

CHALLAN
MTR Form Number-6



GRN	MH004894134202021E	BARCODE	IF YOU HAVE A BANK ACCOUNT, PLEASE DEPOSIT THE AMOUNT IN THE ACCOUNT OF THE SUB-REGISTRAR, NAGPUR		Date	28/09/2020-17:04:35	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No. (If Applicable)		BMPPK3005H		
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		MS KEDAR DEVELOPERS		
Location NAGPUR				Flat/Block No.		Plot No. 1 in Block Q		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount in Rs.		Road/Street		AJNI	
0030063301 Registration Fee			30000.00		Area/Locality		Scientific Society, Rani Laxminagar, Nagpur	
					Town/City/District		r, Nagpur	
					PIN		4 4 0 0 2 2	
					Remarks (If Any)			
					PAN2=ABYPG4315M--SecondPartyName=JAGDISH YESHWANT GHANEKAR AND OTHERS-			
					Amount in Words Thirty Thousand Rupees Only			
Total			30,000.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572020092838570	CKN9518797	
Cheque/DD No.				Bank Date	RBI Date	28/09/2020-17:24:08	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 :

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

सदर चालन केवल दुर्यम निबंध कार्यालय नोदणी करवायाच्या दस्ताखती लागू आहे. नोदणी न करवायाच्या दस्ताखती सदर चालन लागू नाही.

Mobile No. : 7066234589

Kedar

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Certificate n/s 32(1) (b) of the Maharashtra Stamp Act, 1958.
(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 52/2020
Date 20/8/2020

Received From SHRI Smt. M/s Kedar Developers through its Proprietor Nitin Madhukar
Residing at Nagpur Kedar
Market Value Rs 4,66,03,500/-
Stamps duty of Rs 2330475/- (in words Rs Twentythree lakhs Thirty thousand one hundred seventy five
Paid vide e-Challan No. PH004879817202021B date 20/8/2020

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs 2330475/- (in words Rs Twentythree lakhs Thirty thousand
one hundred seventy five) with which instrument is chargeable
has been paid as per Article 5(A-a) of Schedule-I.

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

Nagpur 29/9/20
Date : 29/9/20

WMM
Collector of Stamps
Nagpur City

ह आदेश नॅशनल मुद्रांक अधिनियम, १९५८ अन्वये असम्बन्धित
निवृत्तान्वये निमित्त केलेले आहे. परंतु सक्त दस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यात, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

WMM
मुद्रांक जिल्हाधिकारी
नागपुर शहर



AGREEMENT OF DEVELOPMENT AND SALE

FOR RS. 2,91,00,000.00 ONLY

MARKET VALUE RS.4,66,03,500 ONLY

Keshav
Ghanekar
Shenkar
Kedar

THIS AGREEMENT OF DEVELOPMENT AND SALE is made on this 29th
Day of SEPTEMBER, 2020 BETWEEN (1) SHRI. JAGDISH S/o YESHWANT
GHANEKAR, Aged 78 Years, Occupation - Retired (PAN ABYPG4315M & AADHAR
7013 2965 7905); (2) MRS. SANJIVANI W/o JAGDISH GHANEKAR, Aged 70 Years,
Occupation - Housewife (PAN AMGPG9905N & AADHAR 4412 4518 3008), Both
Residents of Plot No. Q-1, Near 8 Rasta Chowk, Laxmi Nagar, Nagpur-440022, Tahsil
and District - NAGPUR; AND (3) DR. (MRS.) KOUNUDI W/o DR. MUKUND
ASHTAPUTRE, Aged 46 Years, Occupation - Medical Practitioner, Resident of Plot No.
60, Swastik Griha Nirman Society, Keshav Nagar, Akola-444004, Tahsil and District -
AKOLA (PAN AHGPA7541P & AADHAR 5870 9814 6616), 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. KEDAR DEVELOPERS, A Proprietary Concern having its Office at Plot No. 4, Crown Co-operative Society, Manish Nagar, Besa Road, Nagpur-440015 and acting through its Sole Proprietor SHRI. NITIN S/o MADHUKAR KEDAR, Aged 32 Years, Occupation - Business, Resident of Apartment No. 505, Gokul Park 3, Manish Nagar, Nagpur-440015, Tahsil and District - NAGPUR (PAN BMPPK3005H & AADHAR 7172 7368 4171), hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETARY CONCERN and its PROPRIETOR, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

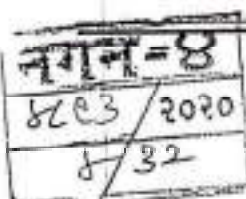
WHEREAS ALL THOSE Agricultural lands bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza - AJNI, having an area of 49.58 Acres held in Bhogwaldar Class-1 Rights, situate at Ajni, P.S.K. 9 in Tahsil and District - NAGPUR, Originally belonged to Shri. Appa S/o Late Shri. Narayan Baxi and Shri. Bapu S/o Late Shri. Narayan Baxi who lateron transferred the same by way of Sale to The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 21-3-1938; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1966-67; AND

WHEREAS the said Society lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein; AND

WHEREAS the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the said Society lateron transferred a Piece of land out of its aforesaid sanctioned layout bearing Plot No. 1 in Block 'Q' admeasuring Length $(101 + 99)/2$ Ft. and Breadth $(84 + 74)/2$ Ft. equal to 7900 Sq. Ft. (OR 733.91 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza - AJNI, P.S.K. 9, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur by way of Sale to its Share Holder Member namely Shri. Yeshwant S/o Keshao Ghanekar by a Sale Deed Dated 26-12-1953, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 216 on Pages 80 to 92 at Sr. No. 1013 on even date; AND



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WHEREAS the said Shri. Yeshwant S/o Keshao Ghanekar lateron transferred the said Plot No. Q-1 by way of Gift to his son Shri. Jagdish S/o Yeshwant Ghanekar, the Owner No. 1 hereinabovenamed, by a Gift Deed Dated 31-10-1967, which is duly Registered in the Office of the Sub-Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 4684 on even date; AND

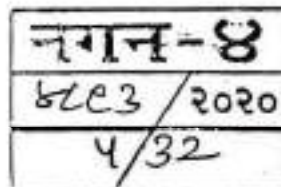
WHEREAS the Owner No. 1 lateron constructed a Residential House on the said Plot No. Q-1 covering a total Built-up area of 234.3903 Sq. Mtrs. bearing Corporation House No. 301, City Survey No. 361 and Sheet No. 34 of Mouza - AJNI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/207/18129 Dated 3-7-1991; AND

WHEREAS the Owner No. 1 has transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his wife Mrs. Sanjivani W/o Jagdish Ghanekar, the Owner No. 2 hereinabovenamed, by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2151 on even date. In the like manner the Owner No. 1 also transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his daughter Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre, the Owner No. 3 hereinabovenamed, by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2150 on even date. As a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records; AND

WHEREAS the Owners and the Developer have duly verified the financial position of each other and on being satisfied about the same have decided to enter into a Development Agreement of a Scheme on the subject plot. The said property is more specifically described in Schedule appended hereto and the same is owned and possessed by the Owners. As such the Owners are absolute owners and possessor of the said land and after getting fully satisfied about the clear marketable title, possession and ownership of the Owners, the Developer is stepping in the instant Agreement; AND

WHEREAS the Owners have now jointly decided to develop the aforesaid Plot No. Q-1 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

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WHEREAS the Owners and the Developer have jointly discussed and negotiated the terms and conditions of the development and upon satisfaction of the Owners regarding the abilities, competence and experience of the Developer to develop the properties in and around Nagpur, have decided to develop the aforesaid property through the Developer; 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 of the said 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,

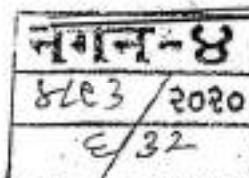
**NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'Q' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length (101 + 99)/2 Ft and Breadth (84 + 74)/2 Ft equal to 7900 Sq. Ft. (OR 733.91 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House No. 301, City Survey No. 361 and Sheet No. 34 of Mouza - AJNI, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written. The Owners shall purchase the Additional land of about 420 Sq. Ft. available to the aforesaid Plot No. 1 in Block 'Q' on the Northern Side from the said Society and shall allow and permit the Developer to use and consume the F.S.I. available thereto on the Multistoreyed building proposed to be constructed on the aforesaid Plot No. 1 in Block 'Q'. The expenses to purchase the said Additional land of 420 Sq. Ft. from the aforesaid Society shall be exclusively borne and paid by the Developer

(2) THAT the total price agreed is Rs. 2,91,00,000/- (Rupees Two Crore Ninety One Lac) Only which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner :-

MANNER OF PAYMENT :-

Rs. 6,00,000.00 (Rupees Six Lac) Only paid by the Developer to the Owner No. 1 through RTGS bearing UTR No. UCBAH 2006005442 Dated 20-3-2020 from UCO Bank, Somalwada Branch, Nagpur, the



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receipt whereof is hereby acknowledged by the Owner No. 1.

Rs. 7,00,000.00 (Rupees Seven Lac) Only paid by the Developer to the Owner No. 1 through RTGS/Cheque bearing UTR No./Ch. No. UCBAH 20272093532 Dated 28-9-2020 from UCO Bank, Somalwada Branch, Nagpur to Bank of Baroda, S.A. Road Branch, Nagpur, at the time of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Owner No. 1.

Rs. 13,00,000.00 (Rupees Thirteen Lac) Only paid by the Developer to the Owner No. 2 through RTGS/Cheque bearing UTR No./Ch. No. UCBAH 20272099437 Dated 28-9-2020 from UCO Bank, Somalwada Branch, Nagpur to Bank of Baroda, S.A. Road Branch, Nagpur, at the time of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Owner No. 2.

Rs. 13,00,000.00 (Rupees Thirteen Lac) Only paid by the Developer to the Owner No. 3 through RTGS/Cheque bearing UTR No./Ch. No. UCBAH 20272095715 Dated 28-9-2020 from UCO Bank, Somalwada Branch, Nagpur to ICICI Bank Limited, Akola, at the time of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Owner No. 3.

Rs. 14,00,000.00 (Rupees Fourteen Lac) Only agreed to be paid by the Developer to the Owner No. 1 within 8 Months from the date of obtaining sanction to the Building Plan.

Rs. 14,00,000.00 (Rupees Fourteen Lac) Only agreed to be paid by the Developer to the Owner No. 2 within 8 Months from the date of obtaining sanction to the Building Plan.

Rs. 14,00,000.00 (Rupees Fourteen Lac) Only agreed to be paid by the Developer to the Owner No. 3 within 8 Months from the date of obtaining sanction to the Building Plan.

Rs. 26,34,000.00 (Rupees Twenty Six Lac Thirty Four Thousand) Only agreed to be paid by the Developer to the Owner No. 1 within 20 Months from the date of obtaining sanction to the Building Plan.

Rs. 26,33,000.00 (Rupees Twenty Six Lac Thirty Three Thousand) Only agreed to be paid by the Developer to the Owner No. 2 within 20 Months from the date of obtaining sanction to the Building Plan.



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Rs. 26,33,000.00 (Rupees Twenty Six Lac Thirty Three Thousand) Only agreed to be paid by the Developer to the Owner No. 3 within 20 Months from the date of obtaining sanction to the Building Plan.

Rs. 1,60,00,000.00 (TOTAL RUPEES ONE CRORE SIXTY LAC ONLY).

*THAT if the Developer fails or neglects to pay the aforesaid installments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 10% (TEN PERCENT) Per Annum to the Owners on the defaulted installments from the date of default till the date of actual payment thereof. However such grace period with interest shall not exceed more than 30 (THIRTY) days and such default(s) shall not exceed more than 2 (TWO) occasion during the period of the entire transaction.

THAT the Developer has further specifically agreed to construct at its own costs total 6 (Six) (i.e. 3 Apartments each on First Floor and Second Floor) independent and self contained separate Apartments to the Owners for their exclusive use and occupation absolutely forever with heritable and transferable rights therein. The Developer shall provide one 3BHK Apartment covering a Carpet area of about 99.00 Sq. Mtrs. and two 2BHK Apartments, each covering a Carpet area of about 77.00 Sq. Mtrs. on First Floor (i.e. 3 Apartments on First Floor) and one 3BHK Apartment covering a Carpet area of about 99.00 Sq. Mtrs. and two 2BHK Apartments, each covering a Carpet area of about 77.00 Sq. Mtrs. on Second Floor (i.e. 3 Apartments on Second Floor) of a Multistoreyed Building proposed to be constructed on the said Plot No. Q-1 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 condition and ready for occupation strictly within 24 (Twenty Four) Months from the date of commencement of work. The cost of the said 6 Apartments chosen to be retained by the Owners is fixed at Rs. 1,31,00,000/- (Rupees One Crore Thirty One Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. It is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Apartments chosen to be retained by the Owners. In the like manner the Developer shall separately pay Goods and Services Tax etc. if any, payable on the said Apartments chosen to be retained by the Owners. The Developer at its own cost and expenses shall install Electric and Water Meters in the said Apartments chosen to be retained by the Owners. The Developer has further specifically agreed to provide the allotted Covered Parking space for 6 Cars on the Ground Floor and the same shall be exclusively used by the Owners and their respective successors-in-title. The Developer shall obtain Occupancy Certificate from the sanctioning authority and produce the same at the time of Registration of Deeds of Apartments.



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