Jayesh D Mandale by Demand Draft No. 13270 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur, the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 2,38,241/- (Rupees. Two Lakh Thirty Eight Thousand Two Hundred Forty One Only) paid by the Developer to Nagpur Improvement Trust towards the Amalgamation charges for Plot No. 1 by Demand Draft No. 13450, dated 24-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the payment whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 15,00,000/- (Rupees. Fifteen Lakh Only) paid by the Developer to Shri. Jayesh D Mandale by RTGS Cheque No. 346 dated 10-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 9,51,457/- (Rupees. Nine Lakh Fifty One Thousand Four Hundred Fifty Seven Only) paid by the Developer to Shri. Jayesh D Mandale by Cheque No. 000398 dated 08/01/2018 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

CONSIDERATION TO BE PAID TO OWNER NO-2 / Shri. SAURABH DEEPAKRAO MANDALE

Rs. 1,07,00,000=00

INITIAL PAYMENT MADE BY THE DEVELOPER:-

Rs. 2,70,812/- (Rupees. Two Lakh Seventy Thousand Eight Hundred Twelve Only) paid by the Developer to the Nagpur Improvement Trust towards the Regularization charges for release letter of Plot No. 2 of Shri. Saurabh D Mandale by Demand Draft No. 13316 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur, the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 2,13,392/- (Rupees. Two Lakh Thirteen Thousand Three Hundred Ninety Two Only) paid by the Developer to Nagpur Improvement Trust towards the Amalgamation charges for Plot No. 2 by Demand Draft No. 13450, dated 24-11-2017 drawn on ICICI Bank,

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Chhatrapati Square Branch, Nagpur, the payment whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 15,00,000/- (Rupees. Fifteen Lakh Only) paid by the Developer to Shri. Jayesh D Mandale by RTGS Cheque No. 347 dated 10-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 7,15,796/- (Rupees. Seven Lakh Fifteen Thousand Seven Hundred Ninety Six Only) paid by the Developer to Shri. Saurabh D Mandale by Cheque No. 000399 dated 08/01/2018 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

CONSIDERATION TO BE PAID TO OWNER NO-3 / Mrs. MUGDHA ATUL PATNE

Rs. 1,10,00,000=00

INITIAL PAYMENT MADE BY THE DEVELOPER:-

Rs. 2,79,676/- (Rupees. Two Lakh Seventy Nine Thousand Six Hundred Seventy Six Only) paid by the Developer to the Nagpur Improvement Trust towards the Regularization charges for release letter of Plot No. 3 of Mrs. Mugdha Patne by Demand Draft No. 13317 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur, the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 2,19,419/- (Rupees. Two Lakh Nineteen Thousand Four Hundred Nineteen Only) paid by the Developer to Nagpur Improvement Trust towards the Amalgamation charges for Plot No. 3 by Demand Draft No. 13450, dated 24-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the payment whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 23,00,905/- (Rupees. Twenty Three Lakh Nine Hundred and Five Only) paid by the Developer to Mrs. Mugdha Patne by Cheque No. 000400 dated 08/01/2018 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

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CONSIDERATION TO BE PAID TO OWNER NO-4 / Mrs. SANDHYA VIJAY CHINCHMALATPURE . Rs. 2,62,00,000=00

INITIAL PAYMENT MADE BY THE DEVELOPER:-

Rs. 6,65,131/- (Rupees. Six Lakh Sixty Three Thousand One Hundred Thirty One Only) paid by the Developer to the Nagpur Improvement Trust towards the Regularization charges for release letter of Plot No. 4 of Mrs. Sandhya Chinchmalatpure by Demand Draft No. 13314 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur, the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 5,23,319/- (Rupees. Five Lakh Twenty Three Thousand Three Hundred Nineteen Only) paid by the Developer to Nagpur Improvement Trust towards the Amalgamation charges for Plot No. 4 by Demand Draft No. 13450, dated 24-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the payment whereof the said Owner does hereby admit, confirm and acknowledge.

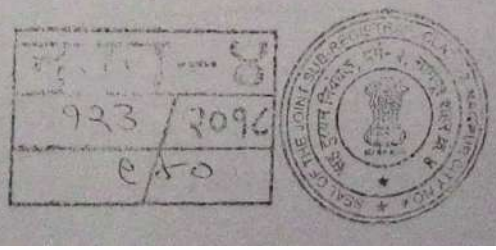
Rs. 15,00,000/- (Rupees. Fifteen Lakh Only) paid by the Developer to Mrs. Sandhya Chinchmalatpure by RTGS Cheque No. 349 dated 10-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 41,11,550/- (Rupees. Forty One Lakh Eleven Thousand Five Hundred Fifty Only) paid by the Developer to Mrs. Sandhya Chinchmalatpure by Cheque No. 000401 dated 08/01/2018 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

CONSIDERATION TO BE PAID TO OWNER NO-5 / SHRI. VIJAY RAMBHAU CHINCHMALATPURE . Rs. 2,66,00,000=00

INITIAL PAYMENT MADE BY THE DEVELOPER:-

Rs. 6,76,077/- (Rupees. Six Lakh Seventy Six Thousand Seventy Seven Only) paid by the Developer to the Nagpur Improvement Trust towards the Regularization charges for release letter of Plot No. 5 of Shri. Vijay Chinchmalatpure by Demand Draft No. 13315 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur for



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Rs.6,75,077 and Cash Rs.1000/- the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 10,00,000/- (Rupees. Ten Lakh Only) paid by the Developer by Cheque No 0317 dated 27-09-2017 drawn on ICICI Bank, Chatrapati Nagar Branch, Nagpur, as a advance towards the consideration of Plot No. 5 the payment of which the said Owner does hereby admit, confirm and acknowledge.

Rs. 5,31,924/- (Rupees. Five Lakh Thirty One Thousand Nine Hundred Twenty Four Only) paid by the Developer to Nagpur Improvement Trust towards the Amalgamation charges for Plot No. 5 by Demand Draft No. 13450, dated 24-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the payment whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 12,00,000/- (Rupees. Twelve Lakh Only) paid by the Developer to Shri. Vijay Chinchmalatpure by RTGS Cheque No. 345 dated 10-11-2017 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

Rs. 35,91,999/- (Rupees. Thirty Five Lakh Ninety One Thousand Nine Hundred Ninety Nine Only) paid by the Developer to Shri. Vijay Chinchmalatpure by Cheque No. 000402 dated 03/01/2018 drawn on ICICI Bank, Chhatrapati Square Branch, Nagpur, the receipt whereof the said Owner does hereby admit, confirm and acknowledge.

BALANCE PAYMENT:-

Rs. 90,00,000/- (Rupees. Ninety Lakh Only) agreed to be paid by the Developer to the Owner No-1 within 9 months in three equal installments from the date of execution of this Agreement of Development.

Rs. 80,00,000/- (Rupees. Eighty Lakh Only) agreed to be paid by the Developer to the Owner No-2 within 9 months in three equal installments from the date of execution of this Agreement of Development.

Rs. 82,00,000/- (Rupees. Eighty Two Lakh Only) agreed to be paid by the Developer to the Owner No-3 within 9 months in three equal installments from the date of execution of this Agreement of Development.

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Rs. 1,94,00,000/- (Rupees, One Crore Ninety Four Thousand Only) agreed to be paid by the Developer to the Owner No-4 within 9 months in three equal installments from the date of execution of this Agreement of Development.

Rs. 1,96,00,000/- (Rupees, One Crore Ninety Six Thousand Only) agreed to be paid by the Developer to the Owner No-5 within 9 months in three equal installments from the date of execution of this Agreement of Development.

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Rs. 6,42,00,000/- (TOTAL RUPEES, Six Crore Forty Two Lakh ONLY)

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That the Tax Deduction at Source (TDS) as applicable shall be deducted by the Developer from the aforesaid payments to be made to the Owners and deposit the same with the Income Tax department. The Developer shall furnish the Challan of such payment to the Owners on such payment.

(3) THAT, time to make the balance payments as described above within the stipulated period of 9 months as mentioned in Clause 2 above is absolutely the essence of the Contract, however the Owners shall grant a Grace period of six months to the Developer to make the payments of the respective instalments however subject to interest @ 18% P.A on the balance amount. However if the Developers fails to make the outstanding payments with interest as above within the Grace period of Six months, then in that event the Developer shall not be entitled to execute the Sale Deeds of the Apartments in favour of the individual prospective purchasers/ buyers until the entire balance outstanding amount is paid in full and final with interest.

(4) THAT, on payment of the last instalments as stipulated in the manner of payment above i.e on payment of the entire amount of consideration, the Developer shall be at liberty to execute and register the Sale Deed of the aforesaid property in its favour or any other person or entity and the Developer shall execute and register the same and the Owner will not have any say for the same.

(5) THAT the Owners hereby allows , permit and have no objection in any manner the Developer to obtain/borrow the Finance for the aforesaid proposed scheme from any Financial Institution, Bank etc and mortgage the said property to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan Together with an interest accrued thereon shall be the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan together with the accrued interest thereon.

(6) THAT the Owners further assures the Developer that the property hereby agreed to be developed is their separate property belonging to them alone and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(7) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural tax, Assessments, Corporation Taxes, Society's Dues,

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NIT Ground Rent and all other dues and outgoings etc. if any levied on the property hereby agreed to be developed/sold and payable by the Owners up-to the date of execution of this Agreement.

(8) THAT the Owners shall answer and provide all title deeds of the property within [illegible] months from the date of execution of this Agreement, all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold. If the Owners are unable to provide any documents of title within the prescribed time limit of one month, extension will be granted for payment of installment without any interest for every installment.

(9) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(10) THAT after the execution of this agreement, the Developer will be free to make the construction as per the sanction plan, however the possession of the property will be with the Owners only.

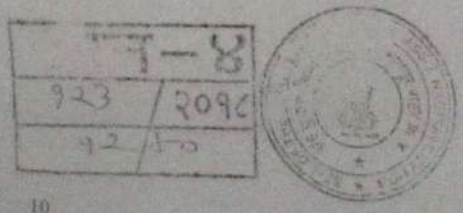
(11) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property with the consent of the Owners into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. The Owners, through the Power of Attorney holder does hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. The Owners have today delivered all the original documents of title, Sale Deeds, NMC Tax receipts, City Survey Property card etc, pertaining to the said property to the Developer at the time of execution of this Agreement.

(12) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust, Nagpur Municipal Corporation, Nagpur.

(13) THAT, the Developer has been granted permission to carry out the Development activities on the said land, as such the Owners hereby permits the Developer to demolish the existing structure on the said Plot at the Developer own cost and expense. The entire material on demolition shall belong to the Developer and it alone shall have the liberty to dispose of the same.

(14) THAT the Owners does hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(15) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces Together with the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefore and to reimburse the same to the Owners towards the payment of the development rights consideration.



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