AGREEMENT OF DEVELOPMENT AND CONSTRUCTION

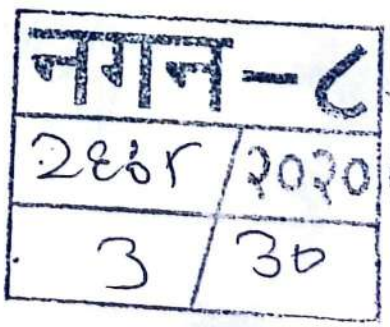
FOR THE PURPOSE OF STAMPS DUTY AND REGISTRATION FEES AS PER GOVERNMENT R.R. VALUED AT RS. 1,01,00,000/- CONSIDERATION AMOUNT RS. 1,15,00,000/- STAMP DUTY OF RS. 5,75,000/- & REGISTRATION FEES OF RS. 30,000/- IS PAID HEREWITH SHEET NO. 319, CITY SURVEY NO. 273, ITEM NO. 1.85/319, RATE OPEN LAND RS. 32,300/- PER SQ. MTR., MOUZA NAGPUR, TAHSIL & DIST. NAGPUR THIS DEED OF AGREEMENT OF DEVELOPMENT AND CONSTRUCTION IS MADE & EXECUTED AT NAGPUR ON THIS 25th DAY OF SEPTEMBER, 2020 AT NAGPUR, BY & BETWEEN

1. SMT. SANJIWANI MORESHWAR DALAL
Aged about 66 years, Occupation Housewife,
Resident of Plot No. 137, Narmada Colony,
Katol Road, Nagpur 440013.
Pan No. CDGPD0849B
Aadhaar No. 346768573405

2. SMT. MANJUSHREE RAJU JASUTKAR
Aged about 50 years, Occupation Housewife,
Resident of Plot No. 19, Ashirwad Nagar, Nagpur 440024.
Pan No. ANEPJ9524D
Aadhaar No. 878163832040

3. SHRI. PUSHKARDATTA GULABRAO RAJANKAR
Aged about 64 years, Occupation Retired,
Resident of Plot No. 338, Hanuman Nagar, Nagpur 440009.
Pan No. ACAPR2025E
Aadhaar No. 785060071817

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4. SHRI. CHANDRAHAS GULABRAO RAJANKAR

Aged about 71 years, Occupation Retired,

Resident of Plot No. A-001 Sanchayani Prestige Complex,

Swavalambi Nagar, Nagpur 440022.

Pan No. ABMPR8004Q

Aadhaar No. 802150638889

Hereinafter referred to and called **"THE VENDOR / OWNER / PARTY NO. 1"**, which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said **VENDOR/OWNER**, legal heirs, legal representatives, successors, administrators, assignees etc. of the ONE PART;

AND

M/S NARAYANI ENTERPRISES, A Partnership firm bearing registration No. 11563/10 having its registered office C2/B1,B2, Vyankatesh Nagar, Nandanvan, Near K.D.K College of Engineering, Nagpur-440009. Through its partner,

SHRI DEVENDRA S/o TULSIRAM WASNIK,

Aged about 38 years, Occupation Business,

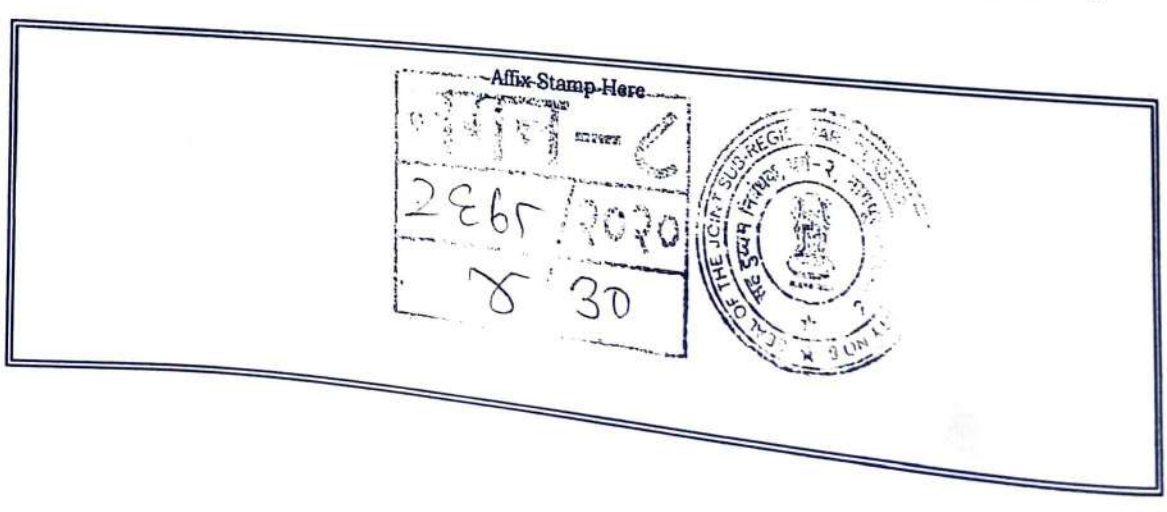
Resident of B 4/01, Vyankatesh nagar, Nandanvan,

B\h K.D.K College of Engineering, Nagpur-440009.

Pan No. AAGFN6201L

Aadhaar No. 219861821269

Hereinafter referred to and called as **THE BUILDER / THE DEVELOPER /THE PARTY NO. 2**, which term shall unless repugnant to the context whereof mean and include the said Partnership Firm, its Partners, its heirs, executors, administrators, representatives, and assigns of the Other Part ;



WHEREAS, the party No. 1 are sole, absolute and lawful owners of ALL THAT PIECE AND PARCEL OF land bearing Plot No. 419-B, total admeasuring area 312.150 Sq Mtr (3360 Sq Ft.) in Industrial Basti Scheme of NIT, Khasra No. 514, 513, Mauza Nagpur, bearing Sheet No. 319, City Survey No. 273, Ward No. 10, Division South, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur. The Plot is bounded as under:

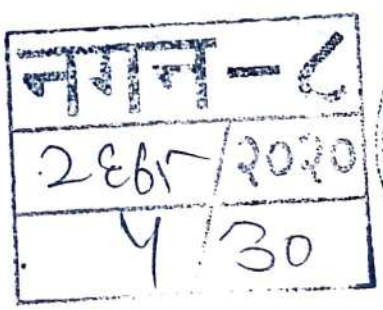
TO THE EAST : Road,
TO THE WEST : Con. Lane Land,
TO THE NORTH : Plot No. 419-A,
TO THE SOUTH : Plot No. 418-A.

Hereafter referred to and called as **"THE SAID PROPERTY".**

AND WHEREAS, initially Shri Gulabrao Mahadeorao Rajankar had purchased the said property from Shri Ramchandrarao Nilkanthrao Poal vide sale deed which is duly registered at Sr. No. 1221/1979 on 05/07/1979 in the office of Sub-Registrar, Nagpur 2, Lateron Shri Gulabrao Mahadeorao Rajankar left for heavenly abode on 21/06/2000 and wife of Shri Gulabrao Mahadeorao Rajankar i.e. Smt. Shakuntala Gulabrao Rajankar also died on 12/04/2014 leaving behind the present Vendors as the only legal heirs and thus it has been recorded, mutated in the name of present Vendors in official record as owner of the said property.

AND WHEREAS, Nagpur Improvement Trust has executed Lease Deed in favour of Vendors which is duly registered at Sr. No. 1271/2018 on 02/05/2018 in the office of Sub-Registrar, Nagpur 8.

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AND WHEREAS, as the party No. 2 intended to develop the said property approached the party No. 1 and after due deliberations, discussions, negotiations and consequences thereof the party No. 2 acquired development rights in respect of the said on following mutually agreed terms and conditions.

NOW THIS AGREEMENT OF DEVELOPMENT AND CONSTRUCTION IS WITNESSTH AS UNDER:

1. That, the VENDOR and Developer has been mutually agreed to develop the said property by constructing RCC structure consisting of self-contained 4 (Four) floor, 8 (Eight) residential apartments.
2. THAT, for and against total valuable consideration of **Rs. 6,00,000/- (Six Lakh Only)** and **4 (Four) Apartments,** the party No. 1 being legal, true and beneficial owner of the said property does hereby entrust, transfer and assign all kinds of development rights in favour of the party No. 2. The party No. 1 shall retain 4 (Four) Apartments/Flats proposed to be constructed on the said property each admeasuring super built up area of approximately **102 Sq. Mtr.** The Party No. 1 shall retain 4 (Four) Apartments/Flats in the following manner

Sr. No.	Apartment/Flat No.	Floor	Name of Retainer	Approximate super builtup Area along with equal undivided share in the land

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1.	102	First	SHRI. CHANDRAHAS GULABRAO RAJANKAR	102 Sq. Mtr.
2.	202	Second	SHRI. PUSHKARDATTA GULABRAO RAJANKAR	102 Sq. Mtr.
3.	302	Third	SMT. SANJIWANI MORESHWAR DALAL	102 Sq. Mtr.
4.	402	Fourth	SMT. MANJUSHREE RAJU JASUTKAR	102 Sq. Mtr.

Developer has right to sell remaining apartments to proposed buyers/purchasers.

SCHEDULE OF MANNER OF PAYMENT

1. Rs. 1,50,000 (One Lakh Fifty Thousand Only) is paid by the DEVELOPER/BUILDER to the Vendor by way of Cheque bearing No. 002276 dated 11/07/2019 drawn on Tirupati Urban Co-operative Bank Ltd.
2. Rs. 1,50,000 (One Lakh Fifty Thousand Only) is paid by the DEVELOPER/BUILDER to the Vendor by way of Cheque bearing No. 002277 dated 11/07/2019 drawn on Tirupati Urban Co-operative Bank Ltd.
3. Rs. 1,50,000 (One Lakh Fifty Thousand Only) is paid by the DEVELOPER/BUILDER to the Vendor by way of Cheque bearing No. 002278 dated 11/07/2019 drawn on Tirupati Urban Co-operative Bank Ltd.
4. Rs. 1,50,000 (One Lakh Fifty Thousand Only) is paid by the DEVELOPER/BUILDER to the Vendor by way of Cheque bearing No.

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