



महाराष्ट्र MAHARASHTRA

2016

NOTARIAL Reg

ENTRY NO. 2971

DATE 07/04/2017

AGREEMENT OF JOINT VENTURE

AGPUR TREASURY

Z 584983

24 MAR 2017

Stamp Head Clerk / Sr. Clerk

THIS AGREEMENT OF JOINT VENTURE is made on this 7th Day of APRIL, 2017 BETWEEN M/S. SHRI YOGESHWAR BUILDERS AND DEVELOPERS, A Proprietary Concern having its Office at Plot No. 2, Doctor's Colony, Chhatrapati Nagar, Nagpur-440015 and acting through its Sole Proprietor SHRI. SATISH S/o AJABRAO WANKHEDE, Aged 49 Years, Occupation - Business, Resident of Plot No. 2, Doctor's Colony, Chhatrapati Nagar, Nagpur-440015, Tahsil and District - NAGPUR (PAN AAEPW9739J), hereinafter called the PARTY NO. 1, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETORY CONCERN and its PROPRIETOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S. VANMALA CONSTRUCTIONS, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor SHRI. AMOL S/o ABHIJIT KAMBLE,

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Aged 36 Years, Occupation - Business, Resident of Plot No. 46, Shilpa Society, Narendra Nagar, Nagpur-440015, Tahsil and District - NAGPUR (PAN AURPK2272P), hereinafter called the PARTY NO. 2 which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETORY CONCERN and its PROPRIETOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Kh. Nos. 23/1-2-3-4 and 22/1 of Mouza - BABHULKHEDA, P.S.K. 39 situate at Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Shri. Ramchandrasao Deoghare, Resident of Deoghare Mohalla, Nagpur, being his separate property; AND

WHEREAS consequent upon the death of Shri. Ramchandrasao Deoghare the aforesaid entire property including Kh. Nos. 23/1-2-3-4, 22/1, 43/2, 44 and 81/2 of Mouza - BABHULKHEDA devolved upon his 3 sons namely Shri. Yeshwantrao, Shri. Narendra Alias Namdeorao and Shri. Keshavrao jointly by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the said Shri. Yeshwantrao S/o Late Shri. Ramchandrasao Deoghare, Shri. Narendra Alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare and Shri. Keshavrao S/o Late Shri. Ramchandrasao Deoghare lateron jointly effected a Partition of the aforesaid entire properties in between them on 15-6-1971 and in terms of which amongst other properties, Plot Nos. 82 and 95 out of the said Kh. No. 81/2 of Mouza - BABHULKHEDA, situate at Deoghare Layout, Babhulkheda, Nagpur in Tahsil and District - NAGPUR were allotted to the exclusive share of Shri. Narendra alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare and his family members jointly absolutely forever with heritable and transferable rights therein; AND

WHEREAS the aforesaid Shri. Narendra alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare breathed his last on 19-7-1993 leaving behind him, his Widow Smt. Sushilabai and 4 Sons namely Shri. Madhukar, Shri. Moreshwar, Shri. Mohan and Dr. Ramchandra and only married Daughter Mrs. Meena W/o Aniruddha Welekar as his only legal heirs, who inherited the aforesaid property by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the aforesaid Smt. Sushilabai Wd/o Late Shri. Narendra alias Namdeorao Deoghare lateron relinquished all her right, title and interest in respect of the aforesaid Plot Nos. 82 and 95 in favour of her 4 Sons and a Daughter by a Deed of Release Dated 20-12-2014, which is duly Registered in the Office of Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 8177 on even date; AND



Shri. Ramchandrasao Deoghare
Narendra

WHEREAS the aforesaid Plot No. 82 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Building Engineer (SOUTH) of Nagpur Improvement Trust has Regularised the said Plot No. 82 by Regularization Letter No. 411 Dated 6-2-2014 in Case No. 201402041 in Layout No. 1900/Bab/2145. As per the said Regularization Letter Dated 6-2-2014 the area of the said Plot No. 82 is shown and declared as 278.7390 Sq. Mtrs.; AND

WHEREAS the aforesaid Plot No. 95 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Building Engineer (SOUTH) of Nagpur Improvement Trust has Regularised Plot No. 95 by Regularization Letter No. 412 Dated 6-2-2014 in Case No. 201402052 in Layout No. 1900/Bab/2145. As per the said Regularization Letter Dated 6-2-2014 the area of the said Plot No. 95 is shown and declared as 234.6190 Sq. Mtrs.; AND

WHEREAS the aforesaid Plot No. 82 out of Kh. No. 81/2 of Mouza – BABHULKHEDA is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 17-2-2014 passed in Revenue Case No. 2593/NAP-34/2013-2014; AND

WHEREAS the aforesaid Plot No. 95 out of Kh. No. 81/2 of Mouza – BABHULKHEDA is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 17-2-2014 passed in Revenue Case No. 2594/NAP-34/2013-2014; AND

WHEREAS the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur vide his Permit No. ADTP/RACHANA/8667 Dated 4-12-2015 has amalgamated the said Plot Nos. 82 and 95 into a Single Plot. The amalgamated area of the said Plot Nos. 82 and 95 is 513.358 Sq. Mtrs.; AND

WHEREAS the said Shri. Madhukar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Moreshwar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Mohan S/o Late Shri. Narendra alias Namdeorao Deoghare, Dr. Ramchandra S/o Late Shri. Narendra alias Namdeorao Deoghare and Mrs. Meena W/o Aniruddha Welekar lateron jointly transferred the said Plot No. 82 admeasuring 18.290 Mtrs. x 15.240 Mtrs. equal to 278.7390 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 81/2 of Mouza – BABHULKHEDA, P.S.K. 39, bearing Corporation House No. 3255, City Survey No. 7110 and Sheet Nos. 67 and 68 of Mouza – BABHULKHEDA, situate at 85 Plots, Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to M/s.



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Yogeshwar Builders and Developers, the Party No. 1 hereinabovenamed, by a Sale Deed Dated 11-6-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3852 on 12-6-2015; AND

WHEREAS in the like manner the said Shri. Madhukar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Moreshwar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Mohan S/o Late Shri. Narendra alias Namdeorao Deoghare, Dr. Ramchandra S/o Late Shri. Narendra alias Namdeorao Deoghare and Mrs. Meena W/o Aniruddha Welekar further transferred the said Plot No. 95 containing by admeasurement 234.619 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 81/2 of Mouza – BABHULKHEDA, P.S.K. 39, bearing Corporation House No. 3267, City Survey No. 7110 and Sheet Nos. 67 and 68 of Mouza – BABHULKHEDA, situate at 85 Plots, Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to M/s. Yogeshwar Builders and Developers, the Party No. 1 hereinabovenamed, by a Sale Deed Dated 12-6-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3851 on even date. As a result therefore the Party No. 1 hereinabovenamed has now become an exclusive, absolute and full Owner of the said Plot Nos. 82 and 95 out of Kh. No. 81/2 of Mouza – BABHULKHEDA with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records ; AND

WHEREAS the Party No. 1 has decided to develop the aforesaid amalgamated Plot Nos. 82 and 95 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Party No. 1 has accordingly prepared a Plan of a Multi-storeyed Building proposed to be constructed on the said amalgamated Plot Nos. 82 and 95 and the same is duly sanctioned by the Building Engineer (S) of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E. (SOUTH)/Case No. AB-4995/Tracking No. 2016012793/731 Dated 15-2-2016. In order to complete the proposed Scheme successfully and within the time framework the Party No. 1 has now decided to develop the land with the interested Builder in the said Venture who shall develop the land at his own cost; AND

WHEREAS the Party No. 2 hereinabovenamed has now approached the Party No. 1 and expressed its desire and willingness to develop in the said Scheme with a view to make it a joint venture and considering its request and after detailed negotiations the Parties hereto have arrived at the following understanding.

NOW THESE PRESENTS WITNESSES AS UNDER :-

- (1) THAT the PARTY NO. 1 shall allow and permit the PARTY NO. 2 and the

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