

270/1172

पावती

Original/Duplicate

Tuesday, February 07, 2023

नोंदणी क्र.: 39म

3:54 PM

Regn.: 39M

पावती क्र.: 1390 दिनांक: 07/02/2023

पावतीचे नाव: भोकारा

दस्तावेजाचा अनुक्रमांक: मसम7-1172-2023

दस्तावेजाचा प्रकार: विकसनकारनामा

मादर कारणापाने नाव: मेतर्स दादा होम्स प्राईवेट लिमिटेड तसे सही कारनाम दुर्लभन लिवाजी हाडके

नोंदणी फी

रु. 30000.00

दस्त जातावणी फी

रु. 1200.00

दुर्लभी संख्या: 60

एकूण:

रु. 31200.00

मापनास मुळ दस्त, संकेतित प्रिंट, सूची-२, अर्जास

6:11 PM ला वेळीस मिळेल.

सह दुय्यम निबंधक, अर्जास,

महसूल प्रणाली क्र. ७,

बाजार मूल्य: रु. 7334132/-

मोबदला रु. 0/-

भरलेले मुद्रांक मूल्य: रु. 368400/-

1) देवकाना प्रकार: DHC रकम: रु. 1200/-

डीडी/घनादेशा/पि मोडर क्रमांक: 0702202311538 दिनांक: 07/02/2023

बॅंकेचे नाव व पत्ता:

2) देवकाना प्रकार: oChallan रकम: रु. 30000/-

डीडी/घनादेशा/पि मोडर क्रमांक: MH014147004202223E दिनांक: 07/02/2023

बॅंकेचे नाव व पत्ता:



CHALLAN
NTR Form Number-6



GRN	MH014147004202223E	BARCODE							Date	23/01/2023-11:37:50			Form ID	25.2					
Department Inspector General Of Registration								Payer Details											
Stamp Duty Type of Payment: Registration Fee								TAX ID / TAN (If Any)											
								PAN No.(If Applicable)											
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR								Full Name			MS DADA HOMES PRIVATE LIMITED								
Location NAGPUR																			
Year 2022-2023 One Time								Flat/Block No.			MZ BHOKARA								
Account Head Details						Amount In Rs.		Premises/Building											
0030048401 Stamp Duty						365400.00		Road/Street			NAGPUR RURAL								
0030083301 Registration Fee						30000.00		Area/Locality			NAGPUR								
								Town/City/District											
								Pin			440002								
								Remarks (If Any)											
								SecondPartyName=SHRI SUDESHCHANDRA B GUPTA--											
								Amount In			Three Lakh Ninety Eight Thousand Four Hundred Rupee								
Total						3,95,400.00		Words			as Only								
Payment Details STATE BANK OF INDIA								FOR USE IN RECEIVING BANK											
Cheque/DD Details								Bank CIN			Ref. No.			00040572023012354952			CKV2823172		
Cheque/DD No.								Bank Date			RBI Date			23/01/2023-11-24-39			Not Verified with RBI		
Name of Bank								Bank/Branch			STATE BANK OF INDIA								
Name of Branch								Scroll No. , Date			Not Verified with Scroll								

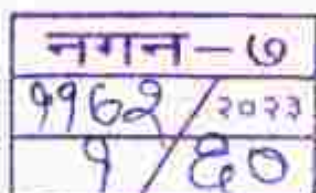
Department ID

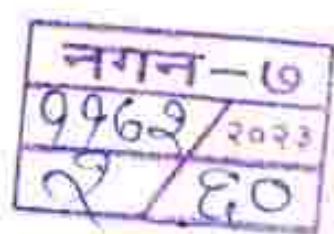
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.

Mobile No. : 7122767995

सादर ध्यान केंद्र दुव्याम निवाक कपटीभवात नोंदणी करावयाचा दस्तावादी लागू आहे. नोंदणी न करावयाचा दस्तावादी सादर ध्यान लागू नाही.

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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made at Nagpur this 07 day of ^{Feb} ~~January~~ 2023.

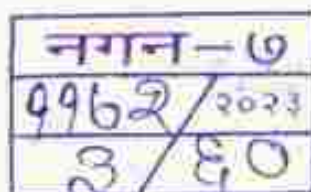
BETWEEN

SHRI SUDESHCHANDRA BABULALJI GUPTA, son of late Shri Babulal Gupta, (PAN: ACJPG8863E), (UID : 6812 3799 3309), Indian Inhabitant, aged about 56 years, residing at Bella Stanza A-102, Ramnath City, Land No. 66 (Part), Bokhara, Koradi Road, Nagpur-441111, hereinafter known and referred to as **"THE OWNER"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the **ONE PART**;

AND

M/S DADA HOMES PRIVATE LIMITED, (PAN : AAHCD8636K) a company duly incorporated under the Companies Act, 2013 having its Office at Kh. No. 56, Bokhara, Koradi Road, Nagpur -441111, represented by its authorised signatory Shri **DURYODHAN S/O SHIVAJI HADKE**, (UID : 9938 0730 4433), aged about 49 years, authorised vide board resolution dated 30.07.2022, hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns) of the **OTHER PART**;

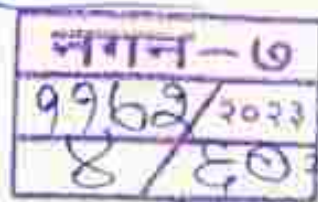
The Owner and the Developer are hereinafter collectively referred to as 'the Parties' and individually as 'Party':



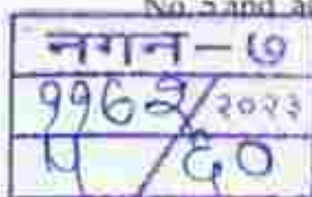
WHEREAS:

- A. Originally (a) Shri Jaisingh Sukhlal Chitale, (b) Shri Dashrath Sukhlal Chitale, (c) Shri Ghanshyam Sukhlal Chitale, (d) Shri Narsingh Sukhlal Chitale, (e) Shri Fatehsingh Sukhlal Chitale, (f) Shri Jhamsingh Sukhlal Chitale and (g) Shri Jaggu alias Jagdish Shobharam Chitale were together seized and possessed of and otherwise well and sufficiently entitled to lands bearing Survey Nos. 7 and 56, Patwari Halka No. 12-A of Mouza Bhokara, Tehsil Nagpur (Rural), District Nagpur admeasuring in the aggregate around 2 Hectares and 24 Ares and 4 Hectares and 54 Ares respectively;
- B. On 2nd June, 2001 a partition was effected amongst the above mentioned original owners in pursuance whereof the land bearing Survey No. 7 admeasuring around 2 Hectares and 24 Ares was allotted to (a) Shri Jaisingh Sukhlal Chitale and (b) Shri Dashrath Sukhlal Chitale whilst the land bearing Survey No. 56 admeasuring around 4 Hectares and 54 Ares was allotted to (a) Shri Ghanshyam Sukhlal Chitale, (b) Narsingh Sukhlal Chitale, (c) Fatehsingh Sukhlal Chitale, (d) Shri Jhamsingh Sukhlal Chitale and (e) Shri Jaggu alias Jagdish Shobharam Chitale;
- C. Immediately thereafter the said land bearing Survey No. 56 admeasuring in the aggregate around 4 Hectares and 54 Ares was sub-divided into five shares and partitioned amongst the above mentioned Shri Ghanshyam Sukhlal Chitale and four others as set out hereunder and thus:
- land bearing Survey No. 56 and Hissa No. 1 and admeasuring around 0 Hectare and 90 Ares came to the share of Shri Ghanshyam Sukhlal Chitale;
 - land bearing Survey No. 56 and Hissa No. 2 and admeasuring around 0 Hectare and 91 Ares came to the share of Shri Jagdish alias Jaggu Shobharam Chitale;
 - land bearing Survey No. 56 and Hissa No. 3 and admeasuring around 0 Hectare and 91 Ares came to the share of Shri Jhamsingh alias Dhamsingh Sukhlal Chitale;
 - land bearing Survey No. 56 and Hissa No. 4 and admeasuring around 0 Hectare and 91 Ares came to the share of Shri Fattesingh Sukhlal Chitale; and
 - land bearing Survey No. 56 and Hissa No. 5 and admeasuring around 0 Hectare and 91 Ares came to the share of Shri Narsingh Sukhlal Chitale.
 - Further, pursuant to the acquisition of an area of 12 Ares out of land bearing Survey No. 56 and Hissa No. 5 the area of the said piece of land thus reduced from 91 Ares to 79 Ares;

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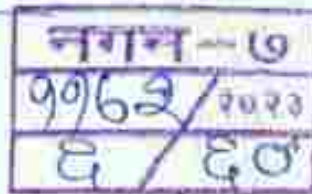
- D. By and under the Sale Deed dated 17th November, 2011, registered with the Joint Sub-Registrar of Assurances, Class-2, Nagpur Rural No. 10 at Serial No. 5158, executed by Shri Ghanshyam Sukhlal Chitale as the Vendor in favour of Shri Sudeshchandra Babulalji Gupta as the Purchaser and Smt. Kalpana Ghanshyam Chitale as the Consenting Party, Shri Ghanshyam Sukhlal Chitale sold, transferred and conveyed unto Shri. Sudeshchandra Gupta the said land bearing Survey No. 56 and Hissa No. 1 and admeasuring around 0 Hectare and 90 Ares;
- E. By and under the Sale Deed dated 21st December, 2011, registered with the Joint Sub-Registrar, Class-2, Nagpur Rural No. 7 at Serial No. 8482, executed by Shri Jagdish Subharam Chitale through his Constituted Attorney Shri Sandip Indrajit Suri as the Vendor, Shri Sudeshchandra Babulalji Gupta as the Purchaser and Shri Sandip Indrajit Suri as the Consenting Party, Shri Jagdish Subharam Chitale sold, transferred and conveyed unto Shri. Sudeshchandra Gupta the said land bearing Survey No. 56 and Hissa No. 2 and admeasuring around 0 Hectare and 91 Ares;
- F. By and under the Sale Deed dated 21st December, 2011, registered with the Joint Sub-Registrar, Class-2, Nagpur Rural No. 7 under Serial No. 8480/2011, entered into between Shri Jhamsingh alias Dhamsingh Sukhlalji Chitale, through his Constituted Attorney Shri Sandip Indrajit Suri as the Vendor, Shri Sudeshchandra Babulalji Gupta as the Purchaser and Shri Sandip Indrajit Suri as the Confirming Party, Shri Jhamsingh alias Dhamsingh Sukhlalji Chitale sold, transferred and conveyed unto Shri Sudeshchandra Babulalji Gupta the said land bearing Survey No. 56 and Hissa No. 3 and admeasuring around 0 Hectare and 91 Ares;
- G. By and under the Sale Deed dated 20th December, 2011, registered with the Joint Sub-Registrar, Class-2, Nagpur Rural No. 7 under Serial No. 8452/2011, executed by Shri Fattesingh Sukhlal Chitale through his Constituted Attorney Shri Sandip Indrajit Suri as the Vendor, Shri Sudeshchandra Babulalji Gupta as the Purchaser, Shri Sandip Indrajit Suri as the Confirming Party and Shri Ratan Fattesingh Chitale as the Consenting Party, Shri Fattesingh Sukhlal Chitale sold, transferred and conveyed unto Shri Sudeshchandra Babulalji Gupta the said land bearing Survey No. 56 and Hissa No. 4 and admeasuring around 0 Hectare and 91 Ares;
- H. By and under the Sale Deed dated 21st December, 2011, registered with the Sub-Registrar of Assurances under Serial No. 8481/2011, executed by Shri Narsingh Sukhlal Chitale through his Constituted Attorney Shri Sandip Indrajit Suri as the Vendor, Shri Sudeshchandra Babulalji Gupta as the Purchaser and Shri Sandip Indrajit Suri as the Confirming Party, Shri Narsingh Sukhlal Chitale sold, transferred and conveyed unto Shri Sudeshchandra Babulalji Gupta land bearing Survey No. 56 and Hissa No. 5 and admeasuring around 0 Hectare and 79 Ares;



- I. By and under the Sale Deed dated 17th November, 2011, registered with the Joint Sub-Registrar, Class-2, Nagpur Rural No. 10 on 19th November, 2011, executed by (i) Shri Bharat Panjabrao Kudawale, (ii) Shri Prahlad Panjabrao Kudawale, (iii) Shri Dudhu Panjabrao Kudawale, (iv) Shri Ganesh Panjabrao Kudawale, (v) Shri Biharilal Panjabrao Kudawale, (vi) Sau Bhagirathabai Ramchandra Pachwe, (vii) Sau Chandrakala Sheshrao Bisre and (viii) Sau Babynanda Nemaji Chaurase therein collectively referred to as the Vendor, Shri Sudeshchandra Babulaji Gupta as the Purchaser, and Shri Rameshwar Bharat Kudawale and Sachin Prahlad Kudawale as the Consentors, the said Shri Bharat Panjabrao Kudawale and seven others sold, transferred and conveyed unto Shri Sudeshchandra Babulaji Gupta all that piece and parcel of land admeasuring about 0 Hectare and 79 Ares bearing Survey No. 64 of Mouza Bhokara, Patwari Halka No. 12-A, Tehsil Nagpur (Rural), District Nagpur;
- J. The Owner, under different Sale Deeds, purchased and is now thus seized and possessed of and otherwise well and sufficiently entitled to the said lands bearing Survey No. 56 and Hissa Nos. 1 to 5 admeasuring around 4 Hectares and 42 Ares as well as the said land bearing Survey No. 64 admeasuring around 0 Hectare and 79 Ares, totally admeasuring around 5 Hectares and 21 Ares equivalent to 52,100 sq. mtrs., more particularly described in First Schedule hereunder written, delineated by a red colour boundary line on the plan thereof hereto annexed as Annexure "A" and hereinafter referred to as "said Land". The Owner is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land;
- K. The Owner is inter alia engaged in the business of development and construction of immovable properties;
- L. That an Agreement dated 31st August, 2012 was entered into between the Nagpur Improvement Trust ("NIT")- the Special Town Planning Authority appointed by the Government of Maharashtra for Nagpur Metropolitan Area- and the Consensor/Land Owner wherein NIT under the cover of its letter dated 7th June 2013 bearing No. B.E. (Metro)/B.P./243, originally sanctioned the layout and building plan on the Said Land of the said Land Property subject to the terms and conditions mentioned in the aforesaid Agreement. This original Lay-out and Building Plans was sanctioned by Nagpur Improvement Trust ("NIT") the Special Town Planning Authority appointed by the Government of Maharashtra for Nagpur Metropolitan Area vide its Order dated 26th March 2013. A copy of the Original layout and building plan are annexed herewith as Annexure A.

Further, the above said original layout and building plan was amended in accordance with Unified Development Control & Promotion

[Signature]



Regulation for Maharashtra State (UDCPR), 2020 dated 05th December, 2020 with amendments thereof. Pursuant to the Agreement dated 23rd February, 2022 entered into between the Nagpur Metropolitan Region Development Authority ("NMRDA") the Special Town Planning Authority appointed by the Government of Maharashtra for Nagpur Metropolitan Area- and the Owner, NMRDA under the cover of its letter dated 08th April 2022 bearing No. B.E. (NMRDA)/South /Nagpur (Rural)/ No. 17119452/202012091/2553, sanctioned the said revised layout and building plan of the said Property subject to the terms and conditions mentioned in the said Agreement dated 8th April, 2022. A copy of sanctioned revised layout map is annexed hereto as **Annexure A1** and hereinafter referred to as "**Said Layout**".

The Developer has the requisite experience and expertise in planning, designing, handling, supervising, construction, raising finance, marketing and sale of immovable properties, apartments, flats etc. The RERA registration no. P50500045227 comprise block nos. 16, 17 and 21 on the said layout which shall be known as 'Mahalaxmi City Phase-VI' (hereinafter referred as 'Said Project'). Under this agreement between the Parties, the Owner has exclusively entrusted the Developer for construction, development, sale etc. of the apartment building/units on block no. 16 only under brand name 'GRANDE' in the said project on the said layout and comprises total proposed built-up area of 1053.014 sq. mtrs., on revenue sharing basis for the development. The proposed area under development under this agreement is more particularly described at Second Schedule hereunder and is demarcated in red color & is annexed hereto as **Annexure B**.

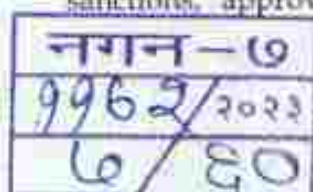
M. Accordingly, the parties hereto have agreed by these presents and hereto are desirous of recording the terms and conditions agreed to between them and their respective rights and obligations and have therefore decided to execute this Agreement.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Article 1

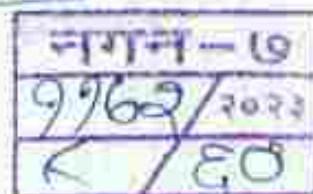
Definitions

- 1.1. "**Agreement**" shall mean this Agreement including the Schedules and Annexures hereto, as may be amended or modified, from time to time, in accordance with the terms hereof;
- 1.2. "**Approvals**" shall include Building Permit/ Commencement Certificate, Building Completion Certificate, Building Plans, OC, Fire NOC (No Objection Certificate), Environmental Clearances, and all permissions, sanctions, approvals, NOCs and any and all extensions, renewals,

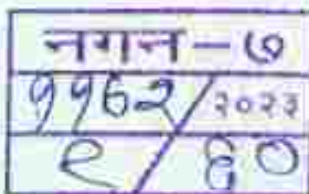


revalidations, modifications, reinstatements or other documents of like nature by whatever named called from any Authority or person;

- 1.3. **"Authorities"** shall include any national, state, provincial, municipal, local or similar governmental, regulatory or administrative authority, branch, agency, any military, revenue, environmental, railway, aviation, road and highways, police, electricity, water, drains and sewerage or building authority, any statutory authority, body or commission or any non-governmental regulatory or administrative authority, body or other organization in India to the extent that the rules, regulations and standards, requirements, procedures or orders of such authority, body or other organization have the force of Law or any ministry or any court, tribunal, arbitral or judicial or quasi-judicial body including the State Pollution Control Board, the Ministry of Environment and Forest, the Collectorate, the Town Planning Authority, Local Authority, Gram Panchayat, Municipal Corporation/Council;
- 1.4. **"Average Sale Price"** shall have the same meaning as ascribed to it in Clause 14.3 below;
- 1.5. **"Confidential Information"** shall have the same meaning as ascribed to it in Clause 26 below;
- 1.6. **"Common Organization"** shall mean the co-operative society/condominium/association/limited company of the purchasers of all the Flats to be constructed on the said Land or the separate society/condominium/ association/limited company formed in respect of the different buildings/structures to be constructed on the said Land as also the Federation or Apex Body of the said different societies/condominiums/ associations/limited companies;
- 1.7. **"Effective Date"** shall mean 07-04-2022;
- 1.8. **"Encumbrance"** means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, right of pre-emption, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lispendens, acquisition, or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Scheduled Property;
- 1.9. **"Facilities"** shall include club house, swimming pool, gymnasium, parking spaces, landscaped gardens, lawns, open spaces, recreational /sports facilities, terraces, amenity space/building, back-up electricity, additional electric power, generators, intercom, internet, cable, communications, central air conditioning, air handling units, cleaning, sweeping, house-keeping, security, lighting of common areas, water pumping operation, hygiene, utility, maintenance, management or administrative services or any facility, amenity, service or revenue generating activity whatsoever available within the block no. 16 of the said project;



- 1.10. "Flats" shall include row houses, villas, apartments, residential units, dwellings, structures, real estate of any kind whatsoever that may be constructed in the block no. 16 of the said project' on the said Land in accordance with the Laws and Approvals;
- 1.11. "Future FSI" shall mean FSI or development potential in any form whatsoever arising from or appurtenant to the said Land after Project Completion;
- 1.12. "FSI" shall mean Floor Space Index;
- 1.13. "Gross Revenue" shall mean and include the consideration/premium/rent/proceeds/revenues in whatsoever form received on the sale, lease, sub-lease, letting out, transfer, giving on leave and licence or business conducting basis or on entering into any agreement or arrangement whatsoever or on howsoever dealing with the Flats or Facilities; rent or charges from allowing the use of the Facilities, advertisements hoardings/ billboards; revenue from leasing or letting out space to telecommunication companies to put up towers and/or equipment/s; club development charges, preferential location charges, floor rise charges; amounts received for carrying out additional civil works at the instance of the Flat purchasers; or any receipts by whatever named called either in lump sum or in streams arising out of or in connection with the Project in any manner howsoever to be shared in the proportion hereinafter mentioned PROVIDED THAT amounts received by way of deposits towards legal expenses, deposits for formation of Common Organisation, electricity meter charges and deposits, water meter charges and deposits, registration and stamp duty amounts, GST, service tax, VAT, property tax, government levies/taxes and other statutory expenses ("Outgoings and Statutory Payments") shall not be taken into account while arriving at the total quantum of gross sale proceeds;
- 1.14. "Incomplete Area" shall have the same meaning as ascribed to it in Clause 14.2/14.3 below;
- 1.15. "Law" shall include labour/environmental/revenue/military/aviation/building/police/railway laws, Development Control Regulations, Apartment Act, the Consumer Protection Act, or any statute, law, regulation, ordinance, rule, judgment, injunction, notification, rule of common law, principles of equity, order, decree, ruling, writ, bye-law, governmental approval, assessment, directive, circular, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or thereafter;

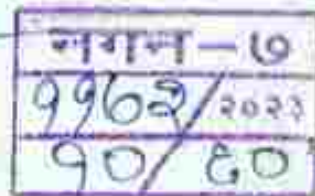


- 1.16. "Sale Agreements" shall have the same meaning as ascribed to it in Clause 3.4 below;
- 1.17. "OC" shall mean Occupancy Certificate issued by the concerned Authority upon completion of a building and shall include part OC;
- 1.18. "Project Completion" shall have the same meaning as ascribed to it in Clause 5.6 below;
- 1.19. "Vesting Document" shall mean lease/conveyance or any other instrument whereby the said Land or parts thereof are transferred to the Common Organisation pursuant to Apartment Act.

Article 2 Interpretation

In this Agreement unless the context requires otherwise:

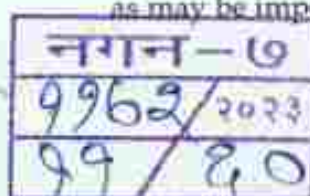
- 2.1 Reference to the singular includes a reference to the plural and vice versa;
- 2.2 Reference to any gender includes a reference to all other genders;
- 2.3 Reference to an individual shall include his legal representative, successor, legal heir, executor, assignee and administrator;
- 2.4 Reference to any statute or regulation made using a commonly used abbreviation shall be construed as a reference to the title of the statute or regulation; and
- 2.5 Reference to any article, clause, section, schedule, annexure or appendixes, if any, shall be deemed to be a reference to an article, a clause, a section, schedule, annexure or appendix of or to this Agreement;
- 2.6 Headings in this Agreement are inserted for convenience only and shall not be used in interpretation;
- 2.7 Any word or phrase defined in the body of this Agreement as opposed to being defined in Article 1 above shall have the meaning assigned to it in such definition Local Authority throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;
- 2.8 If any provision in Article 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;
- 2.9 The use of the word "includes" or "including" followed by a specific example/s in this Agreement shall not be construed as limiting the meaning of the general wording preceding it;
- 2.10 The schedules, annexures, appendixes, if any, to this Agreement shall be deemed to be incorporated in and form an integral Part of this Agreement;



- 2.11 Reference to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced. For the avoidance of doubt, a document shall be construed as amended, modified or replaced only if such amendment, modification or replacement is executed in compliance with the provisions of such document(s);
- 2.12 The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were incorporated herein verbatim to be read and construed accordingly.

Article 3 Development Rights

- 3.1 Subject to the retention of Future FSI the Owner doth hereby grants, transfers and entrusts unto the Developer development rights to utilize and exploit the full development potential available in respect of the block no. 16 in the said layout on the said Land on revenue sharing basis as per the terms hereof for development and construction of building/ Flats together with the development and construction of Facilities and other infrastructure as per the Approvals sanctioned by the Authorities by utilizing and consuming the maximum FSI of the said block no. 16 to the utmost extent as may be feasible under the present Laws and sell the Flats/Facilities/ constructed premises in the manner setout hereinafter and the Owner further agrees to ultimately transfer the said Land constructed thereon to the Common Organization of the Flat purchasers. The Owner, however, reserves his rights over the Future FSI that may be made available in respect of the said Land and shall be entitled to consume the entire Future FSI so available without any permission/NOC from the Developer and/or the individual Flat purchasers and/or the Common Organization and without any recourse to any of them.
- 3.2 The Developer alone entirely at its own costs and expenses shall be responsible for the quality of construction, costs, planning, aesthetics, sales, promotion and marketing of building to be constructed on block no. 16. The Owner and the Developer shall mutually decide on the design and specifications of the Flats, concept and layout of the block no. 16 of the said project' and the related Facilities, infrastructure, open spaces and amenities to be therein provided. The amenities, open spaces, infrastructure, lanes, bye-lanes, internal roads developed by the Developer in the block no. 16 of the said project' shall also be available to the Owner for the purpose of the development on the said Land .
- 3.3 The Developer shall carry out the development in accordance with the prevalent Laws and duly comply with all conditions and requirements as may be imposed under the various Approvals. For the purposes of the



development of the block no. 16 of the said project' the Owner shall extend full co-operation to the Developer as the Developer may reasonably require including but not limited to signing of the requisite applications, documents, papers, memoranda, petitions and assurances in law.

- 3.4 It is agreed that price of Flats shall be mutually decided by the Parties hereto from time to time. In case of disagreement on the pricing, the price suggested by the Owner shall prevail. The Developer shall have the right to market, sell and otherwise dispose off the Flats and Facilities comprised in the block no. 16 of the said project' on the other terms and conditions deemed appropriate by the Developer. The marketing rights shall include the right to sell/transfer/ dispose of signage/display rights (whether on hoardings or on terraces or otherwise by means of home media) on the terms and conditions from time to time as may be deemed appropriate by the Developer. The Project shall be marketed and promoted under the brand "Mahalaxmi City"; the said expression shall not be omitted unless mutually agreed.
- 3.5 The Developer shall be entitled to negotiate, transact and conclude transactions with the Flat purchasers and the Gross Revenue shall be shared between the Owner and the Developer in the ratio and manner set out in Clause 5 hereunder. However, the typical Agreements for Sale to be entered into with the Flat purchasers pursuant to the provisions of applicable laws shall be executed by the Developer jointly with the Owner ("Sale Agreement/s"). It is clarified that no such Sale Agreement shall be executed by the Developer without making the Owner a party thereto.
- 3.6 The Developer shall manage the day-to-day affairs of the Project and shall be in-control and charge thereof and use its technical know-how, experience and expertise to manage and maintain the block no. 16 of the said project', the Flats, Facilities and infrastructure to be developed therein till such time as a Common Organization is formed and the said Land is transferred to such Common Organization.
- 3.7 The Developer shall complete the construction and development of the said Project as also dispose off all the Flats and Facilities therein within 5 years from the Effective Date i.e. 10-05-2022 (i.e. the commencement date of the block no. 16 of the said project'). The Developer shall also adhere to the timelines subject to Force Majeure as set out in Clause 16 hereunder in which case the timelines may be extended after mutual discussions between the parties hereto.

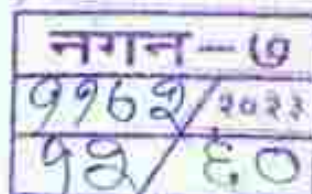
Article 4

Deposit Amount

Nil

Article 5

Revenue Sharing & Designated Accounts



- 5.1 It is agreed between the Parties hereto that the Owner shall be entitled for a residential row house no. GRANDE 24 having carpet area of 110.094 Sq. Mtrs in the block no. 16 of the said project' constructed in accordance with the approved layout plan together with Gross Revenue share in the proportion of 20:80 (Owner: Developer).
- 5.2 The Developer hereto shall open a bank account with a reputed Bank which shall be operated by the Developer and shall be employed for execution of the block no. 16 of the said project'.
- 5.3 NIL.
- 5.4 NIL.
- 5.5 The Project shall be deemed to be complete (a) only upon the receipt of full Completion Certificate/OC for the block no. 16 of the said project' and all the buildings/Flats constructed thereon and (b) the ultimate transfer of the said Land in favour of the Common Organisation ("Project Completion"). Any FSI or TDR or development potential arising out of the said Land after Project Completion or any Future FSI shall vest absolutely with the Owner.
- 5.6 The Owner may appoint a practicing Chartered Accountant for certifying the Gross Revenue received by the Developer from the Project. For the aforesaid purpose, the Developer shall extend all its co-operation and shall produce all the relevant records to the Chartered Accountant appointed by the Owner. The cost of such certification shall be borne by the Owner alone.

ARTICLE 6

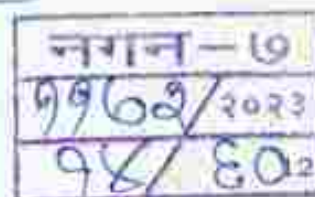
Owner's Representations and Warranties

- 6.1 The Owner hereby declares, confirms and covenants that subject to the set-back and other terms and conditions disclosed in the Approvals, the mortgage disclosed in recital above:
- (a) the Owner is the absolute legal and beneficial owner of the said Land and his title thereto is clear and marketable and free from all reasonable doubts;
- (b) the said Land is free from encumbrances and is not subject to any tenancy or any sub-tenancy, charge, lease, license, lien, mortgage, gift, inheritance, easement, trust, injunction or any such encumbrances and the Owner has not given his guarantee for recovery of loan etc. to any person or persons/banks/ financial institution or any other third party whereby the right of the Owner to grant development cum sale rights in respect of the Land or any part thereof is affected;



- (c) there are no suits or proceedings nor notice of lis pendens nor attachment either before or after judgment pending in respect of the said Land or any part thereof in any court including Debt Recovery Tribunal whereby the rights of the Owner are jeopardized;
- (d) there is proper access to the said Land from Outer Ring Road, which the Developer acknowledges having notice of;
- (e) there is no attachment, prohibitory order or injunction in respect of the said Land or otherwise any liabilities affecting the said Land or any part thereof whereby the rights of the Owner are affected and/or the Owner is restrained from developing and selling the Flats as envisaged in these presents;
- (f) the said Land is demarcated and surveyed and there is no dispute regarding the boundary thereof and shall remain physical possession with owner of Said land.
- (g) no petitions or proceedings for insolvency of the Owner or any of them are pending before any Court of Law or other Competent Authority by or against the Owner or any of them by their creditors or any other person or persons;
- (h) no notice or notification for acquisition or requisition under the Land Acquisition Act or any other Act or statute for the time being in force or from the Government or the Municipal Corporation or any other public body or authority has been received, served or issued affecting the development of the said Land or any part thereof and the Owner is entitled to develop and/or cause to be developed the said Land, in accordance with the Approvals and in accordance with the terms and conditions on which various such Approvals will be granted;
- (i) there are no statutory claims, demands, attachments, or prohibitory orders made or issued by the taxation authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said Land or any part thereof;
- (j) there are no estate duty, wealth tax, income tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities and/or pending before any authority whereby the rights of the Owner in respect of the said Land are affected;
- (k) all outgoings in respect of the said Land and other taxes have been paid for the period upto date by the Owner and the Owner shall

[Handwritten Signature]



keep the Developer fully and effectively indemnified against the same;

- (l) as far as the Owner is aware, there are no other circumstances or factors within their knowledge preventing or restraining them from granting the development rights in respect of the said Land to the Developer in the manner contemplated herein.

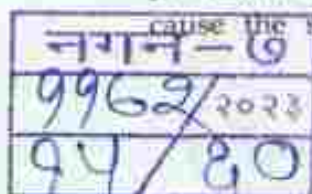
6.2 The Owner hereby agrees to indemnify and keep indemnified save and harmless the Developer from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by anyone or incurred by the Developer as a result of any of the statements, declarations, representations or confirmations herein contained being found to be untrue or incorrect.

ARTICLE 7

Owner's Obligations and Undertakings

7.1 The Owner hereby agrees, undertakes and covenants as under:

- (a) to clear at his own cost all defects in his title to the said Land including by way of payment of nazarana, if necessary;
- (b) to pay all rates, taxes, dues in respect of the said Land till execution hereof;
- (c) to initiate and file suits, petitions, appeals, complaints, actions etc. for the purpose of enforcing his rights or any matter arising in respect of the said Land in so far as it relates to the title of the said Land or defend any suit brought against the Owner relating to his rights/ownership/title to the said Land at the Owner's costs;
- (d) during the subsistence of this Agreement not to alienate, encumber or otherwise transfer the said Land or any part thereof and/or his rights therein nor do or cause or permit to be done or abstain from doing any act which may prejudicially affect the rights the Developer;
- (e) to co-operate with the Developer in getting the plans of the buildings sanctioned from Local Authority and for obtaining other permissions from the concerned authorities and generally for development of the block no. 16 of the said project on the said Land and for the said purpose to sign all the necessary papers, forms, applications, affidavits, bonds etc. PROVIDED THAT all costs, expenses and charges in relation thereto are borne and paid by the Developer alone;
- (f) to execute/cause to be executed the Vesting Document in favour of the Common Organisation in terms of the Agreement /s to Sell entered into with the prospective purchasers pursuant to the provisions of applicable laws, to lodge and present the same or cause the same to be lodged or presented in the office of the



concerned Sub-Registrar of Assurances and to admit execution thereof before it; all costs and expenses including stamp duty and registration charges in relation thereto shall, however, be borne and paid by the Common Organisation or the prospective purchasers of Flats and not the Owner.

- 7.2 Immediately upon execution of this presents, the Owner has handed over the premises of block no. 16 of the said project' to the Developer for the purpose of development and construction thereof and perform its obligations in general pursuant to this agreement between the parties.

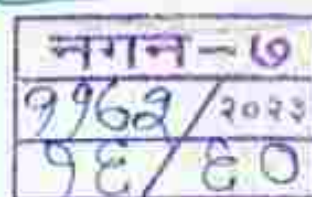
ARTICLE 8

Developer's Obligations and Undertakings

- 8.1 The Parties hereto agree, acknowledge and confirm that prior to the execution of this Agreement the Owner has, at the costs and expenses of the Developer, entered into an Agreement with Local Authority and obtained the requisite Approvals.

Any further and other Approvals or revalidation/revision thereof shall be obtained by the Developer alone entirely at its own costs, risks and consequences.

- 8.2 The Developer shall undertake and comply with the following obligations entirely at its costs, risks, expenses and consequences:
- to prepare building plans and obtain further necessary Approvals in respect thereof;
 - to develop the block no. 16 of the said project', carry out construction of the Flats and Facilities as per sanctioned building plans and Approvals and for the said purpose the Developer may appoint contractors or sub-contractors provided that the overall responsibility of the work shall be of the Developer alone;
 - to engage architects, RCC consultants, structural engineers, security personnel, contractors, sub-contractors and other professionals, advocates and solicitors etc.;
 - to bear and pay the entire cost of construction and development (including but not limited to the premium and deposits payable on revision of plans, scrutiny fee, development charges, charges for obtaining the Approvals, deposits payable to the Authorities, municipal taxes, LUC taxes, cost of labour, and building material, fees payable to architects, RCC consultants, structural engineers, security personnel, contractors, sub-contractors and other professionals, electricity and water charges, insurance premium, the cost of planning, scheduling, marketing, amendment to approvals, cost of finance, etc.);
 - to ensure that the construction work is of good quality, material and workmanship;



f. to take appropriate workmen's compensation insurance policy to cover the risk of any claim that may arise on account of any injury or death caused to or suffered by any workmen employed at the site;

g. to take out an insurance policy against any third party claim that may arise on account of any mishap or accident at the site, against the loss of building materials by theft, riot, distraction or fire, and generally take a comprehensive insurance in respect of the Project;

h. to revalidate the Approvals so far obtained, if necessary;

i. to pay all financial impositions, rates, outgoings, rents, property taxes, cess, levies, dues etc. in respect of the block no. 16 of the said project' from the date hereof;

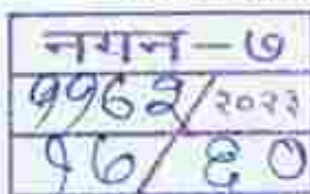
j. to arrange for finance and fund required for the development of the block no. 16 of the said project' and make timely repayment of the finance raised by it;

k. to promote, market and sell the saleable area in the block no. 16 of the said project' and deposit the entire Gross Revenues only in the Designated Collection Accounts as set out in Clause 5 above. The Developer shall cause the Flat purchasers to make payments for the Flats purchased only in the name of the Designated Account;

l. to complete the block no. 16 of the said project' in accordance with the timelines stipulated in hereunder written, subject to Force Majeure as set out in Clause 16 below;

m. after the completion of the construction of the Flats, Facilities and the buildings, to obtain Completion Certificate / OC from Local Authority or the concerned Authority. Any refund of the deposits made to Local Authority or the concerned Authority by the Developer in this regard shall exclusively belong to the Developer.

8.3 During the entire process of development envisaged in this Agreement, the Developer shall be solely responsible for addressing the concerns/disputes raised by the Flat purchasers and customers and shall at its own costs and expenses resolve the concerns/disputes raised by them. The concerns and disputes shall be addressed and resolved by the Developer in the best interests of the development of the block no. 16 of the said project' as envisaged herein considering the commercial exigencies and within a reasonable period from the time such concerns and/or disputes have been raised by the Flat purchasers or customers.

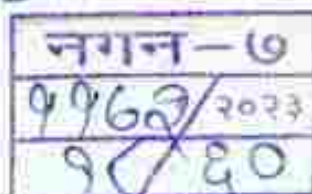


- 8.4 The Developer shall comply with all the provisions of applicable laws including the Apartment Act and shall be solely liable for any fines, penalties etc. that would be imposed upon either the Owner and/or the Developer in their capacity as "promoters".
- 8.5 The Developer shall provide the following reports to the Owner:
- annual sales and collection plan on or before 30 days of commencement of each financial year;
 - quarterly Project review report, which shall be reviewed among the Parties hereto;
 - monthly sales and collection report within a period of 10 days from the end of each month;
 - sales and collection report as and when requested by the Owner.
- The Developer shall facilitate inspection of the Project by the Owner or its nominees as and when requested by the Owner.
- 8.6 The Developer alone shall be responsible for complying with all the statutory obligations / liabilities with respect to all the Laws governing the construction of the Project and the sale thereof.
- 8.7 The Developer shall ensure and be liable for collection, recovery and payment of GST, service tax and VAT, if applicable, from the Flat purchasers.
- 8.8 The Developer shall be liable and responsible for any third party claims including on account of any kind of labour dues arising out of accident, injury and/or death of the labour, contractor, worker, third party and arising out of any claims from any contract entered into by the Developer for the Project.
- 8.9 The Developer shall at its own cost and expense rectify any defects, utilities, services, leakages, pipe breakings, etc. in the Project during the period of construction as also for after the Project Completion.
- 8.10 The Developer alone shall be responsible to various Authorities for compliance of all the Laws, statutory regulatory requirements applicable to it including the Laws relating to the Flat purchasers/customers/consumers.

ARTICLE 9

Developer's Representations and Warranties

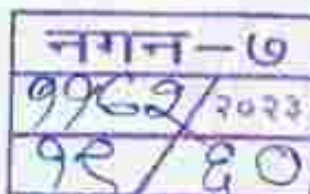
- 9.1 Notwithstanding the Representations and Warranties made by the Owner under Clause 6.1 above the Developer has made an independent investigation into the Owner's title to the said Land and is satisfied that the same is clear and marketable free from any encumbrances and claims.
- 9.2 The Developer shall ensure that the development of the Project is as per the Approvals and the Laws for the time being in force applicable to the Project.



- 9.3 The Developer shall ensure immediate communication in writing to the Owner of any information which may come to its or which may or is likely to affect the development of the block no. 16 of the said project and/or prejudice the rights, benefits and interests of the Owner
- 9.4 The Developer shall provide to the Owner the original building plans, orders, Approvals of Local Authority or other concerned Authorities, correspondence exchanged with the Authorities or any writing of whatsoever nature relating to the development of the block no. 16 of the said project within 15 days from the date of receipt / dispatch.
- 9.5 The Developer shall provide to the Owner copies of all deeds, sale agreements, etc. entered into by it with third parties and shall forthwith furnish to the Owner, any order, circular, notice, notification, directive, etc. which may be served upon or received by it which is / are issued by any Authority, or by any other person.
- 9.6 The Developer shall from time to time on request endeavor to provide to the Owner all data, documents, information as may be deemed necessary or reasonably required by the Owner and which is in possession of or available with the Developer.
- 9.7 The Developer hereby represents that it is duly organized and validly existing under the Law applicable to it. The Developer has the power and authority to execute, deliver and perform this Agreement and to consummate the transactions contemplated herein. The execution, delivery and performance by the Developer of this Agreement has been duly authorized and approved by its board of directors and no other corporate action on its part being necessary for the same.

ARTICLE 10 Mortgage Rights

10. The Developer may raise/ borrow construction finance from Financial Institutions / Banks/Corporate bodies etc. for the development of the Project by securing its rights under this Agreement, provided always and subject to the following conditions viz;
- a. all the finance will be raised by the Developer in its own name and shall be at its sole and entire risk, costs and consequences and the Owner shall not be liable and/or accountable and/or responsible for the same and/or for repayment of any amount due to the Financial Institutions/Banks;
- b. the Developer shall alone be responsible for the repayment of all such facilities and shall keep the Owner indemnified in respect of any default that may occur in such repayment or in respect of any default in relation thereto;



- c. the finance raised by the Developer shall be utilized only for the purpose of development of the Project;
- d. in case the Developer is unable to raise finance solely on the basis of this Agreement, then the Owner shall at the request of the Developer allow the Developer to create an mortgage of the block no. 16 of the said project'. However, the Developer alone shall be responsible for repayment of such mortgage and for complying with the conditions thereof and shall indemnify and keep indemnified the Owner in respect thereof.

ARTICLE 11

Acquisition by the Authorities:

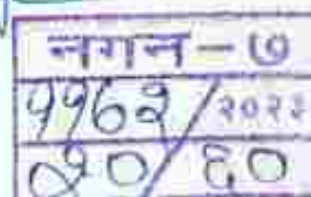
11. NIL.

ARTICLE 12

Indemnities by the Developer to the Owner

- 12.1 With effect from the execution hereof, the Developer shall indemnify and keep indemnified the Owner against any costs, charges, expenses, consequences, losses, damages, penalties, fines, disputes, suits, demands, notices, prosecutions, actions, proceedings, litigations, claims, liabilities of whatsoever nature arising out of:
- a. the acts of development and construction and other allied acts/ omissions on the part of the Developer in carrying out the block no. 16 of the said project' including but not limited to any notices, demands, claims, objections, proceedings or actions that may be taken or adopted by any Authority or any prospective purchasers or third parties, suppliers, contractors, professionals, consultants or other workforce appointed/employed in connection with the development of the block no. 16 of the said project';
 - b. the development and construction work carried out by the Developer, any liability under the applicable Laws including that of ESI, P.F., Workmen's Compensation as also non-compliance or default by the Developer of any of its obligations herein contained;
 - c. all construction defects (latent and patent) in connection with the block no. 16 of the said project' and the Developer shall rectify the same at its own costs;
 - d. the acts of the Developer pursuant to the Power of Attorney, if any, executed by the Owner or any other writing of whatsoever nature given by the Owner pursuant to this Agreement;
 - e. any dispute with any of the Flat purchasers for any reason whatsoever or any third party claim or on account of default in payment of taxes, statutory payments, etc.;

[Signature]



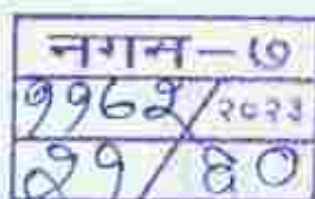
- f. any claims that may be received from the Flat purchasers due to delay in completion of the Project or any part thereof or due to delay in handing over possession of the Flats /Facilities or any defect in the construction or non-compliance by the Developer of its obligations under the Sale Agreements as also under the various Laws relating to Flat purchasers and against any damages or penalties or refunds to be made or payable to the Flat purchaser/s.

- 12.2 The Developer shall indemnify and keep indemnified the Owner from and against all demands, notices, claims, actions or proceedings that may be made, taken or adopted by any person claiming from or on behalf of the Developer and/or their nominee/s in respect of any acts, deeds, matters or things done, executed or performed and/or cause to be done, executed or performed by virtue of these presents and from and against any breach by the Developer of any provisions of the State Apartment Act, any amounts payable by way of fines, penalties, etc. payable to unit purchasers under any statutes, the terms and conditions of the Approvals of any Authority including the Local Authority in respect of the Project and further indemnify and keep indemnified the Owner of all expenses, losses, damages, penalties or suits of any nature arising out of or in connection with the development of the Project by any acts or omissions of the Developer or defaults for failure or breach of its covenants, obligations, representations and/or warranties by the Developer.
- 12.3 It is clarified that the Owner is responsible only in respect of his title to the said Land and shall indemnify the Developer only in respect thereof as set out in Clauses 6.2 above.

ARTICLE 13

Developer's Event of Default

13. Each of the following events shall be considered as an event of default ("Event of Default"):
- Any material breach by the Developer of its obligations, covenants and undertakings contained herein; and/ or
 - Failure on the part of the Developer to complete the Project as stipulated under clause 3.7 above or adhere to the timelines set out hereunder written; and/ or
 - Failure on the part of the Developer to construct the Project in accordance with the Approvals and in terms of the prevailing Laws; and/ or
 - Any act of commission or omission by the Developer which hampers the development, occupation or sale of the Flats and Facilities; and/ or



e. Failure on the part of the Developer to adhere to sharing of the Gross Revenue including incremental revenues received from the Flat purchasers in the manner set out under this Agreement.

ARTICLE 14

Consequences of the Developer's Event of Default

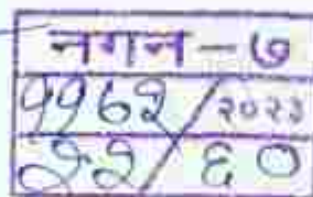
- 14.1 Upon the occurrence of Event of Default save and except the default under Clause 13 (b) the Owner shall deliver to the Developer a notice of default. The Developer shall remedy the said default within a period of 90 days from the date of such notice. In the event that the Event of Default is capable of being remedied but has not been so remedied; and where the Event of Default is incapable of being remedied, then the Parties shall refer the matter to the Owner herein and arrive at an amicable solution, which shall be binding on both the Parties.
- 14.2 It is further agreed between the Parties hereto, that in the event of the Event of Default stated at Clause 13 (b) above, the Owner shall be entitled to claim and receive from the Developer and the Developer shall be liable to pay to the Owner an agreed and pre-determined liquidated damages not in the nature of penalty calculated @ 15% p.a. compounded quarterly on the Owners' share in Gross Revenue pertaining to the remaining Incomplete Area on a monthly basis within 10 days of end of each month. For the purpose of this Clause, the Gross Revenue shall be calculated as the Incomplete Area multiplied by the last Average Sale Price of the preceding 4 financial quarters less any collections received towards Gross Sales Revenue on such Incomplete Area, if it has been sold. The Developer shall continue to pay such liquidated damages till the default is remedied entirely or the Owner exercises the option as set out under the sub-clause
- 14.3. For the purpose of this clause, Incomplete Area shall mean the area pertaining to the buildings which is not completed in all respects or the area or FSI Building Plans in respect whereof have been made and sanctioned but no construction has taken place or the available but unconstructed FSI.

The Average Sale Price of Flats shall be as follows:-

$$\text{Average Sale Price of Flats} = \frac{\text{Gross Sales Revenue of flats sold}}{\text{Saleable area of the flats sold}}$$

- 14.4 If The Developer fails to pay such liquidated damages for 6 months, then the Owner shall have the right (but shall not be bound) to step in and take over the Project in order to fulfill the obligations undertaken by the Developer under this Agreement, at the cost and risk of the Developer after giving 15 days' notice in writing. It is being agreed between the Parties hereto, that in such an event, the Developer shall vacate the said Land premises and the block no. 16 of the said project and cease to carry out any further activities on the said Land and all the amounts expended by the Owner for fulfillment of such obligations shall be recovered by the Owner from the Developer's share of Gross Revenue. Any loss suffered





by the Owner during the fulfillment of such obligations shall be recovered from the Developer. Thereupon the share of the Developer in the Gross Revenue under Clause 5 above shall ipso facto and automatically stand reduced to 50% and the revised revenue sharing ratio between the Owner and the Developer shall be 50:50 respectively. The Developer shall be bound and obligated to extend its full co-operation to the Owner as the Owner may reasonably require, including but not limited to altering any standing instructions given to the Bank in respect of the operation of the Designated Account, furnishing all the relevant records, agreements, extracts from its books of accounts, etc. with respect to the block no. 16 of the said project' as may be required by the Developer, signing of requisite applications, documents, papers, memoranda, petition, assurances in law or any other writing whatsoever with a view to enable the Owner to fulfill the obligations undertaken by the Developer under this Agreement. Upon the Owner exercising its rights under this Clause to fulfill the obligations undertaken by the Developer under this Agreement, the Power of Attorney, if any, granted by the Owner shall stand automatically revoked without any further writings. Further, the Developer shall execute all such writings and documents including Irrevocable Power of Attorneys as may be required by the Owner to give effect to the aforesaid clause.

ARTICLE 15

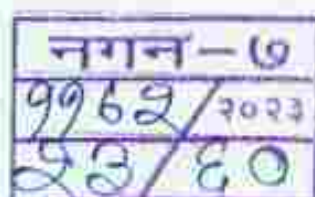
Stamp Duty and Registration Charges

- 15.1 The stamp duty and registration charges in respect of this Agreement or the Power of Attorney or any other ancillary or incidental document or any other incidental charges thereto shall be borne and paid by the Developer alone.

ARTICLE 16

Force Majeure

- 16.1 The Developer shall be entitled to reasonable extension of time for completion of the development of the block no. 16 of the said project if the completion of the same is delayed on account of:
- a. genuine non availability of steel, cement, sand and aggregates, water or electric supply;
 - b. riots, strikes, war, terrorist attack affecting the Project, civil commotion, earthquake, fire, accident or act of God;
 - c. any notice, order, rule notification of the Government and/or other public or competent authority or any Act, Ordinance, Statutes, Rules, Regulations, Bye-laws, Notifications by Government (State and Central) or municipal or other local bodies or competent authorities, save and except where such notice or order have been issued on account of any default or negligence on the part of the Developer;



- d. prohibitory order or injunction or directive of any government tribunal, quasi-tribunal, local or public body or authority or court or competent authority or any order directive which may be passed by a court or tribunal (judicial or quasi-judicial) or other competent authorities as a result whereof the construction activity on the Project or any part thereof cannot be proceeded with and not attributable to any default or negligence on the part of the Developer.

ARTICLE 17

Further Assurances

- 17.1 It is understood that from time to time to facilitate the uninterrupted development of the block no. 16 of the said project' by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and things as may be required by the Developer for the purpose of the development of the block no. 16 of the said project' and the Owner also undertakes to sign and execute all additional applications and other documents including a Power of Attorney and if required present/lodge the same for registration before the concerned Sub-Registrar of Assurances, admit execution thereof and take all steps to have the same registered provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.
- 17.2 Similarly, the Developer shall do and execute all further acts, deeds, matters and things as may be reasonably required to carry out and implement the terms and provisions of this Development Agreement.

ARTICLE 18

Assignment

- 18.1 Neither Party shall be entitled to assign the benefit of this Agreement or their obligations to any third party, without the prior written consent of the other Party. Both the assignor and assignee shall abide by all the terms and conditions of this Agreement.

ARTICLE 19

Relation between the Parties

- 19.1 It is clearly agreed and understood by and between the Parties hereto that this Agreement does not amount to a partnership or joint venture or association of persons and each Party will carry out its obligations independently. It is expressly agreed that neither Party shall act as deemed agent of the other.

ARTICLE 20

Governing Law & Arbitration



- 20.1 This Agreement shall be governed in all respects by the Laws of India and the competent courts at Nagpur shall have exclusive jurisdiction.
- 20.2 If at any time any difference shall arise between the Parties hereto in regard to the Project or in regard to the construction and/or interpretation of any of the clauses herein contained or to any decision, act or thing to be made or done in pursuance hereof or to any other matter or thing relating to the block no. 16 of the said project' or this Agreement or the affairs hereto as also to any question of law arising, the same shall be referred to a sole arbitrator appointed by the Owner hereto and be subject to the provisions as to arbitration contained in the Arbitration and Conciliation Act, 1996 including any amendment or modifications or re-enactment thereof.
- 20.3 The Arbitration proceedings shall be held in Nagpur and the Courts in Nagpur shall have the jurisdiction in the matter.

ARTICLE 21
Non-Waiver

- 21.1 No failure on the part of either Party hereto to exercise, and no delay in exercising any rights hereunder nor any indulgence shown by any Party hereto shall operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other or future exercise thereof or the exercise of any other right.

ARTICLE 22
Notice

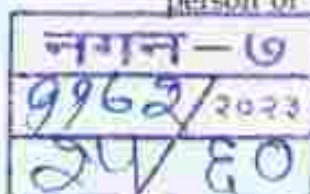
- 22.1 All notices, requests or other communications required or permitted under this Agreement shall be in writing and shall be deemed given when despatched by registered mail with return receipt or sent by courier as follows:

- a) If to the Developer to:
DADA HOMES PRIVATE LIMITED
Carnival House, Near Dindoshi Fire Station,
Off. General A.K. Vaidya Marg,
Malad (East), Mumbai - 400 097.
- b) If to Owner to:
MR. SUDESH CHANDRA GUPTA
Bella Stanza A-102, Ramnath City,
Land No. 66 (Part, Bokhara, Koradi Road,
Nagpur-441111.

or to such other address as communicated in writing by registered mail to the other Party in accordance with this Clause.

ARTICLE 23
Partial Invalidity

- 23.1 If any provisions of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent,



the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of the Agreement shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the unenforceable provisions.

ARTICLE 24

Alteration and Modification

- 24.1 Any additions, deletions, amendments, alterations and/or modifications of to any of the terms, conditions, covenants, stipulations and provisions hereof, shall be valid, effective and binding on the Parties hereto, only if the same are recorded in writing and are duly signed and executed by or on behalf of the Parties hereto.

ARTICLE 25

Prior Documents

- 25.1 It is expressly acknowledged, declared, confirmed, agreed and understood by and between the Parties hereto, that this Agreement supercedes all documents / writings executed or exchanged between them heretofore, if any, and that this Agreement represents the entire agreement and understanding between them regarding the development of the block no. 16 of the said project'.

ARTICLE 26

Confidentiality

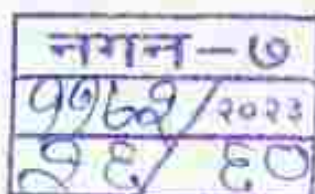
- 26.1 The Parties agree to keep the terms of this Agreement, all matters relating to or connected with its operation and all information or data of the other which is disclosed or otherwise comes into its possession directly or indirectly as a result of this Agreement and being of a confidential nature ("Confidential Information") confidential at all times and not to disclose the Confidential Information to any third party. However the Party shall disclose the information if required by law or regulation or requirement of a stock exchange or in any offer document or by any court of competent jurisdiction, any enquiry or investigation by any governmental, official or regulatory body which is lawfully entitled to require any such disclosure, provided that, so far as it is lawful and practical to do so prior to such disclosure.

ARTICLE 27

Counterparts

- 27.1 This Agreement shall not be executed in counterparts and the original shall be retained by the Owner whilst a copy thereof shall be furnished by the Owner to the Developer.





THE FIRST SCHEDULE ABOVE REFERRED TO
(description of the said Land)

All that piece and parcel of non-agricultural land bearing Survey No.56, Hissa No.1,2,3,4 and 5 and Survey No. 64 of Village (Mouza) Bhokara, Patwari Halka No. 12-A, Tehsil Nagpur (Rural), District Nagpur, State Maharashtra admeasuring in the aggregate about 5 Hectares & 21 Ares and bounded as under :

On the North: Outer Ring Road;

On the South: Khasra No. 63 & 70 of Village (Mouza) Bhokara;

On the East : Ramnath City & Kh. No. 55 of Village (Mouza) Bhokara; and

On the West : Khasra No. 57 & 63 of Village (Mouza) Bhokara.

THE SECOND SCHEDULE ABOVE REFERRED TO
(description of the block no. 16 of the said project)

The project is a Group Housing Building in the said layout carved on land as per First Schedule bearing Block No. 16 having sanctioned builtup area of 1053.014 Sq. Mtrs. (underneath land area = 494.742 Sq. Mtrs.) and demarcated by its boundaries as -

North : Building Block No. 05;

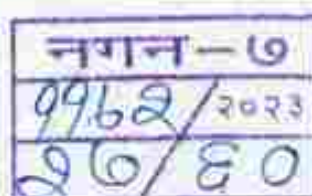
South : Project Compound Wall;

East : Road; and

West : Project Compound Wall.

situated on the Plot bearing Survey Kh. No. 56/1, 56/2, 56/3, 56/4, 56/5 & 64, demarcated by its boundaries 21.231507° N & 79.073026° S, Outer Ring Road to the North Khasra No. 63 & 70 to the South Khasra No. 66 & Khasra No. 55 to the East Khasra No. 57 & 63 to the West of Division Nagpur, Village Bhokara, Taluka Nagpur, District Nagpur, PIN 441111.





IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

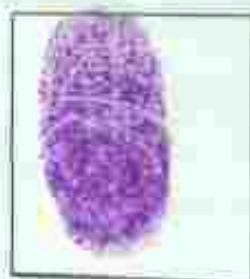
SIGNED AND DELIVERED by

the within named Owner

SUDESHCHANDRA BABULALJI GUPTA

in the presence of Adv. S. M. Khedkar

S. M. Khedkar



S. M. Khedkar

SIGNED AND DELIVERED by

the within named Developer

DADA HOMES PRIVATE LIMITED

through the hands of its authorized Signatory

Shri Duryodhan S. Hadke

authorized by resolution dated 30/07/2022

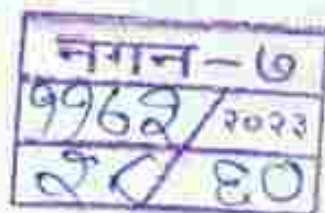
in the presence of...



Duryodhan S. Hadke



Kishor S. Karyekar





Date	Time	Activity	Remarks	Performance Data																			
				Group A						Group B													
				1st Half						2nd Half													
				1st	2nd	3rd	4th	5th	6th	1st	2nd	3rd	4th	5th	6th								
10/10/2023	08:00	Group A vs Group B	Group A won 2-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
11/10/2023	08:00	Group A vs Group B	Group B won 1-0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
12/10/2023	08:00	Group A vs Group B	Group A won 3-2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
13/10/2023	08:00	Group A vs Group B	Group B won 2-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
14/10/2023	08:00	Group A vs Group B	Group A won 1-0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
15/10/2023	08:00	Group A vs Group B	Group B won 2-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
16/10/2023	08:00	Group A vs Group B	Group A won 3-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
17/10/2023	08:00	Group A vs Group B	Group B won 1-0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
18/10/2023	08:00	Group A vs Group B	Group A won 2-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
19/10/2023	08:00	Group A vs Group B	Group B won 1-0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
20/10/2023	08:00	Group A vs Group B	Group A won 3-2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

[illegible]







नगन-७
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३२/६०



Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Region Development Authority

(Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE/NMRDA/ 257	Dispatch Date: 08/04/2022
To,	 202012091
Name of the Person	श्री. सुदेशचंद्र बाबुलाल गुप्ता
Address of the Applicant	ए. महालक्ष्मी सिटी, खखर नं. ५६, भोकरा, कोरबी रोड, नागपुर- ४४११११
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. 17119452/2020/2021/ 2-353
Site of Proposed Work, Plot No. :	Land
Mouza & Khasra :	Bhokara-56/1/2/3/4/5,64
Layout Name :	Malik Makbuja:Bhokara:Kh no 56/1,56/2,56/3,56/4,56/5,64 Bhokara-56/1,56/2,56/3,56/4,56/5,64

Sir, With reference to your application number 17119452 dated 10-DEC-2020 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out development work and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 24/03/2022. As per the Provisions of UDPR-2020 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where there is no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule the duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.
7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given



"G". This certificate shall be accompanied by 3 set of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate. The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued. The Building or part thereof should not be occupied or used unless occupancy certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C. Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation is detected in this respect the Metropolitan Commissioner's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected therewith.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 587 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

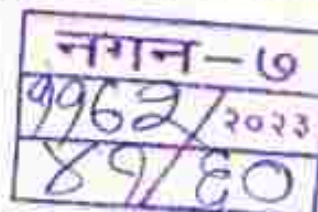
22. Necessary arrangement for rain water harvesting shall be done.

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 11/01/2022.

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 23/02/2021 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer, NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competent Authority Dated 13/02/2021 Letter No. MFS/51/2021/543 and 09/03/2022 Letter No. MFS/51/2021/220.

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 14/02/2021.



27. This sanction is subject to the conditions of NOC from Gram Panchayat Bhokara dated / /
28. Necessary arrangement for Solar Water Heater shall be incorporated
29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated / /
30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated / /
31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded
32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.
33. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.
34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA
35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.
37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.
38. Subject to condition mentioned in the indemnity Bond submitted by the applicant regarding Structural Stability.

Enclosure :

One Copy / One Set of Sanctioned Plan



202012091

[Signature]
Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

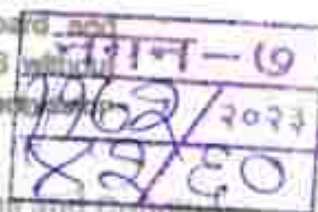
Copy To:

1. The Divisional Engineer-I, NMRDA
with a copy of sanction building permit, building plan (enclosed herewith) for
necessary action

[Signature]
Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

39. SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 11/05/2023 OF
STRUCTURAL DESIGNER AND APPLICANT
40. Subject to Condition of
N.O.C. from Airport Authority
Dt 14/02/2022
41. Subject to the provisions of
structural drawings submitted
by applicant.
42. The Previous Building Permit
No. 202012091 (Ru)
Sd/- 17/05/2023 11/12/23
Date 02/05/2023
Building Plan is stands to be cancelled
43. Subject to the condition that Developer
Applicant shall construct sewage treatment
plant (STP) as per the required norms of
Maharashtra Pollution Control Board and
shall submit the NOC from MPCB with
compliance of same occupation permit
not be issued.
44. Subject to Compliance of terms and conditions
of Environmental clearance letter dated

45. Subject to terms and condition of
Government circular dated 30-01-2018 that
Developer have to construct the temporary
shade, toilet and arrangement of drinking
water for the labours.
46. Necessary arrangement for rain
water harvesting shall be done



DADA HOMES PRIVATE LIMITED

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF DADA HOMES PRIVATE LIMITED HELD AT THE OFFICE OF THE COMPANY ON 30TH JULY 2022 AT 11.30 A.M.

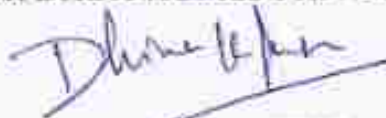
A proposal for authorization to Sign Development Agreement and other relevant documents for Development of Block No.16 at Mahalaxmi City, K.N. 56 & 64, Bokhara, Koradi Road, Nagpur-441111 was placed before the Board. After discussions, the Board unanimously:

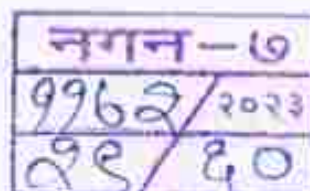
"RESOLVED FURTHER THAT Mr. Duryodhan Hadke of the company is hereby authorised to sign each and every document on behalf of the company and do all such acts, matters, deeds and things and to take all steps and to do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Development Agreement of Block No.16.

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said Authorised Person shall be valid and effective specifically for the execution of Development Agreement of Block No.16 and related documents..

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

—CERTIFIED TRUE COPY—
FOR DADA HOMES PRIVATE LIMITED


DIRECTOR

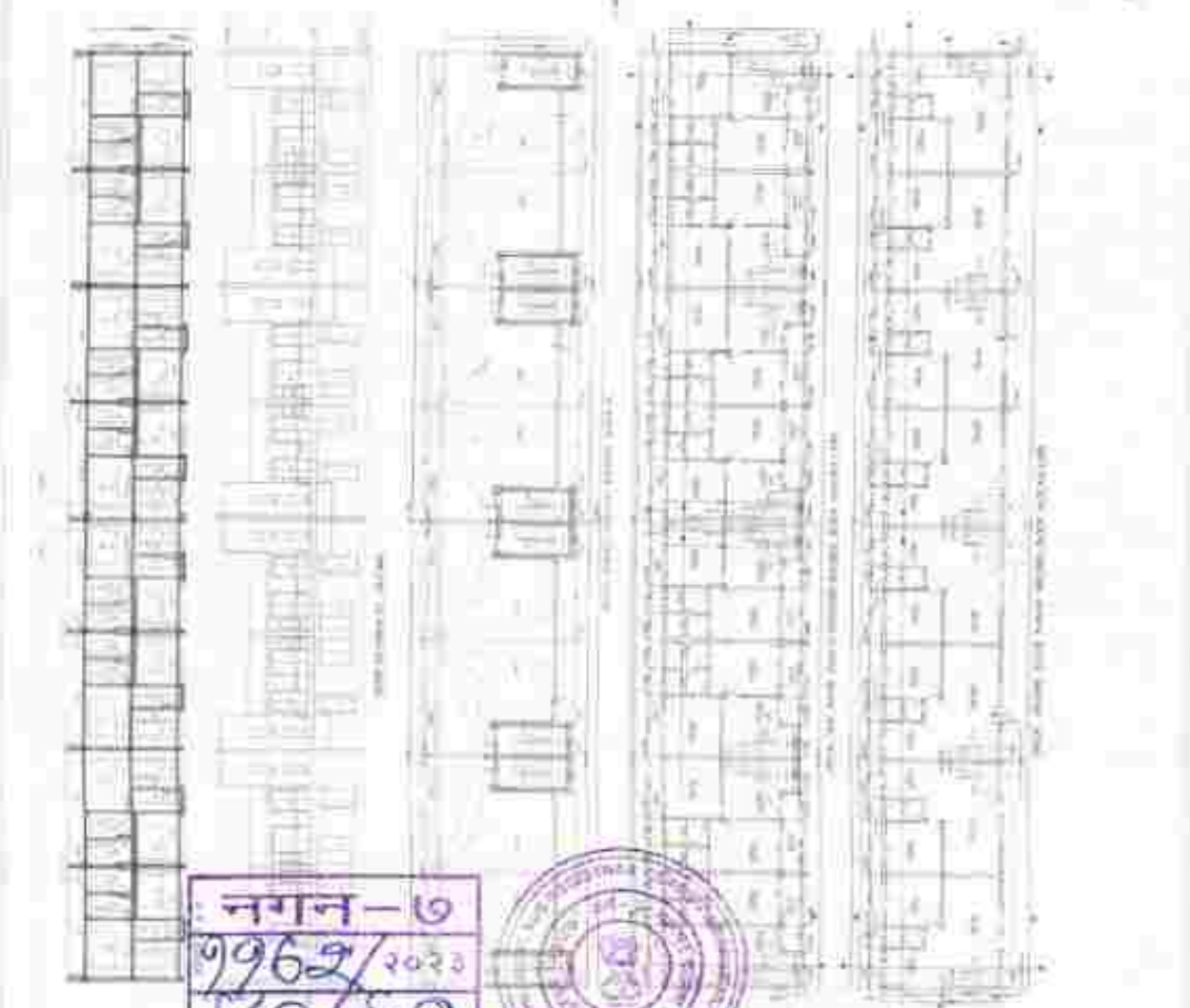
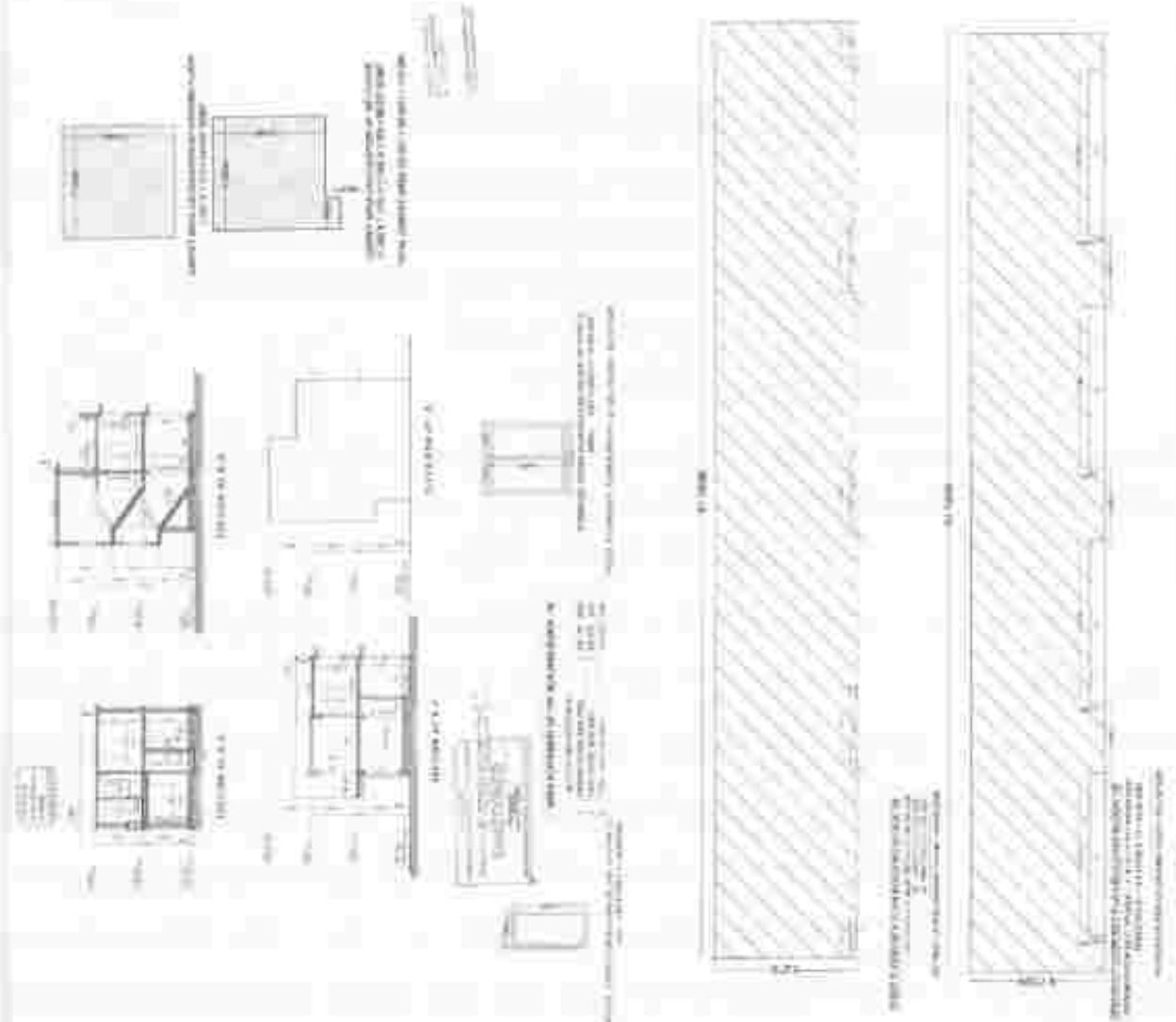


Mahalaxmi City, Koradi Road, Bokhara, Nagpur - 441111.

CIN: U70109MH2020PTC342666

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३०/६०





नगन-७
११६२/२०२३
४३/६०



जिल्हाधिकारी, नागपूर यांचे कार्यालय, नागपूर



रा.मा.क्र-82/एनएपी-34/भोजा-भोकारा/नाग.ग्रा./2021-22

जा.क्र.प्रस्त./जिल्हाधिकारी/कावि- 49/2022

जिल्हाधिकारी नागपूर यांचे कार्यालय, नागपूर

दिनांक-11/01/2022

परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता, 1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास छावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा - नागपूर, तालुका - नागपूर (ग्रामीण), गांव - भोकारा, प.ह.नं.- 12अ, च्या शेत सव्हे क्रमांक 56/1-2-3-4-5, 64, एकूण आराजी 5.33 हे.आर (53300.00 चौ.मी) या जमिनीच्या भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ च्या तरतुदीन्वये औद्योगिक/व्याणिज्य/निवासी/शैक्षणिक अकुषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचे अंतिम मंजूरी अहवाल क्र.का.अभि./नामप्रविष्टा/5004, दिनांक 29/01/2021, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्वासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

1	AREA OF LAND (MIN.AREA OF A,B,C TO BE CONSIDRED)			
	D) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	53300.00	SQ.M.	(1.62 H)
	E) AS PER MEASUREMENT SHEET	52558.32	SQ.M.	
	F) AS PER SITE	52558.32		
2	DEDUCTIONS FOR			
	D) PROPOSED D.P./D.P. ROAD AREA	1207.43	SQ.M.	
	E) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	F) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL(A+B+C)	1207.43	SQ.M.	
3	GROSS AREA OF PLOT (1-2)	51350.89	SQ.M.	
4	RECREATIONAL OPEN SPACE			
	A) REQUIRED (10%)	5135.09	SQ.M.	
	B) PROPOSED	5159.72	SQ.M.	
6	AMENITY OPEN SPACE			
	A) REQUIRED	7702.63	SQ.M.	(15.00%)
	B) PROPOSED	7746.20	SQ.M.	(15.08%)
7	SERVICE ROAD HIGH-WAY WIDENING	NIL	SQ.M.	

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४४/६०



8	INTERNAL ROAD AREA (12.06%)	6472.41	SQ.M.	(12.06%)
9	AREA UNDER GROUP HOUSING	31972.56	SQ.M.	(62.28%)
10	NET AREA OF PLOT = (3-5(b))	43604.69		(59.24%)
11	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT WITH WIDTH (L.I)	47965.15	SQ.M.	

ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतरण कराची व वर नमुद निवासी अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यांत येते.

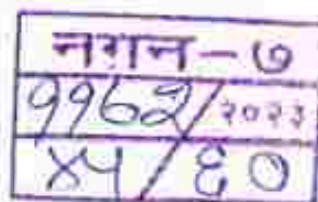
उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ आराजी 5.33 हे.आर (53300.00 चौ.मी) पैकी निवासी प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 39718.66 (AREA UNDER PLOT 31972.46 + Amenity space Proposed 7746.20 = 39718.66) चौ.मॉटरला 10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रुपये 3972/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 3972/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रुपये 27804/- परावर्तीत कर अकृषक सान्याचे 5 पट म्हणजेच रुपये 19860/- असे एकूण रुपये 55608/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिकार्यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या निवासी अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये नागपूर महानगर प्रदेश विकास प्राधिकरण यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जूलै 2022 (वर्ष) रोजी संपुष्टाच्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 3972/- (रुपये तिन हजार नऊशे बहात्तर फक्त) या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसुली योग्य असलेली सर्व कर, दर आणि उपकर भरील.

3) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणत्याही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून 30 दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.



4) सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वाडंस मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.

5) उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपेकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तहऱ्ये करण्यात आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकाराणी भरल्यावर आणि कलम 329 च्या पोट कलम (2) च्या अधीनतने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटादार याच्या वहीवाटीत असल्याचे चालू ठेवता येईल. त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकार्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे. आणि त्यांच्या पदाची मोहोर लावली आहे.

अर्जदाराने सुध्दा दिनांक 11/01/2022, रोजी त्यांच्या स्वाक्षरी केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

(साक्षीदारांची स्वाक्षरी व पदनाम)

श्री.सुदेशचंद्र बाबुलालजी गुप्ता

अ)

श्री. Manish M. Agarkar

ब)

श्री. Pankaj D. Madke

(साक्षीदारांची स्वाक्षरी व पदनाम)

अ)

श्री. Manish M. Agarkar

ब)

श्री. Pankaj D. Madke

आम्ही जाहीर करतो की, ज्याने समवेत स्वतः अर्जदार श्री.सुदेशचंद्र बाबुलालजी गुप्ता, रा.रामनाथसिटी रामनाथ कॉम्प्लेक्स, कोराडोरोड, नागपूर-11, यांनी स्वाक्षरी केलेली आहे. ती अ व ब व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मुळ सनद मा. जिल्हाधिकारी यांचे द्वारा स्वाक्षरीत)

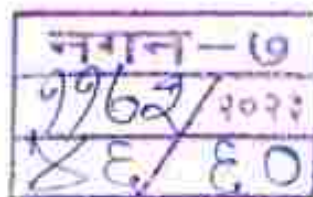
स्वा/-

(आर.विमला)

जिल्हाधिकारी, नागपूर

प्रतिलोपी :-

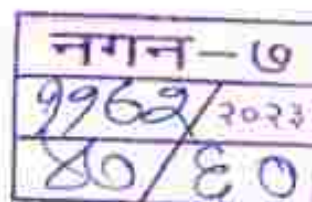
1) उपविभागीय अधिकारी, नागपूर (ग्रामीण) यांना माहिती करिता अप्रेषित.



- 2) कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहिती करिता अग्रेषित.
- 3) तहसिलदार, नागपूर (ग्रामीण) यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेषित. तरी सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबतच्या सूचना संबंधितास देण्यात याव्यात.
- 4) तलाठी - भोकारा, तालुका - नागपूर (ग्रामीण) यांना सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबत माहिती व योग्य कार्यवाहीस अग्रेषित.
- 5) सह जिल्हा निबंधक (ग्रामीण), प्रशासकिय इमारत क्र. 2, नागपूर यांना माहिती करिता अग्रेषित.
- 6) उप अधिक्षक, भूमी अभिलेख, नागपूर ग्रामीण, यांना माहितीस व उचित कार्यवाहीस अग्रेषित.
- 7) अर्जदार श्री.सुदेशचंद्र बाबुलालजी गुप्ता, रा.रामनाथसिटी रामनाथ कॉम्पलेक्स, कोराडोरोड, नागपूर-11, यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच आकृषक कराची रक्कम रुपये 55608/- चालानच्या स्वरूपात शासनजमा करण्याकरीता खाना.




 (श्रीराम मुदगा)
 जिल्हाधिकारी, नागपूर, करीता





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500045227

Project: **MAHALAXMI CITY PHASE VI**, Plot Bearing / CTS / Survey / Final Plot No.: **Kh No 56/1, 2, 3, 4, 5 & 64** at
Bokhara, Nagpur (Rural), Nagpur, 441111

1. **Dada Homes Private Limited** having its registered office / principal place of business at **Tehsil Nagpur (Rural), District Nagpur, Pin 441111**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

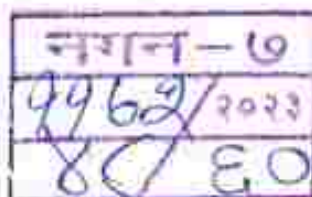
 - The Registration shall be valid for a period commencing from **10/05/2022** and ending with **07/04/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: **10/05/2022**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





नमन-५
२२९ / २०९०
१ / ८

Issue Date: 05-28-2004 11:05:00

SPECIAL POWER OF ATTORNEY
(FIDELITY UNION)

01.- MR. SUDESH CHANDRA GUPTA SO LATE
SHRI BABULAL GUPTA, aged about 50
years, Occupation : Business / Agriculturist,
Resident of Shri Nagar, Nagpur - 440010.

02. **MR. DHIMENDRA KUMAR GUPTA**, age about 30 years, Occupation Business Agent/Consultant, Resident of 104, Sivas Abhinav, Plot No. 2, Hama Road, Thiruvannamalai, District, Chidambaram-605 010, District Chidambaram-605 010, Tamil Nadu, India.

IN FAVOR OF

05. **MR. ANKIT S/O MAHENDRA BAJAJ**, aged about 29 years, Resident of Shastri Circle, Wardha - 442001.

Introduction

MR. PURVODHAN S/O SHIVAJI HADKE
aged about 45 years, Resident of Near Tribhuvan
Bachha Wihar, Ward No. 2, Nan Vasti, Nagpur -
440026.

body have an effect against, and referred to as "THE AGENTS", WTTW2574.

Accordingly, the OFFICIALS are to register documents at properties owned by PRINCIPALS in favor of the prospective Purchaser with the Sub Registrar of Deeds at Hager District (AND).

[illegible]

नमो नमो - ५	
२८२५	२०१५
३	८

1. Name of the person: **67**
2. Date of birth: **25/12/2019**

3. Address: **...**
4. Contact No: **...**

नगन-७
११६२/२०२३
५१/६०

...



5. Signature: **...**
6. Date: **...**

7. Remarks: **...**

8. Signature: **...**
9. Date: **...**

10. Signature: **...**
11. Date: **...**

12. Signature: **...**
13. Date: **...**

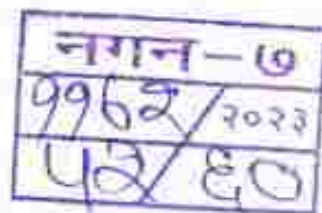
14. Signature: **...**
15. Date: **...**

घोषणापत्र

मी अंकीत मेहनत वगण या द्वारे घोषित
करतो को. दुय्यम निबंधक यांचे कार्यालयात
प्रिक्शन नं. १६१५ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री सुहेरामेडु व इतर यांनी दिनांक ३०/०५/२०१९
रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर
केला आहे/निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुख्यारपत्र
लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र
लिहून देणार व्यक्तींपैकी कोणीही मध्यस्थ झालेले नाही. किंवा अन्य कोणात्याही
कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र
पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदर चे
कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
शिक्केस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक :- 06/02/2023

कुलमुख्यारपत्र भारकाचे नांव
व सही



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GUDESH CHANDNA GUPTA

RAJULAL GUPTA

1208/1943

PROBATIONER JUDGE (M-04)

AC/PO00038



भारत सरकार

GOVT. OF INDIA



दुर्योधन शिवजी शस्त्रे
Duryodhan Shrivastha
जन्म तारीख / DOB : 02/07/1973
पुरुष / MALE

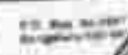
9938 0730 4433



भारत सरकार
GOVT. OF INDIA
भारतीय न्यायपालिका
INDIAN JUDICIARY AUTHORITY OF INDIA

पदा:
S/O शिवजी शस्त्रे, पिता
विष्णु गुप्त शिव, नई बाई बाई
बे. 2, जयवर्धनी न.पे. नगपुर,
महाराष्ट्र, 440005

Address:
S/O Shrivastha, NEAR
TRISHARAN NAGRA VASTI,
NAGRI VASTI WARD NO 2,
Opposite S.O. Nagar,
Maharashtra, 440005



भारत सरकार

GOVT. OF INDIA



किशोर शंकरराव कायर्कर
Kishor Shankarrao Kayarkar
जन्म तारीख / DOB : 31/08/1994
पुरुष / MALE



4021 4752 1165

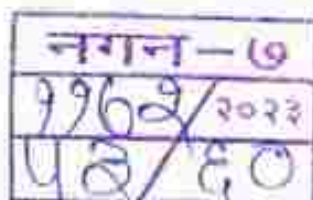
पदा:

S/O शंकरराव कायर्कर,
सुभाष किंगडुकात नगर,
मिक्की बंगलाची मेहदिबन
रोड जयवर्धनी,
दर जयवर्धनी न.पे. नगपुर,
महाराष्ट्र - 440017

Address:

S/O Shankarrao Kayarkar,
Subhash Kingdukaat Nagar,
Mickki Banglaachi Mehdiaban
Road Jaywardhi,
Dargi Jaywardhi N.P. Nagar,
Maharashtra - 440017

4021 4752 1165



नवीन वॉलेट / Enrolment No.: 0602/10066/02567

To
श्रीमती सविता
Aarti Mahapatra & Son
System Support Computer Centre (private) Chhatrapati
Shivaji
Wardha Maharashtra - 440001
9822742099



आपका आर्टी क्रमांक / Your Aartidhar No.:

3583 6486 2207

VID : 9157 4500 4874 7320

माझी आयडी, माझी ओळख



आपला नाव
Aarti Mahapatra & Son
आपला पत्ता
Wardha Maharashtra - 440001



आपला नाव
Aarti Mahapatra & Son
आपला पत्ता
Wardha Maharashtra - 440001

[Handwritten signature]

3583 6486 2207

VID : 9157 4500 4874 7320

माझी आयडी, माझी ओळख

Gruhhalaxmi

33



सुरज जगन्नाथन साहू
Surya Jagannathan Sahu
जन्म तारीख: DOB 06/02/1976
पुरुष: Male

4082 1148 3286

मेरा आधार मेरी पहचान

भारतीय विहित चिह्न प्रमाणिकरण
भारतीय रिपब्लिक ऑफ इंडिया

सुरज जगन्नाथन साहू, MIDAR बुद्ध विहार, प्लॉट नं. 43, मिडिल
व्हार, प्लॉट नं. 43, मिडिल व्हार,
Di. Karmachari Nagar C.O. Hapur
Bihar-824001

Address:
S/O Jagannathan Sahu, Near Buddha
Vihar, Plot No. 43, Middle Nagar,
Di. Karmachari Nagar C.O. Hapur
Bihar-824001

4082 1148 3286

नगन-७
११७६४/२०२३
५४/६०



१६) वर्ष २०२२-२०२३ चे बाजार मूल्यदर तक्त्यानुसार -

NMRDA नमस्तोत्र

मूल्य क्रिया क्र. ३.४.१ "रहिवास व इतर बापराच्या विकसित जमीनींमधील भूखंड"

जमीन दर रु. ७८००/- प्रति चौ.मी. पुढे क्र. १९९०

RCC बांधकाम दर रु. २३९५८/- चौ.मी.

१७) विकास योजना / प्रादेशिक योजना प्रस्ताव आनुवांनुष्य अनुज्ञेय बापर, मिळकत रस्त्वापासून अंतर्गत / रस्त्वा सन्मुख आहे/नाही, ज्ञान / आरक्षण / विनश्वती / शक्ती अगर नाविकास -
रहिवास क्षेत्र

१८) बाजार मूल्यदर तक्त्यातील दरानुसार अंमलबजावणी सूचना ३२ चे अनुषंगाने होणारे मूल्यांकन आकडेवारी -

(अ) जमीन मालकास मिळणा-या हिश्याचे मूल्य -

i) जमीन मालकाच्या हिश्याच्या बांधकाम क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य

$$= १३१.६२७ \times २३९५८/-$$

$$= \text{रु. } ३१,५३,५२०/-$$

ii) जमीन मालकास मिळणारा मोबदला म्हणून बांधकाम क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य (२०%)

$$= ((१०५,३,०१४ - १३१.६२७) \times २०\%) \times २३९५८/- = ४४,१४,९८०/-$$

iii) डिपॉझिटवरील व्याज

= निरंक

iv) विकास शुल्क

= निरंक (विकास शुल्क जमीन मालकाचे भरणा केले आहे)

v) प्रिमियम शुल्क

= निरंक

एकूण रुपये ७५,६८,५००/-

(ब) विकसनकर्त्यास मिळणा-या हिश्याचे मूल्य -

विकसनकर्त्याच्या हिश्याचे बांधकाम क्षेत्राचे स्थावत्या अनुज्ञेय बापराच्या जमीन दराने मूल्य - प्रिमियम
विकसनकर्त्याच्या हिश्याचे एकूण बांधकाम क्षेत्र (१०५,३,०१४ - १२१.२०३) $\times$ ८०% = ७४५,५३ चौ.मी.

$$= ७४५,५३ \times ७८००/- = ५८,६७,३२४/-$$

(क) दस्तावेज नमूद मोबदला -

नगन-७
९९६२/२०२३
५५/६०



५८,६७,३२४/-

करारनाम्यात निश्चित होत असलेले एकूण मूल्य रुपये ७५,६८,५००/-

(अ), (ब) व (क) बापका जास्त

०२५/१०
५०/०००/-

8932/2008
2/28

IN FAVOUR OF

2) Khare and Tarkunde Infrastructure Pvt. Ltd. registered under the Companies Act, 1956, acting through its one of the Directors, Shri Nikhil S/o Manohar Tarkunde, aged about 36 years, Occupation : business having its registered office at 1st floor, Shivaji Complex, 235, Gokulpeth, W.H.C. Road, Nagpur 440 010 (hereinafter referred to as the "Attorney" and/or "Developer" as the case may be).

The expression "Trust", "Principals" and "Attorney" "Developer" which expression shall, unless repugnant to the context or meaning thereof shall always mean and include their agents, Attorneys, Administrators, legal representatives, assigns, successors etc. as the case may be.

3) The said Trust owns and possesses a Plot No. 14, House No. 2, situated on J.V. Patel Road, Nagpur-440 001, hereinafter referred to as "Property".

b) That for carrying out its objectives the Trust has since long decided to erect a complex on the said property consisting of a big auditorium, conference hall, office of unions, blood bank and other facilities / amenities, etc. as are required for achieving its objects mentioned in its constitution, under a single roof.

That the Trust does not possess the necessary funds, the organizational infrastructure and expertise, required to undertake the development of the said property and it is, therefore, decided by the trust unanimously to entrust the said activity to a reputed, experienced and trusted agency having sound financial position, engineering expertise and necessary organizational support.



मूल्यांकनाचे वर्ष : 2022
 जिल्हा : नागपूर
 मूल्य विभाग : लागू : नागपूर (कामीण)
 उप मूल्य विभाग : 3.4.1-उत्तरित ठिकाणाच्या विकासा व इतर वापराच्या विक्रीतील जमिनी मधील मूल्य
 क्षेत्राचे नाव : Nagpur Municipal Corporation सर्व्हे नंबर /न. मू. क्रमांक : सर्व्हे नंबर 256
 कार : विकासनकारनामा

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर क.

खुली जमीन	जिवासी संदर्भिका	कार्यालय	दुकाने	औद्योगिक	मोठ्यापणाचे एकाक
7870	29600	30250	32150	0	चौ. मीटर

क्षेत्राची माहिती

विकासनकारनामा -	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	जिवासी संदर्भिका	बांधकामाचे वर्गीकरण -	1-आर ती सी
एकूण जमिनीचे क्षेत्र -	494.743 चौ. मीटर	एकूण बांधीव क्षेत्र -	1033.014 चौ. मीटर	जमीन मातकाचे क्षेत्र -	121.1034 चौ. मीटर
विकासनकारनामाचे क्षेत्र -	931.91 चौ. मीटर	Consideration Amount -	Rs.0/-	Deposit Amount -	Rs.0/-
एकूण वर्ष -	वर्षे	विकास शुल्क -	Rs.0/-	मूल्यदर -	Rs.37939/-
T.D.R. -	No				

विकासनकारनामा - बांधकाम क्षेत्र विभागणी

A) जमीन मातकाच्या हिरवाचे क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य -	Rs.37939/-
B) रीव मीटरदला - डिपॉझिटवरील व्याज - विकास शुल्क -	Rs.185213/-
C) A + B -	Rs.223152/-
(7) विकासनकारनामाच्या हिरवाच्या जागेचे क्षेत्र * जमिनीचा दर -	Rs.7334132/-

अंतिम मूल्य = Rs.7334132/-

= ब्याहत्तर लाख चौत्तीस हजार एक शे बरतीस :-

Home

Print

नगन-७
 9962/2023
 16/60







CHALLAN
MTR Form Number-6



GRN	MH0141470P4202223E	BARCODE	01 41470 P 4 2022 23 E		Date	23/01/2023-11:37:50		Form ID	25.2	
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 NGPT_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		MS DADA HOMES PRIVATE LIMITED			
Location NAGPUR										
Year 2022-2023 One Time					Flat/Block No.		MZ BHOKARA			
Account Head Details			Amount in Rs.		Premises/Building					
0030046401 Stamp Duty			368400.00		Road/Street		NAGPUR RURAL			
0030003301 Registration Fee			30000.00		Area/Locality		NAGPUR			
					Town/City/District					
					PIN		4 4 0 0 0 2			
					Remarks (If Any)					
					SecondPartyName=SHRI SUDESHCHANDRA B GUPTA-					
Total			3,98,400.00		Amount in Words		Three Lakh Ninety Eight Thousand Four Hundred Rupee			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572023012354952 CKV9923172	
Cheque/DD No.					Bank Date		RBI Date		23/01/2023-11:38:51 24/01/2023	
Name of Bank					Bank Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		24 , 24/01/2023			

Department ID :

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

Mobile No. : 7122767096

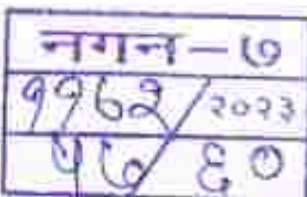
सदर चालन केवल नगन-७ में दर्ज कराया जा सकता है। नगन-७ में दर्ज न होने पर यह चालन अमान्य होगा।

Signature Not
Verified

Digital signed by DG
DIRECTORATE OF
ACCOUNTS AND
TREASURY
Challan Defaced
RECEIVED MUMBAI 02
Date: 2023-02-07 17:55:13
IS7

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0007420537202223	07/02/2023-17:54:13	IGR389	30000.00
2	0007420537202223	07/02/2023-17:54:13	IGR389	368400.00
Total Defacement Amount				3,98,400.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0702202311538

Receipt Date 07/02/2023

Received from DADA HOMES PVT LTD, Mobile number 7122767995, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 1172 dated 07/02/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name SBIN

Payment Date 07/02/2023

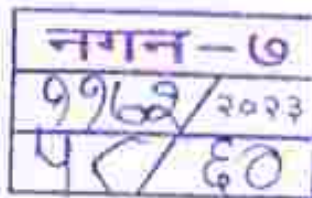
Bank CIN 10004152023020710349

REF No. CHL6886931

Deface No. 0702202311538D

Deface Date 07/02/2023

This is computer generated receipt, hence no signature is required.



270/1172

मंगळवार, 07 फेब्रुवारी 2023 5:54 म.नं.

दस्त मोषबारा भाग-1

नगन7

५९/६०

दस्त क्रमांक: 1172/2023

दस्त क्रमांक: नगन7 /1172/2023

बाजार मूल्य: रु. 73,34,132/-

मोसवला: रु. 00/-

बरलेले मुद्रांक मूल्य: रु.3,68,400/-

ड. नि. सहा. ड. नि. नगन7 बांधे कार्यालयात

म. नं. 1172 बर. दि. 07-02-2023

वेळी 5:51 म.नं. बा. हजर केला.

पावती: 1390

पावती दिनांक: 07/02/2023

सादरकरणाऱ्याचे नाव: मेसर्स दादा होम्स प्राईवेट लिमिटेड ठफे सही करतार
दुर्बोधन सिवाजी हाडके

सोवणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

दस्त हजर करणाऱ्याची सही:

एकूण: 31200.00

राह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्षेत्र ७,राह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्षेत्र ७,

धस्ताका प्रकार: विकसितकरणासाठी

मुद्रांक मूल्य: (दोन) कोणासाठी नगरपालिका किंवा नगर पंचायत किंवा स्थापन असलेल्या कोणासाठी नटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश व विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणासाठी ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मानसलेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 नन्वे उपस्थित झालेल्या वार्षिक विक्रयपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

निज्ञा क्र. 1 07 / 02 / 2023 05 : 51 : 07 PM ची वेळ: (सादरीकरण)

निज्ञा क्र. 2 07 / 02 / 2023 05 : 51 : 54 PM ची वेळ: (फी)





07/02/2023 6 01:28 PM

दस्तावेज नोंदवारी भाग-२

तारीख

१०/०२

दस्तावेज क्रमांक: 1172/2023

दस्तावेज क्रमांक: 1172/2023

दस्तावेज प्रकार: विकसनकारणासाठी

क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	प्रमाणित	संलग्नकाचा दस्त
1	नाम: मुदेलचंद बाबुलालजी गुमा लॉक कडुनी जबाब देणार की अंकीत मंजूर वजावट पत्ता: प्लॉट नं. १, भांडा नं. १, दुमारीचे नाव: १, ब्लॉक नं. १, रोड नं. १, बस स्टॉप, अ - 102, रामनाथ सिटी मॅज नं. 88 (पार्क), भोकरा, सोराबी रोड, नागपुर, महाराष्ट्र, मुंबई. पिन नंबर: AC/PG8863E	विह्वल देणार वर्ग - 31 स्वाक्षरी:-		
2	नाम: मेमर्स डाय हॉमस प्राईवेट लिमिटेड लॉक सही करणार दुर्बोधन शिवाजी हावके पत्ता: प्लॉट नं. १, भांडा नं. १, दुमारीचे नाव: १, ब्लॉक नं. १, रोड नं. १, बस स्टॉप, अ - 102, रामनाथ सिटी मॅज नं. 88 (पार्क), भोकरा, सोराबी रोड, नागपुर, महाराष्ट्र, मुंबई. पिन नंबर: AAHCD8636K	विह्वल देणार वर्ग - 49 स्वाक्षरी:-		

बरीत दस्तऐवज करून देणार उपाधीत विकसनकारणासाठी या दस्तऐवज करून दिव्याचे कडुन करणार.
शिक्का क्र. 3 ची वेळ: 07 / 02 / 2023 05 : 58 : 12 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपुर ग्रामिण डे. ७,

नोटीस:-

दस्तऐवज निष्पादनासाठी कडुनी जबाब देणार्या सर्व पत्रकारांची नोंदवारी समिती-नामधारित - जाणून घ्यावी व पत्रकारांच्यात आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विह्वल देणार मुदेलचंद बाबुलालजी गुमा लॉक कडुनी जबाब देणार की अंकीत मंजूर वजावट	07/02/2023 05:58:56 PM	अंकीत मंजूर वजावट M XXXX XXXX 2207
2	विह्वल देणार मेमर्स डाय हॉमस प्राईवेट लिमिटेड लॉक सही करणार दुर्बोधन शिवाजी हावके	07/02/2023 05:58:37 PM	दुर्बोधन शिवाजी हावके M XXXX XXXX 4433

शिक्का क्र. 4 ची वेळ: 07 / 02 / 2023 05 : 58 : 57 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपुर ग्रामिण डे. ७,

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS DADA HOMES PRIVATE LIMITED	eChallan	00040572023012354952	MH014147004202223E	368400.00	SD	0007420537202223	07/02/2023
2		DHC		0702202311538	1200	RF	07022023115360	07/02/2023
3	MS DADA HOMES PRIVATE LIMITED	eChallan		MH014147004202223E	30000	RF	0007420537202223	07/02/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

१ नोंदवारी शुल्काचे
प्रमाणित करण्यात येते कि,
या दस्तावेजावर एकुल १० पाने आहेत.

1172 / 2023

Know Your Rights as Registrants

Access through thumbnail (4 pages on a side) printout after scanning



सह दुय्यम निबंधक वर्ग-२
नागपुर ग्रामिण डे. ७,
दि. १० मार्च २०२३

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarta@gmail.com.

2018-2019 ISARTA
Annual Report

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