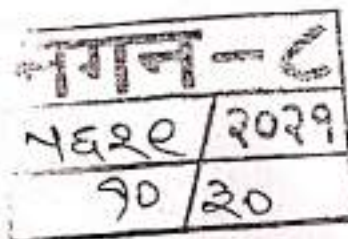
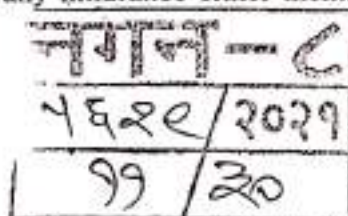


mentioned supra will be paid and possession of the said flats on or before 31 months from the date of this instant deed and on any default made on the part of developer will pay compensation amount @ 10,000/- per day to the owners. That Developer/Party No.2 not hand over the possession of flats as well as consideration amount Developer/Party No.2 liable to pay compensation @ Rs. 10,000/- per day to the Owners/Party No.1 and Owners free to initiated legal action against Developers "M/S. HIRANMAYI INFRAVENTURE" and there partners.

- 5) The developer / party No. 2 has agreed to undertake the entire work of development and construction on the said piece of land in accordance with the plans sanctioned by the Nagpur Municipal Corporation, Nagpur Improvement Trust and or any other competent sanctioning authority and shall also invest and or arrange for all the money that may be required for the construction and development of the said piece of land. The developers / party No. 2 shall also arrange to procure intending buyers for the Apartments/Flats for the purposes of acquiring proportionate undivided variable and indivisible share and interest in the said land.
- 6) That the developer / party No. 2 has agreed to construct the buildings on the said plot of land in accordance with the plan as may be sanctioned by the concerned authorities and shall also invest all the money required for the construction of the required building.
- 7) That all the cost required for the construction of the building and incurred for all other incidental purposes such as sanction of plan etc. shall be borne by the developer / party No. 2. The developer / party No. 2 shall be responsible to effect the construction with accordance with the law and in accordance with the sanctioned plan. In the event of any breach of the development control rules and zoning regulations of the Nagpur Municipal Corporation, Nagpur Improvement Trust, RERA, the developer alone shall be responsible to indemnify the owner in that regard and owner / party No. 1 shall not responsible for it.
- 8) The developer / party No. 2 shall have full liberty to advertise for sale of the said flats / apartments / residential units in the said piece of land and enter into agreements with such buyers for its exclusive benefits and shall have authority and absolute rights to receive all monies, being the agreed sale price from such buyers. The owners shall not be entitled to any direct or indirect share or benefits from the said transactions nor shall they question on accountability thereof in any manner whatsoever.

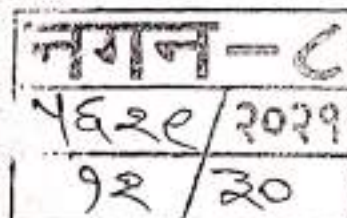


- 9) The owners / party No. 1 assures the developer / party No. 2 that they have a good, valid and marketable title to the said scheduled property and the same is free from any encumbrance's charges, claims and disputes etc. and that they have present transferable interest in the said scheduled property. That if it is found out that the title of the said scheduled property is not clear and there is any charge or claim or any dispute on the said scheduled property the owners / party No. 1 alone shall be responsible to clear the title or charge, claim or any dispute over the said scheduled property and the said developer shall not be responsible in whatsoever manner.
- 10) That the owners/party No. 1 shall not be responsible in any manner in respect of financial dealings which the developer / party No. 2 may have with the intended purchaser of the dwelling units.
- 11) The developer will be permitted to enter into agreement of sale and sale deed as regards the individual apartment / flats along with the undivided share in the land with the intended purchasers at the price suitable to it, after registration of Agreement of Development, and is also hereby permitted to recover the same directly from such buyers in such installments as it deems fit and proper and the owners shall not have any kind of objections in it. The Developer shall be permitted to execute sale deed of the said individual apartment /flats / residential units along with the undivided share in the said land provided the developer adheres strictly to the above said payment schedule.
- 12) It is also agreed by the owners that the F.S.I. (Floor Space Index) if available at any future date or any time in future will be solely consumed and utilised by the developer alone and the owner or any prospective purchasers of any family unit / apartment / shop in the said scheme will not have any claim, right, title or interest and demand any consideration for the same.
- 13) That the whole of the intended constructed area including the further F.S.I. absolutely belongs to the developer / party No. 2 and it shall have full liberty and absolute authority to deal with the same including its sale to prospective buyers and the owners and the individual purchasers of the units of the proposed scheme on the said property shall have no say of whatsoever nature in that regard except two apartment on the first floor.
- 14) That the developer / party No. 2 shall be exclusively in charge of the entire construction of the proposed building and the owners shall not make any obstruction or cause any hindrance either themselves or through anyone else at any stage of the



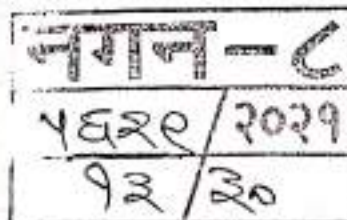
development construction. Needless to mention that the developer / party No. 2 and its agents employees etc., shall carry on the construction activity by entering upon the plot of the land.

- 15) That the developer / party No. 2 shall commence carry on and complete the entire construction work strictly in accordance with the plans revised plans as may be sanctioned by the Nagpur Municipal Corporation, Nagpur Improvement Trust, etc. The OWNERS however agree to co-operate with the developer in the matter of getting any deviation, irregularities infringement etc. regularized, compounded, the cost whereof however shall be borne and suffered by the DEVELOPER alone.
- 16) That the developer / party No. 2 shall appoint their own Architect, Engineer and or supervisor for the purpose of the aforesaid construction work of the apartments and the owners shall not interfere or obstruct the developer / party No. 2 in any manner whatsoever in this behalf.
- 17) THAT the developer / party No. 2 shall also have the right to engage the services of any other builder, company or firm for the purpose of developing of the said property mentioned in the schedule.
- 18) THAT the owner / party No. 1 agrees to sign all such documents, applications, papers, petitions, writings or deeds as may be considered necessary in favour of the developer / party No. 2 or its nominees to give effect to this agreement provided that all charges involved therein shall be borne and paid by the developer.
- 19) THAT the Owner is separately executing an irrevocable General Power of Attorney empowering and authorizing any person nominated by the Developer to sign /execute various Agreement to sell, Sale Deeds, Deed of Declaration, Correction deed, various Apartment Deed and all other kinds of documents on his behalf and also to carry out and observe all the obligation on his part herein contained or otherwise required by law and to do all things necessity to complete the transfer of the property hereby agreed to be developed & sold and this power will not be withdrawn or revoked by the owner until the transaction envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.
- 20) THAT the developer / party No. 2 shall also secure necessary No Objection Certificate from Nagpur Municipal Corporation, Nagpur Improvement Trust and other



Government Department, etc., if required at his costs well in good time before the Registration of the Sale Deeds of proposed apartments and bear all expenses.

- 21) The owners / party No. 1 do not share any responsibility, liability of what so ever nature on this land hereinafter in future. The developer has agreed to take possession of the said property after due verification of records.
- 22) THAT, the owners / party No. 1 has delivered the actual physical possession of the said property to the developer / party No. 2 in vacant condition within one month from the date of registration of Agreement of Development.
- 23) THAT, the said Scheduled property is free from encumbrances of all kinds whatsoever and also free from payment of land revenue and ceases etc.
- 24) THAT, the owner / party No. 1 shall be liable for payment of all taxes / cess, revenues etc. in respect of the scheduled property hereunder agreed to be developed till the date of this agreement and thereafter the developer / party No. 2 shall be solely responsible for payment of the same.
- 26) THAT, it shall be open for the developer / party No. 2 to affix a board displaying its identity or making an advertisement in the said property.
- 27) THAT all and every type of expenses on account of and relating to the preparation of this Agreement of development various agreements to sale, Deed of Declaration, Deed of Apartments, Sale-Deed, correction deed and all other documents and writing as may be required to complete the development and transfer of the said property to various intending prospective buyers including the cost of Stamp Duty, Registration Charges, Typing, Printing Expenses, Lawyers Fees, NMC & NIT Charges, Building demand charges and all other out of pocket expenses shall be borne & paid by the developer/Party No.2, who shall be entitled to recover the same from the prospective buyers of various built up spaces and undivided shares and interest in the said plot of land.
- 28) THAT the owner shall make sign, execute and register the documents mentioned herein above and also such documents and writings as may be required in the matter of duly completing the transaction. They further agree to incorporate in the various documents such terms conditions and stipulations as are not set forth herein but may be required to be incorporated therein by any law for the time being in force and in order to give clear title to the various buyers of built up spaces and the undivided proportionate variable shares and interest in the land.

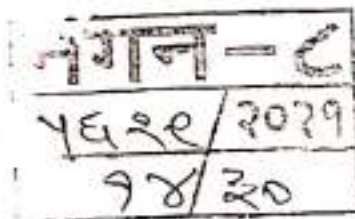


- 29) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations .If no settlement can be arrived at as a result of these negotiations the dispute shall be referred for Arbitration to Arbitrator to be appointed by consent of both the party. The decision of the Arbitrator shall be final and binding upon both the parties. The provisions Act. 1996 as modified from time to time and in force shall apply to such Arbitration
- 30) THAT in the event OWNERS fail to perform their part of the Agreement or as is required to be observed and performed by any law for the time being in force, the DEVELOPER shall be entitled to get this agreement specifically enforced through the Court of Law at the costs and expenses of the Owners. And in case DEVELOPER fail to perform their part of the Agreement or as is required to be observed and performed by any law for the time being in force, the OWNER shall be entitled to get this agreement specifically enforced through the Court of Law at the costs and expenses of the Developer.
- 31) THAT all expenses on account of payments of stamp duty registration etc. are borne by developer.
- 32) THAT this Agreement is subject to jurisdiction of the Competent Court at Nagpur.

SCHEDULE OF PROPERTY

All all the that piece of property bearing NIT Plot No. 206 total admeasuring about 278.70 Sq. Mtrs. (3000 Sq. Fits) situated in the Lay-Out of Nagpur Improvement Trust, bearing Kh. No. 53, P.H.No. 39, Municipal Corporation House No. 6378/206, ward No. 20, City Survey No. 2469, Sheet No. 235, situated at Mouza - Sakardara, within the limits of NMC & NIT, Tah. and Dist Nagpur The said plot is bounded as under -

Toward East	-	Plot No. 193
Toward West	-	Road (9 Meter)
Toward North	-	Plot no. 205
Toward South	-	Plot no. 207



IN WITNESS WHEREOF, both the owners and the developer have hereto set their respective hands and signed this Agreement of Development at Nagpur in presence of the attesting witnesses on this 13th day of Oct. 2021. Drafted by U. K. Nath, Advocate *U. K. Nath*

OWNER / PARTY NO. 1



सिंधु नारायणराव धर्मे



1) SMT. SINDHU NARAYANRAO DHARME)



m. n Dharne



2) SHRI. MANOHAR NARAYANRAO DHARME,

DEVELOPER / PARTY NO. 2

M/S. HIRANMAYI INFRAVENTURE

Through Partner's



वै. सुनीता सेंगर



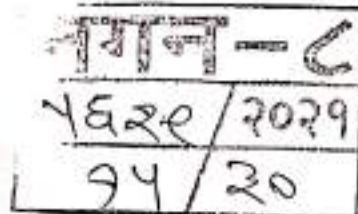
1) SMT SUNITA RAJENDRASINGH SENGAR



Noopur



2) SMT NOOPUR DINESH SHASTRAKAR)



WITNESSES:-



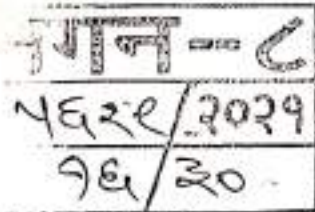
1) Shri Subhash Narayanrao Dharme

S. N. Dharme



2) Shri. Dinesh Narayan Shastrakar

D. N. Shastrakar



महाराष्ट्र शासन

मालमत्ता पत्रक

2469

गाव/पंच : रायकरदरा	तालुका/न.मु.का. : न.मु.अ.२ नागपूर	जिल्हा : नागपूर
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
२४६९	१६१५२.००	०१

शुविधाधिकार	हक्काचा मुळ धारक	वर्ष: १९७०
पट्टेदार	इतर भार	इतर अरि

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(या) किंवा भार	साक्षात्कृत
०३/१०/१९९९	अर्जाई मुतार प्र.क्र.५८८/१०.९९		M नागपूर शुधार प्रन्यास नागपूर	फेरफार क्र.५६९ प्रमाणे सही- ०३/१०/१९९९ न.मु.अ.क्र.२, नागपूर
०३/१०/१९९९	भाडेपट्ट्याने - व.म.५९२/छा.दि.१०/१२/१९८७		A [श्री. प्रकाश विष्णुपंत हरताळकर] के.क्र.५४९	फेरफार क्र.५६९ प्रमाणे सही- ०३/१०/१९९९ न.मु.अ.क्र.२, नागपूर
०३/१०/१९९९	खरेदीने र.द.क्र. ८४२५ १०/०६/९० र.क्र. ६०,०००/-		L [श्री. श्रीराम रामराव केगाटे] के.क्र.५४२	फेरफार क्र.५४८ प्रमाणे सही- ०३/१०/१९९९ न.मु.अ.क्र.२, नागपूर
०३/१०/१९९९	खरेदीने र.द.क्र. ८४२५ १०/०६/९० र.क्र. ६०,०००/-		L सौ. अघनां लक्ष्मीकांत वाराभाडे	फेरफार क्र.० प्रमाणे सही- ०३/१०/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	भाडे पट्ट्याने र.द.क्र. २९९९ दि. ५/३/९३ र. १९३९४		L [शिवाजी गृह निर्माण सहकारी संस्था नागपूर] के.क्र.५९३ क्षेत्र १६४.२२५ प्लॉट नं. १८९	फेरफार क्र.५९२ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	खरेदीने र.द.क्र. ७५४८ दि. १०/६/९९ र. १९३९४/-		L श्री. गणेश मावेली हिवले क्षेत्र १६४.२२५ प्लॉट नं. १८९	फेरफार क्र.५९३ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	भाडे पट्ट्याने र.न. ३००० दि. ५/३/९९ र. १९३९४/-		L [शिवाजी गृह निर्माण सहकारी संस्था नागपूर] के.क्र.५९५ क्षेत्र १६४.२२५ प्लॉट नं. १८२	फेरफार क्र.५९४ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	खरेदीने र.न. ७५४९ दि. १०/६/९९ र. १९३९४/-		L श्री. सुभासराव दिपाळजी कळेदे क्षेत्र १६४.२२५ प्लॉट नं. १८२	फेरफार क्र.५९५ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	भाडे पट्ट्याने र.न. ३००९ दि. ५/३/९९ र. १९३९४/-		M [शिवाजी गृह निर्माण सहकारी संस्था नागपूर] के.क्र.५९७ क्षेत्र १६४.२२५ प्लॉट नं. १८३	फेरफार क्र.५९६ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर
०४/१२/१९९९	खरेदीने र.न. ७५५० दि. १०/६/९९		L श्री. सुभासराव शायल भजामुळे क्षेत्र १६४.२२५ प्लॉट नं. १८३	फेरफार क्र.५९७ प्रमाणे सही- ०४/१२/१९९९ न.मु.अ.क्र.२, नागपूर

मान - ८
१६२९/२०२९
१६/३०



१४/०६/२०२०	भडेपट्ट्याने - र.द.क्र. १२२६ दि. १८/२/२०२० अन्वये नागपुर सुधार प्रस्थापक कटून ख.नं. ५३ भू.क्र. २०६ क्षेत्र - २४८.४०० चौ.मी. जागा दि. २४/३/२०१९ पर्याप्तया मुदतीने केल्याने नोंद दर्ज.	२. सिंधु नारायण धर्मे [२०६.४० चौ.मी.]	क्र.१२२६ दि. १८/०६/२०२०
२१/०६/२०२०	खेदीने - र.द.क्र. २१९६ दि. ८/२/२०२० अन्वये एस.एस.पी. विल्फर्ड अंड लॉक भागीदार शंकरलाल गुरुप्रसाददास झाह व इतर ३ कटून ख.नं. ५३/१-२-३ भू.क्र. २२ क्षेत्र - १६४.०४ चौ.मी. जागा खेदी केल्याने नोंद दर्ज.	११९.३५ चौ.मी. H प्रभाकर गुलाबराव टीकलस निर्मला प्रभाकरराव टीकलस	क्र.१६३३ दि. २४/०६/२०२०
१८/११/२०२०	खेदीने - र.द.क्र. २३९३ दि. ३/५/२०१९ अन्वये राजेंद्र कृष्णराव पदमगिरवार व इतर कटून ख.नं. ५३ भू.क्र. ११४ कृष्णवर्धन, शिसरा माळा, गाळा क्र. ३०२, क्षेत्र - ३६.४१८ चौ.मी. अ.वि.हि. १२.२५ टक्के सह जागा खेदी केल्याने नोंद दर्ज.		क्र.१६३६ दि. १८/११/२०२०
१८/१२/२०२०	अतिरिक्त महानदीचा नो. ऑफ इंटीमेशन मॉगेल सीड फाईल क्र. NGP-८.११९९ / २०१९ दि. २४/८/२०१९ अन्वये अरुणा मयुकर धडेकर यांनी ख.नं. ५३, भू.क्र. १९६ क्षेत्र - १३९.३५ चौ.मी. जागेवर र.र. ४०,००,०००/- चे कर्ज घेतल्याने महानदी बोला नोंद दर्ज.	H वेंक ऑफ महाराष्ट्र	क्र.१६३९ दि. १८/१२/२०२०
१८/१२/२०२०	कारताने - हरिहर दानोघर पडकराव भु.दि. २८/८/२००२ खेदी झाल्याने फावदेशीर वारसा प्रतिष्ठापन क्र. १३४३२५ दि. २८/८/२०२० अन्वये कारताने नोंद दर्ज.	H वंयांती हरिहर पडकराव भावना हरिहर पडकराव वंया हरिहर पडकराव	क्र.१६४३ दि. १८/१२/२०२०
१८/१२/२०२०	महानदीच्या - नो. ऑफ इंटीमेशन मॉगेल सीड फाईल क्र. २४४६ / २०१८ दि. २४/८/२०१८ अन्वये मयुकर शंकरराव म्हेत्र यांनी ख.नं. ५३ भू.क्र. १२४ क्षेत्र - २४०.६२५ चौ.मी. जागेवर र.र. ६०,००,०००/- चे कर्ज घेतल्याने महानदी बोला नोंद दर्ज.	H स्टेट बँक ऑफ इंडिया	क्र.१६४८ दि. १८/१२/२०२०
०३/०२/२०२१	परिमोहनरावचे - नो. अयुक्त सॉर्सी दि. १४/११/२०२० अन्वये स्टेट बँक ऑफ इंडिया यांनी ख.नं. ५३ भू.क्र. ११५ क्षेत्र - २३४.११५ चौ.मी. जागेचे परिमोहन केल्याने सुरेश आनंदराव काळे व इतर १ यांचे भावा समोर बोला नोंद दर्ज केली.	महानदी बोला नोंद केली	क्र.१६४८ दि. ०३/०२/२०२१
२२/०२/२०२१	खेदीने - र.द.क्र. २६०० दि. २४/४/२०१४ अन्वये लीलाबाई प्रभाकर शहाकार व इतर - ४ लॉक अणु. कपेश अरुणराव जलटेकर व इतर - १ कटून ख.नं. ५३/१-२-३ भू.क्र. ३८ सिद्धिधिंगायक बालाजी पेल्ले - ४, पहिला माळा, गाळा क्र. १०१ क्षेत्र - ६६.१०३ चौ.मी. अ.वि.हि. सह जागा खेदी केल्याने नोंद दर्ज.	H समिन राजाराम आळोटे	क्र.१६५० दि. २२/०२/२०२१
१३/०३/२०२१	खेदीने - सीड ऑफ अपार्ट र.द.क्र. ६८१० दि. ३५/१२/२०१८ अन्वये राजेंद्र कृष्णराव पदमगिरवार व इतर १ पातून ख.क्र. ५३ भू.क्र. ११४ वरील किमपारण अपार्ट. मधील चौथे माळा, गाळा क्र. १०१ क्षेत्र ६३.४१८ चौ.मी. अ.वि.हि. १२.२५ टक्के सह खेदी नोंद दाखल.	H राजेंद्र कृष्णराव पदमगिरवार मिशाळा राजेंद्र पदमगिरवार	क्र.१६५३ दि. १३/०३/२०२१
१३/०३/२०२१	खेदीने - सीड ऑफ अपार्ट - र.द.क्र. ६८०९ दि. ३५/१२/२०१८ अन्वये राजेंद्र कृष्णराव पदमगिरवार व इतर १ पातून ख.क्र. ११४ वरील किमपारण अपार्ट. मधील चौथे माळा, गाळा क्र. ४०२ क्षेत्र - ३६.४१८ चौ.मी. अ.वि.हि. १२.२५ टक्के सह खेदीने नोंद दर्ज.	H राजेंद्र कृष्णराव पदमगिरवार मिशाळा राजेंद्र पदमगिरवार	क्र.१६५८ दि. १३/०३/२०२१
०५/०४/२०२१	महापाने - नोटीस ऑफ इंटीमेशन क्र. ५२४ दि. ०४/०२/२०२० पन्नालाल निवाळकर व १ यांनी ख.क्र. ५३ भू.क्र. २१५ क्षेत्र - १८५.८० चौ.मी. पर र.र. ४४,४३,४८०/- कर्ज घेतल्याने महानदी बोला नोंद दाखल.	H स्टेट बँक ऑफ इंडिया	क्र.१६५९ दि. ०५/०४/२०२१
०५/०४/२०२१	बसिपत्राणये - र.द.क्र. ५४४ दि. ११/०१/२०२१ अन्वये सी. नंदा चंद्रभान पाणजेडे यांनी ख.नं. ५३ भू.क्र. २०० क्षेत्र - ७१.१३५ चौ.मी. चे बसिपत्राण येवल्याने नोंद दाखल.	H सागर चंद्रभान पाणजेडे	क्र.१६६० दि. ०५/०४/२०२१
०५/०४/२०२१	बसिपत्राणये - र.द.क्र. ५६४ दि. ११/१/२०२१ अन्वये सी. नंदा चंद्रभान पाणजेडे यांनी ख.क्र. ५३ भू.क्र. २०० क्षेत्र - ७१.१३५ चौ.मी. चे बसिपत्राण येवल्याने नोंद दर्ज.	H समिन चंद्रभान पाणजेडे	क्र.१६६१ दि. ०५/०४/२०२१
०५/०४/२०२१	खेदीने - र.द.क्र. ५४२२/२०१८ दि. २४/०३/२०१८ अन्वये राजेंद्र कृष्णराव पदमगिरवार व १ पातून भू.क्र. ११४ वरील किमपारण अपार्ट. मधील दुसरा माळा, गाळा क्र. २०१ क्षेत्र - ६६.४१८ चौ.मी. अ.वि.हि. १२.२५ टक्के सह खेदीने नोंद दर्ज.	H राहुल दिलीप मुलवळ	क्र.१६६१ दि. ०५/०४/२०२१

१६२९/२०२१
१८/२०



