

267/9412

पावती

Original/Duplicate

Thursday, November 25, 2021

नोंदणी क्र.: 39म

4:03 PM

Regn.: 39M

पावती क्र.: 12041 दिनांक: 25/11/2021

गावाचे नाव: परगोडी

दस्तऐवजाचा अनुक्रमांक: नगन4-9412-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

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

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

DELIVERED

एकूण:

रु. 900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:22 PM ह्या वेळेस मिळेल.

सहस्रमुख निबंधक-१
नागपूर शहर क्र. ४

बाजार मूल्य: रु.3679493 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 184500/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202105220 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009147125202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अगल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No2898-2020 Amt. 30000

Boon

नगन-४
९४९२ / २०२१
२/४०





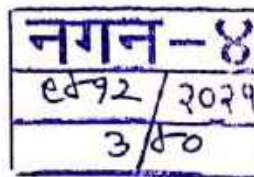
CHALLAN
MTR Form Number-6



GRN MH009147125202122E		BARCODE		Date 24/11/2021-12:52:30	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)	
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name	Ms AARYA ASSOCIATES
Location NAGPUR					
Year 2021-2022 One Time				Flat/Block No.	PLOT No. 65
Account Head Details		Amount In Rs.	Premises/Building		
0030046401 Stamp Duty		500.00	Road/Street	MOUZA PARSODI	
0030063301 Registration Fee		100.00	Area/Locality	NAGPUR	
			Town/City/District		
			PIN	4 4 0 0 2 2	
			Remarks (If Any)		
			SecondPartyName=SHASHIKANT KAMALAKAR CHIMOTE-		
			Amount In	Six Hundred Rupees Only	
Total		600.00	Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN	Ref. No.
				69103332021112414402	2714730886
Cheque/DD No.				Bank Date	RBI Date
				24/11/2021-12:53:16	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
सादर चालन फॉर्मल दृष्ट्या निवृत्त कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सादर चालन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2411202105220	Date 24/11/2021
Received from Ms AARYA ASSOCIATES, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name IBKL	Date 24/11/2021
Bank CIN 10004152021112404635	REF No. 2726910332
This is computer generated receipt, hence no signature is required.	

नगन-४
८४९२/२०२१
४४०



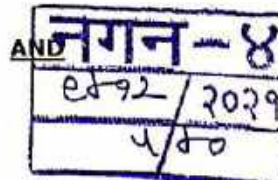
“श्री”

DEED OF CORRECTION
TO
AGREEMENT OF DEVELOPMENT

{Market Value of Rs. 36,79,493/-}

**THIS CORRECTION DEED is executed on this 25th Day of
NOVEMBER, 2021, BETWEEN :**

(1) SHRI. SHASHIKANT S/o KAMALAKAR CHIMOTE, Aged about 63 Years, Occupation - Retired, {PAN - AAKPC6400C}, {Aadhar No. 3358 5059 6958}, **(2) SHRI. NISHIGANDH S/o KAMALAKAR CHIMOTE**, Aged about 61 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 66 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**.



M/s. AARYA ASSOCIATES, A Partnership Firm, having It's Office at Plot No. 13, Ravindra Nagar, Nagpur, Acting through It's **Partners - (1) SHRI. PARESH S/o DATTATRAYA JOSHI**, Aged about 48 Years, Occupation - Business, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil & District - NAGPUR, {Aadhar No. 3358 5059 6958}, (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 it's **PARTNERS**, as well as their respective legal representatives, executors, administrators, successors and assigns of the **OTHER PART. {PAN - ABCFA3869N}**

WHEREAS, by Agreement of Development Dated 29/6/2020, the aforesaid Owners have jointly agreed to develop their joint property i.e. **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 through the Developer named hereinabove and accordingly Agreement of Development is duly registered in the office of the Joint Sub-Registrar Nagpur-4, in Book No. 1, at Sr. No. 2898 on 29/6/2020 and Stamp Duty of Rs. 6,46,000/- & Registration Fee of Rs. 30,000/- are paid thereon. That as per new UDCR, the Market value of this property increase and the same is Rs. 36,79,493/- and additional differentiate Stamp Duty of Rs. 1,84,000/- is paid at the time of this Agreement; AND

WHEREAS, as per the aforesaid Agreement of Development, the Owner No. 3 i.e. Mrs. Swati Sadanand Mhaskar has agreed to retain One Apartment (i.e. 3 B.H.K. on Front Side, **Apartment No. 301** on Third Floor, having admeasuring approximately Built-up Area 1046.26 Sq. Fts. (Or Super Built-up Area of 1367 Sq. Fts.,) proposed to be constructed on the said plot of land; AND

WHEREAS, thereafter, the Owner No. 3 named hereinabove wants to retain 3 B.H.K. on Front Side, **Apartment No. 401** on Fourth Floor instead/in place of 3 B.H.K. on Front Side, **Apartment No. 301** on Third Floor and according she has approached to the Developer and requested to the Developer to change her Apartment, the Developer has accepted the request of the Owner No. 3 and ready to change her Apartment and accordingly the



registered in the Office of the Sub Registrar Nagpur No. 4 at Sr. No. 3752 on even date; AND

WHEREAS, as per the aforesaid Agreement of Development, the said Multistoreyed building (G+4 Floors) thereon consisting of 8 self contained separate Apartments therein, however as per new D.C.R. Rules and Regulation (U.D.C.R.), **NOW** the Fifth Floor is sanctioned consisting of 2 Apartments by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 484/BP/PARSODI/TP/NMC/225, Dated 27/10/2021; AND

WHEREAS, due to the aforesaid circumstances, the Floor is now corrected to Ground Plus Five Floors as mentioned on various pages in the aforesaid Agreement of Development Dt. 29/6/2020 (hereinafter referred to as "Principal Deed") and the same needs to be changed/corrected and consequentially therefore it has now become expedient to correct, modify and rectify the said Agreement of Development in the following manner.

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

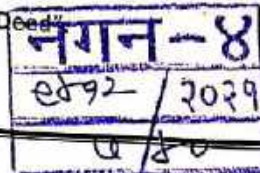
(1) THAT, in Page No. 3 of the of the Principal Deed shall be so read and constructed as if :

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+5 Floors) thereon consisting of 10 self contained separate Apartments therein and further want to retain Three Apartments in the said Apartment scheme built (as per the sanctioned plan annexed herewith) on the above said Plot of land; AND

(2) THAT, in Page No. 12 Point No. 19 of the of the Principal Deed shall be so read and constructed as if :

THAT, the Developer has constructed the said building (G+5 Floors) scheme and utilize permissible F.S.I. out of its own funds for selling it to other (excluding 3 retained Apartments) and it is explicitly made clear that the Owners shall have no claim or share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the sale proceeds of the Apartments.

(3) THAT, the aforesaid correction/modification in Principal Deed does not change the nature of the "Principal Deed"



(4) **THAT**, as rectified and modified as aforesaid the Principal Deed shall remain in full force and effect as hereto before.

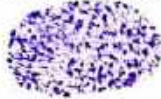
IN WITNESS WHEREOF the **OWNERS** and the **DEVELOPER** herein above named have fully examined and read over this **DEED OF CORRECTION** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without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

{Drafted By :- Adv. Ritesh C. Mahendra}

WITNESSES :



(1)
(Mr. S. N. Mandaokar)



1)
(PARESH DATTATRAY JOSHI)



(2)
(NARENDRA S. GURVE)
As duly Constituted Attorney
for Owners
OWNERS

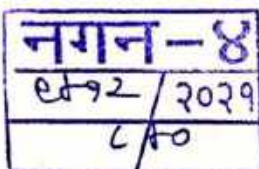


FOR M/s. AARYA ASSOCIATES

(1)
(PARESH DATTATRAY JOSHI)



(2)
(NARENDRA S. GURVE)
Partners
DEVELOPER



(2)
(Mr. V. Puranik)

