the Owner No. 3 named hereinabove, by a Sale Deed Dated 19- 06-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 842 on Pages 27 to 31 at Sr. No. 2910(P) on 20-06-1986.

(4) APARTMENT NO. 004 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. **004** 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/C, 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. Sharad Sudarshan Lade,** 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. 3489(P) on even date and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 416(P) on even date.

The aforesaid **Shri. Sharad Sudarshan Lade** lateron transferred the aforesaid property by way of Sale to **Shri. Ishwar Gopalrao Pande, the Owner No. 4 named hereinabove**, by a Sale Deed Dated 30-11-1993, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Addl. Book No. 1, Volume No. 204 on Pages 84 to 89 at Sr No. 3792 on even date.

(5) APARTMENT NO. 005 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. **005** 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/B, 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 **Mrs. Amruta Ashok Bhorkar, the Owner No. 5 named hereinabove**, by a Sale Deed Dated 05-09-1985, which is duly registered in the office of the Sub-Registrar, Nagpur-1 inAddl. Book No. 1, Volume No. 781 on Pages 164 to 168at Sr. No. 2640(P) on 24-09-1985and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 137 to 143at Sr. No. 359(P) on

even date.

(6) APARTMENT NO. 101 ON FIRST 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. **101** covering a Built- up area of 70.367 Sq. Mtrs. (OR 757.424 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/D, 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. Prakash Haribhau Mandke,** 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 169 to 173 at Sr. No. 3641(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 121 to 128 at Sr. No. 357(P) oneven date.

THAT the aforesaid **Shri. Prakash Haribhau Mandke** left for heavenly abode on 17-03-2011 leaving behind him, his Widow **Smt. Pallavi Prakash Mandke and only daughter Mrs. Prajakta Pushkar Nasikkar, the Owner No. 6 named hereinabove**. as his only legal heirs, who inherited the said entire property by way of intestate succession.

(7) APARTMENT NO. 102 ON FIRST 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. **102** covering a Built-up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/E, 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. Avinash Krishnarao Sangwal,** 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. 3484(P) on even date and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, at Sr. No. 397(P) on even date.

The aforesaid **Shri. Avinash Krishnarao Sangwal** lateron transferred the aforesaid property by way of Sale to **Shri. Ashish Digambar Thombre, the Owner No.**

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7 named hereinabove, by a Sale Deed Dated 29-07-2011, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4210 on even date.

(8) APARTMENT NO. 103 ON MEZZANINE 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. **103** covering a Built-up area of 71.327 Sq. Mtrs. (OR 767.48 Sq.Ft.) on the MEZZANINE FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/M, 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 **Mrs. Parineeta Pramod Deshpande**, 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. 3649(P) on 24-09-1985.

The aforesaid **Mrs. Parineeta Pramod Deshpande** lateron transferred the aforesaid property comprising Apartment No. 103 by way of Sale to **Shri. Shriram Dayaram Dhawale and Mrs. Suryakanta Shriram Dhawale, the Owner No. 8 named hereinabove,** by a Sale Deed Dated 25-07-2002, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2614 on even date.

(9) APARTMENT NO. 104 ON FIRST 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. **104** covering a Built- up area of 70.367 Sq. Mtrs. (OR 757.424 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/I, 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. Anant Hari Mahajan, the Owner No. 9 named hereinabove**, by a Sale Deed Dated 05-09-1985, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 782 on Pages 19 to 23 at Sr. No. 3651(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 152 to 159 at Sr. No. 361(P) on even date.

(10) APARTMENT NO. 105 ON FIRST 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. **105** covering a Built- up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/H, 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 Vishwanath Bidkar, the Owner No. 10 named hereinabove**, by a SaleDeed Dated 05-09-1985, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 781 on Pages 189 to 193 at Sr. No. 3645(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986, which is duly Registered at theOffice of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 129 to 136 at Sr. No. 358(P) on even date.

(11) APARTMENT NO. 201 ON SECOND 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. **201** covering a Built-up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/F, 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. Kiran Madhaorao Badkas, the Owner No. 11 named hereinabove**, 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 174 ti 178 at Sr. No. 3642(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1986, which is duly Registered at theOffice of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 114 to 120 at Sr. No. 356(P) on even date.

(12) APARTMENT NO. 202 ON SECOND 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

नगन-४
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– KHAMLA P.S.K. 9, TOGETHERWITH the Apartment No. 202 covering a Built- up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/G, 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. Vasant Shamrao Nagbhidkar,** 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. 3486(P) on even date.

The aforesaid **Shri. Vasant Shamrao Nagbhidkar** left for heavenly abode on 04-12-2001 leaving behind him, her wife widow of (1) Smt. Vijay Vasant Nagbhidkar and three sons namely (1) Shri. Manish Vasant Nagbhidkar (2) Shri. Yogesh Vasant Nagbhidkar and (3) Shri. Prashant Vasant Nagbhidkar jointly, as his only legal heirs, who inherited the said entire property by way of intestate succession.; AND

The aforesaid 1) Smt. Vijay Vasant Nagbhidkar (2) Shri. Manish Vasant Nagbhidkar (3) Shri. Yogesh Vasant Nagbhidkar and (4) Shri. Prashant Vasant Nagbhidkar lateron transferred the aforesaid Apartment No. 202 by way of Sale to **Shri. Rajendrakumar Nandkishor Satankar, the Owner No. 12 named hereinabove,** by a Sale Deed Dated 09-01-2004, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1 at Sr. No. No. 170 on even date.

(13) <u>APARTMENT NO. 203 ON THIRD FLOOR</u> :

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. 203 covering a Built-up area of 69.275 Sq. Mtrs. (OR 745.676 Sq.Ft.) on the THIRD FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL" bearing Corporation House No. 3691/N, 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. Narasimhah Sriraman S/o P.V. Narasimhan,** by a Sale Deed Dated 05-09-1985, whichis duly registered in the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, at Sr. No. 3483(P) on even date and Deed of Apartment Dated 27-01-1986, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 402(P) on even date.

The aforesaid **Shri. Narasimhah Sriraman S/o P.V. Narasimhan** lateron transferred the aforesaid Apartment No. 203 by way of Sale to **Shri. Deepal Ramsevak Gupta**, by a Sale Deed Dated 03-10-2003, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1 at Sr. No. 5607 on even date. A Correction Deed to the said Sale Deed Dated 03-10-2003 and the same is duly Registered at the

Office of the Sub-Registrar, Nagpur-2 in Addl. Book No. 1 at Sr. No. 6371 on 06-11-2007.

The aforesaid **Shri. Deepal Ramsevak Gupta** lateron transferred the aforesaid property by way of Sale to Smt. Meghana Sanjeev Paranjape and Smt. Sujata Shashikant Sahastrabudhe, by a Sale Deed Dated 17-07-2008, which is duly Registered at the Office of the Sub-Registrar, Nagpur-4in Addl. Book No. 1 at Sr. No. 3924 on even date.

The aforesaid **Smt. Meghana Sanjeev Paranjape** and **Smt. Sujata Shashikant Sahastrabudhe** lateron transferred the aforesaid property by way of Sale to **Shri. Shrikant Shridharrao Deshmukh, the Owner No. 13 named hereinabove,** by a Sale Deed Dated 29-09-2011, which is duly Registered at the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6462 on even date.

(14) APARTMENT NO. 204 ON SECOND 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. **204** covering a Built-up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation House No. 3691/K, 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. Arun Ramchandra Deshpande,** by a Sale Deed Dated 05-09-1985, which is duly registered in the office of the Sub-Registrar, Nagpur-2 in Book No. 1, at Sr. No. 3488(P) on 24-09-1985.

The aforesaid **Shri. Arun Ramchandra Deshpande** lateron transferred the aforesaid property by way of Sale to **Shri. Chandrashekhar Suryakant Rajandekar, the Owner No. 14 named hereinabove,** by a Sale Deed Dated 28-12-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 4193 on even date.

(15) APARTMENT NO. 205 ON SECOND 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. **205** covering a Built- up area of 70.367 Sq. Mtrs. (OR 757.43 Sq.Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "ANAND MANGAL APARTMENTS" bearing Corporation

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House No. 3691/J, 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. Suresh Ramchandra Deshpande,** by a Sale Deed Dated 05-09-1985, which isduly registered in the office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3643(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. 405(P) on even date.

The aforesaid **Shri. Suresh Ramchandra Deshpande** lateron transferred thea foresaid property comprising Apartment No. 205 by way of Sale to **Miss. Sandhya Baburao Chepe (after marriage name Mrs. Sakshi Sanjay Deshpande)** and **Shri. Sanjay Madhukar Deshpande, the Owner No. 15 named hereinabove,** by a Sale Deed Dated 17-01-2011, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 421 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 "ANAND MANGAL APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 48 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 heavyrepairs 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 RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s BMW Infrastructure, a registered partnership firm was accepted and the present directors were partners of the said firm and accordingly the Owners and the said firm has entered into an MOU Dt.23.12.2021 for the purposes of redevelopment of the aforesaid Plot No.48, as preferred by the Owners. AND

WHEREAS the aforesaid firm has got itself converted into **M/S. BWM INFRACON PRIVATE LIMITED**, the Developer herein named above and the directors or the said company are executing this deed in the capacity as directors of the said company and also as respective individual and agrees that they shall be liable and responsible for the acts and deeds of the said company/its directors in their individual capacity also.

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. 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 other easementary rights appurtenant and belonging thereto and includingalso the Undivided proportionate share in the common areas and facilities provided to thesaid 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 more particularly described in the Schedule hereunder written.

(3) THAT, in lieu of acquiring development rights, the Developer shall provide on Ownership basis the Built-up Premises together with undivided proportionate share and interest in the plot to the Owners in the new building proposed to be constructed on the said premises 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 existing Apartment Owner (thus total 15 (FIFTEEN) Apartments as per the "ANNEXURE-B" appended, forming part and parcel of this deed, hereto in the New Multistoreyed Building proposed to be constructed on the said 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, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR in accordance with the Plan (duly signed by the owners) appended hereto as "ANNEXURE – A" and Specifications appended hereto as "ANNEXURE-C" and to give, grant and convey the same to the existing 15 (FIFTEEN) Owners together with undivided proportionate share and interest in Plot No.48, in duly finished and completed condition.

The Developer shall give physical possession of fully finished and completed condition the flats within a period of 30 (THIRTY) Months from the date of Building Sanction

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Plan from Nagpur Municipal Corporation subject to force majure 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-C" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the 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.

The Developer further agreed that it shall provide 9 Owners will be shifted to 3 BHK Apartment on front side and 6 Owners will be shifted to 3 BHK Apartments on back side as per their present position of Apartment as mentioned in ANNEXURE - B. The Super Built-up area of each Apartment shall be 1407 Sq. Ft. corresponding to Carpet area of 890 Sq. Ft. proposed to be retained by the existing 15 (FIFTEEN) Apartment Owners and the same is more specifically described in Annexure-B attached herewith.

PROVIDED FURTHER THAT the Developer shall provide the allotted parking facility for One Cars and Two Two Wheelers to the Owner members. On new Multistoreyed Building proposed to be constructed on the Plot No. 48 and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

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 till handing over of physical possession of all the flats and execution & registration of necessary deed, 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. 48 known and styled as "Anand Mangal 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 30 (THIRTY) 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. 11,000/- (Rupees Eleven Thousand) Only Per Month to each of the aforesaid existing Apartment Owners for the period of 30 (THIRTY) Months or till the date of delivery of possession to each of the Owners. The developer shall pay Rs. 5,000/- (Rs. Five Thousand) for shifting charges to

and fro each (Total Rs. 10,000/-) to the existing Apartment owners. The Developer shall pay rent for the 1st three months via RTGS in advance for the prevailing quarter.The rent will start after getting the new building plan sanctioned and on actual physical possession of site for construction from all the fifteen apartment owners. 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 andresponsibility 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, as regards delay in delivery of possession of Apartments, the Developer would Endeavour to provide the Apartments by agreed period (30 Months) from the date of sanctioned of map and permit for commencement of work. However in the event of delay including two months of grace period, payment of liquidated damages would be payable at the rate of Rs. 10,000/- per months to each Apartment Owner in addition to the agreed rent payment of Rs. 11,000/- per month. The Developer shall follow the provisions as contained in RERA for the purposes of completion of the project. However in case delay on account ofAct of God, natural calamities, epidemic, pandemic situation, reasonable extension willbe allowed at the sole discretion of the owners, without any liquidated damages.

THAT, the Owners or their agents shall not obstruct the construction work nor shall create any hurdles in the construction work and for the same if any dealy isoccurred in the completion of the construction then the Owners solely will be responsible for the construction delay.

THAT, if there is any change in the specifications provided in specifications attached here or for additions, alternations in specifications the owners will pay difference of cost separately, as arrived to the Developer.

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, without affecting the percentage of undivided proportionate share and interest in the land.

THAT, it is further specifically understood and agreed by the Developer that it shall pay the following charges to the concerned Departments for procuring necessary required documents :

(a) For No Objection Certificates/Clearances.
(b) Charges for sanction of Building Plans.
(c) Legal charges.
(d) GST (Goods and Service Tax).

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