267/2982
Friday,May 03 ,2019
2:21 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3708 दिनांक: 03/05/2019

गावाचे नाव: Somalwada
दस्तऐवजाचा अनुक्रमांक: नगन4-2982-2019
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. वास असोसिएट्स एन्ड बिल्डर्स तर्फे भागीदार श्री अमीत विजयकुमार दिक्षित . .

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 1080.00 |
| पृष्ठांची संख्या: 54 | |
| एकूण: | रु. 31080.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:47 PM ह्या वेळेस मिळेल.

DELIVERED

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

NGP4

बाजार मुल्य: रु.10476000 /-
मोबदला रु.15500000/-
भरलेले मुद्रांक शुल्क : रु. 775000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001092557201920E दिनांक: 03/05/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-

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# CHALLAN
## MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH001092221201920E | BARCODE | Date 03/05/2019-10:58:27 | Form ID 25.2 |

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Sale of Non Judicial Stamps IGR Rest of Maha | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP4_JT NAGPUR NO 4 SUB REGISTRAR | Full Name | Ms VAS Associates and Builders |
| Location | NAGPUR | | |
| Year | 2019-2020 One Time | Flat/Block No. | Plot No 4 |
| | | Premises/Building | |
| Account Head Details | Amount In Rs. | Road/Street | Mouza-Somalwada |
| 0030046401 Sale of NonJudicial Stamp | 500000.00 | Area/Locality | Nagpur |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 5 |
| | | Remarks (If Any) | |
| | | SecondPartyName=Raju B Kotpalliwar~ | |
| Total | 5,00,000.00 | Amount In Words | Five Lakh Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572019050389036 | IK0AARRXT9 |
| Cheque/DD No. | | Bank Date | RBI Date | 03/05/2019-10:59:03 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9823630809

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नगन-४
२०८८ / २०१९
९ / १४

Page 1/1

Print Date 03-05-2019 10:59:02

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# CHALLAN
## MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH001092557201920E | BARCODE | Date 03/05/2019-11:02:34 | Form ID |

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP4_JT NAGPUR NO 4 SUB REGISTRAR | Full Name | Ms VAS Associates and Builders |
| Location | NAGPUR | | |
| Year | 2019-2020 One Time | Flat/Block No. | Plot No. 4 |
| | | Premises/Building | |
| | | Road/Street | Mouza SOMALWADA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 |
| | | Remarks (If Any) | SecondPartyName=Raju B Kotpalliwar~ |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030046401 Stamp Duty | 275000.00 |
| 0030063301 Registration Fee | 30000.00 |
| Total | 3,05,000.00 |

Amount In Words: Three Lakh Five Thousand Rupees Only

| | | | | |
|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | Bank CIN / Ref. No. | 00040572019050389193 | IKOAARSBN5 |
| Cheque/DD No. | | Bank Date / RBI Date | 03/05/2019-11:03:10 | Not Verified with |
| Name of Bank | | Bank-Branch | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | |

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9853

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन ला
गाही.



Print Date 03-05-2019 11:

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## AGREEMENT OF DEVELOPMENT
## FOR RS. 1,55,00,000 /- ONLY
## (RUPEES ONE CRORE FIFTY FIVE LAKH ONLY)
## MARKET VALUE RS. 1,04,76,000/- ONLY

**(Item No. 20.330/729, Page No. 561, Rate Rs. 20,200/- Per Sq. Mtr.)**

THIS AGREEMENT OF DEVELOPMENT is made on this 3rd Day of MAY, 2019 BETWEEN **(1) SHRI. RAJU S/o BHASKARRAO KOTPALLIWAR, (PAN – ABWPK8792J)** Aged 62 Years, Occupation – Retired; **(2) SHRI. PIYUSH S/o RAJU KOTPALLIWAR, (PAN – ALHPK2142F)** Aged 34 Years, Occupation – Service; AND **(3) SHRI. ANIKET S/o RAJU KOTPALLIWAR, (PAN – BHVPK5866M)** Aged 28 Years, Occupation – Service, No. 2 and 3 both acting through their duly constituted Attorney **SHRI. RAJU S/o BHASKARRAO KOTPALLIWAR**, the owner No. 1 abovenamed All Residents of Plot No. 53, New Sneh Nagar, Wardha Road, Nagpur-440015, Tahsil and District – NAGPUR, 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.

**AND**

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**M/s. VAS ASSOCIATES AND BUILDERS(PAN-AAKFV2743H)**, A Partnership Firm having its office at Gokulpeth, Nagpur, Tashil and District - NAGPUR and acting through its Authorised Partners (1) **SHRI. AMIT S/o VIJAYKUMAR DIXIT**, Aged 42 Years, Occupation – Business, Resident of Dixit Wada, Sitabuldi, Nagpur, Tahsil and District – NAGPUR; AND **(2) SHRI. SATISH S/o MOHANLAL HIRANI**, Aged 42 Years, Occupation – Business, Resident of Laxminagar, Nagpur, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof always mean and inciude 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. 4 out of the layout of The Payal Co-operative Housing Society Ltd. Nagpur, containing by admeasurement 525.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Payal Co-op. Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, belongs to the Shri. Raju S/o Bhaskarrao Kotpalliwar, the Owner No. 1 hereinabovenamed having purchased the same by him from the aforesaid Society by Allotment Deed Dated 30-06-1992, which is duly Registered in the Office of the Sub-Registrar Nagpur in Addl. Book No. 1, Volume No. 60 on Pages 225 to 217 at Sr. No. 2440 on even date and a Deed of Correction to the said Allotment Deed is also Registered in the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 2082 on 14-06-2002; AND

WHEREAS the said Society lateron Registered a Sale Deed in favour of Shri. Raju S/o Bhaskarrao Kotpalliwar, on 19-05-2003, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-9, in Book No. 1 at Sr. No. 824 on even date ; AND

WHEREAS the aforesaid Plot No. 4 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid Plot No. 4 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 4 is also issued by the Building Engineer (W) 572 Layouts Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)G/1154/04/553) , Dated 8-03-2004. As per the said Regularization Letter Dated 8-03-2004 the area of the said Plot No. 4 is shown and declared as **471.43 Sq. Mtrs**. Thus the area of the said Plot No. 4 is **471.43 Sq. Mtrs.**; AND

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WHEREAS lateron Shri. Raju S/o Bhaskarrao Kotpalliwar, the Owner No. 1 abovenamed transferred the Undivided 2/3rd share of the aforesaid property to his Sons namely Shri. Piyush S/o Raju Kotpalliwar the Owner No. 2 abovenamed and Shri. Aniket S/o Raju Kotpalliwar, the Owner No. 3 abovenamed by way of Gift Deed Dated 25-04-2019, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 2767 on even date. As a result therefore the Owners hereinabovenmaed have now become the Joint/co-owners of the aforesaid Plot No. 4 with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records; AND

WHEREAS the Owners have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; 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, readyness and willingness to undertake the proposed work of Development of the said entire property, the Owners after detailed negotiations have now 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 OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing **Plot No. 4** out of the layout of The Payal Co-operative Housing Society Ltd. Nagpur, containing by admeasurement **471.43 Sq. Mtrs.** being a portion of the entire land bearing Kh. No 159/2 and 159/9 of **Mouza – SOMALWADA**, P.S.K. 44, including all easementary rights appurtenant and belonging thereto bearing City Survey No. 595 and Sheet No. 729, situate at Payal Co-op. Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is **Rs. 1,55,00,000/-** Only out of which **Rs. 35,00,000/- (Rupees Thirty Five Lakh)** Only the Developer has specifically agreed to pay to the Owners in the following manner and **Rs. 1,20,00,000/- Only** adjusted towards cost of the Apartments retained by the Owner :-

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| Rs. 3,50,000/- | **(Rupees Three Lakh Fifty Thousand)** Only paid by the Developer to the Owner No.1 by Cheque No. 310180 Dated 02-05-2019 Drawn on Dr. Babasaheb Ambedkar Urban Co-Op. Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Owners. |
| Rs. 5,00,000/- | **(Rupees Five Lakh)** Only paid by the Developer to the Owner No. 2 by Cheque No. 310181 Dated 02-05-2019 Drawn on Dr. Babasaheb Ambedkar Urban Co-Op. Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Owners. |
| Rs. 5,00,000/- | **(Rupees Five Lakh)** Only paid by the Developer to the Owner No. 3 by Cheque No. 310182 Dated 02-05-2019 Drawn on Dr. Babasaheb Ambedkar Urban Co-Op. Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Owners. |
| Rs. 18,00,000/- | **(Rupees Eighteen Lakh)** Only agreed to be paid by the Developer to the Owners within 4 Months from the date of execution of this Agreement. |
| Rs. 3,50,000/- | **(Rupees Three Lakh Fifty Thousand)** Only will be deducted by the Developer out of total payment to be paid to the Owners towards payment of TDS to the Income Tax Department on behalf of the Owners. |
| Rs. 35,00,000/- | (TOTAL RUPEES THIRTY FIVE LAKH ONLY). |

THAT besides the aforesaid consideration the Developer has further specifically agreed to construct at its own costs 3 (Three) Apartments out of which 2 Apartments comprising 2 BHK covering a Built-up area of 70.00 Sq.Mtrs. on the First Floor bearing **Apartment No. 102 to Shri. Piyush S/o Raju Kotpalliwar** and **Apartment No. 103 to Shri. Aniket S/o Raju Kotpalliwar** and 1 Apartment comprising 3 BHK covering a Built-up area of 88 Sq.Mtrs. on the First Floor bearing **Apartment No. 101 to Shri. Raju S/o Bhaskarrao Kotpalliwar** of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owners in duly finished and completed conditions within 24 (Twenty Four) Months from the date of commencement of work after sanctioning of Building Plan and the

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same is not subject to any increase inspire of rise in prices of various building materials over the basic rates and excluding the aforesaid Units the Developers have all rights to sell the remaining Units out of the propose building to any interested buyer of its own choice and the separate document of Deed of Apartment regarding the said Apartment shall be Registered in favour of the Owners on payment of requisite stamp Duty and Registration fees VAT and Service Tax, GST, payable thereon and the same shall be paid by the Developer.

(3) THAT the Development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's dues and all other outgoings etc. levied on the property hereby agreed to be developed/sold and payable by the Owners upto the date of execution of this Agreement.

(4) THAT the Owners further assure the Developer that the property hereby agreed to be developed/sold is their separate and self acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(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/sold.

(6) THAT the property hereby agreed to be developed/sold 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 on receipt of the sale consideration and possession of retain Apartments from the Developer, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed/sold to the Developer or its nominees at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

(8) 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

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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 forms and applications etc. required to be submitted to such Plans. They also agrees 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 pay/deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owners who in their turn agrees to return back to the Developer such sums as may be refunded to him by such local authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation.

(9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(10) 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. However the Developer shall always indemnify the Owners against any penalty or compounding charges if any claimed by the sanctioning authority for any illegal construction.

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

(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and he shall also have absolute right, power and authority to receive all moneys 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.

(13) 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 and on receiving any such objections the Developer shall be entitled to call upon the Owners to give 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,

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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.

(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed/sold and they 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 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 in the proposed building alongwith the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion.

(15) THAT the Owners shall on receipt of the balance sale consideration and possession of the retain Apartments from the Developer as stated above 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, 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.

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

(17) 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 and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(18) THAT the Owners have authorising to 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 obligations on their part herein contained or

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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 Owners until the transaction envisaged herein is completed in all respects. However the Owners shall not incur any monetory 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 for and on behalf of the Owners unless they confirms from them (Owners) that they have already received the balance sale consideration from the Developer.

(19) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their 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 proceeding against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(20) THAT the permission to commence and carry on the construction of the proposed 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.

(21) 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.

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

(23) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Building Plan from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(24) 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 land in favour of each such individual prospective buyer in all relevant records.

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

(26) THAT the Developer also agrees to pay Sales Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owners indemnified against the same.

**SCHEDULE REFERRED TO ABOVE**
**(RESIDENTIAL)**

ALL THAT Piece and Parcel of land bearing **Plot No. 4** out of the layout of The Payal Co-operative Housing Society Ltd. Nagpur, containing by admeasurement **471.43 Sq. Mtrs**. being a portion of the entire land bearing Kh. No 159/2 and 159/9 of **Mouza – SOMALWADA**, P.S.K. 44,, including all easementary rights appurtenant and belonging thereto bearing City Survey No. 595 and Sheet No. 729, situate at Payal Co-op. Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST - PLOT NO. 21.

ON THE WEST - 30.00 MTRS. ROAD.

ON THE NORTH - PLOT NO. 3.

ON THE SOUTH - 9.00 MTRS. WIDE ROAD.

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IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed 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.

Drafted by Adv. Ashish M. Nagpure

**WITNESSES :**



(1) _____
(A. M. Nagpure Adv.)



(RAJU BHASKARRAO KOTPALLIWAR)
For self and also as a duly Constituted
Attorney for the Owners Nos. 2 and 3 abovenamed
OWNERS





(2) _____

FOR M/S. VAS ASSOCIATES AND BUILDERS



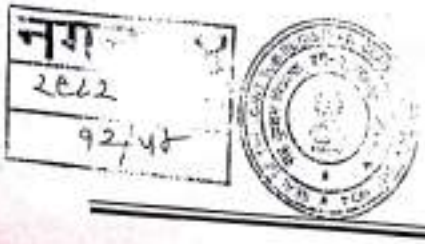


(AMIT VIJAYKUMAR DIXIT)





(SATISH MOHANLAL HIRANI)
Partners
DEVELOPER




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प्रकाशित

प्रकाशित सन १९५२ — ओरीको

हस्ते मुळ (उपलब्ध ... प्रमाणे)

इतर भार —

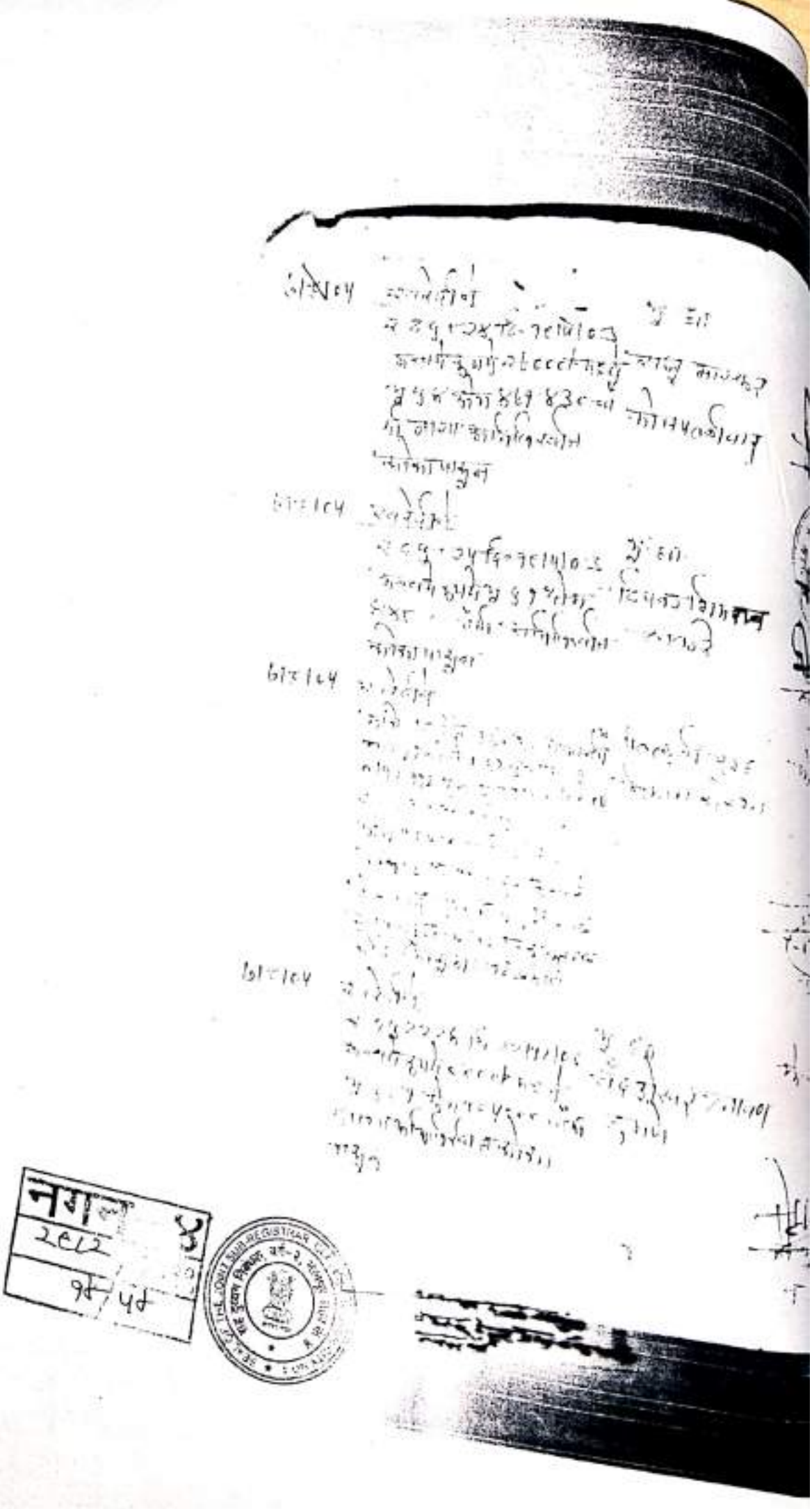
इतर बी —

| विक्रीक | व्यवहार | नवीन धारक (आ) | जहदार (ब) इतर भार (आ) | सा.क.फल |
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सत्यप्रतिलिपी

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