

265/5898

पावती

Original/Duplicate

Friday, September 22, 2017

नॉयली # 39M

3:19 PM

Regn 39M

पावती # 7636 दिनांक 22/09/2017

गावाचे नाव बाहुळवेडा

इस्तऐवजाचा अनुक्रमांक नमन-5898-2017

इस्तऐवजाचा प्रकार विकासाकरणाचा

सादर करणाऱ्याचे नाव: ये इन्सिस्ट देवा लॉक बागीडार सी.मितीत पांखाबा मूल

नोदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 760.00

मुद्रांची मजला 38

एवढे

₹ 30760.00

आपणास मूळ दस्त, पावती मिळाली-2 द्यावे
3:09 PM ह्या वेळी मिळेल

NGP2

वाजार मूल्य ₹ 8250000/-

मोबदला ₹ 14290000/-

भरलेले मुद्रांक गुन्ना ₹ 714500/-

सह दुय्यम निबंधक वर्ग-२.

नागपूर शहर क.२.

1) देवताचा प्रकार eChallan खस ₹ 30000
वीडी/प्लानदेशाचे ऑर्डर क्रमांक MH0055917452017, 18E दिनांक 22/09/2017

विक्रेते नाव व पत्ता

2) देवताचा प्रकार By Cash खस ₹ 760/-

@M0044

PAID



22-12-26

10/06/2016

CHALLAN
MTR Form Number-6

CPN: AM00001115201718E	BARCODE: 01000000000000000000000000000000	Date: 21/06/2017 15:32:19	Form ID: 25.2
Objectives: Importer Demand Certificate		Payer Details	
Type of Payment: Registration Fee		TAX ID (If Any)	
Office Name: MCD, 17 MAGPUB SUB REGISTRAR		PAN No (If Applicable): AAEZB0000	
Location: 100/100		Full Name: M S ELEGANT NIPA	
Year: 2017-2018 One Time		Freehold No:	100/100 79 PLOT NO 2 & 3 NORTH PART 8
		Premises/Building	SOUTH PART
Account Entry Details		Amount In Rs.	
00000000000000000000000000000000	Stamp Duty	114500.00	
00000000000000000000000000000000	Registration Fee	30000.00	
		Road/Street	BAHULAHEDA
		Area/Locality	400 552 53 417
		Town/City/District	
		Pin	4 4 0 0 0 9
		Remarks (If Any)	
		Secondary Name (If Any)	YADAVRADO RANIERE-
		Amount In Words	Seven Lakh Forty Four Thousand Five hundred Rupees
		Only	
Total		7,44,500.00	
Payment Details: ICBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank Code	130002940
		Bank Date	21/06/2017 15:32:19
		Bank Branch	ICBI BANK
		Serial No. Date	Not Verified with Serial

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८ १३८८८८८८

Ranhee

नमन-२
10/06/2016
9/35



Print Date 21-06-2017 03:32:19

नगन-२
५५६५/२०१७
२/३५



STAMP DUTY RS.7,14,500/-

**AGREEMENT OF DEVELOPMENT, PROMOTION,
AND CONSTRUCTION**

Mouza :- Bahulkhede, City Survey No. 4684, Sheet No.74
Item No.48-559/74, at Rs.16,480/- Per Square Meter, Page No.1106

MARKET VALUE RS.82,50,000/-

(Rupees Eighty Two Lakh Fifty Thousand Only)

CONSIDERATION RS. 1,42,90,000/-

(Rupees One Crore Forty Two Lakh Ninety Thousand Only)

AGREEMENT OF DEVELOPMENT, PROMOTION &
CONSTRUCTION is made and executed at Nagpur on this 22nd day of
September 2017 by and between,

SHRI YADAVRAO DHONDOPANT KANHERE

Aged About 65 Years, Occupation Retired,

R/o Plot No 105 /A Paude Layout, Khanla Nagpur

Hereinafter referred to as the Vendor/Owner, which term unless repugnant to the
context or meaning thereof shall always mean and include the said Owner as well
as their legal heirs, representatives, executors, administrators, successors,
assignees, etc of the FIRST PART. (P.A.N. :- AGQPK6302H)

AND

M/S ELEGANT INFRA

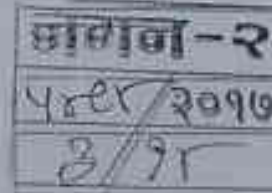
Office at G-1, Imperial Residency II, Plot No. 21, Jai Larga Society, Manish
Nagar, Nagpur

Through its Partners

1. SHRI NITIN CHOEHABA MOON

Aged About 37 yrs, Occu. Business,

Resident of 401 "SHRADHA" Manish Nagar, Nagpur



2. SHRI ASHISH CHOKHA MOON

Aged About 33 yrs. Occu - Business.

Resident of 16 Takum, Chandrapur

3. SHRI VINOD KRUSHANIL SAKORE

Aged About 37 yrs. Occu - Business.

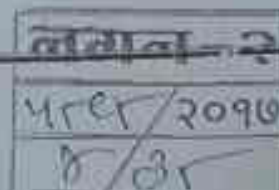
Resident of Plot No.1, Diamond Nagar, Ramna Maruti Chowek, Nagpur

Hereinafter referred to as the **DEVELOPER** which term unless repugnant to the context or meaning thereof shall always mean and include the said Developer Partnership Firm as well as its Partners, representatives, administrators, assigners, etc of the **SECOND PART; P.A.N.:- AAEEF8660Q**

WHEREAS, "All That piece and parcel of land bearing Plot No.6 admeasuring area about 257.70 Square Meter (as per Regularization Permit of NIT), Plot No.7 admeasuring area about 136.7240 Square Meter(as per Regularization Permit of NIT), Plot No. 8 (North Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) and Plot No. 8 (South Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) as such total area admeasuring about 499.552 Sq. Mtrs. in Kh. No.79, P.H. No.39 of Mauza Bahuldhedra, bearing City Survey No.4684, Sheet No.74 situated in the layout Kartidhar Co-operative Housing Society, Ltd, Nagpur, Ward No.14, within the local limits of N.M.C. & N.I.T., Tahasil & District- Nagpur" (which is fully and specifically described in the schedule written hereunder) is owned and possessed by the Owner / First Part,

WHEREAS above said Plot No. 6 originally belonged to the layout Kartidhar Co-operative Housing Society, Ltd, Nagpur bearing Registration No.NGP/(CTY)/HSQ/TO/461/86-87. That said society through has sold said plot to Shri Gopal Mahadeorao Kale by way of registered sale Deed Dt. 29/12/2001 which is duly registered in the office of Sub Registrar Nagpur-8 at serial No.2569.

WHEREAS Shri Gopal Mahadeorao Kale has appointed Shri. Yadavrao Dhondopant Kanhere to act on his behalf in respect of Plot No.6 as his power of Attorney holder by way of Registered Deed of Power of Attorney Dt.22/06/2005 which is duly registered in the office of Sub Registrar Nagpur no.8 at serial No. 2029



145
12
15
50
7
C

1

WHEREAS the above said Plot No. 6 was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 6 is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. 1104 Dt. 29/11/2011. As per the said permit regularized area of Plot No. 6 is admeasuring about 257.00 Sq. Mtrs AND

WHEREAS Shri Gopal Mahadeorao Kale through his power Attorney Shri Yadvrao Dhondopant Kanhere has sold Plot No. 6 to Shri Yadvrao Dhondopant Kanhere by way of registered Sale Deed Dt. 27/12/2012 which is duly registered in the office of Sub Registrar Nagpur No. 4 at serial No. 6691.

LIKEWISE above said Plot No. 7 also belonged to the Kirodhar Co-operative Housing Society, Ltd., Nagpur bearing Registration No. NOP/(CTY)/HSO/TO/461/49-57. That said society has sold said plot to Shri Gopal Mahadeorao Kale and Shri Wasudeo Mahadeorao Kale by way of registered sale Deed Dt. 29/12/2001 which is duly registered in the office of Sub Registrar Nagpur-8 at serial No. 2567.

WHEREAS Shri Gopal Mahadeorao Kale and Shri Wasudeo Mahadeorao Kale has appointed Shri Yadvrao Dhondopant Kanhere to act on their behalf in respect of Plot No. 7 as their power of Attorney holder by way of Registered Deed of Power of Attorney Dt. 22/06/2005 which is duly registered in the office of Sub Registrar Nagpur no. 8 at serial No. 2028.

WHEREAS the above said Plot No. 7 was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 7 is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. 2118 Dt. 22/05/2012. As per the said permit regularized area of Plot No. 7 is admeasuring about 136.7240 Sq. Mtrs AND

THEREAFTER Shri Gopal Mahadeorao Kale and Shri Wasudeo Mahadeorao Kale through their power Attorney Shri Yadvrao Dhondopant Kanhere has sold Plot No. 7 to Shri Yadvrao Dhondopant Kanhere by way of

4x85/2090
4/35



registered Sale Deed Dt 27/12/2012 which is duly registered in the office of Sub Registrar Nagpur No-4 at serial No 6690.

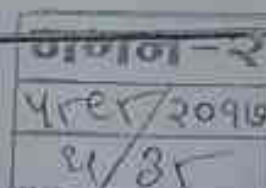
LIKEWISE above said North Side of Plot No. 8 also belonged to the Kirtidhar Co-operative Housing Society, Ltd. Nagpur bearing Registration No NGP/(CTY)/HSG/TO/461/86-87. That said society has sold said plot to Hukumchand Bhaiyyalal Bisen by way of registered sale Deed Dt. 27/09/1999 which is duly registered in the office of Sub Registrar Nagpur-8 at serial No 2813.

WHEREAS the correction deed has been executed between the Kirtidhar Co-operative Housing Society, Ltd. Nagpur and Shri Hukumchand Bhaiyyalal Bisen in respect of the correction of the length and width of the plot No 7 North part mentioned in the Sale Deed Dt 27/09/1999 by way of correction Deed Dt 09/12/2010 which is duly registered in the office of Sub Registrar Nagpur-5 at serial No 5623.

WHEREAS the above said Plot No. 8 North Part was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 8 North Part is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. 1354 Dt. 15/12/2011. As per the said permit regularized area of Plot No. 8 North Part is admeasuring about 52.3040 Sq. Mtrs AND

WHEREAS Shri Hukumchand Bhaiyyalal Bisen has sold Plot No. 8 North part to Shri Yadavraso Dhondopant Kanhere by way of registered Sale Deed Dt 13/12/2010 which is duly registered in the office of Sub Registrar Nagpur No 4 at serial No 6099.

LIKEWISE above said South Side of Plot No. 8 also belonged to the Kirtidhar Co-operative Housing Society, Ltd. Nagpur bearing Registration No NGP/(CTY)/HSG/TO/461/86-87. That said society has sold said plot to Shri Ramesh Anantram Katre by way of registered sale Deed Dt. 27/09/1999 which is duly registered in the office of Sub Registrar Nagpur-8 at serial No 2814.



WHEREAS the correction deed has been executed between the Khatian Co-operative Housing Society, Ltd. Nagpur and Shri Ramesh Anantam Katre in respect of the correction of the length and width of the plot No. 8 South part mentioned in the Sale Deed Dt. 27/09/1990 by way of correction Deed Dt. 09/12/2010 which is duly registered in the office of Sub Registrar Nagpur-5 at serial No. 3674.

WHEREAS the above said Plot No. 8 South Part was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 8 South Part is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Conchewari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. 1316/Dt. 08/12/2011. As per the said permit regularized area of Plot No. 8 South Part is admeasuring about 52.3640 Sq Mtrs **AND**

WHEREAS Shri Ramesh Anantam Katre has sold Plot No. 8 South part to Shri Yadavrao Dhondopant Kanhere by way of registered Sale Deed Dt. 13/12/2010 which is duly registered in the office of Sub Registrar Nagpur No. 4 at serial No. 6132.

WHEREAS the name of the Owner is duly recorded in the records of City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation as owners. **AND**

THEREAFTER Owner has applied for the clubbing of Plot No. 6/7, 8 North Part and 8 South part to the Nagpur Improvement Trust and the Deputy Director of Town Planning, Nagpur Improvement Trust, has approved the Amalgamation of Plot No. 6/7, 8 North Part and 8 South part in Kh. 79/1 of Mauza Babulkherda by its order Dt. 18/03/2016 Vide No. 32007/2300/12906.

WHEREAS the Owner is desirous to develop said property by constructing a Multi - Storied Building consisting of independent Residential - Cum- Commercial Apartments therein of the proposed Building on his land bearing Plot No. 6 admeasuring area about 257.70 Square Meter (as per Regularization Permit of NIT), Plot No. 7 admeasuring area about 136.7240 Square Meter (as per Regularization Permit of NIT), Plot No. 8 (North Part)

नगन-२
५५६५/२०१७
१०/३५

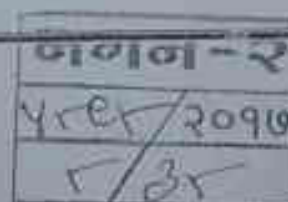


admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) and Plot No. 8 (South Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) as such total area admeasuring about 499.552 Sq. Mtrs. in Kh. No.79, P.H. No.39 of Manza Babulkheda, bearing City Survey No.4684, Sheet No.74 situated in the layout Kirtidhar Co-operative Housing Society, Ltd. Nagpur, Ward No.14, within the local limits of N.M.C. & N.I.T., Tahsil & District- Nagpur" (hereinafter referred to as "the said Property") AND

WHEREAS, the Owner being thus desirous of developing the said property and the Developer herein above named who is a reputed and well experienced Builder of the City having expressed the desire, readiness and willingness to undertake the proposed work of Development, and 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 & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THAT the Owner do hereby allow and permit the Developer to Develop and the Developer hereby agrees to Develop "All That piece and parcel of land bearing Plot No.6 admeasuring area about 252.70 Square Meter (as per Regularization Permit of NIT), Plot No.7 admeasuring area about 136.7240 Square Meter (as per Regularization Permit of NIT), Plot No. 8 (North Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) and Plot No. 8 (South Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) as such total area admeasuring about 499.552 Sq. Mtrs. in Kh. No.79, P.H. No.39 of Mauza Babulkheda, bearing City Survey No.4684, Sheet No.74 situated in the layout Kirtidhar Co-operative Housing Society, Ltd. Nagpur, Ward No.14, within the local limits of N.M.C. & N.I.T., Tahsil & District- Nagpur",
2. THAT the total price/consideration agreed is Rs.1,15,75,000/- (Rupees One Crore Fifteen Lakh Seventy Five Thousand Only), which the Developer has specifically agreed to adjust in the following manner.



MANNER OF PAYMENT:-

- 1 Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.787819 Dt. 27/08/2015 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 2 Rs. 9,00,000/- (Rupees Nine Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841551 Dt. 07/09/2015 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 3 Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841552 Dt. 28/10/2015 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 4 Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841554 Dt. 15/12/2015 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 5 Rs. 18,00,000/- (Rupees Eighteen Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841556 Dt. 02/01/2016 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 6 Rs. 6,00,000/- (Rupees Six Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841558 Dt. 14/01/2016 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 7 Rs. 6,00,000/- (Rupees Six Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841557 Dt. 18/01/2016 Drawn on UCO Bank Somalwada.

45/2090
E/35

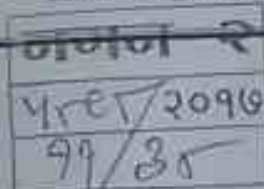


- Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 8 Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841563 Dt. 30/10/2016 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 9 Rs. 4,00,000/- (Rupees Four Lakh Only) paid by the Developer to the Owner by way of Cheque bearing No.841563 Dt. 15/10/2016 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 10 Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Developer to the Owner by way of Cheque bearing No.841570 Dt. 02/12/2016 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 11 Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Developer to the Owner by way of Cheque bearing No.841569 Dt. 25/01/2017 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 12 Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Developer to the Owner by way of Cheque bearing No.841573 Dt. 25/01/2017 Drawn on UCO Bank Somalwada, Nagpur and the receipt whereof is hereby acknowledged by the Owner
- 13 Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only) paid by the Developer to the Owner by way of R.T.G.S. on 20/03/2017 and the receipt whereof is hereby acknowledged by the Owner
- 14 Rs. 3,00,000/- (Rupees Three Lakh Only) paid by the Developer to the Owner by way of R.T.G.S. on 07/04/2017 and the receipt whereof is hereby acknowledged by the Owner
- 15 Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by the Developer to the Owner by way of R.T.G.S. on

नगिन-२
५५६१/२०१७
१०/३५



- 17/04/2017 and the receipt whereof is hereby acknowledged by the Owner.
16. Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Developer to the Owner by way of R.T.G.S. on 11/05/2017 and the receipt whereof is hereby acknowledged by the Owner.
17. Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Developer to the Owner by way of R.T.G.S. on 11/05/2017 and the receipt whereof is hereby acknowledged by the Owner.
18. Rs. 2,00,000/- (Rupees Two Lakh Only) paid by the Developer to the Owner by way of R.T.G.S. on 28/06/2017 and the receipt whereof is hereby acknowledged by the Owner.
19. Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Developer to the Owner by way of R.T.G.S. on 21/07/2017 and the receipt whereof is hereby acknowledged by the Owner.
20. Rs. 14,00,000/- (Rupees Fourteen Lakh Only) paid by the Developer to the Owner by way of R.T.G.S. on 16/08/2017 and the receipt whereof is hereby acknowledged by the Owner.
21. Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Developer to the Owner by way of cheque bearing No.841595 Dt. 27/09/2017 drawn on UCO Bank Somalwada branch, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
22. Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Developer to the Owner by way of cheque bearing No.841596 Dt. 30/10/2017 drawn on UCO Bank Somalwada branch, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
23. Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Developer to the Owner by way of cheque bearing No.841597 Dt. 20/11/2017 drawn on UCO Bank Somalwada branch, Nagpur and the receipt whereof is hereby acknowledged by the Owner.

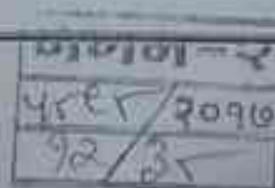


- 24 Rs.6,32,100/- (Rupees Six Lakh Thirty Two Thousand One Hundred Only) paid by the Developer to the Owner by way of cheque bearing No.841798 dt. 25/11/2017 drawn on U/D Bank, Somalwada branch, Nagpur and the receipt whereof is hereby acknowledged by the Owner.
- 25 Rs.1,42,900/- (Rupees One Lakh Forty Two Thousand Nine Hundred Only) shall be paid by the Developers as TDS amount as required by the provisions of Income Tax Act and the certificate of the same shall be handed over the Owner after payment of the TDS amount.

Rs.1,15,75,000/- [Rupees One Crore Fifteen Lakh Seventy Five Thousand Only]

That the time for payment of above mentioned balance amount of Rs.10,00,000/- and Rs.12,75,000/- is very essence of contract and if the DEVELOPER fails to pay amount on time or to clear the above mentioned cheques on given date then, the OWNER shall be entitled to recover the said amount with interest at the rate of 12% per annum on unpaid amount for a period of 1 (One) month.

THAT apart from the above amount of Sale Consideration, the Owner is retaining 2 Shops and 1 Apartment in exchange of his property and the Developer shall construct and provide Two (2) Shops i.e. One Shop covering Built-Up area admeasuring about 22,270 Sq. Mtrs on the Ground Floor towards North side of Building and the total cost of said shop chosen to be retained by the Owner is fixed at Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) and other Shop covering Built-Up area admeasuring about 24,150 Sq. Mtrs on the Ground Floor Middle of the Building and the total cost of said shop chosen to be retained by the Owner is fixed at Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only) and One (1) Road Side Apartment on the Second Floor toward North side of the Building covering Built-Up area of about 65,630 Sq. Mtrs and the total cost of said Apartment chosen to be retained by the Owner is fixed at Rs. 15,90,000/- (Rupees Fifteen Lakh Ninety Thousand Only) of the Building to be constructed on the referred property. That the total cost of both



shops and Apartment chosen to be retained by the Owner is fixed at Rs.27,15,000/- (Rupees Twenty Seven Lakh Fifteen Thousand Only).

**SPECIFICATION OF APARTMENT AGREED TO BE PROVIDED BY
THE DEVELOPER TO OWNER**

Following Amenities / Articles / Items / Facilities shall be provided by the Developer for the Apartment chosen to be retained by the Owner on the Second Floor:-

1. Full POP in the living room/ hall and in Master Bedroom with LED lights in it.
2. Basic Modular kitchen fittings
3. Vitrified tiles 2 X 2

However Owner is agreed to pay the difference for the extra / additional facilities amenities and specification, other than the above mentioned specifications, to the Developer before taking over the actual physical possession of the said Apartment and shall always indemnify the Developer against such payments.

That the Developer shall deliver the possession of said Shops and Apartment chosen to be retained by the Owner within 24 months from the Registration of Present Agreement.

That, if the Developer fails to deliver the possession of said Shops and Apartment chosen to be retained by the Owner within above said period in that event Developer shall be liable to pay Rs.40,000/- (Rupees Forty Thousand Only) [i.e. Rs.15,000/- for each Shop and Rs.10,000/- for Apartment] per month to the Owner as liquidated damages till the delivery to possession of said Shops and Apartment.

That after completion of the construction of the said building on the property described in schedule, the Developer shall handover the physical possession of the Shops and Apartment to the Owner and shall execute the separate Deed of Apartment of the Apartment and shops chosen to be retained by the Owner in favour of Owner within 24 months from the Registration of Present Agreement. That it is the responsibility of Developer to produce all the required

468/2090
93/35



documents for the registration of Deed of Apartment of shops and Apartment retained by the Owner. That it is specifically agreed by the Owner that all the expenses required for the Registration of such documents, if any, (i.e. Stamp Duty + Registration Fee + Misc Expenses etc) shall be borne and paid by the Owner alone.

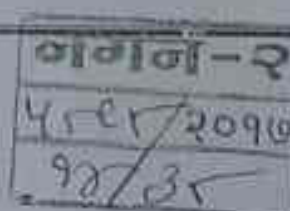
THAT, the DEVELOPER shall provide the M.S.E.B. Meter to the OWNER in respect of his shops and apartment retained by him but the expenses for the same like meter deposit, laying of electricity line shall be borne by the OWNER only.

3. THAT the Owner hereby declares that the property agreed to be developed is free from all encumbrances, charges, claims, demands, liens, etc. and there is no cloud on the said property in any manner whatsoever. If anything found wrong with the title relating to said property, Owner shall be responsible for that and will make it clear with his own costs.

4. THAT the Developer shall be entitled to give a public notice in One or Two daily news paper thereby informing public at large about its intention to develop the referred property (Excluding the Apartments chosen to be retained by the Owner) and also calling upon the objections if any. That the Owner has accorded his consent for the publication of such notice and he further undertake to remove all objections on his own, raised if any after such publication.

5. THAT the Owner do hereby handing over the possession of the said property to the Developer. Firm for the purpose of development at the time of registration of this Agreement of Development, Promotion, and Construction.

6. THAT the OWNER is permitting the DEVELOPER to use and occupy the said plot/s for construction and development of plot/s and for the obtaining sanction of the building plan from the Nagpur Improvement Trust/ Nagpur Municipal Corporation or the competent authority as the case may be and permits the DEVELOPER to commence, carry on and to complete development in accordance with the building plan sanctioned on the said property by the sanctioning authority. The development of the property as per the development rules and byelaws shall be done by the DEVELOPER at the entire cost, risk and consequences of the DEVELOPER.



7. **THAT** the Developer/ Firm shall prepare proposed Building Plans and get the same approved and sanctioned by the Building Engineer of N.M.C. / N.I.T. as the case may be and all the expenses for sanctioning of the building plans shall be borne by the DEVELOPER only. **THAT**, the DEVELOPER shall indemnify and keep indemnified the OWNER against all losses, damages, cost, charges, expenses, all actions, suits, proceedings, fines, penalties, charges, expenses and damages in respect of developments that will be incurred or suffered by the OWNER on account of or arising any breach of any law or regulations or due to accident or any mishap or due to any claim made by any third party.

8. **THAT** the Owner also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to proposed/ revised plans, provided the Developer pay/deposit necessary sums/charges in the office of Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owner who in turn agree/undertake to return it back to the Developer as may be refunded by the office of Nagpur Improvement Trust/Nagpur Municipal Corporation and/or such local authorities.

9. **THAT** the Owner do hereby agreed to sign the proposed/ revised plans, execute Indemnity Bond(s), swear an Affidavit(s) and also to sign necessary forms, applications, etc. required to be so signed and submitted with such plans.

10. **THAT** the Owner do hereby allow and permit the Developer to, commence, carry on and complete the construction of the proposed multi-storied building upon the said property 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 shall also have full authority to deal, retain and transfer by way of sale the various built-up spaces in the proposed building together with proportionate undivided share and interest in the land hereby agreed to be developed to the proposed purchasers for such price as it may think fit and fix or agree upon in its absolute discretion, and subsequently sell the same together with proportionate undivided land share in the said property to the prospective buyers / purchasers by joining itself as confirming / consenting party.

11. **THAT** the Developer / Firm shall also have absolute authority power and right to retain, deal with and transfer by way of sale all residential units and / or commercial shops, offices, chambers, hall etc. (Excluding the Apartment and

अविन-२
४६१/२०९७
१४/३५



Shops chosen to be retained by the Owner in the proposed building to the prospective buyers for such price as it may fix or agree upon in its absolute discretion. The Developer / Firm shall also have the right to deliver the actual physical possession of the constructed residential units and / or commercial shops, offices, chambers, hall etc. in the proposed building to the prospective buyers at its absolute discretion.

12. **THAT** the Owner hereby assures and agrees with the Developer / Firm that this agreement is exclusively between the Owner and the Developer / Firm and as such the Owner or his representative shall not be entitled to induct any third person or party as Developer / Firm for the purpose of the development of the aforesaid plot.

13. **THAT** Owner agrees to provide all original documents and information and answer all queries in respect of the aforesaid plot to the Developer / Firm and he further assures and affirms the Developer / Firm that the aforesaid plot is lawfully owned by the Owner and none except him has any right, title, claim or interest in the aforesaid Plot.

14. **THAT**, the DEVELOPER hereby undertakes to indemnify the OWNER from any violation of Development Control Rules or the order of Govt. or from any order of Civil or Criminal or Consumer court / forum / Regulatory Authority that may be filed by prospective purchaser/s against the OWNER and DEVELOPER and for with DEVELOPER will be solely responsible to comply the said order/orders. If the developer violates any provisions of the development control rules or not constructed as per the building plan sanctioned by the concerned authority and if any action taken by the concerned authority against the said scheme or in respect of the apartments retained by the OWNER then the Developer will be solely responsible for the same and losses suffered by the Owner will be compensated by the Developer to the Owner as will be decided by the parties mutually.

15. **THAT**, it is the responsibility of the DEVELOPER to get all necessary permissions / approvals / no objection certificates from the Nagpur Municipal Corporation / Nagpur Improvement Trust or concerned authority / department before execution of the Deed of Apartment/s. If the Developer fails to obtain the same then all the Developer will solely be responsible for the same.

नमन-२
५५६/२०१७
१६/३५



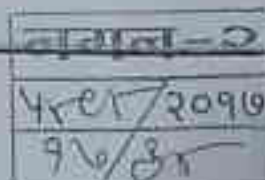
16. THAT the Owner shall answer all reasonable requisitions on the title to be made by the Developer / Firm and he shall establish good valid and marketable title to the property hereby agreed to be developed by the Developer / Firm.

17. THAT the Owner hereby permits the Developer / Firm to display its board on proposed construction site after registration of this agreement. The Developer / Firm shall have full liberty to advertise for sale of residential units, commercial shops, offices, Chambers, hall etc. in the proposed building and the Developer / Firm shall have absolute right and authority to book / allot and sell residential units, commercial shops, offices, Chambers, hall etc in the proposed building.

18. THAT the Developer shall have full liberty, right, power, authority to receive all moneys/consideration amount/sale price from the intended purchasers in its name and to retain and appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of such amount nor shall raise any question/claim regarding accountability thereof in any manner.

19. THAT it is specifically agreed by the Owner, that the Developer / Firm or its nominees or prospective purchasers / buyers of residential units, commercial shops, offices, Chambers, hall etc (Excluding the Apartment and Shops chosen to be retained by the Owner) in the proposed building shall have right to mortgage their respective units for availing financial aid or loan from any bank or financial institute and for that no express permission or no objection shall be required to be obtained by them from the Owner and if required, the Owner shall unconditionally give the same to Developer / Firm or its nominees or prospective purchasers / buyers. However the liability for repaying such loan or aid shall be exclusively of the Developer / Firm or its nominees or prospective purchasers / buyers and it / they shall always indemnify the Owner against payment of the same forever.

20. THAT it is specifically agreed by the Owner that, if requires, the Developer / Firm wants to raise loan for the purpose of amount for development/construction of said plots, in that event, Owner shall mortgage the said property (Excluding the Apartment and Shops chosen to be retained by the Owner) with any Nationalized Bank, Co-op Bank, Co-op Society or Financial Institute and execute the registered mortgage deed or equitable mortgage deed as the case may be. However the liability for repaying such loan shall be



exclusively of the Developer / Firm and it shall always indemnify the Owner against payment of the same.

21. THAT the Owner hereby agrees to sign all the proposed / revised building plans, indemnity bond's, sworn affidavits, declarations, necessary forms, and application as may be demanded by the Developer / Firm for obtaining necessary sanctions, approvals, no objection from the competent sanctioning authorities. However all expenses and charges for the same shall be exclusively borne and paid by the Developer / Firm.

22. THAT the Owner shall on the request of Developer / Firm sign and execute deed of agreement to sale, deed of sale, deed of apartment, mortgage, corrections of residential units, commercial shops, offices, Chambers, hall etc in the proposed building in favour of its nominees or prospective purchasers / buyers and shall remain present in the office of Sub-Registrar for the purpose of registration of deed of agreement to sale, deed of sale, deed of apartment, mortgage, corrections of residential units, commercial shops, offices, Chambers, hall etc in the proposed building in favour of its nominees or prospective purchasers / buyers.

23. THAT the Owner shall sign, execute and register the Deed of Declaration under section 2 of the "Maharashtra Apartment Ownership Act, 1970", however the entire cost of Stamp duty, Registration Fees etc, payable thereon shall be borne and paid by the Developer / Firm.

24. THAT it is specifically agreed by the Developer / Firm that after the registration of this agreement the liability of the payment of Electricity and Water bills, Ground rents, Non Agricultural assessments, rent, cesses, and other statutory dues and revenue assessments levied and required to be paid to any government, revenue or local authority on the Plot or construction thereon shall be exclusively borne and paid by the Developer / Firm or its nominees or prospective purchasers / buyers of residential units, commercial shops, offices, Chambers, hall etc in the proposed building and the Developer / Firm shall hereinafter always indemnify the Owner against payment of the same.

25. THAT the Owner shall also execute General Power of Attorney and get it registered in the office of sub registrar Nagpur, empowering and authorizing any

नमोन-२
५५६१/२०१७
१५/३५

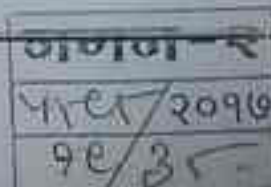


person to be nominated by the Developer / Firm to sign / execute various Agreement to sale, Sale Deeds, Deed of Declaration, Various Apartment Deed and all kind of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the respective residential units, commercial shops, offices, Chambers, hall etc in the proposed building and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein is completed in all respect. However the Owner shall not incur any monetary responsibility arising out of the nomination of the attorney. That the Parties hereby agreed that the General Power of Attorney is automatically stands cancelled after completion of entire scheme and after execution of all the required documents in favour of the Purchasers of residential units, commercial shops, offices, Chambers, hall etc in the proposed building.

26. THAT in future, the Developer / Firm or its nominees or prospective purchasers / buyers shall pay all charges for installation of electric transformer, electricity and water meter in their respective residential units, commercial shops, offices, Chambers, hall etc and the Developer / Firm shall always indemnify the Owner against payment of such charges in future.

27. THAT the responsibility of payment of G.S.T., Income tax, Sale tax, Turn Over tax, Wealth tax, Capital Gain tax on profits earned / losses sustained from construction and sale of residential units, commercial shops, offices, Chambers, hall etc in the proposed building shall always be that of the Developer and it shall always indemnify the Owner against payment of any such tax liabilities in future.

28. THAT the Owner hereby specifically agrees and assures that the Developer / Firm shall have full right to use the entire F.S.I. (Floor Space Index) that is available at the time of registration of this and or any unconsumed F.S.I. or F.S.I. that may be available or sanctioned by any sanctioning / planning authority in future on the said Plot / Property shall always vest with and belong to the Developer / Firm for its exclusive use and consumption and the Owner shall have no right or claim on such unconsumed or increased F.S.I. nor the Owner shall demand any monetary compensation from the Developer / Firm in lieu thereof. It is well understood by the Owners that the Developer is at liberty to load T.D.R. for the construction of multistoried building to be constructed on the referred property.



29 **THAT** the Owner or his representative shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer / Firm after getting the plan sanctioned by Nagpur Improvement Trust / Nagpur Municipal Corporation. That if, Owner or his representative, agents, servants or anybody on his behalf in any way obstruct or interfere in the building construction activities and by that obstruction or interference if any loss occurred to the Developer in that event Developers shall have right to recover said losses from the Owner or from his representative.

30 **THAT**, the Developer / Firm shall appoint his own Architect, Engineer and Supervisor for the purpose of above said work, and owner or its representative shall not obstruct or interfere the Developer / Firm in any manner, what so ever in this behalf the expenses / fees in respect of the same shall borne by the Developer.

31 **THAT** the Owner hereby specifically affirms and declares that he or his representative shall herein afterward pursuant to the terms and conditions of this "Agreement of Development, Promotion, and Construction" entered with the Developer / Firm shall not directly or indirectly deal or carryout any transaction in respect of the said plot nor execute any deed or documents directly or indirectly in favour of any other person, detrimental to the interest of the Developer / Firm.

32 **THAT** the Stamp duty, Registration Fee and Legal fees required to be paid on deeds of Agreement to Sale, Deeds of Apartment, Sale Deed's, Mortgage Deed's, Correction Deed's, of Residential Apartments; in the proposed building shall be paid by the Developer / Firm or its nominees or prospective purchasers / buyers and the Owner shall be relieved and indemnified from payment of same forever by the Developer / Firm.

33 **THAT** after registration of Sale Deed's of residential units, commercial shops, offices, Chambers, hall etc in the proposed building, the Owner agrees to render necessary assistance to the Developer / Firm or its nominees or prospective purchasers / buyers for obtaining mutation in their favour in all relevant records of Government.

नगरी-२
५५६७/२०१७
२०/३५



34. **THAT** the Owner shall render his co-operation for mutation of the name of the its nominees or prospective purchasers / buyers as the lawful owner in all relevant records.

35. **THAT** it is specifically understood and agreed by the Owner that in case if the Developer is required to enforce this agreement, then this Agreement will be specifically enforceable under the relevant provisions of the Specific relief Act, 1963 and the Owners shall not be entitled to raise any plea to its enforcement. It is further specifically agreed that in case any such plea is raised then this agreement will be deemed to be an Agreement of Sale coupled with transfer of possession in part performance of the terms and conditions of this Agreement, as envisaged by the provisions of Section-53 (A) of the Transfer of Property Act, 1882.

36. **THAT** this Agreement of Development, Promotion and Sale is not a partnership between the Owner and the Developer / Firm.

37. **THAT** in case the Owner or its representative fails to neglects to fulfill and observed all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to execute various agreement to sale, sale deeds, deed of declaration, and various apartment deeds etc., as stipulated above, the Developer / Firm shall be entitled to enforce specific performance of these contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all cost and damages caused to the Developer / Firm and the Developer / Firm shall also have the choice of depositing the balance sale consideration in the court of law and get sale deeds executed and registered in favour of its nominees or prospective purchasers / buyers.

38. **THAT** all disputes arising out of this agreement or connected thereto may be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to Arbitration of Two Arbitrators, One to be appointed by each party. The decision of the Arbitrators will final and binding upon both parties. In the event of any difference of opinion amongst the Arbitrators, the same shall be referred to an Umpire to be appointed by the Arbitrators and his decision will be binding on the Parties. The proceeding of Arbitration shall be held at Nagpur. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

40/40-2
400/2090
29/35



39. **THAT** the Owner agree to pay and discharge his liability on his own towards payment of Income Tax, Wealth Tax, and Capital Gain Tax if any, arising out of this transaction of Agreement of Development, Promotion and Construction.
40. **THAT** the Developer shall be liable to pay all charges and deposits for obtaining Water & electricity connection/meters, Sewer connection, etc in the proposed building.
41. **THAT** the Developer also agrees to pay G.S.T., Sales Tax, Service 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 there for and shall keep the Owner indemnified against the same.
42. **THAT** this Agreement of Development, and Promotion is subject to the jurisdiction of a competent Civil Court at Nagpur.
43. **THAT** the property hereby agreed to be developed shall be taken to be correctly described in the SCHEDULE written hereunder and if any misstatements, error or omissions if found, shall not annul this sale nor shall any compensation be allowed in respect thereof but all such misstatements, errors or omissions will always be subject to corrections by the parties hereto.
44. **THAT** all the expenses on account of preparation of all kind of documents, including cost of the stamp duty registration fees in respect of the present deed shall be borne by the Developer.
45. **THAT** the Owner and Developer / Firm acting through its Partner hereby declare that they have fully examined and read over the contents of this Agreement of Development, Promotion, and Construction, and they hereby sign it without any coercion, undue influence, threat, intoxication and misrepresentation of any kind and they are fully satisfied with the contents of this Agreement of Development, Promotion, and Construction and they will hold each other free and harmless of any demands, claims, actions or proceedings in respect of the said property or construction of the proposed building.

नमन-२
५५६१/२०१७
२२/३५

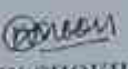


SCHEDULE OF PROPERTY

All That piece and parcel of land bearing Plot No.6 admeasuring area about 257.70 Square Meter (as per Regularization Permit of NIT), Plot No.7 admeasuring area about 136.7240 Square Meter (as per Regularization Permit of NIT), Plot No. 8 (North Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) and Plot No. 8 (South Part) admeasuring area about 52.5640 Square Meter (as per Regularization Permit of NIT) as such total area admeasuring about 499.552 Sq. Mtrs. in Kh. No.79, P.H. No.19 of Mauza Babulkheda, bearing City Survey No.4684, Sheet No.74 situated in the layout Kirtulhar Co-operative Housing Society, Ltd, Nagpur, Ward No.14, within the local limits of N.M.C. & N.I.T., Tahsil & District-Nagpur and is bounded as under:-

On the East	9.00 Mt wide Road
On the West	24.00 Mt wide Road
On the North	Plot No.3 and 9
On the South	Durga Nagari Layout

IN WITNESS WHEREOF the parties to this deed have set their respective hands and signed this AGREEMENT OF DEVELOPMENT, PROMOTION, & CONSTRUCTION at Nagpur on the day, date, year first above mentioned.

1	 SHRI YADAVRAO DHONDOPANT KANHERE (OWNER)	 
2	 SHRI NITIN CHOKHOBA MOON PARTNER M/S ELEGANT INFRA (DEVELOPERS)	 

मिनि-२
५४६/२०१७
२३/३६



3	 SHRI ASHISH CHOKHA MOON PARTNER M/S ELEGANT INERA (DEVELOPERS)		
4	 SHRI VINOD KRUSHANJI SAKORE PARTNER M/S ELEGANT INERA (DEVELOPERS)		

1	 Ramul Kumar Shinde Chikhatkar (WITNESS)		
2	 Satish W. Shilkinwar (WITNESS)		

Drafted by Adv. Tusheer Kapse



नमन-२

५६६/२०१७

२०/०५



संख्या १०८२/२०१७

पञ्चायत कार्यालय
बिहारी

दिनांक २१/०३/१८
पञ्चायत अध्यक्ष

समस्त गांव वडावासी को सूचना
पञ्चायत कार्यालय बिहारी

सुविधाधिकार

पञ्चायत ताल २१/३
समस्त गांव वडा (सामान्य)
सामान्यमात्र



०००३२

सूचना—

सूचना—

सूचना—

दिनांक	समस्त गांव वडा	पञ्चायत अध्यक्ष	समस्त गांव वडा (सामान्य)	सूचना
०१/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०२/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०३/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०४/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०५/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०६/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०७/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०८/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
०९/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा
१०/०३/१८	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा	समस्त गांव वडा

समस्त गांव वडा

नमन-२
५८५/२०१७
२४/३८



कार्यालय :- लेफ्ट भूमापन जमा कार्यालय

मेला - काशीपुर

न.पू.क. - ४६४४



दिनांक	व्यवहार	नॉटरी पब्लिक द कारा	नियमांक (क) पंजीकृत (ग) नॉटरी पब्लिक द्वारा जारी (सि) २	फै.क. नॉटरी पब्लिक
५/४/०७३	नॉटरी पब्लिक - रा. मा. क. ४६४३ दि. ३०/१/०३ अन्वये रा. मा. क. ४६४३ पंजी न.पू.क. ४६४३ पंजी ३६४३ ६४ ३३६ ६२ - जो भी रा. मा. क. ४६४३ अन्वये अन्वये रा. मा. क. ४६४३	शाली प्रकार के	१	फै.क. ३३३३३ नॉटरी पब्लिक ३३३३३
५/४/०७३	नॉटरी पब्लिक - रा. मा. क. ४६४३ दि. ३०/१/०३ अन्वये रा. मा. क. ४६४३ पंजी न.पू.क. ४६४३ पंजी ३६४३ ६ ३३६ ६२ - जो भी रा. मा. क. ४६४३ अन्वये रा. मा. क. ४६४३	शाली प्रकार के	१	फै.क. ३३३३३ नॉटरी पब्लिक ३३३३३
५/४/०७३	नॉटरी पब्लिक - रा. मा. क. ४६४३ दि. ३०/१/०३ अन्वये रा. मा. क. ४६४३ पंजी न.पू.क. ४६४३ पंजी ३६४३ ६ ३३६ ६२ - जो भी रा. मा. क. ४६४३ अन्वये रा. मा. क. ४६४३	शाली प्रकार के	१	फै.क. ३३३३३ नॉटरी पब्लिक ३३३३३
५/४/०७३	नॉटरी पब्लिक - रा. मा. क. ४६४३ दि. ३०/१/०३ अन्वये रा. मा. क. ४६४३ पंजी न.पू.क. ४६४३ पंजी ३६४३ ६ ३३६ ६२ - जो भी रा. मा. क. ४६४३ अन्वये रा. मा. क. ४६४३	शाली प्रकार के	१	फै.क. ३३३३३ नॉटरी पब्लिक ३३३३३

नॉटरी पब्लिक - २

५६४/२०७७
२४/३५



सत्यप्रतीलीपी



नागपूर सुधार प्रन्यास

स्टेशन रोड, अदर, नागपूर ४४० ००१

दुपचाक क्र. ३५३३२०२, चौकी क्रमांक २५३३४३१, ३३ प्रभाग
अक्षांश-१५°२१'४३"

क्रमांक — उपांतर/स्मृति/१२८०६

नागपूर, दिनांक १८/३/२०१५

प्रति,

✓ श्री सादरवाच्य सौदास कऱ्हे
स. १०५, पाठे सैजोकर, धामना, नागपूर

विषय — भुखंड एकिकरणाबाबत (सलविग)

संज्ञा	वास्तुलक्षण
खसरा क्रमांक	७९/१
अभिप्राय	किलोमीटर बी.ओ.पी. चौमायती
भुखंड क्रमांक	६-७-८ (North Part) — ८ (South Part)
खंडांक	४९९.५५२ चौ.मी.

आपल्या सदस्यीकृत अर्जावर विचार करून खालील शर्ती व अटीवर आधी भुखंडाकरीच्या एकिकरणास मंजुरी देण्यात येत आहे.

- (१) प्रस्तावानुसार भुखंडाकरी एकिकरण केल्यानंतर भविष्यात विभाजन अनुज्ञाप देण्यात नाही.
- (२) सदस्यीकृत भुखंडाचे एकिकरणाबाबत या भुखंडाला एकाच पत्रक भुखंड क्रमांक ६-७-८ (North Part) — ८ (South Part) मिळवण्यात येईल.
- (३) एकिकरणाबाबत भुखंडाचे सर्वोद्वेग निर्देशांकक बटल होणार नाही.
- (४) भुखंडाकरी एकिकरणाबाबत तो ज्या क्षेत्रात असेल त्या क्षेत्राचा उपयोग अनुज्ञाप देईल.
- (५) नियमानुसार प्रस्तावीत भुखंडावर बांधकामापूर्वी नामांककानुसार इमारत सकारणे संपूर्ण करून देण्यात यावे.
- (६) नियमितीकरण घडवतील सर्व शर्ती व अटी लागू राहतील.

उपसंचालक नगररचना
नागपूर सुधार प्रन्यास, नागपूर.

प्रतिलिपी —

१. इमारत अधिकारी (दक्षिण), नागपूर सुधार प्रन्यास, नागपूर
२. विभागीय अधिकारी (दक्षिण), नागपूर सुधार प्रन्यास यांच्या माहितीकरिता
शासनन्याया दि. ०६/०५/२०१५ च्या निर्णयानुसार नामांकन प्राप्त होणारे एकिकरण
युक्त विधवांकित रमान भुखंडाकरी/अभिप्रायाच्या मुद्दामुळे नमोद्वेगना नागरकरीत
याची
३. सहाय्यक अधिकारी (रचना), नागपूर सुधार प्रन्यास, नागपूर

नमन-२
५९९/२०१७
२८/३५



GRN	384000017452017180	Amount	₹ 44,500.00	Bank	CCD BANK	Date	31/08/2017 15:31:32
2	REG 269-0000	0001144340001718	00000017-04-04-21	00000000			₹ 14,500.00
Total Outstanding Amount							₹ 44,500.00

Page 2/2

नमोन-२
५८८/२०१७
३४/३८



Print Date 22/08/2017 09:44:34

2052898

मार्गदर्शक, 22 सितंबर 2017, 3:20 बजे

सर्वोपयोगी विधि।

पान नं. ४५/३
दस्तावेज क्रमांक: ५८५८/२०१७

दस्तावेज संख्या: 5858/2017

2018 JANUARY 19TH 15:58/2017

आवक मूल्य = 82,50,000/-

मॉडल * 1.42.90.000/

अपेक्षित मुद्रांक शुल्क = 7.14 SOGA-

इति मह इति वपनः साने काशीनमः॥

Doc. No. 5598, Ver. 22-09-2017

दिनांक 2-48 म. न. न. म. न. म. न.

44400 2536

मासकी दिनांक: 22/09/2017

सादरजवाबदावे जाय. ये इतिहास इत्या लघु भागीदार थी निर्माण
वा. य. वि. म. म.

माइली भी

* 30000.00

द्वितीयः प्रश्नः

760.00

गुह्यनीति संख्या ३४

₹ 30760.00

ESSAY

अन्तर्गत प्रत्येक कार्यका लागि आवश्यक पर्ने

साहयुगल निबंधक वर्ग-२.
बागपूर शहर क. २.

सह मुख्य निबंधक वर्ग-२.
नागपुर शहर क. २. NGP-2

अनुसंधान प्रयोग, विद्यमान प्रयोगशाला

[illegible]

शिक्षा क्र. 1/22/09/2017-02-48-58-PM श्री कठ (सातवीकक्षा)

निर्दिष्ट: 2/22/08/2017 02:49:36 PM श्री. वेडा (पैर)





प्राप्त तिथि: २०२३/०८/२३

FILE# 53063
CEN DATE: 5/20/2017

विपकाराणां प्रकारः
विदुषः विचारः
अथ - ४५
अध्यासः -

विद्युत विपणन
कक्षा - १०
अवधि - १०



विद्युत् चेंबरा
पृ. 35
न्यायालय

दिनांक : 15/05/2024
 पृष्ठ संख्या : 34
 पृष्ठ संख्या : 34

एक दुर्लभ विदेशी वृक्ष :-
नागपुर शहर क. २.

नागपुर शहर क. २.

1000

77

विभागा क्र. 4 की तिथि: 22-09 / 2017 02:53:29 PM

दिनांक: 5 नवम्बर 2017 02:53 PM जीवनी पुस्तक 1 मरी

संस्कृत निबन्ध प्रश्न - २.

अभिप्रेतः ॥ १६ ॥

EPayment Details



Equipment Number

Detachment NUMBER

1

MH0055917452077160

0002144340201718

509872564

Please Read Instructions

1. Verify Document Document for correctness through Khata and 18 pages of a book printed after scanning
2. Get your documents after registration

For assistance, please write to us at khata@khata.com

नमन-२
५६/२०१७
३५/३८



१ नवराचे बुकाचे
५६ नवरी नोटला



राह दिवाळी निवडणूक - २
मंगळार शहर क्र. २
दि. २२/११/१७ सन २०१७
मंगळार शहरात केले कि या बुकाचे
एकूण ३५ पाने आढळत.

राह बुव्याग निवडणूक दो-२.
मंगळार शहर क्र. २.