Receipt (pavti)

267/4120
Monday,April 25 ,2022
6:23 PM

पावती

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

पावती क्रं.: 6045 दिनांक: 25/04/2022

गावाचे नाव: **खामला**
दस्तऐवजाचा अनुक्रमांक: **नगन4-4120-2022**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **मे. बि डब्ल्यु एम इन्फ्राकॉन प्रा. लि. तर्फे संचालक श्री. राजु यादवराव बावने . .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	
एकूण:	रु. 31400.00

DELIVERED

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

NGP4

बाजार मुल्य: रु.55097000 /-
मोबदला रु.71184000/-
भरलेले मुद्रांक शुल्क : रु. 3559200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202212405 दिनांक: 25/04/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000929264202223E दिनांक: 25/04/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH000929264202223E	BARCODE		Date	23/04/2022-17:35:34	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	MS BWM INFRACON PRIVATE LIMITED
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	MOUZA KHAMLA
0030063301 Amount of Tax	30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SecondPartyName=MRS SHARDA OMPRAKASH AGRAWAL~
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022042314052	2742362674
Cheque/DD No.		Bank Date	RBI Date	23/04/2022-17:43:14	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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Print Date 23-04-2022 05:43:29

I9-2122-1715

Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958. Page 1 to 41
(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 48/2022
Date 12/04/2022

Received From Shri/Smt./M/s. BWM INFRACON PRIVATE LIMITED
Residing at NAGPUR
Market Value Rs. 7,11,84,000/-
Stamps duty of Rs. 35,59,200/- in words Rs. Thirty five lakh fifty nine thousand two hundred only.
Paid vide e-Challan No. MH000884566202223F date

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 35,59,200/- (in words Rs. Thirty five lakh fifty nine thousand two hundred only.) with which instrument is chargeable has been paid as per Article 5(g-9) of Schedule-I.

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

Nagpur
Date 25.4.22

Collector of Stamps
Nagpur City

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

मुद्रांक जिल्हाधिकारी
नागपुर शहर

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

AGREEMENT FOR RE-DEVELOPMENT

THIS REDEVELOPMENT AGREEMENT is made and executed at NAGPUR on this 25th day of APRIL 2022 BETWEEN :

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Contd..1-2

(1) MRS. SHARDA W/o OMPRAKASH AGRAWAL, Aged 68 Years, Occupation – Housewife, PAN ACRPA7216P & AADHAR UID 6569 1112 6990; AND **(1-A) SHRI. RAKESH S/o SITARAM AGRAWAL**, Aged 50 Years, Occupation – Business, PAN ABGPA8482K & AADHAR UID 7509 1780 3129, Both Residents of Apartment No. 001, Ground Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(2) SHRI. OMPRAKASH S/o MAHABIRPRASAD AGRAWAL, Aged about 72 Years, Occupation – Retired, PAN AAVPA5916C & AADHAR UID 7771 6310 0377, Resident of Apartment No. 002, Ground Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(3) SHRI. MILIND S/o MADHUKAR NIMDEO, Aged about 65 Years, Occupation – Retired, PAN ABNPN9038R & AADHAR UID 8504 5067 9536, Resident of Apartment No. 003, Ground Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(4) SHRI. ISHWAR S/o GOPALRAO PANDE, Aged about 70 Years, Occupation – Retired, PAN ACTPP4928R & AADHAR UID 3282 2488 4394, Resident of Apartment No. 004, Ground Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur- 440025, Tahsil and District – NAGPUR;

(5) MRS. AMRUTA W/o ASHOK BHORKAR, Aged about 61 Years, Occupation –Retired, PAN ABKPB1862E & AADHAR UID 3064 9490 0917, Resident of Apartment No.005, Ground Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur- 440025, Tahsil and District – NAGPUR;

(6) SMT. PALLAVI W/o PRAKASH MANDKE, Aged about 65 Years, Occupation – Housewife, PAN ANUPM8813A & AADHAR UID 3492 6681 3476; **(6-A) MRS. PRAJAKTA W/o PUSHKAR NASIKKAR,** Aged 42 Years, Occupation - Service, PAN AFKPN7982F, Both Residents of Resident of Apartment No. 101, First Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR; aforesaid (6-A) acting through her duly constituted Attorney **SMT. PALLAVI W/o PRAKASH MANDKE.**

(7) SHRI. ASHISH S/o DIGAMBER THOMBARE, Aged 46 Years, Occupation - Service, PAN AEGPT7531M & AADHAR UID 5152 0131 0575, Both Residents of Resident of Apartment No. 102, First Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(8) SHRI. SHRIAM S/o DAYARAM DHAWALE, Aged about 68 Years, Occupation – Retired, PAN AAXPD3124H & AADHAR UID 5235 6622 4470; AND

(8-A) MRS. SURYAKANTA W/o SHRIRAM DHAWALE, Aged 64 Years, Occupation - Housewife, PAN AOWPD4766L & AADHAR UID 6569 6046 2729, Both Residents of Apartment No. 103, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(9) SHRI. ANANT S/o HARI MAHAJAN, Aged about 81 Years, Occupation – Retired, PAN ABHPM4981A & AADHAR UID 5822 2512 3311, Resident of Apartment No. 104, First Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(10) SHRI. DILIP S/o VISHWANATH BIDKAR, Aged about 70 Years, Occupation – Retired, PAN ABBPB0767H & AADHAR UID 6515 5836 8954, Resident of Apartment No. 105, First Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur- 440025, Tahsil and District – NAGPUR;

(11) SHRI. KIRAN S/o MADHAORAO BADKAS, Aged about 77 Years, Occupation – Retired, PAN ABBPD0769K & AADHAR UID 7197 0112 2024, Resident of Apartment No. 201, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur- 440025, Tahsil and District – NAGPUR;

(12) SHRI. RAJENDRAKUMAR S/o NANDKISHOR SATANKAR, Aged about 67 Years, Occupation – Retired, PAN ASFPS3519R & AADHAR UID 2341 0253 9668, Resident of Apartment No. 202, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(13) SHRI. SHRIKANT S/o SHRIDHARRAO DESHMUKH, Aged about 65 Years, Occupation – Retired, PAN ABNPD6906C & AADHAR UID 4176 3157 9103, Resident of Apartment No. 203, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(14) SHRI. CHANDRASHEKHAR S/o SURYAKANT RAJANDEKAR, Aged about 48 Years, Occupation – Service, PAN ATYPR4427P & AADHAR UID 3889 1660 3359, Resident of Apartment No. 204, Second Floor, "Anand Mangal Apartments", PandeLayout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR; AND

(15) MRS. SAKSHI W/o SANJAY DESHPANDE, Aged 56 Years, Occupation - Service, PAN AFZPC0581L & AADHAR UID 9780 8309 8278; **(15-A) SHRI. SANJAY S/o MADHUKAR DESHPANDE,** Aged about 60 Years, Occupation – Business, PAN AILPD4058N & AADHAR UID 5609 6096 8783, Both Residents of Apartment No. 205, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

hereinafter all jointly called "**THE OWNERS"**, which expression shall unless repugnant to

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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. BWM INFRACON PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U45309MH2022PTC379206, having its Registered Office at Go-2, Kuber Regency, Munje Marg, Congress Nagar, Nagpur (PAN AAKCB6196R) and acting through its Authorised Directors

(1) SHRI. RAJU S/o YADAWRAO BAWANE, Aged about 49 Years, Occupation – Business, PAN ABBPB1142Q & AADHAR UID 719094030042, Mobile No. 9975160731, Resident of Plot No. 31, Govind Residecy, Near Reliance Fresh, Pantheon Colony, Manish Nagar, Nagpur-440015, Tahsil and District – NAGPUR;

(2) SHRI. MAHENDRA S/o GANPATRAO KSHIRSAGAR, Aged 49 Years, Occupation – Business, PAN APXPK6104B & AADHAR UID 277189425874, Mobile No. 9834526794, Resident of Plot No. 211, Javahar Nagar, Manewada Road, Nagpur- 440024, Tahsil and District – NAGPUR,

(3) SHRI. ABHAY S/o VIDYADHAR WAKHARE, Aged 51 Years, Occupation – Business, PAN AAJPW2331D & AADHAR UID 9002 0220 2761, Mobile No. 9545902671, Resident of Flat No. A-3, Guruprem Apartments, Plot No. 34/35, Near NIT Garden, Saraswati Vihar Colony, Ring Road, Trimurti Nagar, Nagpur-440022, Tahsil and District – NAGPUR,

(4) SHRI. HIREN S/o DILIPBHAI PATEL, Aged 33 Years, Occupation – Business, PAN BPGPP4237J & AADHAR UID 2688 9030 8183, Resident of Apartment No. 104, Shiv Sadan, Near Jalaram Mandir, Opposite Life Care Hospital, Quta Colony, Lakadganj, Nagpur-440008, Tahsil and District – NAGPUR,

(5) SHRI. YOGESH S/o HARILAL PATEL, Aged about 39 Years, Occupation – Business, PAN BPGPP4237J & AADHAR UID 6465 7192 8510 Resident of Apartment No. 203, Jai Rajaram Apartment, Lakadganj, Nagpur-440008, Tahsil and District – NAGPUR,

(6) SHRI. NITIN S/o BHAURAOJI DETHE, Aged about 44 Years, Occupation – Business, PAN ACKPD2134J & AADHAR UID 7596 7659 3262 Resident of Arohi Apartment, Mahatma Eye Hospital, Plot No. 23/4, Central Excise Colony, Ring Road, 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 **COMPANY** and its **DIRECTORS**, Directors in their individual capacity, as well as their respective legal heirs, as well as, its liquidators, administrators, successors and assigns of the ONE PART.

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest in ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of

the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, TOGETHERWITH the existing more than 37 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 37 Years old Multistoreyed Building standing thereon consisting of 15 (FIFTEEN) independent and self contained separate Apartments therein and known and styled as "ANAND MANGAL APARTMENTS", including all connections, fittings, electric and water meters and all othereasementary 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 No. 3691, City Survey No. 2098/72 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS out of the aforesaid Multistoreyed Building the Owner Nos. 1 to 15 are own and possess 1 (One) Apartment each in the said existing Multistoreyed Building known and styled as "ANAND MANGAL APARTMENTS"; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, bearing Corporation House No. 3691, City Survey No. 2098/72 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75in Tahsil and District – NAGPUR,

WHEREAS Originally belonged to Commission Chhattisgarh Division being Courts of Wards for the division acting on behalf of the Government of Wards (1) Shri. Ganpatrao Pande (2) Shri. Raghuvir Prasad Pande and (3) Shri. Ishwari Prasad Pande, whose estate known as "Pande Estate in the Bhandara District is under the management of the Court of Wards; AND

WHEREAS the aforesaid (1) Shri. Ganpatrao Pande (2) Shri. Raghuvir Prasad Pande and (3) Shri. Ishwari Prasad Pande lateron transferred the aforesaid property by way of Sale to Shri. Govind Pralhad Kardale, by a Sale Deed Dated 01-04-1941, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. 171 on even date; AND

WHEREAS the aforesaid Shri. Govind Pralhad Kardale lateron transferred the aforesaid property by way of Sale to Shri. Malhar Bhikaji Gore, by a Sale Deed Dated 20-06-1967, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2049 on even date; AND

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WHEREAS the aforesaid Shri. Malhar Bhikaji Gore lateron transferred the aforesaid property by way of Sale to M/s. Sneh Samwardhak Co-operative Housing Society Limited, Nagpur, A Society duly registered under The Maharashtra Co-operative Societies Act, 1960, bearing Registration No. NGP/HSG/227, having its Registered Office at Jaiprakash Nagar, Khamla, Nagpur-440025, by a Sale Deed Dated 06-03-1984, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 652 on Pages 56 to 57 at Sr. No. 1248(P) on even date; AND

WHEREAS the aforesaid M/s. Sneh Samwardhak Co-operative Housing Society Limited, Nagpur lateron decided to develop the said Plot No. 48 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein; AND

WHEREAS the said Society has accordingly prepared a plan of the Multistoreyed building then proposed to be constructed on the said Plot No. 48 and known and styled as "ANAND MANGAL APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/12029/15470 Dated 17-11-1984; AND

WHEREAS on completion of the said Multistoreyed Building standing, the then the aforesaid Society transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds; AND

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner :-

(1) **APARTMENT NO. 001 ON GROUND FLOOR** :

The aforesaid M/s. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/15th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, TOGETHERWITH the Apartment No. **001** covering a Built- up area of 58.798 Sq. Mtrs. (OR 632.901 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691, City Survey No. 2098/72 Sheet No. 40 of MOUZA –KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Sanjeev Purushottam Paranjape**, by a Sale Deed Dated 05-09-1985, which is duly registered in the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 781 on Pages 184 to 188 at Sr. No. 3644(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986,

which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 96 to 101 at Sr. No. 353(P) on even date.

The aforesaid **Shri. Sanjeev Purushottam Paranjape** lateron transferred the aforesaid property comprising Apartment No. 001 by way of Sale to **Mrs. Sharda Omprakash Agrawal and Shri. Rakesh Sitaram Agrawal, the Owner No. 1 named hereinabove,** by a Sale Deed Dated 29-01-2016, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 526 on even date.

(2) APARTMENT NO. 002 ON GROUND FLOOR :

The aforesaid M/s. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/15th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, TOGETHERWITH the Apartment No. **002** covering a Built- up area of 58.798 Sq. Mtrs. (OR 632.901 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/A, City Survey No. 2098/72 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Omprakash Mahabirprasad Agrawal, the Owner No. 2 named hereinabove**, bya Sale Deed Dated 05-09-1985, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 781 on Pages 159 to 163 at Sr. No.3639(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, at Sr. No. 410(P) on even date.

(3) APARTMENT NO. 003 ON MEAZANINE FLOOR :

The aforesaid M/s. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/15th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA P.S.K. 9, TOGETHERWITH the Apartment No. **003** covering a Built- up area of 71.327 Sq. Mtrs. (OR 767.48 Sq.Ft.) on the MEZZANINE FLOOR of a Buildingstanding thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/L, City Survey No. 2098/72 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to **Shri. Dilip Gopalrao Wyawahare,** by a Sale Deed Dated 05-09-1985, which is duly registered in the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, at Sr. No. 3482(P) on even date.

The aforesaid **Shri. Dilip Gopalrao Wyawahare** lateron transferred the aforesaid property comprising Apartment No. 003 by way of Sale to **Shri. Milind Madhukar Nimdeo,**

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