



CHALLAN
MTR Form Number-6

GRN	MH004603983201415E	BARCODE	Date		19/12/2014-19:01:57	Form ID	25.2
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Non-Judicial Customer-Direct Payment		TAX ID (If Any)			
Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)		AAFCA5750R	
Office Name		NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		M/s. AMBIKA BUILDTECH PRIVATE LIMITED	
Location		NAGPUR					
Year		2014-2015 One Time		Flat/Block No.		Khasra No. 68/1 Part Plot No. 1-2-	
Account Head Details		Amount In Rs.		Premises/Building		3	
0030046401 Sale of NonJudicial Stamp		137100.00		Road/Street		623.024 Sq. Mtrs	
				Area/Locality		Mouza BHOKARA	
				Town/City/District			
				PIN		4 4 1 1 1 1	
				Remarks (If Any)			
				PAN2--PN=SHRI ASHISH S/o BALBIR SI			
				NGH VERMA-CA=3400000			
Total		137100.00		Amount In Words		One Lakh Thirty Seven Thousand One Hundred Rupees Only	
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.	
Cheque/DD No				Date		00040572014121943542 CK57605599	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

नगन-७
७९४५/२०९०
९





CHALLAN
MTR Form Number-6

GRN	MH004604035201415E	BARCODE	[Barcode]		Date	19/12/2014-19:04:40		Form ID	25.2	
Department				Inspector General Of Registration		Payer Details				
Type of Payment				Registration Fees		TAX ID (If Any)				
				Ordinary Collections IGR		PAN No. (If Applicable)		AAFCA5750R		
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		M/s. AMBIKA BUILDTECH PRIVATE LIMITED		
Location				NAGPUR						
Year				2014-2015 One Time		Flat/Block No.		Khasra No. 88/1 Part Plot No. 1-1-		
Account Head Details				Amount in Rs.		Premises/Building		3		
0030063301 Amount of Tax				30000.00		Road/Street		623.024 Sq. Mtrs		
						Area/Locality		Mouza BHOKARA		
						Town/City/District				
						PIN		4 4 1 1 1 1		
						Remarks (If Any)				
						PAN2--PN=SHRI, ASHISH S/o BALBIR SI				
						NGH VERMA-CA=3400000				
Total				30000.00		Amount In		Thirty Thousand Rupees Only		
						Words				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details						Bank CIN		REF No.		00040572014121943578 CK57605724
Cheque/DD No						Date		19/12/2014-19:05:02		
Name of Bank						Bank-Branch		STATE BANK OF INDIA		
Name of Branch						Scroll No. , Date		Not Verified with Scroll		

Mobile No. : Not Available

6884/20
28





CHALLAN
MTR Form Number-6

GRN	MH004624630201415E	BARCODE	20/12/2014-18:04:46		Form ID	25.2	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)				
Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)		AAFCA5750R		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		M/s. AMBIKA BUILDTech PRIVATE		
Location	NAGPUR				LIMITED		
Year	2014-2015 One Time		Flat/Block No.		Kh. No. 68/1 Part Plot No. 1-2-3 a		
Account Head Details		Amount In Rs.	Premises/Building		nd Plot No. 4		
0030046401 Sale of NonJudicial Stamp		49600.00	Road/Street		B48.144 Sq. Mtrs.		
			Area/Locality		Mouza BHOKARA		
			Town/City/District				
			PIN		4 4 1 1 1 1		
			Remarks (If Any)				
			PAN2--PN=SHRI. ASHISH S/o BALBIR SI				
			NGH VERMA-CA=4600000				
			Amount In Words				
			Forty Nine Thousand Six Hundred Rupees Only				
Total	49600.00						
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA							
Cheque-DD Details							
Cheque/DD No			Bank CIN	REF No.	00040572014122056389 CK57663697		
Name of Bank			Date		20/12/2014-18:05:17		
Name of Branch			Bank-Branch		STATE BANK OF INDIA		
			Scroll No. , Date		Not Verified with Scroll		

Mobile No. : Not Available

नगन-७
७९४५/७९४५
३/२९



१५२ दस्तावेज नं. ११८८ अंतर्गत
भारतगुरुवार चरिते... दस्तावेज नं.
विषयक सत्यता, सत्यता... कागदपत्र
"दस्तावेज सत्यता, सत्यता... कागदपत्र
व कठुलीधारक उ.संपूर्णपणे जाणवत आहे"

AGREEMENT OF DEVELOPMENT

VALUED ₹. 46,00,000.00 ONLY

(RUPEES FORTY SIX LAC ONLY)

MARKET VALUE ₹. 46,65,000.00

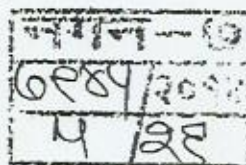
Item No. 9.1 Page No. 1194 @ ₹. 5,500/- of Mouza Bhokara

THIS AGREEMENT OF DEVELOPMENT is made on this 22nd Day of DECEMBER, 2014 BETWEEN (1) SHRI. ASHISH S/o BALBIR SINGH VERMA, Aged about 39 Years, Occupation – Business, Resident of 150, Manu Apartments, Mayur Vihar Phase-I, Delhi, Pin Code No. 110091, Presently at Byramji Town, Nagpur, Pin Code No. 440013, Tahsil and District – NAGPUR (2) SHRI. PUNEET S/o SUBHASH CHANDER JOLLY, Aged about 39 Years, Occupation – Business, Resident of 319, Sector – 22A, Gurgaon, Haryana, Pin Code No. 122015, hereinafter called the OWNERS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said OWNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/s. AMBIKA BUILDTECH PRIVATE LIMITED a company duly Incorporated under the Companies Act, 1956, having its Office at Flat No.607, Mavilla Apartments, Mayur Vihar Phase-1, Delhi-110091, (Income Tax PAN - AAFC5750R) acting through its Authorized Directors (1) SHRI. ASHISH S/O BALBIR SINGH VERMA, Aged 39 years, Occupation – Business, resident of 150, Manu Apartments, Mayur Vihar Phase – I, Delhi – 110091, Presently at Byramji Town, Nagpur, Pin Code No. 440013, Tahsil and District – NAGPUR, (2) SHRI. RAMESH CHANDER GUPTA S/o LATE SHRI. MILKHI RAM GUPTA, Aged about 63 years, Occupation – Business, Resident of 73, Ramnath City, Koradi Road, Nagpur, Pin Code No. 441111 hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said COMPANY and it's DIRECTOR, as well as, it's liquidators, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Kh.No. 68/1 having an area of 2.57 Hectares, Rental Rs. 10/- held in Bhogwatdar Class-1 Rights of Mouza – BHOKARA, Khate No. 160, P.S.K. 12-A, including all other easementary rights appurtenant and belonging thereto, situate at Village – Bhokara, within the limits of the Gram Panchayat – Bhokara, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri Waman S/o Anandrao Thakre, being his separate property; AND



WHEREAS, the aforesaid Shri Waman S/o Anandrao Thakre lateron transferred/sold a Piece of land having an area of 2.30 Hectares out of the aforesaid entire land bearing Kh. No. 68/1, containing by total admeasurement 2.57 Hectares, situate at Village – Bhokara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Gharkul Housing Agency by a duly registered Sale Deed. He further retained the remaining land of 0.27 Hectares (i.e. 2700 Sq. Mtrs.) for his exclusive use and occupation; AND

WHEREAS, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, the aforesaid Shri Waman Anandrao Thakre and other had filed a Return/Statement Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority ULC, Nagpur, which was registered as ULC Case No. 146/04 and on completion of his enquiry in respect of the said Case the Competent Authority, ULC, Nagpur vide his Order declared the aforesaid entire land of 0.27 Hectares (i.e. 2700 Sq.Mtrs.) as a retainable land. By the said Order the said Authority further declared that the aforesaid Shri Waman Anandrao Thakre and his son is entitled to retain the said entire land as a Retainable land and therefore there is no surplus land with the said Shri Waman Anandrao Thakre; AND

WHEREAS, the aforesaid Shri Waman Anandrao Thakre lateron in his turn transferred/sold the aforesaid entire Retainable land of 0.27 Hectares (i.e. 2700 Sq. Mtrs.) out of Kh. No. 68/1, situate at Village – Bhokhara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri Praful S/o Vishwanathrao Jirafe by a Sale Deed Dated 25-06-2004, which is duly registered in the Office of the Sub-Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 3964/04 on 28-06-2004; AND

WHEREAS, the aforesaid Shri Praful Vishwanathrao Jirafe lateron transferred a Piece of land having an area of 0.17 R. (i.e. 1700 Sq. Mtrs.) out of Kh. No. 68/1 having a total area of 0.27 Hectare (i.e. 2700 Sq. Mtrs.) situate at Village – Bhokhara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to (1) Shri Mehmood Ali Tharani and (2) Mrs. Jarina W/o Barakatali Tharani jointly by a Sale Deed Dated 11-8-2010, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 10, Nagpur in Book No. 1 at Sr. No. 3738 on even date; AND

WHEREAS, the aforesaid Shri Praful Vishwanathrao Jirafe lateron transferred the remaining Portion of the said Kh. No. 68/1 having an area of 0.10 R. (i.e. 1000 Sq. Mtrs.) situate at Village – Bhokhara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander Jolly jointly by a Sale Deed Dated 7-3-2012, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 10, Nagpur in Book No. 1 at Sr. No. 885 on even date; AND

68/1-10
6284
2 28



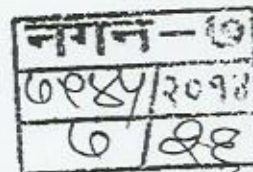
WHEREAS, during the course of time the aforesaid (1) Shri Mehmood Ali Tharani and (2) Mrs. Jarina W/o Barakatali Tharani lateron in their turn jointly transferred/sold their aforesaid land having an area of 0.17 hectare (i.e. 1700 Sq. Mtrs.), situate at Village – Bhokhara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander Jolly jointly by a Sale Deed Dated 26-3-2012, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 10, Nagpur in Book No. 1 at Sr. No. 1077 on even date. As a result therefore the said (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander have now become the Joint/Co-Owners of the aforesaid property comprising ALL THAT Piece and Parcel of land having an area of 0.27 Hectare (i.e. 2700 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 68/1 (Part), situate at Village – Bhokhara in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS, the aforesaid (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander Jolly, the Owners hereinabove named lateron jointly prepared a layout of the said Piece of land by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur; AND

WHEREAS, the aforesaid entire land comprising Kh. No. 68/1 (Part) having an area of 0.27 Hectares (i.e. 2700 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector – Nagpur vide its Order Dated 11-2-2013 passed in Revenue Case No. 176/NAP-34/2012-2013 of Mouza – BHOKHARA; AND

WHEREAS, Plots of the aforesaid layout (including Plot Nos. 1, 2 and 3 are Released by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur in favour of (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander vide its Letter No. E.E.(Metro)/488 Dated 13-11-2013. As per the Release Letter Dated 13-11-2013 the area of the said Plot No. 1 is shown and declare as 218.224 Sq. Mtrs., Plot No. 2 is shown and declare as 202.400 Sq. Mtrs. and Plot No. 3 is shown and declared as 202.400 Sq. Mtrs; AND

WHEREAS, the aforesaid Plot Nos. 1, 2 and 3 lateron Amalgamated by the Nagpur Improvement Trust, Nagpur in single unit and accordingly a Amalgamation letter top that effect is also issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. AE-01/metro/722 Dated 31.07.2014, Tracking # :- 2014071111, Layout ID : 201307206 in favour of (1) Shri Ashish S/o Balbir Singh Verma and (2) Shri Puneet Jolly S/o Subhash Chander. As per



Amalgamation Letter the area of the said Amalgamated Plot No. 1-2-3 is shown and declared as 623.024 Sq. Mtrs.

WHEREAS the Owners has now decided to develop the said property comprising Amalgamated Plot No. 1-2-3 containing by admeasurements 623.024 Sq. Mtrs. and Plot No. 4 containing by admeasurements 225.12 Sq. Mtrs. (i.e. 2423.191 Sq. Ft.) thus total Plots admeasurements 848.144 Sq. Mtrs. (i.e. 9129.421 Sq. Ft.) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS, now it has been decided by the Owners herein to develop the said property through their Developer company and decided to get amalgamated plot of land bearing Plot Nos. 1-2-3 admeasuring 623.024 Sq. Mtrs. and Plot No. 4 admeasuring 225.12 Sq. Mtrs. thus total Plots admeasurements 848.144 Sq. Mtrs. developed through DEVELOPER ; AND

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THOSE Pieces and Parcels of land bearing Amalgamated Plot No. 1-2-3 containing by admeasurements 623.024 Sq. Mtrs. (i.e. 6706.230 Sq. Ft.) and Plot No. 4 containing by admeasurements 225.12 Sq. Mtrs. (i.e. 2423.191 Sq. Ft.) thus total Plots admeasurements 848.144 Sq. Mtrs. (i.e. 9129.421 Sq. Ft.) out of the sanctioned layout, being a portion of the entire land bearing Khasra No. 68/1 (Part) of Mouza - BHOKARA, Patwari Halka No. 12-A, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of the Gram Panchayat - Bhokara, in Tahsil - Nagpur (Rural) and District - Nagpur and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is ₹. 46,00,000/- (Rupees Forty Six Lac) Only, which the Developer has specifically agreed to pay as per it's convenience as mutually agreed.

(3) The DEVELOPER has agreed to undertake the entire work of development on the said property in accordance with the plan duly sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur Vide permit No. B.E.(Metro)/South/Nagpur/(Rural) Case No. MB4331/2014080523/546 dated 29.09.2014 dispatch dated 04.10.2014 and it shall invest and/or arrange for all moneys that may be required for the development and for this purpose the DEVELOPER shall also arrange to procure intending buyers for the constructed

