पावती

Original/Duplicate

Thursday,January 07 ,2016
11:48 AM

नोंदणी क्र. :39म
Regn.:39M

पावती क्रं.: 191 दिनांक: 07/01/2016

गावाचे नाव: परसोडी
दस्तऐवजाचा अनुक्रमांक: नगन4-132-2016
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट
सादर करणाऱ्याचे नाव: मे. धनराज कंस्ट्रक्शन तर्फे भागीदार श्री. धनंजय बळवंत बापट . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:08 PM ह्या वेळेस मिळेल.

DELIVERED

सह दुय्यम निबंधक, N4
नागपुर शहर क्र. ४

बाजार मुल्य: रु.22792000 /- मोबदला: रु.20000000/-
भरलेले मुद्रांक शुल्क : रु. 1139600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006220279201516M दिनांक: 07/01/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

(B)apat.

RH-1516-2530

जर नोंदला तर
श्री / श्रीमती / मे ..Dhanlaxmi.....Constructions
यांनी जिआरएन नं. MH00622027920151.6M
सिआरएन नं. 000405720160105745 67....
दिनांक 4.1.16 रुपये मुद्रांक शुल्क रुपये 1139600/-
भरले असुन से चिठ्ठी नं. 0003687168201516
दिनांक 7/1/2016 प्रारे या दस्तासाठी करण्यात आलेले आहे.

सक्षम अधिकारी
(प्रॉपर ऑफिसर)
सह दुय्यम निबंधक वर्ग-२,
नागपूर शहर क्र. ६

नगन-४
932 2016
3 2C

AGREEMENT OF DEVELOPMENT

VALUED AT RS. 2,00,00,000.00 ONLY

MARKET VALUE RS. 2,27,92,000.00 ONLY

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 07th Day of JANUARY, 2016 BETWEEN :

(1) SHRI. ARVIND S/o RAMKRUSHNA MANAPURE, Aged about 58 Years, Occupation – Service, (Income Tax PAN AAUPM-1497-P), Resident of Plot No. 636/A, Jagnath Budhwari, Nagpur – 440 002, Tahsil and District – NAGPUR, and (2) MRS. SHASHIKALA W/o GULABRAO WANJARI, Aged about 57 Years, Occupation - Service, (Income Tax PAN AAEPW-7018-C), Resident of Plot No. L-30, Yashwant Nagar, Nagpur – 440 033, Tahsil and District – NAGPUR, hereinafter both 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. DHANRAJ CONSTRUCTIONS, A Partnership Firm, having its Office at Bharatnagar, Nagpur, (Income Tax PAN AAAFD-6147-M) and acting through its Authorised Partner SHRI. DHANANJAY S/o BALWANT BAPAT, Aged about 56 Years, Occupation – Business, (Income Tax PAN AAPPB-8516-P), Resident of Bharatnagar, 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, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, belongs to (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari, the Owners hereinabovenamed, being their separate and self acquired property, having acquired the same by them jointly from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term commencing from 30-06-2011 and ending on 29-06-2041 by an Indenture of Lease dated 18-05-2013, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur City No. 1, in Book No. 1 at Sr. No. 3494 on 30-05-2013. As a result therefore the said Shri Arvind Ramkrushna Manapure and Mrs. Shashikala Gulabrao Wanjari have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for various cogent reasons and good causes the Owners abovenamed have now jointly decided to develop their aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN), situate in Nelco Society, Parsodi, Nagpur in Tahsil and District – NAGPUR into a RESIDENTIAL ESTATE by

नगन – ४
932 / 2016
8 / 2L

constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owners after detailed negotiations have now jointly decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 2,00,00,000/- (Rupees Two Crore) Only, which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner.

MANNER OF PAYMENT :-

(A) (PAYMENT TO BE MADE BY THE DEVELOPER TO THE OWNER NO. 1 NAMELY SHRI ARVIND RAMKRUSHNA MANAPURE) -

Rs. 1,00,000=00	(Rupees One Lac) Only paid by the Developer to the Owner No. 1 by Cheque No. 682466 dated 24-10-2012 Drawn on State Bank of India, Branch Kingsway, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 1,00,000=00	**(TOTAL RUPEES ONE LAC ONLY).**

*THAT besides the aforesaid consideration, the Developer has further specifically agreed to construct at its own costs 2 (TWO) Apartments bearing Nos. 201 and 202 on the SECOND FLOOR (towards Road Facing) covering a total Super Built-up area of 2300 Sq. Ft. (OR 213.67 Sq. Mtrs.) Approximately, out of a Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 37 (Thirty Seven) in

नगन – ४
932
4 / 2

accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner No. 1 in duly finished and completed condition within 27 (TWENTY SEVEN) Months from the date of commencement of work. The area of aforesaid built-up spaces agreed to be provided shall be subject to sanction by Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. The cost of construction of the Apartment chosen to be retained by the Owner No. 1 is fixed at Rs. 99,00,000/- (Rupees Ninety Nine Lac) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. However the Owner No. 1 hereby undertakes to pay the difference for the extra/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartment and shall always indemnify the Developer against such payments.

*THAT it is specifically agreed and understood by and between the parties hereto that if the Super Built-up area of the aforesaid Apartments are increased for any reason in future or the Owner No. 1 desire to purchase more Super Built-up area in the aforesaid Apartments, then in such event the cost of such increased Super Built-up area shall be paid by the Owner No. 1 to the Developer @ Rs. 4,300/- (Rupees Four Thousand Three Hundred) Only Per Sq. Ft. well before taking over actual physical possession of the Apartments or as mutually decided by the parties hereto.

(B) (PAYMENT TO BE MADE BY THE DEVELOPER TO THE OWNER NO. 2 NAMELY MRS. SHASHIKALA GULABRAO WANJARI) -

Rs. 1,00,000=00	(Rupees One Lac) Only paid by the Developer to the Owner No. 1 by Cheque No. 008797 dated 15-06-2015 Drawn on State Bank of India, Branch Kingsway, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 1,00,000.00	**(TOTAL RUPEES ONE LAC ONLY).**

*THAT in lieu of cash consideration, the Developer has further specifically agreed to construct at its own costs 2 (TWO) Apartments bearing Nos. 101 & 102 on the FIRST FLOOR, covering a total Super Built-up area of 2300 Sq. Ft. (OR 213.67 Sq. Mtrs.) Approximately, out of a Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 37 (Thirty Seven) in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner No. 2 in duly finished and completed condition within 27 (TWENTY SEVEN) Months from the date of commencement of work. The area of aforesaid built-up spaces agreed to be provided shall be subject to sanction by Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. The cost of construction of the Apartments chosen to be retained by the Owner No. 2 is fixed at Rs. 99,00,000/- (Rupees Ninety Nine Lac) Only and the same is not subject to any increase inspite of rise in prices

नगन-४
932/2015
६/२८

of various building materials over the basic rates. However the Owner No. 2 hereby undertakes to pay the difference for the extra/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartments and shall always indemnify the Developer against such payments.

*THAT it is specifically agreed and understood by and between the parties hereto that if the Super Built-up area of the aforesaid Apartments are increased for any reason in future or the Owner No. 2 desire to purchase more Super Built-up area in the aforesaid Apartments, then in such event the cost of such increased Super Built-up area shall be paid by the Owner No. 2 to the Developer @ Rs. 4,300/- (Rupees Four Thousand Three Hundred) Only Per Sq. Ft. well before taking over actual physical possession of the Apartments or as mutually decided by the parties hereto.

*THAT, the Developer hereby assures the Owner Nos. 1 & 2 that it shall execute 4 separate Deed of Apartments in favour of the Owners hereinabovenamed for their respective Apartment(s). The expenses required for Registration of such Deeds such as Stamp Duty, Registration Fees, Advocate Fees and other Misc. Expenses shall be borne and paid by the Developer. However the charges payable for Maintenance Fund and monthly charges shall be borne and paid by the Owners for their respective Apartment(s).

*THAT the Owners hereby assure the Developer that they shall obtain all the necessary Permissions/No Objection Certificates/Clearances required for completion of the proposed transaction of development/sale in all respect exclusively from and out of their own costs and expenses from various Government and Semi-Government Departments and Offices and shall deliver the same in Original to the Developer immediately on its receipt.

*THAT the Owners hereby assure the Developer that they shall get the aforesaid property mutated in their joint names in all relevant records within a period of Two Months from the date hereof exclusively from and out of their own costs and expenses and shall handover the mutation papers i.e. property card to the Developer immediately on its receipt.

*THAT the Owners do hereby allow and permit the Developer to purchase/obtain the T.D.R. (Transferable Development Rights) in its name and load the same with the F.S.I. of the said Plot of land for construction of Multistoreyed Building on the said Plot of land. However the cost and expenses required therefore shall be borne and paid by the Developer alone. It is hereby specifically understood and agreed by the Owners that they have no right, title and/or interest of any kind whatsoever in respect of the said T.D.R. (Transferable Development Rights) as may be purchased/obtained by the Developer any time in future.

नगद - 4
932
6/2L

*THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and mortgaged the said property or any part thereof to it by way of security for the repayment of loan, if desired. However the responsibility of repayment of the said loan shall be the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount.

THAT if the Developer fails or neglects to handover the Possession of New Apartments to the Owners within a period of 27 (TWENTY SEVEN) Months from the date of execution of this Agreement as committed by it, then in such event the Developer shall be liable to pay an amount of Rs. 25,000/- (Rupees Twenty Five Thousand) Only per Month to each Owners towards penalty from the date of default till the date of handing over the actual possession of the chosen Apartments to them in duly finished and completed condition.

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

(4) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Ground Rent, Corporation Taxes, Cesses and all other outgoings etc. if any levied on the property hereby agreed to be developed/sold and payable by the Owners up-to the date of execution of this Agreement.

(5) 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.

(6) THAT the Owners shall obtain a No Objection Certificate from the Nagpur Improvement Trust, Nagpur regarding the aforesaid proposed transaction of Development/Sale exclusively from and out of their own costs and expenses and shall deliver the same in Original to the Developer immediately on its receipt.

(7) 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 this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(8) THAT on receipt of the balance sale consideration and possession of the chosen Apartments from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed/sold to the Developer

नगन-४
932 २०९६
८ २८

or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners. However for development of the said property the Owners have this day delivered the possession of the said property to the Developer at the time of execution of this Agreement.

(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners 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. 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 pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(10) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) for its Development at the time of execution of this Agreement.

(11) 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 Municipal Corporation/Nagpur Improvement Trust, Nagpur.

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

(13) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (Excluding the Apartments chosen to be retained by the Owners for their exclusive use and occupation) Togetherwith 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 sums from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

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

नगद - 8
933/2012
6/2C

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.

(15) 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 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 to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(16) THAT the Owners shall on receipt of the balance sale consideration and possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the 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 it shall also get the same duly registered in accordance with the law in force.

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

(18) 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.

(19) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Assignment Deeds, Amendment/ Modification Deeds, Cancellation Deeds 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. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on

नगन - ४
932 / २०१६
2 / 2C

behalf of the Owner unless he confirms from it (OWNERS) that they have already received the balance sale consideration and possession of the chosen apartments from the Developer.

(20) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(21) THAT the Owners hereby specifically agree that in case the Developer is required to enforce this agreement, then in such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the Owners will not be entitled raise any plea, as to it's non-enforcement. It is further specifically agreed that in case any such plea is raised then this agreement will be deemed to be an Agreement of Sale coupled with transfer of possession, in part performance of the terms and conditions of this Agreement, as enviseged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.

(22) THAT it is specifically understood and agreed by and between the Parties hereto that for any reason the aforesaid Agreement shall not be cancelled any time in future and the same is in existence and the terms and conditions mentioned in it shall also remain binding upon both the parties hereto and their respective successors-in-title.

(23) THAT the Owners agree to pay and discharge all their/his/her 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.

(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 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.

(27) 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 M.S.E.D.C.L. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(28) THAT the Developer also agrees to pay Sales Tax, Vat Tax 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 Owners indemnified against the same excluding the 2 units retain by owners.

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

(30) THAT if the F.S.I. in relation to the said Nagpur Improvement Trust Leasehold Plot No. 37 (Thirty Seven) is increased at any time in future, then in such event such Undivided Proportionate increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion. Similarly the Developer shall have absolute right to purchase and utilise the Transferable Development Rights (T.D.R.) for construction on the said plot of land and the Owners shall have no claims in any respect of said Transferable Development Rights (T.D.R.).

(31) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and it is free from encumbrances of all kinds whatsoever in respect of the same.

(32) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply to this Agreement.

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

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi,

नगन – ५
932
90

Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO. 36.**
ON THE WEST	-	**PLOT NO. 38.**
ON THE NORTH	-	**PLOT NO. 31.**
ON THE SOUTH	-	**ROAD.**

SPECIFICATION

Structure	: R.C.C. Frame Structure
Brick Work	: External 6" Internal 4½"
Plaster	: Phanti Finish Plaster.
Door Frames	: R.C.C. door frame (100 x 65)
Door Shutters	: 30 mm thick flush door with oil Painting.
Windows	: Powder coated aluminum with clear glan.
Flooring	: Vetrified tiles, single charge 2' x 2'
Kitchen	: Granite Otta 20 Sq. Ft. area.
Paint	: Internal plastic emulsion paint, external grade water proof paint.
Plumbing &	: CPVC piper as per requirement.
Bath & W.C.	: While wall hang commode with prince cock 20 x16 wash basin, C.P. Jaguar fittings, wall tiles upto 7' height, anti skid floor
Electrification	: 34 Paints, with MCB to each room ISI wire.
Elevator	: 6 Passenger lift with automatic rescur device.
Parking	: Ground floor complete parking with RCC slab under covered area and interlocking blocks in open area.
Fencing	: Compound wall form all 4 side with two gates.

Note : All expenses towards Electric meter, Water meter, Sale Deed, Service



Tax, Peripheral charges or any other taxes / cess, VAT levied by Government Body shall be borne by individual Flat Owners.

* Extra work to be done with extra payment in advance.
* All the above mention extra charges / expenses should be cleared by the Purchaser before execution of the Sale Deed of Flat.

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

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (ARVIND RAMKRUSHNA MANAPURE)
02			2) (MRS. SHASHIKALA GULABRAO WANJARI) OWNERS
03			FOR M/S. DHANRAJ CONSTRUCTIONS (DHANANJAY BALWANT BAPAT) Authorised Partner DEVELOPER



WITNESSES :

(1)



(2)









007

3

रा. नि. व. वि. क्र. ४९१६, दि. (१०-९-२६.)

११३०
3637

आखीव पत्रिका

मौजा - धनतोली

भूमापन क्रमांक	क्षेत्र	भूधारणा पद्धती	
११३०/३६	५६८.७०	ब	शासनाकडे मालकी हक्क ... भगर ... यांचे नावे ... पुनर्विकास ...

सुविधाधिकार

दो-मा.क्र. ... दि. ...
सुमार मा.प. तयार [illegible]

न.भू.अ.क्र.३
नागपूर

धारक सन-१९
हक्काचे मूळ (अलहद
मालमत्तेवरील) — नागपूर सुधार प्रन्यास

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प.) इतर भार	साक्षांकन
२१/०६/२०१२	कार्यालयाचे ... नागपूर सुधार प्रन्यास ... भूखंड क्र. ... अर्ज क्र. ६४, ६६, ६७ व ६९ क्षेत्र ... नागपूर सुधार प्रन्यास ... यांचे ... गहाण बोझा ...		नागपूर सुधार प्रन्यास (कायमस्वरूपी नोंद)	फे.क्र. ६०६८

न.भू.अ.क्र.३
नागपूर

नगन-४
१३२ / २०१६
१२ / २८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.4

27/06/12	भाडेपट्ट्याने :- स.द.श्री. संचय हरिदासजी कुंथडा ९०४८ दि. ९/०२/१२ अन्वये भू.क्र. ३८/ए मौ.मे. ५२९.४६ चौ.मी वार्षिक शुभाक्षर रु. रुपये १२८८२/- महाये दि. २२/१२/२०११ ते २१/१२/२०४१ पावतो नागपूर सुधार प्रन्यास यांनी भाडेपट्ट्याने दिलेले नोंद.		08
2ल५२४	खरेदीने :- स.दस्त ८१९८ दि. २४/११/२०१२ मन्वये उपये ३५.०००००/ मध्ये शिवराज अर्या: मविल गाव कलांक ००१ सल माळा पांच तेन ६०.९९३ चौ.मी अविहिस्सा ५.८७१/ सह निष्पन्न श्री. संजय हरिदासजी कुंथडाकडे ग्राम मु. ईद विल्सन्ग्रा.सि. सर्वे नोचाकाह च्यंचे पाहून खरेदी केल्याने नोंदणी नोंद	श्रीमती मंदाबाई पोरेड्डू	डे.ए ६५००

2014/14	भाडेपट्ट्याने :- स्वारु नागपुर सुधार न्यास यांनी आपल्या ताब्यातील मिळकत ने.कु.क. २०३०/३६ मौजा मुरुंदक्र. ३७ तहसील क्रमांक ७३ पैकी ५५२०५१ चौ.मी मिळकत रुपये १,१४,६२२/- चलन दि. अशोक गामकिन्ना नागपुर यांना दि. ३०/१/२०१४ ते दिनांक ३१/१/२०४८ पर्यंत भाडेपट्ट्याने शर्तीवर देण्याचे नोंद	भाडेदेदार, श्रीमती. अशविंद गामकिन्ना नागपुरे ⑤ श्रीमती शशिकलाशुक्लाबघेल वैजारी	न.भू.अ.क्र.३ नागपूर. दि.क्र. ६६६८

नगन-४
122/2016
98/2C

२८५५१८

२ प्रमाणपत्र रक्कम वसूल पात्रती ८ ___
दिनांक २५/८/१५ अन्वये रक्कम रु. ___ ६५
(अक्षरी रक्कम रुपये पंचाहत्तर
वसूल झाले.

2662

2015-16

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2015 पासून 31/03/2016 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 07/2015-16/0091353 मोहल्ल्याचे नांव : 1993/37, SHRADHANAND PETH BLOCK 2

देयक क्रमांक : 6069580

घर क्रमांक : 1993/37

इंडेक्स क्रमांक : 74009159A426 **(Zone:1 Ward:74)**

घर मालकाचे नांव : N.I.T. & SHRI ARVIND RAMKRUSHNA MANAPURE & SMT SHASHIKALA GULABRAO WANJARI

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2012 ता 31-03-2016 पावेतो.

(If payment is made by cheque this receipt is valid subject to realization of cheque)

करांचे नांव / **Details of Tax**	थकबाकी / **Arrears**	चालू / **Current**	शेरा / **Remarks**
सामान्य कर **(General Tax)**	1,716.00	858.00	
पाणी कर **(Water Tax)**	3,814.00	572.00	
मलजल कर **(Sewerage Tax)**	1,144.00	572.00	
प्रकाश कर **(Light Tax)**	96.00	0.00	
अग्नी सेवा कर **(Fir Service Tax)**	96.00	48.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	0.00	48.00	
पाणी लाभ कर **(Water Bene. Tax)**	0.00	48.00	
पथ कर **(Street Tax)**	0.00	48.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
नगर शिक्षण उपकर **(Municipal Education Tax)**	0.00	48.00	
नोटिस फी **(Notice Fee)**		0.00	
वारंट फी**(Warrant Fee)**		0.00	
विरकोळ **(Misc.)**	1,910.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	477.00	238.00	
रोजगार हमी कर **(E.G.S. Cess)**	0.00	0.00	
मोठया निवासी इमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	0.00	
एकूण **Rebate**			
एकूण रुपये अक्षरी रु. (In words total Rs.)	Rupees Eleven Thousands Seven Hundred Sixteen Only		
एकूण(Grand Total)	9,253.00	2,463.00	11,716.00

Received Cash: 11716

दिनांक : 20/07/2015

Generated By: Anil

के पूर्ण सही
Full the Official

This is a computer generated receipt, signature is not required.
Please visit website http://www.nmcnagpur.gov.in

नगन-४
932 2096
94 RL


नगन-४
१३२ २०१६
१६ २८