271/5629
Wednesday,October 13 ,2021
11:53 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्रं.: 8257 दिनांक: 13/10/2021

गावाचे नाव: सक्करदरा
दस्तऐवजाचा अनुक्रमांक: नगन8-5629-2021
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: मेसर्स हिरणमई इंन्फ्राबेचर तर्फे पार्टनर श्रीमती सुनिता राजेंद्रसिंग गेंगर - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ८.

२;

DELIVERED

बाजार मुल्य: रु.16881000 /-
मोबदला रु.12350000/-
भरलेले मुद्रांक शुल्क : रु. 844100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1210202112759 दिनांक: 13/10/2021
बँकेचे नाव व पत्ता:
.2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007175394202122E दिनांक: 13/10/2021
बँकेचे नाव व पत्ता:

सौ. सुनीता गेंगर

CHALLAN

MTR Form Number-6

GRN	MH007175394202122E	BARCODE	Date	06/10/2021-15:43:31	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAOFH3098K
Office Name	NGP8_JT NAGPUR N0 8 SUB REGISTRAR	Full Name	MS HIRANMAYI INFRAVENTURE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO. 206
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	617500.00	Road/Street	MOUZA - SAKKARDARA
0030063301 Registration Fee	30000.00	Area/Locality	278.70 SQ MTRS
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	SecondPartyName=SINDHU NARAYAN DHARME AND OTHER ONE~
Total	6,47,500.00	Amount In Words	Six Lakh Forty Seven Thousand Five Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021100642177	212793854205
Cheque/DD No.		Bank Date	RBI Date	06/10/2021-15:47:52	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

M. N. Dharme

सिंधु नारायण धर्मे

नोंदणी कलम ८

४६२९/2029

१/30

Page 1/1

Print Date 06-10-2021 03:48:07

CHALLAN
MTR Form Number-6

GRN	MH007400493202122E	BARCODE		Date	12/10/2021 12:41:40	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGPS_JT NAGPUR NO 8 SUB REGISTRAR	Full Name	MS. HIRANMAYI INFRAVENTURE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO -206
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	226600.00	Road/Street	MOUZA- BAKKARDARA
		Area/Locality	278.70 SQ MTRS
		Town/City/District	
		PIN	4 4 0 0 0 0
		Remarks (If Any)	SecondPartyName=SINDHU NARAYAN DHARME AND OTHER-
		Amount In Words	Two Lakh Twenty Six Thousand Six Hundred Rupees Only
Total	2,26,600.00		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021101254529	2125541033151
Cheque/DD No.		Bank Date	RBI Date	12/10/2021 12:42:43	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9999999999
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

m. n. Dharme

नागपूर-८
४६२९/२०२१
२/२०

DHC

Page 1/1

Print Date 12-10-2021 12:43:03

AGREEMENT OF DEVELOPMENT & SALE

CONSIDERATION RS. 1,23,50,000/-

MARKET VALUE RS. 1,68,81,000/-

STAMP DUTY PAID RS. 8,44,100 /-

(Mouza- Sakkardara, Mudha No. 59.568/23, Page No. 1134, Rate Rs. 23,790/- Per Sq. Mtrs. & Construction Rate 26620 Per. Sq. Mtrs)

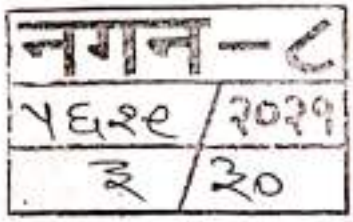
THIS AGREEMENT OF DEVELOPMENT is Entered and Executed at Nagpur on this 13th day of October 2021.

BETWEEN

1) SMT. SINDHU NARAYANRAO DHARME Aged 81 year, Occupation- Housewife, (Addhar No. 216002767675, Pan No. CCBPD7051B), **(2) SHRI. MANOHAR NARAYANRAO DHARME,** Aged 53 year, Occupation- Business, (Addhar No. 839882988121, Pan No. AWXPD7161N), R/o, Both Plot No 206, Old Post Office, Dattatray Nagar, Ayodhya Nagar Road, Nagpur – 440024, Hereinafter called the **OWNER'S / PARTY NO. 1** which expression shall, unless repugnant to the context or the meaning thereof always mean and include the said Owner as well as their heirs, executors, administrators, successors and legal representative and assigns of the **ONE PART**.

AND

M/S. HIRANMAYI INFRAVENTURE, Having its Office at Plot No. 1, MSMFEL Housing Society 44, Dattatray Nagar, Nagpur, through its partner's **1) SMT SUNITA RAJENDRASINGH SENGAR,** Aged about 51 years, Occupation Business, R/o, Plot No. 1, MSMFEL Housing Society 44, Dattatray Nagar, Nagpur, (Addhar No. 233979395478, Pan No. AULPS0720N), **2) SMT NOOPUR DINESH SHASTRAKAR,** Aged about 30 years, Occupation Business R/o 2, Saubhagya Nagar Hudkeshwar Road, Nagpur-34, (Addhar No. 566716063297, Pan No. GJZPS2642G), hereinafter called as the **DEVELOPER /PURCHASER /PARTY NO. 2** which expression shall, unless repugnant to the context or the meaning thereof, always mean and include the said Partnership firm as well as its partner, their respective heirs, legal representative, executors, administrators, successors in office and assigns of the **OTHER PART**.



AND WHEREAS the owners / party No. 1 above named is the exclusive and absolute owner in possession of all the that piece of property bearing NIT **Plot No. 206** total admeasuring about **278.70 Sq. Mtrs. (3000 Sq. Fts)** alongwith sanctioned construction of about **87.19 Sq. Mtrs.**, situated in the Lay-Out of the Nagpur Improvement Trust bearing Municipal Corporation House No. 6378/206, ward No. 20, Kh. No. 53, P.H.No. 39, City **Survey No. 2469, Sheet No. 235** situated at **Mouza – Sakkardara**, within the limits of NMC &NIT, Tah. and Dist Nagpur, more specificaly mentioned and described in the schedule of property appearing hereunder, is the ancestral property **AND**

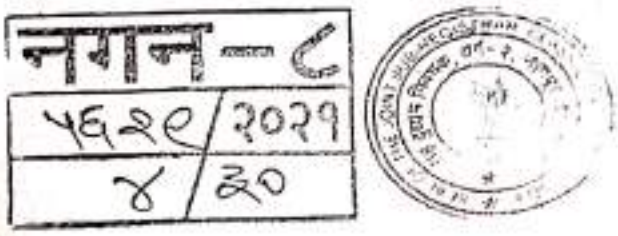
WHEREAS the said property was originally owned by Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur through Secretary Shri. Bhashkar Vishnupanth Ninave who acquired the same by way of registered lease deed from Nagpur Improvement Trust dated 26/05/1999 vide document no. 1284 registered with Sub Registrar no. 8, Nagpur thereafter the Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur through President Shri. Shankarrao Sambhaji Dahedar sold the said plot/property to Smt. Sindhu Narayanrao Dharme by virtue of the Sale-Deed dated 25/01/2000, vide document no. 309 (Chya) Book No. 436, Page No. 151 to 152, registered with Sub Registrar no. 8, Nagpur, and thereafter the Nagpur Improvement Trust has executed and registered the renewed Lease deed in favour of Smt. Sindhu Narayanrao Dharme on dated 18/02/2020 vide document no. 1326, registered with Sub Registrar no. 4, Nagpur, for a period of 30 Years commencing from dt. 30/03/2019 to ending on dt.29/03/2049.

That thereafter Smt. Sindhu Narayanrao Dharme had registered the Gift Deed in favour of his Son Shri. Manohar Narayanrao Dharme of Southern portion out of said plot by dividing East-West admeasuring 1500 Sq. Ft. (139.35 Sq. Mtrs.) The said document of Gift Deed was executed and registered on dated 01/03/2021 vide document no. 1689, registered with Sub Registrar no. 2, Nagpur.

AND WHEREAS Owners having no experience about the building construction, the Owner has now decided to entrust the entire work of Development of the said property to any well experienced builder of the city ie. "**M/S. HIRANMAYI INFRAVENTURE**"

WHEREAS the said land is owned by the owners / party No. 1 having clear title right and interest in the said land to the exclusion of all others **AND**

WHEREAS, the Developer / Party No. 2 is dealing in development, construction and sale of flats / apartments etc. **AND**



WHEREAS the owner's are very much interested in developing the said property, but for want of pecuniary arrangements have approached the developer with a proposal to develop the said plot / property **AND**

WHEREAS the party No. 2 the developer is intending to construct residential apartments scheme only on the aforesaid plot / property as per the plans, designs and specification as would be approved and sanctioned by the Nagpur Municipal Corporation, Nagpur Improvement Trust and or any other sanctioning authority, **AND**

WHEREAS the owners / party No. 1 and developers / party No. 2 have negotiated on such terms and conditions for such development and have arrived at an agreement in this behalf, which the parties hereto have reduced to writing as under.

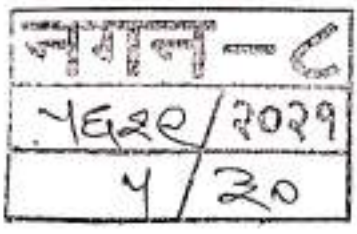
NOW THESE PRESENT WITNESSES AND IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1) The owners / party No. 1 hereby agree to entrust the work of development of the said piece of plot / property more particularly described in the schedule appearing hereunder, to the developer / party No. 2 hereinabove named for constructing a multistoried building and or any other structure as sanctioned by the concerned competent authority together with the present and future F.S.I. by demolishing the existing structure/construction.

2) **THAT** the Party No. 2 is agreed to pay Party no. 1 Consideration amount of **Rs. 1,23,50,000/-(Rupees One Crore Twenty Three Lakh Fifty Thousand Only)** along with two Apartments/Flats (2BHK) on the First floor, each apartment admeasuring approximately of super built-up area 83.61 Sq. Mtrs. (900 Sq. Fit.), Possession of both the apartments be handover by Developers within 31 months from the day of this development of agreement. The period of 31 months mentioned will be extended for the further period on happening of some unavoidable circumstance, such as due to Government guideline to stop constriction work in respect of COVID-19, etc.

MANNER OF PAYMENT

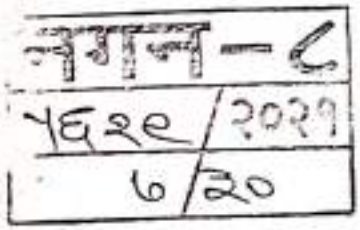
1) Rs. 1,00,000/-	**(Rupees One Lakh Only)** Paid by the Developer/Purchaser to Sindhu N. Dharme, by Cheque on Dated 30/08/2021, vide Cheque No. 159527, Drawn on Bank of India, Branch Mahal, Nagpur. The Receipt of which is acknowledged by the owner.



2) Rs. 14,85,000/-	**(Rupees Fourteen Lakh Eighty Five Thousand Only)** Paid by the Developer/Purchaser to Sindhu N. Dharme, by Cheque Dated 19/09/2021, vide Cheque No. 159539, Drawn on Bank of India, Branch Mahal, Nagpur. The Receipt of which is acknowledged by the owner.
3) Rs. 15,000/-	**(Rupees Fifteen Thousand Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 2 in the account of Sindhu N. Dharme to the concerning authority on or before 23-09-2021 and will handover the receipt/certificate of the same to Owner No. 1,
4) Rs. 14,85,000/-	**(Rupees Fourteen Lakh Eighty Five Thousand Only)** Paid by the Developer/Purchaser to Manohar Narayanrao Dharme, by Cheque Dated 19/09/2021, vide Cheque No. 159540, Drawn on Bank of India, Branch Mahal, Nagpur. The Receipt of which is acknowledged by the owner.
5) Rs. 15,000/-	**(Rupees Fifteen Thousand Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 4 in the account of Manohar Narayanrao Dharme, to the concerning authority on or before 23-09-2021 and will handover the receipt/certificate of the same to Owner No. 2,
6) Rs. 1,98,000/-	**(Rupees One Lakh Ninety Eight Thousand Only)** Paid by the Developer/Purchaser to Sindhu N. Dharme, by Cheque Dated 30/09/2021, vide Cheque No. 159541, Drawn on Bank of India, Branch Mahal, Nagpur. The Receipt of which is acknowledged by the owner.
7) Rs. 2,000/-	**(Rupees Two Thousand Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 6 in the account of Sindhu N. Dharme to the concerning authority on or before 04/10/2021 and will handover the receipt/certificate of the same to Owner No. 1,

नागपूर - ८
१६२९/२०२१
६/२०

8) Rs. 1,98,000/-	(Rupees One Lakh Ninety Eight Thousand Only) Paid by the Developer/Purchaser to Manohar Narayanrao Dharme, by Cheque Dated 30/09/2021, vide Cheque No. 159542, Drawn on Bank of India, Branch Mahal, Nagpur. The Receipt of which is acknowledged by the owner.
9) Rs. 2,000/-	(Rupees Two Thousand Only) will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 8 in the account of Manohar Narayanrao Dharme, to the concerning authority on or before 04/10/2021 and will handover the receipt/certificate of the same to Owner No. 2,
10) Rs. 16,08,750/-	(Rupees Sixteen Lakh Eight Thousand Seven hundred Fifty Rupees Only) Paid by the Developer/Purchaser to Sindhu N. Dharme, by Cheque Dated 19/09/2022,vide Cheque No. 000931, Drawn on Drawn on ICICI Bank Branch Dharmpeth, Nagpur. The Receipt of which is acknowledged by the owner. (Subject to realization)
11) Rs. 16,250/-	(Rupees Sixteen Thousand Two Hundred Fifty Only) will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 10 in the account of Sindhu N. Dharme, to the concerning authority on or before 08/10/2021 and will handover the receipt/certificate of the same to Owner No. 1,
12) Rs. 16,08,750/-	(Rupees Sixteen Lakh Eight Thousand Seven hundred Fifty Rupees Only) Paid by the Developer/Purchaser to Manohar Narayanrao Dharme, by Cheque Dated 19/09/2022, vide Cheque No. 000932, Drawn on Drawn on ICICI Bank Branch Dharmpeth,I, Nagpur. The Receipt of which is acknowledged by the owner. (Subject to realization)



13) Rs. 16,250/-	**(Rupees Sixteen Thousand Two Hundred Fifty Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 12 in the account of Manohar Narayanrao Dharme, to the concerning authority on or before 08/10/2021 and will handover the receipt/certificate of the same to Owner No. 2,
14) Rs. 16,08,750/-	**(Rupees Sixteen Lakh Eight Thousand Seven hundred Fifty Rupees Only)** Paid by the Developer/Purchaser to Sindhu N. Dharme, by Cheque Dated 19/11/2022, vide Cheque No. 000933, Drawn on Drawn on ICICI Bank Branch Dharmpeth, Nagpur. The Receipt of which is acknowledged by the owner. (Subject to realization)
15) Rs. 16,250/-	**(Rupees Sixteen Thousand Two Hundred Fifty Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 14 in the account of Sindhu N. Dharme, to the concerning authority on or before 23/11/2021 and will handover the receipt/certificate of the same to Owner No. 1,
16) Rs. 16,08,750/-	**(Rupees Sixteen Lakh Eight Thousand Seven hundred Fifty Rupees Only)** Paid by the Developer/Purchaser to Manohar Narayanrao Dharme, by Cheque Dated 19/11/2022, vide Cheque No. 000934, Drawn on Drawn on ICICI Bank Branch Dharmpeth, Nagpur. The Receipt of which is acknowledged by the owner. (Subject to realization)
17) Rs. 16,250/-	**(Rupees Sixteen Thousand Two Hundred Fifty Only)** will be Paid by the Developer/Purchaser towards T.D.S. on the amount mentioned at serial no. 16 in the account of Manohar Narayanrao Dharme, to the concerning authority on or before 23/11/2021 and will handover the receipt/certificate of the same to Owner No. 2,

नागपूर - ८
१६२९/२०२१
८/२०

18) Rs. 11,75,000/-	**(Rupees Eleven Lakh Seventy Five Thousand Only)** shall be paid at time of handover possession of 2BHK Flat on or before 31 months from the date of this instant deed, by the Developer/Purchaser to Sindhu N. Dharme.
19) Rs. 11,75,000/-	**(Rupees Eleven Lakh Seventy Five Thousand Only)** shall be paid at time of handover possession of 2BHK Flat on or before 31 months from the date of this instant deed, by the Developer/Purchaser to Manohar Narayanrao Dharme.

Total Rs. Rs. 1,23,50,000/-(Rupees One Crore Twenty Three Lakh Fifty Thousand Only)

---

3) The owners / party No. 1 have delivered vacant and actual physical possession of the said piece of land to the developer / party No. 2 within seven days from the date of this Agreement of Development executed and registered the builder / developer agrees to pay consideration of **Rs. 1,23,50,000/-(Rupees One Crore Twenty Three Lakh Fifty Thousand Only** along with two Apartment/Flat **(2BHK) on the First floor,** each apartment admeasuring approximately of super built-up area 83.61 Sq. Mtrs. (900 Sq. Fit.), If area of said mention Apartments/Flats increased in sanctioned plan by concern authority, no additional consideration charges/amounts will be charged by Party No. 2 on Party No.1 for the same and Rs. 2,23,000/- as the stamp duty of two Apartments/Flats paid by owner of 1 & 2 in this Agreement Development (as per guideline of UDCPR/Owner part) If any deficit stamp duty arose at the time of execution and registration of Deed of Apartment then Owner No.1 & 2 shall be pay remaining deficit stamp duty at time. The Registration, fee Advocate fee, charges, expenses shall be borne and paid by Owner/Party No. 1 for the said two Apartments/Flats at time of execution and registration of deed of apartment. That Developer/Party No. 2 agreed that before handover the possession of two Apartments to Owner No. 1 & 2 he is installed electric meter without any cost / free of cost to owner No. 1 & 2.

4) It is further agreed in between the parties that the balance amount mentioned at serial no. 18 and 19 and along with two Apartments (2BHK), in schedule of payment

