267/3-10 पावती Original/Duplicate

Tuesday, January 12 ,2021 नोंदणी क्रं. :39म

5:03 PM Regn.:39M

पावती क्रं.: 458 दिनांक: 12/01/2021

गावाचे नाव: खजरी

दस्तऐवजाचा अनुक्रमांक: नगन4-340-2021

दस्तऐवजाचा प्रकार : विकासकाकरारनामा

सादर करणाऱ्याचे नाव: मे. अमर्जीत इन्फ्रास्ट्रक्चर तर्फे भागीदार श्री. महेश रामकृष्ण सिंगारे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1720.00
पृष्ठांची संख्या: 86	
एकूण:	रु. 31720.00

DELIVERED

आपणास मूळ दस्त ,पंबनेल्ल प्रिंट,एमपी-२ संदर्भ 5:21 PM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक वर्ग - ३
नागपूर शहर क्र. ४

बाजार मुल्य: रु.55123500 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 2756175/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 40/-

2) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 12012021110919 दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009983172202021M दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH009983172202021M	BARCODE	Date 11/01/2021-13:17:03	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees Registration Fees(Ordinary Collections)	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ATHARVASHREE INFRASTRUCTURE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No, Premises/Building	.
Account Head Details	Amount In Rs.	Road/Street	MOUZA JUNI
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	
		PAN2=-PN=SHRI VIKAS AMBADAS LABHSETWAR-CA=	
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	00049572021011140178	CPAAOOKJE7
Cheque/DD No.		Bank Date	RBI Date	11/01/2021-13:17:05	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 :
Mobile No : 9822391512
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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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२८/१/२०२१

Print Date 11-01-2021 02:32:45



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. 71/2020
Date 19/10/2020

Received From Shri/Smt./M/s. Atharvashree Infrastructure
Residing at Nagpur
Market Value Rs. 05,51,23,500/-
Stamps duty of Rs. 2756200 (in words Rs. Twenty Seven Lakh Fifty Six Thousand two hundred only)
Paid vide e-Challan No. MH009911674202021M date MH009852939202021M

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 2756175/- (in words Rs. Twenty Seven Lakh Fifty Six Thousand One hundred Seventy five only) with which instrument is chargeable has been paid as per Article 5(g-1) of Schedule-I.

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

Nagpur
Date : 12/1/2021

Collector of Stamps
Nagpur City

ह प्रमाणपत्र फेरफारासह मुद्रांक अधिनियम, १९५८ अन्वये अपेक्षित लिखाण्यावर लिहिलेले दिसले आहे. परंतु प्रकरण दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर सादर झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपूर शहर

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

AGREEMENT FOR RE-DEVELOPMENT

THIS RE-DEVELOPMENT AGREEMENT is made and executed at NAGPUR on this 12th day of JANUARY 2021 BETWEEN :

(1) SHRI. VIKAS S/o LATE SHRI. AMBADAS LABHSETWAR, Aged about 65 Years, Occupation – Retired, (Income Tax Permanent Account No. AAKPL1057G & Aadhar Unique Identity No. 9103 5269 3034), Resident of Plot No. 18/2, Apartment No. 1, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(2) SHRI. DEEPAK S/o KAMALAKARRAO BENDRE, Aged about 67 Years, Occupation – Retired, (Income Tax Permanent Account No. AOSPB8499F & Aadhar Unique Identity No. 8245 9344 0097), Resident of Plot No. 18/2, Apartment No. 2, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

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(3-a) **SHRI. SUKHDEO S/o SAMPATRAO DEULAKAR**, Aged about 66 Years, Occupation – Business, (Income Tax Permanent Account No. AAVPD7425R & Aadhar Unique Identity No. 2365 0471 6169), Residents of Plot No. 18/2, Apartment No. 3, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(3-b) **MRS. RAJESHRI W/o SUKHDEO DEULAKAR**, Aged about 55 Years, Occupation – Housewife, (Income Tax Permanent Account No. ADFPD6280R & Aadhar Unique Identity No. 3452 6914 2336), Resident of Plot No 18/2, Apartment No. 3, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State),

(4) **DR. ASHOK S/o BALIRAM GUNDAWAR**, Aged about 68 Years, Occupation – Retired, (Income Tax Permanent Account No. ABTPG5385L & Aadhar Unique Identity No. 3854 2336 4318), Resident of Plot No. 18/2, Apartment No. 4, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(5) **SHRI. KISHOR S/o KANHAIYALAL KAPOOR**, Aged about 63 Years, Occupation – Retired, (Income Tax Permanent Account No. ABSPK9942O & Aadhar Unique Identity No. 6479 7771 0476), Resident of Plot No. 18/2, Apartment No. 6, Ground Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(6) **MRS. ASHA W/o AMBADAS LABHSETWAR**, Aged about 69 Years, Occupation – Household, (Income Tax Permanent Account No ANWPL4952O & Aadhar Unique Identity No 2224 1273 0034), Resident of Plot No. 18/2, Apartment No. 6, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(7) **SHRI. SUMANT S/o KAMLAKAR BENDRE**, Aged about 71 Years, Occupation – Retired, (Income Tax Permanent Account No. ABBPB0776A & Aadhar Unique Identity No. 5501 9134 2032), Resident of Plot No. 18/2, Apartment No. 7, First Floor, "Ravindra Apartments", Ajni Square Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(8) **DR. (MRS.) APARNA W/o RAJ WAHANE**, Aged about 54 Years, Occupation – Service, (Income Tax Permanent Account No. AAHPW4603G & Aadhar Unique Identity No. 8247 8829 2806), Resident of Plot No. 18/2, Apartment No. 8, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(9) **SHRI. ANIRUDDHA S/o VISHWANATH KASHIKAR**, Aged about 52 Years, Occupation – Service, (Income Tax Permanent Account No. ALPPK2564H & Aadhar

Contd. .

Unique Identity No. 3824 7342 8507), Resident of Plot No. 18/2, Apartment No. 9, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(10-a) DR. PRAKASH S/o VITTHALRAO KOTHALKAR, Aged about 89 Years, Occupation – Business, (Income Tax Permanent Account No. AFFPK2488E & Aadhar Unique Identity No. 4362 3856 4073), Resident of Plot No 18/2, Apartment No. 10, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);
(10-b) MRS. SUJATA W/o PRAKASH KOTHALKAR, Aged about 60 Years, Occupation – Housewife, (Income Tax Permanent Account No. ABEPK0089N & Aadhar Unique Identity No. 4025 8776 7055), Resident of Plot No 18/2, Apartment No. 10, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);
(10-c) SHRI. ADITYA S/o PRAKASH KOTHALKAR, Aged about 33 Years, Occupation – Service, (Income Tax Permanent Account No. CPSPK7235L & Aadhar Unique Identity No. 8438 9037 5595), Resident of Plot No. 18/2, Apartment No. 10, First Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(11) SHRI. MOTIRAM S/o BALAJI KAPGATE, Aged about 73 Years, Occupation – Retired, (Income Tax Permanent Account No. ABTPK0034E & Aadhar Unique Identity No. 7095 2098 4217), Resident of Plot No. 18/2, Apartment No. 11, Second Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(12) SHRI. JAGDISH S/o RAGHUNATH MARKAND, Aged about 64 Years, Occupation – Retired, (Income Tax Permanent Account No. AAZPM8194J & Aadhar Unique Identity No. 4309 6222 8145), Resident of Plot No. 18/2, Apartment No. 12, Second Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(13) MRS. ANSHUL W/o SUNIL BABUTA (Maiden name Ku. Anshul D/o Late Shri. Satishchandra Sethi), Aged about 43 Years, Occupation – Service, (Income Tax Permanent Account No. AJWPB7994H & Aadhar Unique Identity No. 5436 9969 0685), Resident of Plot No. 18/2, Apartment No. 13, Second Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

(14) SHRI. HEMANT S/o KRISHNARAO KHOND, Aged about 68 Years, Occupation – Retired, (Income Tax Permanent Account No. ABTPK0016C & Aadhar Unique Identity No. 8114 1003 5328), Resident of Plot No 18/2, Apartment No. 14, Second Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State) AND

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(15) **MRS. VANDANA W/o HEMANT KHOND**, Aged about 58 Years, Occupation – Business, (Income Tax Permanent Account No. ADCPK2856K & Aadhar Unique Identity No. 2696 3632 2605), Resident of Plot No. 18/2, Apartment No. 15, Second Floor, "Ravindra Apartments", Ajni Square, Wardha Road, Ajni, Nagpur-440 015, Tahsil and District – NAGPUR (Maharashtra State);

Hereinafter all jointly called the **"OWNERS"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"OWNERS"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

M/s. ATHARVASHREE INFRASTRUCTURE, A Partnership Firm, having its registered Office at Saraf Court, 2nd Floor, Opposite Yashwant Stadium, Dhantoli, Nagpur, (Income Tax Permanent Account No. AAZFA8294R) and acting through its Authorised Partner **SHRI. MAHESH S/o RAMKRISHNA BHINGARE**, Aged about 45 Years, Occupation – Business, (Income Tax Permanent Account No. AFXB1679N & Aadhar Unique Identity No. 3809 3302 5654), Resident of Plot No. 80, Vivekanand Nagar, Nagpur-440015, Tahsil and District - NAGPUR, hereinafter called the **" DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PARTNERSHIP FIRM and its PARTNERS"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest (i.e., 1/15th each) in ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 30 (Thirty) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 30 (Thirty) Years old Multistoreyed Building standing thereon consisting of 15 (FIFTEEN) independent and self-contained separate Apartments therein and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 716 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR; AND

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WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Choudhary Family, being their ancestral property and the same was also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey Records; AND

WHEREAS Members of the aforesaid Choudhary Family including one Shri. Prafulla Kumar Choudhary and others lateron mutually Partitioned their various immoveable properties including the aforesaid property in between them by a Partition Deed Dated 23-07-1982 and in terms of which the aforesaid property comprising Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781, City Survey No. 718 and Sheet No. 40, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR was allotted to the exclusive share of (i) Shri. Prafulla Kumar S/o B.S. Choudhary, (ii) Shri. Pradeep S/o Prafulla Kumar Choudhary, (iii) Shri. Girish S/o Prafulla Kumar Choudhary and (iv) Shri. Anurag S/o Prafulla Kumar Choudhary jointly absolutely forever with heritable and transferable rights therein and the said property was also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey; AND

WHEREAS the aforesaid (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary lateron jointly decided to develop the aforesaid Plot No. 18/2 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein by executing various Sale Deeds for Undivided 1/15th Percent share and interest in the said Plot of land in favour of various prospective buyers/purchasers, who interested to contribute the funds for construction of her/his individual Apartment in the Building proposed to be constructed on the said Plot of land; AND

WHEREAS the aforesaid the then Owners namely (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary and some other persons lateron desirous of owning Apartment individually on the Apartment Ownership basis under the Maharashtra Apartment Ownership Act, 1970 in a building to be constructed on the said Plot No. 18/2 containing by admeasurement 9200 Sq. Ft. of Plot area, out of the funds to be contributed by each of the Apartment Owner for their respective Apartment.

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The prospective purchasers/buyers lateron approached the aforesaid the then Owners with a proposal to purchase the Undivided 1/15th (One-Fifteenth) share and interest in the said Plot of land and has also agreed to contribute the funds towards the constructions of the Apartment through the Builder Shri. Shanker Pandurang Bobde, to whom they have engaged as Developer/Builder for construction of the said proposed scheme; AND

WHEREAS the then Owners have accepted the offer and have agreed to transfer the 1/15th share and interest in the aforesaid Plot No. 18/2 to each of various prospective buyers/purchasers, who desire to purchase the same; AND

WHEREAS accordingly the Owners abovenamed and the prospective buyers/purchasers lateron jointly entrusted the entire work of Development of the said Plot No. 18/2 to Shri. Shankar Pandurang Bobde, an Engineer, having its registered Office at 251/B, Laxmi Nagar, Nagpur upon the several terms and conditions contained therein. By the said Agreement they have further specifically agreed to contribute the cost of construction of the Apartment chosen by them for their respective use to Shri. Shankar Pandurang Bobde; AND

WHEREAS in pursuance of the said Agreement the aforesaid Shri. Shanker Pandurang Bobde has accordingly prepared a Plan of the Multistoreyed Building then proposed to be constructed on the said Plot No. 18/2 and to be known and styled as "RAVINDRA APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1030/2595 Dated 26-09-1986; AND

WHEREAS the aforesaid entire property comprising Plot No. 18/2 Togetherwith the existing Multistoreyed Building standing thereon known and styled as "RAVINDRA APARTMENTS" is submitted to the provisions of the Maharashtra Apartment Ownership act, 1970 by executing a Deed of Declaration on 29-11-1988, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1196 on Pages 62 to 92 at Sr. No. 12151(P) on even date; AND

WHEREAS the then Owners lateron executed various Sale Deeds regarding the Undivided Proportionate share and interest in the said Plot No. 18/2 in favour of various individual prospective buyers and details of the same are described hereinbelow, AND

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Building standing on Plot No. 18/2 and known and styled as "Ravindra Apartments" and each of them have severally acquired their respective Apartment in the following manner :-

Contd.

(1) APARTMENT NO. 1 ON GROUND FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, all acting through their Power of Attorney Holder Shri. Shankar Pandurang Bobade transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 5 in Tahsil and District – NAGPUR by way of sale to Shri. Ambadas S/o Pandurang Labhsetwar, by a Sale Deed Dated 05-07-1993, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 711 on Pages 213 to 221 at Sr. No 3795(P) on even date.

That, the said Shri. Ambadas Pandurang Labhsetwar has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 1 covering a Built-up Area of 65.28 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/1 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, during his life time the aforesaid Shri. Ambadas Pandurang Labhsetwar executed his Last Will and Testament and thereby he gave and bequeathed his aforesaid property to his son namely Shri. Vikas Ambadas Labhsetwar, the Owner No. 1 abovenamed absolutely forever with heritable and transferable rights therein.

That, the said Shri. Ambadas Pandurang Labhsetwar left for heavenly abode on 28-11-2013 and consequent upon his death/demise, his aforesaid son Shri. Vikas Ambadas Labhsetwar has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein in terms of the aforesaid Will and the same is also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 16733 Dated 08-01-2018.

(2) APARTMENT NO. 2 ON GROUND FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary, Nos. (ii) to (iv) acting through their Attorney Shri. Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza –

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AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 6 in Tahsil and District – NAGPUR by way of sale to Shri. Deepak S/o Kamalakarrao Bendre, the Owner No. 2 hereinabovenamed by a Sale Deed Dated 29-11-1988, which is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1195 on Pages 93 to 99 at Sr. No. 12152(P) on even date.

That, the said Shri. Deepak Kamalakarrao Bendre has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 2 covering a Built-up Area of 65.28 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/2 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

[3] **APARTMENT NO. 3 ON GROUND FLOOR** :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary acting through their duly Constituted Attorney Shri. Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 6 in Tahsil and District – NAGPUR by way of sale to Mrs. Shashi W/o N. Bhandari, by a Sale Deed Dated 24-09-1988, which is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1800 on Pages 162 to 168 at Sr. No. 12018(P) on even date.

That, the said Mrs. Shashi N. Bhandari contributed and paid the entire agreed cost of construction of the Apartment retained by her bearing No. 3 covering a Built-up Area of 66.70 Sq. Mtrs. on the GROUND FLOOR, bearing Corporation House No. 781/3 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the said Mrs. Shashi N. Bhandari laleron transferred/sold the said property comprising the Undivided 1/15th share in Plot No. 18/2 Togetherwith Apartment No. 3 on the Ground Floor of "Ravindra Apartments" by way of sale to Shri. Kalyan Kumar Barat, by a Sale Deed Dated 06-05-1994, which is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 58 on Pages 160 to 163 at Sr. No. 361 on 11-07-1994

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That, the aforesaid Shri Kalyan Kumar Barat further in his turn transferred/sold the aforesaid property comprising Apartment No. 3 on Ground Floor of "Ravindra Apartments" by way of sale to (i) Shri. Sukhadeo Sampatrao Deulekar and (ii) Mrs. Rajeshri W/o Sukhdeo Deulekar, the Owners No. (3-a) & (3-b) hereinabovenamed jointly by a Sale Deed Dated 12-11-1999, which is duly registered at the Office of the Sub Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 650 on Pages 67 to 73 at Sr. No. 1612(P) on 30-11-1999

(4) APARTMENT NO. 4 ON GROUND FLOOR :

That, the property comprising The Undivided 1/15th share in Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 4 covering a Super Built-up Area of 79.34 Sq. Mtrs. on the Ground Floor of "Ravindra Apartments" Originally belonged to the then Owners namely (i) Shri. Prafulla Kumar Choudhary, (ii) Smt. Purnima Prafulla Kumar Choudhary, (iii) Shri. Pradeep Prafulla Kumar Choudhary, (iv) Shri. Girish Prafulla Kumar Choudhary and (v) Shri. Anurag Prafulla Kumar Choudhary jointly.

That, the aforesaid (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary lateron in their turn jointly transferred/sold the aforesaid property comprising Apartment No. 4 on the Ground Floor of "Ravindra Apartments" by way of sale to Dr. Ashok Baliram Gundawar, the Owner No. 4 hereinabovenamed by a Sale Deed Dated 14-10-1992, which is duly registered at the Office of the Sub Registrar, Nagpur 1 in Book No. 1 at Sr. No. 44 on even date.

(5) APARTMENT NO. 5 ON GROUND FLOOR :

That, the property comprising The Undivided 1/15th share in Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 5 covering a Super Built-up Area of 79.34 Sq. Mtrs. on the Ground Floor, bearing Corporation House No. 781/5 of "Ravindra Apartments" Originally belonged to the then Owners namely (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (v) Shri. Anurag Prafulla Kumar Choudhary jointly.

That, the aforesaid Shri. Prafulla Kumar Choudhary left for heevenly abode on 27-08-2001 and consequent upon his death/demise, his share in the aforesaid property

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devolved upon his Widow Smt. Purnima Prafulla Kumar Choudhary and three sons namely (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary jointly by way of intestate succession, being the only legal heirs of the deceased

That, during the course of time the aforesaid Smt. Purnima Prafulla Kumar Choudhary left for heavenly abode on 26-04-2004 and consequent upon her death/demise, her share in the said property devolved upon her aforesaid three sons namely (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary jointly by way of intestate succession, being the only legal heirs of the deceased

That, the aforesaid (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri. Girish Prafulla Kumar Choudhary and (iii) Shri. Anurag Prafulla Kumar Choudhary thereon in their turn jointly transferred/sold the aforesaid property comprising Apartment No. 5 on the Ground Floor of "Ravindra Apartments" by way of sale to Shri. Kishor S/o Kanhaiyalal Kapoor, the Owner No. 5 hereinabovenamed by a Sale Deed Dated 03-10-2015, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 6259 on 03-11-2015.

(6) <u>APARTMENT NO. 6 ON FIRST FLOOR</u> :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary through their Constituted Attorney Shri. Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. [OR 854.7 Sq. Mtrs), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Nandkishor S/o P.N. Bhandari, by a Sale Deed Dated 24-09-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1800 on Pages 155 to 161 at Sr. No. 12017(P) on even date.

That, the said Shri Nandkishor S/o P.N. Bhandari, has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 6 covering a Built-up Area of 60.66 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/6 of "Ravindra Apartments". He has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein

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That, the aforesaid Shri. Nandkishor S/o P.N. Bhandari lateron transferred/sold the said Apartment No. 6 on the First Floor of "Ravindra Apartments" by way of sale to Shri. Gopal Keshaorao Bhaskarwar by a Sale Deed dated 22-03-1996, which is duly registered at the Office of the Joint Sub-Registrar Nagpur No. 1, in Addl. Book No. 1, Volume No. 1516 on Pages 166 to 174 at Sr. No. 6690(P) on even date.

That, the aforesaid Shri. Gopal Keshaorao Bhaskarwar lateron in his turn transferred/sold the aforesaid property comprising Apartment No. 6 on the First Floor of "Ravindra Apartments" by way of sale to Mrs. Asha W/o Ambadas Labhsetwar, the Owner No. 6 hereinabovenamed by a Sale Deed Dated 23-09-2004, which is duly registered at the Office of the Sub Registrar No. 3, Nagpur in Book No. 1 at Sr. No. 2714 on even date.

(7) APARTMENT NO. 7 ON FIRST FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary through their Attorney Holder Shri. Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 6 in Tahsil and Distnct – NAGPUR by way of sale to Shri. Sumant S/o Kamlakar Bendre, the Owner No. 7 hereinabovenamed by a Sale Deed Dated 06-06-1992, which is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 12 on Pages 167 to 175 at Sr. No. 364(P) on even date.

That, the said Shri. Sumant Kamlakar Bendre, has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 7 covering a Built-up Area of 65.28 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/7 of "Ravindra Apartments" he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(8) APARTMENT NO. 6 ON FIRST FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C.

Superstructure comprising Apartment No. 8 covering a Built-up area of 65.28 Sq. Mtrs on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Dilip S/o Dinkar Subhedar, by a Sale Deed Dated 10-04-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1318 on Pages 82 to 86 at Sr. No. 5273(P) on even date.

That, the said Shri. Dilip Dinkar Subhedar has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 8 covering a Built-up Area of 65.28 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/8 of "Ravindra Apartments" he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the said Shri. Dilip Dinkar Subhedar lateron in his turn transferred/sold the aforesaid property bearing Apartment No. 8 on the First Floor of "Ravindra Apartments" by way of sale to Dr. (Mrs.) Aparna W/o Raj Wahane, the Owner No. 8 hereinabovenamed by a Sale Deed Dated 18-09-2001, which is duly registered at the Office of the Joint Sub Registrar No. 3, Nagpur in Book No. 1 at Sr. No. 5779 on even date.

(9) **APARTMENT NO. 9 ON FIRST FLOOR :**

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary further jointly agreed to transfer/sell the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 9 covering a Built-up area of 65.28 Sq. Mtrs. on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR to Shri. Shankar S/o Pandurang Bobde upon the several terms and conditions contained therein.

That, the aforesaid Shri Shankar Pandurang Bobde lateron dropped the idea of purchasing the aforesaid property and he had further decided to transfer/sell the same to any interested buyer.

That, accordingly by a Deed of Assignment of Agreement to Sell Dated 05-07-1995 the aforesaid Shri. Shankar Pandurang Bobde Assigned all his rights of purchasing

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the said property accrued by him in pursuance of the aforesaid Agreement in favour of Shri. Vishwanath S/o Janardan Kashikar absolutely forever with heritable and transferable rights therein upon the several terms and conditions contained therein.

That, during the course of time the aforesaid Shri. Prafulla Kumar Chaudhary and Shri. Shankar Pandurang Bobde left for heavenly abode on 27-08-2001 and 27-08-2001 respectively and consequent upon their deaths/demises it is obligatory on the part of their respective heirs namely Shri. Anurag Prafulla Kumar Chaudhary to execute a proper Sale Deed in respect of the aforesaid property in favour of Shri. Aniruddha Vishwanath Kashikar, being the legal heir of Late Shri. Vishwanath Janardan Kahsikar.

That, the aforesaid Shri. Anurag Prafulla Kumar Chaudhary further transferred/sold the said Apartment bearing No. 9 on First Floor of "Ravindra Apartments" by way of sale to Shri. Aniruddha S/o Vishwanath Kashikar, the Owner No. 9 hereinabovenamed by a Sale Deed Dated 26-07-2012, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 4566 on 27-07-2012.

(10) **APARTMENT NO. 10 ON FIRST FLOOR :**

That, the legal heirs of Land Owners (i) Shri. Pradeep Prafulla Kumar Choudhary, (ii) Shri Girish Prafulla Kumar Choudhary and (iii) Smt Kamal Anurag Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 10 covering a Built-up area of 65.03 Sq. Mtrs. on the FIRST FLOOR of "Ravindra Apartments", bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to (i) Dr. Prakash Vitthalrao Kothalkar, (ii) Mrs. Sujata Prakash Kothalkar and (iii) Aditya Prakash Kothalkar by a Sale Deed Dated 12-01-2021 which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 339/04 in Book No. 1 at Sr. No. 339 on even date.

(11) **APARTMENT NO. 11 ON SECOND FLOOR :**

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land

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bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri Motiram S/o Balaji Kapgate, the Owner No. 11 hereinabovenamed by a Sale Deed Dated 10-04-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl Book No. 1, Volume No. 1318 on Pages 89 to 95 at Sr. No. 5274(P) on even date

That, the said Shri. Motiram Balaji Kapgate has contributed the entire agreed cost of construction of the Apartment retained by him bearing No. 11 covering a Built-up Area of 65.28 Sq. Mtrs. on the FIRST FLOOR, bearing Corporation House No. 781/11 of "Ravindra Apartments" to Shri. Sumant Kamlakar Bendre and consequentially therefore he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(12) <u>APARTMENT NO. 12 ON SECOND FLOOR</u> :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Jagdish S/o Raghunath Markand, the Owner No. 12 hereinabovenamed by a Sale Deed Dated 29-10-1992, which is duly registered at the Office of the Sub Registrar, Nagpur City No. 11 in Addl. Book No. 1, Volume No. 659 on Pages 33 to 39 at Sr. No. 6990(P) on 30-10-1992.

That, the said Shri. Jagdish Raghunath Markand has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 12 covering a Built-up Area of 65.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/12 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(13) <u>APARTMENT NO. 13 ON SECOND FLOOR</u> :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary jointly transferred/sold the Undivided 1/15th

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(One-Fifteenth) share and interest in the aforesaid Plot No 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Satishchandra S/o Peshawarilal Sethi, by a Sale Deed Dated 22-07-1993, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No 717 on Pages 253 to 259 at Sr. No. 4175(P) on even date.

That, the said Shri. Satishchandra Peshawarilal Sethi has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 13 covering a Built-up Area of 65.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/13 of "Ravindra Apartments", he has now become an exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

That, the aforesaid Shri Satishchandra Peshawarilal Sethi left for heavenly abode on 09-06-1999 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Kamlesh Satishchandra Sethi, only son Shri Ajay Satishchandra Sethi and only daughter Ku. Ansul Satishchandra Sethi (after marriage identified as Mrs. Anshul W/o Sunil Babuta), the Owner No. 13 hereinabovenamed jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Smt. Kamlesh Satishchandra Sethi thereon applied to the Nagpur Municipal Corporation to mutated her name in all relevant records consequent upon the death of her husband Late Shri Satishchandra Peshawarilal Sethi and consent accorded by her son and daughter namely Shri Ajay Satishchandra Sethi and only daughter Ku. Ansul Satishchandra Sethi (after marriage identified as Mrs. Anshul W/o Sunil Babuta) in her favour. Consideration her request the Nagpur Municipal Corporation thereon vide its Order No. 254/25 Dated 15-01-2003 mutated the said property in the name of Smt. Kamlesh Satishchandra Sethi.

That, during the course of time the aforesaid Smt. Kamlesh Satishchandra Sethi left for heavenly abode on 07-09-2014 and Shri Ajay Satishchandra Sethi also left for heavenly abode on 01-05-2019 and consequent upon their deaths/demises, their respective shares in the said property devolved upon Mrs. Anshul W/o Sunil Babuta (Maiden name Ku. Ansul Satishchandra Sethi), the Owner No. 13 hereinabovenamed by way of intestate succession, being the only legal heir of the deceased and her name is also accordingly mutated in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 18650 Dated 05-11-2019.

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(14) APARTMENT NO. 14 ON SECOND FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Hemant S/o Krishnarao Khond, the Owner No. 14 hereinabovenamed by a Sale Deed Dated 29-10-1992, which is duly registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 859 on Pages 26 to 32 at Sr. No. 6989(P) on 30-11-1992.

That, the said Shri. Hemant Krishnarao Khond has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 14 covering a Built-up Area of 85.28 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/14 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

(15) APARTMENT NO. 15 ON SECOND FLOOR :

That, the aforesaid the then Owners (i) Shri. Prafulla Kumar Choudhary, (ii) Shri. Pradeep Prafulla Kumar Choudhary, (iii) Shri. Girish Prafulla Kumar Choudhary and (iv) Shri. Anurag Prafulla Kumar Choudhary through their Attorney holder Shri Shankar Pandurang Bobde transferred/sold the Undivided 1/15th (One-Fifteenth) share and interest in the aforesaid Plot No. 18/2, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 781 (Old), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Anil S/o Yeshwant Pathak, by a Sale Deed Dated 26-08-1992, which is duly registered at the Office of the Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 18 on Pages 173 to 179 at Sr. No. 599 on 26-08-1992.

That, the said Shri. Anil Yeshwant Pathak has contributed and paid the entire agreed cost of construction of the Apartment retained by him bearing No. 15 covering a Built-up Area of 80.66 Sq. Mtrs. on the SECOND FLOOR, bearing Corporation House No. 781/15 of "Ravindra Apartments", he has become the exclusive, absolute and full Owner of the said Apartment with heritable and transferable rights therein.

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That, the said Shri Anil Yeshwant Pathak further transferred/sold the aforesaid property comprising Apartment No. 15 on the Second Floor of "Ravindra Apartments" by way of sale to Mrs Vandana W/o Shri Hemant Khond, the Owner No. 15 hereinabovenamed, by a Sale Deed Dated 10-11-1997, which is duly registered at the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, on Pages 132 to 138 at Sr. No. 3256 on even date.

As a result, therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "RAVINDRA APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 18/2 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records, AND

WHEREAS the aforesaid building has now become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various Shops/Office Chambers/Business Premises and self-contained seperate Apartments therein; AND

WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. Atharvashree Infrastructure, the Developer hereinabovenamed was preferred by the Owners; AND

WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabovenamed, having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Owners after detailed negotiations have unanimously decided to entrust the entire work of Redevelopment of the said property to the Developer upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the recitals hereinabove shall form an integral and operative part of this Deed as if the same were reproduced herein verbatim.

(2) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 18/2 out of the sanctioned layout

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containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 30 (Thirty) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 30 (Thirty) Years old Multistoreyed Building standing thereon consisting of 15 (FIFTEEN) independent and self-contained separate Apartments therein and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(3) THAT, in view of the grant of the development rights by the Owners, the Developer shall provide on Ownership basis the Built-up Premises (i.e. Apartments) to the existing Owners in the new building proposed to be constructed on the said property as under :-

THAT in pursuance of the Owners granting the development rights in respect of the said property to the Developer named hereinabove, the Developer hereby specifically agreed to construct at its own costs and expenses 1 (ONE) Apartment for each of the existing Apartment Owner (thus total 15 (FIFTEEN) Apartments as per the "ANNEXURE-B" appended hereto in the New Multistoreyed Building proposed to be constructed on the said Plot No. 18/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 18 of Mouza – AJNI, P.S.K. 9, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the existing 15 (FIFTEEN) Owners in duly finished and completed condition within a period of 36 (THIRTY SIX) Months from the date of commencement of work, subject to *force majeure* war, flood, enemy action, injunction from any Court or any prevention in law. In case extra/additional facilities and specifications, which are not covered under the "Annexure-A" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the

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extra/additional facilities and specifications, well before taking over the actual physical possession of the said Apartment and they shall always indemnify the Developer against such payments. The Apartment Numbers, its Floor, Carpet area of each of the Owners is detailed in the "ANNEXURE-B" appended herewith. However, it is specifically agreed and understood by and between the Parties hereto that the Developer shall provide Carpet area to each of the existing Apartment Owners as mentioned in 'Annexure-B' appended hereto.

The Developer further agreed that it shall provide 12 (Twelve) Apartments of 3 BHK on 2nd to 7th Floors and 3 (Three) Apartments of 2 BHK on 2nd & 3rd Floor in the Multistoreyed Building proposed to be constructed on the said Plot of land to each of the existing Apartment Owners covering a Carpet areas as mentioned in "Annexure-B" appended hereto.

PROVIDED FURTHER THAT the Developer shall allot Car Parking area to the existing Owners & new prospective Purchasers only on Basement and/or Ground Floor in the said Multistoreyed Building proposed to be constructed on the said Plot No. 18/2. However, all the Parking slots shall be allotted to the aforesaid existing owners and new prospective buyers/purchasers as per O.C.R Rules and Regulations and sanction Building Plan and the same is accepted by the existing Owners.

THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However, it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owners against such payments.

THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Plot No. 18/2 known and styled as "Ravindra Apartments" exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

THAT for the purpose of new construction the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 36 (THIRTY-SIX) Months being the estimated period in which time the Developer shall handover to the members their respective Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent @ Rs. 16,000/- (Rupees Sixteen Thousand) Only Per Month to each of the aforesaid existing Owners for the period of 36 (THIRTY-SIX) Months. It is specifically agreed and accepted by the Owners that they will vacate the said existing Apartments and handover the same to the Developer simultaneously without any delay or demur. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to

pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by her/him/them as per departmental bills for such hired premises.

THAT it is agreed by the Developer that it shall pay and contribute a sum of Rs. 50,000/- for each of the existing 15 Apartment Owners, i.e., Rs. 7,50,000/- towards Corpus Fund for initial maintenance Deposit.

THAT the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I. applicable to the said plot of land. Similarly, the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR) for construction of additional Floors on the said plot of land.

THAT it is specifically understood and agreed by the Owners that whose Apartment(s) are presently mortgaged shall either repay their respective loans or alternatively transfer such loans to a suitable Financial Institute which shall allow the redevelopment of said building. The Developer agrees to co-operate such Apartment Owners for takeover of loans.

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multistoreyed building shall not be changed and the existing Owners and the Developer have mutually decided to give the old name as "Ravindra Apartments" and not any other name.

THAT the Owners hereinabovenamed shall obtain all the necessary Permissions/No Objection Certificates/compliances from the Concerned Authorities such as Nagpur Municipal Corporation / Nagpur Improvement Trust, / Water Works, SPANCO, Fire and Safety Department etc. and handover the same to the Developer immediately on its receipt and the Developer shall co-operate in this behalf to the existing Owners. However, the Expenses required for procuring such papers/documents/no objection certificate shall be borne and paid by the Developer.

THAT the Owners further severally assure the Developer that the property hereby agreed to be developed and sold is her/his/their separate/Self acquired property belonging to her/him/them alone having purchased the same by her/his/their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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(4) THAT the Owners agrees and undertakes that they shall not create any third-party rights in respect of the said property and shall not do any act whereby the title to the said property may become defective.

(5) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and sold and payable by the Owners up-to the date of execution of this Agreement and thereafter all such dues shall be borne and paid by the Owners.

(6) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed.

(7) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event, if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(8) THAT it is clearly understood and agreed by the Owners that the Developer intends to re-develop the said property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops/Office Chambers/Business Premises and self-contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. They also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owners who in her/his/their turn agrees to return back to the Developer such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) THAT the Owner has hereby allowed and permitted the Developer to enter into agreement with the adjacent land Owners and to amalgamate the plot of land with the plot hereby agreed to be developed.

(10) THAT the Developer shall be entitled to store building materials at the site and for the storage and shall be entitled to put up temporary structures at site office and also premises for workers to stay there on site during the period of construction only.

(11) THAT it is specifically understood and agreed by the Developer that all the entire development works shall be carried out by it at its own risk, costs and expense. It shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the development work.

(12) THAT it is clearly agreed and understood by the parties hereto that the provisions of Maharashtra Apartment Ownership Act, 1970, as may be amended from time to time shall be applicable to the proposed Building/Scheme.

(13) THAT the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof are applicable to the said proposed Project/Scheme.

(14) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property / respective Apartments to the Developer or its nominee(s) Within 2 (TWO) months from the date of execution of this Agreement.

(15) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(16) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(17) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces [excluding the Apartments so allotted and chosen to be retained by the Owners i.e., 15 (FIFTEEN) Apartments] Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in its absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(18) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to

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give her/his/their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of their appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(19) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed building upon the said Plot of land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said Plot of land [Excluding 15 (FIFTEEN) Apartments to be allotted and retained by the existing Apartment Owners] to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(20) THAT the Owners shall execute various Sale Deeds [Excluding 15 (FIFTEEN) Apartments to be allotted and retained by the existing Apartment Owners] each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she/he/they/it shall also get the same duly registered in accordance with the law in force. The Developer hereby assures the Owners that it shall execute a Deed of Apartment in their favour relating the 15 (FIFTEEN) Apartments so allotted to each Owner. However, the expenses required for Registration of such documents such as Stamp Duty, Registration Fees, Legal Charges, GST (Goods and Service Tax), Charges for Electric and Water Meters Deposits and other Misc. expenses shall be borne and paid by the existing Owners for their respective Apartment.

(21) THAT the Owners have deliver the actual physical possession of the property hereby agreed to be developed and sold to the Developer or its nominee(s) at the time of execution of this Agreement for development purposes.

(22) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owners agree to execute the same subject to such actual changes as the facts and events may warrant.

(23) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the

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Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(24) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds [Excluding 15 (FIFTEEN) Apartments as retained by the Owners], Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds including Housing loan of prospective buyer(s) and mortgage for finance and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects.

(25) THAT the parties hereto shall do and execute such further acts, deeds, matters and things as are reasonably required by the other party as being necessary desirable or proper to fully and effectively implement this Development Agreement.

(26) THAT in case any of the parties fails or neglects to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law as stipulated above, then in such event the aggrieved party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the other party. Under such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the parties will not be entitled to raise any plea, as to its non-enforcement. In case any such plea is raised then this agreement will be deemed to be an Agreement coupled with transfer of possession, in part performance of the terms and conditions of this Agreement, as envisaged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.

(27) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(28) THAT on registration of the Sale Deed(s) in favour of prospective buyer(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyer in all relevant records.

(29) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the MSEDCL LIMITED, NAGPUR. However, the expenses required for such installation shall be proportionately borne and paid by the

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existing Owners and the prospective purchasers to the concerned Department in proportion to their number of Apartments.

(30) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building. However, it shall be the sole liability and responsibility of the Owners to pay the charges for disconnection and reconnection of Electric Meters to be installed in their respective Apartments chosen to be retained by the Owners

(31) THAT the Owners hereby allowed and permitted the Developer to use and utilize the available F.S.I., T.D.R. and Premium for construction of the new Multistoreyed Building on the said Plot of land. However, if the balance F.S.I. is available after completion of the entire proposed construction in relation to the said Plot No. 1&/2 shall always belongs to the existing Owners and it shall have absolute right and full authority to use, utilise and consume the same in its absolute discretion.

(32) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed [excluding the Apartments so allotted and chosen to be retained by the Owners i.e., 15 (FIFTEEN) Apartments] and is the same are free from encumbrances of all kinds whatsoever in respect of the same.

(33) THAT during the period of construction/implements of the said scheme in all respects, if any of the existing Owner occur death for any reason, then in such event all the terms and conditions appearing in the said Agreement shall always remain binding upon all her/his legal heirs and they shall always co-operate in this behalf to the Developer without assigning any reason or excuse as and when required and also execute a fresh Supplementary Agreement and General Power of Attorney for completion of the said scheme in favour of the Developer.

(34) 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 to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties hereto. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(35) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(36) THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

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(37) THAT the agreements arrived at between the parties are as recorded in this Agreement and this Agreement supersedes all agreements, if any arrived at prior to the date hereof between the parties hereto. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

(38) THAT wherever in this Agreement of Development, the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No 16/2 out of the sanctioned layout, containing by admeasurement 9200 Sq. Ft. (OR 854.7 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 16 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 30 (Thirty) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 30 (Thirty) Years old Multistoreyed Building standing thereon consisting of 15 (FIFTEEN) independent and self-contained separate Apartments therein and known and styled as "RAVINDRA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 781/1, 781/2, 781/3, 781/4, 781/5, 781/6, 781/7, 781/8, 781/9, 781/10, 781/11, 781/12, 781/13, 781/14 & 781/15 (Old House No. 781), City Survey No. 718 and Sheet No. 40 of Mouza – Ajni, situated at Ajni Square, R.P.T.S. Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	BY PROPERTY OF MR. CHAUDHARY,
ON THE WEST	-	BY BANK COLONY,
ON THE NORTH	-	BY PROPERTY OF SHRI NARAD,
ON THE SOUTH	-	BY R.P.T.S. ROAD.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say &

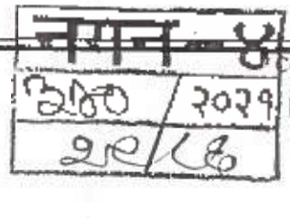
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instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE	SIGNATURE & FULL NAME
01		 1]	(VIKAS AMBADAS LABHSETWAR)
02		 2]	(DEEPAK KAMALAKARRAO BENDRE)
		 3-a)	(SUKHDEO SAMPATRAO DEULAKAR)
04		 3-b)	(RAJESHRI SUKHDEO DEULAKAR)
05		 4)	(ASHOK BALIRAM GUNDAWAR)





06



5) (KISHOR KANHAIYALAL KAPOOR)

07



6) (ASHA AMBADAS LABHSETWAR)

08



7) (SUMANT KAMLAKAR BENDRE)

09



8) (APARNA RAJ WAHANE)

10



9) (ANIRUDDHA VISHWANATH KASHIKAR)

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10-a) (PRAKASH VITTHALRAO KOTHALKAR)

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10-b)

S.P. Kothalkar

(SUJATA PRAKASH KOTHALKAR)

13





10-c)

(ADITYA PRAKASH KOTHALKAR)

14



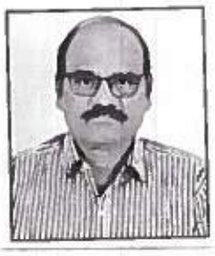


11)

(MOTIRAM BALAJI KAPGATE)

15





12)

(JAGDISH RAGHUNATH MARKAND)

16





13)

(ANSHUL SUNIL BABUTA)

(Maiden name Ku. Anshul D/o Late Shri. Satishchandra Sethi)

17





14)

(HEMANT KRISHNARAO KHOND)

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Compared
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29 / Feb

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15) Mrs. V. H. Khond

(VANDANA HEMANT KHOND)

OWNERS

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FOR M/s. ATHARVASHREE INFRASTRUCTURE

(MAHESH RAMKRISHNA BHINGARE)

Authorised Partner

DEVELOPER

WITNESSES :

1





WITNESS NO. (1)

II





WITNESS NO. (2)

Dist. Registrar C

ANNEXURE-"A"

'SPECIFICATIONS'

Specifications of Apartments

Foundation Structure : -

RCC Frame structure in high strength OPC/PPC cement of reputed company and TMT steel. Anti termite treatment Being in seismic zone, precautions and safeguards against earth-quake to be ensured.

Walls :-

Made of well-baked Chamber bricks / AAC Blocks – External 6" brick work, Internal 4" brick work.

Wall finish and painting.

External : sand-face plastering Two coats of acrylic paint.

Fungus Resistant paint : coat of silicon base anti-fungal paint.

Internal : smooth plastering, three coats of putty with plastic paint. company like Asian/Berger/Jotun/ Dulux.

Flooring :-

Lobby and Stair case : Granite and kota combination trades and rises with stainless steel railing .

Drawing, Dinning, kitchen and all other rooms :- Vitrified Tiles flooring.

Bathrooms: Anti-skid tiles 12"x12" as per Dado design

Parking : ISI make pavement block/parking attractive tiles flooring with landscape in open area

Kitchen :-

Granite platform with Salem stainless steel sink and Glazed tiles Dado upto 4 feet, with municipal and well water connections. Provision of outlet pipe for chimney.

Tile Cladding and Dadoing

Kitchen : Designer colored glazed tiles dado upto 4 feet above kitchen platform.

Bathroom and WC : Designer colored glazed tiles upto 7feet

Utilities/Wash : Glazed upto 7'

Toilets :-

Sanitary ware of 1st quality makers with flush value to all toilets. Chromium-plated taps, mixers or Diverter or of Jaguar or ESSCO make and one shower panels with decorative beading and brass fitting.

Doors :-

Teak wood main door frame and decorative shutter with beading and Brass fitting with Night latch of 7 FL height.

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All Internal Doors frames made of fixed into paneling with shutters of veneered panels with decorative beading and brass fitting.

Windows :-

Anodizes Aluminium Sliding Window with plain glass with MS grill.

Well painted M.S. grill to all the windows.

Plumbing :-

G.I. Or CPVC or PPR pipes and fittings of reputed company for all Internal concealed piping.

"A" class pipe for external water supplies.

Water Tank And Supply :-

For Municipal water supply underground tank with sufficient – capacity with direct connections to all kitchens.

Well/Borewell water Supply : Overhead water tank for toilets and general washing use which shall be connected from the common well in the plot. Provision for hot water tap/geysers connection in Bathroom.

Electrical fitting :-

Copper multi stand single phase concealed wiring with MCB & ELCB for each distribution board. Electric wire should be of ISI approved quality.

One A.C. and lights points in each room.

One Geyser and two lights points in each bathroom.

Light and plug point in kitchen for Refrigerator, Microwave oven, Mixtures and aqua guard

Light and plug points for washing machine, dish washer and ironing in utility.

T.V. Point :-

T.V. Points in all living, drawing and master bedrooms

Lift :-

Two numbers of 6 passenger lift Kone, Otis or Jonson's with auto door and V3F Drive and powder coated interior.

Parking:- Allotted as per DCR and Sanctioned Map.

Compound wall :-

5 feet compound wall in brick work to demarcate the boundaries.

Main Gate :-

For entrance & exits 4.5 mts wide with entry gate.

Contd. -

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ARCHITECTURAL DESIGN:-

- Single Tower Commercial cum Residential Scheme with maximum Light and Ventilation without compromising Privacy
- Contemporary style with extreme emphasis on functionality and comfort.
- Emphasis on easy parking and smooth internal driveway circulation with premium parking space at lower ground level.

AMENITIES:-

- All services designed by renowned consultants.
- Seismic resistant design.
- Impressive main entrance & lobbies.
- Decorative main gate.
- Eco-friendly Landscaped Lawn
- Dedicated intercom connected to the ground floor reception lobby.
- Video door phone for each apartment.
- Firefighting system.
- Two overhead water tanks and one underground water storage tank with corporation and well water supply.
- Submersible water pump with water level guard.
- 24 hours power back-up for common utilities
- Single phase power supply.
- Ample lighting fixtures in common areas.
- Waterproofing in all toilets.
- Stainless steel railings in staircase
- Security guard room.
- Sanitation facilities for drivers and servants.
- Anti – termite treatment on plinth level.
- Only Pop in each apartment
- Modular kitchen (otla).
- Rain Water Harvesting
- CCTV Camera in Parking, Entrance, Exit Gate and Parking Lobby area

ANNEXURE-"B"

ALLOTMENT OF NEW APARTMENT TO THE EXISTING OWNERS AS UNDER :

SR. NO.	NAME OF THE EXISTING APARTMENT OWNER	APARTMENT NO. ALLOTTED	CARPET AREA IN SQ. MTRS.	FLOOR
(1)	SHRI. VIKAS AMBADAS LABHSETWAR.	3BHK	78.95	2ND
(2)	SHRI. DEEPAK KAMALAKARRAO BENDRE.	2BHK	64.01	2ND
(3)	SHRI. SUKHDEO SAMPATRAO DEULAKAR.	3BHK	78.95	2ND
(4)	DR. ASHOK BALIRAM GUNDAWAR.	3BHK	78.95	3RD
(5)	SHRI. KISHOR KANHAIYALAL KAPOOR.	3BHK	78.95	3RD
(6)	MRS. ASHA AMBADAS LABHSETWAR.	3BHK	78.95	4TH
(7)	SHRI. SUMANT KAMLAKAR BENDRE.	2BHK	64.01	2ND
(8)	DR. (MRS.) APARNA RAJ WAHANE.	3BHK	78.95	4TH
(9)	SHRI. ANIRUDDHA VISHWANATH KASHIKAR	3BHK	78.95	5TH
(10)	SHRI. MOTIRAM BALAJI KAPGATE.	3BHK	78.95	5TH
(11)	SHRI. PRAKASH VITTHALRAO KOTHALKAR	3BHK	78.95	5TH
(12)	SHRI. JAGDISH RAGHUNATH MARKAND.	2BHK	64.01	3RD
(13)	SMT. ANSHUL ANIL BABUTA.	3BHK	78.95	6TH
(14)	SHRI. HEMANT KRISHNARAO KHOND.	3BHK	78.95	7TH
(15)	MRS. VANDANA HEMANT KHOND.	3BHK	78.95	7TH

Contd.

SCHEDULE

1	APARTMENT SCHEME NAME	RAVINDRA APARTMENTS.
2	ADDRESS	Plot No. 18/2, at Ajni Square, R.P.T.S. Road, Nagpur.
3	MOUZA	Ajni, City Survey No. 718 and Sheet No. 40
4	PLOT NO	Plot No. 18/2
5	BOUNDARIES	EAST - PROPERTY OF MR. CHAUDHARY, WEST - BANK COLONY, NORTH- PROPERTY OF SHRI NARAD, SOUTH – R.P T.S. ROAD.
6	PLOT LOCATED ON	18 MTRS. WIDE ROAD
7	AREA OF LAND	854.7 MTRS. SQ.
8	PERMISSIBLE FSI	2.50
9	PERMISSIBLE FSI	2136.75 SQ. MTRS.
10	PERMISSIBLE ADDITIONAL 30% PAID FSI ON PLOT AREA	256.41 SQ. MTRS.
11	TOTAL BUILT-UP FSI	2392 389 SQ. MTRS.
12	ALLOWABLE FSI = TOTAL PROPOSED BUILTUP/PLOT AREA i.e., 2392 389 /854.7	2.80
13	BANK GAURANTEE	NIL
14	NO. OF FLATS GIVEN TO MEMBERS	15 NOS.

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15	COVERED CAR PARKING FOR MEMBERS AS PER TOD AND DCR	15 NOS. APPROXIMATELY
16	TOTAL CARPET AREA OF BUILDING	2199.491 MTR SQ
17	TOTAL CARPET AREA GIVEN TO 15 MEMBERS	1139.43 MTRS. SQ.
18	TOTAL CARPET AREA RETAINED BY DEVELOPERS 2199.491 - 1139.43 =	1060.061 MTRS. SQ.
19	RENT TO 15 MEMBERS	16000 X 36 MONTHS X 15 MEMBERS = 86,40,000/-
20	BROKERAGE FOR RENTAL ACCOMODATION	NIL
21	TRANSPORTATION FOR SHIFTING	NIL
22	CORPUS FUND RS. 50,000/- X 15	RS. 7,50,000/-
23	TOTAL MONITARY CONSIDERATION TO THE MEMBERS	NIL
24	DEPOSIT PAID TO THE MEMBERS	NIL
25	DEPOSIT PAID TO THE MEMBERS	NIL

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Contd..

CHALLAN
MTR Form Number-6

GRN MH009911672202021M	BARCODE	Date 08/01/2021-14:04:20	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)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	ATHARVASHREE INFRASTRUCTURE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	CTS NO 718
Account Head Details	Amount In Rs.	Premises/Building	
0030051701 Amount of Tax	1756200.00	Road/Street	MOUZA AJNI
		Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 0 0 1 5
		Remarks (If Any)	JOINT DISTRICT REGISTRAR NAGPUR URBAN ADJ CASE NO 71/2020
Total	17,56,200.00	Amount In Words	Seventeen Lakh Fifty Six Thousand Two Hundred Rupees Only

DEFACED ₹1756200.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021010830805	CPAANWZTM7
Cheque/DD No.		Bank Date	RBI Date	08/01/2021-00:00:00	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		210 , 11/01/2021	

Department ID: Mobile No. : 9822361512

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

सदर चलन फक्त दिलेल्या कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापू

NPJ1 JT DIST REGI NAGPUR URBAN

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		00045872132020021	11/01/2021-15:01:37	IGR377	1756200.00
			Total Defacement Amount		1756200.00

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