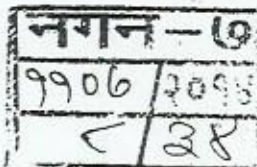


07. THAT, the DEVELOPER shall make the building scheme of residential and/or commercial and utilise maximum permissible area out of it's own funds for selling it to others and it is explicitly made clear that the OWNER/S shall have no claim or share in the profit that will accrue to the DEVELOPER in execution of the said scheme and have no right to call for the accounts of making of Lay out and the Sale proceeds of the constructed Flats, Apartments, Tenements, built up spaces etc. The OWNER/S shall have no right to claim anything on account of the portion of land. The OWNER/S has given the said portion of land to the DEVELOPER under this Agreement and has agreed to take the consideration for the same and now it is on the DEVELOPER to develop the said land and to sell it to the prospective buyer. The OWNER/S shall not claim anything except the consideration agreed with the DEVELOPER.

08. THAT, to enable to the DEVELOPER to execute the said scheme the OWNER/S shall execute irrevocable general power of attorney in favour of MR. ASHISH VERMA as its nominee and constituted Attorney, assigning the powers to sign and submit the letters or applications to Town Planning, N.I.T. , N.M.C., City Survey, M.S.E.B., or any other Govt., Semi Government organisations, office or authority which will be required as the effective means and to execute and register the Agreement to Sell, Correction Deed Sale Deed of the constructed Flats, Apartments, built up spaces etc. to be made/constructed on the said property and in favour of prospective purchasers and to receive the consideration thereof.

09. THAT, the DEVELOPER has verified the title of the OWNER/S in respect of the said property and has satisfied about the same and accepts the same as good, valid and marketable. However in case of any defects in the title is found or any claim is made by any person, the OWNER/S shall clear the same and shall give a clear marketable tile to the DEVELOPER. THAT, the OWNER/S hereby convey that said entire property is free from all encumbrances, claims, liens, demands, taxes, assessment etc. and they have got absolute power and authority to enter into this Agreement of Development and to sell the constructed premises. It is further made clear that the said property is neither mortgaged nor the OWNER/S has entered in to any agreement for Sale and/or Development with any one else except with the present DEVELOPER.

10. THAT, the OWNER/S has given expressed permission to the DEVELOPER to affix its boards free of cost and also to advertise the scheme in news papers or periodicals at the cost and risk of the DEVELOPER for which the OWNER/S shall not raise any objection at any time.



11. THAT, all the expenses, deposits required to be made and any other charges for obtaining water, drainage, electricity connection to the property shall be borne by the DEVELOPER but the OWNER/S shall sign all the necessary papers required to be signed in this connection and shall co-operate the DEVELOPER to obtain the connections thereof.
12. THAT, the OWNER/S if required agrees to execute Agreement to Sell and Sale Deed of the constructed Flats, Apartments, built up spaces etc. in favour of prospective purchaser(s), to execute any tripartite agreements, documents or other writings as may be considered necessary to convey and transfer the said scheme which shall be owned by the DEVELOPER or its nominees or incorporate body, at the cost and expenditure of the DEVELOPER or it's prospective purchasers. THAT on completion of the development the OWNER/S shall execute the Sale Deeds of to each of prospective purchaser as may be directed by the DEVELOPER directly or through her Power of Attorney holder.
13. That the OWNER/S shall not be held responsible for any construction activities done by the DEVELOPER and the DEVELOPER alone shall be responsible for the same. The DEVELOPER shall also indemnify the OWNER/S in respect of any litigations in respect of the property hereby agreed to be given for development arises between the DEVELOPER and the prospective purchasers.
14. That the DEVELOPER will have broad and unlimited powers in the manner and mode of execution of all development matters in respect of the said property including those relating to Finance. The DEVELOPER will be at liberty to create third party interest over the said property and the same will be binding on the OWNER/S. The DEVELOPER and the prospective purchaser/s shall indemnify the OWNER/S in respect of the liabilities created by them.
15. In case any dispute arises between the Parties with regard to any matter connected with the development of the land or incidental thereto or with regard to taking of accounts during the continuation of the scheme, with regard to interpretations of terms and conditions of this Agreement or understanding between the Parties or any matter connected therewith or incidental thereto then the same shall be referred to the Sole Arbitrator to be appointed by the mutual consent of all the Parties and the decisions of the Arbitrator so appointed shall be final and binding on all the Parties.

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16. That all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees as per Schedule 1 of The Bombay Stamp Act, 1958 have been borne and paid by the DEVELOPER.

SCHEDULE OF THE PROPERTY

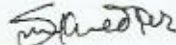
ALL THAT piece and parcel of land bearing Plot No. 5, admeasuring about 1496.25 Sq. Mt. i.e. about 16105.49 Sq. Ft. being portion of Kh. No. 68/1, out of sanctioned lay out of land admeasuring about 0.27 Hectares i.e. 2700.00 Sq. Mtrs. being portion of land admeasuring about 2.57 Hectares, Land Revenue Rs. 10.00, with Occupant Class 1 Bhumiswami Rights, Mauza : BHOKARA, P. H. No. 12-A, Tahsil : Nagpur Rural, District : Nagpur within the limits of Nagpur Improvement Trust Metro Tahsil and District Nagpur and the same is bounded as under :

ON THE NORTH	:	PORTION OF KH. NO. 68/1
ON THE EAST	:	PORTION OF KH. NO. 78/2
ON THE WEST	:	9.00 MTR. WIDE ROAD
ON THE SOUTH	:	PORTION OF KH. NO. 68/1

IN WITNESS WHEREOF, THIS AGREEMENT is signed and executed by the OWNER/S and the DEVELOPER on the day first here-in-above written in presence of attesting witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

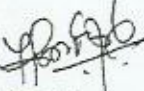
WITNESSES :

01. 
(Sandeep M. Khedkar)



SHRI ASHISH B. VERMA



02. 



SHRI PUNEET S. JOLLY
OWNER/S



(Yugalwar T. Mishra)

FOR M/S. AMBIKA BUILDTECH PVT. LTD.



SHRI ASHISH B. VERMA
DIRECTOR
DEVELOPER



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गांव मोकारा १०६००१२०० तालुका वागपूर जिल्हा नागपूर

गट/भूमापन क्रमांक	गट भूमापन क्रमांकाचा उपक्रमांक	धारणा प्रकार	गा.नं. क्र. ७	खाते क्रमांक १५१
६११	—	मालकाचे नांव	धरकुळ हौसींग एंजनी	सर्वेक्षण क्र. १५१
लागवडी योग्य क्षेत्र	एकर हेक्टर	गूठे आर	२-५६	पैकी विपिनका हिवका
जिरायत	—	—	—	कुळाचे नव
वागायत	—	—	—	२-२० हेक्टर मालकाची
धात शेती	—	—	—	गोतम अप्पर जिल्हाची
एकूण	—	—	—	करी सकल अधिनिती
पो.क्र.	—	—	—	वागरी जागीरकामाक
वर्ग (अ)	—	—	—	धारणा वागपूर मध्ये
वर्ग (ब)	—	—	—	मालकाच्या मालकी
एकूण	—	—	—	२१५/१००
आकार उडी किंवा विभाग	रुपये	पैसे	१०-००	इतर अधिकार
आकार यांच्या बाबत	—	—	—	भूमापन चिन्ह
एकूण	—	—	—	२६००० मी. माहे

वर्ष	जमीन करणाराचे नाव	रात	हंगाम	मिश्र पिकांचे क्षेत्र										पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील		
				सिंचित	असिंचित	सिंचित	असिंचित	सिंचित	असिंचित	सिंचित	असिंचित	प्रकार	क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०११	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
२०१२	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

सत्यप्रतीलीपी

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तलाठी साक्षात (गोपनीय)

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Hon'ble Chairman

Date: 23-01-2013



The plan be executed in the presence of the
 present and any other conditions mentioned in
 the plan shall be binding on the parties.

9.00 M. WIDE APPROACHED ROAD
 (WITH THE CONSENT OF OWNER
 OF SURVEY NO. 68/1 & 68/2)

Executive Engineer (Metro)
 Nagpur Improvement Trust

Assistant Engineer (Metro)
 Nagpur Improvement Trust

LAYOUT PLAN
 SCALE - 1:500



LOCATION PLAN
 SCALE - 1:500



NOTE:-
 X KHASRA BOUNDARY SHOWN THUS
 X OPEN SPACE SHOWN THUS
 X AMENITY SPACE SHOWN THUS
 X PLOTTABLE AREA SHOWN THUS
 X MAIN APPROACH ROAD SHOWN THUS



SER. PLOT NO.	SIZE (IN METERS)	AREA (IN SQ. M.)	LESS NO. OF PLOT (IN SQ. M.)	USER
1	12 x 11.62 + 12.10 x 18.40	218.234	1	218.234
2	12 x 11.62 + 12.10 x 18.40	218.234	2	436.468
3	12 x 11.62 + 12.10 x 18.40	218.234	3	654.702
4	12 x 11.62 + 12.10 x 18.40	218.234	4	872.936
5	12 x 11.62 + 12.10 x 18.40	218.234	5	1091.170
				3344.398

TOTAL AREA OF 5 NO. OF PLOTS = 3,344.398 SQ. M.

NOTE :- 2% TO 5% OF TOTAL AREA WILL BE KEPT RESERVED FOR
 CONVIENICE SHOPPING IN PLOT NO. 2

AREA STATEMENT

- X AREA OF KH. NO. - 68/1 (PART) = 2,700.00 SQ. M.
 1) AREA UNDER OPEN SPACE = NIL
 2) AREA UNDER AMENITY SPACE = NIL
 3) AREA UNDER RESIDENTIAL PLOTS = 2,344.398 SQ. M.
 4) AREA UNDER ROADS = 365.602 SQ. M.

TOTAL = 2,700.00 SQ. M. (100 %)

JOB NO. - 01	SCALE - 1:500 AND AS SHOWN	DATE - 19/12/2011
DRG. NO. - 01	DLT. BY - ANJALI	CHD. BY - U.M.L.

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN OF
 KH. NO. - 68/1 (PART), P. H. NO. - 12A, MOUZA - SHOKARAT
 TAL. - NAGPUR (GRAMIN), DIST. - NAGPUR
 BELONGING TO - MR. AASHISH BALBIRING VERMA
 MR. PUNEET SUBHASHCHANDRA JOLLY

OWNERS SIGN :

ARCHITECTS SIGN :

MR. AASHISH BALBIRING VERMA

UMESH M. LAMGE
 ARCHITECT & INTERIOR DESIGNER
 REGD. NO. 124/98/10/2017
 NAGPUR, INDIA

MR. PUNEET SUBHASHCHANDRA JOLLY

UMESH M. LAMGE
 ARCHITECT & INTERIOR DESIGNER
 REGD. NO. 124/98/10/2017
 NAGPUR, INDIA

9906 200 92 20

Kh.No.68/1 (Part), Mouza
Bhokara, Tah. Nagpur (Rural)



Nagpur Improvement Trust METRO SECTION

Nagpur Improvement Trust Cultural Hall Complex,
3rd Floor, North Ambazari Road, Nagpur-440 010
Tel No. 0712 - 2223311 J Fax No. 0712 - 2223311

No.:E.E.(Metro)/ 488

Nagpur, dt. 13/ 11/2013

To,

✓ Shri Ashish Balbirsingh Varma
Shri Punit Subhashchandra Jolly
R/o C/o Shri S.K. Chichghare, Ashwameth Apartment,
Plot No.59-60, Opp. Lendra Park,
Ramdaspath, Nagpur

Subject:

Release of Plots in Layout bearing Kh. No.68/1 (Part) of
of Mouza Bhokara, Tah. Nagpur (Rural), Dist. Nagpur.

Reference:

Your application dated 08/11/2013.

With reference to above letter, the following 4 (four) No. of Plots are released in
favour of the above mentioned applicant as per detailed dimensions and areas from approved
layout plan as per orders of Hon'ble S.E.(Metro) Dt. 31/08/2013.

Sr. No.	Plot No.	Dimensions (in sq.m)	Gross area of each plot (in sq.m)	Deduction for Tangent (in sq.m)	No. of plots	Net area released (in sq.m)
1	1	$\frac{1}{4} (11.62 + 12.10) \times 18.40$	218.224	-	-	218.224
2	2	11.00 x 18.40	202.400	-	-	202.400
3	3	11.00 x 18.40	202.400	-	-	202.400
4	5	$\frac{1}{2} (27.50 + 25.00) \times 57.00$	1496.25	-	-	1496.25
Total :-						2119.274

[Approved by S.E. (Metro), N.I.T.]

Total plotable area released = 2119.274 sq.m

Executive Engineer (Metro)
Nagpur Improvement Trust

N.B.:- The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.I.T. as per Agreement executed with (1) Shri Ashish Balbirsingh Varma & (2) Shri Punit Subhashchandra Jolly.

Copy to :-

1. Executive Engineer (North), N.I.T., Vaishali Nagar, Pachpaoli, Nagpur
2. Divisional Officer (North), N.I.T., Vaishali Nagar, Pachpaoli, Nagpur
3. Building Engineer (Metro-1), N.I.T., Nagpur for information and record.

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