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

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 134/2022
Date 23/11/2022

Received from Shri/Smt/M/s. SHREE G. INDIA
Residing at NAGPUR
Market Value Rs. 513,93,000/-
Stamps duty of Rs. 25,69,650/- in words Rs. Twenty five lakh sixty nine thousand six hundred fifty only.
Paid vide e-Challan No. MH015731906202223E Date 23/2/2023

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 25,69,650/- in words Rs. Twenty five lakh sixty nine thousand six hundred fifty only) with which instrument is chargeable has been paid as per Article 36 (2) of Schedule-I.

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

Nagpur
Date 24.2.23

Collector of Stamps
Nagpur City

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

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

मुद्रांक जिल्हाधिकारी
नागपूर शहर

AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made at NAGPUR on this 1st Day of MARCH, 2023 BETWEEN :

M/S. ARYA PLANNERS AND BUILDERS, A Partnership Firm, having its Office at House No. 450, Mohan Nagar, Kingsway, Nagpur-440001, Tahsil and District – NAGPUR and acting through its Partners **(1) SHRI. T. RAJENDRA RAO S/o T. NILKANTH RAO**, Aged about 42 Years, Occupation – Business, Income Tax PAN AEZPR2826N, Resident of House No. 450, Mohan Nagar, Kingsway, Nagpur, Pin Code No. 440001, Tahsil and District - NAGPUR; **(2) SHRI. VISHAL S/o KEWALKUMAR GUNDHARE**, Aged about 43 Years, Occupation – Business, Income Tax PAN AFKPG3088B, Residents of Flat No. 303, Shivalee Apartments, Trimurti Nagar, Nagpur, Pin Code No. 440022, Tahsil and District – NAGPUR; **(3) SHRI. VIVEK S/o BABANRAO HUSKULE**, Aged 46 Years, Occupation – Business, Income Tax PAN AABPH9138D Resident of Plot No. 6, Chandraprastha, Deendayal Nagar, Nagpur, Pin Code No. 440022, Tahsil and District – NAGPUR; **(4) SHRI. PAWANKUMAR S/o SHRI WAMANRAO KALBANDE,** Aged 45 Years, Occupation – Business (Income Tax PAN AGTPK4092R & Aadhar Unique Identity No. 4410 9126 6031), Resident of "Plot No. 1, Adhyapak Layout, Near T Point, Hingna Road, Nagpur, Pin Code No. 440016, Tahsil and District – NAGPUR; hereinafter all jointly called the **OWNER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM and its PARTNERS** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

नोंदणी – ७
९९२६/२०२३
2/24

Contd. . .

SHREE G INFRA, A Partnership Firm, having its Office at Balaji Sanyog, Apartment, Flat No. 105, Near Besa Petrol Pump, Besa Nagpur, (PAN AEGFS4304D) and through its Partners **(1) SHRI. GANESH S/o ANANDRAO AMBONE**, Aged 48 Years, Occupation - Business, PAN APEPA8560L & AADHAR UID 6172 3036 0539, Mobile No. 9075821932, Resident of Snow Drop Apartment, Flat No. 301, Jai Gurudeo Nagar, Omkar Nagar, Manewada, Nagpur, Tahsil and District – NAGPUR; **(2) SHRI. NITIN S/o HARI JADHAV**, Aged 36 Years, Occupation - Business, PAN ANBPJ1658L & AADHAR UID 3562 9651 0168, Mobile No. 9890911118, Resident of 4/20, Medical College Road, Rambag Colony, Nagpur, Tahsil and District – NAGPUR; AND **(3) SHRI. DEVENDRA S/o PRAKASH DESHMUKH**, Aged 36 Years, Occupation - Business, PAN AJHPD2741H & AADHAR UID 9412 5701 8587, Mobile No. 9970023332, Resident of Plot No. 205, Tukdoji Nagar, Manewada Road, Nagpur, 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 **PARTNERSHIP FIRM and its PARTNERS**, as well as, their respective heirs, legal representatives, executors, liquidators, administrators and assigns of the **OTHER PART.**

WHEREAS the Owner named hereinabove own and possess the property comprising ALL THAT Net Residential Plot area of 7990.92 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 145/A of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village – Pipla within the limits of Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described schedule hereinunder written; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Khasra / Survey / Gut No. 145/A of MOUZA – PIPLA, P.S.K. 38 having an area of 1.15 Hectare,, Rental Rs. 7.86 held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Ways, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Pipla, within the limits of the Grampanchayat Pipla in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Shri. Ramaji Bangar, being his separate property; AND

WHEREAS the aforesaid Shri. Ramaji Bangar left for heavenly abode on 15-05-1982 and consequent upon his death/demise, his aforesaid property devolved upon his 2 sons Shri. Daulatrao Ramaji Bangar and Shri. Manikrao Ramaji Bangar and only daughter Mrs. Shantabai Harishanchandra Ghodeswar by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the aforesaid Shri. Daulatrao Ramaji Bangar left for heavenly abode on 30-05-1977 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Shakuntala Daulatrao Bangar, 4 sons Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao

Contd. . .

Bangar and Shri. Ratan Daulatrao Bangar and only daughter Mrs. Shalini Vitthal Ramteke, by way of intestate succession, being the only legal heir of the deceased; AND

WHEREAS the said Mrs. Shantabai Harishanchandra Ghodeswar lateron relinquished her undivided 1/3rd share and interest in the aforesaid property in favour of her brother Shri. Manikrao Ramaji Bangar, by a duly Registered Deed of Release Dated 17-02-2007; AND

WHEREAS the aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke later on jointly decided to develop the aforesaid property comprising Kh. No. 145/A of MOUZA – PIPLA into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 17-02-2007, they had jointly entrusted the entire work of Development of the said property to the M/s Arya Planners and Builders, upon several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Manikrao Ramaji Bangar and others had executed a General Power of Attorney relating to the said property in favour of Shri. T. Rajendra Rao S/o T. Nilkanth Rao and Shri. Babanrao Sitaramji Husukale jointly on 17-02-2007, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 4 at Sr. No. 1017 on even date on payment of requisite Stamp Duty of Rs. 60,000/- and Full Registration Fees of Rs. 30,000/- only payable thereon; AND

WHEREAS the said Shri. Subhash Daulatrao Bangar left for heavenly abode on 17-09-2007 and consequent upon his death/demise his share in the aforesaid property devolved upon his widow Smt. Bharti, only son Master Ritik and only daughter Miss. Akansha, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the aforesaid land comprising Kh. No. 145/A of Mouza – Pipla is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 16-09-2013 passed in Revenue Case No. 565/NAP-34/2012-2013; AND

WHEREAS the said Shri. Manikrao Ramaji Bangar alongwith M/s. Arya Planner and Builders lateron prepared a Layout of the said entire land by carving out a Single Plot therein and the said is duly sanctioned and approved by The Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Order Dated 20-05-2014 passed in Case No. EE(Metro)/AE-1/716; AND

WHEREAS by the Development Agreement Dated 17-05-2014 made between the Nagpur Improvement Trust, Nagpur on one part and aforesaid Shri. Manikrao Ramaji

नमुना – ७
९९२६/२०२३

Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o T. Nilkanth Rao and Shri. Babanrao Sitaramji Husukale other part the Nagpur Improvement Trust had also pleased to allot a Piece of land admeasuring 11500 Sq. Mtrs. to develop the land for Residential Group Housing purposes. Out of the said total extent of 11500 Sq. Mtrs. the Net Residents plot area is 7990 Sq. Mtrs.; AND

WHEREAS the aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o T. Nilkanth Rao and Shri. Babanrao Sitaramji Husukale lateron transferred the said property comprising ALL THAT Net Residential Plot area of 7990.92 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 145/A of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village – Pipla within the limits of Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s Arya Planners and Builders, a Partnership Firm, the Owner named hereinabove, by a Sale Deed Dated 20-04-2016, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3337 on even date. As a result therefore, the Vendor has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein

WHEREAS the aforesaid Khasra/Gat No. 145/A of Mouza–Pipla is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-481/2021 Nagpur vide its Order Dated 28-05-2021 passed by the Collector, Nagpur passed in Revenue Case No. 199/NAP-34-MOUZA-PIPLA,2020-21; AND

WHEREAS for the purpose of development of said land the aforesaid M/s Arya Planners and Builders entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur on E.E.(NMRDA)/DPC/Agree-441 dated 30-06-2021 several terms and conditions contained therein. In terms of the said Agreement, the Executive Engineer Nagpur Metropolitan Region Development Authority, Nagpur has Finally approved the layout Plan of said land vide its Letter No. E.E./NMRDA/5184 Dated 12-03-2021 upon the several terms and conditions contained therein; AND

WHEREAS in pursuance of the said Agreement the aforesaid M/s Arya Planners and Builders has developed the aforesaid land into a layout by carving out various Plots

Contd. . .

Dist. Registrar Cl-1 & 2 NAGPUR

नागपूर-७ १९२६/२०२३

of different sizes therein and shall be known and styled as "MAHALAXMI NAGAR-14"; AND

WHEREAS for cogent reasons and good causes the Owner has now decided to develop the said Plot No. 18 admeasuring 1321.47 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various self-contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owner has now decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire, readiness and willingness to undertake the proposed work of Development the Owner after detailed negotiations has now agreed to entrust the entire work of development of the aforesaid property to the Developer upon the following terms and conditions.

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

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT piece and parcel of land bearing Plot No. 18 containing by admeasurement 1321.47 Square Meters. (OR 14224.303 Square Feet), being a portion of the entire land bearing Kh. No. 145/A of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village – Pipla within the limits of Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 500000/- (Rupees Five Lacs) Only, the Developer has specifically agreed to pay to the Owner in the following manner.

MANNER OF PAYMENT :-

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Developer to the Owner by Cheque No. 557605 Dated 31-03-2022 Drawn on Indian Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 5,00,000=00 (TOTAL RUPEES FIVE LAKH ONLY)

नागपूर-७
१२२६/२०२३
6/88

Contd. . .

* THAT besides the aforesaid Monetary consideration the Developer has further specifically agreed to construct at its own costs 20 (TWENTY) Apartments covering a total area of 1935.486 Sq. Mtrs. of a Multistoried Building proposed to be constructed on the said land which shall be unfinished in nature and to give, grant and convey the same to the owner in duly finished and completed within 21 (TWENTY-ONE) Months from the date of commencement of work. All the finishing works relating to the said Apartment including tiles, Painting, electrification etc. shall be done by the Owner at its own cost & expenses. The Value of the Apartments chosen to be retained by the Owner is fixed at Rs. _____/- (Rupees _____) Only. That the Stamp Duty, Registration Charges, Legal Expenses, Electric Meter Charges and Water Meter charges shall be borne and paid by the Developer. The details of Apartments and area as under

APARTMENT NO.	FLOOR	AREA IN SQ. MTRS.	AREA IN SQ. FT.
105	FIRST	95.352	1026.368
106	FIRST	99.118	1066.906
203	SECOND	95.03	1022.902
204	SECOND	94.765	1020.050
207	SECOND	99.312	1068.994
303	THIRD	95.03	1022.902
305	THIRD	95.352	1026.368
306	THIRD	99.118	1066.906
402	FOURTH	100.49	1081.674
403	FOURTH	95.03	1022.902
404	FOURTH	94.765	1020.050
504	FIFTH	94.765	1020.050
506	FIFTH	99.118	1066.906
507	FIFTH	99.312	1068.994
603	SIXTH	95.03	1022.902
604	SIXTH	94.764	1020.050
606	SIXTH	95.352	1026.368
705	SEVENTH	95.352	1026.368
706	SEVENTH	99.118	1066.906
707	SEVENTH	99.312	1068.994
TOTAL		1936.486	20838.871

THAT, it is specifically understood and agreed by the Developer that on completion of the said Apartments chosen to be retained by Owner, it shall execute the separate Deed of Apartments for the same in favour of Owner. However, the expenses required for Registration of such documents (i.e. Stamp Duty/Registration Fees/Misc. Expenses, Electric Charges for 20 Apartments etc.) shall be borne and paid by the Owner.

Contd. . .

(3) THAT the Owner assure the Developer that the property hereby agreed to be developed is the separate property belonging to it alone and that none except it has any manner of right, title and/or interest whatsoever in respect of the same.

(4) THAT the development shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-Agriculture Assessment, Grampanchayat Taxes and Cesses, etc. levied on the property hereby agreed to be developed and payable by the Owner up to the date of execution of this Agreement.

(5) THAT the Owner 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. The Owner has today handed over to the Developer relevant documents of title in respect of the aforesaid property.

(6) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(7) THAT the Owner has delivered the actual physical possession of the property to the Developer at the time of execution of this Agreement.

(8) THAT it is clearly understood and agreed by the Owner that pending Registration of the sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. The Owner does hereby agree to sign the proposed/revised Plans, execute indemnity bond(s), Swear an Affidavit and also to sign necessary form and application etc. required to be submitted to such plans. They also agree 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 pay /deposits necessary sums in the office of the Nagpur Improvement Trust/ Nagpur Metropolitan Region Development Authority in the names of the Owner who in its turn agree to return back to the Developer such sums as may be refunded to them by such local authorities /Nagpur Improvement Trust/ Nagpur Metropolitan Region Development Authority.

(9) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, after getting the plan sanctioned from the Nagpur Improvement Trust/ Nagpur Metropolitan Region Development Authority.

Contd. . .

नगन-७
९९२६/२०२३

(10) THAT the Owner does hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Apartments agreed to be retained the Owner) 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 being the agreed sale price therefore and to retain and appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall she question the accountability thereof in any manner whatsoever.

(12) 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 in due consultation with the Owner and on receiving any such objection the Developer shall be entitled to call upon the Owner to give its replies, explanations with reference to the same duly supported by documentary proof as far as possible and in the event of their appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agree with the Developer and/or the prospective buyers, to get the same freed and discharged from all such burdens.

(13) THAT the Owner shall have the right to inspect construction work of this Apartment anytime.

(14) THAT the Owner do hereby allows and permits the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/ Nagpur Metropolitan Region Development Authority and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (excluding the Apartments agreed to be retained the Owner) in the proposed building alongwith the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owner shall not be responsible for any liability arising out of the construction activity including the claims of prospective buyers if any.

(16) THAT the Owner shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may

Contd. . .

नागपुर-७
१९२६/२०२३

be called upon by it, for the proportionate price therefore, and they shall also get the same duly registered in accordance with the law in force.

(17) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at it's own costs and the Owner agreed to execute the same subject to such actual changes as the facts and events may warrant.

(18) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownerhip 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, Registration fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(19) THAT the Owner is separately executing an Irrevocable General Power of Attorney empowering and authorising any person nominated by the Developer to sign/execute various Agreement to sell, Sale Deeds, Deed of Declaration, various Apartments Deed and all other kinds of documents on their behalf and also to carry out and observe all the obligation on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(20) THAT the powers delegated in the Power of Attorney will not override the Agreed terms and conditions mentioned in the Development Agreement.

(21) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner are merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882 and as modified from time to time.

(22) THAT the Owner shall deliver all the Original/relevant Documents relating to the aforesaid property to the Developer at the time of execution of this Agreement.

(23) THAT the Owner agree of pay and discharge all Income Tax, Wealth Tax and capital gain Tax liabilities if any, arising out of this transaction.

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

Contd. . .

नागपूर - ७
९९२६/२०२३
९९१८८

(25) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each party. The decision of the Arbitrators shall be final and binding upon both the parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(26) THAT on registration of the Sale Deed(s) the Owner agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said land in favour of each individual prospective buyer in all relevant records.

(27) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electric connections and meters in the proposed building.

(28) THAT the Developer also agrees to pay GST and/or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owner indemnified against the same.

(29) THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Plot No. 18 containing by admeasurement 1321.47 Square Meters. (OR 14224.303 Square Feet), being a portion of the entire land bearing Kh. No. 145/A of MOUZA – PIPLA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village – Pipla within the limits of Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under –

ON THE EAST	-	**BY ADJ KH. NO. 145-B,**
ON THE WEST	-	**BY PLOT NOS. 13 TO 17**
ON THE NORTH	-	**BY PLOT NO. 19,**
ON THE SOUTH	-	**BY 9.00 MTRS. WIDE ROAD,**

Contd. . .

Dist. Registrar Cl...

JOINT SUB-REGISTRAR CLASS-2 NAGPUR SUBURBAN NO. 7 SEAL OF THE OFFICE

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. ARYA PLANNERS AND BUILDERS 1) (T. RAJENDRA RAO T. NILKANTH RAO)
02			2) (VISHAL KEWALKUMAR GUNDHARE)
03			3) (VIVEK BABANRAO HUSKULE)
04			4) (PAWANKUMAR WAMANRAO KALBANDE) Partners OWNER

Contd. . .

नागपूर - ७
१९२६/२०२३
९३/८८

05





FOR SHREE G INFRA

1)

(GANESH ANANDRAO AMBONE)

06





2)

(NITIN HARI JADHAV)

07





3)

(DEVENDRA PRAKASH DESHMUKH)

Partners

DEVELOPER

WITNESSES :-

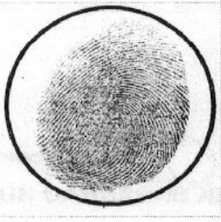
I





WITNESS NO. 1

II





WITNESS NO. 2

