

267/2300

Thursday, April 04, 2019

12:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2851 दिनांक: 04/04/2019

गावाचे नाव: अंबाहारी

दस्तावेजाचा अनुक्रमांक: नगन4-2300-2019

दस्तावेजाचा प्रकार: डेव्हलपमेंट बॅग्रीमेंट

सादर करणाऱ्याचे नाव: मे. आशिष कन्सल्टन्स, नागपूर तर्फे प्रोपराइटर श्री आशिष प्रभाकरराव लोढे

नोंदणी क्र.

रु. 30000.00

दस्तावेजाची फी

रु. 480.00

पुण्याची संख्या: 24

DELIVERED

एकूण:

रु. 30480.00

आपणास मूळ दस्त, पंचमेल प्रिंट, भूची-२ अंदाजे

1:25 PM ह्या वेळी मिळेल.

बाजार मूल्य: रु. 23245000/-

मोबदला रु. 25582000/-

भरलेले मुद्रांक शुल्क: रु. 1279100/-

(Signature)

NGP4

सह दुय्यम निरीक्षक, वग-२

नागपूर शहर क्र. ४

1) देवकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000101361201920E दिनांक: 04/04/2019

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: By Cash रक्कम: रु 480/-

(Signature)

११/१-४	
2300	2098
2/28	



AGREEMENT OF DEVELOPMENT

Valued at Rs. 2,55,82,000/-

Market Value as per R.R. 2,32,45,000/-

Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, R.R. Item No. 23.361/71, Page No. 606, Rate Rs. 41,700/- per Sqr. Mt.

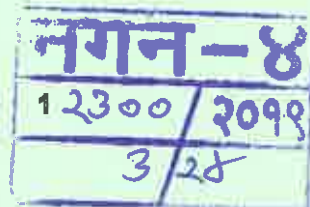
THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 4th day of April, 2019.

BETWEEN

SHRI ARUN S/o VITTHALRAO PANCHPATKAR (PAN: AIHPP7312F), aged about 63 years, Occupation: Retired, R/o Plot No. 6, Opp. VNIT Girls Hostel, Bajaj Nagar, Nagpur -440010 hereinafter called as the **OWNER** or **PARTY NO. 1** (which expression unless repugnant to the context or meaning thereof, shall always mean and include the said **OWNER**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns etc.) of the **ONE PART**.

AND

M/s. ASHISH CONSTRUCTIONS, NAGPUR, a Proprietary Concern through its Proprietor **SHRI ASHISH S/o PRABHAKARRAO LONDHE** (PAN: AALPL9928R), aged about 41 years, Occupation: Business, R/o "Madhu-Prabha", Kothi Road, Mahal, Nagpur-440032 hereinafter called as the **DEVELOPER / PARTY NO. 2** (which expression unless repugnant to the context or meaning thereof shall, always mean and include the said **DEVELOPER**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns etc.) the party of the **SECOND PART**.



WHEREAS, the Party No. 1 is Lessee and in possession of ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur (hereinafter shortly termed as "the said property"),

AND WHEREAS, originally Shri Prabhat S/o Vinayakrao Gokhale acquired ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur from Nagpur Improvement Trust, Nagpur on leasehold rights for a term commencing from 20-12-1961 and ending on 31-03-1992 vide Lease Indenture dated 10-01-1964 registered at Sr. No.194 in Addl. Book No. 1, Volume No. 9 on Pages 181 to 183 on 23-01-1964 with Sub Registrar Nagpur,

AND WHEREAS, the said Shri Prabhat S/o Vinayakrao Gokhale later on transferred the aforesaid Plot No. 6 admeasuring 445.93 Sqr. Mtrs. by way of Sale to Shri Vitthalrao S/o Raghobaji Panchpatkar, by a Transfer Deed dated 27-07-1966, registered at Sr. No. 4286 in Addl. Book No. 1, on 27-07-1966 with Joint Sub Registrar Nagpur,

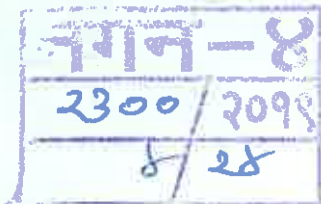
AND WHEREAS, during his lifetime the said Shri Vitthalrao S/o Raghobaji Panchpatkar executed his last WILL on 16-11-1989 and thereby he had bequeathed the aforesaid entire property to his son Shri Arun S/o Vitthalrao Panchpatkar, the Owner hereinabove named, absolutely forever with heritable and transferable rights therein. The said Will dated 16-11-1989 is duly registered at Sr. No. 13271 (P) in Book No. 3, Volume No. 11 on 16-11-1989 with Sub Registrar Nagpur City-1,

AND WHEREAS, on expiration of the Original term of Lease, the Nagpur Improvement Trust has extended the same for a further term commencing from 01-04-1992 and ending on 31-03-2022 by executing a Renewed Indenture of Lease regarding the aforesaid Plot No. 6 in favor of Shri Vitthalrao S/o Raghobaji Panchpatkar on 21-11-1992, which is duly registered at Sr. No. 3677 in Addl. Book No. 1, Volume No. 103 on Pages 195 to 197 on 21-11-1992 with Sub Registrar Nagpur No. 8,

AND WHEREAS, the aforesaid Shri Vitthalrao S/o Raghobaji Panchpatkar breathed his last on 08-09-1997 and consequent upon his demise, the said Shri Arun S/o Vitthalrao Panchpatkar, the Owner hereinabove named, has now become an exclusive, absolute and full owner of the aforesaid entire property with heritable and transferable rights therein in term of the said Will dated 16-11-1989,

AND WHEREAS, the name of Owner is duly mutated in City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation Records,

AND WHEREAS, the Owner has decided to develop the said property consisting of Plot No. 6 into a RESIDENTIAL cum COMMERCIAL ESTATE by



constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein and Owner desire to retain One Commercial Unit on First Floor having 62.596 Sqr. Mtrs. RERA Carpet Area and Two Residential Apartments on Second Floor having 77.288 and 53.975 Sqr. Mtrs. respectively RERA Carpet Area in the proposed Building, along with approximate 9.626 %, 11.678 % and 8.508 % proportionate Undivided Share and Interest in the said Plot of land with 1 cover car parking area for each Residential Apartment on Stilt Floor for the owner,

AND WHEREAS, the said property was mortgaged with M/s Religare Finvest Ltd. for a Loan Against Property, by way of Equitable Mortgage. That it has been decided by the parties hereto that the developer will make first the direct payment of outstanding Loan due amounting to Rs. 36,21,648/- (Rupees Thirty Six Lakhs Twenty One Thousand Six Hundred & Forty Eight Only) to the said mortgagee company in order to close the said loan account. That the said repayment of loan amount shall be accordingly appropriated in the total consideration amount to be paid by the Developer to the Owner and is mentioned in the manner of payment hereafter,

AND WHEREAS, the Owner desirous of developing the said property and the Developer hereinabove named, who is reputed and well experienced Developer of the City, having expressed his desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations has decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions,

NOW, THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

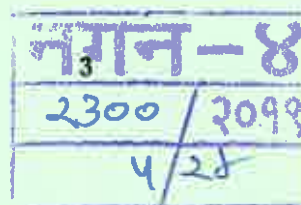
(1) THAT the OWNER do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. In Civil Station Expansion Scheme, Bajaj Nagar Layout, Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur In Tahsil and District: Nagpur, more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 2,55,82,000/- (Rupees Two Crores Fifty Five Lakhs Eighty Two Thousand Only) out of such total amount Rs. 2,01,00,000/- will be paid as cost consideration and Rs. 54,82,000/- will be paid/adjusted towards shop and two apartments retained by the owner which the Developer have specifically agreed to pay to the Owner and to provide the constructed units along with proportionate undivided share and interest in plot of land in the following manner:

MANNER OF PAYMENT:-

Rs. 36,21,648/-

Paid by the Developer to the RELIGARE for foreclosure of loan of RELIGARE by RTGS on 01-03-2019 on behalf of the Owner as agreed between the parties.



Rs. 8,88,352/-	Paid by the Developer to Owner by Cheque No. 564120 dated 01-03-2019 drawn on IDBI Bank, Laxminagar Branch, Nagpur.
Rs. 63,80,000/-	Paid by the Developer to Owner by Cheque No. 564098 drawn on IDBI Bank, Laxminagar Branch, on the date of registration of this Deed, the receipt where of is hereby acknowledged by the Owner, subject to realization of the said cheque.
Rs. 12,10,000/-	Deducted by the Developer from the Sale Consideration payable towards Tax Deducted at Source (TDS).
Rs. 45,00,000/-	Paid by the Developer to Owner by Cheque No. 564099 dated 01-09-2019 drawn on IDBI Bank, Laxminagar Branch, the receipt where of is hereby acknowledged by the Owner, subject to realization of the said cheque.
Rs. 5,00,000/-	To be deducted by the Developer from the Sale Consideration payable towards Tax Deducted at Source (TDS).
Rs. 27,00,000/-	Paid by the Developer to Owner by Cheque No. 564119 dated 01-03-2020 drawn on IDBI Bank, Laxminagar Branch, the receipt where of is hereby acknowledged by the Owner, subject to realization of the said cheque.
Rs. 3,00,000/-	To be deducted by the Developer from the Sale Consideration payable towards Tax Deducted at Source (TDS).

Rs. 2.01.00.000/- TOTAL (Rupees Two Crores One Lakh Only).

That in case any of the above mentioned cheque will not honor on its due date, In such event this agreement and power of attorney stands cancelled and the developer will not entitle to use power of attorney for any further transaction regarding the said property.

PAYMENT TO BE ADJUSTED BY THE DEVELOPER TO THE OWNER

THAT the Developer have specifically agreed to construct One Commercial Unit on North Side First Floor having 62.596 Sqr. Mtrs. RERA Carpet Area and Two Residential Apartments on Second Floor having 77.288 Sqr. Mtrs. and 53.975 Sqr. Mtrs. respectively RERA Carpet Area in the Multistoried Building proposed to be constructed on the said Plot of land in accordance with the Plan and Specifications appended hereto as ANNEXURE-A along with approximate 9.626 %, 11.678 % and 8.508 % proportionate Undivided Share and Interest in the Plot of land, and to give, grant and convey the same to the Owner in duly finished and completed condition within 19 months from the date of handing over vacant possession of Plot for development. The cost of construction of the Apartment chosen to be retained by the Owner is fixed at Rs. 54,82,000/- (Rupees Fifty Four Lakhs Eighty Two Thousand Only)



I.e. total 193.859 Sqr. Mtrs. RERA Carpet Area x 1.1 = 213.245 Sqr. Mtrs. x 24,200 = 51,60,529/- plus 2 Car Parking In Covered Stilt Parking Area admeasuring 11.25 Sqr. Mtrs. each = 22.50 Sqr. Mtrs. x Rs. 14,250/- (Rs. 57,000/- Rate for Residential Apartment x 25 %) = Rs. 3,20,625/-, Total 54,81,154/- Say Rs. 54,82,000/- and the same is not subject to any increase in spite of rise in prices of various building materials over the basic rates. However the expenditure for registration of Apartment Deed/Sale Deed of the above said Shop and Apartment would be borne and paid by the Developer.

That in case the Developer fails to handover the possession of the retained shop and apartments mentioned hereinabove to the owner within stipulated period of 19 months to the Owner and thereafter Six Months grace period will be allowed, thereafter the Developer will bound to make the payment of Rs. 1,01,000/- per month to the owner towards damages for further Six Months, thereafter provision of RERA would be applicable.

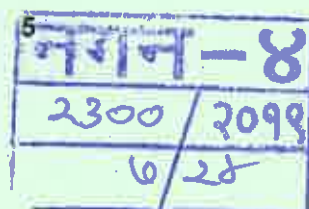
(3) THAT the Owner hereby undertakes to pay the difference for the extra/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartment and shall always indemnify the Developer against such payments.

(4) THAT the Owner hereby allow and permit the Developer to purchase the T.D.R. in his name and add the same to the F.S.I. of the said Plot No. 6 for construction of the proposed Multistoried Building. However the Owner hereby specifically declare that he has no right, title and/or interest of any kind whatsoever in respect of the said T.D.R. as purchased by the Developer.

(5) THAT it is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to obtain various No Objection Certificates / Clearances/Permissions required for completion of the said proposed transaction in all respect on behalf of the Owner from the Government and/or Semi-Government Departments and Offices exclusively from and out of its own funds. However the Owner shall always extend all the necessary and reasonable co-operation in this behalf to the Developer.

(6) THAT the Owner further assure the Developer that the property hereby agreed to be developed is belonging to him alone and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(7) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Corporation Taxes, Ceases, Electricity and Water Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owner up-to the date of delivery of Possession for development.



(8) THAT all the expenses including Stamp Duty and Registration Fees Meter Deposit charges and registration of Deed of Apartment of One Shop on First Floor and Two Apartments on Second Floor in the proposed building in favor of Owner and also the GST applicable for it would be entirely borne and paid by the Developer.

(9) THAT the Owner shall answer 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.

(10) 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 miss-statement, error or omission is discovered, the same shall not annul this Contract/Agreement but all the same such miss-statement, error or omission will always be subject to correction by the parties hereto.

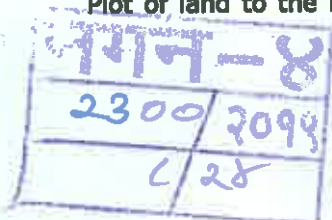
(11) THAT the Owner agree to hand over the vacant possession of the Plot to the Developer for the purpose of development on the date of registration of Development Agreement.

(12) THAT It is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a COMMERCIAL cum RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Shops and Residential Apartments therein. The Owner do hereby agree to sign the proposed Building Plans/Revised Plans, execute Indemnity Bond(s), Swear Affidavits and also to sign necessary forms and applications etc. required to be submitted with such Plans. He also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the names of the Owner who in his turn agree to return back to the Developer such sums as may be refunded to him by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(13) THAT the Owner 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 Municipal Corporation, Nagpur/Competent Authority.

(14) THAT the Owner do hereby allow and permit the Developer to display its board at site on execution of this Deed.

(15) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Shop & Apartments chosen to be retained by the Owner) 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 sums from such buyers being the agreed sale price therefor and to retain and appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall he question the accountability thereof in any manner whatsoever.

(16) THAT the Developer have satisfied himself with the title of the Present Owner in all respects and already made a paper publication regarding any objection from the public at large for the proposed Development and with that understanding he has entered into this Agreement with the owner.

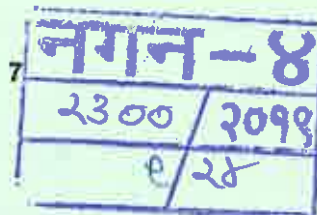
(17) THAT the Owner has allowed and permitted the Developer to commence, carry on and complete the construction of the proposed Multistoried building upon the said Plot of land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Municipal Corporation, Nagpur / Competent Authority and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said Plot of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion (excluding the Shop and Apartments chosen to be retained by the Owner).

(18) THAT all the original title documents which will be required for verification for the sanctioning of Loans of Shop/Apartment purchasers will be provided by the Owner as and when required to the Advocate of Bank/Financial Agency.

(19) THAT the Owner shall on receipt of consideration and the possession of the chosen Shop and Apartments from the Developer as stated above execute various Sale Deeds through Power of Attorney each relating to the Undivided proportionate share and interest in the said Plot of land in favor of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, and they/it shall also get the same duly registered in accordance with the law in force.

(20) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owner agree to execute the same through Power of Attorney subject to such actual changes as the facts and events may warrant.

(21) THAT the Owner shall sign and execute a Deed of Declaration through Power of Attorney Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favor of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.



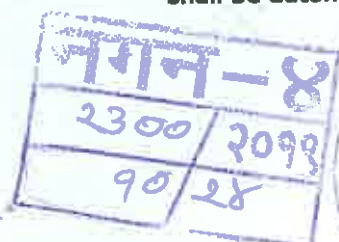
(22) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorizing the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Assignment Deeds, Amendment/Modification Deeds, Cancellation Deeds and all other kinds of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein are completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he confirms from him (OWNER) that they have already received the balance sale consideration and possession of the Shops and Apartments from the Developer.

(23) THAT in case the Owner fail or neglect to fulfill and observe all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs interest on investments and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(24) THAT in case the Developer fail or neglect to fulfill and observe all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to complete the construction as stipulated above, the Owner shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Developer and in such event the Developer shall be liable to reimburse all costs and damages to the Owner.

(25) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR. That all disputes out of this Agreement of Development or regarding any matter connected with Agreement of Development shall be settled by negotiations. If no settlement can be arrived after negotiations, the dispute shall be referred to the Arbitration of Two Arbitrators from each side (i.e. one from owner and one from developer) as agreed by the parties hereto. The decision of the said Arbitrators shall be final and binding upon both the parties. The provisions of the Arbitration and Conciliations act, 1996, as modified and in force shall apply to such Arbitration.

That this Agreement of Development shall be governed under The Real Estate (Regulations and Development) Act, 2016 and all the provisions of the said act shall be automatically applicable to this Agreement of Development.



(26) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyers in all relevant records.

(27) THAT the Owner do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the M.S.E.D.C.L. (if required). However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(28) THAT the Developer also agrees to pay the GST and other Taxes as may be levied by the Government of Maharashtra or Union Government or local authority on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owner indemnified against the same from the date of this Deed.

(29) THAT the Owner agrees to pay Income Tax, Wealth Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government or local authority on transfer of land, and shall always keep the developer indemnified against the same.

(30) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building.

(31) THAT if the F.S.I, in relation to the said Plot No. 6 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.

(32) That for any reason whatsoever if this Agreement is decided to be cancelled by the parties the Owner would refund to the Developer the amount received by him from the Developer and thereafter the Owner would be free to deal with the property as per his own desire.

(33) That till the Development Agreement is registered the Developer is not permitted to display the Board on Site and advertise or accept booking in respect of the project.

(34) That it is decided between the parties that the Development Agreement should be registered on or before 30-04-2019 thereafter the cancellation clause will apply.

(35) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been borne and paid by the Developer.



SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur and bounded as under:

TOWARDS EAST	:	Plot No. 13
TOWARDS WEST	:	Road
TOWARDS NORTH	:	Plot No. 5
TOWARDS SOUTH	:	Plot No. 7

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.




(Arun Vitthalrao Panchpatkar)
OWNER / PARTY NO. 1



For M/s. Ashish Constructions


(Ashish Prabhakar Rao Londhe)
PROPRIETOR
DEVELOPER/PARTY No. 2

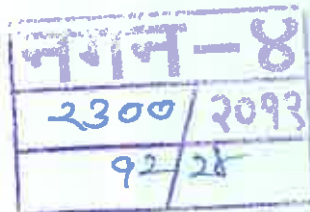


WITNESSES:-

1. 



2. 



Drafted By: B.R. Khumkar, F-25, Sai Regency, Ravi Nagar Sq., Amravati Road, Nagpur, M-9422103894, 9850233876, Email: mkhumkar@gmail.com