

267/2898

Monday, June 29, 2020

4:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3500 दिनांक: 29/06/2020

गावाचे नाव: परसोडी

दस्तऐवजाचा अनुक्रमांक: नगन4-2898-2020

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स आर्या असोसिएट्स तर्फे भागीदार श्री. परेश दत्तात्रय जोशी . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

DELIVERED!

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:32 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 11880000/-

मोबदला रु. 12836000/-

भरलेले मुद्रांक शुल्क : रु. 646000/-


रु. 30920.00 NGP4
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: By Cash रक्कम: रु 160/-

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001715115202021E दिनांक: 29/06/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2906202001517 दिनांक: 29/06/2020

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



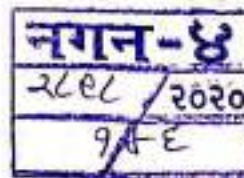
GRN	MH001715115202021E	BARCODE			Date	29/06/2020-09:14:57	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		ABCFA3859N		
Office Name NGR4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		Ms AARYA ASSOCIATES		
Location NAGPUR				Flat/Block No.		PLOT No 65		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			621000.00		MOUZA PARODI			
0030063301 Registration Fee			30000.00		Area/Locality			
					TOWN/CITY/DISTRICT			
					PIN			
					4 4 0 0 2 2			
					Remarks (If Any)			
					PAN2=AAKPC640DC-SecondPartyName=SHASHIKANT K CHIMOTE			
					AND 2 OTHERS-			
					Amount In			
					Six Lakh Fifty One Thousand Rupees Only			
Total			6,51,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		69103332020062910534 2615040266
Cheque/DD No.				Bank Date		RBI Date		29/06/2020-09:16:32 Not Verified with RBI
Name of Bank				Bank Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

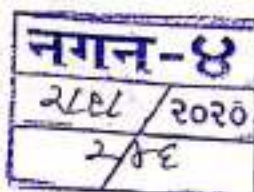
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

खदर चालन केवल दुरुस्त निबंधक कार्यालयत मोदणी करणखच्या दस्तावाडी लागू आहे . मोदणी न करणखच्या दस्तावाडी खदर चालन लागू नाही .



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2905202001517	Date 29/06/2020
Received from Ms AARYA ASSOCIATES, Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(jSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name IBKL	Date 29/06/2020
Bank CIN 10004152029062501111	REF No. 2015567160
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6

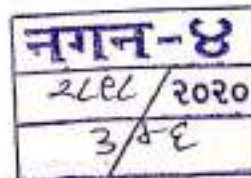


GRN	MH001751334202021E	BARCODE			Date	29/06/2020-15:31:34	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha				PAN No.(If Applicable)		ABCFA3888N		
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		Ms AARYA ASSOCIATES		
Location NAGPUR				Flat/Block No.		PLOT No 65		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
6030046401 Sale of NonJudicial Stamp			25000.00		MOUZA PARSODI			
					Area/Locality			
					NAGPUR			
					Town/City/District			
					PIN			
					4 4 0 0 2 2			
					Remarks (If Any)			
					SecondPartyName=SHASHKANT K CHIMOTE AND 2 OTHERS-			
					Amount In			
					Twenty Five Thousand Rupees Only			
					Words			
Total			25,000.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	6910333202062915090	2615144636	
Cheque/DD No.				Bank Date	RBI Date	29/06/2020-15:32:53	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
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 दफ्तर निबंधक कार्यालय में ही दर्ज करवाया जा सकता है। अनियोजित करवाया गया दस्तावेज सदर चालन लागू नहीं है।

Mobile No. : 6000000000



नगन-४	
२८९८	२०२०
४४६	



“श्री”

AGREEMENT OF DEVELOPMENT

FOR RS. 1,28,36,000.00 ONLY

(RUPEES ONE CRORE TWENTY EIGHT

LAKHS THIRTY SIX THOUSAND ONLY)

MARKET VALUE RS. 1,18,80,000.00 ONLY

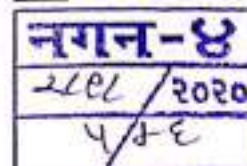
{ITEM NO. 26.399/37, RATE OF RS. 33,000/- PER SQ. MTRS.,

PAGE NO. 658}

THIS AGREEMENT OF DEVELOPMENT is made on this 29th Day of JUNE, 2020, BETWEEN :

(1) SHRI. SHASHIKANT S/o KAMALAKAR CHIMOTE, Aged about 62 Years, Occupation - Retired, {PAN - AAKPC6400C}, {Aadhar No. 3358 5059 6958}, (2) SHRI. NISHIGANDH S/o KAMALAKAR CHIMOTE, Aged about 60 Years, Occupation - Retired, {PAN - AAZPC5474H}, {Aadhar No. 4374 6099 4405}, Both Residents of 65, Friends Layout - IV, Deendayal Nagar, Nagpur-440022, Tahsil and District - NAGPUR, (3) MRS. SWATI W/o SADANAND MHASKAR, Aged about 65 Years, Occupation - Household, Resident of 1502, Markland Street, Columbus, OHIO - 43235, U.S.A. Acting through her constituted Attorney SHRI. SHASHIKANT S/o KAMALAKAR CHIMOTE, hereafter 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 assignees of the ONE PART.

AND



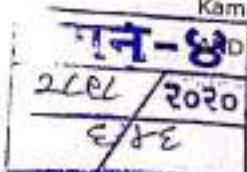
M/s. AARYA ASSOCIATES, A Partnership Firm, having its Office at Plot No. 13, Ravindra Nagar, Nagpur, Acting through its **Partners - (1) SHRI. PARESH S/o DATTATRAYA JOSHI**, Aged about 46 Years, Occupation - Business, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil & District - NAGPUR, **(2) SHRI. NARENDRA S/o SHANKARRAO GURVE**, Aged about 50 Years, Occupation - Business, Resident of Plot No. 29, Ravindra Nagar, Nagpur-440022, Tahsil & 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 legal representatives, executors, administrators, successors and assigns of the **OTHER PART. {PAN - ABCFA3869N}**

WHEREAS, ALL THAT piece and parcel of land bearing **Plot No. 65**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948 bearing Municipal Corporation House No. 2277/65, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District - NAGPUR, belonged to Late Shri. Kamalakar Kesheorao Chimote, having purchased the same by him from Friends Co-operative Housing Society Ltd., Nagpur, vide a Sale Deed Dated 28/12/1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-III, in Addl. Book. No. 1, Volume No. 304 on Page Nos. 47 to 50, at Sr. No. 1754(P) on 29/12/1979; AND

WHEREAS, as a result therefore, Shri. Kamalakar Kesheorao Chimote was the absolute and exclusive Owner of Plot No. 65, containing by admeasurement 360 Sq. Mtrs. by way of the aforesaid Sale Deed and accordingly his name is mutated in City Survey Record; AND

WHEREAS, thereafter, Shri. Kamalakar Kesheorao Chimote has constructed the Double storeyed R.C.C. Structure Residential House on the said Plot No. 65; AND

WHEREAS, thereafter, Shri. Kamalakar Kesheorao Chimote has executed a Will Deed on 11/8/2005 in respect of his aforesaid Plot No. 65 togetherwith existing Residential House standing thereon in favour of his 2 Sons namely Shri. Shashikant Kamalakar Chimote, Shri. Nishigandh Kamalakar Chimote and 1 Married Daughter Mrs. Swati Sadanand Mhaskar;



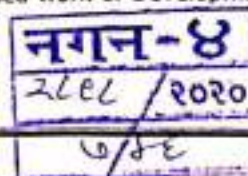
WHEREAS, thereafter, Shri. Kamalakar Kesheorao Chimote has left for heavenly abode on 27/11/2008 leaving behind him his widow Smt. Sandhya K. Chimote, Two Sons namely Shri. Shashikant Kamalakar Chimote, Shri. Nishigandh Kamalakar Chimote and 1 Married Daughter namely Mrs. Swati Sadanand Mhaskar. After the death of Shri. Kamalakar Kesheorao Chimote his last Will Deed Dated 11/08/2005 came in force and by way of the said Will Deed of deceased Shri. Kamalakar Kesheorao Chimote his Son namely Shri. Shashikant Kamalakar Chimote became the absolute and exclusive Owner of the undivided 1/3rd share and interest in the said Plot No. 65 togetherwith existing entire First Floor Residential House standing thereon, his other Son namely Shri. Nishigandh Kamalakar Chimote became the absolute and exclusive Owner of the undivided 1/3rd share and interest in the said Plot No. 65 togetherwith existing entire Ground Floor Residential House standing thereon and his only married daughter namely Mrs. Swati Sadanand Mhaskar became the absolute and exclusive Owners of the undivided 1/3rd share and interest in the said Plot No. 65 togetherwith existing entire Terrace on First Floor thereon and accordingly their names are also mutated in all revenue records; AND

WHEREAS, as a result therefore, Shri. Shashikant Kamalakar Chimote, Shri. Nishigandh Kamalakar Chimote & Mrs. Swati Sadanand Mhaskar the Owners hereinabove named have now become an exclusive, absolute, joint and full Owners of the aforesaid **Plot No. 65, containing by admeasurement 360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)** with heritable and transferable rights therein; AND

WHEREAS, for cogent reasons and good causes the Owners have now jointly decided to develop the aforesaid entire property (i.e. Plot No. 65) into a **RESIDENTIAL ESTATE** by constructing a Multistoreyed building (G+4 Floors) thereon consisting of 8 self contained separate Apartments therein and further want to retain Three Apartments in the proposed Apartment scheme to be built (as per the proposed plan annexed herewith) on the above said Plot of land; AND

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

WHEREAS, the Owners being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire willingness to undertake the proposed work of Development the Owners after



detailed negotiations have now agreed to develop the aforesaid property with the Developer upon the following terms and conditions.

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

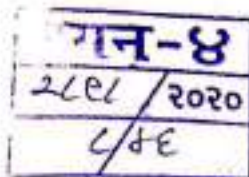
(1) THAT, the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP the property comprising of **ALL THAT** piece and parcel of land bearing **Plot No. 65**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948, Sheet No. 37, bearing Municipal Corporation House No. 2277/65, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District - NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT, the Owner having allowed the Developer to develop the said plot of land into Residential Estate in accordance with the proposed sanction building plan, the Developer has paid amount of Rs. 40,00,000/- (Rupees Forty Lakh Only) and 3 Apartments (i.e. 3 BHK 1 Apartment & 2 BHK 1 Apartment on Second Floor & 3 BHK 1 Apartment on Third Floor) (its total cost of Rs. 84,18,000/-) to the Owners, Rs. 4,18,000 as agreed rent to the Owner Nos. 1 & 2, as such the Developer agrees to pay the total amount of Rs. 1,28,36,000/- (Rupees One Crore Twenty Eight Lakhs Thirty Six Thousand Only) to the Owner in following manner :-

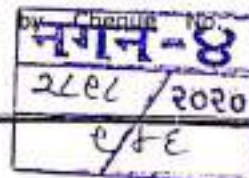
MANNER OF PAYEMENT

Rs. 4,96,250/- (Rupees Four Lakhs Ninety Six Thousand Two Hundred & Fifty Only) paid by the Developer to the Owner No.2 by Cheque No. 014268, Dated 29/6/2020, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 3,750/- (Rupees Three Thousand Seven Hundred & Fifty Only) paid by the Developer to the Owner No.2 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Owners.



- Rs. 7,94,000/- (Rupees Seven Lakhs Ninety Four Thousand Only) paid by the Developer to the Owner No. 2 by Cheque No. 014261, Dated 2/10/2020, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
- Rs. 6,000/- (Rupees Six Thousand Only) agreed to be paid by the Developer to the Owner No. 2 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.
- Rs. 2,97,750/- (Rupees Two Lakhs Ninety Seven Thousand Seven Hundred & Fifty Only) paid by the Developer to the Owner No.1 by Cheque No. 014263, Dated 2/10/2020, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
- Rs. 2,250/- (Rupees Two Thousand Two Hundred & Fifty Only) agreed to be paid by the Developer to the Owner No.1 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.
- Rs. 8,43,625/- (Rupees Eight Lakhs Forty Three Thousand Six Hundred & Twenty Five Only) paid by the Developer to the Owner No.2 by Cheque No. 014264, Dated 2/12/2020, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
- Rs. 6,375/- (Rupees Six Thousand Three Hundred & Seventy Five Only) paid by the Developer to the Owner No.2 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Owners.
- Rs. 3,47,375/- (Rupees Three Lakh Forty Seven Thousand Three Hundred & Seventy Five Only) paid by the Developer to the Owner No.1 by Cheque No. 014265, Dated



2/12/2020, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 2,625/- (Rupees Two Thousand Six Hundred & Twenty Five Only) agreed to be paid by the Developer to the Owner No.1 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.

Rs. 8,43,625/- (Rupees Eight Lakhs Forty Three Thousand Six Hundred & Twenty Five Only) paid by the Developer to the Owner No.2 by Cheque No. 014266, Dated 2/1/2021, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 6,375/- (Rupees Six Thousand Three Hundred & Seventy Five Only) agreed to be paid by the Developer to the Owner No.2 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.

Rs. 3,47,375/- (Rupees Three Lakh Forty Seven Thousand Three Hundred & Seventy Five Only) paid by the Developer to the Owner No.1 by Cheque No. 014267, Dated 2/1/2021, Drawn on Saraswat Co-operative Bank Ltd., Wardha Road, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owners.

Rs. 2,625/- (Rupees Two Thousand Six Hundred & Twenty Five Only) agreed to be paid by the Developer to the Owner No.1 in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.

Rs. 40,00,000/- (RUPEES FORTY LAKH ONLY)

