

SUB-REGISTRAR OFFICE, NAGPUR
SUPPLEMENTARY AGREEMENT
(IN PURSUANCE TO DEVELOPMENT
AGREEMENT DATED 03.01.2020)

Increased Market value Rs. 69,00,000/- (Rupee Sixty Nine Lakh
Only)

Stamp Duty Rs. 3,45,000/- and Registration Charges of Rs. 30,000/-
Paid herewith

THIS SUPPLEMENTARY AGREEMENT is made and executed at
NAGPUR on this 16th Day of NOVEMBER, 2021 BETWEEN:

MESSRS SAMRUDDHI CONSTRUCTION, a Partnership firm
registered under Indian Partnership Act bearing Registration No.
27151117936V, having its registered office at A6, Swarmayee Society,
Bhakti Marg, Off Law College Road, Erandwane, Pune-411004

PAN NO. ACTFS3013Q

Through its Partners

(1) Nakul Narayan Boralkar,

Aged about 50 Years, Occupation – Business,
Resident of A6, Swarmayee Society, Bhakti Marg,
Off Law College Road, Erandwane, Pune-41104,

(2) Rajesh Dattatraya Pandit

Aged about 52 Years, Occupation – Business,
Resident of 9, Rajvaibhav, Lane No. 6,
Dahanukar Colony, Kothrud, Pune – 411038

Hereinafter referred to as **“THE DEVELOPER / PROMOTER”**,

(Which expression unless it is repugnant to the context or
meaning thereof shall always mean and include its successors and
assigns) **...PARTY OF THE FIRST PART**

Shri Shrikant Madhukar Choudhary

Aged about 54 years, Occupation-Service,
Resident of 13978, Autumn Court, Rosemount,
MN USA 55068
PAN- AFHPC6423M

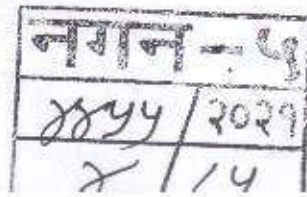
Through his Power of Attorney

Mrs. Sujala Pankaj Kulkarni

Age: 47 Years, Occupation: Housewife
Residing at: 71, Swaroop Park Co Op Hsg Society, Near Gandhi
Bhavan, Kothrud, Pune- 411038 Hereinafter called the "**PLOT
OWNER/ ASSIGNOR**"

(Which expression unless it be repugnant to the context or meaning thereof, shall always mean and include their heirs, legal representatives, executors, administrators, successors and assigns).....**PARTY OF THE SECOND PART**

WHEREAS by a Development Agreement (hereinafter referred to as Principal Development Agreement) Dated 03.01.2020 made by and between the Parties hereinabove described, the Party No. 1 (therein called the Developer/Promoters) along with the Party No. 2 (therein called the Plot Owner) have agreed to develop the property comprising All the piece and parcel of land bearing **Plot No. 1**, containing by admeasurement 4117.76 Sq. Ft. (382.55 Sq. Mtrs.) out of the approved lay-out bearing Corporation Housing No. 127/A, Ward No. 75, CTS. No. 2153, SHEET NO. 94/88. P.H.No. 9, Part of Khasra No. 115/6 of Bhumi Swami Rights, Situated at **Mouza- Ambazari**, Nagpur, situated at Buty Lay-out, Rani Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tah & Dist.- Nagpur to the Party No. 1 above named (therein called the Developer/Promoters) and the said Principal Development Agreement is duly registered in the Office of the Sub-Registrar, Nagpur No. 8, in Book No. 1 at Sr. No. 21 on even date; AND



WHEREAS in the said Principal deed i.e Development Agreement Dated 03.01.2020, the Party No. 1 has agrees to pay total consideration of Rs. 4,80,000/- to the owner in monthly installments of Rs. 20,000/- each and following 4 Flats will be provided to the Party No. 2,

Flat No.	Approximate Carpet Area in Sq. Ft.	Parking No.
Flat No. 101	1025.00	1
Flat No. 202	1031.00	2
Flat No. 302	1008.00	7
Flat No. 401	1031.00	8

WHEREAS due to the change in respect of the DC rules and other norms of NMC and increase in FSI, the Developers are getting increased area and will now be able to construct 9 apartments instead of 8 apartment which has stated in the Principal Development Agreement. Further, the Developers have to provide 50% of additional area to Owner as per Clause 2 on page 6 & 7 of Development Agreement. However, The Owner agreed to relinquish his right to additional area by taking lump sum consideration amount of Rs 25,00,000. (Rupee Twenty Lakh Only). The Owner now agreed that he will have no claim on the additional 50% share in flat at 5th floor and the Developers can sale that flat to any prospective buyers at any suitable price. The Owner have no right over the flat or execution of sale deed of that flat at 5th floor.

That the additional Consideration amount of Rs.25,00,000/- (Rupee Twenty Five Lakh Only) against the Flat No. 501 on 5th Floor to the Owners will be paid along with handing of four flats as per supplementary Development agreement. The earlier consideration of Rs. 4,80,000/- and its payment schedule remain unaffected.

The entire consideration of Rs 25,00,000/- and Rs 4,80,000/- is being paid in favour of Owner as per express instructions by his legal heirs.

नगन-५
2029



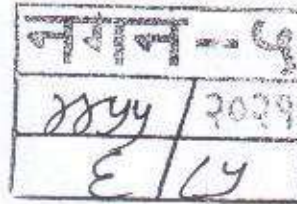
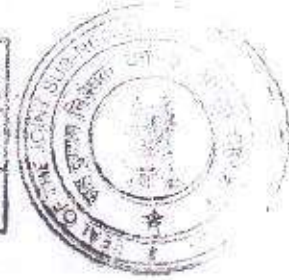
Fourth Floor resp. Now in this supplementary Development Agreement the flats to be allotted to owner are now changed as 101, 102, 301, 302 situated on First and Third Floor resp. for which both the parties are agreed. The description of changed flats to be allotted to the owner are as below. Also revised parking allotment plan is attached.

Flat No.	Approximate Carpet Area as per RERA in Sq. Feet.	Parking No.
Flat No. 101	1070.00	7
Flat No. 102	1070.00	8
Flat No. 301	1070.00	1
Flat No. 302	1070.00	2

That due to additional construction and time required for sanction etc., the period for completion of building stands extended to 30 months instead of 24 months as had been agreed earlier.

Except for above modifications, other terms and conditions of the principal Development Agreement remain valid, subsisting and binding on both the parties.

(2) Valuation Clause as per new DC Rules and new Sanction Map the built up area are come in the share of Developers 624.415 Sq. Mtrs The Market value as per Ready Reckoner @ Rs. 55,000/- per sq. mtrs. is Rs- 3,43,42,825/- and after deducting the Ancillary value, Premium Value & TDR Value Total Rs. 59,24,756/- is Rs. 2,84,18069/- and the consideration in respect of the development rights granted by owners under the development agreement 1,51,04,728/- but in the principal development agreement dated 03.01.2020 the developers paid stamp duty on of Rs. 10,76,100/- and registration fee of Rs. 30,000/- on old market value of Rs. 2,15,21,000/- therefore on increased market value of Rs. 69,00,000/-, the additional Stamp Duty of Rs. 3,45,000/- and Registration Fee of Rs. 30,000/- paid by the parties herewith at the time of Registration of this Supplementary Agreement.

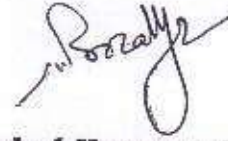


DEED OF SUPPLEMENTARY AGREEMENT at NAGPUR in
presence of the attesting witnesses signing as such on the day first
above written.

Drafted By. A.A. Pawar Adv. *A.A. Pawar*

MESSRS SAMRUDDHI CONSTRUCTION

Through its Partners

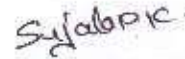


(1) Nakul Narayan Boralkar,



(2) Rajesh Dattatraya Pandit

THE DEVELOPER / PROMOTER



Shri Shrikant Madhukar Choudhary

Through his Power of Attorney

Mrs. Sujala Pankaj Kulkarni

PLOT OWNER/ ASSIGNOR



WITNESSES :-

1) *[Signature]*



2) *[Signature]*



नगन-५
४४५५/२०२५
१०/५५



मालमत्ता पत्रक

विभाग/प्रीति	अवांझरी	जिल्हा/न.भ.अ.का.	न.भ.अ.का.-३	जिल्हा	नागपूर
नगर/मुद्रा	नगर	अवांझरी		हामनाला दि. १९/०८/२०२०	हामनाला दि. १९/०८/२०२०
२०२०	२०२०	[शेती]		मा.उप विभागीय अ.पोता	
				आदेश क्र.रा.गा.क.७९/	
				२/६५-६६ आदेश ता.१०.१.६७	
				अ.न.स.	
				स्था./	
				न.भ.अ.का.३ ना	



क्र.सं.	विवरण	वड इलाका	विवरण (प) किंवा भार (प)	साक्षी
१२/२९/२०२०	फे.क्र.३६४ पटवारी रेकर्ड प्रमाणे व.प.ल.ब.डी हस्ताक्षरे प्र.क्र.३२२/८७-८८		(प) (१) श्री प्रफुल्लचंद सदाशिवराव बुटी (२) श्री सदाशिवराव बुटी फे.क्र.१०२२	सही - २७/०८/२०२०
१२/२९/२०२०	फे.क्र.३६४ पटवारी रेकर्ड प्रमाणे ता.२२.१.७९ ला ३३,५००/- रु. पटाट नं.८.१२३ १९/२९ प्र.क्र.३२२/८७-८८		२) मेसर्स - भोसले श्रीती इस्टेट सर्फीसेस सिताबाई नागपूर सर्फी-पाटेनर- २) श्री कृष्ण गोविंद पोसले २) श्री गोविंद रामचंद्र श्रीती नागपूर क्षेत्र-३३०५७ चौ.फूट.	सही - २७/०८/२०२०
१२/२९/२०२०	फे.क्र.३६५ खरेदी र.क्र.२९९ ता.२५.७.९२ ला १०,०००/- रु.पटाट नं.१२ खरेदी वस्तुधामुळे प्र.क्र.३२२/८७-८८		(३) श्रीमती मीरा सुरेश कुलकर्णी [रा.नागपूर.] [क्षेत्र-३०६.६ चौ.मी.] फे.क्र.३६६	सही - २७/०८/२०२०
१२/२९/२०२०	फे.क्र.३६६ ख.र.क्र.८८७ ता.१९.९.९० ८७ ला १०,०००/- रु. खरेदी वस्तुधामुळे पटाट नं.१२ प्र.क्र.३२२/८७-८८		(४) श्री सुरेश सावळाराम कुलकर्णी रा.नागपूर क्षेत्र-३०६.६ चौ.मी.	सही - २७/०८/२०२०

नगर-५
२१/२०२०
३५/४५



नगर-५
२०२०
८/८५



जिल्हा :-	नांदेड
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MRUTUJIT

प्राप्तमत्वा पुनस्तथा आकाशमावापकः भवति ।
तस्मात्तल आकाशं तदा काले स्वभावात्मीयो भवति ।

2242

[illegible]

२२ प्रमाणित नक्कल बाबत शिर्डी फ्रे.
दि. ०२/०१/२०२० अन्वये गणकम रु. १८५७
अधारी तबकम रुपये ५०७२१ पंचायत रु. १८५७
मस्त झाले.

समिति
02/01/2020
शिरसेदार
नगर प्रसाधन अधिकारी क.प.
नागपुर

(4) $\alpha \in \mathbb{R}$, $\beta \in \mathbb{R}$

29	2020
3E	85



EXTRAP

CHALLAN
MTR Form Number-6



GRN	MH010283033201920E	BARCODE			Date	02/01/2020-16:19:04	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID (If Any)			
					PAN No.(If Applicable)	ACTFS3013Q		
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR					Full Name	SAMRUDDHI CONSTRUCTION		
Location NAGPUR					Flat/Block No.	PLOT NO 1		
Year 2019-2020 One Time					Premises/Building			
Account Head Details				Amount In Rs.	Road/Street	MOUZA AMBAZARI		
0030046401 Stamp Duty				1076100.00	Area/Locality	NAGPUR		
0030063301 Registration Fee				30000.00	Town/City/District			
					PIN	4 4 0 0 3 3		
					Remarks (If Any)	SecondPartyName=SHRIKANT MADHUKAR CHOUDHARY-		
					Amount In	Eleven Lakh Six Thousand One Hundred Rupees Only		
					Words			
Total				11,06,100.00				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572020010238834	IK0AJXKFK7
Cheque/DD No.					Bank Date	RBI Date	02/01/2020-16:24:20	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.

Mobile No. : 9823276665

सदर चालन केवल दुसरे निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Shrikant Chaudhary
[Shrikant Chaudhary]



Print Date 02-01-2020 04:20:11



Receipt of Document Handling Charges	
PRN 0201202008956	Date 02/01/2020
Received from, SAMRUDDHI CONSTRUCTION, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 8 of the District Nagpur.	
Payment Details	
Bank Name sbiepay	Date 02/01/2020
Bank CIN 10004152020010208037	REF No. 202000232104390
This is computer generated receipt, hence no signature is required.	

नगन-८
२७/२०२०
२/४



नगन-८
४४५५/२०२०

