

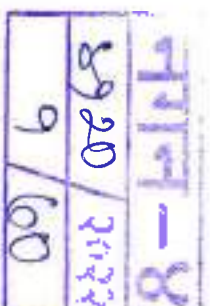
GRN		INVOICE CODE		INVOICE NUMBER		Date		Form ID	
GRN		INVOICE CODE		INVOICE NUMBER		Date		Form ID	
Department		Inspector		Carryover Of Registration		Payer Details			
Registration For		Registration For		Registration For		Registration For			
Type of Payment		Ordinary Collections (GR)		Type of Payment		Type of Payment			
Office Name		NAGPUR NO. 4 SUB REGISTRAR		Full Name		M/S BSNL INFRACON PRIVATE LIMITED			
Location		NAGPUR		Full Name		M/S BSNL INFRACON PRIVATE LIMITED			
Year		2022-2023		One Time		Full Name			
Account Head Details		Amount In Rs.		Premises Building		Premises Building			
0020000301 Amount of Tax		30000.00		Road Street		MCGUDA KHANLA			
				Area Locality		NAGPUR			
				Town/City/District					
				PIN		444002			
				Remarks (If Any)		Second Party Name - MRS SHARDA CHAKRAVARTY AGRAWAL -			
				Amount In		Thirty Thousand Rupees Only			
Total		30000.00		Words					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		Ref No		5910333202204234052 2742362674			
Cheque/DD No		Bank Date		RBI Date		23/04/2022 17:43:14 Not Verified with HBI			
Name of Bank		Bank Branch		IDBI BANK					
Name of Branch		Branch		Not Verified with Suat					

Department ID: 00703000020
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर तहसील मधील पुरवठा निधीच्या कार्यालयात नोंदणीत करण्यात येणारे आहे. नॉट वॉलिड फॉर अन्रजिस्टर्ड दस्तऐवज सादर करणे साठी.

Page 174

Print Date 23-04-2022 05:43:20

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

(AO)

Office of the 4600901

Collector of Stamps, Nagpur City

Ad. Case No. 48/2022

Date 12/04/2022

Received From Sh/Smt/Mrs. BVM INERACON PRIVATE LIMITEDResiding at NAGPURMarket Value Rs. 7,11,84,000/-Stamps duty of Rs. 35,59,200/- words Rs. Thirty five lakh fifty nine thousand two hundred only.Paid vide e-Challan No. MH0008845662022486 Date 12/04/2022

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 thousandtwo hundred only. with which instrument is chargeable56-91 of Schedule-1.This certificate is subject to the provision of Section
53-A of Maharashtra Stamp Act, 1958.Nagpur
Date 12/04/22Collector of Stamps
Nagpur City

[Signature]
मुद्रांक निहालिकारी
नागपुर शहर

ह आदेश मुद्रांक मुद्रांक अविनिमय, १९५८ अन्वये अस्तित्वा
मिचमान्दो दिग्दिश केसले आहे. परंतु वका दस्त नोंदणीसाठी
नोंदणी अधिकार्यासमोर दाखल झाल्यात. नोंदणी अविनिमय, १९५८
वया अधिनियमद्वारे नववरी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

[Signature]

AGREEMENT FOR RE-DEVELOPMENT

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

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3/100



(1) MRS. SHARDA W/o OMPRAKASH AGRAWAL, Aged 68 Years, Occupation - Housewife, PAN AGRPA7216P & AADHAR UID 6569 1112 6990; AND (1-A) SHRI. RAKESH S/o SITARAM AGRAWAL, Aged 50 Years, Occupation - Business, PAN ABGPA8482K & AADHAR UID 7500 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 AAWPA5916C & 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 ACTTP4928R & AADHAR UID 3282 2488 4094 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 64 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, (B-A) MRS. PRAJAKTA W/o PUSHKAR NASIKKAR, Aged 42 Years, Occupation - Service, PAN AFKPN7882F, Both Residents of Resident of Apartment No. 101, First Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR; aforesaid (B-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 6822 4470; AND



(8-A) MRS. SURYAKANTA W/o SHRIRAM DHAWALE, Aged 64 Years, Occupation - Housewife, PAN AOWPD4766L & AADHAR UID 6569 8046 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 ABPM4981A & 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 ABPP0767H & 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 MADHARAO BADKAS, Aged about 77 Years, Occupation - Retired, PAN ABPP0769K & AADHAR UID 7197 0112 2024, Resident of Apartment No. 201, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR.

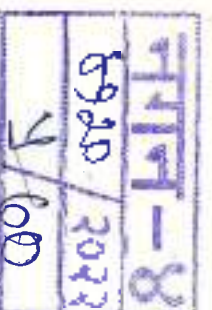
(12) SHRI. RAJENDRAKUMAR S/o NANDKISHOR SATANKAR, Aged about 67 Years, Occupation - Retired, PAN ASFPS351SR & AADHAR UID 2341 0253 9666, Resident of Apartment No. 202, Second Floor, "Anand Mangal Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR.

(13) SHRI. SHRIKANT S/o SHRIDHARRAO DESHMUKH, Aged about 65 Years, Occupation - Retired, PAN ABNPD690RC & 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 ATYPRA427P & AADHAR UID 3889 1660 3359, Resident of Apartment No. 204, Second Floor, "Anand Mangal Apartments", Pande Layout, 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 AILPD4068N & AADHAR UID 5809 6086 8763, 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



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 48 Registered Office at 60-2, Kuber Regency Mune Marg, Congress Nagar, Nagpur (PAN AAKCB0196R) and acting through its Authorised Directors

(1) **SHRI. RAJU S/o YADAVRAO BAWANE**, Aged about 49 Years, Occupation - Business, PAN ABPB1142Q & AADHAR UID 719094030042, Mobile No 9975160731, Resident of Plot No. 31, Govind Residency, 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 APXPK61048 & AADHAR UID 277189425874, Mobile No. 9834526794, Resident of Plot No. 211, Jawahar 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 900202202761, Mobile No. 9545902671, Resident of Flat No. A-3, Gunprem Apartments, Plot No. 34/35, Near NIT Garden, Saraswati Vihar Colony, Ring Road, Timruti 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 Lilo Care Hospital, Gula 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 BHURAJI DETHE**, Aged about 44 Years, Occupation - Business, PAN ACKPD2134J & AADHAR UID 7596 7658 3262 Resident of Anshi 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 hereinabove named own and possess the Undivided Proportionate shares and interest in ALL THAT Piece and Parcel of land bearing Plot No. 48 containing by admeasurement 9600 Sq. Ft. (OR 822.55 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 online 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 esementary rights appurtenant and bairging 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. 75 in Tahsil and District - NAGPUR,

WHEREAS Originally belonged to Commission Chhatishgarh Division being Courts of Wards for the division acting on behalf of the Government of Wards (1) Shri Ganpatrao Pande (2) Shri. Raghubar Prasad Pande and (3) Shri. Ishwan 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. Raghubar 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 20-06-1987, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2043 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. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur, A Society duly registered under The Maharashtra Co-operative Societies Act 1960, bearing Registration No. NGP/15G/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. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur lateron decided to develop the said Plot No. 48 into a Residential Estate by constructing a Multistoreyed 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 Together with 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 9530 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. TOGETHER WITH the Apartment No. 001 covering a Built-up area of 58.788 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 Purnashottam 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 164 to 165 at Sr. No. 3644(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1985,



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with 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 Shyam Agrawal, the Owner No. 1 named hereinafobe, by a Sale Deed Dated 25-01-2016, 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, 682.55 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 MANJALI APARTMENTS" bearing Corporation House No. 3891/A, City Survey No. 2096/72 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 hereinafobe, 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 159 to 163 at Sr. No. 3639(P) on 24-08-1985 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. 416(P) on even date.

(3) APARTMENT NO. 003 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. 003 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 MANJALI APARTMENTS" bearing Corporation House No. 3891/A, City Survey No. 2096/72 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 Munde.



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, TOGETHER WITH 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 Tehsil 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 later on 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-1 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, TOGETHER WITH 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(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 Tehsil 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 in Addl. Book No. 1, Volume No. 781 on Pages 104 to 108 at Sr. No. 2641(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 137 to 143 at Sr. No. 3591(P) on

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even date.

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(6) APARTMENT NO. 101 ON FIRST FLOOR :

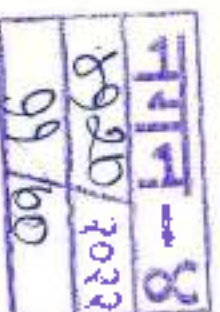
The aforesaid M/s. Sneha Samwardhak Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/15th share and interest in ALL THAT Piece and Parcel of and bearing Plot No. 48 containing by admeasurement 9500 Sq. Ft. (OR 882.55 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA - KHAMLA P.S. & 9, TOGETHER WITH 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. 36811/D, City Survey No. 2098872 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 24-08-1985 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) on even 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 Maslikar, 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. & 9, TOGETHER WITH 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. 36811/E, City Survey No. 2098872 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.



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 Mrs. Sneha Samwanchak 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, TOGETHER WITH 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. 369104, City Survey No. 209872 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 Samwanchak 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, TOGETHER WITH the Apartment No. 104 covering a Built-up area of 70.387 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. 369104, City Survey No. 209872 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. 3614(P) on even date.



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(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. & 9, TOGETHER WITH 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 Tehsil and District - NAGPUR by way of Sale to Shri. Dilip Vishwanath Bhatkar, the Owner No. 10 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. 781 on Pages 189 to 193 at Sr. No. 3645(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1988 which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 129 to 138 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. & 9, TOGETHER WITH 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 2198/72 Sheet No. 40 of MOUZA - KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tehsil and District - NAGPUR by way of Sale to Shri. Kiran Madhwarao Bhatkar, 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 to 178 at Sr. No. 3642(P) on 24-09-1985 and Deed of Apartment Dated 27-01-1988, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 807 on Pages 114 to 120 at Sr. No. 358(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



- KHAMLA P S K 9, TOGETHERWITH the Apartment No 202 covering a Built- up area of 70.067 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. 3691/3, 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 Magbhidkar**, 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 Magbhidkar** left for heavenly abode on 04-12-2001 leaving behind her, her wife widow of (1) Smt. Vijay Vasant Magbhidkar and three sons namely (1) Shri. Manish Vasant Magbhidkar (2) Shri. Yogesh Vasant Magbhidkar and (3) Shri. Prashant Vasant Magbhidkar jointly, as his only legal heirs, who inherited the said entire property by way of intestate succession., AND

The aforesaid 1) Smt. Vijay Vasant Magbhidkar (2) Shri. Manish Vasant Magbhidkar (3) Shri. Yogesh Vasant Magbhidkar and (4) Shri. Prashant Vasant Magbhidkar lateron transferred the aforesaid Apartment No. 202 by way of Sale to **Shri. Rajendra Kumar Mandikishor Satarakar, 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. 170 on even date.

(13) APARTMENT NO. 203 ON THIRD FLOOR :

The aforesaid **Mrs. Sneha Sanwardhak 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. 3691/4, 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. Narasimha Srinaman S/o P.Y. Narasimhan**, 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. 3483(P) on even date and Deed of Apartment Dated 27-01-1988, 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. Narasimha Srinaman S/o P.Y. 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 Sl. No. 6371 on 06-11-2007.

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

The aforesaid **Smt. Meghna Sanjeev Paranjape** and **Smt. Sujata Shashikant Sahasrabudhe** lateron transferred the aforesaid property by way of Sale to **Shri. Shrikant Shivcharan 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. 6482 on even date

(14) APARTMENT NO. 204 ON SECOND FLOOR :

The aforesaid **Mrs. 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. 3891/K, City Survey No. 2088/72 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. 4183 on even date.

(15) APARTMENT NO. 205 ON SECOND FLOOR :

The aforesaid **Mrs. 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



House No. 3691/J, City Survey No. 2092/72 Sheet No. 40 of MOUZA - KHAILA, 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 06-08-1985, which is duly 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 27-01-1985 which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Adm. Book No. 1, at Sr. No. 405(P) on even date.

The aforesaid Shri. Suresh Ramchandra Deshpande lateron transferred theaforesaid 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 hereinabove named 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 heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Owners hereinabove named 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 above named 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. BMW 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's directors in their individual capacity also.

WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabove named, 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.

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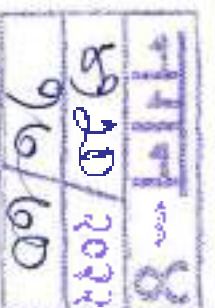
NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE**PARTIES HERETO AS FOLLOWS :-**

- (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, TOGETHER WITH 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 kasementary 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 more particularly described in the Schedule hereunder written.
- (3) THAT, in lieu of acquiring development rights, the Developer shall provide on Ownership bases 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, here to 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



Plan from Nagpur Municipal Corporation subject to force majeure war, flood, enemy action, injunction from any Court or any prevention in law. In case extraordinary 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 extraordinary 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 the 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 for 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 information from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by the month/ham 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 month 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 of Act of God, natural calamities, epidemic, pandemic situation, reasonable extension will be 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 delay is occurred 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, alterations 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)



- (e) Water and M S E D.C.L. peripheral Charges.
- (f) FIR NOC
- (g) Such all other charges as may be required for the purposes of development and construction of building as may be demanded by the concerned authority during the tenure of this agreement or in future and the Developer shall always keep the owners indemnified against the same.

THAT the Developer hereby specifically agreed that it shall provide single Phase Electric Meter to the 15 (Fifteen) Apartments retained by the exiting Owners and the cost of the same shall be borne and paid by the Developer.

THAT the Developer shall be at liberty to consume the entire allowable T S/Metro, ToD as well as TDR at its discretion and sell the Apartments as may be constructed in the said building

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

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multi-storied building shall not be changed and the existing Owners and the Developer have mutually decided to give the old name as 'Anand Mangal Residency' and not any other name.

THAT it is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility for any mishap/accident or unlawful incidences occurring/done during the period of construction activities of the said Multi-storied Building from the date of handing over possession till the date of handover the possession of the Apartments to the existing Owners. However if such incidence occurred then in such event the compensation as may be paid to the injured person for the same shall be borne and paid by the Developer and the Owners at all not responsible for the same

THAT the Owners shall co-operate the Developer in obtaining all the necessary Permissions/No Objection Certificates/compliances from the Concerned Authorities such as Nagpur Municipal Corporation ; Nagpur Improvement Trust, ; Water Works, M.S E D C L. Garden Department, Fire and Safety Department, Health etc. and all its costs & Expenses required for procuring such papers/documents/no objection certificate shall be borne and paid by the Developer.

THAT it is obligatory on the part of the Developer that it shall construct the entire Redevelopment works strictly as per the Rules and Regulations of the Nagpur Improvement Trust/Nagpur Municipal Corporation and as per the sanctioned Building Plans.



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

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

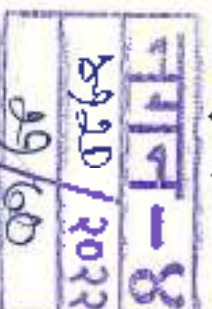
(6) THAT the development and sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. if any levied on the property hereby agreed to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

(7) 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/sold.

(8) THAT the property hereby agreed to be developed/sold 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 the Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

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

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



(11) THAT it is specifically understood and agreed by the Developer that all the entire development work shall be carried out by the developer at its own risk, costs and expense. It shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the development work. The Owners shall not be responsible for such payments at all.

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

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

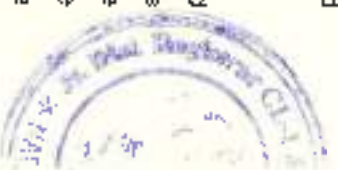
(14) THAT it is clearly understood and agreed by the Owners that she/he/they shall deliver a vacant and peaceful possession of the aforesaid property / respective Apartments to the Developer or its nominee(s) after within 30 days of receipt of Commencement Certificate and Building Plan sanctioned from Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

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

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

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

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



hereto; 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. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

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

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

(21) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold 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.

(22) THAT it is clearly agreed, understood and accepted by the Owners and Developer named hereinabove that this Agreement/Contract shall remain absolutely binding upon the Owners and Developer and their legal heirs. In no circumstances the Owners and their successors will be entitled to restrain or interfere in the re-development activities undertaken by the Developer.

(23) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.



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

(25) THAT, the proposed building shall consist of parking space on Ground floor and the residential Apartments in the proposed building shall commence above said parking floors.

(26) THAT, the building plan which is attached herewith as tentative and Developer has reserved its rights to modify the same in conformity with the Development Control Rules as per the directives of Planning Authority. However, it is agreed by the Developer that in no circumstances the area proposed to be given to the Apartment Owners shall be less than 2% of the agreed carpet area, which is committed by the Developer

(27) THAT, all the original documents relating to the title of Apartment Owners will be handed over to the Secretary of condominium at the time of registration of this Agreement of Development and the same shall remain in the custody of Secretary of condominium during the building construction activity. After completion of the building all original documents relating to the Title of Apartments Owners shall be handed over to the respective Apartment Owner

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

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

(30) 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 in all relevant records.

(31) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the MSEDCL LIMITED, MAGPUR. However the expenses required for such installation shall be proportionately borne and paid by the Developer and prospective purchasers (excluding the existing 15 owners) to the concerned

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