नगन – १
२६३६/२०१५
११/२५

(28) 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.

(29) 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.

(30) 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.

(31) THAT if the F.S.I. in relation to the said entire Plot No. 4 is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion on the Multistoreyed Building proposed to be constructed on the Western Portion of the said Plot No. 4.

(32) THAT the Owner shall not have any objection of any kind whatsoever for using and consuming the T.D.R. as may be granted and permitted to the said entire Plot No. 4 by the Developer on the proposed Multistoreyed Building to be constructed on the Western Portion of the said Plot No. 4 over and above the permissible F.S.I. as on date.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land containing by admeasurement 506.579 Sq. Mtrs. comprising the WESTERN PORTION of Nagpur Improvement Trust Leasehold Plot No. 4 in Civil Station Expansion Scheme, containing by total admeasurement 10458 Sq. Ft. (OR 971.579 Sq. Mtrs.) (As per City Survey Records the area is 909.70 Sq. Mtrs.), bearing Corporation House No. 116, City Survey No. 81 and Sheet No. (17A)2/II of Mouza – LENDHRA, situate at Bhagwagar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**REMAINING PORTION OF PLOT NO. 4 RETAINED BY OWNER AND THEREAFTER ROAD.**
ON THE WEST	-	**POLO GROUND ROAD.**
ON THE NORTH	-	**ROAD.**
ON THE SOUTH	-	**PLOT NO. 3.**

Kamla Acharya

Contd. . .

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IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabovenamed 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 Ad. A.S. Juley

WITNESSES :



(1) Kamla Acharya

(SMT. KAMALADEVI SITARAM ACHARYA)

OWNER





(2) PSAcharya

FOR M/S. IMPRESSA CENTRAL

(JUZER AMIR ZOEB VALI)

Partner

DEVELOPER



नगन-१
२६३६/२०१५
१२/२५

JOINT SUB-REGISTRAR, CLASS-I

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मालमत्ता पत्रक

गाव/पेठ/शहर -- लेन्ड्रा | तालुका/न.भू.मा.का. -- न.भू.अ.का.-३ | जिल्हा -- नागपूर

मालमत्ता क्रमांक	क्षेत्र चौ.मी.	हस्तांतरणाचा प्रकार	शासनास दिलेल्या आकारणीचा किंवा भाडेपट्ट्याचा तपशील आणि त्याचा फेर तपासणीचे निकाल येईल
८१	१०९.७०	क	शासन अधिसूचना दिनांक ब. सा.फाम

पूर्वीचा धारक -

हस्तांतर मूळ धारक नागपूर सुधार प्रन्यास

पट्टेदार श्रीमती कमलाबाई ज.एस.आर.आचार्य

हद्द पश्चिम -

हद्द दक्षिण -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	संकीर्ण

तपासणी करण्यात -

खरी नकल -

न.भू.अ.का.-३
नागपूर

वर प्रमाणित नकलला शासन फायदी [illegible]
दिनांक 24/8/16 न्याये रक्कम रु. 10/-
(अक्षरी रुपये दहा फक्त)
प्राप्त झाले.

नगन-१
२-६३६/२०१२
७३/२४

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प्रथमप्रत [illegible]

[illegible]

[illegible] २८-१३०

इमारतींच्या वापरासाठी सनदेचा नमुना

भूमिस्वामी :- नागपूर सुधार प्रन्यास

पट्टेदार :- श्रीमती कमलाबाई [illegible]
एस. आर. आचार्य

महाराष्ट्र शासन

[illegible] महाराष्ट्र [illegible] नागपूर [illegible] हद्द [illegible]

मौजा- [illegible] [illegible] ता. नागपूर जि. नागपूर [illegible]

[illegible] ख. क्र. (१५३) [illegible]

[illegible] ८१ [illegible] २०९८ [illegible]

पूर्ण [illegible] आहे.—

उत्तर

सोडन अक्ली नोडी भाले

प्रमाण १ : ५००

[illegible]

त्याअर्थी, तुम्हास [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

हस्ताक्षर [illegible]

विशेष [illegible] निरीक्षक
भूमि अभिलेख नागपूर

नगन - १
१६३६ / २०१५
१४ / २४

SUB-REGISTRAR, CLASS [illegible]

२०१४ – २०१५

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(ही रसीद १.४.२०१४ पासून ३१.३.२०१५ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद बुक क्र. R-2 रसीद क्र. No 000396

देयक क्र. _____ गार्ड क्र. 71

घर क्र. 116 मोहल्याचे नांव झाशीघाट ले आऊट

इंडेक्स क्र. 71000344

घर मालकाचे नांव श्रीमती उषा डॉ. पंढरी आचार्य

बहिवाटदाराचे नांव _____

तारीख पासून 1/04/2014 ता. 31/03/2015 पावेतो

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

Details of Taxes / कराचे नांव	Arrears / बकाया	Current / चालू	Remarks / शेरा
सामान्य कर (General Tax)	—	2250	2014/2015
पाणी कर (Water Tax)		—	SUBORD
मलजल कर (Sewerage Tax)		1223	-ग्र.B.Fee ग्रन
प्रकाश कर (Light Tax)		102	
अग्नि सेवा कर (Fire S. Tax)		102	Reb 4/.92
मलजल लाभ कर (Sewerage Bene. Tax)		—	2-94/-
पाणी लाभ कर (Water Bene. Tax)			
पथ कर (Street Tax)			देखभाल-
नोटीस फी (Notice Fee)			
रंट फी (Warrant Fee)			019398
किरकोळ (Misc)			30/05/2014
रा.स.शि.कर (Educn. cess.)		612	दना बँक. मा/ मलकापुर.
रोजगार हमी कर (E.G.S. cess.)		—	
मोठया निवासी इमारती वरील आस्थापना कर (Tax on Largear Residential Properties)	—	—	—
एकुण (Grand Total)	—	4289	4289

एकूण रक्कम अक्षरी रु. In words total Rs. चार हजार दोनशे एकोणनव्वद-

344 KM

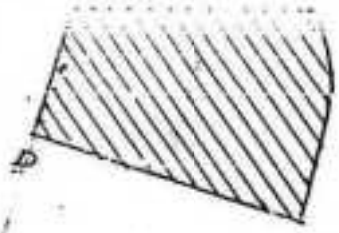
दिनांक Date 30/05/14 201

वसुल करणाराची पूर्ण सही
Full Signature of the Official

नगन – १
२६३७/२०१५
१५/२४

SUB-REGISTRAR, CLASS-II
दुय्यम निबंधक वर्ग-२, नागपूर

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36.576
20.480
971.579
(12000-1546)=

10458.00

KAMLADEVI DR. S. ACHARY.

5-9-92

Kamla Acharya 5-9-92

PL. ASST.
N. L. T.

नगन-७
२६३६/२०९५
९३/२९

SUB-REGISTRAR CLASS