in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1A, Volume No. 316 on Pages on 121 to 124 at Registered Serial No. 660(P) on 21.03.1980; AND

WHEREAS as a result therefore the aforesaid Owners herein above named have now become the Joint/Co-Owners of the aforesaid entire property comprising Plot No. 20 Togetherwith the entire R.C.C. Superstructures comprising a Multistoreyed Building standing thereon known and styled as "Ganraj & Ganpat Apartments", situate at Bajaj Nagar, Nagpur in Tahsil and District – Nagpur each consisting of Undivided share and interest therein. The details of Ownership of each Owner in the aforesaid property is as under –

SR. NO.	NAME OF OWNER	APARTMENT NO.	BUILT-UP AREA IN SQ. MTRS.	FLOOR	UNDIVIDED SHARE IN LAND (%)
1	(a) Mr. Chetan Harish Gauri, (b) Smt. Archana Harish Gauri, (c) Ms. Ashwini Dilip Dorle (after marriage name - Mrs. Ashwini Chetan Gauri),	1	51.02	Ground	1/16th
2	A) Mr. Hemkant Prakash Limaye B) Smt. Mugdha Ghananand Limaye C) Arjun Ghananand Limaye	2	50.845	Ground	1/16th
3	A) Mr. Raghunath Govind Patharkar B) Mrs. Pratibha Raghunath Patharkar	3	50.845	Ground	1/16th
4	Smt. Minal W/O Madhukar Ghushe	4	56.67	Ground	1/16th
5	A) Smt. Vaishali Vilas Khedkar B) Mrs. Vaishnavi Nitesh Jichkar	5	56.42	First	1/16th
6	Mr. Premkumar S/O Ramcharan Jaiswal	6	56.42	First	1/16th
7	Mrs. Achala Shripad Prabhune	7	56.42	First	1/16th
8	A) Mr. Vivek Anant Deshpande B) Mrs. Rasika Vivek Deshpande	8	69.52	First	1/16th
9	A) Mr. Ashwin Dhananjay Joshi B) Smt. Renuka Sarang Deshmukh	9	56.42	Second	1/16th
10	Mrs. Preeti Sanjay Kopulwar	10	55.76	Second	1/16th
11	Mr. Ajinkya Shripad Prabhune	11	56.42	Second	1/16th
12	Smt. Mohini Uttam Buty	12	56.42	Second	1/16th
13	Mrs. Darshana Sadanand Kokate	13	55.76	Third	1/16th
14	Smt. Nandini Pradeep Sohale	14	56.42	Third	1/16th
15	A) Smt. Dolly Avatarsingh Madhur B) Mr. Charanjeet Singh Madhur S/o Avatarsingh Madhur, C) Mr. Vikramjeet Singh Madhur S/o Avatarsingh Madhur	15	50.88	Third	1/16th
16.	Mr. Madhukar Vishwanath Ghushe	16	56.42	Third	1/16th

; AND



WHEREAS the aforesaid Multistoreyed Building is now too old and requires huge expenditure for the same and consequentially therefore the Owners hereinabovenamed have now jointly decided to demolish the said existing Multistoreyed Building and to Re-Develop the said property bearing Plot No. 20 containing by total admeasurement 708 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners being thus desirous of Re-development of the said property and the Developer hereinabove who is a reputed and well experienced Builder of the city having expressed its desire, readiness and willingness to undertake the proposed work of Re-development, the Owners after detailed due discussion in between them and detailed negotiations with the Developer have jointly agreed to entrust the entire work of re-development of the said property situated at Plot No. 20, Bajaj Nagar, Nagpur to SHRIVARI PROPERTIES i.e. the Developer, acting through its Partners (1) Mr. Sadanand Kokate and (2) Mr. Vitthal Bajirao hereinabove named. That it is mutually agreed in a meeting with the Developer that the Developer shall develop the aforesaid property as per existing rules and regulations of D.C.R. and it is specifically agreed by both parties if any changes in the policy of the Government or D.C.R. after execution of this Agreement or before Building map sanction by the Development Authority then the Developer shall be fully entitled to revised the offers as per prevailing rules and regulations of D.C.R. after evaluating the feasibility of the project and both Party shall revised the Agreement of Re-Development on fresh terms and conditions and this Agreement executed upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to RE-DEVELOP and the DEVELOPER hereby agrees to RE-DEVELOP, the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 20, containing by admeasurements **708 Sq. Mtrs. (i.e. 7620.91 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 252/3-2 of Mouza – LENDHRA, TOGETHERWITH the existing Multistoreyed Building standing thereon consisting of 16 separate Apartments therein and known and styled as **"GANRAJ & GANPAT APARTMENTS"**, bearing Corporation House No. 167, City Survey No. 1430 and Sheet No. 82 (Old No. 85/49), situated at Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2-A) THAT in lieu of consideration the Developer has specifically agreed to construct from its own resources and costs ___ (_____) Apartments (4 Apartments on each Floor), parking on ground floor upper floors above the ground floor in the Multistoreyed Building constructed on the said plot of land in accordance with the plan and

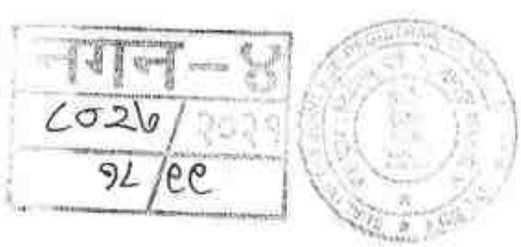
specifications appended hereto which have been agreed between the Owners and the Developers in the meeting on 02.02.2021 The plan as may be sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur and the Developer has also agreed to grant and convey the 16 (Sixteen) Apartments to the Owners (Sr. No. 1 to 16) in duly completed and finished state within a period of 30 (Thirty) Months from the date of sanction of building plan or from the date of clear vacant absolute possession by all 16 (Sixteen) Apartment Owners with 30 (Thirty) Days grace period. That the Owners specifically agreed to vacate and handover possession to the Developer all 16 Apartments within a period 30 (Thirty) Days from the date of Building Map sanctioned by the Development Authority. The Developer has also agreed that in case he failed to hand over the apartments to the Owners (at Sr. No. 1 to 16). The cost of construction of the 16 (Sixteen) Apartments has been estimated at Rs. 3,43,72,000/- (Rupees Three Crore Forty Three Lakh Seventy Two Thousand Only) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rate along with rise in labors service costs which would be paid by the Developer to the Owners as per their share in the said property. On completion of the said Apartments the Developer shall allotted/handover the possession of the Apartments to the Owners in the following manner:-

Sr. No.	NAME OF OWNERS	Old Apartment No	Existing Floor	Built up area as per sale Deed	Direction	NEW Apartment No.	NEW Floor	Proposed Carpet area in Sq. Mtrs.
1.	A) Mr. Chetan Harish Gauri, B) Smt. Archana Harish Gauri, C) Ms. Ashwini Dilip Dorle (after marriage name - Mrs. Ashwini Chetan Gauri),	1	Ground	51.02	North-East	**101**	**First**	**69.00**
2.	A) Mr. Hemkant Prakash Limaye B) Smt. Mugdha Ghananand Limaye C) Arjun Ghananand Limaye	2	Ground	50.845	South-East	**102**	**First**	**69.00**
3.	A) Mr. Raghunath Govind Patharkar B) Mrs. Pratibha Raghunath Patharkar	3	Ground	50.845	North-West	**103**	**First**	**69.00**
4.	Smt. Minal Madhukar Ghushe	4	Ground	56.67	South-West	**104**	**First**	**69.00**
5.	A) Smt. Vaishali Vilas Khedkar B) Mrs. Vaishnavi Nitesh Jichkar	5	First	56.42	North-East	**201**	**Second**	**69.00**



6.	Mr. Premkumar Ramcharan Jaiswal	6	First	56.42	South-East	**202**	**Second**	**69.00**
7.	Mrs. Achala Shripad Prabhune	7	First	56.42	North-West	**203**	**Second**	**69.00**
8.	A) Mr. Vivek Anant Deshpande B) Mrs. Rasika Vivek Deshpande	8	First	69.52	South-West	**204**	**Second**	**69.00**
9.	A) Mr. Ashwin Dhananjay Joshi B) Smt. Renuka Sarang Deshmukh	9	Second	56.42	North-East	**301**	**Third**	**69.00**
10.	Mrs. Preeti Sanjay Kopulwar	10	Second	55.76	South-East	**302**	**Third**	**69.00**
11.	Mr. Ajinkya Shripad Prabhune	11	Second	56.42	North-West	**303**	**Third**	**69.00**
12.	Smt. Mohini Uttam Buty	12	Second	56.42	South-East	**304**	**Third**	**69.00**
13.	Mrs. Darshana Sadanand Kokate	13	Third	55.76	North-East	**401**	**Fourth**	**69.00**
14.	Smt. Nandini Pradeep Sohale	14	Third	56.42	South-East	**402**	**Fourth**	**69.00**
15.	A) Smt. Dolly Avatarsingh Madhur B) Mr. Charanjeet Singh Madhur S/o Avatarsingh Madhur, C) Mr. Vikramjeet Singh Madhur S/o Avatarsingh Madhur	15	Third	50.88	North-West	**403**	**Fourth**	**69.00**
16.	Mr. Madhukar Vishwanath Ghus	16	Third	56.42	South-West	**404**	**Fourth**	**69.00**

(A) THAT the Developer has specifically agreed to construct at its own costs aforesaid 16 (Sixteen) Apartments of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plan and Specifications appended hereto as ANNEXURE-A, which is proposed to be sanctioned and to give, grant and convey the 16 (Sixteen) apartments to the Owner Nos. 1 to 16 hereinabovenamed in duly finished and completed condition within 30 (Thirty) Months from the date of building not sanctioned by Development Authority execution of this Agreement with two months grace period. That out of the cost of construction of the said Apartments chosen to be retained by the Owners Nos. 1 to 16 are agreed to pay and contribute fixed sum **of Rs. 2,40,00,000/- (Rupees Two Crore Forty Lakh) Only (i.e Rs.15,00,000/- Rupees Fifteen Lakh each owner)** and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates and the same shall be adjusted against the cost as may be paid by the Developer to the Owners as per their share in the said property.



(B) THAT, for acquiring new Apartments in the said proposed Multistoreyed Building the EACH APARTMENT Owner abovenamed hereby specifically declare that they hereby specifically agreed to pay jointly excess cost of the said chosen Apartments i.e. a sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) Only each to the Developer in the following manner. They hereby further agreed to pay the said amount as and when demanded by the developer on completion of respective sage It is agreed by the owners if any owner failed to pay the amount on due stage then in such event the said apartment owner shall liable to pay interest on delayed amount @24% per annum :-

MANNER OF PAYMENT : AGREED TO BE PAID BY OWNERS TO DEVELOPER

Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owners to the Developer on completion of plinth .
Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owners to the Developer on casting of Ground Floor slab .
Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owners to the Developer on casting of First Floor slab .
Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owners to the Developer on casting of Second Floor slab .
Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owner to the Developer on casting of Third Floor slab .
Rs.	2,00,000/-	(Rupees Two Lakh) Only agreed to be paid by the each apartment Owner to the Developer on casting of Fourth Floor slab .
Rs.	1,50,000/-	(Rupees One Lakh Fifty Thousand) Only agreed to be paid by the each apartment Owner to the Developer on completion of individual brick work and plaster .
Rs.	1,50,000/-	(Rupees One Lakh Fifty Thousand) Only agreed to be paid by the each apartment Owner to the Developer on completion of finishing work .
Rs.	**15,00,000.00**	**(TOTAL RUPEES FIFTEEN LAKH ONLY).**

The Developer further declares that it shall execute 16 separate Deed of Apartments regarding the aforesaid Apartments in favour of the Owners and get the same duly registered. The Stamp Duty, Registration Fee, GST and Other Misc. expenses required for such Registration shall be borne and paid by the existing Owners above named.

THAT the developer hereby specifically declare that they shall NOT pay any Monthly Rent, Rent Brokerage, corpus fund, security deposit, shifting charges to the existing owners.

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THAT the developer agreed tha: this redevelopment project shall be covered under all the provisions of RERA Act in tcto.

(2-B) THAT the Owners hereby allow and permit the Developer to demolish the existing structure standing on the said Plot of land exclusively from and out of its own costs and expenses.

(2-C) THAT the Owners hereby alow and permit the developer to use and consume the electricity and water from the existing connections for the proposed construction works. However the Bills of the same shall be borne and paid by the Developer alone.

(2-D) THAT it is specifically understood and agreed by and between the Parties hereto that the Developer shall construct a Multistoreyed Building on the said Plot No. 20 consisting 25 (Twenty Five) various self contained separate Apartments having Carpet area of 69 Sq. Mtrs. each therein as may be sanctioned by the development authority. Out of which16 (Sixteen) Apartments shall be handed over to the Owners abovenamed for their exclusive use and occupation and the remaining 9 (Nine) Apartments with covered parking rights on the Ground Floor shall be sold by the Developer to the Prospective Buyers.

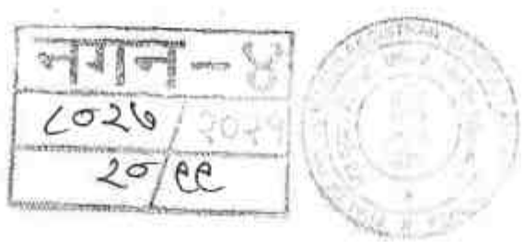
(3) THAT the Owners hereby assure the Developer that they shall obtain the necessary Consent Letters/No Objection Certificates/Papers/Documents if any required for the aforesaid transaction from the various Government/Semi-Government Departments and Offices, exclusive y from and out of their own costs and expenses and produced the same in Original at the time of Registration of the Sale Deed(s) of the additional apartments.

(4) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate and self acquired property belonging to them alone having purchased the same by them exclusively from and out of 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.

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

(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 Owners hereby assure the Developer that they shall produce all the necessary papers/documents relating to the said property such as Sale Deeds, Apartment Deeds, Deed of Declaration etc. required for Development purposes and



also for registration of Sale Deed(s) as and when the same are demanded by the Developer.

(8) 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.

(9) THAT on receipt of the possession of the Apartments chosen to be retained by the Owners from the Developer and more specifically described/mentioned in Para 2 above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Agreement. Till then the factual and legal possession shall always be with the Owners as per their respective share in the said property.

(10) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners does hereby agree to sign the proposed Plans and its revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such proposed Plans. They also agree to extend all the necessary and reasonable co-operation and render all assistance to the Developer in the matter of securing sanction to the revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Municipal Corporation, Nagpur in the names of the Owners who in their turn agrees to return back to the Developer such sums as may be deposited to them by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(11) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per the sanctioned Plan and/or after getting the Plans as may be sanctioned by the Nagpur Municipal Corporation, Nagpur.

(12) THAT the Owners does hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement. However the Developer shall start the construction of the said Multistoreyed Building proposed to be constructed on the said Plot No. 20 only after vacation of the existing premises by the aforesaid existing Owners.

(13) THAT the Developer shall have full liberty to advertise for the sale of additional Apartments (Excluding the 16 (Sixteen) Apartments chosen to be retained by the Owners as mentioned in Para 2-A above) Togetherwith the Undivided proportionate

share and interest in the said Plot of and to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's 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.

(14) 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 give his/her/their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc.

(15) THAT the Owners does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed Building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the sanctioned Plans or the Plans as may be sanctioned by the 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 (Excluding the 16 (Sixteen) Apartments chosen to be retained by the Owners as mentioned in Para 2 above) in the proposed Multistoreyed Building alongwith the Undivided proportionate share and interest in the said Plot of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(16) THAT the Owners shall on receipt of the possession of the Apartments from the Developer as mentioned in Para 2-A above, execute Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land together with additional Apartments in favor of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, and they/it shall also get the same duly registered in accordance with the law in force.

(17) 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.

(18) THAT the Owners shall sign and execute a fresh 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 Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer.



(19) THAT for speedy completion of the said scheme/project in all respects, the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising any person(s) to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements 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. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney(s) to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he/it confirms from them (Owners) that they have already received the possession of the Apartments chosen to be retained by them from the Developer as mentioned in Para 2 above.

(20) THAT the permission to commence and carry on the construction of the proposed Multistoreyed Building hereby granted by the Owners is merely in the nature of a License and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(21) THAT the Owners agree to pay and discharge all his/her/their Income Tax, and Capital Gain Tax liabilities if any, arising out of this transaction.

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

(23) 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. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(24) THAT on registration of the Sale Deed(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's in all relevant records.

(25) THAT the Developer also agrees to pay M.S.L.D.C. LTD. (i.e. SPANCO) and Water Meter charges, Sales Tax, GST or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land during the

development period, cost of construction and/or wages paid therefore and shall always keep the Owners indemnified against the same.

(26) 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 the charges for installation of Electric Meters in the Apartments chosen to be retained by the Buyers/Owners as mentioned in Para 2 above shall be borne and paid by him/her/them for their respective Apartment(s).

(27) THAT it is specifically understood and agreed by the Developer that on completion of the said Multistoreyed Building in all respects, it shall execute Deed of Apartments relating to the Apartments chosen to be retained by the Owners for their exclusive use and occupation in their favour for their respective Apartment.

(28) That the Owners hereby allow and permit the Developer to purchase the T.D.R (Transferable Development Rights) and utilize such TDR in construction to be carried out on the said Plot of land and for which the Owners shall not acquired any right, title and interest in respect of the said TDR. The Developer is fully entitled to use/utilize/sell/transfer the said TDR as per its wish and need. That the developer further entitled to sale unutilized TDR and receive sale consideration thereof.

(29) THAT the Developer hereby specifically declare that his not giving following facilities to the Owners.

Any Club House, Office to the Society, Any security deposit, society corpus fund, shifting charges, brokerage, development charge, any additional construction and owners hereby specifically declare that they will not demand the aforesaid demand / claim aforesaid facilities from developer.

(30) THAT all expenses on account of preparation of this Agreement/Deed 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.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 20, containing by admeasurements **708 Sq. Mtrs. (i.e. 7620.91 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 252/3-2 of Mouza – LENDHRA, TOGETHERWITH the existing Multistoreyed Building standing thereon consisting of 16 separate Apartments therein and known and styled as **"GANRAJ and GANPAT APARTMENTS"**, bearing Corporation House No. 167, City Survey No. 1430 and Sheet No. 82 (Old No. 85/49), situated at Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	30.00 FEET WIDE ROAD.
ON THE WEST	-	HOUSE OF MR. JAMGADE'S .
ON THE NORTH	-	40 FEET WIDE ROAD.
ON THE SOUTH	-	PLOT NO. 19.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF RE-DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By Adv. A.R. Patil

WITNESSES :



(1)







1-A)

(CHETAN HARISH GAURI)



Archana Gauri



1-B)

(Smt. Archana Harish Gauri)



(2)







1-C)

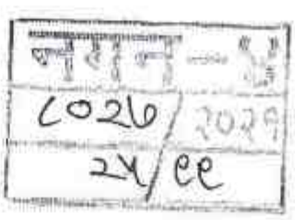
(Ms. Ashwini Dilip Dorle)
(after marriage name - Mrs. Ashwini Chetan Gauri)





2-A)

(MR. HEMKANT PRAKASH LIMAYE)

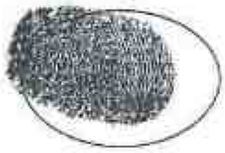





2-B)
(SMT. MUGDHA GHANANAND LIMAYE)
For self and As a duly Natural Guardian
Mother for Arjun Ghananand Limaye



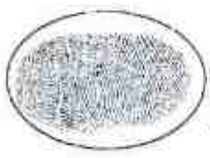

3)
(MR. PRAMOD RAGHUNATH PATHARKAR)
As a duly Constituted Attorney for
3-A) Mr. Raghunath Govind Patharkar and
3-B) Mrs. Pratibha Raghunath Patharkar




4)
(SMT. MINAL MADHUKAR GHUSE)




5-A)
(SMT. VAISHALI VILAS KHEDKAR)

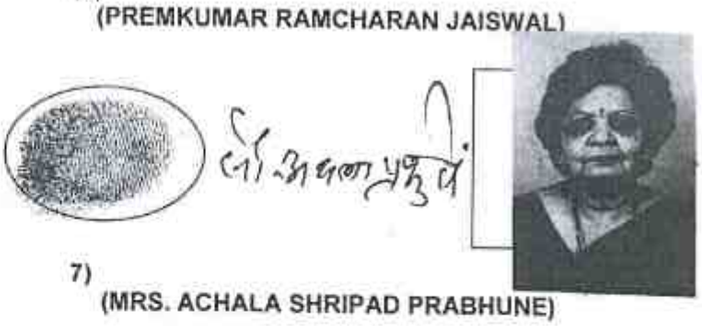



5-B)
(MRS. VAISHNAVI NITESH JICHKAR)

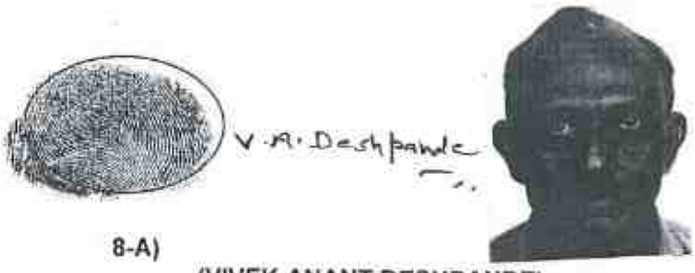
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(6)
(PREMKUMAR RAMCHARAN JAISWAL)



7)
(MRS. ACHALA SHRIPAD PRABHUNE)



8-A)
(VIVEK ANANT DESHPANDE)



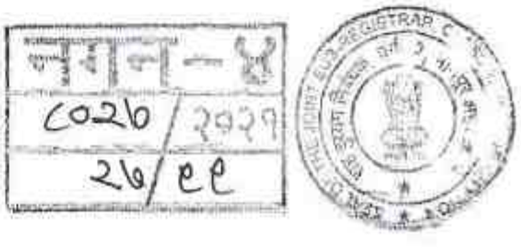
8-B)
(MRS. RASIKA VIVEK DESHPANDE)



RENUKA SARANG DESHMUKH
9-A) As a duly Constituted Attorney For
(ASHWIN DHANANJAY JOSHI)



9-B)
(SMT. RENUKA SARANG DESHMUKH)

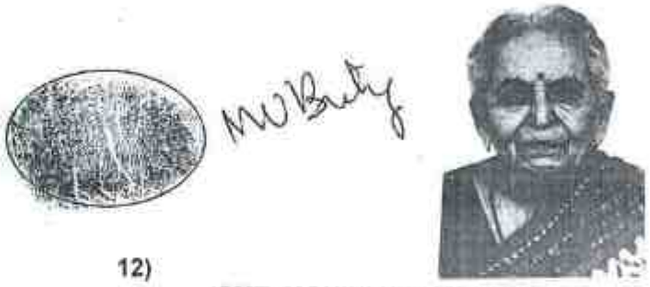




10)
(MRS. PREETI SANJAY KOPULWAR)



11)
(AJINKYA SHRIPAD PRABHUNE)



12)
(SMT. MOHINI UTTAM BUTY)



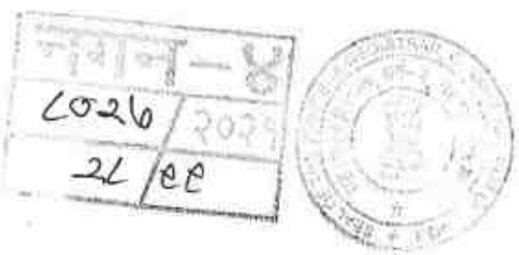
13)
(MRS. DARSHANA SADANAND KOKATE)

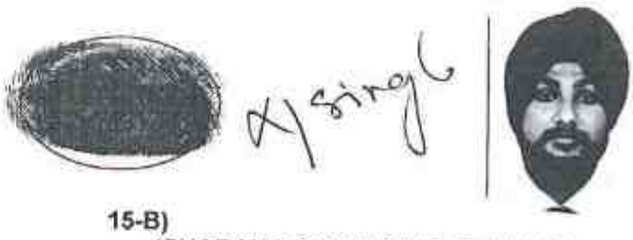


14)
(SMT. NANDINI PRADEEP SOHALE)



(15-A)
(SMT. DOLLY AVATARSINGH MADHUR)

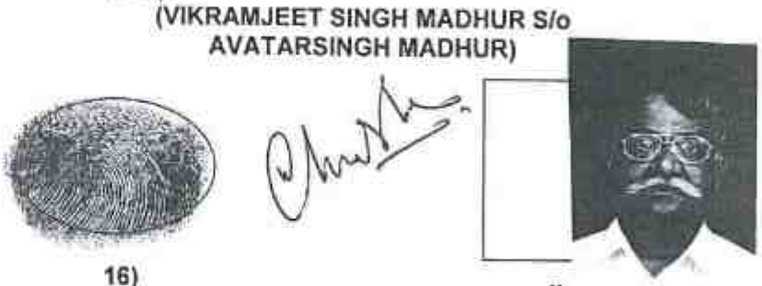




15-B)
(CHARANJEET SINGH MADHUR S/o
AVATARSINGH MADHUR)



15-C)
(VIKRAMJEET SINGH MADHUR S/o
AVATARSINGH MADHUR)



16)
(MADHUKAR VISHWANATH GHUSE)
OWNERS

FOR SHRIVARI PROPERTIES



1)
(SADANAND MADHAVRAO KOKATE)



2)
(VITTHAL RAMCHANDRA BAJIRAO)
Partners
DEVELOPER

