



CHALLAN
MTR Form Number-6



GRN	MH006284315202122E	BARCODE			Date	16/09/2021-13:49:26	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name			MS SHRI RANDAL INFRA
Location				NAGPUR		City Survey No.			499
Year				2021-2022 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030063301 Registration Fee				30000.00		Road/Street			SOMALWADA
						Area/Locality			Behind Hotel Radisson, Narendranag
						Town/City/District			er, Wardha Road, Nagpur
						PIN			4 4 0 0 1 5
						Remarks (If Any)			
						PAN2=AFYPB4994H-SecondPartyName=SMT			GEETA DINKARRAO
						BORKUTE AND-			
						Amount In			Thirty Thousand Rupees Only
Total				30,000.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572021091639242	CKR4373217
Cheque/DD No.				Bank Date		RBI Date		16/09/2021-13:24:50	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 चलन केवल दृश्य निबंधक कार्यालय नोदणी कचकयच्या दस्तांसाठी लागू आहे. नोदणी न कचकयच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9730414589

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

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 72/2021
Date 4/8/2021

Received From SHRI/Ms. SHRI RANDAL INFRA

Residing at NAGPUR

Market Value Rs. 7,78,69,000/-

Stamps duty of Rs. 38,93,450/- in words Rs. Thirty eight lakhs Ninety three thousand Four hundred Fifty only.

Paid vide a-Challan No. MH06057599203028 Date 14/9/2021

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 38,93,450/- in words Rs. Thirty eight lakhs Ninety three thousand
Four hundred Fifty only with which instrument is chargeable
has been paid as per Article 5(3-4) of Schedule-I.

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

Nagpur
Date: 5/9/2021

Collector of Stamps
Nagpur City

ह जसेस मेलकट्ट मुद्रांक अधिनियम, १९५८ अन्वये अल्लोका
नियमान्वये निर्दिष्ट केसेस जसे. परंतु उक्त दस्त नोंदणीसाठी
नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर



AGREEMENT OF DEVELOPMENT AND SALE

FOR RS. 3,00,00,000 = 00 ONLY

MARKET VALUE RS. 7,78,69,000 = 00 ONLY

THIS AGREEMENT OF DEVELOPMENT AND SALE is made on this 16th
Day of September 2021 BETWEEN (1) SMT. GEETA Wd/o LATE SHRI.
DINKARRAO BORKUTE, Aged 67 Years, Occupation - Housewife (PAN
AFYPB4994H & AADHAR 8789 3342 4160); (2) MISS. TRUPTI D/o LATE SHRI.
DINKARRAO BORKUTE, Aged 36 Years, Occupation - Business (PAN
AMGPB7705B & AADHAR 7175 3617 6045); (3) MISS. BHAKTI D/o LATE SHRI.
DINKARRAO BORKUTE, Aged 34 Years (PAN ALUPB4550H & AADHAR 8947 8302
7120); AND (4) SHRI. RISHI S/o LATE SHRI. DINKARRAO BORKUTE, Aged 28
Years, Occupation - Business (PAN BIJPB9233J & AADHAR 3863 1394 6192), All
Residents of Plot No. R-20/A, 'DEVHARA', Rani Laxminagar, Nagpur-440022, Tahsil
and District - NAGPUR, 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. SHRI. RANDAL INFRA, A Proprietary Concern having its Office at 114/115, Ganesh Heights, Ring Road, Khamla, Nagpur and acting through its Sole Proprietor SHRI. RAJESH S/o ASHOK DAWDA, Aged 45 Years, Occupation - Business, Resident of 132, Ramdaspath, Near Lendhra Park, Nagpur-440010, Tahsil and District - NAGPUR (PAN AFFPD4378G & AADHAR 8256 8524 4095), 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, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Kh. No. 58/1K of Mouza - SOMALWADA, P.S.K. 44, having an area of 10.88 Acres held in Bhogwatdar Class-I Rights, situate at Somalwada, Nagpur in Tahsil and District - NAGPUR, Originally belonged to Shri. Bhaskarrao S/o Govindrao Borkute, Resident of Nagpur; AND

WHEREAS the aforesaid Shri. Bhaskarrao S/o Govindrao Borkute left for heavenly abode on 27-8-1978 leaving behind him, his Widow Smt. Bhagirathibai, 2 sons namely (i) Shri. Dinkar and (ii) Shri. Pravin and four Daughters namely (i) Mrs. Kavita W/o Nagesh Ambhore (ii) Mrs. Chandrakala W/o Pundlikrao Thakre (iii) Mrs. Shashikala W/o Purushottam Rajurkar and (iv) Mrs. Pramila W/o Madhukarrao Bhojer as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS the aforesaid legal heirs of Late Shri. Bhaskarrao S/o Late Shri. Govindrao Borkute lateron effected a PARTITION of the aforesaid property vide Family Agreement Settlement Dated 1-6-1987; AND

WHEREAS the aforesaid entire land comprising Kh. No. 58/1K of Mouza - SOMALWADA is converted for Non-Agricultural Use vide Order Dated 29-7-1986 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No. 29/NAP-34/1985-86; AND

WHEREAS the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Late Shri. Bhaskarrao S/o Govindrao Borkute had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority U.L.C. Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 998/76 Dated 21-12-1998 declared 9000 Sq. Mtrs. of land out of the aforesaid Kh. No. 58/1K as a retainable land and the remaining 24136 Sq. Mtrs. as a surplus vacant land within the meaning of the said Act. Out of the said retainable land the said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute held and owned 6272 Sq. Mtrs. (OR 1.55 Acres) of land. The said land bears New Kh.

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No. 58/6(58/1K Part) of Mouza - SOMALWADA which includes 1500 Sq. Mtrs. Retainable land of Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute; AND

WHEREAS the said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute lateron applied for exemption to the aforesaid surplus vacant land under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance Department; AND

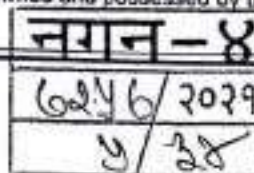
WHEREAS considering his application, the Additional Collector and Competent Authority U.L.C., Nagpur vide his Order Dated 26-5-1999 passed in Case No. ATP/ULC/TD(142) 8-7-1999 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein; AND

WHEREAS the time for completion of the proposed Scheme under Talegaon Dabhade Pattern is extended by the Additional Collector and Competent Authority ULC Nagpur vide his Order Dated 31-12-2009 passed in Case No. K.L./ULC/KV/927/09; AND

WHEREAS the aforesaid retainable land admeasuring $\frac{1}{2}$ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + $\frac{1}{2}$ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. is Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/146 Dated 29-1-2011; AND

WHEREAS the layout of the said land including the retainable land belonging to Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute is duly sanctioned by the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur in terms of the Agreement executed between the Nagpur Improvement Trust and Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute on 1-4-2006; AND

WHEREAS a Piece of land out of Kh. No. 58/6(58/1K Part) of Mouza - SOMALWADA belonging to Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute is reserved for 36 Mtrs. wide Ring Road. As per the terms and conditions incorporated in Agreement Dated 1-4-2006, Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute was entitled for TDR of the said acquired land. The said reserved land is in the actual physical possession of the Land Acquisition Officer vide his Order Dated 20-2-1991 passed in Case No. 9/LND-47/86-87/A-65/19 of Mouza - SOMALWADA. The said Shri. Dinkar S/o Late Shri. Bhaskarrao Borkute had not accepted the compensation for the said acquired land from the Government of Maharashtra. A litigation regarding the aforesaid matter is presently pending before the Hon'ble High Court bearing No. 3933/2010. The TDR for the said acquired land is not the subject matter of this Agreement and the same shall be owned and possessed by the present Owners; AND



WHEREAS in the mean time the said Shri. Dinkar S/o Bhaskarrao Borkute breathed his last on 14-12-2014 and consequent upon his death/demise the said property comprising Plot No. 1 devolved upon his Widow Smt. Geeta, only son Shri. Rishi and 3 daughters namely Mrs. Tejaswini W/o Ajayrao Bodhare, Miss. Trupti D/o Late Shri. Dinkarrao Borkute and Miss. Bhakti D/o Late Shri. Dinkarrao Borkute, by way of intestate succession, being the only legal heirs of the deceased; AND

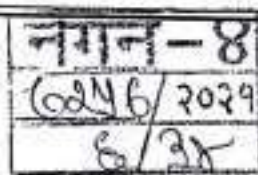
WHEREAS the said Mrs. Tejaswini W/o Ajayrao Bodhare lateron relinquished all her rights, title and interest in respect of the aforesaid property in favour of Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute, the Owners hereinabovenamed, by a Deed of Release Dated 24-4-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2699 on even date. As a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS the Owners have now jointly decided to develop the aforesaid Piece of land into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; 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 jointly 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 admeasuring $\frac{1}{4}$ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + $\frac{1}{4}$ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. out of the sanctioned layout known and styled as "SHRI. DUTTA VIHAR" Shri. Bhaskarrao Borkute Patil Nagar being a portion of the entire land bearing Kh. No. 58/6 (58/1K (Part) of Mouza - SOMALWADA, bearing City Survey No. 499 and Sheet No. 674/8 of Mouza - SOMALWADA, situate behind Hotel Radisson, Narendranagar, Wardha Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written.



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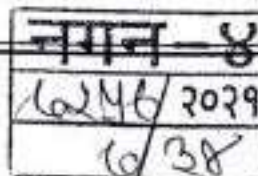
- (2) THAT the total price agreed is Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lac) Only which the Developer has specifically agreed to adjust in the following manner

*THAT the Developer has specifically agreed to construct at its own costs First and Fifth Floor of a Multistoreyed Building proposed to be constructed on the said Piece of land covering a total Carpet area of 6402 Sq. Ft. (OR 594.745 Sq. Mtrs.) 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 Apartments chosen to be retained by the Owners is fixed at Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lac) Only (inclusive of the cost of 6 Car Parking) 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 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 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.

*THAT if the Developer fails or neglects to handover the actual physical possession of the said Apartments chosen to be retained by the Owners in duly completed and finished condition strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 25,000/- Only per month per Owner towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartments to the Owners.

- (3) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses and all other outgoings etc. levied on the property hereby agreed to be developed and payable by the Owners only upto the date of Registration of this Agreement.

- (4) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.



(5) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed.

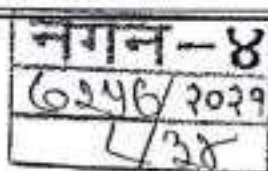
(6) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(7) THAT on receipt of possession of the chosen Apartments from the Developer, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the nominee(s) of the Developer at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

(8) THAT it is clearly understood and agreed by the Owners that the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the Proposed/Revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for securing sanction to such plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation. An amount of Rs. 32,81,334/- has already been deposited to the Nagpur Improvement Trust against the sanction of the proposed scheme to be implemented on the aforesaid Piece of land and the Developer is fully authorized and entitled to avail the benefit of the said deposited amount while obtaining revised sanction.

(9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(10) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However the Owners shall have every right to enter into the said Premises and to



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inspect the construction and quality of materials to be used in the Apartments chosen to be retained by them.

(11) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

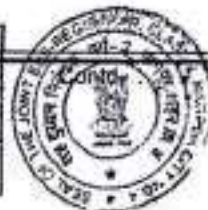
(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartments chosen to be retained by the Owners) Togetherwith the Undivided proportionate share and interest in the said Piece of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

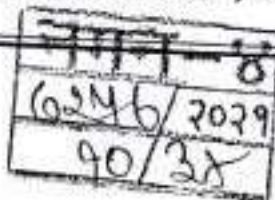
(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Built-up spaces (excluding the Apartments chosen to be retained by the Owners) in the proposed building alongwith the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owners shall on receipt of the possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and they shall also get the same duly registered in accordance with the law in force.

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- (16) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owners agree to execute the same subject to such actual changes as the facts and events may warrant.
- (17) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective buyers.
- (18) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to developed and this power will not be withdrawn or revoked by the Owners until the transaction envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed for and on behalf of the Owners unless it confirms from Owners that they have already received the chosen Apartments from the Developer.
- (19) THAT in case of Owners fail or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers.
- (20) THAT in the like manner if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owners shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development and Sale. The Developer shall construct the proposed Multistoreyed Building strictly as per the Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur



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Municipal Corporation and shall not deviate from the same. The Developer shall always indemnify the Owners against any claims, litigation both Civil and Criminal, Penalties, Damages etc., if any, arising out of the transaction of sale of Apartments between the Developer and the Prospective Buyers and for any deviation in the sanctioned plan.

(21) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners is merely in the nature of a LICENSE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53 (A) of the Transfer of Property Act, 1882.

(22) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax, and Capital Gain Tax liabilities, if any, arising out of this transaction.

(23) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

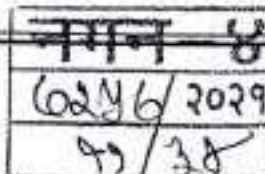
(24) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(25) THAT on Registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective Undivided proportionate share and interest in the said land in favour of each such individual prospective buyers in all relevant records.

(26) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connection and meters in the proposed building.

(27) THAT the Developer also agrees to pay any Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owners indemnified against the same.

(28) THAT if the F.S.I. in relation to the said Piece of land is increased at any time during the course of construction, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.



(29) THAT the Owners shall not have any objection of any kind whatsoever for using and consuming the T.D.R. by the Developer on the proposed Multistoreyed Building over and above the permissible F.S.I. as on date.

(30) THAT all the provisions of The Real Estate (Regulation and Development) Act, 2016 i.e. Maharashtra Real Estate Regulatory Authority shall be applicable to this Agreement of Development and Sale.

(31) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

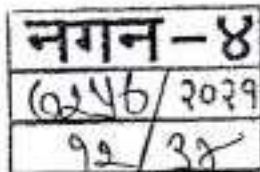
(32) THAT all expenses on account of preparation of this Agreement of Development and Sale including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land admeasuring $\frac{1}{2}$ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + $\frac{1}{2}$ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. out of the sanctioned layout known and styled as "SHRI. DUTTA VIHAR" Shri. Bhaskarrao Borkute Patil Nagar being a portion of the entire land bearing Kh. No. 58/6 (58/1K (Part) of Mouza – SOMALWADA, bearing City Survey No. 499 and Sheet No. 674/8 of Mouza – SOMALWADA, situate behind Hotel Radisson, Narendranagar, Wardha Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	YASHWANT APARTMENTS.
ON THE WEST	-	PLOT NO. 11.
ON THE NORTH	-	36.00 MTRS. WIDE ROAD.
ON THE SOUTH	-	PLOT NO. R-4.

Contd. . .



IN WITNESS WHEREOF the OWNERS and the DEVELOPER

hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT AND SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :

drafted by Adv. A.S. Waley



(1) *[Signature]*



1)

G.D. Borkute

(SMT. GEETA DINKARRAO BORKUTE)



(2) *[Signature]*



2)



Trupti Borkute

(MISS. TRUPTI DINKARRAO BORKUTE)



3)



Bhakti Borkute

(MISS. BHAKTI DINKARRAO BORKUTE)



4)



Rishi

(RISHI DINKARRAO BORKUTE)



OWNERS

M/S. SHRI. RANDAL INFRA

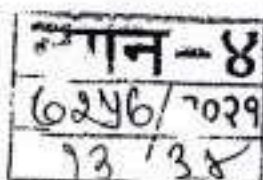


[Signature]

(RAJESH ASHOK DAWDA)

Sole Proprietor

DEVELOPER



नगन-४
७२५६/२०२१
१४/३४



CHALLAN
MTR Form Number-6



GRN	MH006057599202122E	BARCODE			Date	09/09/2021-13:30:28	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM				
Office Name				NP/JT DISTRICT REGI NAGPUR URBAN				
Location				NAGPUR				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.				
0030051701 Amount of Tax				3893450.00				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				ADJ CASE NO. ADJ72/2021				
				Amount In				
				Thirty Eight Lakh Ninety Three Thousand Four Hundred				
				Words				
				ed Fifty Rupees Only				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref No.	0004C572021090985858	CRP3653359	
Name of Branch				Bank Date	RBI Date	09/09-2021-01 34:42	Not Verified with RBI	
Name of Branch				Bank-Branch	STATE BANK OF INDIA			
				Scroll No. Date	253 13/09/2021			

Defacement Details:

Defacement No. 0002925543202122

Defacement Date 14/09/2021-10:57:32

Userid IGR300

Defacement Amount 3893450.00

Mobile No. 9730614585

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

नोंदणी करील दस्तऐवज कायदाबाह्य नोंदणी कार्यालयाच्या दस्तऐवजी लागू आहे. नोंदणी न करता येणाऱ्या दस्तऐवजी खद्दर. घालण लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002925543202122	14/09/2021-10:57:32	IGR300	3893450.00

नमन-४
62/6/2029
१४/३४



14-09-2021 10:11:25

नगन-४
6246/2024
9/2/25

