270/1697
Tuesday,March 08 ,2022
3:47 PM

पावती

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

पावती क्रं.: 2079 दिनांक: 08/03/2022

शाखेचे नाव: रेगापार
दस्तऐवजाचा अनुक्रमांक: नमन7-1697-2022
दस्तऐवजाचा प्रकार : विक्रमनकरारनामा
सादर करणाऱ्याचे नाव: आदित्य इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्रीमती मंगला काशिनाथजी दवे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 30440.00

आपणास मूळ दस्त ,बंधनेल प्रिंट [illegible] अहवाल 4:07 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक (वर्ग-२)
नागपूर ग्रामिण क्रं. ७

बाजार मुल्य: रु.12089500 /-
मोबदला रु.7094357/-
भरलेले मुद्रांक शुल्क : रु. 604500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0603202212570 दिनांक: 08/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014108549202122E दिनांक: 08/03/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH014108549202122E	BARCODE	Date	05/03/2022-15:36:00	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADITYA INFRASTRUCTURE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO. RM - 21
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA RENGAPAR
0030063301 Amount of Tax	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SecondPartyName=MS ADDITYA INFRASTRUCTURE~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022030505530	128514178
Cheque/DD No.		Bank Date	RBI Date	05/03/2022-15:36:00	Not Verified with RBI
Name of Bank		Bank-Branch		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. : 9422119476
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न होणाऱ्या दस्तासाठी सदर चलन लागू नाही .

नगन-७
१६/६/२०२२
१/२२

Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.
(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 13/2022
Date 19/1/2022

Received From Sh/Smt./M/s ADITYA INFRASTRUCTURE
Residing at NAGPUR
Market Value Rs. 1,20,89,500/-
Stamps duty of Rs. 6045001- in words Rs. Six lakh four thousand five hundred only.
Paid vide e-Challan No. MH013967608202201E Date 4/3/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 6,04,475/- (in words Rs. Six lakh four thousand four hundred seventy five only) with which instrument is chargeable has been paid as per Article 5(g-a) of Schedule-I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date: 4.3.22

Collector of Stamps
Nagpur City

हे आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये अपालेख्य नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीस नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर

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

श्री

WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR (GRAMIN)

MOUZA - RENGAPAR

AGREEMENT FOR DEVELOPMENT

MARKET VALUE RS. 1,20,89,500/-, **STAMPS RS.** 6,04,500/-

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Nagpur Tah. And Dist. Nagpur on this 07th day of March, 2022.

B E T W E E N

नगन - ७
१९९६/२०२२
९/२२

SUB REGISTRAR CLASS-I NAGPUR

M/S ADDITYA INFRASTRUCTURE, a Partnership Firm having its office at 402, Swapnil Tarangini, J-12, Laxmi Nagar, WHC Road, Nagpur - 440022
PAN. ABCFA 2997 B, acting through its Partners :

1) SHRI SACHIN S/O SURYABHAN MOON,
aged about 49 years, occ. Business,
2) SHRI SWARNASHIL S/O SURYABHAN MOON,
aged about 41 years, occ. Business,
3) SAU. MANISHA W/O SACHIN MOON,
aged about 42 years, occ. Business,
4) SAU. PALLAVI W/O SWARNASHIL MOON,
aged about 38 years, occ. Business,
All 402, Swapnil Tarangini, J-12, Laxmi Nagar,
WHC Road, Nagpur - 440022

hereinafter referred to as **"THE OWNER"** which expression whereas it appears in this deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include its legal representatives, heirs, successors, executors, administrators, agents, assignees or any other person or institution claiming for or through it all of **THE ONE PART,**

ADITYA INFRASTRUCTURE, a Partnership Firm having its office at 49, Mahalaxmi Layout, Kachore Nagar, Nagpur – 440015
PAN. ABUFA0116A, acting through its Partner ;

SMT. MANGLA W/O KASHINATHJI DHAGE,
aged about 65 years, Occ. Business,
R/o Plot No. 11, Ujwal Nagar, Wardha Road, Nagpur – 440 025

hereinafter referred to as **"THE DEVELOPER"** which expression whereas it appears in this Deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include The Developer, legal representatives, administrators, nominees, agents, assignees or any other person claiming for or through it of **THE OTHER PART, AND**

नगन-७
१६९६/२०२२
२/२६

WHEREAS, the Owner hereinabove named is in possession & Leasehold rights of the property comprising all that piece and parcel of land bearing Residential Plot No. RM - 21, admeasuring 1000.00 Sq. Mtrs., of Mouza – Rengapar, situated in Butibori Industrial Area, Nagpur within the limits of Tah. Nagpur (Rural) and Dist. Nagpur and more particularly described in the SCHEDULE herein, AND

WHEREAS, all that piece and parcel of land bearing Residential Plot No. **RM-21**, admeasuring 1000.00 Sq. Mtrs., of Mouza – Rengapar, situated in Butibori Industrial Area, Nagpur within the limits of Tah. Nagpur (Rural) and Dist. Nagpur originally belonged to Maharashtra Industrial Development Corporation, a corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH III of 1962) having its principal office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai – 400 093. AND

WHEREAS, Maharashtra Industrial Development Corporation executed Lease Deed for the term of 95 years with effect from 20/06/2019 in the name of M/s Aditya Infrastructure which is executed on 20/06/2019 and registered on 21/06/2019 in the Office of Sub-Registrar Nagpur No. 10 having Registration No. 6614 - 2019.

WHEREAS for cogent reasons and good causes the Owner has now decided to develop the aforesaid property by constructing a Multi-storied building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owner has now decided to entrust the entire work of development of the said property to any well experienced builder of the city and it is specifically made clear that the entire FSI sanctioned or to be sanctioned by the appropriate authority will be exclusively held by the Developer being the subject matter of the Agreement and on being mutually agreed to the proposal, both the parties referred above have entered in to this Agreement.

AND WHEREAS, it has become necessary to reduce to writing the terms and conditions of development of the said plot agreed to between the parties.

NOW THEREFORE THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. THAT, it is agreed between the Parties that the Developer shall develop the plot owned by the Owner all that piece and parcel of land bearing Residential **Plot No. RM - 21**, admeasuring 1000.00 Sq. Mtrs., of Mouza – Rengapar, situated in Butibori Industrial Area, Nagpur within the limits of Tah. Nagpur (Rural) and Dist. Nagpur together with the present and future FSI into a building complex at its own cost in accordance with the proposed sanctioned building plan subject to such variation and modifications as the Developer may require and think proper under the circumstances and may be approved by the Building Engineer of the concerning Authority.

2. The Developer has agreed to undertakes the entire construction of the multi Complex on the said piece of land in accordance with the plan as may be sanctioned by the Maharashtra Industrial Development Corporation and it shall invest and / or arrange for all moneys that may be required for the construction of the proposed building and for this proposed building and for this purpose the Developer shall also arrange to procure intending buyers for the Apartments in the proposed building to be constructed there on and it shall be entitled to make construction of the respective Apartments at the cost and on account of and on behalf of the respective intending buyers and such intending buyers shall be nominated by the Developer for the purpose of acquiring proportionate undivided variable and indivisible share in the said land.

3. That the Owner having permitted and allowed the Developer to develop the said property as herein above stated and to utilize the entire F.S.I as may be permissible at present or as may hereinafter become permissible at any future date in relation to the said plot of land, the Developer agrees with the Owner as follows:

i) That the Owner having allowed the Developer to develop on the said plot of land in accordance with the sanction building plan, the Developer agrees to pay total amount of Rs. 70,94,357/- (Rupees Seventy Lac Ninety Four Thousand Three Hundred Fifty Seven Only) to the Owner. And the Developer shall pay the said consideration of Rs. 70,94,357/- (Rupees Seventy Lac Ninety Four Thousand Three Hundred Fifty Seven Only) in following manners:

Jt. Dist. Registrar Cl.
नागपुर-७
९६९६/२०२२

MODE OF PAYMENT

a) Rs.	50,000/-	Rupees Fifty Thousand Only paid by Cheque No. 043805. Dt. 09/01/2022 . Drawn on Axis Bank Ltd.
b) Rs.	70,44,357/-	Rupees Seventy Lac Forty Four Thousand Three Hundred Fifty Seven Only shall be paid within 12 months from the date of this agreement for development
Rs.	70,94,357/-	(Rupees Seventy Lac Ninety Four Thousand Three Hundred Fifty Seven Only) TOTAL AMOUNT

ii) As such the Developer has paid an amount of Rs. 50,000/- (Rupees Fifty Thousand Only) by Cheque to the Owner up to the date of this agreement a receipt whereof the Owner does hereby acknowledge.

iii) The time is essence of contract however the Owner shall grant a grace period of 30 days from the date of expiration of the stipulated time in case of the aforesaid payment. The Owner shall charge the interest at the Rate of 9 % per annum on the defaulted Payment from the end of the grace period of defaulted payment till it is paid fully.

iv) The Developer shall be free to recover to the amount of land agreed to be paid to the Owner as stated herein above directly from the prospective purchasers in whatever amount and in whatever manner it deems fit and proper.

v) The Developer shall be free to enter in to Agreement or sale of flats along with the sale of undivided share in land relatable to the flat with the intending buyers at the price suitable to it and shall be free to recover the same directly from such buyers in such installments as it deems fit and proper.

vi) The Developer shall bear and pay all costs, charges for preparation of the plans including the Architects fee and other incidental expenses.

vii) The Developer shall appoint it's own Architect, Engineer and/or Supervisor for the purpose of the aforesaid construction works and the Owner shall not interfere or obstruct the Developer in any manner whatsoever in this behalf.

viii) The Owner agrees to give the General Irrevocable Power Of Attorney in favour of the Developer, as constituted Attorney, to do all acts, deed and things in respect of the development of the said plot and to sell the premises to be constructed on the said plot along with proportionate undivided share in land to the prospective purchasers and to receive consideration, execute Agreement Of Sale, Sale Deed, Correction Deed, Cancellation Deed, Deed of apartment etc. for and on behalf of the Owner.

ix) The Developer will prepare a plan for proposed construction of the plot which will be submitted to the concerned authority for sanction in the name of and under the signatures of the Owner who will fully extend the necessary help and co-operations in getting the same sanctioned from concerned authority and the Developer have right to start construction and development work of said plot.

x) The Developer shall commence the actual construction on execution of this Agreement. It is also agreed that the Owner shall not be responsible on any taxability on account of payment of Goods & Services Tax (GST), Sales Tax, Service Tax, or Works Contact Tax etc. The Developer shall be free to recover the same from the prospective purchasers.

xi) THAT, on completion of the construction the Owner or through its power of attorney shall execute the Agreement For Sale, Sale Deed(s), Correction Deed(s), Cancellation Deed(s) Deed of Apartment of variable proportionate undivided shares of land, or shall execute Sale Deed in favour of the Purchaser(s). The present F.S.I. or if more F.S.I. available, on any further date or any time in future, will be solely consumed and utilized by the Developer alone and the Owner or any prospective purchaser will not claim any right, title or interest or any consideration for the same.

xii) THAT all the Grampanchayat taxes, N. A. taxes, Land Revenue, Assessment, charges of M.I.D.C., N.M.R.D.A., N.I.T., N.M.C. cesses, State Govt., M.S.E.B. or any other authority or Department in respect of the said land shall be borne and paid by the Owner till the date of handover the physical possession of the said property to the Developer and thereafter all taxes shall be borne and paid the developer or prospective purchasers of Apartments/family units.

xiii) The Owner hereby authorize the Developer to select the prospective purchasers and also permit and authorize the Developer to receive the consideration or any part thereof, proportionate variable undivided share of land, to enter in to an agreement and accept bookings of Apartments/Family Units and accept advances from the prospective buyers.

xiv) THAT the Developer shall construct the said building scheme and utilize maximum permissible F.S.I- out of it's own funds for selling it to other and it is explicitly made clear that the Owner shall have no claim or share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the Sale proceeds of the Apartments/Family Units.

xv) THAT to enable to the Developer to execute the said scheme the Owner shall execute general power of attorney in favour of the Developer as constituted Attorney, assigning the powers to sign and submit the letters or applications to, M.I.D.C., N.M.R.D.A., N.I.T., N.M.C., M.S.E.B., or any other Govt. Semi Government organizations, office or authority which will be required as the effective means as for the construction and to execute the final Sale Deeds of variable, undivided proportionate share of the said plot in favour of prospective purchasers.

xvi) THAT, the Owner hereby convey that the land is free from all encumbrances, claims, liens, demands, taxes, non-agricultural assessment etc. and it has got absolute power and authority to dispose of the said land. In case the prospective purchaser and/or the Developer find anything wrong with the title or other things related to the said land, the Owner shall be fully responsible to make good of all such

नगन-७
१६९७/२०२२
८/३७

losses or damages suffered and expenses incurred by the Developer or the prospective purchasers. The Owner also assures on reasonable time and on demand to deliver or produce for inspection and perusal of the Developer or its legal advisers, all the necessary original title deeds and papers relating to the said land.

xvii) That, the Owner has given expressed permission to the Developer to affix its boards free of cost over the said land and also to advertise the scheme in news paper of periodicals at the cost and risk of the Developer for which the Owner shall not raise any objection at any time.

xviii) THAT, all the expenses, deposits required to be made and any other charges for obtaining water, drainage, electricity connection to the land shall be borne by the Developer but the Owner or Power of attorney holder shall sign all the necessary papers required to be signed in this connection and shall co-operate the Developer to obtain the connections.

xix) That, the Owner or its Power of attorney holder agrees to execute Agreement to sell and sale deed, cancellation deed, and correction deed of the variable undivided proportionate share in land in favour of prospective purchasers together with the respective Apartment of the prospective purchasers and to execute any tripartite agreement, documents or other writings as may be considered necessary to convey and transfer all apartments in the said apartment building which shall be owned by the Developer or its nominees or incorporate body, at the cost and expenditure of the Developer or it's prospective purchasers.

xx) THAT, the land hereby agreed to be developed shall be taken to be correctly described in the schedule here under written and if any miss-statement, error or omission shall be discovered the same shall not annual this Agreement nor shall any compensation be allowed in respect thereof but the same such misstatement, error or omission will always be subject to correction by the Parties hereto.

xxi) The said scheme shall under control and in supervision of the Developer. It is understood that the Owner shall liable and responsible for damages, losses, liabilities, etc. if the Owner interfere or obstruct by any means or acts through them or by any other agency till hand over the said scheme of apartment to the prospective purchasers.

नागन-७ ९६९७ २०२२ ९ २२

xxii) That if the said land comes under any acquisition or litigation from any authority or person the Owner shall refund the deposited amount along with interest and damages to the Developer.

xxiii) That the permission to commence and carry on the construction of the proposed building hereby granted by the Owner in the nature of a License and the same in no case be construed as delivery of possession within the meaning of Section 53 (A) of the Transfer of property Act, 1882.

xxiv) The expenses on account of stamp duty, registration fees and other charges for preparation of and registration fees is to be borne & paid by the Developer.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land bearing Residential **Plot No. RM - 21,** admeasuring **1000.00 Sq. Mtrs.,** of Mouza – Rengapar, situated in Butibori Industrial Area, Nagpur within the limits of Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under:-

On The East By	:	20.00 Mtrs. R/W
On The West By	:	Plot Nos. RM – 2 & RM – 3
On The North By	:	Plot No. RM – 20
On The South By	:	Plot No. RM – 22

I, Advocate Kishor Shivlalji Gautam, Reshimbag, Nagpur, Mobile No. 9422119476 do hereby state that This AGREEMENT FOR DEVELOPMENT is drafted by me as per instructions and documents provided by my client ADITYA INFRASTRUCTURE, NAGPUR.

नगन - ७
१६९६/२०२२
१०/२२

IN WITNESSES WHEREOF THE OWNER AND THE DEVELOPER has hereto set their respective hands and assign this AGREEMENT FOR DEVELOPMENT at Nagpur, in presence of attesting witnesses, signing as such on the day first herein above written.

WITNESSES :

1) _____



2) _____



M/S ADDITYA INFRASTRUCTURE

Partners ;



1) SHRI SACHIN S. MOON



2) SHRI SWARNASHIL S. MOON



3) SAU. MANISHA S. MOON



4) SAU. PALLAVI S. MOON

OWNER

नगन - ७
१६९६/२०२२
११/११

ADITYA INFRASTRUCTURE

Partner ;



SMT. MANGLA K. DHAGE

DEVELOPER

CHALLAN
MTR Form Number-6

GRN	MH013967608202122E	BARCODE		Date	03/03/2022-11:19:56	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABUFA0116A
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	ADITYA INFRASTRUCTURE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO. RM-21
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA RENGAPAR
0030051701 Amount of Tax	604500.00	Area/Locality	BUTIBORI NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	
		Amount In Words	Six Lakh Four Thousand Five Hundred Rupees Only
Total	6,04,500.00		

DEFACED ₹604500.00 DEFACED

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022030305311	128369611
Cheque/DD No.		Bank Date	RBI Date	03/03/2022-11:20:14	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		329 , 04/03/2022	

Department ID :
Mobile No. : 9422119476

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 दस्तासाठी व करावयाच्या दस्तासाठी सदर चलन वापरू नये.

नागन-७ १६९६/२०२२ १२/२२

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0006800619202122	04/03/2022-13:59:46	IGR377	604500.00
			Total Defacement Amount		6,04,500.00

Print Date 04-03-2022 01:59:49



