महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14085594544478

Bank/Branch: IBKL - 6910852/Nagpur -Trimurti Nagar
Pmt Txn id : 113738335 Stationery No: 14085594544478
Pmt DtTime : 07-FEB-2017@11:35:14 Print DtTime : 07-Feb-2017@11:35:18
ChallanIdNo: 69103332017020750233 GRAS GRN : MH008294793201617S
District : 4601-NAGPUR Office Name : IGR386-NGP4_JT NAGPUR N

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 12,49,000/- (Rs One Two, Four Nine, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 5(g-a)(ii)-Development Agreement
Prop Mvblty: Immovable Consideration: R 2,49,77,000/-
Prop Descr : MOUZA,AJNI,,,,,,Maharashtra,440003

Duty Payer: PAN-ACPFS9945M,SANSKRUTI INFRA
Other Party: PAN-ASVPT0637R,SHRI VIKAS PRABHAKAR TKLANG

Rahul Kumar (Rahul Kumar)
Bank official1 Name & Signature

Bank official2 Name & Signature
--- --- Space for customer/office use - - - Please write below this line --- ---

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

जर नादला तर
श्री/श्रीमती/मे ...
बांनी जिआरएन नं. MH008294793261617S
सिआरएन नं. .....
दिनांक 07.2.17 रुपये मुद्रांक शुल्क रुपये 12490000/-
भरले अशुल्क नोंदणीस नं. 1000459325520617
दिनांक 7/2/2017 व्दारे या दस्तासाठी आहे

सक्षम अधिकारी
(प्रॉपर कॉन्सिलर)
सह दुय्यम निबंधक वर्ग-२,
नागपूर शहर क्र. ४

AGREEMENT OF DEVELOPMENT
VALUED AT RS. 2,49,77,000.00 ONLY
READY RECKONER VALUE RS. 2,49,77,000.00 ONLY

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 7th Day of FEBRUARY, 2017 BETWEEN :

(1) **SHRI. VIKAS S/o PRABHAKAR TELANG,** Aged about 54 Years, Occupation – Social Worker, (Income Tax Permanent Account No. ASVPT0637R and Aadhar Unique Identity No. 899078257495), Resident of Plot No. 65-A, Gajanan Nagar, Wardha Road, Nagpur-440015, Tahsil and District – NAGPUR;

(2) **SHRI. ABHAY S/o PRABHAKAR TELANG,** Aged about 51 Years, Occupation – Service, (Income Tax Permanent Account No. AAIPT7764L and Aadhar Unique Identity No. 875320864260), Resident of A-3, Flat No. 201, Aditya Shagun, NDA Pashan Road, Bavdhan, Pune;

(3) **SHRI. SANJAY S/o PRABHAKAR TELANG,** Aged about 50 Years, Occupation – Service, (Income Tax Permanent Account No. AAPPT6883K and Aadhar Unique Identity No. 822427114503), Resident of Melina-a, Flat No. 101, Swagat Co-operative Housing Society, Near Bhende Layout, Opposite Sonegaon Lake, Nagpur-440015, Tahsil and District – NAGPUR; AND

(4) **MRS. SWATI W/o ASHISH JOSHI,** Aged about 45 Years, Occupation – Consultant, (Income Tax Permanent Account No. ADNPJ8403C and Aadhar Unique Identity No. 448625750996), Resident of Kumar Parisar, D-601, Near Gandhi Bhawan, Kothrud, Pune-411038, hereinafter all jointly called the **"OWNERS"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"OWNERS"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

SANSKRUTI INFRA, A Partnership Firm, having its Office at Plot No. 71-A, Shivlochan Apartment, Shankar Nagar, Nagpur, (Income Tax PAN ACPFS9945M), and acting through its Partners (1) **SHRI. BHAVESH S/o DEORAO KUCHANWAR**, Aged 40 Years, Occupation – Business, Resident of Plot No. 85, Kachipura, New Ramdaspeth, Nagpur, Tahsil and District - NAGPUR, (2) **SHRI. PANKAJ S/o DEVRAJ DHAWAN**, Aged 25 Years, Occupation – Business, Resident of Flat No. 004, Harmandar Apartment, Near Savita Gas Agency, Lashkaribag, Kamptee Road, Nagpur, Tahsil and District - NAGPUR, hereinafter called the **DEVELOPER,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS ALL THAT Piece and parcel of land bearing Plot No. 65-A out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card the area is 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Smt. Shalini W/o Vishwanath Chitaley, having purchased the same by her from Shri Gajanan Co-operative Housing Society Limited, Nagpur by a Sale Deed dated 21-01-1974, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 181 (P) on even date; AND

WHEREAS layout of the aforesaid Shri Gajanan Co-operative Housing Society Limited, Nagpur is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 11-03-1970 made between the Nagpur Improvement Trust and the said Society

WHEREAS the aforesaid Smt. Shalini Vishwanath Chitaley later on in her turn transferred/sold her aforesaid property comprising Plot No. 65-A out of the layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card area of 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, bearing City Survey No. 2567, Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by way of Sale to Shri. Manohar S/o Balkrishna Telang, by a Sale Deed dated 07-06-1980, which is duly registered at the Office of the Joint Sub- Registrar-III, Nagpur in Addl. Book No. 1 Volume No. 327 on Pages 102 to 104 at Sr. No. 1395(P) on even date; AND

WHEREAS during his life time the aforesaid Shri. Manohar Balkrishna Telang executed his LAST WILL AND TESTAMENT on 06-12-2008 and thereby he gave and

bequeathed the aforesaid entire property to his 3 Nephew namely (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang and (iii) Shri. Sanjay Prabhakar Telang and only Niece namely Mrs. Swati Ashish Joshi jointly absolutely forever in equal proportion i.e. 25% (Twenty Five) Percent Each with heritable and transferable rights therein; AND

WHEREAS said Shri. Manohar Balkrishna Telang left for heavenly abode on 20-03-2013 and consequent upon his demise, the aforesaid (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang, (iii) Shri. Sanjay Prabhakar Telang and (iv) Mrs. Swati Ashish Joshi, the Owners hereinabovenamed have now become Joint/Co-Owners of the aforesaid entire property, each of them having the Undivided 25% (Twenty Five) Percent share and interest in it with heritable and transferable rights therein in terms of the aforesaid WILL Dated 06-12-2008 and the same is also accordingly mutated in their joint names in all relevant records as also on Property Card of City Survey; AND

WHEREAS for cogent reasons and good causes the Owners have now decided to develop their respective portion in the aforesaid property jointly into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owners after detailed negotiations have now jointly 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 FOLLOWS :-

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP the property comprising ALL THAT Piece and parcel of land bearing Plot No. 65-A, out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card area of 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur

Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 2,49,77,000/- (Rupees Two Crore Forty Nine Lac Seventy Seven Thousand) Only, which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner -

MANNER OF PAYMENT :-

Rs. 7,42,500=00 (Rupees Seven Lac Forty Two Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 namely Shri. Vikas Prabhakar Telang by Cheque No. 000037 Dated 07-02-2017 Drawn on Andhra Bank, Dharampeth Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,500=00 (Rupees Seven Thousand Five Hundred) Only deducted by the Purchaser from the Sale Consideration payable to the Owner No. 1 namely Shri. Vikas Prabhakar Telang towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 7,42,500=00 (Rupees Seven Lac Forty Two Thousand Five Hundred) Only paid by the Developer to the Owner No. 2 namely Shri. Abhay Prabhakar Telang by Cheque No. 000038 Dated 07-02-2017 Drawn on Andhra Bank, Dharampeth Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,500=00 (Rupees Seven Thousand Five Hundred) Only deducted by the Purchaser from the Sale Consideration payable to the Owner No. 2 namely Shri. Abhay Prabhakar Telang towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 7,42,500=00 (Rupees Seven Lac Forty Two Thousand Five Hundred) Only paid by the Developer to the Owner No. 3 namely Shri. Sanjay Prabhakar Telang by Cheque No. 000039 Dated 07-02-2017 Drawn on Andhra Bank, Dharampeth Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

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Rs. 7,500=00 (Rupees Seven Thousand Five Hundred) Only deducted by the Purchaser from the Sale Consideration payable to the Owner No. 3 namely Shri. Sanjay Prabhakar Telang towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 7,42,500=00 (Rupees Seven Lac Forty Two Thousand Five Hundred) Only paid by the Developer to the Owner No. 4 namely Mrs. Swati Ashish Joshi by Cheque No. 000040 Dated 07-02-2017 Drawn on Andhra Bank, Dharampeth Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,500=00 (Rupees Seven Thousand Five Hundred) Only deducted by the Purchaser from the Sale Consideration payable to the Owner No. 4 namely Mrs. Swati Ashish Joshi towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 30,00,000=00 (Rupees Thirty Lac) Only agreed to be paid by the Developer to the Owners at the time of handing over possession of Chosen Apartment of the proposed Multistoried Building to be constructed on the said Plot of land.

Rs. 60,00,000=00 (TOTAL RUPEES SIXTY LAC ONLY).

*THAT, besides the aforesaid cash Consideration the Developer has further specifically agreed to construct at its own costs 4 (FOUR) Apartments, each covering a Carpet area of 97.54 Sq. Mtrs., thus total Carpet Area of 390.16 Sq. Mtrs., out of which 2 Apartments on the FIRST FLOOR and 2 Apartments on SECOND FLOOR of a Mutistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plan and specifications appended hereto as "ANNEXURE-"A" and to give, grant and convey the same to the Owners hereinabovenamed in duly finished and completed condition within a period of 30 (THIRTY) Months from the date of Registration of this Agreement. Out of the aforesaid 4 Apartments, Apartment bearing No. 103 on the First Floor is retained by Owner No. 1 namely Shri Vikas Prabhakar Telang. Apartment bearing No. 101 on the First Floor is retained by Owner No. 4 namely Mrs. Swati Ashish Joshi. Apartment bearing No. 203 on the Second Floor is retained by Shri Sanjay Prabhakar Telang and Apartment No. 201 on Second Floor is retained by Owner No. 2 namely Shri Abhay Prabhakar Telang for their respective use and occupation. The cost of the Apartments chosen to be retained by the Owners as per Ready Reckoner is Rs.

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1,86,77,000/- (Rupees One Crore Eighty Six Lac Seventy Seven Thousand) Only and shall be adjusted from the total Consideration payable to the Owners. The Owners hereby undertake 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 Apartments and shall always indemnify the Developer against such payments. The Owners hereinabovenamed shall retained the Undivided Share and interest in the said Plot of land for their respective Apartments as per the sanctioned Building Plan as may be sanctioned by the Nagpur Municipal Corporation or the Competent Authority empower in this behalf. Thus the total amount payable by the Developer includes: Monetary Consideration of Rs. 60,00,000/- ; Consideration in kind (Apartments) Rs. 1,86,77,000/- and Rs. 3,00,000/- towards Rent @ Rs. 10,000/- per Month for 30 Months.

*THAT, it is specifically understood and agreed by the Developer that on completion of the said Apartments chosen to be retained by Owners, it shall execute the Deed of Apartments for the same in favour of each Owners. The expenses required for Registration of such document (i.e. Stamp Duty/Registration Fees/Misc. Expenses/Legal Charges, Service Tax, VAT, Electric/Water Meter charges etc.) shall be borne and paid by the Developer alone.

*THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and to mortgage the said property or any part thereof (excluding the Apartments chosen to be retained by the Owners) to it by way of security for the repayment of loan, if desired. However the responsibility of repayment of the said loan shall be of the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount.

*THAT during the period of building construction activities the Developer has specifically agreed to provide an alternate accommodation to the Owner No. 1 namely Shri Vikas Prabhakar Telang in the nearby vicinity. The rent for such hired premises shall be borne and paid by the Developer to the tune of Rs. 10,000/- Only (Rupees Ten Thousand) Only Per Month.

(3) THAT the Owners assure the Developer that the property hereby agreed to be developed is their ancestral property belonging to them alone having devolved the same upon them jointly consequent upon the death of Late Shri Manohar Balkrishna Telang in terms of his Last Will Dated 06-12-2008 and that none except them has acquired any manner of right, title and/or interest whatsoever in respect of the same.

(4) THAT the sale/development shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-Agriculture Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied on the property hereby

agreed to be develop and payable by the Owners up to the date of execution of this Agreement.

(5) THAT the Owners 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. The Owners have today handed over to the Developer the relevant documents of title in respect of the aforesaid property.

(6) 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.

(7) 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 into a Residential Estate by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute indemnity bond(s), Swear an Affidavit and also to sign necessary form and application etc. required to be submitted to such plans. They 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/revised plans provided the Developer to pay /deposits necessary sums in the Office of the Nagpur Improvement Trust /Nagpur Municipal Corporation in the names of the Owners, who in their turn agree to return back to the Developer such sums as may be refunded to them by such local authorities /Nagpur Improvement Trust/ Nagpur Municipal Corporation.

(8) 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 plan sanctioned from the Nagpur Improvement Trust/ Nagpur Municipal Corporation.

(9) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(10) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the 4 Apartments agreed to be retained the Owners as mentioned above) together with the Undivided proportionate share and interest in the said Plot of land to the intending buyer(s) and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

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(11) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News papers or by any other manner as the Developer may deem fit in due consultation with the Owners and on receiving any such objection the Developer shall be entitled to call upon the Owners to give her/his/their replies, explanations with reference to the same duly supported by documentary proof as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers, to get the same freed and discharged from all such burdens.

(12) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried Building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/ Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (excluding the 4 Apartment agreed to be retained the Owners as mentioned above) 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 it's absolute discretion.

(13) THAT the Owners shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer excluding the 4 Apartments to be retained by the Owners for their exclusive use and occupation as mentioned hereinabove, as and when may be called upon by it, for the proportionate price therefor and they shall also get the same duly registered in accordance with the law in force.

(14) THAT, the Owners have empowered and authorized the Developer to mortgage the said property to any Bank, Financial Institution, Society and create charge against the said property for raising funds including project finance/loan or otherwise, as the case may be. The Developer shall be at liberty to create a charge or mortgage over the said land for raising the loan for the purpose of development of the said Plot of land. It shall however, be the sole responsibility and liability of the Developer to repay such loan borrowed by it and shall always keep the Owners indemnified against the same.

(15) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be develop shall be prepared by the Developer at it's own costs and expenses and the Owners agreed to execute the same subject to such actual changes as the facts and events may warrant.

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(16) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of stamp duty, Registration fees etc. payable thereon is borne and paid by the Prospective Buyers.

(17) THAT the Owners are separately executing an Irrevocable General Power of Attorney empowering and authorising any person nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligation on their 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 and this power will not be withdrawn or revoked by the Owners until the transaction envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(18) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligation on their part as hereinabove contained or otherwise required by the law and also to execute various Agreement 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 Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice to get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s) being the prospective buyers.

(19) THAT the permission to commence and carry on the works of construction of the proposed Multistoreyed Building hereby granted by the Owners is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(20) THAT the Owners shall deliver all the Original Documents relating to the aforesaid property to the Developer at the time of Registration of Sale Deed.

(21) THAT the Developer hereby assure the Owners that it shall complete the said proposed Scheme in all respect within a period of 30 (Thirty) Months from the date of execution/Registration of this Agreement.

(22) THAT it is specifically agreed and understood by and between the parties hereto that the name of the said proposed Multistoried Building shall be given as "SAKET APARTMENTS".

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(23) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax and capital gain Tax liabilities if any, arising out of this transaction.

(24) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(25) 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 buyer(s) in all relevant records.

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

(27) THAT the Developer also agrees to pay the Taxes/Duties as may be levied by Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid thereof and shall always keep the Owners indemnified against the same.

(28) THAT if the F.S.I. in relation to the aforesaid Plot No. 65-A is increased at any time in the 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. Similarly the Developer shall have absolute right to purchase and utilise the Transferable Development Rights (TDR) for construction on the said plot of land and the Owners shall have no claims in any respect of said TDR.

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

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Plot No. 65-A, out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card area of 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under : -

ON THE EAST	:	BY PLOT NOS. 59, 60 & 61,
ON THE WEST	:	BY 50 FEET WIDE ROAD,
ON THE NORTH	:	BY PLOT NO. 65-B,
ON THE SOUTH	:	BY PLOT NO. 65.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (VIKAS PRABHAKAR TELANG)
02			2) (ABHAY PRABHAKAR TELANG)
03			3) (SANJAY PRABHAKAR TELANG)

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04			4) (MRS. SWATI ASHISH JOSHI) **OWNERS**
05			FOR SANSKRUTI INFRA 1) (BHAVESH DEORAO KUCHANWAR)
06			2) (PANKAJ DEVRAJ DHAWAN) Partners **DEVELOPER**

WITNESSES :

(1)



(2)



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SPECIFICATIONS

1) **Environmental Features**
   - i) Landscaping in the open areas.
   - ii) CFL lighting in the common areas.

2) **Super Structure**
   - i) External wall : 6" brick masonry.
   - ii) Internal wall : 4" brick masonry.

3) **Structure :**
   - i) R.C.C. Frame Structure (Seismic Zone II).

4) **Windows :**
   - i) Aluminum windows.
   - ii) M.S. Safety grills.
   - iii) Marble window sill.

5) **Flooring :**
   - i) High Gloss Vitrified tiles flooring
   - ii) Concept Designer tiles &
   - iii) Antiskid tiles in toilets.

6) **Driveway & Car Park**
   - i) Ample parking space for each unit
   - ii) Hard surface for driveway
   - iii) Driver toilet.

7) **Painting**
   - i) Exterior emulsion for External walls Plastic Acrylic emulsion for internal walls with putty finish French polish to main door frame/ panel.

8) **Kitchen :**
   - i) Green Marble platform with S.S. Sink Dado 2'0" above platform
   - ii) Provision for instant water filter, Mixer & Provision for Electric Chimney.

9) **Toilet**
   - i) Wall hung commodes in all Toilets
   - ii) Standard CP Fittings
   - iii) Hot-Cold water mixer
   - iv) Washbasin in each toilet
   - v) Plumbing materials of ISI grade.

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10) **Lift**

i) High speed lift of Johnson make with superior range Elegant lift lobby.

11) **Waterproofing**

i) Waterproofing in terrace, bathrooms.

12) **Door Fixtures**

i) Main Door : Elegant T.W. frame with T.W. panel Door

ii) Other Door : R.C.C. frame with Flush door

iii) Toilet Door : Highlem / P.V.C. door

iv) Brass Hardware for Main Door Cylindrical Locks for other door

v) M/S Aluminium hardware for toilet door

13) **Electrical**

i) ISI Mark concealed Copper wiring Premium Modular switches point for AC in master bed room TV & telephone points in Living room ELCB / MCB for different circuits

JOINT SUB-REGISTRAR
ye3/2090

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