municipal Corporation Taxes, Cesses, Non Agricultural Taxes and any other taxes levied on the said plot/property.

(6) THAT, the Vendors/ Party No.1 has specifically agreed that they shall separately pay the sale tax, under Work Contract Act, Value Added Tax, Service Tax and any other necessary Tax, levied by the Government or Semi – Government in respect of the above said 20 (Twenty) apartments at present and in future shall be paid by the Vendors / Party No.1 to the concerning department as per their demand and Developer / Party No.2 shall not be any way responsible for the same at any point of time.

(7) THAT, the Vendors/ Party No.1 hereby assure the Developer / Party No.2 that they shall render necessary assistance for obtaining necessary No Objection if required from the concerning



authority regarding the proposed transaction of development and sale, and shall deliver the same in original to the Developer, immediately on its receipt.

(8) THAT, the Vendors/ Party No.1 further assure the Developer / Party No.2 that the property hereby agreed to be developed, is their own pr operty, belonging to them only, having received the same by way of gift deed and none, except them, has acquired any manner of right, title and / or interest of any kind, whatsoever in respect of the same.

(9) THAT, the Plot/ Property hereby agreed to be developed by the Vendors/Party No.1 is not under any acquisition or requisition of any Government or Central Government Scheme and it is not Mortgaged, Lien, Sold or Gifted to any body prior to execution of this Agreement of Development and at present it is clear and marketable. That, Vendors /Party No.1 specifically declared that, there is no litigation pending in any court or before any competent authority in respect of said Plot/Property and if it is discovered at any point of time in that case same shall be cleared by the Vendors/Party No.1 at their own cost.

(10) THAT, it is agreed by the Developer / Party No.2 it shall not cause any monetary damage to the Vendors/Party No.1 while construction of the building but if any damage caused to Vendors/ Party No.1 in that case Developer / Party No.2 will indemnify the Vendors / Party No.1 i.e. Land owner

(11) THAT, the development will be free from encumbrances of any kinds, whatsoever and also from payment of Non-agricultural Assessment, Corporation Taxes, Cesses etc. and all other outgoings levied on the property, hereby agreed to be sold / developed and payable by the Vendors/ Party No1, upto the date of handing over possession of the said property to the Developer / Party No.2 . In due course if any encumbrances is found, same shall be cleared by Vendors/ Party No.1 at their own cost and risk.

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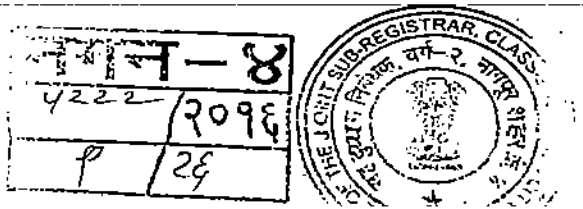
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2

(12) THAT, it is clearly understood and agreed by the Vendors/ Party No.1, that they or their power of attorney holder shall sign the proposed / revised Plans, execute indemnity Bonds(s), swear an Affidavit(s) and also to sign necessary forms and applications etc. required to be submitted for the sanction of plan/s/ map/s to the concerning competent authority. The Vendors/ Party No.1 also agree to extend all the necessary co-operation and render all assistance to the Developer / Party No.2 in the matter of securing sanction to the proposed / revised plans, provided the Developer / Party No.2 pays / deposits necessary sums in the Office of the Nagpur Improvement Trust / Nagpur Municipal Corporation and any other department in the name of the Vendors / Party No.1, who in their turn agree to return back to the Developer / Party No.2 such sums as may be refunded to them by such local authorities / Nagpur Improvement Trust / Nagpur Municipal Corporation.

(13) THAT, the Vendors/ Party No.1 shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer/ Party No.2, after getting the Plans, sanctioned from the Nagpur Improvement Trust / Nagpur Municipal Corporation as the case may be.

(14) THAT, after the execution of this Agreement the Vendors/ Party No.1, do hereby allow, Developer / Party No.2 to advertise for booking and sell of the apartment/s in the building on the said plot also to display its board at site or any suitable at any time as desired by the Developer / Party No.2.

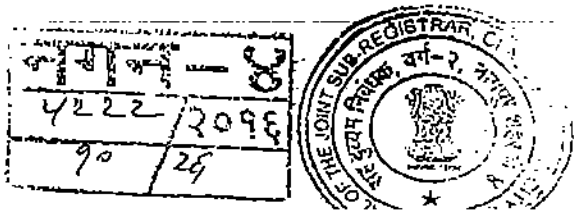
(15) THAT, after the execution of this agreement, the Developer / Party No.2 shall have full liberty and every right to Book and Sell the proposed built up spaces i.e. Apartment/s together with the undivided proportionate share and interest in the said Plot of land to the prospective purchaser/s and it shall also have absolute right, power and authority to receive all booking amount and other



necessary amount from such buyers, being the agreed sale price, therefor and to retain and appropriate the same in its absolute discretion. That, the Vendors/ Party No.1 have specifically agreed that, they have every right to sell their retained 20 (twenty) apartments as specifically mentioned above individually on their own or they have also agreed that, the Developer / Party No.2 shall book, sell the same as per it's desire and have got every right to receive the sell consideration in it's name and deposit the same in it's account and same shall be transferred in the name of Vendors/ Party No.1 subsequently. That, any liability of Income Tax, Capital Gain Tax and any other related Taxes arising out of that shall be borne and paid by the Vendors/ Party No.1 only and shall keep the Developer /Party No.2 indemnified at any point of time.

(16) THAT, the Developer / Party No.2 shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer / Party No.2 may deem fit and on receiving any such objections the Developer / Party No.2 shall be entitled to call upon the Vendors/ Party No.1 to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Vendors/ Party No.1 agree with the Developer / Party No.2 and / or the prospective buyers to get the same freed, discharged from all such burdens.

(17) THAT, the Vendors/ Party No.1 do hereby allow and permit the Developer / Party No.2 to commence, carry on and complete the construction of the proposed building upon the said land, hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust / Nagpur Municipal Corporation and also have absolute authority,



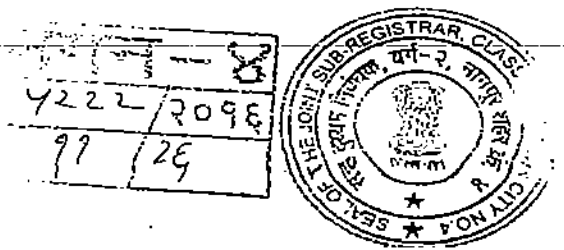
power and right to retain and deal with the transfer by way of sale or in any manner, the various built-up spaces in the proposed building along with the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(18) THAT, the Vendors/ Party No.1 shall, execute various Agreements Sale Deeds or any type of Deed/s, each relating to the undivided proportionate share and interest in the said land in favour of the respective individual prospective buyers as may be nominated by the Developer/Party No.2, as and when called upon by it, for the proportionate price therefore and they shall also get the same duly registered at the cost of prospective buyer/s in accordance with the law in force.

(19) THAT, the Sale Deed(s) or any other documents and Deeds necessary to complete the transfer of the property hereby agreed to be developed, shall be prepared by the Developer / Party No.2 at its own cost and the Vendors/ Party No.1 agree to execute the same at any point of time as and when called by the Developer / Party No.2.

(20) THAT, the Vendors/ Party No.1 shall sign and execute a Deed of Declaration under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer/ Party No.2, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon, is borne and paid by the Developer / Party No.2 and Prospective Buyers.

(21) THAT, it is specifically agreed by Vendors/ party No.1 that the Developer / Party No.2 shall have every right to take the Project Loan, mortgage loan or any type of loan from any Bank of Financial Institution on the said Plot/ Property at any point of time as their requirement.

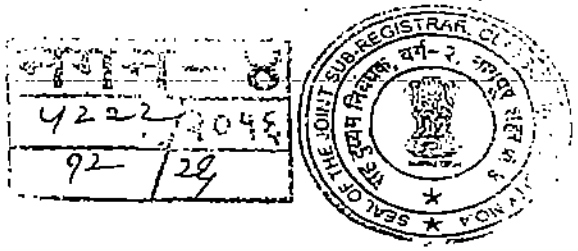


(22) THAT, the Vendors/ Party No.1 shall execute an Irrevocable General Power of Attorney empowering and authorising Developer / Party No.2 and any person to be nominated by the Developer / Party No.2, to sign / execute various Agreements to Sell, Sale Deeds, Lease Deed, Gift Deed, Correction Deed, Mortgage Deed, and any other necessary Deed, Deed of Declaration, various Apartment Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required as per the provisions of law and to do all things necessary to complete the transfer of the property hereby agreed to be developed / sold and this Power shall not be withdrawn or revoked by the Vendors/ Party No.1 until the transactions envisaged herein is completed in all respects. However, the Vendors/ Party No.1 shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(23) THAT, on the registration of the Sale Deed(s) and other Deeds, the Vendors/ Party No.1 agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said land in favour of each such individual prospective buyers in all relevant records.

(24) THAT, if the F.S.I. in relation to the said Plot is increased at any time in future in such event such increased F.S.I., shall always belong to the Vendor/ Party No.1 and Developer / Party No.2 e qually and b oth of them shall have absolute right and full authority to use and consume the same in their absolute discretion.

(25) THAT, the Vendors/ Party No.1 shall answer all reasonable requisitions on the title to be made by the Developer / Party No.2 and shall establish good, valid and marketable title to the property hereby agreed to be developed / sold. In due course if any encumbrances is found, same shall be cleared by Vendors/ Party No.1 at their own cost and risk.



(26) THAT, the Vendors/ Party No.1 agree to pay and discharge all their Income Tax, Wealth Tax, Capital Gain Tax liabilities if any, arising out of this transaction and shall keep the Developer / Party No.2 indemnified for the same.

(27) THAT, the property hereby agreed to be sold / developed is believed and shall be taken to be correctly described in the schedule hereunder written and in the event if any mis-statement, error or omission, will always be subject to correction by the parties hereto.

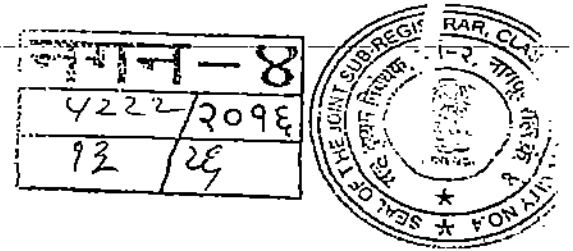
(28) THAT, this Agreement is subject to the jurisdiction of the competent civil Court at Nagpur.

(29) THAT, all expenses for the preparation, drafting, printing, stamp duty, registration charges, legal expenses and miscellaneous expenses etc. shall be borne and paid by the Developer / Party No.2 in respect of this Agreement.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Plot No.6, admeasuring about 1830.059 Sq. Mt. (19698.755 Sq. Ft.), being portion of Khasra No.83/1 & 83/2, of Mouza – Borgaon, having City Survey No.319, Sheet No.16, situated at Borgaon, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and District – Nagpur and the said property is bounded as under : -

On the East	:	Plot No.7;
On the West	:	Plot Nos.1 & 2;
On the North	:	9.00 Mt wide Road; and
On the South	:	Nallah.



IN WITNESS WHEREOF, the Vendors/Party No.1 and Developer/Party No.2 have set their respective hands and signed this Agreement of Development in presence of the attesting witnesses on the day, date, month and the year mentioned herein above.

DRAFTED BY :- M. A. Anantwar, Advocate, Gokulpeth, Nagpur, as per the instructions and documents given by the Parties.







(DHANANJAY D. PUND)

(SHANTANU D. PUND)
VENDORS /PARTY NO.1

(ATUL S. CHARDE)
DIRECTOR OF
HIMALAYA DEWELLERS PVT. LTD.
DEVELOPER/ PARTY NO.2

WITNESSES:

1. Salvac Markhedkar





2. (Adv. Rajesh Lale)

4222/3095
98/24

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II

001228

319 न. भू. मा. २० म.
C. T. S. 20 m.

मौजा :- ओरगांव

	भूमापन क्रमांक	क्षेत्र	भूधारणा पद्धती	शासनाकडे भरण्याच्या महसूलाच्या अगर भाड्याच्या रकमेचा तपशील व ती पुनरीक्षणास केव्हा पात्र आहे.
९५	३१९	२१४०८९	ओ.सी.डी. "क वर्ग"	

सुविधाधिकार

धारक सन १९६२

हक्काचे मूळ (उपलब्ध झाल्याप्रमाणे)

पट्टेदार—

इतर भार—

इतर शेरे—

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
१५/५/२०१५	आदेशान्वये :- मा. अतिरिक्त जिल्हाधिकारी नागपूर यांचे कडील आदेश क्रमांक अ.आ.क्र. कावी ५३५/२०१३ रा.मा.क. १००/एन ७-पी. ३४/२०१२-१३ आदेश दिनांक ८/८/२०१३ अन्वये ख.क्र. ८३१/९८३१८ मधील भूखंड क्र. आणीबाणीमधील क्षेत्र २१४८९-९० चौ.मी. अकृषक परवानगी मिळाल्याने क वर्गात बदल		"क वर्ग" श्रीमती इंदुबाई दिवाकर फुंडे पट्टा क्र. १६४१०	

न.भू.अ.क्र. ३ नागपूर

दस्त क्र. ५२२२/२०१६ ९४/२९

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४ SEAL OF THE JOINT SUB-REGISTRAR, CLASS II, NAGPUR CITY NO. 4

कार्यालय :- नगर भूमापन अधिकारी क्र. ३ नागपूर

मौजा :- बोरगांव — म.का.नं. :-

न.भू.क्र. :- ३१६ पु.मि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर नाव (ना)	साक्षांकन
३०।४ २०१६	बक्षीसपत्राच्ये - धारक श्रीमती डेंकुताई दौलतराव पुंड यांनी आपल्या हक्कातील मिळकत भु.क्र. ६ क्षेत्र - १८३०.०५९ चौ.मी. बक्षीसपत्र इ-६ क्र. ६०८० दिनांक - ५।१२।२०१५ अन्वये १) श्री. धनंजय - दौलतराव - पुंड - २) श्री. शांतनु - धनंजय - पुंड - यांचे नांवे लेहून दिल्याने नावांची नोंद	१) श्री. धनंजय दौलतराव पुंड — २) श्री शांतनु — धनंजय — पुंड —	जे.क्र. १५८७५ ३०-४-१६ न.भु.अ.क्र. ३ नागपूर
१८।८ २०१६	मोदी शाच्ये - मा. नगर भूमापन अधिकारी क्र-३ नागपूर यांचे कडील निर्णय दिनांक १६।८।१६ अन्वये सदरचे फेरफार मा.जा.ग अधिनियम १९८८ चे कलम १५५ अन्वये मौजा - बोरगांव, न.भु.क्र- ३१६ मा मिळकतीवरील के.क्र- १४५०३ दिनांक १७।१।१५ चे नोंदीनुसार इंदुबाई देवराव पुंड फेरफार 'इंदुबाई दौलतराव पुंड' अशी नोंद दुरुस्त करणे बाबत फेरफार नोंद केल्याने नोंद		के.क्र १६४५० न.भु.अ.क्र. ३ नागपूर

प्रमाणित नकलेचा दस्तऐवज पोचती क्र. ७०५
दिनांक ०५/१०/१६ अन्वये रक्कम रु. ६०/-
(अक्षरी रक्कम साठ रुपये)
SUB-REGISTRAR

दस्त क्रमांक	वर्ष
५२२२	२०१६
१६	२६

सहदुय्यम निबंधक वर्ग-२ नागपूर क्र. ६

नगर भूमापन अधिकारी क्र. ३
नागपूर

NAGPUR IMPROVEMENT TRUST
Office of the Executive Engineer (West), North Ambazari Road, Nagpur-33
Phone No. 0712-2232282

No. E.E. (West)/ 1401 Nagpur, dated: 25/6/2015

To,

Smt. Indubai Daulatrao Pund
Near Hanuman Mandir,
Borgaon, Nagpur-440013.

Subject : Release of Plots in Layout of Kh. No. 83/1, 83/2, Mouza- Borgaon, Tah. Nagpur, Dist. Nagpur.

Reference : 1) Your application dated 05/11/2014.
2) Agreement dated 17/10/2014.

With reference to above letter, the following 4 (Four) Nos. plots & Convenience Shopping are released in favor of the above mentioned layout owner as per detailed dimensions and area tabulated below:

Sr. No.	Plot No.	No. of Plots	Dimensions (in mtr.)	Gross area of each plot (in Sqm.)	Tan. (in mtr.)	Deduction for Tan. (in Sqm.)	Net area (in Sqm.)	Remark
1	1	1	(28.008 + 38.323)/2 x 31.432 + (38.323 + 44.431)/2 x 23.068	1996.942	-	-	1996.942	-
2	2	1	(54.50 + 54.50)/2 x 27.25 + (54.50 + 54.472)/2 x 9.00	1975.499	9.00	17.415	1958.084	-
3	3	1	(51.444 + 51.354)/2 x 24.463 + (51.354 + 51.825)/2 x 14.592	2010.167	9.00	17.415	1992.752	-
4	6	1	(54.112 + 64. 258)/2 x 30.921	1830.059	-	-	1830.059	-
Convenience Shopping			(25.141 + 35.939)/2 x 15.964	487.540	7.50	24.18	463.360	-

TOTAL (4) FOUR PLOTS AND CONVENIENCE SHOPPING.

Executive Engineer (West),
Nagpur improvement Trust,
Nagpur.

N.B.:- The plots are released subject to payment of betterment/abandonment peripheral charges as and when demanded by N.I.T. as per agreement executed with the society.

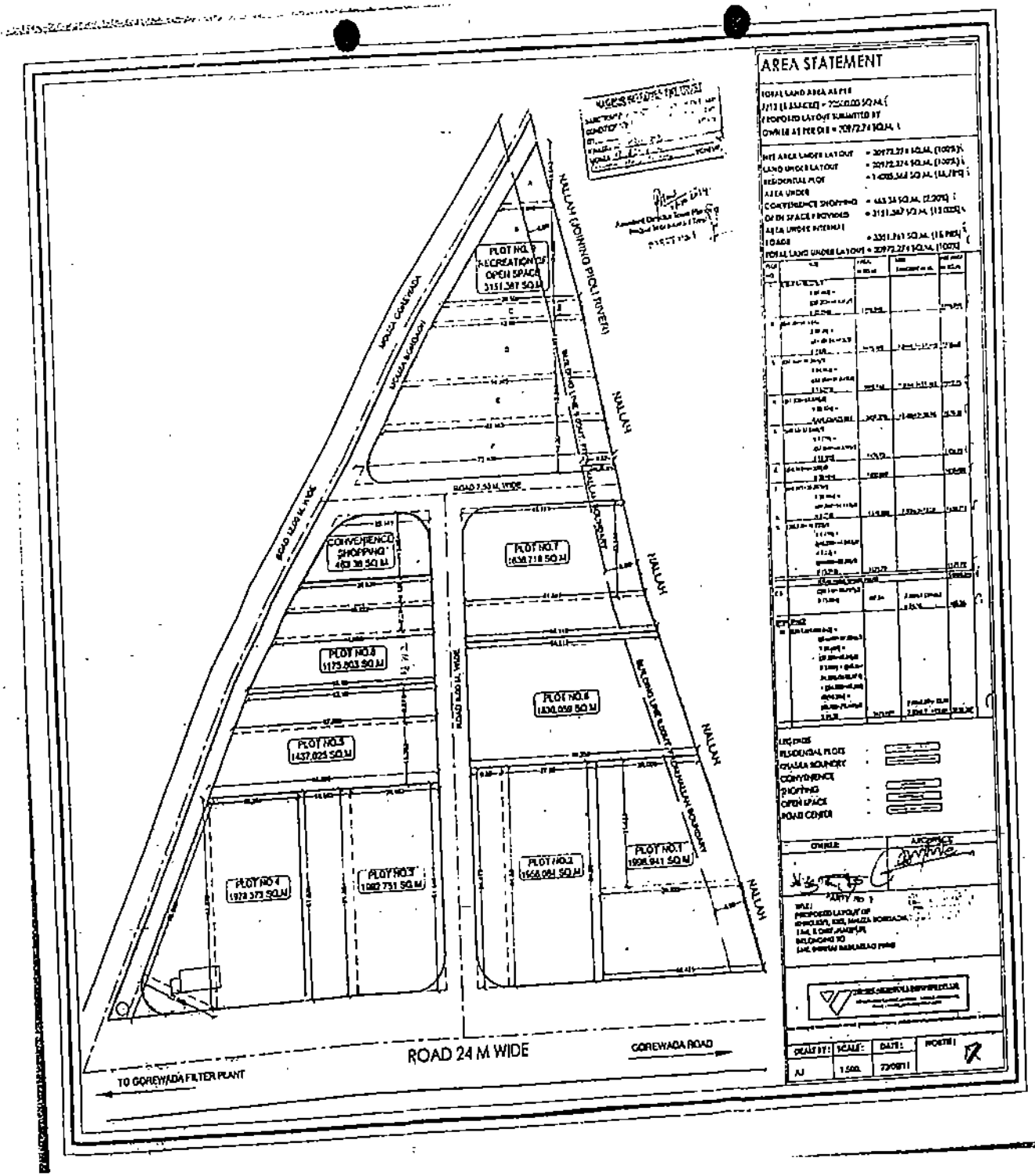
Copy to: -

1) Building Engineer (West), N.I.T., Nagpur for information and record;

2) Divisional officer, (West), N.I.T., Nagpur for information and record.

4222/2096
96/26

THE JOINT SUB-REGISTRAR, CLASS



REGISTRAR CLASS-II
OF THE JOINT SUB-REGISTRAR
4227/2011

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PUND DHANANJAY D

DAULATRAO EKNATH PUND

03/08/1963

Permanent Account Number

BCPPP9652M

Signature

भारत सरकार
GOVERNMENT OF INDIA



शंतनू धनंजय पुंद
Shantanu Dhananjay Pund
जन्म तारीख/ DOB: 19/11/1996
पुरुष / MALE

4536 8100 4409

आधार-सामान्य माणसाचा अधिकार

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAUPN0142L



नाम /NAME
SUHAS KISANRAO NARKHEDE

पिता का नाम /FATHER'S NAME
KISANRAO NINAJI NARKHEDE

जन्म तिथि /DATE OF BIRTH
08-02-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



Name : GOLE RAJESH RAMDASRAO
Residence : NAGPUR , Dist. NAGPUR
Roll No. : MAH/1185/2011
Enrolled On : 18-05-2011
Date Of Birth : 08-04-1981
121225 80000018009

CHAIRMAN

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ATUL SHIVAJI RAO CHARDE

SHIVAJIRAO GAJANANRAO CHARDE

13/07/1963

Permanent Account Number

AAQPC6433P

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

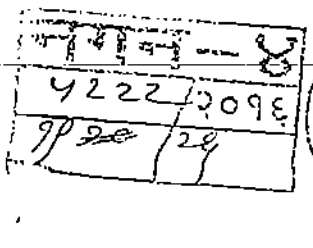
HIMALAYA DWELLERS PRIVATE LIMITED

27/12/2007

Permanent Account Number

AACCH4514H





मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

01 October 2016 03:23 PM

Valuation ID : 201610011123

मूल्याकनाचे वर्ष 2016

जिल्हा नागपूर

तालुका तालुका नागपूर (ग्रामीण)

उपमूल्य विभाग 14 249/16-मौजाची पूर्व हद्द व गोरेवाडा मार्ग यामधील वस्त्या शिट क्र 16

क्षेत्राचे नांव Nagpur Muncipal Corporation

मिळकतीचा क्रमांक सि टी एस नंबर०16/319

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
17000	30300	39900	46400	0	चौ. मीटर

मिळकतीचे क्षेत्र 1830.059 चौ मीटर

Layout Plot

1 1830.059चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =17000/-

1830.059चौ मीटर क्षेत्रासाठी मूल्यांकन =1830.059*17000

=31111003/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=31111003 + 0

Rs.31111003/-

Home Print

Say Rs 311,11,000/-

1/10/16

① 20 flat × 55 sq.mt. App. = 1100 sq.mt @ 2200 = 2,42,00,000/-

Deposit 50,00,000

2,92,00,000/- ②

4222/2016

20/26

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	D	D	M	M	Y	Y	Y	Y
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held								
	a Agricultural income (Rs.)	—							
	b Other than agricultural income (Rs.)	—							

23	Details of document being produced in support of identify in Column 1 *(Refer Instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document
24	Details of document being produced in support of address in Columns 4 to 13 *(Refer Instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document

Verification

I, Shantanu Dhananjay Rend do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 01st day of October 2016

Place: Nagpur

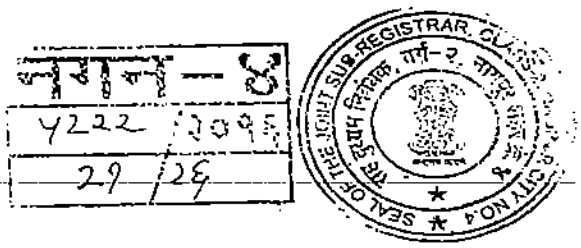
(Signature of declarant)

Note:

1 Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

(*i*) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;

(*ii*) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.



Form 60 : W.E.F. 01/01/2016

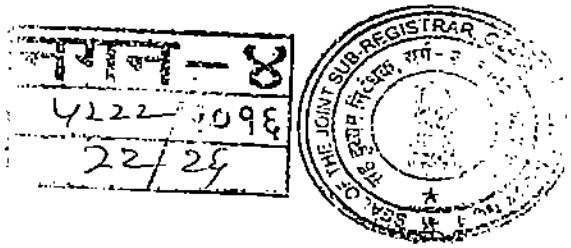
Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Shantanu												
	Middle Nam	~~Dhanajay~~ Dhananjay												
	Surname	Pund												
2	Date of Birth/ Incorporation of declarant	0	2	0	4	1	9	7	6					
3	Father's Name (in case of individual)													
	First Name	Dhananjay												
	Middle Name	dayalrao												
	Surname	Pund												
4	Flat/ Room No.	—												
5	Floor No.	—												
6	Name of premises	Katol Road,												
7	Block Name/No.	Near Hanuman Mandir												
8	Road/ Street/ Lane	Bargaon Road												
9	Area/ Locality	Nagpur												
10	Town/ City	Nagpur												
11	District	Nagpur												
12	State													
13	Pin code	440013												
14	Telephone Number (with STD code)	8600830940												
15	Mobile Number													
16	Amount of transaction (Rs.)													
17	Date of transaction	0	1	1	0	1	2	0	1	6				
18	In case of transaction in joint names, number of persons involved in the transaction	1 (one)												
19	Mode of transaction: ☐ Cash, ☐ Cheque, ☐ Card, ☐ Draft/Banker's Cheque, ☑ Online transfer, ☐ Other													
20	Aadhaar Number issued by UIDAI (if available)	4	5	3	6	8	1	0	0	4	4	0	3	



CHALLAN
MTR Form Number-6

DEFACED FOR RS:1586000.00

GRN	MH004826214201617	BARCODE	Date 01/10/2016-11:37:15 Form ID 25.2
Department	Inspector General Of Registration		
Type of Payment	Stamp Duty	AMOUNT	1556000.00
	Registration Fee		30000.00
(Amt.in wor	Fifteen Lakh Eighty Six Thousand Rupees Only)		
Office Name	NGP1_HOR SUB REGISTRAR NAGPUR 1		
Location	NAGPUR		
Year	2016-2017 One Time		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1556000.00
0030063301 Registration Fee	30000.00
Total	1586000.00

Payer Details	
TAX ID (If Any)	
PAN No. (If Applicable)	AACCH4514R
Full Name	HIMALAYA DWELLERS PVT LTD thro ugh DIRECTOR ATUL SHIVAJIRAO CHARDE
Flat/Block No. Premises/Building	Plot No.6, Survey No.319,
Road/Street	Mouza Borgaon, Nagpur
Area/Locality Town/City/District	Nagpur
PIN	4 4 0 0 1 3
Remarks (If Any)	PAN2=BCPPP9652M~SecondPartyName=SHRI DHANANJAY DAULATRAO PUND~
Amount In Words	Fifteen Lakh Eighty Six Thousand Rupees Only

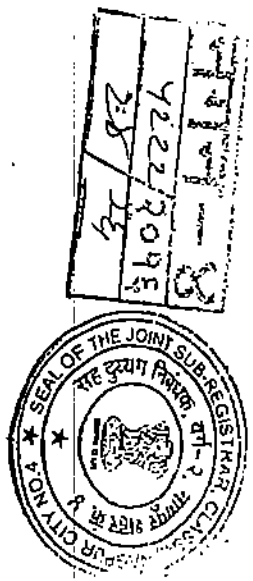
Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	REF No.	00040572016100149523	CP59822059
Date		01/10/2016-11:37:15	
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

नोंदणी - ६३
4222 2095
23 25

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR CITY NO.4


SEAL OF THE JOINT SUB-REGISTRAR CITY NO 4
सह दुय्यम निबंधक, वर्ग-२

Summary1 (GoshwaraBhag-1)

शनिवार,01 ऑक्टोबर 2016 5:12 म.नं.

दस्त गोषवारा भाग-1

नगन4
दस्त क्रमांक: 5222/2016

दस्त क्रमांक: नगन4 /5222/2016

बाजार मुल्य: रु. 3,11,12,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.15,56,000/-

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

अ. क्रं. 5222 वर दि.01-10-2016

रोजी 5:10 म.नं. वा. हजर केला.

पावती:6904 पावती दिनांक: 01/10/2016

सादरकरणाराचे नाव: हिमालय ब्डेलर्स प्रा. लि. तर्फे डायरेक्टर श्री. अतुल शिवाजीराव चरडे . .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

एकुण: 30520.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मुद्रांक शुल्क: (एफ) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टौन) मध्ये समूट न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 01 / 10 / 2016 05 : 10 : 09 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 01 / 10 / 2016 05 : 10 : 44 PM ची वेळ: (फी)

SEAL OF THE SUB REGISTRAR, CLASS-2, NAGPUR CITY, NO.4

01/10/2016 5 14:18 PM

दस्त गोषवारा भाग-2

नगन4
दस्त क्रमांक:5222/2016

दस्त क्रमांक :नगन4/5222/2016
दस्ताचा प्रकार :-डेव्हलपमेंट ॲग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हिमालया बांधकाम प्रा. लि. तर्फे डायरेक्टर श्री. अतुल शिवाजीराव चव्हाण . पत्ता:प्लॉट नं. , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 89 शिवाजी नगर, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:AACCH4514R	लिहून घेणार वय :-52 स्वाक्षरी:-		
2	नाव:श्री धनंजय बाबुसराव पुंड . . पत्ता:प्लॉट नं. , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: हनुमान मंदिर जवळ, काटोल रोड, बोरगांव, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:BCPPP9652M	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:श्री श्रेयस धनंजय पुंड . . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: हनुमान मंदिर जवळ, काटोल रोड, बोरगांव, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:	लिहून देणार वय :-19 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट ॲग्रीमेंट चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
दिनांक 3 ची वेळ:01 / 10 / 2016 05 : 12 : 17 PM

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

ओळख :-
सदर्हील दस्त अंमे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश रामदासराव गोळे . . वय:36 पत्ता:बोगुलवेठ, नागपुर पिन कोड:440010 स्वाक्षरी		
2	नाव:श्री सुहास शिवनराव नारखेडे . . वय:46 पत्ता:देव नगर, नागपुर पिन कोड:440022 स्वाक्षरी		

1 नंबराचे बुकाचे
4222 नंबरी नोंदला

दिनांक 4 ची वेळ:01 / 10 / 2016 05 : 12 : 50 PM

दिनांक 5 ची वेळ:01 / 10 / 2016 05 : 13 : 05 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. 1 आहे 10 सन २०१६

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

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH004826210201617M	0002730975201617

प्रमाणित करण्यात येते कि, या दस्तांएवजात 26 पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

5222 /2016

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