CHALLAN

MTR Form Number-6

GRN	BARCODE	Date	Form ID

Department		Payer Details	
Type of Payment		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name		Full Name	
Location			
Year		Flat/Block No.	
Account Head Details	Amount in Rs.	Premises/Building	
	35000.00	Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 0 0 1 8
		Remarks (If Any)	
		Amount in Words	
Total			

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	
Cheque/DD No.		Bank Date	RBI Date	Mode of Pmt.
Name of Bank		Bank Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No., Date	Not Verified with Scroll	

Department Copy

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

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	12112020061113	Date	12/11/2020
Received from DEVELOPER, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	12/11/2020
Bank CIN	10004152020111207112	KEY No.	CHE010470
This is computer generated receipt, hence no signature is required.			

नागपूर - 3
8339 / 2020
2 / 32

Certificate u/s 32(1)(b) of the Maharashtra Stamp Act, 1958

Office of the
Collector of Stamps, Nagpur City
Ref. Case No.
Date

Received From Shri/Smt/M/s.

Residing at

Market Value Rs.

Stamp duty of Rs. in words

Total value Chalan

Certified under Section 32(1)(b) of the M.S. Act, 1958

that the full duty of Rs. in words

has been paid as per Article of Schedule I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date:

Collector of Stamps
Nagpur City

AGREEMENT OF DEVELOPMENT, PROMOTION & SALE

FOR Rs. 4,50,00,000/- ONLY

(RUPEES FOUR CRORE FIFTY LACS ONLY)

THIS AGREEMENT OF DEVELOPMENT PROMOTION & SALE is executed on NAGPUR on this 13th Day of NOV. 2020, BETWEEN

SHRI SANJAY S/o MUKUNDRAO CHIMURKAR,

(P. A. No. AAPPC5999G)

AADHAR No. 5381 1761 9527)

hereinafter referred to as the "OWNER", which expression shall unless repugnant to the context or meaning thereof shall mean and include its said OWNER as well as its executors, heirs, legal representatives, assignees, administrators, successors, etc. assignees of the ONE PART

AND

"NAKSHATRA INFRAA"
(P. A. No. AAQFN0948D)
A Registered Partnership Firm, Registration No. AGC000005218
Having its office at Apartment No. 104, Patel Tower, Plot No. 70/1, Ring, Nagpur – 440 033, Tahsil and District Nagpur, acting through its Authorized Partners :-

(1) SHRI. SUDHIR S/o. RAMBHAU GINDHEWAR,
Aged about 50 years, Occupation – Business,
Residing at Flat No. 52, Sankalpana Housing Society, Narendra Nagar, Nagpur – 440 015, Tahsil and District Nagpur.

(2) SHRI. PRASANT S/o. MAHADEORAO GAIKWAD,
Aged about 40 years, Occupation – Business,
Resident of House No. 1/1, Near Dr. Khobragade Hospital, Ambedkar Road, Gamdi, Nagpur, Nagpur—440 015, Tahsil and District Nagpur.

Hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include the said "DEVELOPER FIRM" as well as its partners and partners their legal representatives, executors, administrators, successors, assignees, respective heirs and assigns) of the OTHER PART.

WHEREAS the above named Owner are the absolute owner in possession with all rights and marketable rights thereof of ALL THAT piece and parcel of land bearing Plot No. 2 (Two), Nagpur Nagpur Improvement Trust Scheme, Admeasuring by admeasuring 1328.3040 Sq. Mtrs. (OR 14,531.06 Sq. Ft.) being a portion of entire land bearing Survey / Khasra No. 84 & 85/2, H. H. No. 44 of MOUZA – MITALA, bearing City Survey No. 127 and Sheet No. 12, situated at Umred Road, Nagpur within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust, Ward No. 15, Tahsil and District NAGPUR, which is more particularly described in the schedule of property hereunder written (hereinafter referred to as the said "property 1) AND

WHEREAS originally all that piece and parcel of agricultural land admeasuring 0 Ac 19 Gunthas (or 819 Sq. Meters) i.e. 1/4th portion of entire land bearing Plot No. 84 & 85/2(old) and admeasuring 0.32 Hectares of Mouza – Mitala, H. H. No. 44, bearing City Survey No. 127 and Sheet No. 12 situated at Bhamewada, Nagpur, situated at Umred, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, ward No. 15 in Tahsil and District NAGPUR, belongs to (1) Smt. Indira S/o. Gangadhar Mahadole, (2) Shri. Vijay S/o. Nilkanthrao Chimankar, (3) Shri. Dhanraj S/o. Nilkanthrao Chimankar, (4) Shri. Sanjay S/o. Nilkanthrao Chimankar, (5) Smt. Nirmala w/o. Mahadeo Gavde, (6) Smt. Prabhabai [illegible] (7) Smt. Lata

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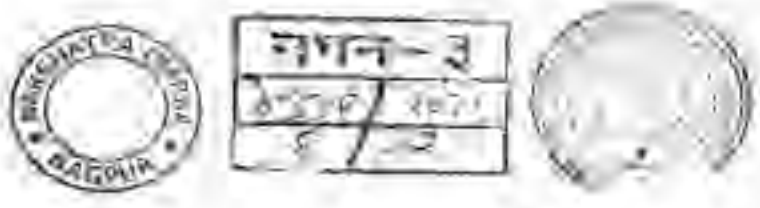
[illegible] Mr. Manikrao Nande hence scanned the same from Shri Mukund [illegible] Commissioner, Divisional [illegible] Nagpur [illegible] Nagpur [illegible] Nagpur

WHEREAS ...

WHEREAS ... Survey/Khasra No. 86-85/2 ... 0.62 Hectares (1.53 Acres) OR 6200 Sq. Mtrs. of Mauza ... Taluka ... Maharashtra Gunthewari Development (Regulation, Upgradation & Control) Act, 2002 ... 20 PLOTS ... Rs. 20,000/- (Rupees Twenty Thousand Only) ... 20-06-2002; AND

WHEREAS ... Shri Sanjay S/o. Nilkanthrao Chimankar and other Members ...

WHEREAS ...



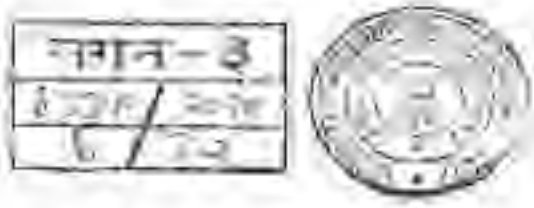
and more particularly described in the **Deed of Partition** in the said premises vide it duly registered in the office of **Sub-Registrar, Nagpur – 2** on **06-03-2018** at **Serial No. 4122/2018** and as per the said Deed of Partition Dated 06-12-2017 the present **Owner Shri. Sanjay S/o. Nilkanthrao Chimurkar** become the exclusive Owner of the said **Plot No. 2** admeasuring **1378.3040 Sq. Mtrs.** / **AND**

WHEREAS the present **Owner Shri. Sanjay S/o. Nilkanthrao Chimurkar** submitted Deed of Partition Dated 6/12/2017 with the Nagpur Improvement Trust and the present Owner also paid extra Regularization charges for regularizing the said **Plot No. 2** admeasuring **1378.3040 Sq. Mtrs.** in the Nagpur Improvement Trust and on payment of Development charges **Nagpur Improvement Trust** through its **Building Engineer (WEST)** sanctioned the domestic **Plot No. 2**, admeasuring admeasurement **1378.3040 Sq. Mtrs.** under the "Maharashtra Cantonment Development (Regulation, Unauthorised & Compact Area, 2001" vide its **Release Letter / Permit No. 0290** dated **24/08/2019** in the name of present **Owner Shri. Sanjay S/o. Nilkanthrao Chimurkar**/ **AND**

WHEREAS the present **Owner, Shri. Sanjay S/o. Nilkanthrao Chimurkar** has applied for conversion of the aforesaid **Plot No. 2**, containing by admeasurement **1378.3040 Sq. Mtrs.** being a portion of entire said land bearing **Survey/Khasra No. 84-85/2** of **Mouza – Jaitala**, for **Non-Agricultural Use** and is given Order passed by the **Additional Tahsildar, Nagpur**, in **Revenue Case No. 4306/ N. A. T. -14 / 2018 – 19, Mouza – Jaitala, Dated 02.08.2018**, converted the said **Plot No. 2** for Non-agricultural (residential) Use. **AND**

WHEREAS the present **Owner, Shri. Sanjay S/o. Nilkanthrao Chimurkar** duly carrying out and executed possession of the said **Plot No. 2**, admeasuring by admeasurement **1378.3040 Sq. Mtrs.**, with necessary room, ingress, egress in, to or from the said room any person with all necessary and appropriate rights thereto and remaining duly entitled to the benefit of any Survey, Mouza and Area in the record of Nagpur Improvement Trust as per 7/12, and accordingly **Owner** in possession of the said property and for the absolute right to deal with the alienation of land and the construction and erections. **AND**

WHEREAS the present **Owner Shri. Sanjay S/o. Nilkanthrao Chimurkar** is now desirous to develop the said **Plot No. 2 (Two)**, (as per Nagpur Improvement Trust records Plot bearing Plot admeasuring **1378.3040 Sq. Mtrs.** (as recorded as Plot Two) being a portion of entire said bearing **Survey / Khasra No. 84 & 85/2**, in the **Mouza – JAITALA** by constructing a commercial apartment scheme comprising Ground Residential cum commercial cum Parking for Public use by obtaining the sanctions of Building



constructed, the above named Owner has agreed to entrust the process of development of the said plot of land and construction of Apartment thereon to the said publicity firm namely Devasmruti Developers (hereinafter referred to as **"the Developers"**).

WHEREAS the Owner has expressed confidence in the above named Developers that they have adequate expertise of building construction activities and that it owns high standard of workmanship and taking into account all these aspects, the Owner approached the Developers with a request to develop the said property by constructing construction multistorey building/s consisting several residential and commercial units as per sanction building plan; **AND**

WHEREAS after having some formal discussions and through negotiations the Developer has principally agreed to construct a multistoried apartment building consisting several residential and commercial units over the said property, for and on behalf of the Owner, however in order to avoid any confusion unnecessity dispute legal complexity in future the Owner and the Developer firm have mutually desired and agreed to execute this **"Agreement of Development, Promotion & Sale"** by giving terms and conditions between them, upon certain terms and conditions hereinafter mentioned;

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER FIRM HEREIN AS UNDER:

1. **THAT** the Owner hereby permit, authorise and assign development rights unto the Developers firm to construct a Multistoried Commercial cum Residential Apartment building consisting several residential as well as commercial units over the property consisting **ALL THAT** piece and Parcel of land bearing **Plot No. 2 (two)**, except Rajkot Improvement Trust Scheme thereof Containing by admeasuring **1375.3040 Sq. Mtrs. (OR 14,830.00 Sq. Fts.)** being a portion of entire land bearing **Survey / Block No. 84 & 85/1, F. P. No. 44** of **MOUZA – IAITALA**, bearing **City Survey No. 471** and **Sheet No. 15**, situated at Indira Road, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust, **Ward No. 75**, in Tahsil and District **NAGPUR**, which is more particularly described in schedule of property hereunder written;

2. **THAT** the Owners firm specifically agree that they will construct / erect residential cum commercial Apartment consisting several units as per sanctioned building plan in all respects;

4. **THAT** the Developer Firm agreed to pay **Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lacs Only)** to the Owner towards consideration in lieu of assigning of development rights of the aforesaid property in Owing manner :

MANNER OF PAYMENT :-

Rs. 25,00,000/- **(Rupees Twenty Five lacs Only)** paid by the Developer Firm to the Owner by **Cheque No. 048258** Dated **23.07.2020** Drawn **on Central Bank of India, Wardha Road Branch, Nagpur,** the receipt whereof is acknowledged by them.

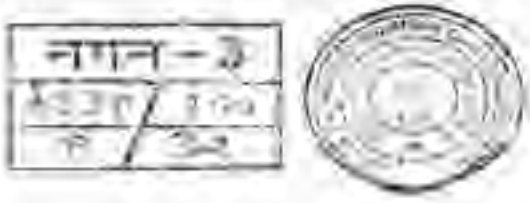
Rs. 4,25,00,000/- **(Rupees Four Crore Twenty Five Lacs Only)** agreed to be paid by the **Developer Firm** to the Owner time to time with a **Ratio of 25 %** from and out of **booking Amount** as well as from further part of full sale consideration amount from the sale of the each and every Residential and Commercial Apartments / Units of the aforesaid Apartment scheme received by the Developer Firm till the final publication.

Rs. 4,50,00,000/- **(Rupees Four Crore Fifty Lacs Only)**

5. **THAT** the Developer Firm will construct the proposed apartment scheme, exclusively out of its own funds and resources. It is specifically agreed that out of the booking amount and/or further part or full sales proceeds, the Developer Firm specifically agreed to pay 25 % amount to the Owner towards payment of Balance consideration of aforesaid plot of land till the final payment and the Developer Firm shall use the utilized remaining 75 % booking amount and further part of full sales proceeds for the purpose of construction of the proposed scheme.

7. **THAT** it is specifically agreed by and between the Owner and the Developer Firm that the Developer Firm shall complete the construction work of proposed Commercial cum Residential Apartment Scheme shortly as per sanction Building plan within 30 (Thirty) Months time from the date of sanctioning of the Building Plan of the proposed scheme.

8. **THAT** it is specifically agreed by and between the parties hereto that the Developer Firm shall construct various separate required for construction of proposed Apartment Scheme in its project and the Developer Firm shall not demand any amount from the Owners on any count. However in lieu of assigning of development rights of reconstruction of the said Commercial cum Residential



Units / Apartment scheme over the said City. The Developer Firm reserves it's right to sale the entire Commercial Units / Apartment to one individual buyer / purchaser.

9. **THAT** the Developer Firm specifically agrees that they shall be exclusively liable to bear and pay all expenses towards erection of building plan, underground electricity, Fire scheme, lifting and maintenance etc.

10. **THAT** the Developer Firm specifically agrees that they or their prospective customers/purchasers shall bear stamp duty, registration charges and Legal fees for executing / registering all deeds and documents for conveying title of the Commercial and residential units / Apartment proposed to be constructed, allotted and transferred by the Developer Firm.

11. **THAT** it is specifically agreed by the Lessor that the Owner shall not demand or claim by whatsoever title in any kind from the Developer Firm or any person and for any reason whatsoever whosoever until the Developer Firm apart from the agreed consideration shall not be liable to pay any additional amount in terms of money towards compensation to the owner at any time in future and the Owner shall always indemnify the Developer Firm in future from payment of any amount towards compensation and in case of recovery or reimbursement of any kind.

12. **THAT** it is specifically agreed by the owner that in lieu of aforesaid right and authority granted to the Developer Firm to develop the said Property by constructing a multi-storeyed commercial cum residential apartment scheme comprising several commercial / shops / units / showroom and Residential apartments thereon, the Owner shall not demand / claim / entitle / claim hold of free of cost any commercial or residential unit.

13. **THAT** notwithstanding anything expressly or impliedly contained in any covenant of this deed of "Agreement of Development, Promotion & Sale", the Owner shall not terminate or cancel the "Agreement of Development, Promotion & Sale" at any time in future nor he shall previously restrict or cause any impediment to the Developer Firm to construct the proposed apartment scheme over the said Property.

14. **THAT** it is mutually agreed by the Owners that after execution of this "Agreement of Development, Promotion & Sale" the Developer Firm shall be entitled to construct a multi-storeyed commercial cum residential apartment scheme consisting several Commercial Shops / Units / Showroom and Residential Apartment/units over the said Property as per building plan that may be

MAHAMATRA SEVA SAH. NAGPUR
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Limited Nagpur Improvement Trust / Nagpur Municipal Corporation and subsequently the Developer Firm shall reserve right to sell the said unit/s/flat/s/ premises/space delivered there in the aforesaid Deeds to its prospective buyer / purchaser / nominee. The Owner is specifically made aware that in pursuance of Agreement to Sell / Sale Deeds and other deeds and documents to sell by the Vendor and the Developer Firm will be the Constructed/ Proposed Commercial Shop Blocks, Chambers and Residential Apartments and sell out and to the Developer Firm together with proportionate undivided share in the aforesaid Property shall be deemed to have been sold by the Owner herein.

16. **THAT** it is specifically agreed by the Owner that he shall pay Nagpur Improvement Trust/ Nagpur Municipal Corporation taxes and other statutory dues and outgoes, assessment levied on the said Property up to the date of execution of this "Agreement of Development, Promotion & Sale". After execution of the "Agreement of Development, Promotion & Sale" the liability of payment of Nagpur Municipal Corporation taxes, Urban Agricultural taxes and other statutory dues and revenue assessment, levied by and required to be paid to any Government, Semi-Government or local authority in respect of the said Property in progress construction thereon shall be proportionately borne and paid by the Developer Firm or its prospective buyers / purchasers / nominees.

17. **THAT** the Owner do all proper and original deeds, documents, title, etc. relating exclusively to the said Property and the Owner shall answer all requisite queries that may be made by the Developer Firm pertaining to the said property as found.

18. **THAT** the Owner shall sign all applications, forms, covenants, bonds, undertakings, affidavit and/or various documents, deeds etc. that may be required by the Developer Firm for obtaining necessary sanctions, approvals, no-objections from Government and statutory authority for effectively carrying out development work of the said property. The Owner shall also sign copies of original / revised building plans and he shall unconditionally render all necessary assistance and co-operation to the Developer Firm for obtaining sanction of such building plans from competent Local body / planning authorities, however all statutory fees, expenses and charges etc. for obtaining any such sanction, approval, no-objection from Government and statutory authorities shall be reimbursable borne and paid by the Developer Firm.

19. **THAT** the Owner shall sign, execute and register a "Deed of Declaration" for imposing the proposed constructed scheme under Section 3 of the Maharashtra Apartment Ownership Act, 1970. However the entire cost of

Stamp duty, Registration charges and Legal fee etc. in this behalf shall exclusively borne and paid by the Developer Firm.

20. **THAT** the Owners agree that after execution of this Agreement of Development, Promotion & Sale the Developer Firm shall have full right and authority to advertise its name for sale of Commercial Shop Blocks Chambers and Residential Apartments in the proposed scheme thereon to its prospective buyer / purchasers / nominee.

21. **THAT** the Owner shall cooperate the Developer Firm in completion and registration process of any agreement to sell and its sale deed of the Commercial Shop Blocks Chambers and Residential Apartments sold in the said proposed scheme.

22. **THAT** it shall be responsibility of the Developer Firm to secure the Occupation certificate if required for selling / transferring / alienating commercial and residential units in the proposed aforesaid scheme to its prospective buyer / purchasers / nominee from the Nagpur Improvement Trust / Nagpur Municipal corporation under section 18 (1) (c) of the Maharashtra Regularization Rules or the said way to all its sale and agreement if required.

23. **THAT** the Developer Firm has specifically agreed to implement the proposed project under provisions of the **Maharashtra Real Estate (Regulation and Development) Act, 2016** (Hereinafter referred as the said Act) with the Maharashtra Real Estate Regulatory Authority. However the Owners shall sign all such application forms undertaking affidavit declaration etc. if the Rules.

24. **THAT** the Developer Firm shall obtain electric transformer / meter (commercial / residential category), water meter (commercial / residential category), drainage / sewerage lines etc. at its cost and expenses on the proposed apartment scheme. The Developer Firm or its prospective buyer / purchasers / nominee shall pay all electricity and water meter bills to concerned departments as may aforesaid and to ensure the developer firm shall indemnify the Owner against payment of electricity and water meter bills that may be levied by concerned departments on the proposed apartment scheme.

25. **THAT** the Owner shall not be responsible for any loss / injury / accident / damage or death due to mishap / accident / electrical shock arrest / fire / thunder lightning / waterlogging / dacoit / murder etc. to any employee / staff / workmen / labour or any other person engaged / employed by / to the Developer Firm on proposed site. In case of any such untoward incident or happening the Owners shall not be held liable / responsible or called upon by the Developer Firm.

agrees to indemnify the Owner against all claims, proceedings and legal actions resulting thereto.

26. **THAT** it is specifically agreed by the Owner that pursuant to this Agreement of Development, Promotion & Sale", the prospective Buyers / purchasers / nominees shall have right to mortgage said commercial and residential units in the proposed apartment scheme for availing housing loan or any type of financial aid from any Nationalized / Scheduled / Corporate / Co-operative Bank or financial institution or Agency. However the liability for repayment shall be of and shall be exclusively of the prospective buyers / purchasers / nominees and it / they shall always indemnify the Owner against payment of the same.

27. **THAT** it is unanimously agreed by the Developer Firm that they shall complete the proposed scheme / project from and out of their own funds and resources and in any circumstances the Developer Firm shall not be entitled to avail any amount loan from any Bank or Financial Institution or Agency.

28. **THAT** after registration of sale deed / any appropriate deed of conveyance in favour of prospective buyers / purchasers / nominees, the Owner agrees to furnish necessary assistance to Developer Firm or its prospective buyers / purchasers / nominees for obtaining mutation in their favour in the records of City Survey, Nagpur Municipal Corporation and Nagpur Improvement Trust and all concerned Department Government.

29. **THAT** only post formal or actual handover of the Owner's share of the Developer Firm delivers before finally conveyed by due execution of proper title deeds in favour of prospective buyers / purchasers / nominees of the Developer Firm, then in that circumstances this Agreement of Development, Promotion & Sale shall be coming to an end and / or surviving Partner of the Developer Firm.

30. **THAT** the Developer Firm as well as the Owner shall bear their respective tax liability arising out of the transaction and indemnify each other regarding the payment of such liability.

31. **THAT** the Owner hereby assure the Developer Firm that he has absolutely good, valid and marketable title of the said property and that he has absolute free right and full authority to enter into Development rights of the said property unto the Developer Firm.

32. **THAT** the Owner hereby assure the Developer Firm that the said Property i.e. the scheduled property belongs to the Owner solely and the Owner

neither owner of the Developer Firm nor any person on his/her behalf shall have any claim in the said property and none except the Developer Firm is legally entitled to create any right, interest, title or demand or entitlement in the said property.

34. **THAT** the Owner hereby assures and affirms the Developer Firm that the said property is not encumbered or any dispute which may cause or create any defect relating to the title of the Owner or create any charge or lien on the said property by way of agreement, sale, gift, settlement, trust, will, bequest, lis-pendent, inheritance, civil suit, partnership, trust, attorney, lease, relinquishment or otherwise. However in the circumstances also the right to retain / sell the said Property and construction thereon will vest only with the Developer Firm only.

35. **THAT** the Owner has delivered actual physical possession of the said Property to the Developer Firm on the date of execution of the "Agreement of Development, Promotion & Sale" for the purpose of construction of proposed Apartment Scheme strictly as per sanction building plan.

36. **THAT** the Owner agreed to deliver original documents relating to the title of the said Property to the Developer Firm and when required for verification purpose and the Developer Firm shall in terms of these mutual covenants return the same.

37. **THAT** all expenses on account of payment of stamp duty, Registration charges and Lawyer's fees required for preparation and execution of the "Agreement of Development, Promotion & Sale" and other deeds and documents that may be required to be executed and / or registered in future by the Developer Firm in favour of its prospective buyers / purchasers / nominees shall be exclusively borne and paid by the Developer Firm or its buyers / purchasers / nominees.

38. **THAT** the original copy of the "Agreement of Development, Promotion & Sale" shall be retained by the Developer Firm and its xerox copy will be provided to the Owner.

39. **THAT** any change in the constitution of the Developer Firm or its Partner shall not invalidate the "Agreement of Development, Promotion & Sale" in any manner or its terms.

40. **THAT** all disputes arising out of this "Agreement of Development, Promotion & Sale" or concerning therein may be settled by mutual discussion. If no settlement can be arrived at as a result of the discussions then the matter will be referred to Arbitration of Sole Arbitrator mutually to be appointed by the

Developer Firm. The decision of the Sole Arbitrator shall be binding on the Owner and the Developer Firm. The proceedings of Arbitration shall be held at Nagpur. The provisions of the Arbitration Act, 1996 as modified from time to time shall apply to such Arbitration.

40) **THAT** the Owner and the Developer Firm, acting through its all Partners hereby declare that they have fully examined the contents of this "Agreement of Development, Promotion & Sale" and that after the Owner and Authorised Partner of the developer Firm have signed this "Agreement of Development, Promotion & Sale" after understanding its contents, no claim, any kind of misunderstanding, misrepresentation, undue influence, mistake, misconception and misrepresentation of any kind and the Owner and the Authorised Partner of the Developer Firm are fully satisfied with contents of this "Agreement of Development, Promotion & Sale".

SCHEDULE OF PROPERTY HEREINBEFORE HEREINABOVE

ALL THAT Piece and Parcel of land bearing **Plot No. 2 (Two)**, on the Regular Improvement Plan sanctioned by Competent Authority **1278.2040 Sq. Mtrs. (OR 14,896.06 Sq. Ft.)** area is situated on Khasra Nos. bearing Survey / Resurvey No. 24 & 25/2, P. H. No. 64 of MOUZA – SATRAJ, bearing City Survey No. 177 and Sheet No. 22 situated at Mauja Kanhan within the limits of the Regular Municipal Corporation & Layout Improvement Trust, Ward No. 25 in Tahsil and District **NAGPUR**, and bounded as under:-

ON THE EAST BY	——	**OTHER LAYOUT**
ON THE WEST BY	——	**9 MT. WIDE ROAD.**
ON THE NORTH BY	——	**20 MT. WIDE ROAD**
ON THE SOUTH BY	——	**OPEN SPACE AND P. H. LAND.**

IN WITNESS WHEREOF the **OWNER** and the **AUTHORISED PARTNER** of the **"DEVELOPER FIRM"** hereinabove named have set their respective hands and signed this **"AGREEMENT OF DEVELOPMENT PROMOTION & SALE"** at Nagpur in presence of the attesting witnesses hereto as such on the day first above written (hereinafter for the sake of brevity).

SHRI. SANJAY S/O. BRIJMOHAN CHAUDHARI
(OWNER)

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8329 / 2021
24 / 24

For - "NAKSHATRA INFRAA"

NAKSHATRA INF...

PARTNER

(1) SHRI. SUDHIR S/o. RAMBHAU GINDHEWAR

NAKSHATRA INFRAA

PARTNER

(2) SHRI PRAKASH S/o. MAHADEORAO GAIKWAD

AUTHORIZED PARTNERS

(DEVELOPER FIRM)

WITNESSES:-

1. _____

2. _____

NAKSHATRA INFRAA NAGPUR

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Account Holder Details | Amount in Rs.

2256975.00

Remarks (If Any)

नगन-3
8338 | 2020
96 | 32

Payment Details

FOR USE IN RECEIVING BANK

नगन – ३

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[illegible]

अभिनिर्णय प्रकरण क्र. [illegible]

अभिनिर्णय

विषय:- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णय करणबाबत.

सदर [illegible] यांनी [illegible] दाखल केलेले आहे.

अभिनिर्णय :-

अभिनिर्णयाकरीता जो कागदपत्रांचा संच सोबत दिलेले आहे, तपासले व दाखल प्रकरण निश्चित केलेला आहे. सदर हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची १ चे अनुच्छेद-५(ह) अन्वये [illegible]

सदरचा [illegible] मौजे [illegible], ता. [illegible] जि. [illegible] चे [illegible] साठी सदर [illegible] रुपये [illegible] चे [illegible] करीता [illegible] चे [illegible] असे [illegible]

[illegible]

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[illegible]

नगर - ३

१) ह्या निर्णया महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद करण्यात्प्रमाणे मुद्रांक शुल्क/मुल्यांकनात झालेल्या फरक असलेला मुल्यांकीत दस्तऐवज व्यापक स्वरूपात तहसील कार्यालय, खापरखेडा यांचे मार्फत पुर्ण पुरावे व खोलपणाने तपास करण्यात आला असुन अंतिम अभिप्रायासाठी प्रतिज्ञापत्राद्वारे खरी करून देणेत आले. कलम २८ चे तरतुद लक्षात घेता अतिरिक्त मुद्रांक शुल्क वसुल करण्यास पात्र आहे.

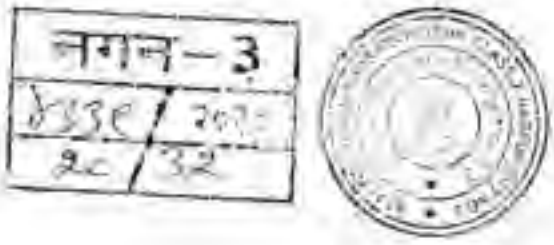
३) कलम ४८ चे अनुपालन न केल्याचे भरणेपात्र निष्पादनात आल्याचे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४५ व महाराष्ट्र जमीन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करण्यास अधिन राहुन आदेश देण्यात येत आहे.

४) उपरोक्त नोंदवी सर्व नमूद्यावर आदेश निष्पादनाचे दिनांकापासून ६० दिवसामध्ये रक्कम रु.३०७/- (शब्दी रु. तीनशे सात फक्त) उपमहानिरीक्षक व मुद्रांक जिल्हाधिकारी, नागपूर जिल्हा, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २४(३) अन्वये अधिक दाखल करता येईल.

मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

श्री.व कुमार गणे,
मालकीचा डीड, खोदा रामभाऊ जिचकार,
राह. गरमकृपा अपार्टमेंट, वर्धा रोड,
नागपूर ४४००१५.



नगन-३
333P / 2010
31 / 32

Nagpur Improvement Trust

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gazettees Environment (Regulation, Upgradation and Control) Act, 2000 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 9/1893 dated 2.4.2001.

Plot No. C-173/1 Dated : 11/06/15
Case No. 2011/01150 Layout No.

Name of Applicant / Plot Holder	
Address	
Application No. & Date	
House & Khasra	
Name of Layout	Commercial Layout
Plot Number	C
Plot Area	1,000.00 Sq.m.
Built up area to regularised	
Uses for which the plot is remained	
Plot Area considered to FT	
Area of Construction to be demolished	

Electric Commissionerate of ... are here to obtain ... Layout Approval.

Schematic Plan

नगर रचना - 3
2132 1117
23 24

DIMENSIONS OF PLOT IN METERS :

AB			20.000
BC			10.040
CD			19.980
DA			10.000
			199.991

AREA OF PLOT (BY) 199.991

PLOT NO. C

OPEN SPACE

30.00 M WIDE ROAD

[illegible]

नै निवासीतालला खालील अटी व शर्तीवर केरणात येत आहे.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

नगन-३
४३३१/५
२४/३२

Encl:

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to:
Executive officer, Nagpur Improvement Trust
The Divisional officer WEST
Nagpur Improvement Trust for information with a copy of approved plan [illegible]

महाराष्ट्र शासन

अपर तहसिलदार गैर कृषी कर आकारणी क्र. ५ यांचे न्यायालय, नागपूर शहर

ग.सा.क्र. ३३०६/ एन.ए.सी.३४/२०२८-१९
मौजा - [illegible]

आदेश

१) श्री / [illegible]

२ [illegible]

३ [illegible]

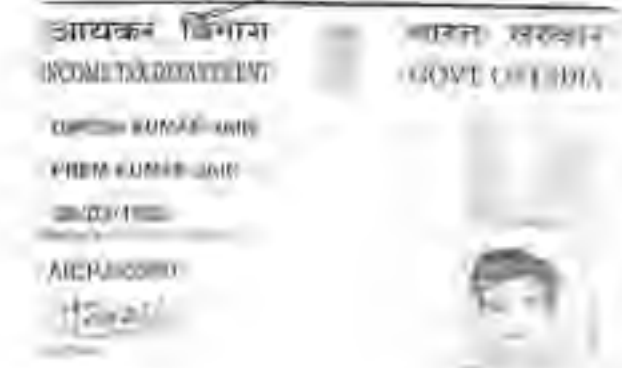
४ [illegible]

५ [illegible]

[illegible]

[illegible]

[



नगर-३
४३३१/
२५ | ३२

CRN	BARCODE	Date	Form ID

Department	Type Details
Type Of Payment	TAN (If Any)
Office Name	PAN No.(If Applicable)
Location	Full Name
Year	Flat/Block No.
Account Head Details	Amount in Rs.
	Premises/Building
	Road/Street
	Area/Locality
	Town/City/District
	State
	Pincode
	Address (If any)
	Mobile

Payment Details	FOR OFFICE USE ONLY
Cheque/DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

Department ID :

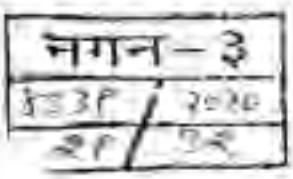
NOTE:- This challan is valid for deposit in Sub Registrar offices of Delhi. Not valid for unregistered document.

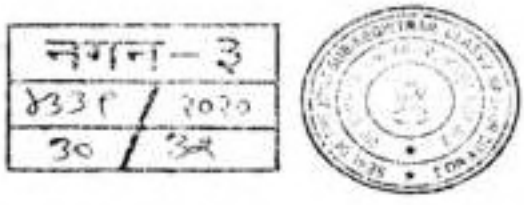
Validity unknown

Challan Generated On:

Sr. No.	Name	Defacement No.	Defacement Date	User ID	Defacement Amount
1					

Total Defacement Amount




नगन - ३
४३३१ / २०२०
३० / ३५

Summary1 (GoshwaraBhag-1)

266/4339
शुक्रवार, 13 नोव्हेंबर 2020 10:53 A.M.

दस्त क्रमांक 1/4339/2020

बाजार मुल्य: रु. 4,51,39,500/- मोबदला: रु. 4,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.22,56,975/-

दु नि सह दु नि नागपुर 3 याचे कार्यालयात

अ क 4339 वर दि 13-11-2020

रोजी 10.50 म.पु. हजर केला

हजेरी:5975 पावती दिनांक: 13/11/2020

सादरकरणाऱ्याचे नाव: रूपेश देवा गोडे, अधिकृत अभिहस्तांकित

नोंदणी फी ₹ 30000.00

सेवा हस्तांतरण फी ₹ 640.00

पृष्ठांची संख्या: 32

एकूण: 30640.00

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. 3

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ३

दस्त हजर करणाऱ्याची सही

मुद्रांक शुल्क (शहर) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानिक अभिहस्तांकित कार्यालयाच्या ५ कि.मी. त्रिज्येच्या हद्दीत किंवा नगर-पंचायत (सोडून) सर्वत्र नमुद न केलेल्या सीताबर्डी नागपूर येथील

सिद्धता क्र. 1 13 / 11 / 2020 10 : 50 : 20 AM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 13 / 11 / 2020 10 : 51 : 07 AM ची वेळ: (फी)

Sr	Parameter	Type	Performance Verification	Specification	Method	Unit	Observation	Remarks
1								
2								
3								

Friday November 13 ,2020
10.53 AM

पावती

Original/Duplicate
नोंदणी क्र. 39M
Regn. 39M

पावती क्र. 5973 दिनांक 13/11/2020

सादरकर्त्याचे नाव: जैसवाल
दस्तऐवजाचा अनुक्रमांक: नगन3-4339-2020
दस्तऐवजाचा प्रकार : विक्रीनलकरारनामा
सादर करणाऱ्याचे नाव: तक्रार रेखा तर्फे अधिकृत भागीदार म्हणुन श्री. सुधीर रामभाउ गिरिवार --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

DELIVERED

आपणास मूळ दस्त ,सबरजिस्ट्रार वर्ग-२ कुही यांचेकडे
11.11 AM ह्या वेळेस मिळेल.

NGP3
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. 3

बाजार मुल्य: रु.45139500 /-
मोबदला रु.45000000/-
भरलेले मुद्रांक शुल्क : रु. 2256975/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 12112020008113 दिनांक: 13/11/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेशाची ऑर्डर क्रमांक: MH006785992202021E दिनांक: 13/11/2020
बँकेचे नाव व पत्ता: