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Wednesday,April 10 ,2019
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पावती

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नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2135 दिनांक: 10/04/2019

गावाचे नाव: अजनी
दस्तऐवजाचा अनुक्रमांक: नगन1-2095-2019
दस्तऐवजाचा प्रकार : विकसन हक्काचे तबदीलपत्र
सादर करणाऱ्याचे नाव: अपर्व इन्फा प्रोजेक्ट भागिदारी फर्म तर्फे भागिदार श्री रवींद्र विश्वनाथ गोडे - -

नोंदणी की	रु. 30000.00
दस्त हाताळणी फी	रु. 1240.00
पृष्ठांची संख्या: 62	
एकूण	रु. 31240.00

आपणास मूळ दस्त ,पंचनेमा पिंट,सूची-२ अंदाजे
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DELIVERED ORIGINAL REGISTERED DOCUMENT

बाजार मुल्य: रु 34698000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000299836201920E दिनांक: 10/04/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 40/-
3) देयकाचा प्रकार: By Cash रक्कम: रु 80/-
4) देयकाचा प्रकार: DHC रक्कम: रु 1120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0904201911765 दिनांक: 10/04/2019
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH000295836201920E	BARCODE	Date 09/04/2019-13:30:49	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID (If Any)	
		PAN No.(If Applicable)	ABNFA9801B
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ATHARVA INFRA PROJECTS THROUGH ITS PARTNER RAVINDRA TRIMBAKRAO GODE
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	147
Account Head Details	Amount in Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	AJNI
		Area/Locality	716.39 Sq. Mtrs.
		Town/City/District	
		PIN	4 4 0 0 0 3
		Remarks (If Any)	SecondPartyName=MANJIRI APARTMENT ASSOCIATION THROUGH SECRETARY SUNIL MADHUKARRAO KULKARNI~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019040979761	IK00ZXJEQ2
Cheque/DD No.		Bank Date	RBI Date	09/04/2019-13:31:18	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 :

Mobile No. : 9370077503

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 09-04-2019 01:31:19

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९/६२

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0904201911765	Date	09/04/2019
Received from RAVINDRA TRIMBAKRAO GODE, Mobile number 0000000000, an amount of Rs.1120/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	09/04/2019
Bank CIN	10004152019040910076	REF No.	IGAFWRAFZ4
This is computer generated receipt, hence no signature is required.			

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२ / ६२

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2018 ©

NAG/UR TREASURY
UT 689954
10 APR 2019

Agreement Of Re-Development

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REAL OF THE JOINT SUB REGISTRAR OF THAR CLASS-II NAGPUR NO.1

१) दस्त नोंदणी पेड चलनी अनुक्रमांक ५२४ /दिनांक 9/01/2019

२) दस्त प्रकार कुटखत

३) [illegible] होय/नाही

४) [illegible] मालक/अन्यत्र

५) [illegible] अक्षय उत्तम पोफळकर, व

६) [illegible] दिवस वेगरे nonjudicial

७) मुद्रांक [illegible] मोबदला रु.२ ९०१/-

विजय खोकले

दिवाणी न्यायालय दरजा, व. कार्यालय, नागपूर (शहर)

उक्त कारणासाठी स्वतंत्र मुद्रांक खरेदी केला त्यांचा त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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४/६२

Certificate u/s 32 (1) (b) of the Bombay Stamp Act, 1958

Office of the 4600901
Collector of Stamp Nagpur City
Case No. Adj. 64/2019
Dated: 12/3/2019

Received from Shri / Smt. / M/s. Attorrex Infra Projects through its partner Ravindra Trimbaknao Gode
Residing Nagpur
Market Value Rs. 3,46,98,000/-
Stamp Duty Rs. 17,34,900/- in words Seventeen lakh thirty four thousand Nine hundred only. Paid
Vide Challan No. MH002993512019P Dated 9/4/2019

Certified under Section 32 (l) (b) of the Bombay Act 1958 that the full duty of Rs. 17,34,900/- Seventeen lakh four thousand Nine hundred only. with which instrument is chargeable has been paid vide Article No. 5(g) of Schedule I

This Certificate is subject to the provision of section 53 (A) of Bombay Stamp Act 1958

Place: NAGPUR

Dated:- 10-04-2019

Collector of Stamps
Nagpur City

Dist. Registrar Cl-I & Collector of Stamps * NAGPUR CITY *

अपेक्षा मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या तरतुदीनुसार निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
नागपुर शहर

AGREEMENT OF RE-DEVELOPMENT

(WITHOUT CONSIDERATION)

GOVERNMENT MARKET VALUE RS. 3,46,98,000 /-

[Stamp Duty paid @ 50,800/- Sq. Mtrs. as per Sheet No. (83) / 14, City Survey No. 147 of Moura – Ajni as per Item No. 19,313/14, Page No. 526 of the Government Stamp Duty Ready Reckoner, 2018 - 2019]

This **AGREEMENT OF RE-DEVELOPMENT** is made and executed at **NAGPUR** on this **12th DAY** of **MARCH, 2019**

BETWEEN

MANJIRI APARTMENT ASSOCIATION, an Association of Apartment Owners, having its Office at Plot No. T - 14, Laxminagar, Nagpur – 440022, acting through its PRESIDENT / SECRETARY, **SHRI SUNIL S/O MADHUKARRAO KULKARNI**, Aged about 61 years, Occupation – Retired, Resident of Flat No. 103, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022, hereinafter referred to as the **"MANJIRI APARTMENT ASSOCIATION"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"MANJIRI APARTMENT ASSOCIATION"** as well as its President, Secretary, Treasurer, Members, Owners of Apartments, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

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AND

1) **SHRI VASANTRAO S/O RAMRAO CHAVAN**, Aged about 85 years, Occupation - Agriculturist, (P.A. NO. AOHPC0858H), Resident of Flat No. 01, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

2a) **SHRI KISHOR S/O VASANTRAO KAKDE**, Aged about 66 years, Occupation – Retired, (P.A. NO. BFLPK9861C), 2b) **SHRI DILIP S/O VASANTRAO KAKDE**, Aged about 60 years, Occupation – Service, (P.A. NO. BKXPK6980K) and 2c) **SMT. SHILPA W/O SHARADRAO KAKDE**, Aged about 61 years, Occupation – Housewife, (P.A. NO. _____), all Residents of Flat No. 02, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

3a) **SHRI SURENDAR S/O AMBADAS DHOMNE**, Aged about 44 years, Occupation – Service, (P.A. NO. ALBPD1974G), Resident of Flat No. 101, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022, presently on Voyage in Merchant Navy, acting through his duly nominated, appointed and constituted POWER OF ATTORNEY HOLDER, **SMT. SARANGI W/O SURENDAR DHOMNE**, Aged about 44 years, Occupation – Service, (P.A. NO. AGZPD2179A), Resident of Flat No. 101, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022 and 3b) **SMT. SARANGI W/O SURENDAR DHOMNE**, Aged about 44 years, Occupation – Service, (P.A. NO. AGZPD2179A), Resident of Flat No. 101, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

4) **SHRI SATISH S/O MADHUKARRAO KULKARNI**, Aged about 50 years, Occupation – Service, (P.A. NO. ADAPK0044K), Resident of Flat No. 102, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

5a) **SHRI SUNIL S/O MADHUKARRAO KULKARNI**, Aged about 63 years, Occupation - Retired, (P.A. NO. AEIPK3515J) and 5b) **SMT. SHAILA W/O SUNIL KULKARNI**, Aged about 58 years, Occupation – Service, (P.A. NO. AOSPK0074J), both Residents of Flat No. 103, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

6) **SHRI GAJANAN S/O CHAMPATRAO MALVI**, Aged about 75 years, Occupation – Retired, (P.A. NO. ACHPM5684R), Resident of Flat No. 104, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

7) **SHRI VIJAY S/O GOVINDRAO JOSHI**, Aged about 65 years, Occupation - Retired, (P.A. NO. ABFPJ1898P), Resident of Flat No. 201, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

8) **SHRI SATISH S/O MADHUKARRAO KULKARNI**, Aged about 50 years, Occupation – Service, (P.A. NO. ADAPK0044K), Resident of Flat No. 202, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

9) **SHRI GAJANAN S/O RAGHUNATH PURANIK**, Aged about 58 years, Occupation – Retired,

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(P.A. NO. ACHPP6520F), Resident of Flat No. 203, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022.

10a) **SHRI MOHAN S/O BABURAOJI MOWADE**, Aged about 53 years, Occupation – Service, (P.A. NO. ABXPM2155Q) and 10b) **SMT. SARITA W/O MOHAN MOWADE**, Aged about 50 years, Occupation – Business, (P.A. NO. ABVPM5872A), both Residents of Flat No. 204, Manjiri Apartment, Plot No. T - 14, Laxminagar, Nagpur – 440022, herein afterwards jointly referred to as the **"APARTMENT OWNERS"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the **"APARTMENT OWNERS"**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

AND

ATHARVA INFRA PROJECTS, (P.A. NO. ABNFA9801B), a Partnership Firm, duly registered under provisions of the Partnership Act, 1932, having its Office at Shop No. 33, J. P. Chambers, South Ambazari Road, Shraddhanandpeth, Nagpur - 440010, acting through its AUTHORIZED PARTNER, **SHRI RAVINDRA S/O TRIMBAKRAO GODE**, Aged about 41 years, Occupation – Business, (P.A. NO. AILPG3263E), Resident of Flat No. C-201, J. P. Chambers, South Ambazari Road, Shraddhanandpeth, Nagpur - 440010, herein afterwards referred to as the **"DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"DEVELOPER"** as well as its Partners, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **THIRD PART**.

WHEREAS the above named **Apartment Owners** are separate and exclusive owners and holding independent, variable, proportionate and undivided **100%** share and interest in all that piece and parcel of **Malik - Makbuza land** bearing **Plot No. T - 14**, total containing by admeasurement **718.39 Sq. Mtrs.** [As per City Survey Records Area - 679.30 Sq. Mtrs.], forming portion of entire land bearing **Khasra Nos. 4/1-2, 7/2, 24, 25 & 26/1-4** of **Mouza – Ajni** bearing **Sheet No. (83) / 14, City Survey No. 147** TOGETHERWITH their separate and exclusive **Residential Apartment Nos. 001, 002, 101, 102, 103, 104, 201, 202, 203 & 204** respectively, having total **Built Up Area of 714.185 Sq. Mtrs.**, situated on the **Ground, First & Second Floors**, respectively in the building standing thereon, known and styled as **Manjiri Apartment**, bearing **Municipal Corporation House Nos. 378 & 378/1 in Ward No. 74**, situated in the layout of **Scientific Co-Operative Housing Society** at **Laxminagar, Nagpur**, within the limits of **Nagpur Improvement Trust** and **Nagpur Municipal Corporation** in **Tahsil** and **District – Nagpur** which is more particularly described in Schedule of Property hereunder in this deed. (Herein afterwards referred to as the said "Plot" / "Apartments" / "Property" for sake of brevity and convenience).

Name of Apartment Owners	Apartment Number	Floor	Built Up Area	Undivided Share in Plot
1) Shri Vasantrao Ramrao Chavan	001	Ground	112.221 Sq. Mtrs.	16.22%
2a) Shri Kishor Vasantrao Kakde 2b) Shri Dilip Vasantrao Kakde 2c) Smt. Shilpa Sharadrao Kakde	002	Ground	111.591 Sq. Mtrs.	15.47%

Addl. Collector & Collector of Stamps NAGPUR CITY

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3a) Shri Surendar Ambadas Dhomne 3b) Smt. Sarangi Surendar Dhomne	101	First	56.21 Sq. Mtrs.	8.00%
4) Shri Satish Madhukarrao Kulkarni	102	First	49.979 Sq. Mtrs.	6.57%
5a) Shri Sunil Madhukarrao Kulkarni 5b) Smt. Shaila Sunil Kulkarni	103	First	77.138 Sq. Mtrs.	10.52%
6) Shri Gajanan Champatrao Malvi	104	First	61.75 Sq. Mtrs.	8.867%
7) Shri Vijay Govindrao Joshi	201	Second	56.21 Sq. Mtrs.	8.00%
8) Shri Satish Madhukarrao Kulkarni	202	Second	49.979 Sq. Mtrs.	6.57%
9) Shri Gajanan Raghunath Puranik	203	Second	68.342 Sq. Mtrs.	8.37%
10a) Shri Mohan Baburaoji Mowade 10b) Smt. Sarita Mohan Mowade	204	Second	70.765 Sq. Mtrs.	10.10%
TOTAL	10	———	714.185 Sq. Mtrs	98.687%

WHEREAS although the sharing of variable, proportionate, undivided, share and interest of above named Apartment Owners in Plot No. T – 14 is 98.687%, however the entire land comprising Plot No. T - 14, admeasuring 718.39 Sq. Mtrs. is submitted to provisions of The Maharashtra Apartment Ownership Act, 1970, hence for further and future reference, the said land shall always mean and include 100% variable, proportionate, undivided, share and interest of the Apartment Owners in Plot No. T – 14.

WHEREAS the Apartment Owners own different Apartments in Manjiri Apartment building which jointly constitutes Apartment Owners Association, known as Manjiri Apartment Association and the same is being represented by its elected President / Secretary.

WHEREEAS now the Manjiri Apartment Association comprising its Apartment Owners have realized that the building of Manjiri Apartment has lived its age and having concern about its dilapidated and ram shackling condition, they unanimously resolved that it is just and necessary to reconstruct / re-develop the said Apartment scheme by demolishing the entire existing building and thereafter to re-allot / re-assign various Residential Apartments to the Apartment Owners apart from constructing and selling some additional Apartments that may constructed by the Developer in the re-developed scheme / building.

WHEREEAS the Manjiri Apartment Association comprising its Apartment Owners have no ample resource, money, knowledge, expertise, time etc., neither it is possible for them to undertake the Re-Development work individually or jointly, therefore they mutually resolved to entrust the entire work of reconstruction / Re-Development of the said building to a reputed Developer of Nagpur city who has ample resource, money, knowledge, expertise, time etc.. Whereas the Owners perceived reverberation regarding the above named Developer that it is having ample experience of building construction activities and that it sets high goodwill and commitment standards and taking into account all these aspects, the Apartment Owners of Manjiri Apartment Association approached the Developer with offer to demolish the existing building and reconstruct / re-develop a new multistoried Residential Apartment scheme comprising several Residential Apartments therein. Whereas in like manner, the Developer also keenly expressed its desire and willingness to reconstruct / re-develop the said building for and

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on behalf of Manjiri Apartment Association and the Apartment Owners.

WHEREAS after having series of formal discussions, meetings and through negotiations, the Developer principally agreed to reconstruct / re - develop Manjiri Apartment building by demolishing the entire existing building and thereafter re-allot / re-assign / re-sell various Residential Apartments to the Apartment Owners and likewise the Manjiri Apartment Association and the Apartment Owners also resolved to assign the entire work of reconstruct ion / Re-Development of Manjiri Apartment building to the Developer upon certain agreed terms and conditions, however in order to avoid any confusion, uncertainty, dispute, legal complexity in future, the Manjiri Apartment Association, the Apartment Owners and the Developer have mutually decided and agreed to execute and register this Agreement of Re-Development to create better understanding between them, upon certain terms and conditions, appearing as under: -

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE MANJIRI APARTMENT ASSOCIATION, THE APARTMENT OWNERS AND THE DEVELOPER AND THIS AGREEMENT OF RE-DEVELOPMENT WITTNESSETH AS UNDER: -

1. **THAT** the Apartment Owners agree and confirm with the Developer that as on date each Apartment Owner has valid, legal title and ownership and peaceful possession of their respective Apartment in Manjiri Apartment building together with variable, proportionate and undivided share and interest in said Plot as described hereinabove.

2. **THAT** the Apartment Owners agree and confirm with the Developer that each Apartment Owner is / are exclusive / joint owners of their respective Apartment and they further confirm and declare that none except them is legally entitled to claim any right, interest, share, title or demand for partition in their respective Apartment/s.

3. **THAT** the Apartment Owners agree and confirm with the Developer that the Apartments in Manjiri Apartment building is not encumbered in any manner, which may cause or create any defect relating to the title of the Apartment Owner/s or create any charge or lien on their respective Apartment by way of any unregistered or registered deed of agreement, sale, gift, release, exchange, mortgage, will, inheritance, lease, leave & license, les-pendent, civil suit, statutory reservation of government or otherwise and that the title each Apartment Owner is absolutely clear and marketable.

4. **THAT** the Apartment Owners agree and confirm with the Developer that if their respective Apartment/s is / are mortgaged with any bank / co - operative society / financial institution against availing any type of loan, collateral security, financial aid then such Apartment Owners shall repay the entire outstanding loan together with interest, penalty, other charge, if any and procure no-dues and no-objection certificate from such bank / co-operative society / financial institution within 30 (Thirty) days time from the date of registration of this Agreement of Re -Development and provide copies thereof to the Developer.

C.L-I & Collector of Stamps NAGPUR CITY

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5. **THAT** the Apartment Owners agree and confirm with the Developer that prior to execution and registration of this Agreement of Re-Development they have not signed, executed any unregistered or registered deed of agreement, sale, gift, release, exchange, mortgage, will, inheritance, lease, leave & license or any deed which may amount to conveyance or transfer of their right, interest, share, title or ownership in their respective Apartments together with variable, proportionate and undivided share and interest in said Plot in favour of any person but if any such deed or document is signed, executed, registered by them the same shall be treated as null and void and not binding upon the Developer. The Apartment Owners further confirm and declare that after execution and registration of this Agreement of Re – Development, they shall not sign, execute or register any deed of agreement, sale, gift, release, exchange, mortgage, will, inheritance, lease, leave & license or any deed which may amount to conveyance or transfer of their right, interest, share, title or ownership in their respective Apartments together with variable, proportionate and undivided share and interest in said Plot in favour of any person but if any such deed or document is signed, executed, registered by them herein afterwards, then the same shall be treated as null and void and not binding upon the Developer.

6. **THAT** the Apartment Owners agree and confirm with the Developer that they shall pay Municipal Corporation taxes, Electricity & Water bills to concerned government departments and authorities and Maintenance charges in respect of their Apartments till date of registration of this Agreement of Re – Development.

7. **THAT** subject to compliance of all agreed terms and conditions by the Developer as stipulated in this Agreement of Re – Development, the Apartment Owners specifically agree and confirm that the Apartment Owners shall vacate their respective Apartments and hand over vacant and peaceful possession of the same to the Developer without any let or hindrances within 60 (Sixty) days time from the day, the Developer pays the Demand Note for sanctioning of Revised / New Building Plan to the Nagpur Improvement Trust / Nagpur Municipal Corporation and provides a zerox of Receipt of payment of Demand Note to each Apartment Owner.

8. **THAT** the Manjiri Apartment Association and the Apartment Owners agree and confirm that after compliance conditions as stipulate in Clause Nos. 6 & 7 supra, the Developer will be entitled to commence Re-Development work of Manjiri Apartment by demolishing the same and commence all other construction activities without obtaining any formal written consent or no-objection from the Manjiri Apartment Association and the Apartment Owners. The Manjiri Apartment Association and the Apartment Owners agree and confirm that they shall provide all previous original title deeds and documents, building plan, deed of declaration, municipal tax receipts, electric and water bills to the Developer as and when demanded by it. The Manjiri Apartment Association and the Apartment Owners further agree and confirm that they shall sign and execute all prescribed applications, forms, papers, letters, affidavits, undertakings, indemnity bonds, deeds and documents that may be required by the Developer for loading T.D.R. / F.S.I. / F.A.R over the said Plot and for obtaining sanction of Revised / New Building Plan of the proposed re-developed / new building of Manjiri Apartment from the office of the Nagpur Improvement Trust / Nagpur Municipal Corporation and also for all other legal, general and

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practical purposes that may be required by the Developer for effectively discharging Re-Development work of Manjiri Apartment.

9. **THAT** the Developer agrees and confirms that it shall get rectified the area of the said Plot No. T – 14 in the records of City Survey (Aakhiv Patrika) by filing Appeal before the Superintendent of Land Records, Nagpur or any other competent Authority at its efforts and expenses within 18 (Eighteen) months from the date of registration of this Agreement of Re – Development and thereafter the Developer shall get sanction of Revised / New Building Plan of the proposed Re-developed / New Building of Manjiri Apartment from the office of the Nagpur Improvement Trust / Nagpur Municipal Corporation within 6 (Six) months from the date of rectification of City Survey (Aakhiv Patrika), however in case if the Developer is unable to obtain rectify City Survey (Aakhiv Patrika) and get sanction the Revised / New Building Plan within altogether 24 (Twenty Four) months from the date of registration of this Agreement of Re – Development due to statutory reasons or due to any contingent rules and regulations of the Government or any reason whatsoever, then this Agreement of Re – Development shall ipso-facto become null and void and shall not be binding upon the Apartment Owners.

10. **THAT** The Developer agrees and confirms that it shall provide the under mentioned specifications in the re-developed Apartments and Manjiri Apartment building that will be re - allotted / re-assigned to the existing Apartment Owners:-

DETAILS OF SPECIFICATION OF CONSTRUCTION AND AMENITIES AGREED TO BE PROVIDED BY THE DEVELOPER TO THE Apartment Owners IN THE RE-DEVELOPED APARTMENTS AND MANJIRI APARTMENT BUILDING

STRUCTURE	R.C.C. frame structure.
WALL	External Brick Wall – 150.00 mm thick. Inner Brick Wall – 115.00 mm thick.
PLASTER	Sand faced or Sponge Plaster on External side. Funty finishing Plaster on Internal side.
CEILING	P.O.P. false Ceiling in Drawing Rooms and normal plaster Ceiling in other Rooms
HEIGHT	3.00 Mtrs. Height over floor up to Ceiling of all Rooms Lintel height in Kitchen & Bathrooms / Toilets with Roof Top Chajja.
FLOORING	24" x 24" size Vitrified tiles of 1st quality and reputed brand in all Rooms & Kitchen. Anti-skid tiles (Mat / Glossy finish) of 1st quality and reputed brand on floor in balconies & in Toilets / Bathrooms / W.C. up to Lintel height.
MODULAR KITCHEN	Modular Kitchen with Black / Brown Granite top Kitchen Platform with Stainless Steel Sink of 22" x 18" size Kitchen Balcony with water absorbing and anti-skid tiles.
PLUMBING	Standard I.S.I. brand Plumbing in P.V.C. type all over Jaguar brand or equivalent brand Water Mixers / Showers / Taps in all Bathrooms and Kitchen Taps in Washing Place (Ordinary Brand) 2 Taps and 1 Flushing Cock in Bathrooms / Toilets / W.C. 1 Shower in Bathroom 1 Basin of Standard Size in passage near W.C.
ELECTRIFICATION	Copper concealed I.S.I. mark electric wiring of Havels / Polycab / KEI / HPL or equivalent brand with M.C.B. / Circuit breakers in all Rooms & Kitchen Modular Switch Power Points (16AMP) & 5 (AMP) in Drawing Room & Kitchen Modular Switch Power Points 5 (AMP) and Light Points in all Rooms, Toilet & W.C. All Electric material / goods will be of Havels / Polycab / HPL / KEI or equivalent brand Power Point for Geysers in Bathrooms Inverter Supply & Wiring provision Cable & Telephone points in Drawing and all Bed Rooms A.C. Power Pint Box in Drawing and all Bed Rooms and 1 electric power point for Washing

-1 & Collector of Stamps NAGPUR CITY

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