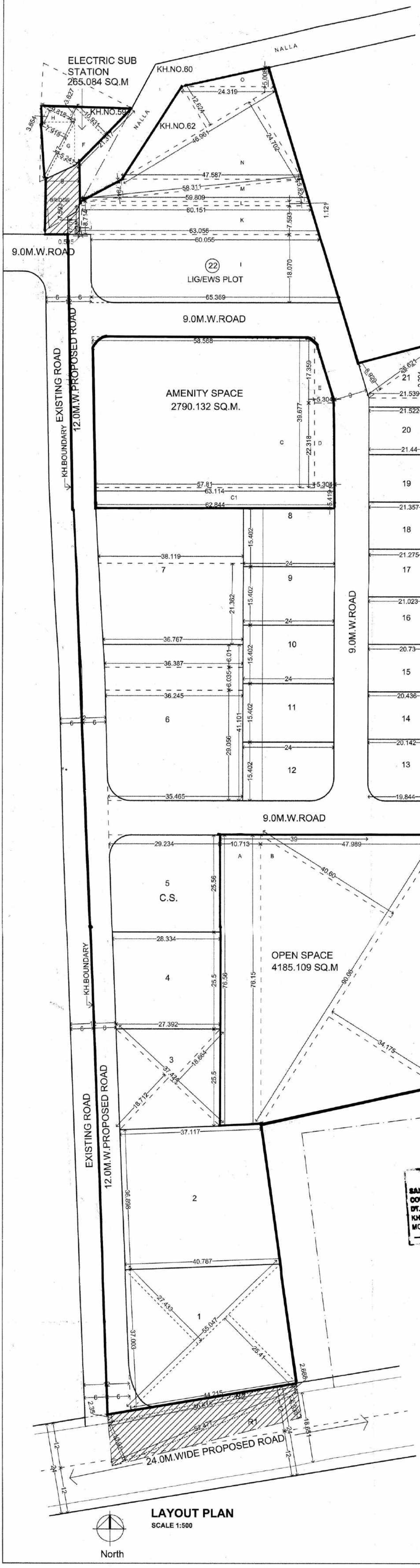


PROPOSED RESIDENTIAL LAYOUT PLAN OF
KH.NO.62,62/1,62/2,62/3,62/4,62/5,59
MOUZA - BHARATWADA, P.H.NO.97,
TAH. -NAGPUR & DISTT. NAGPUR.
BELONGING TO:

1) SHRI.PANDIT JAGANNATHJI NAGPURE
2) SHRI.JAGANNATH PANDHARI NAGPURE (P.O.A.)
3) SMT. JYOTI PRABHAKAR NAGPURE(P.O.A.)
4) SHRI. RONAK PRABHAKAR NAGPURE (P.O.A.)
Power of Attorny Holder
5) SHRI. SACHIN PRABHAKAR NAGPURE

AREA STATEMENT

AREA UNDER KH.NO.62 =
AREA UNDER KH.NO.62/1 = 5400.00 (AS PER 7/12)
AREA UNDER KH.NO.62/2 = 5400.00 (AS PER 7/12)
AREA UNDER KH.NO.62/3 = 5400.00 (AS PER 7/12)
AREA UNDER KH.NO.62/4 = 5400.00 (AS PER 7/12)
AREA UNDER KH.NO.62/5 = 5900.00 (AS PER 7/12)
AREA UNDER KH.NO.59 = 400.00 (AS PER 7/12)

TOTAL AREA UNDER KH.NO.62,59 = 27900.00 (AS PER 7/12)

GROSS AREA UNDER LAYOUT	= 27900.00 SQ.M	(100.00%)
AREA UNDER AMENITY SPACE	= 2791.299 SQ.M	(10.00 %)
AREA UNDER OPEN SPACE	= 4185.109 SQ.M	(15.00 %)
AREA UNDER ROAD & ROAD WIDENING { 4765.439 + 579.581 }	= 5345.02 SQ.M	(19.15 %)
AREA UNDER SUB STATION	= 265.084 SQ.M	(0.95 %)
AREA UNDER BRIDGE	= 17.179 SQ.M	(0.06 %)
AREA UNDER CONV.SHOPING	= 727.999 SQ.M	(2.60%)
AREA UNDER RESIDENTIAL PLOTS	= 14568.310 SQ.M	(52.24%)
20% for LIG/EWS on Net Residenial Area i.e. { 14568.310 X 20/100 = 2913.662 SQ.M)		
TOTAL AREA UNDER RESIDENTIAL LAYOUT	= 27900.00 SQ.M	(100.00%)

RESIDENTIAL PLOT AREA STATEMENT

PLOT. NO	PLOT SIZE	PLOT AREA	TAN.	TOTAL PLOT SQ.M.	NO.OF PLOTS	NET PLOT AREA IN SQ.M.
A	B	C	D	E	I	J = E * I
1	1/2 X 27.433 + 25.410 26.422 X 55.047	= 1454.424	15.429	1438.995	X 1	1438.995
2	1/2 X 40.787 + 37.117 38.952 X 36.898	= 1437.251	0.000	1437.251	X 1	1437.251
3	1/2 X 18.712 + 18.664 18.688 X 37.424	= 699.380	0.000	699.380	X 1	699.380
4	1/2 X 27.392 + 28.334 27.863 X 25.500	= 710.507	0.000	710.507	X 1	710.507
6	1/2 X 35.465 + 36.245 35.855 X 29.056	= 1041.803	7.720	1473.078	X 1	1473.078
	1/2 X 36.245 + 36.387 36.316 X 6.035	= 219.167				
	1/2 X 36.387 + 36.767 36.577 X 6.010	= 219.828				
7	1/2 X 36.767 + 38.119 37.443 X 21.362	= 799.857	0.000	1562.000	X 1	1562.000
	1/2 X 38.119 + 39.103 38.611 X 19.739	= 762.143				
8	X + 15.402 X 24.000	= 369.648	0.000	369.648	X 1	369.648
9 to 11	X + 15.402 X 24.000	= 369.648	0.000	369.648	X 3	1108.944
12	X + 15.402 X 24.000	= 369.648	7.720	361.928	X 1	361.928
13	1/2 X 19.844 + 20.142 19.993 X 16.200	= 323.887	7.720	316.167	X 1	316.167
14	1/2 X 20.142 + 20.436 20.289 X 12.500	= 253.613	0.000	253.613	X 1	253.613
15	1/2 X 20.436 + 20.730 20.583 X 12.500	= 257.288	0.000	257.288	X 1	257.288
16	1/2 X 20.730 + 21.023 20.877 X 12.500	= 260.956	0.000	260.956	X 1	260.956
17	1/2 X 21.023 + 21.275 21.149 X 12.500	= 264.363	0.000	264.363	X 1	264.363
18	1/2 X 21.275 + 21.357 21.316 X 12.500	= 266.450	0.000	266.450	X 1	266.450
19	1/2 X 21.357 + 21.440 21.399 X 12.500	= 267.481	0.000	267.481	X 1	267.481
20	1/2 X 21.440 + 21.522 21.481 X 12.500	= 268.513	0.000	268.513	X 1	268.513
21	1/2 X 21.539 + 21.522 21.531 X 2.394	= 51.544	0.000	337.720	X 1	337.720
	1/2 X 8.929 + 12.571 10.750 X 26.621	= 286.176				
		TOTAL AREA				11654.279

LIG/EWS PLOT AREA STATEMENT

PLOT. NO		PLOT SIZE	PLOT AREA	TAN.	NET PLOT AREA IN SQ.M.		
	I	1/2 X 65.369 + 60.055 62.712 X 18.100	= 1135.087	7.720	1127.367		
	J	1/2 X 7.593 + 8.714 8.154 X 0.585	= 4.770	0.000	4.770		
	K	1/2 X 63.056 + 60.151 61.604 X 7.593	= 467.755	0.000	467.755		
22	L	1/2 X 60.151 + 59.809 59.980 X 1.121	= 67.238	0.000	67.238		
	M	1/2 X 4.794 + 5.824 5.309 X 58.311	= 309.573	0.000	309.573		
	N	1/2 X 24.702 + 12.624 18.663 X 46.961	= 876.433	0.000	876.433		
	O	1/2 X + 24.319 X 5.008	= 60.895	0.000	60.895		
				TOTAL	2914.031		
			TOTAL AREA UNDER PLOTS			22	14568.310

CONVENIENCE SHOPPING AREA STATEMENT

PLOT. NO	PLOT SIZE	PLOT AREA	TAN.	NET PLOT AREA IN SQ.M.
5	1/2 X 29.234 + 28.334 28.784 X 25.560	= 735.719	7.720	727.999
			TOTAL	727.999

AREA UNDER OPEN SPACE

NO	SIZE	AREA IN SQ.M	TANGENT	NET AREA IN SQ.M
A	1/2 X 76.56 + 76.15 76.355 X 10.713	= 817.991	0	817.991
B	1/2 X 40.6 + 34.175 37.388 X 90.06	= 3367.118	0	3367.118
			TOTAL	4185.109

AREA UNDER AMENITY SPACE

NO	SIZE	AREA IN SQ.M		
C1	1/2 X 62.844 + 63.114 62.979 X 5.419	= 341.283		
C	1/2 X 57.81 + 58.568 58.189 X 39.677	= 2308.765		
D	5.304 X 22.318	= 118.375	23.16	2791.299
E	1/2 X + 5.304 X 17.36	= 46.036		
		TOTAL		2791.299

AREA UNDER ELECTRIC SUBSTATION

NO	SIZE	AREA IN SQ.M		
F	1/2 X + 21.317 X 10.931	= 116.508	0	116.508
G	1/2 X 7.918 + 5.241 6.580 X 17.00	= 111.852	0	111.852
H	1/2 X 3.854 + 3.627 3.741 X 9.818	= 36.724	0	36.724
		TOTAL		265.084

AREA UNDER 24.0M.ROAD WIDENING

NO	SIZE	AREA IN SQ.M	TANGENT	NET AREA IN SQ.M
R1	1/2 X 10.91 + 6.339 8.625 X 52.477	= 452.588	0	452.588
R2	1/2 X 2.35 + 2.668 2.509 X 50.615	= 126.993	0	126.993
		TOTAL		579.581

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT. 25 JUN 2018 FOR THE LAYOUT/SITE OF KHASRA NO. 62/1,2,3,4,5 & 59 MOUZA Bharatwada IN Gaothan Area Development Scheme
Deputy Director Town Planning, Nagpur Improvement Trust, Nagpur
PARTY No. 1

INDEX
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

ARCHITECT

Date	
Dwg. No.	SUB./01
Dealt by	
Checked by	
Scale	1:500
Revision	-------

North

OWNER

1) SHRI.PANDIT JAGANNATHJI NAGPURE
2) SHRI.JAGANNATH PANDHARI NAGPURE (THROUGH P.O.A.)
3) SMT. JYOTI PRABHAKAR NAGPURE (THROUGH P.O.A.)
4) SHRI. RONAK PRABHAKAR NAGPURE (THROUGH P.O.A.)
5) SHRI. SACHIN PRABHAKAR NAGPURE (POWER OF ATTORNEY HOLDER)

PARTY No. 4

ARCHITECT
C. D. Giripunje
C.A. / 2001 / 27832
N.I.T. No.1321.
N.M.C No.R-198

AR.C.D.GIRIPUNJE
C.A.NO./2001/27832
N.I.T.NO.1321
N.M.C.NO.198

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT,
BEHIND OJAS RESTAURENT,KHARE TOWN,
DHARAMPETH,NAGPUR-440010.
PH.NO.(0712)-2546183

Nagpur Improvement Trust

Station Raod, Sadar, Nagpur 01.
Phone no:2533202, P.B.X.:2531431&32, Fax no.: 0712-2531431

No: DDTP/Pl./ 6176 Nagpur, dt. 27/06/2018

To,

Shri Pandit Jagnath Nagpure and Others 3 Through
Power of Attorney Holder Shri Sachin Prabhakar Nagpure,
R/o, Plot No. 89, East Wardhman Nagar
Nagpur 440008

Subject : - *Sanction of layout on land bearing* **Khasra No. 62/1, 62/2, 62/3, 62/4, 62/5 & 59, of Mouza Bharatwada** *Dist, Nagpur*

Reference : -Your letter, dated 22nd January, 2018.

With reference to the subject cited above, please find enclosed herewith a copy of sanctioned layout plan on land bearing **Khasra No. 62/1, 62/2, 62/3, 62/4, 62/5 & 59, of Mouza Bharatwada,** *duly sanctioned by Nagpur Improvement Trust subject to the conditions mentioned in the Agreement* **Dt. 25th** *June, 2018.*

Encl.:- As above

Deputy Director Town Planning
Nagpur Improvement Trust

Copy Submitted to:-
Hon. Collector, Nagapur

Copy for information Please

1. *Chief Executive Officer, Smart & Sustainable development Corporation Ltd., NMC Nagpur*
2. *Executive Engineer (East), N.I.T.*
3. *Assit. Engineer (Planning), N.I.T.*
4. *Building Engineer(East) N.I.T.*
5. *Chief Account & Finance Officer, N.I.T*

(Original Agreement for Keeping in Safe Custody)

Sd/-
Deputy Director Town Planning
Nagpur Improvement Trust

AGREEMENT

THIS AGREEMENT made this, the 25th day of **June, 2018** between the Nagpur Improvement Trust, Nagpur represented by its **Deputy Director Town Planning, Nagpur Improvement Trust** (here in after referred to as Party No. 1 , which expression shall unless repugnant the context or meaning thereof be deemed to include its successors and assigns) on the one part, and **Shri Pandit Jagnath Nagpure and Others 3 Through Power of Attorney Holder Shri Sachin Prabhakar Nagpure, R/o, Plot No. 89, East Wardhman Nagar Nagpur 440008** as the Party No. 2 which expression shall unless repugnant to the context or meaning there of be deemed to include its administrators successors, representative and assigns) on the other part, witnessed as under:-

The land is covered under "**Green Belt Control Scheme**". As per Government Notification said scheme is under jurisdiction of Nagpur Improvement Trust and is also included in the Development Plan of Nagpur sanctioned by the Government Vide Notification No **TPS 2400/1928/CR-2000/UD-9, Dt. 10.9.2001.**

WHEREAS Additional Collector, Nagpur, permitted the diversion of the aforesaid land **admeasuring 27900.00 sq.m.** from Agricultural use to non-agricultural for **Residential purpose** vide respective order received to this office on **15/ 12/2017.**

WHEREAS the Party no. 2 is anxious to get the layout plan of aforesaid land sanctioned, developed so as to create **Residential purposes**, in accordance with the plans, specifications and regulations including Zoning and Building Regulations of the Nagpur Improvement Trust and also development control rules as delineated in the map attached to and forming part of this deed; and

WHEREAS the aforesaid land is situated in the area covered by the "**Green Belt Control Scheme**". As per Government Notification the said Scheme is under jurisdiction of the Nagpur Improvement Trust by virtue of which and by virtue of the regulations framed under section 90(h-1) of the Nagpur Improvement Trust Act, the party no. 1 has control over the area in the matter of development of layout of said land; and

WHEREAS the Party no. 2 applied for sanction of layout plan submitted to the Party no. 1 for developing the said land and Party no. 2 has given acceptance to Terms and Conditions of Party no. 1 to develop the land as per plans, suggestions and directions of Party no 1 in the matter of size, location, specification and designs of plots, storm-water drains, roads including asphalting, sewer-cum-sullage drains, water-pipe lines, electric supply lines, if any and,

WHEREAS in view of the acceptance given by the said Party no. 2 the Party no. 1 has approved the layout of land in question, it is hereby agreed as under:-

(1) The Party no. 2 hereby agree to develop the layout at his own for which the *Nagpur Improvement Trust* shall prepare the estimate. designs and specifications and issue the same to the Party no. 2 agrees to pay the *Nagpur Improvement Trust*, 15% of total cost of the development work to the *Nagpur Improvement Trust* towards the supervision charges, on demand raised by the *Nagpur Improvement Trust.*

(2) That the Party no. 1 doth hereby accord sanction to the said **27900.00** Sq.mt bearing/comprised in **Khasra No. 62/1, 62/2, 62/3, 62/4, 62/5 & 59**, of **Mouza Bharatwada** in accordance with the sanctioned plan, a copy of which is herewith attached and which forms part of this agreement subject to the

conditions that the Party no 1 shall not be responsible to provide an approach road and street lighting to the layout of this land nor it shall bear/incur any expenditure for its construction and provision etc. in any way respectively.

(3) That the said Party no.2 doth hereby agree:-

(a) To complete /execute all development works in this layout/layout strictly in accordance with plans, drawings, specifications, designs which are sanctioned by ***Nagpur Improvement Trust*** and in accordance with instructions which may be given in that behalf by Party no. 1 from time to time .

(b) To deposit with Party no.1 a sum of **Rs. 8,64,900/-** being **5%** of estimated development cost towards Periodical inspection and grant of certificate by Party no. 1 or under item of development work at different stages of development to be prescribed by Party no 1 in order to ensure that works are proceeding according to specification, standard designs and lines & level prescribed by Party no. 1 .

Party no. 2 has accordingly deposited Rs. **8,64,900/-** vide receipt No **20180404158** dated **04/04/2018** to Party no. 1 being **5%** toward contribution of ***Periodical Inspection @ Rs. 62,00,000/- per Hectare.***

(c) If and when any improvement scheme for development of the area in which the aforesaid **Khasra No. 62/1, 62/2, 62/3, 62/4, 62/5 & 59, of Mouza Bharatwada, is** covered the Party no. 2 shall be liable to pay to the Party no.1 the peripheral development charges which may be assessed on the plot(s) in accordance with the provisions of the Nagpur Improvement Trust Act 1936.

Provided that the Party no. 2 shall be liable to pay Peripheral development charges to the *Nagpur Improvement Trust* in respect of the unsold plots in layout and the purchasers shall be responsible to pay peripheral development charges to the *Nagpur Improvement Trust* in respect of the plots sold to them. The Party no. 2 doth bind itself to incorporate a clause in the sale deed of each plot to the effect that the plot(s) is sold subject to the responsibility of the purchaser/s to pay betterment/ Peripheral development charges to the *Nagpur Improvement Trust* in accordance with the provisions of the Nagpur Improvement Trust Act 1936.

(d) The Party no. 2 shall be solemnly responsible for all the data and calculations there of supplied by it in connection with the land under sanctioned layout and if any error is found subsequently due to incorrectness of the data supplied to Party No1, the Party no. 2 shall agree to such modifications in the design, layout alignment of roads, sizes land etc., as may be decided upon by the Party no. 1

(4) The Party no. 2 shall agree to adjust the irregular portions of the land as may be necessary in accordance with the layout plan of the Party no. 1 for the said area, for which purpose the Party no. 2 may either be required to transfer its land to the Party no. 1 or purchase some land from the owners of the adjoining lands or from the Party no. 1 at the rates and on the conditions as may be decided by the Party no. 1 and till such adjustment is made by Party No 2, the irregular plots in this layout shall not be sold or used in any manner whatsoever, by the Party no 2.

(5) Party no. 2 shall agree to lay internal sullage drain-cum-sewer lines at his/its cost and to provide a few big septic tanks for a group of houses, so that the latrines could be connected to these septic tanks through sewers, and the latrines can afterwards be connected to the main sewer lines, when these are laid by the Party no. 1 or the Nagpur Municipal Corporation.

(6) Party no. 2 shall agree to bear and pay to Party no. 1 the costs of intercepting sewers, proportionate contribution to capital costs of water supply, storm water drains and or general canalization of nallah in peripheral area where in this land comprising the layout is situated as and when demanded by Party No. 1. The Party no. 2 has paid **Rs. 69,750/-** vide Receipt no **20180404158** dated **04/04/2018** to Party no. 1 towards contribution of ***Intercepting Sewer Charges*** at the rate of ***Rs. 25,000/- per Hectare.***

(6-A) The Party no. 2 shall agree to lay water pipe lines and to connect these pipe lines to the main water pipe line when laid by Party no. 1 / Nagpur Municipal Corporation and till then the Party No. 2 shall preserve the existing wells, if any, and also shall construct wells and set up electric water pumps for supply of water as may be prescribed by the Party No.1.

The Party no. 2 shall have to deposit levy assessment and development charges as per clause 124 & of MR & TS Act. 1966 (Amended) on total potable area and under Layout.

Party no. 2 has accordingly deposited Rs. **5,34,285/-** vide receipt No. **20180404158** dated **04/04/2018 with Party no. 1 as per resolution passed by the Authority vide BR No. 8/1192/27.1.2015/अ.अ. दि. 27/01/2015.**

(7) After making water supply arrangement by fixing electric water pump/s on the existing wells / sump/ or after digging new well/s on the fixed point at the costs of Party no. 2 with the prior approval of *Nagpur Improvement Trust* .

(8) No permission to start construction of building on the said layout land shall be granted by the Party No.1 unless digging the wells etc., makes full arrangement of water supply by digging the wells etc. by the society /developers.

Nagpur
Improvement Trust.

(8-A) The owner or the purchaser/s of the layout land shall start construction of buildings with well for drinking water, thereon for Residential and for such other purpose as shown in the Layout plan, in accordance with the building and zoning Regulations of the Nagpur Improvement Trust as may be in force from time to time, within a period four years from the date of Agreement of the land by Party no. 1 and complete the construction within the next three years thereafter.

(9) Subject to the provisions of section 311 of the City of Nagpur Corporation Act, 1948 and when the street /roads are levelled, metalled, tarred or asphalted, paved, made good lighted, drained, channeled and flagged to the satisfaction of the Municipal Commissioner of the Nagpur Corporation, the Party no.2 shall request the Nagpur Municipal Corporation to take over for maintenance and management of the Street/roads and these shall become public streets only after their being so declared by the Municipal Commissioner.

After completion of development works in the layout/layout, the Party no. 2 shall also transfer to the Nagpur Municipal Corporation, sewers, water pipelines, storm drainage and nallahs, (Canalized) free of cost, and shall be responsible for maintenance and management of all works such as roads, streets Light, water pipe lines, sewers, nallahs (Canalized), till these are taken over by the Nagpur Municipal Corporation after taking proper tests.

(10) It is agreed between the parties to this agreement that as soon as this agreement is executed the land under **Recreational Open Space** and **D.P. Roads** shall vest in the NIT free from all encumbrances for which nominal amount of Rs. 1/- towards consideration of the said shall be paid by *Nagpur Improvement Trust* to the Party no. 2 and the Party no. 2 shall hand over physical possession of the land to the ***Nagpur Improvement Trust***. Party no. 2 shall also deposit cost of Development of Open Space with the ***Nagpur Improvement Trust***.

(11) To deposit with Party no. 1 a sum of **Rs. 17,29,800/-** being an amount equal to **10%** of development cost as security deposit for completion of all development works mentioned above and agree to the decision of Chairman, Nagpur Improvement Trust, which shall be final and binding on him regarding forfeiture of said deposit in the event of default or breach of the terms and conditions of this agreement in respect of the said layout and Trust shall be entitled to get the incomplete works completed at the risk and cost of the Party no.2.

Party no. 2 has accordingly given Bank guarantee for the Security Deposit Rs. 17,29,800/- vide receipt No **Bank Guarantee No. BG No.2017-18/23** dated **31/03/2018 to 28/03/2020**, to Party no. 1 being 10% toward contribution of *Security Deposit @ Rs 62,00,000/- per Hectare. The said Bank grarantee is valid till 28-3-2020*

(12) The Party no.. 2 shall agree that any amount due to the *Nagpur Improvement Trust* on account of development works taken up by the *Nagpur Improvement Trust* as per the terms of this agreement or on any account, that the due amount shall be a first charge on land and shall be recovered by the *Nagpur Improvement Trust* as per the law. The Party no.2 shall be receipt this and other terms in the sale deed/s of the layout land that be sold by Party no.2.

(13) The proposal submitted by Party no. 2 is the layout subdivision of plots manner. As per Govt. Notification No. TPB-4312@CR-45/2012(1)/UD-11 dated 3th September 2015, Provisions of EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 sq.mt. shall be constructed at least to the extent of 20% of the net plot area. Others Conditions as per the said notification shall be made applicable.

(14) The Party no. 2 shall within seven days from the date of the sale deed or transfer deed of any land in the layout, intimate to the *Nagpur Improvement Trust* all details of the land and name of the purchaser etc.

(15) The Party no..2 shall not further sub-divide the land in this layout without obtaining prior written permission of the *Nagpur Improvement Trust* Land shall be used for Residential use and for the purposes only as shown and specified in the layout plan appended to this agreement. The buildings on land in this layout shall be constructed in accordance with the zoning and building regulation the Nagpur Improvement Trust as may be in force from time to time and the latrines shall be flushed ones and connected to the sewers.

(16) In the matter of use and construction in this layout land, the *Nagpur Improvement Trust* shall have an unfettered control in accordance with the building and zoning regulation as may be in force from time to time. In the event of sale of land the Party no. 2 shall incorporate in the sale deed to the conditions to the above effect of this agreement.

(17) It is hereby agreed between the parties hereto that in the event of breach on the part of Party no. 2 of any of the terms and conditions expressed herein of his failure to comply with any of the terms expressed herein mentioned, the *Nagpur Improvement Trust* will not grant permission for construction of the building on this layout or in any part thereof.

(18) The Party no. 2 shall solely responsible for shifting of L.T. line; MSEB affected in the layout at his our RISK AND COST to seek necessary permission from MSEB department, if any.

(19) Party no. 2 shall install the Rainwater Harvesting System and also Waste Water Recycling Plant in the buildings to be constructed on the said land.

(20) Party no. 2 shall provide all the essential infrastructure amenities required for the said Land at his own cost. These infrastructure amenities includes roads and Drainage etc.

(21) The Party no. 2 shall have to obtain Environmental Clearance from State Level Environmental Assessment Authority under Ministry of Environmental & forest as pert Central Govt. Policy Dt. 14/09/2006

(22) The Party no. 1 shall release the plots in favor of the Party no. 2 in proportion to the development work to the satisfaction of the Party no. 1 that the development work is executed as per the specifications, in following manner.

(23) It is agreed all conditions in corporated in Govt. notification No. TPS-2415/36/प्र.क्र.18/2015/नवि.–९ dt. 29 June 2016 Shall be followed by party no. 2.

(24) It is agreed that, As this area is included in Smart City project conditions mentioned in the letter of ADTP Nagpur municipal Corporations shall be be followed by party no. 2

(a) 10% plots shall be released after completion of leveling and 1st stage road and handing over land under D.P. road, all recreational open spaces, reservations land duly develop as certified by the ***Nagpur Improvement Trust.***

(b) 30% plots shall be released after completion of storm drain, under ground sullage drain-cum-sewer and septic tank for group of plots where necessary; as certified by the ***Nagpur Improvement Trust.***

(c) 30% plots shall be released after completion of laying of internal water pipe lines and providing wells for group of remaining group of plots with electric pumps where necessary; as certified by the ***Nagpur Improvement Trust.***

(d) 25% plots shall be release after completion of 2nd stage road and asphalting there of and after final certification by the ***Nagpur Improvement Trust.***

(e) 05% plots shall be released after completion handing over the layout to Nagpur Municipal Corporation for maintenance.

(25) Party no. 2 has submitted Indemnity Bond of Rs. 100/- to Party no. 1 in conformation of all his ownership documents. And if any dispute is arised regarding his ownership and court case Party no. 2 shall be solely responsible.

(26) It is agreed between the parties that the Party no. 2 shall bear the costs of the execution and registration of this agreement and also any other document, deed etc. to be executed for the purposes of this agreement

It is also hereby agreed that in the event of difference of opinion between the parties hereto in respect of any matter or matters continued herein, the

decision of the Hon. Chairman, Nagpur Improvement Trust, Shall be final and binding on Party no. 2. Hon. Chairman, Nagpur Improvement Trust, shall be sole Arbitrator in case of any dispute.

IN WITNESS WHEREOF the parties have set theirs hands on this 25th day of **June, 2018.**

WITNESSES:-

1. C.D.GIRIPUNJE
   40,42,M.I.G.colony
2. Medical, Sq, NAGPUR.

Deputy Director Town Planning
Nagpur Improvement Trust
PARTY No. 1

1. Anup V. Yelwatkar.
   Plot No 19 Rambhumi, Pardi
2. Nagpur Yelwatkar.

Shri Pandit Jagnath Nagpure and Others 3
Through Power of Attorney Holder Shri Sachin Prabhakar Nagpure,
PARTY NO. 2