264/5861
Friday,October 05 ,2012
1:55 PM

पावती

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

पावती क्र.: 5875 दिनांक: 05/10/2012

गावाचे नाव : नागपूर (ग्रामीण)
दस्तऐवजाचा अनुक्रमांक: नगन -5861-2012
दस्तऐवजाचा प्रकार : डेव्हलपमेंट ॲग्रीमेंट
सादर करणाऱ्याचे नाव: रोहरेज इंफ्रास्ट्रक्चर लिमिटेड तर्फे अधिकृत सही करणारे श्री मोहन [redacted]
नोंदणी फी
दस्त हाताळणी फी
डाटा एन्ट्री
पृष्ठांची संख्या: 86

एकूण:

आपणास हा दस्तऐवज अंदाजे 2:13 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: [redacted]
भरलेले मुद्रांक
मुद्रांक लिहिणार: (एक) मोहरकाढा महोत्सव [illegible] इसीज लिमिटेड स्थापनेत असलेल्या कारखान्याचा पक्का
शेतकऱ्या हुतीत किंवा उप-घटक [illegible] नष्ट न केलेल्या कोणत्याही नागरी सेवांस

1) देयकाचा प्रकार: By Cash रक्कम: रु 1740/-
2) देयकाचा प्रकार: By Demand Draft रक्कम: रु [illegible]/-
डीडी/बनादेश/पे ऑर्डर क्रमांक: 240816 दिनांक: 01/10/2012
बँकेचे नाव व पत्ता: State Bank Of India,Branch

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by:
Stock Holding Corporation of India Ltd.
Location : NAGPUR
Signature :
Details can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH11721591097659K
Certificate Issued Date	:	04-Oct-2012 12:54 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP
Unique Doc. Reference	:	SUBIN-MHMHSHCIL01125223239345428K
Purchased by	:	GODREJ PROPERTIES LTD
Description of Document	:	Article 5(g-a)(i) Sale Agreement
Property Description	:	LAND UNDER THE RESIDENTIAL ZONE "I", MODEL MILL COMPOUND, GANESHPETH, NAGPUR.
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GOLDBRICKS INFRASTRUCTURE PVT LTD
Second Party	:	GODREJ PROPERTIES LTD
Stamp Duty Paid By	:	GODREJ PROPERTIES LTD
Stamp Duty Amount(Rs.)	:	[redacted] (Ninety Lakh Eighty Five Thousand Five Hundred only)

[redacted]

Please write or type below this line

-: प्रमाणपत्र :-

प्रमाणित करण्यात येते की, सारिता - 3 चे Valuation Module नुस[redacted]लेले बाजारमूल्य [redacted] एवढे आहे.

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

नवीन - १
४८६१/२०१२
१/१२

0002137723

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL- MAHARASHTRA

SHCIL 301 CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI Maharashtra, INDIA, PIN CODE : 400012

Tel : 022-61778915,
Fax :

Mode of Receipt

Account Id : mhshcil01

Account Name : SHCIL- MAHARASHTRA

Receipt No : RECEIPMHMHSHCILC1153633790428474

Receipt Date : 03-OCT-2012

Received From :	GUDRIJ PROPERTIES LTD	Pay To :	
Instrument Type :	RTGS	Instrument Date :	03-OCT-2012
Instrument Number :	SBINR12777511307	Instrument Amount :	[redacted]
Drawn Bank Details :			
Bank Name :	STATE BANK OF INDIA	Branch Name :	CAC BRANCH MUMBAI
Out of Pocket Expenses :	0.00		



AGREEMENT

THIS AGREEMENT made at Mumbai this 5th day of October 2012

BETWEEN

GOLDBRICKS INFRASTRUCTURE PRIVATE LIMITED, a company duly registered under the Companies Act, 1956 and having its Registered Office at Madan Mahal Complex, Besides Guardian and Guide School, Shankar Nagar, Main Road, Raipur – 492 007, acting through its Director/Authorised Signatory Shri Rajesh Saraogi son of Shri Satyanarayan Saraogi aged about 52 years, havings its office at Madan Mahal Complex, Besides Guardian and Guide School, Shankar Nagar, Main Road, Raipur – 492 007, duly authorised vide Resolution of the Company dated 25th May 2011 hereinafter referred to and called as the "Goldbricks", (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors) of the ONE PART

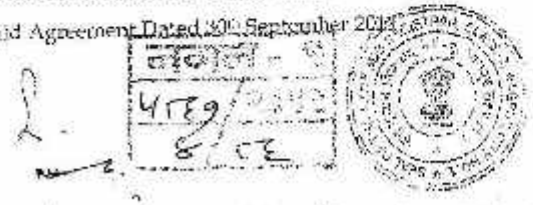
AND

GODREJ PROPERTIES LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Godrej Bhavan, 4th floor, 4A Home Street, Fort, Mumbai – 400 001, acting through its Authorized Signatory Shodhan Kembhavi, having his office at at Godrej Bhavan, 4th floor, 4A Home Street, Fort, Mumbai – 400 001, Mumbai duly authorised vide Resolution dated 28 July 2012 hereinafter referred to and called as the "Godrej", (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors) of the **OTHER PART.**

Goldbricks and Godrej are collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

(i) By an Agreement dated 30th September 2011, made between the Goldbricks and Godrej, the Goldbricks has entrusted the development rights to Godrej to utilize and exploit the full potential of the said Property as described therein for development and construction of multi-storied buildings and Villas in Residential Zone II along with Basement, Podium and parking spaces, (hereinafter referred to as "**the said Buildings**") together with development and construction of facilities such as Library Building, Club House, Recreational Grounds and other infrastructure facilities for Residential Zone II as per the permissions received from the Nagpur Municipal Corporation. (hereinafter referred to as "**the said Facilities**") by utilising the Floor Space Index (FSI) to be made available including FSI available by way of Transferable Development Rights (TDR) as mentioned therein. The development and construction of the said Buildings and the said Facilities shall hereinafter collectively be referred to as "**the said Project**" and more particularly described in the Schedule hereunder. Annexed hereto and marked Annexure-II is a original of the said Agreement Dated 30th September 2011.



(ii) The Agreement Dated 30th September 2011, was lodged for adjudication by Godrej with the Collector of Stamps, Nagpur on 25th October 2011 and the Collector of Stamps issued a demand notice for payment of stamp duty on 20th April 2012. The applicable stamp duty [redacted] was paid by Godrej on 2nd August 2012 and same has been authenticated by the Collector of Stamps, Nagpur.

(iii) Due to inadvertence the Parties failed to admit and acknowledge the execution of the Agreement dated 30th September 2011 before the Sub-Registrar of Assurance at Nagpur

(iv) In the circumstances the Parties hereto have agreed to confirm by way of this Agreement and also confirm of execution of the Agreement dated 30th September 2011.

NOW THIS AGREEMENT WITNESSETH as follows:-

In pursuance of the aforesaid Agreement and in consideration of the development rights, the Goldbricks and Godrej do and each of them doth hereby confirm the execution of the Agreement dated 30th September 2011 whereby Goldbricks has entrusted the development rights to Godrej and also confirm the covenants as therein contained as fully and effectually as if the said Agreement Dated 30th September 2011 were copied word for word and figure for figure and the parties hereto undertake to lodge this Agreement before the Sub-Registrar of Assurances, Nagpur and will admit the execution of the same and the same shall be treated as if to the end and intent that the Agreement dated 30th September 2011, may take effect in the same manner as if the parties hereto had lodged the same and admitted the execution of the Agreement dated 30th September 2011, for registration thereof to the end and intent that the Agreement dated 30th September 2011, shall be and shall continue to be in full force and effect and be binding on the parties hereto in all respects as if the Agreement dated 30th September 2011, had been duly registered as required by law.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SCHEDULE

(said Property)

A portion of the said Larger Property, comprising of land under the Residential Zone II as shown earmarked and shaded in Orange colour on the plan annexed hereto as Annexure – I

SIGNED AND DELIVERED by)
the withinnamed)
Goldbricks Infrastructure Private Ltd.)
through its duly authorized representative)
Mr. Rajesh Sarangi)
authorized by the Board vide its resolution)
dated 28th May 2011)
In the presence of)





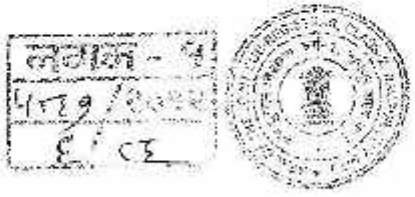
SIGNED AND DELIVERED by)
the withinnamed)
Godrej Properties Ltd.)
through its duly authorized representative)
Mr. Shodhan Kambhavi)
authorized by the Board vide its resolution)
dated 23 July 2012)

Godrej Properties Limited

President Legal
& Company Secretary



In the presence of)
Anavika Wankhede



DATED THIS DAY OF 2012

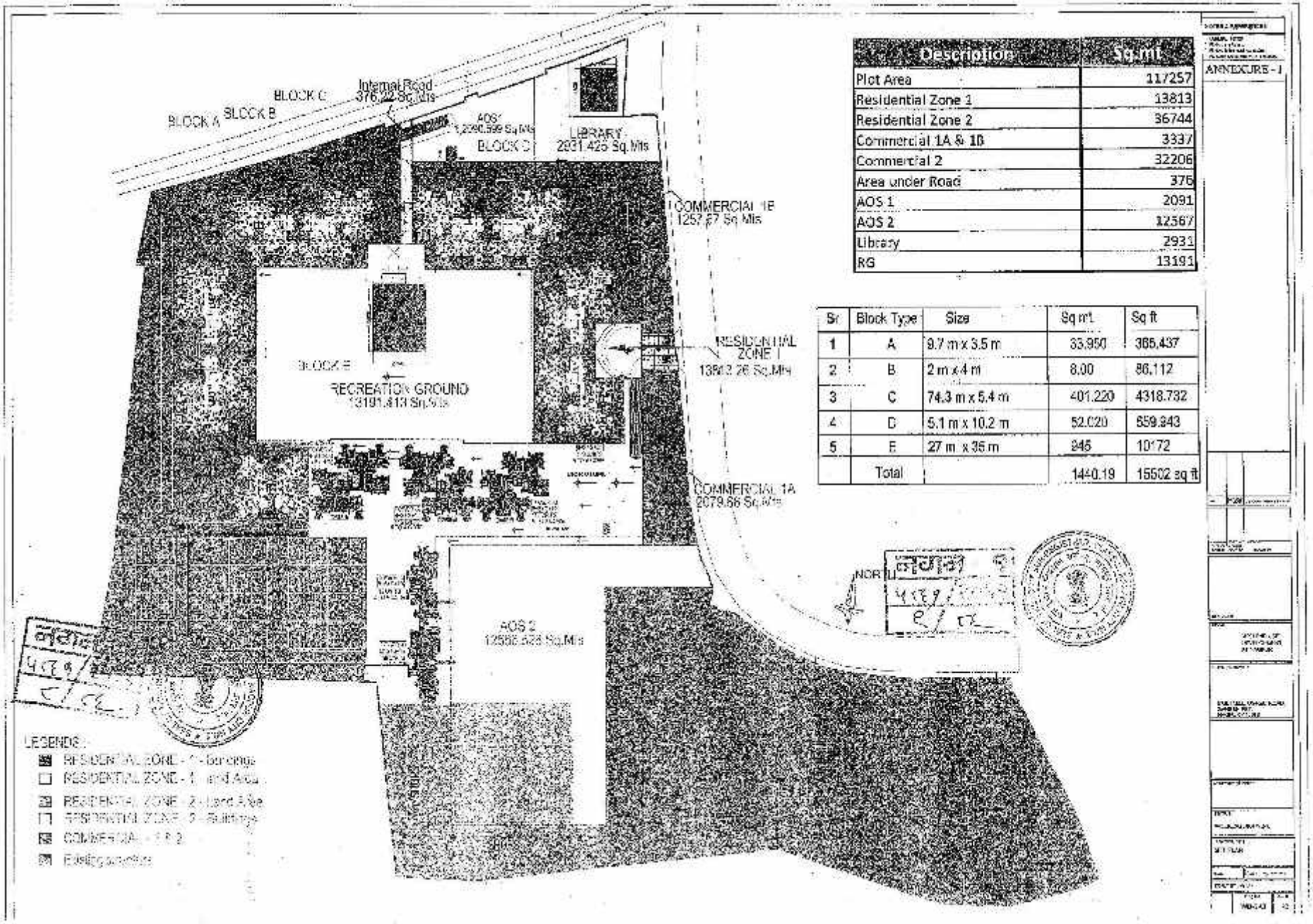
Goldbricks Infrastructure Private Ltd.

AND

Godrej Properties Limited

AGREEMENT





Description	Sq.mt.
Plot Area	117257
Residential Zone 1	13813
Residential Zone 2	36744
Commercial 1A & 1B	3337
Commercial 2	32206
Area under Road	376
AOS 1	2091
AOS 2	12567
Library	2931
RG	13191

Sr.	Block Type	Size	Sq mt.	Sq ft
1	A	9.7 m x 3.5 m	33.950	365.437
2	B	2 m x 4 m	8.00	86.112
3	C	74.3 m x 5.4 m	401.220	4318.732
4	D	5.1 m x 10.2 m	52.020	559.943
5	E	27 m x 35 m	945	10172
	Total		1440.19	15502 sq ft

ANNEXURE - I

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

F 903135

AGREEMENT

THIS AGREEMENT made and entered into this 30th day of September, 2011 at Nagpur:

Between

GOLDBRICKS INFRASTRUCTURE PRIVATE LIMITED, a company duly registered under the Companies Act, 1956 and having its Registered Office at Madan Mahal Complex, Besides Guardian and Guide School, Shankar Nagar, Main Road, Raipur – 492 007, acting through its Director/Authorised Signatory Shri Rajesh Saraogi son of Shri Satyanarayan Saraogi aged about 52 years, havings its office at Madan Mahal Complex, Besides Guardian and Guide School, Shankar Nagar, Main Road, Raipur – 492 007, duly authorised vide Resolution of the Company dated 25th May 2011 hereinafter referred to and called as the "**Goldbricks**", (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors) of the **ONE PART**