264/6801

Saturday,December 17 ,2016

1:22 PM

पावती

Original/Duplicate

नोंदणी कं. :39म

Regn.:39M

पावती क्रं.: 6891 दिनांक: 17/12/2016

गावाचे नाव: लेंडरा

दस्तऐवजाचा अनुक्रमांक: नगन1-6801-2016

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे. जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. महेश शरदराव देवे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	
एकूण:	रु. 780.00

DELIVERED

आपणास मूळ दस्त ,सबनेल प्रिंट,सूची-२ अंदाजे 1:39 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

Index-2(सूची - २)

17/12/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1
दस्त क्रमांक : 6801/2016
नोंदणी :
Regn.63m

गावाचे नाव : 1) लेंढरा

(1)विलेखाचा प्रकार	65-मुक्त दुय्यम दस्त
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपरटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन :, इतर माहिती: मौजा लेंढरा,सिविल स्टेशन एक्सटेंशन स्कीम मधील प्लॉट न. 99,शीट न.(38)22/2,सिटी सर्वे क. 649,खसरा न. 145,एकूण आराजी 854.70 चौ. मी.(सिटी सर्वे रेकॉर्ड प्रमाणे आराजी 859.70 चौ. मी.),कार्ड पान क. 283,वार्ड न. 72, वाकलचे दुय्यम निबंधक नागपूर 1 येथे नोंदविलेले दिनांक 18-12-2013 रोजीच्या विकसन करारनाम्याचा दस्त क. 8881 चा भूक दुय्यम ((Plot Number : 99 ; C.T.S. Number : 649 ;))
(5) क्षेत्रफळ	1) 854.70 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-श्री. राजेंद्र श्रीकृष्ण देशमुख वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न. 102, ज्वेल्स को ऑपरेटीव्ह हाऊसिंग सोसायटी लेआऊट न. 4, दीनदयाल नगर, नागपूर., महाराष्ट्र, नागपुर. पिन कोड:-440022 पॅन नं:-ABGPD5638C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मे. जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. महेश नारायण देवे - - वय:- 49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राज नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:-ABMPD6924H 2) नाव:-जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. संजय सुरेश जोशी - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 36, टिळक नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ABLPJ1602R
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/12/2016
(10)दस्त नोंदणी केल्याचा दिनांक	17/12/2016
(11)अनुक्रमांक,खंड व पृष्ठ	6801/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:

मुद्रांक शुल्क आकारलेला लिखाणेचा अनुच्छेद :-	Correction Deed

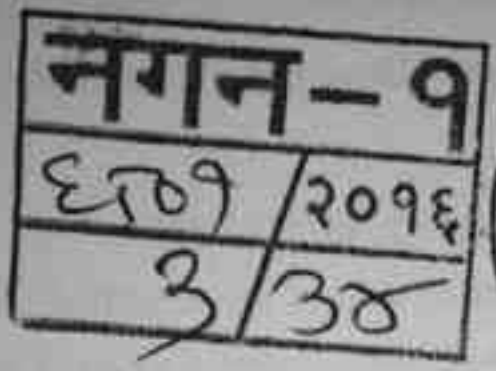
CHALLAN
MTR Form Number-6

GRN	MH006616477201617E	BARCODE	Date	17/12/2016-11:20:24	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)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	RAJENDRA SHRIKRISHNA DESHMUKH
Location	NAGPUR		
Year	2016-2017 One Time	Flat/Block No.	Plot No 99
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	LENDHRA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	SecondPartyName=M/S J D BUILDCON PRI VATE LIMITED~
Total	500.00	Amount In Words	Five Hundred Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No.	00103320161217106251 / 106482759
Cheque/DD No.		Date	17/12/2016-11:20:52
Name of Bank		Bank Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

सह दुय्यम निबंधक वर्ग-२ नागपुर-१
दस्त क्रमांक ६८७/२०१६
९/३५





DEED OF CORRECTION

THIS DEED OF CORRECTION is made on this 17th Day of DECEMBER, 2016 BETWEEN SHRI. RAJENDRA S/o SHRIKRISHNA DESHMUKH, Aged 58 Years, Occupation - Business, Resident of Plot No. 102, Friends Co-operative Housing Society's Layout No. 4, Deendayal Nagar, Nagpur-440022, Tahsil and District - NAGPUR **(PAN ABGPD5838C)**, hereinafter called the PARTY NO. 1, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 1, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S. J. D. BUILDCON PRIVATE LIMITED **(PAN AACCJ2265R)**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U70102MH2009PTC196038 Dated 24-9-2009 having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur-440010 and acting through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Aged 49 Years, Occupation – Business, Resident of Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR **(PAN ABMPD6924H)**, AND (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 50 Years, Occupation - Business, Resident of 36, Tatknagar, Nagpur-440010, Tahsil and District - NAGPUR **(PAN ABLPJ1602R)**, hereinafter called the PARTY NO. 2 which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the OTHER PART.

WHEREAS the Party No. 1 is an exclusive, absolute and full Owner of the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme, containing by admeasurement 9200 Sq. Ft. (OR 854.70 Sq. Mtrs.) (As per City Survey Records the area is 859.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 145 of Mouza – LENDHRA, bearing Corporation House No. 283, City Survey No. 649 and Sheet No. (38) 22/II of Mouza – LENDHRA, situate at Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR; AND

WHEREAS by an Agreement of Development and Promotion Dated 18-12-2013 the Party No. 1 has entrusted the entire work of development of the aforesaid property to the Party No. 2 hereinabovenamed upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 18-12-2013 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 8881 on even date on payment of requisite Stamp Duty of Rs. 39,75,000/- and Full Registration Fees of Rs. 30,000/- payable thereon; AND

WHEREAS due to inadvertance some material mistakes have crept-up in the aforesaid Agreement of Development and Promotion Dated 18-12-2013 (hereinafter called the "Principal Deed") and consequentially therefore it has now become expedient to correct and rectify the same in the following manner.

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

(1) THAT the Principal Deed shall be so read and construed as if :-

(a) The sub-paragraph of Paragraph (2) appearing on Page Nos. 5 and 6 of the Principal Deed which reads as :-

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३८/३८५

Contd.

*THAT the Developer has further specifically agreed to construct at its own costs the Built-up spaces on FIRST FLOOR and SECOND FLOOR of a Multistoreyed Building proposed to be constructed on the said Plot No. 99 covering a Super Built-up area of about 2040 Sq. Ft. on First Floor and 2040 Sq. Ft. on Second Floor in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owner in duly finished and completed condition and ready for occupation strictly within 18 (EIGHTEEN) Months from the date of commencement of work. The cost of construction of the Built-spaces on First Floor and Second Floor chosen to be retained by the Owner is fixed at Rs. 53,00,000/- (Rupees Fifty Three Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. It is specifically understood and agreed by the Owner that it shall be his sole liability and responsibility to pay the Stamp Duty alongwith LBT and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Built-up spaces on First Floor and Second Floor chosen to be retained by him. However the Developer at its own cost and expenses shall install Electric and Water Meters in the said Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner. The Developer has further specifically agreed to provide the Allotted Covered Parking space for 4 Cars on the Ground Floor and the same shall be exclusively used by the Owner and his successors-in-title. The Developer shall separately pay the VAT and Service Tax as may be levied on the said Apartments chosen to be retained by the Owner.

<u>was corrected and amended as</u>

***THAT the Developer has further specifically agreed to construct at its own costs the Built-up spaces on FIRST FLOOR and SECOND FLOOR of a Multistoreyed Building proposed to be constructed on the said Plot No. 99 covering a <u>Super Built-up area of about 2600 Sq. Ft. on First Floor and 1480 Sq. Ft. on Second Floor</u> in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owner in duly finished and completed condition and ready for occupation strictly within 18 (EIGHTEEN) Months from the date of commencement of work. The cost of construction of the Built-spaces on First Floor and Second Floor chosen to be retained by the Owner is fixed at Rs. 53,00,000/- (Rupees Fifty Three Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. It is specifically understood and agreed by the Owner that it shall be his sole liability and responsibility to pay the Stamp Duty alongwith LBT and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Built-up spaces on First Floor and Second Floor chosen to be retained by him. However the Developer at its own cost and expenses shall install Electric and Water Meters in the said Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner. The Developer**

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४१/३८

has further specifically agreed to provide the Allotted Covered Parking space for 4 Cars on the Ground Floor and the same shall be exclusively used by the Owner and his successors-in-title. The Developer shall separately pay the VAT and Service Tax as may be levied on the said Apartments chosen to be retained by the Owner.

(2) THAT as rectified and modified as aforesaid the Principal Deed shall remain in full force and effect as hereto before.

IN WITNESS WHEREOF the PARTIES hereinabovenamed have hereto set their respective hands and signed this DEED OF CORRECTION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. A.S. Joshi

WITNESSES :



(1)



(RAJENDRA SHRIKRISHNA DESHMUKH)
PARTY NO. 1





(2)

FOR M/S. J. D. BUILDCON PRIVATE LIMITED





1)

(MAHESH SHARADRAO DANDE)





2)

(SANJAY SURESH JOSHI)
Directors
PARTY NO. 2



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६१७१/२०१५
६/३३

264/8881 पावती Original/Duplicate

Wednesday,December 18 ,2013 नोंदणी क्रं. :39म

1:00 PM Regn.:39M

पावती क्रं.: 9207 दिनांक: 18/12/2013

गावाचे नाव: सेंदरा

दस्तऐवजाचा अनुक्रमांक: नगन1-8881-2013

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट

सादर करणाऱ्याचे नाव: मे. जे.डी. बिल्डकॉन प्रा.लि. तर्फे संचालक श्री. महेश शरदराव देवे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 30400.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:15 PM ला मिळेल.

NGP1

DELIVERED

बाजार मुल्य: रु.40000000 /- मोबदला: रु.79500000/-

भरलेले मुद्रांक शुल्क : रु. 3975000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 145709 दिनांक: 17/12/2013

बँकेचे नाव व पत्ता: The Akola urban Co Operative Bank Ltd Sitabuldi

2) देयकाचा प्रकार: By Cash रक्कम: रु 400/-

R.S.D & Co.

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THE JOINT SUB REGISTRAR, CLASS-II, NAGPUR CITY NO. 1

The Akola Urban Co-Operative Bank Ltd. Akola, Branch: Shrikrishnapur Sakkar Town: Pandharkawda Road, Nagpur

D-S/STP/NVC R.19/3/7/04/2258-11

भारत 00157 महाराष्ट्र
129699 DEC 17 2013
16:18
Rs 3975000/- PB5085
INDIA STAMP DUTY MAHARASHTRA

K. S. KELKAR
Asstt. Sub-Registrar

Nature of Document	Agreement of Development and Promotion
Registration Details If Registrable Name of S.R.O.	Table No:- 1
Franking Unique No	~~7,95,00,000~~/- 129859
Property Description in brief	Mauza :- Kendhra, Kh. No. 145
Consideration Amount	7,95,00,000/-
Name of Executant	M/S J. D. Buildcon Pvt Ltd
Name of the Party	Rajendra Shrikrishna Deshmukh
If through Name of Agent	N. Y. Kache
Stamp Duty Amt. in Words	Thirtynine Lac seventyfive thousands
Authorised Person's full Signature & Seal	

K. S. KELKAR
Asstt. Sub-Registrar

उपरोक्त दुय्यम निबंधक कार्यालय तेथील खरेदीखत नोंदणी तपासणी व एस.एच.एल./संबंधित मूळ अधिकार [illegible] कार्यालयाशी संपर्क साधून, सि. [illegible] पूर्ण करावा.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.१

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४ / ३८



AGREEMENT OF DEVELOPMENT AND PROMOTION

FOR RS. 7,95,00,000.00 ONLY

MARKET VALUE RS. 4,00,00,000.00 ONLY

THIS AGREEMENT OF DEVELOPMENT AND PROMOTION is made on this 18th Day of DECEMBER 2013 BETWEEN SHRI RAJENDRA S/o SHRIKRISHNA DESHMUKH, Aged 56 Yrs. Occupation - Business Resident of Plot No. 99 Ramdaspeth, Nagpur 440010, Tahsil and District – NAGPUR (PAN ABGPD8838C) hereinafter called the OWNER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNER, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OWNER





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Contd

THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. 271510 Date: 13/12/13

Deposit Br. SITABULDI BR. NAGPUR

Pay to _____ Acct. Stamp Duty

Franking Value	Rs.	39750.00
Service Charges	Rs.	1.00
Total	Rs.	39751.00

Name of Stamp duty Paying party

M/S J. D. Builcon
Pvt. Ltd.

DD / Cheque No. _____

Drawn on bank _____

(FOR BANK USE ONLY)

Term No.

Franking Sr. No.

2015

K. [illegible] ASSTT. REGISTRAR
Authorised Signature

(4)

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2009/2013
2/20

R.S. Deh.

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2009/2013
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[illegible] REGISTRAR, CLASS-II

M/S. J. D. BUILDCON PRIVATE LIMITED **(PAN AACCJ2285R)**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No U70102MH2009PTC196035 Dated 24-8-2009 having its Registered Office at M-007, Suprabhat Sankul, Bully Layout, Dharampeth Extension, Nagpur-440010 and acting through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Aged 44 Years, Occupation – Business, Resident of Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR **(PAN ABMPD[illegible]24H)** AND (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 45 Years, Occupation - Business, Resident of 56, Tilaknagar, Nagpur-440010, Tahsil and District - NAGPUR **(PAN ABLPJ1502R)**, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme, containing by admeasurement 9200 Sq. Ft. (OR 854.70 Sq. Mtrs.) (As per City Survey Records the area is 859.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 145 of Mouza – LENDHRA, bearing City Survey No. 849 and Sheet No. (38) 22/II of Mouza – LENDHRA, situate at East High Court Road, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR, Originally belonged to Dr. Sakharam S/o Dajisaheb Deshmukh, being his separate property; AND

WHEREAS the said Dr. Sakharam S/o Dajisaheb Deshmukh thereon constructed a Residential Bungalow on the said Plot No. 99 bearing Corporation House No. 271 some time in the year 1950-51; AND

WHEREAS the said Dr. Sakharam S/o Dajisaheb Deshmukh executed his LAST WILL AND TESTAMENT on 10-12-1949 and a Codicil to the said Will on 10-2-1955 and thereby he bequeathed the aforesaid entire property to his daughter-in-law [illegible]shna Deshmukh absolutely forever with heritable and

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१०/३३

WHEREAS [illegible] Sakharam S/o Dajisaheb Deshmukh breathed his last on [illegible] upon his death became the aforesaid Mrs. Kusum W/o Shrikrishna Deshmukh became an exclusive, absolute and full Owner of the aforesaid entire property in terms of the said Codicil Dated 10-2-1955; AND

WHEREAS on expiration of the Original term of Lease, the Nagpur Improvement Trust [illegible] landed the same for a further term commencing from 15-5-1951 and ending on 14-2-2011 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of the said Mrs. Kusum W/o Shrikrishna Deshmukh on 14/3/02, which is duly Registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at [illegible] No. [illegible]

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WHEREAS the said Mrs. Kusum W/o Shrikrishna Deshmukh executed her LAST WILL AND TESTAMENT on 18-10-2004 and thereby she had bequeathed the aforesaid entire property to her son Shri Rajendra Deshmukh the Owner hereinabovenamed, absolutely forever with heritable and transferable rights therein. The said Will Dated 18-10-2004 is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 3 at Sr. No. 6199 on even date; AND

WHEREAS the daughters of Mrs. Kusum W/o Shrikrishna Deshmukh namely Mrs. Mrinalini Alias Rani W/o Suresh Deshpande and Mrs. Sarita W/o Vishwaprasad Mahajan, lateron voluntarily executed a Deed of Release relating to the aforesaid property in favour of their brother Shri Rajendra S/o Shrikrishna Deshmukh on 14-3-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 383 on Pages 116 to 120 at Sr. No. 849 on even date; AND

WHEREAS the said Mrs. Kusum W/o Shrikrishna Deshmukh had availed the Loan from Bank of Baroda, having its Head Office at Mandvi Baroda and Branch Office at Mahal, Nagpur and mortgaged the aforesaid property to it by way of security for the repayment of Loan. A Deed of Mortgage to that effect was executed by her in favour of the said Bank on 15-7-2002 which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 2378 on even date; AND

WHEREAS in the mean time the aforesaid property was attached by the Recovery Office, Debts Recovery Tribunal, Nagpur in execution of Recovery Certificate No. 38/02 wherein the Certificate Holder was State Bank of India, Ramdaspeth Branch, Nagpur and the Certificate Debtor was M/s. Dee Bee Agro Industries (P) Ltd., Nagpur. However the said property was lateron released from [illegible] Order Dated 31-12-2002 passed by Shri R. G. Madankar, Presiding Officer, Debts Recovery Tribunal, Nagpur; AND

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WHEREAS during the course of time the said Mrs. Kusum W/o Shrikrishna Deshmukh repaid the entire amount of Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Bank of Baroda and got the said property freed and discharged from its mortgage. And according a Deed of Release of Mortgage is executed by Bank of Baroda in favour of Late Mrs. Kusum W/o Shrikrishna Deshmukh, Mr. Sachin S/o Shri. Neeraj S/o Rajendra Deshmukh as a Guarantor on 12-12-[illegible] which is duly registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5974 on even date; AND

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WHEREAS the said Mrs. Kusum W/o Shrikrishna Deshmukh left for heavenly abode on 10-2-2016 and consequent upon her death demises, her son Shri. Rajendra Deshmukh, the Owner hereinabovenamed, has now become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the said Will Dated 18-10-2004. Accordingly the said property is fully mutated in the name of the Owner in all relevant records; AND

WHEREAS on expiration of the Second term of Lease, the Nagpur Improvement Trust renewed the same for a further period commencing from 15-2-2011 and ending on 14-2-2041 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of the Owner hereinabovenamed on 23-8-2011, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 4853 on 24-8-2011, AND

WHEREAS the Owner has now decided to develop the aforesaid Plot No. 99 into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shop/Chambers/Offices and self contained separate Apartments therein, AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer 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 of the said property, the Owner after detailed negotiations has now decided to entrust the entire work of Development 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 OWNER does hereby allow and permit the DEVELOPER and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme containing by admeasurement 9200 Sq. Ft. (OR 854.70 Sq. Mtrs.) (As per City Survey Records the area is 859.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 145 of Mouza – LENDHRA, bearing Corporation House No. 283, City Survey No. 64F and Street No. 08, 22 of Mouza – LENDHRA, situate at Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

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(2) THAT the total price agreed is Rs. 7,90,00,000/- (Rupees Seven Crore Ninety Five Lacs Only) which includes the cost of the said Plot No. 99 and the cost of the existing structure standing thereon) which the Developer has specifically agreed to pay to the Owner as hereinafter in the following manner :-

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MODE OF PAYMENT

Rs. 1,95,00,000/- (Rupees Fifty Lacs) Only paid by the Developer to the Owner by Pay Order No. 395364 Dated 19-4-2011 Drawn on Syndicate Bank, Law College Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,95,00,000/- (Rupees One Crore Sixty Five Lacs) Only paid by the

Developer to the Owner by Cheque No. 195364 Dated 2-5-2013 Drawn on Syndicate Bank, Law College Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs. 30,00,000.00 (Rupees Thirty Lac) Only paid by the Developer to the Owner in Cash, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lac) Only paid by the Developer to the Owner by Cheque No. 610341 Dated 18-12-2013 Drawn on State Bank of India, MIDC Hingna, Nagpur, at the time of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Owner.

Rs. 15,00,000.00 (Rupees Fifteen Lac) Only agreed to be paid by the Developer to the Owner within 2 Months from the date of Registration of this Agreement.

Rs. 1,16,00,000.00 (Rupees One Crore Sixteen Lac) Only agreed to be paid by the Developer to the Owner within 2 Months from the date of obtaining sanction to the Building Plans.

Rs. 2,16,00,000.00 (Rupees Two Crore Sixteen Lac) Only agreed to be paid by the Developer to the Owner within 4 Months from the date of obtaining sanction to the Building Plans.

Rs. 7,42,00,000.00 **(TOTAL RUPEES SEVEN CRORE FORTY TWO LAC ONLY).**

*THAT if the Developer fails or neglects to pay the aforesaid instalments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 10% (TEN PERCENT) Per Annum to the Owner on the defaulted amount/s from the date of default till the date of actual payment thereof. However such default period with interest shall not exceed more than 30 (THIRTY) days and such default in a year not exceed more than 2 (TWO) occasion during the period of entire transaction.

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*THAT the Developer has further specifically agreed to construct at its own costs the Built-up spaces on FIRST FLOOR and SECOND FLOOR of a Multistoreyed Building proposed to be constructed on the said Plot No. 99 covering a Super Built-up area of about 2040 Sq. Ft. on First Floor and 2240 Sq. Ft. on Second Floor in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to [illegible] the same to the Owner in duly finished and completed condition and [illegible] occupation strictly within 18 (EIGHTEEN) Months from the date of commencement of work. The cost of construction of the Built-spaces on First Floor

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and Second Floor chosen to be retained by the Owner is fixed at Rs. 53,00,000/- (Rupees Fifty Three Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. It is specifically understood and agreed by the Owner that it shall be his sole liability and responsibility to pay the Stamp Duty alongwith LBT and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Built-up spaces on First Floor and Second Floor chosen to be retained by him. However the Developer at its own cost and expenses shall install Electric and Water Meters in the said Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner. The Developer has further specifically agreed to provide the Allotted Covered Parking space for 4 Cars on the Ground Floor and the same shall be exclusively used by the Owner and his successors-in-title. The Developer shall separately pay the VAT and Service Tax as may be levied on the said Apartments chosen to be retained by the Owner.

"THAT the Owner does hereby allow and permit the Developer to demolish the existing Structure standing on the said Plot 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.

"THAT the Owner does hereby allow and permit the Developer to use and consume the Water and Electricity from the existing connections for carrying out building construction activities. However the Developer shall punctually pay the Departmental bills for the actual units consumed by it and shall always indemnify the Owner against such payments.

THAT if the Developer fails or neglects to handover the actual physical possession of the said Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner in duly completed and finished condition strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 50,000/- Only per month to the Owner towards the liquidated damages from the date of default till the actual delivery of possession of the said Apartments to

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the Owner. The Owner shall be free from encumbrances of all kinds whatsoever save and except Property Taxes, Ground Rent/Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. levied on the property hereby agreed to be developed and payable by the Owner upto the date of Registration of this Agreement.

(4) THAT the Owner further assures the Developer that the property hereby agreed to be developed is his separate property belonging to him alone having devolved the same upon him consequent upon the death of his Mother Late Mrs. Kusum Wife Shri Harma Dhimulk in terms of her Last Will Dated 18-10-2004 and that none except him has any claim of any manner of right, title and interest of any kind whatsoever in respect of

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

(6) THAT the Owner shall obtain a No Objection Certificate/Consent Letter from the Nagpur Improvement Trust and produce the same at the time of Registration of the Sale Deed(s).

(7) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(8) THAT on receipt of the balance sale consideration and possession of the chosen Built-up spaces on First Floor and Second Floor from the Developer, the Owner shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(9) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of Shops/Chambers/Offices and self contained separate Apartments thereon. The Owner does hereby agree to sign the Proposed/Revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications as required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for securing sanction to such plans. He also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owner who in his turn agrees to return back to the Developer such sums as may be refunded to him by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation.

(10) THAT it is clearly understood and agreed by the Owner that he shall deliver a [illegible] possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(11) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However, the Owner shall have every right to enter into the said Premises and to inspect the construction and quality of materials to be used in the Built-up spaces on First Floor and Second Floor chosen to be retained by him.

(12) THAT the Owner does hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(13) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner) Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall he question the accountability thereof in any manner whatsoever.

(14) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give his 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 Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(15) THAT the Owner does hereby allow and permit the Developer 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 and transfer by way of sale the various Built-up spaces (excluding the Built-up spaces on First Floor and Second Floor chosen to be retained by the Owner) in the proposed building alongwith 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.

(16) THAT the Owner shall on receipt of the balance sale consideration and possession of the chosen Built-up spaces on First Floor and Second Floor from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual buyers as may be required by the Developer, as and when may be called upon by it for the proportionate price therefor and he shall also get the same duly registered in accordance with the law in force.

(17) THAT the Owner shall execute all such Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own cost and the Owner agrees to execute the same subject to such [illegible] and events may warrant.

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(18) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective buyers.

(19) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to developed and this power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed for and on behalf of the Owner unless it confirms from Owner that he has already received the balance sale consideration and possession of the chosen Built-up spaces on First Floor and Second Floor from the Developer.

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(20) THAT in the event of Owner fails or neglects to fulfil and observe all or any of the [illegible] as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owner and in addition thereto the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers.

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(21) THAT in the like manner if the Developer fails or neglects to fulfill and observe all or any of the [illegible] obligations on its part as hereinabove contained or otherwise required by law, in such event the Owner shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owner against all claims, suits, liabilities, damages etc. arising out of this transaction of Development and Promotion.

(22) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is merely in the nature of a LICENSE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53 (A) of the Transfer of Property Act, 1882.

(23) THAT the Owner agrees to pay and discharge all his Income Tax, Wealth Tax and Capital Gain Tax liabilities, if any, arising out of this transaction.

(24) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur

(25) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(26) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(27) THAT on Registration of the Sale Deed(s), the Owner agrees 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.

(28) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connection and meters in the proposed building.

(29) THAT the Developer also agrees to pay Sales Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owner indemnified against the same.

(30) THAT the Owner hereby assures full co-operation to the Developer. The Developer will develop the Plot and will carry out construction on the property as referred in the schedule below. However it is the responsibility of the Developer to handle all the disputes during the construction if any dispute arises other than the title of the property with the prospective buyer or with any Central/State Government, Nagpur Municipal Corporation, Nagpur Improvement Trust, Semi-Government or Government approved agencies/authorities etc.

(31) THAT [illegible] in relation to the said Plot No. 11 is permitted at any time in [illegible] such increased F.S.I. shall always belong to the Developer [illegible] and full authority to use and consume the same in its [illegible]

(32) THAT [illegible] shall not have any objection of any kind whatsoever for using and consuming the F.S.I. by the Developer on the proposed [illegible] Building over and above the permissible [illegible]

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१६/३४

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme containing by admeasurement 9200 Sq. Ft. (OR 854.70 Sq. Mtrs.) (As per City Survey Records the area is 859.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 145 of Mouza – LENDHRA, bearing Corporation House No. 283 City Survey No. 649 and Sheet No. (38) 22/II of Mouza – LENDHRA, situate at Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	HOUSE OF SHRI BHAGWAT AND SHRI LAPALKAR.
ON THE WEST	-	EAST HIGH COURT ROAD.
ON THE NORTH	-	PLOT NO. 98.
ON THE SOUTH	-	PLOT NO. 100.

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९८/३८

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT AND PROMOTION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. H.B. Uday

WITNESSES :

(1) _____
Jayant Deo

(RAJENDRA SHRIKRISHNA DESHMUKH)
OWNER

(2) _____
Pleader Supdt. R. Deshmukh

FOR M/S. J. D. BUILDCON PRIVATE LIMITED

(MAHESH SHARADRAO DANDE)

(SANJAY SURESH JOSHI)
Directors
DEVELOPER

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९२/२०

जिल्हा – नागपूर



नगन – ९
८१८१ / २०१६
२०/३४

२०१३ - २०१४

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर
ISO 9001-2008 प्रमाणित

(ही रसीद १.४.२०१३ पासून ३१.३.२०१४ पर्यंतची वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद बुक क्र. F-7 रसीद क्र. No. 000522

देयक क्र.

घर क्र. 283 वार्ड क्र. 72

इंडेक्स क्र. 72001499 मोहल्ल्याचे नांव Ramdaspeth

घर मालकाचे नांव Shri Rajendra Shrikrushna Deshmukh

बहिवाटदाराचे नांव

सन पासून 1-4-2013 ता. 31-3-2014 पर्यंतची

(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / करांचे नांव	Arrears / बकाया	Current / चालू	Remarks / शेरा
मलजल कर (Sewerage Tax)	2	1066	13.14
पाणी कर (Water Tax)		—	
सामान्य कर (General Tax)		1835	Plot - 39
प्रकाश कर (Light Tax)		99	27.
अग्नि सेवा कर (Fire S. Tax)		99	Improvement
मलजल लाभ कर (Sewerage Bene. Tax)			
पाणी लाभ कर (Water Bene. Tax)			
नोटीस फी (Notice Fee)			
वारंट फी (Warrant Fee)			
विविध (Misc)			
शिक्षण कर (Edu. Cess)		533	
रोजगार हमी कर (EG Cess)		—	
[illegible]		—	
एकूण (Grand Total)		3692	3692

एकूण रक्कम अक्षरी रु. in words total Rs. Three Thousand six Hundred Ninety-two only

दिनांक Date 24/09/13

वसूल करणाऱ्याची पूर्ण सही
Full Signature of the Official

R.S.Deshmukh

नमुना-९
९४/२०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

J D BUILDCON PRIVATE LIMITED

24080000
Permanent Account Number

AACCJ0385R

PERMANENT ACCOUNT NUMBER
ABLPJ1602R



SANJAY SURESH JOSHI

SURESH JOSHI

28/11/1964

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६८१/२०१६
29/38

PERMANENT ACCOUNT NUMBER
ASMPD6934H



MAHESH BHARAG DANDE

BHARAG DANDE

नगन-१
८८८१/२०१३
94/2

PERMANENT ACCOUNT NUMBER
ABGPD5836C



RAJENDRA SHIVKRISHNA DESHMUKH

SHIVKRISHNA SHANKARRAO DESHMUKH

25-01-1958

PERMANENT ACCOUNT NUMBER
AANPD1121E



NAME
SUPHALA RAJENDRA DESHMUKH

FATHER'S NAME
SHANKARRAO GOPALRAO JOSHI

DATE OF BIRTH
26-02-1968

SIGNATURE

COMMISSIONER OF INCOME-TAX, YOGREN

S. R. Deshmukh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

J D BUILDCON PRIVATE LIMITED



PERMANENT ACCOUNT NUMBER
ABMPD6924H



NAME
MAHESH SHARAD DANDE

FATHER'S NAME
SHARAD DANDE

DATE OF BIRTH
03-10-1967

SIGNATURE

COMMISSIONER OF INCOME TAX, YEOGREN

M S Dande

PERMANENT ACCOUNT NUMBER
ABLPJ1983R



NAME
SANJAY SURESH JOSHI

FATHER'S NAME
SURESH JOSHI

DATE OF BIRTH
25-11-1964

COMMISSIONER OF INCOME TAX, YEOGREN

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5107/2095
23/38

PERMANENT ACCOUNT NUMBER
AALPD3150F



NAME
JAYANT CHINTAMANI DEO

FATHER'S NAME
CHINTAMANI DEO

DATE OF BIRTH
27-05-1946

SIGNATURE

COMMISSIONER OF INCOME TAX, YEOGREN

R. S. Deo

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5107/2093
16/20

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABGPD5838C



नाम /NAME

RAJENDRA SHRIKRISHNA DESHMUKH

पिता का नाम /FATHER'S NAME

SHRIKRISHNA SHAKHARAM DESHMUKH

जन्म तिथि /DATE OF BIRTH

28-01-1958

हस्ताक्षर /SIGNATURE

R.S. Deshmukh

COMMISSIONER OF INCOME-TAX, VIDARBH.

R.S. Deshmukh.

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९९९ / २०९३
२८ / २०

R.S.Deshmukh.

नगन – ९
९९९ / २०९६
२८ / ३८

दस्त नोंदवहा भाग-1

नगन1 9८/20

दस्त क्रमांक: 8881/2013

दि. 18 डिसेंबर 2013 1:00 म.नं.

दस्त क्रमांक: नगन1 /8881/2013

मुल्यांकन: रु. 4,00,00,000/- मोबदला: रु. 7,95,00,000/-

भरलेले मुद्रांक शुल्क: रु.39,75,000/-

दु. नि. सह दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 8881 वर दि.18-12-2013

दुपारी 12:55 म.नं. वा. हजर केला.

पावती:9207 पावती दिनांक: 18/12/2013

सादरकरणाराचे नाव: मे. जे.डी. बिल्डकॉन प्रा.लि. तर्फे संचालक श्री. महेश भारदराव दवे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	30400.00

सादर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

बाजारभाव (भाडेपट्टयाच्या बाबतीत) पेमेंटपासेट अँसीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्यालगतच्या असलेल्या कोणत्याही सदर क्षेत्राच्या हद्दीत किंवा उपनगर (दोन) असले तरी ते केलेल्या कोणत्याही नगरी क्षेत्रात

शिक्का क्र. 1 18 / 12 / 2013 12 : 55 : 11 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 12 / 2013 12 : 55 : 38 PM ची वेळ: (फी)

नगन-१
९४०१/२०१६
२५/३८

दस्त नोंदणी भाग-2

नगर 20/20
दस्त क्रमांक:8881/2013

1 02:07 PM

दस्त क्रमांक:8881/2013
दस्त प्रकार :डेव्हलपमेंट वैडीमेंट

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. के डी. बिल्डकॉन प्रा.लि. तर्फे संचालक श्री. महेश बारकराम दवे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राज नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AACCJ2285R	लिहून घेणार वय :44 स्वाक्षरी -		
2	नाव:मे. के डी. बिल्डकॉन प्रा.लि. तर्फे संचालक श्री. संजय सुरेश जोशी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रिंग्रोड नगर, नागपूर, महाराष्ट्र, नागपूर पॅन नंबर:AACCJ2285R	लिहून घेणार वय :45 स्वाक्षरी -		
3	नाव:श्री. राजेंद्र वीरकुमार देशमुख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 99, रामदासपेठ, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABGPD5838C	लिहून देणार वय :56 स्वाक्षरी -		

वरील दस्तऐवज करून देणार पक्षकारांनी डेव्हलपमेंट वैडीमेंट या दस्त ऐवज करून दिल्याचे कबुल केलेले आहे.
सिद्धा क.3 दी वेळ:18 / 12 / 2013 12 : 56 : 48 PM

ओळख
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणार-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	ओळख देणाऱ्याचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. अजय विलासराव देव - - वय:37 पत्ता:रामकृष्ण नगर, नागपूर पिन कोड:440025		
2	नाव:सुधाता राजेंद्र देशमुख - - वय:53 पत्ता:रामनगर, नागपूर पिन कोड:440010		

नगन-१
६५०१/२०१६
२६/३८

सिद्धा क.4 दी वेळ:18 / 12 / 2013 12 : 57 : 20 PM

सिद्धा क.5 दी वेळ:18 / 12 / 2013 12 : 57 : 31 PM सोबतची दुय्यम 1 पाने

नंबराचे बुकाचे
नंबरी नॉवला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण ३८ पाने जोडले.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-१,
नागपूर शहर क्र. १,

8881/2013

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२०१४ - २०१५

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(ही रसीद १.४.२०१४ पासून ३१.३.२०१५ पर्यंतो थापरली जाईल त्यापुढे वापरल्यास ती खोटी समजली)

रसीद बुक क्र. C-7 रसीद क्र. A 0 000454

उपक क्र. Stamped

घर क्र. 283 गट क्र. 72

इमारत क्र. 72001499 मालमत्तेचे नांव Randa Sport

घर मालकाचे नांव Shri Rajendra Shrikrushna Deshmukh

वहिवाटदाराचे नाव

तारीख पासून 1-4-2014 ते 31-3-2015 पर्यंतो

(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / करांचे नांव	Arrears / थकबाकी	Current / चालू	Remarks / शेरा
सामान्य कर (General Tax)	1	4163	14.15
पाणी कर (Water Tax)		—	Apply for Demand
मलजल कर (Sewerage Tax)		2271	
दिवाबत्ती कर (Light Tax)		190	287/70
अग्नि सेवा कर (Fire S. Tax)		190	
मलजल लाभ कर (Sewerage Bene. Tax)			05/06/14
पाणी लाभ कर (Water Bene. Tax)			
रस्ता कर (Street Tax)			Syndicate
नोटीस फी (Notice Fee)			bank
वारंट फी (Warrant Fee)			9841/-
विविधकोष (Misc)			
प्रा.शि.कर (Educn. cess.)		1035	
रोजगार हमी कर (E.G.S. cess.)		—	
मोठ्या निवासी इमारती वरील शास्तीचा कर (Tax on Larger Residential Properties)		1892	
एकूण (Grand Total)		9841	9841

एकूण रक्कम रुपये अक्षरी In words total Rs. Nine Thousand Eight Hundred Forty-one only

दिनांक Date 5/04/2014

प्रमुख कर व कर आकारणी अधिकारी
Head of Tax & Assessment Officer

R.S.Deb.

नगन-१
६७१ / २०१६
२६ / ३०







नगन-१
६८७/२०१६
२९/३८





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O भास्कर गायकवाड, रेणुका मन्दिर, प्लॉट नं. ६७, रमानगर शताब्दी चौक, भगवान नगर, नागपुर, महाराष्ट्र, 440027

Address:
S/O Bhaskar Gaikwad, renuka mandir, Plot no. 67, Ramanagar Shatabdi chouk, bhagwan Nagar, Nagpur, Maharashtra, 440027

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

नगल – १
६५०१ / २०१६
३० / ३४

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

DEFACED FOR RS:500.00

USER

GRN	MH009[illegible]	BARCODE	[illegible] 2016-11 20:24 Form ID 252
Department	Inspector General Of Registration	AMOUNT	500.00
Type of Payment	Stamp Duty	Defaced Number	9003785290201617
(Amt.in words Five Hundred Rupees Only)	Registration Fee		
Office Name	NGP1_HOR SUB REGISTRAR NAGPUR 1		
Location	NAGPUR		
Year	2016-2017 One Time		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
Total	500.00

Payer Details	
TAX ID (If Any)	-
PAN No. (If Applicable)	
Full Name	RAJENDRA SHRIKRISHNA DESHMUKH
Flat/Block No. Premises/Building	Plot No 99
Road/Street	LENDHRA
Area/Locality Town/City/District	NAGPUR
PIN	4 4 0 0 1 2
Remarks (If Any)	SecondPartyName=M/S J D BUILDCON PRIVATE LIMITED~
Amount In Words	Five Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00103332016121710025	108402759
Date		17/12/2016-11:26:52	
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. Not Available

नगन-१
६८१/२०१६
३१/३४



...yi (GoshwaraBhag-1)

264/6801
...निवार,17 डिसेंबर 2016 1:22 म.नं.

दस्त गोषवारा भाग-1

नगन1 33 38
दस्त क्रमांक: 6801/2016

दस्त क्रमांक: नगन1 /6801/2016

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात
अ. क्र. 6801 वर दि.17-12-2016
रोजी 1:19 म.नं. वा. हजर केला.

पावती:6891 पावती दिनांक: 17/12/2016

सादरकरणाराचे नाव: मे. जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. महेश नरहरराव दंदे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	
एकुण:	780.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,
NGP1 नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२
...गपूर शहर क्र. १

दस्ताचा प्रकार: 65-मुक मुखत्यारी पत्र
मुद्रांक शुल्क: "मुखत्यारी विधानाचा
सिद्धा क. 1 17 / 12 / 2016 01 : 19 : 13 PM ची वेळ: (सादरीकरण)
सिद्धा क. 2 17 / 12 / 2016 01 : 19 :25 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO. 1

दस्त क्रमांक :सगन1/6801/2016
दस्ताचा प्रकार :-65-मुक्त दुय्यम पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाच्याचा ठसा
1	नाव:मे. के. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. महेश शंकरराव देवे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राज नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABMPD6924H	लिहून घेणार वय :-49 स्वाक्षरी:-		
2	नाव:के. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. संजय मुरलेश जोशी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 36, रिंगरोड नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABLPJ1602R	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:श्री. राजेंद्र श्रीकृष्ण देशमुख पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न. 102, ड्रिम्स को ऑपरेटीव्ह हाउसिंग सोसायटी लेआऊट न. 4, दीनदयाल नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABGPD5838C	लिहून देणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत 65-मुक्त दुय्यम पत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात
सिद्धा क्र:3 ची वेळ:17 / 12 / 2016 01 : 20 : 44 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	बोटाच्याचा ठसा
1	नाव:अँड. देवलाल लक्ष्मणराव काटे वय:46 पत्ता:लोकमान्य नगर, हिंगणा रोड, नागपूर. पिन कोड:440016	स्वाक्षरी		
2	नाव:श्री. दत्तात्रय भास्करराव साबळकर वय:50 पत्ता:रमा नगर, नागपूर. पिन कोड:440022	स्वाक्षरी		

सिध्दता क्र.4 ची वेळ:17 / 12 / 2016 01 : 21 : 20 PM

सिद्धा क्र.5 ची वेळ:17 / 12 / 2016 01 : 21 : 33 PM सोबतची पृष्ठ 1 आहे

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

दस्त नंबरचे पुढचे नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तात एकूण ३४ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १,
दि. १२ महे १२ सन २०१६

Payment Details

अ.	Epayment Number	Debacement Number
1	MH006618472016176	0003756288201617