267/6210
Tuesday,July 11 ,2023
4:48 PM

पावती

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

पावती क्र.: 9251 दिनांक: 11/07/2023

गावाचे नाव: नागपूर (ख्रास)
दस्तऐवजाचा अनुक्रमांक: नगन4-6210-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स मेट्रो इन्फ्रा तर्फे भागीदार विशाल अनिलराव वाडीभस्मे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 31000.00

DELIVERED

NGP4
सह दुय्यम निबंधक वर्ग-१
नागपूर शहर क्र. ४

बाजार मूल्य: रु.99022632 /-
मोबदला रु.82571497/-
भरलेले मुद्रांक शुल्क : रु. 4951150/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1107202307417 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004973447202324E दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH004973447202324E	BARCODE		Date	10/07/2023-18:58:36	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_J1 NAGPUR NO 4 SUB REGISTRAR	Full Name	Ms METRO INFRA
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	MOUZA NAGPUR
Account Head Details	Amount In Rs.	Road/Street	NAGPUR
0030063301 Amount of Tax	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=MS KHATUSHYAM DEVELOPERS~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	69103332023071019642	2617574104
Cheque/DD No.		Bank Date	RBI Date	10/07/2023-18:59:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID

Mobile No. 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी कराव्याच्या दस्तासाठी लागू आहे. नोंदणी न कराव्याच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 10-07-2023 06:59:46

"श्री"

AGREEMENT OF DEVELOPMENT

VALUED AT RS. 82571497 /- ONLY

MARKET VALUE RS. 9,9022,632/- ONLY

(Item No. 1.67/213, Page No. 107 & 108, Mouza – Nagpur, @ Rs. 36,330/- Per Sq. Mtrs. for Plot & @ Rs.26,620/- Per Sq. Mtrs. for construction)

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 11th Day of ~~APRIL~~, **2023, BETWEEN :** JULY

M/S KHATUSHYAM DEVELOPERS, A Partnership Firm having its registered Office at Plot No. 8, Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, **(Income Tax PAN ABOFM2912Q),** Acting through its **Partners** –

(1) SHRI. SATISH S/o BANWARILAL GADODIA, Aged about 55 Years, Occupation : Business, **(Income Tax PAN ABLPG1093K, Aadhar Card No. 8809 1288 6471 & Mobile No. 9422180285),** Resident of Near Parshuram Bhawan, Jogadi Fail, Shegaon, Pin Code : 444203, Tahsil – Shegaon, District – BULDHANA (Maharashtra State);

(2) SHRI. MAHESH S/o PREMRAJ BETALA, Aged about 57 Years, Occupation : Business, **(Income Tax PAN ACQPB0901M, Aadhar Card No. 7485 6441 1231 & Mobile No. 9373109262),** Resident of Apartment No. 104, 1st Floor, 'Honey Lisa Apartments', Chhapru Square, Lakadganj, Nagpur, Pin Code : 440008, Tahsil and District – NAGPUR (Maharashtra State);

(3) SHRI. VINAY S/o HULASH CHAND BETALA, Aged about 42 Years, Occupation : Business, **(Income Tax PAN ACAPV2144A, Aadhar Card No. 5291 3394 3715 & Mobile No. 7898888855),** Resident of Apartment No. 202, 2nd Floor, 'Shalini Tower', 34, Janki Nagar, Main Road, Indore, Pin Code : 452001, Tahsil and District – INDORE, (Madhya Pradesh);

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(4) SHRI. TUSHAR S/o MAHESH BETALA, Aged about 31 Years, Occupation : Business, **(Income Tax PAN AXRPB5808R, Aadhar Card No. 4182 8317 2959 & Mobile No. 9579999009)**, Resident of Apartment No. 104, 1st Floor, 'Honey Lisa Apartments', Chhapru Square, Lakadganj, Nagpur, Pin Code : 440008, Tahsil and District – NAGPUR (Maharashtra State);

(5) SHRI. ASHOK S/o MANGILAL GANDHI, Aged about 65 Years, Occupation : Business, **(Income Tax PAN ACXPG9066F, Aadhar Card No. 7747 1271 8735 & Mobile No. 8839293230**), Resident of 44, Patel Nagar, Indore, Pin Code: 452001, Tahsil and District – INDORE, (Madhya Pradesh) &

(6) SHRI. MAYANK S/o ASHOK KUMAR GANDHI, Aged about 35 Years, Occupation : Business, **(Income Tax PAN AVRPG8194R, Aadhar Card No. 5562 4576 8319 & Mobile No. 8839293230),** Resident of V89, Akriti Arvviva, Tellapur, Sangareddy, Hyderabad, Pin Code: 502032, (Telangana);

hereinafter 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

M/s METRO INFRA, A Partnership Firm having its registered Office at Behind Ganeshpeth Police Station Naka, Ganeshpeth, Nagpur, **(Income Tax PAN ABVFM2291F},** Acting through its **Partners** –

(1) SHRI. VISHAL S/o ANILRAO WADIBHASME, Aged about 39 Years, Occupation - Business, **(Income Tax PAN ABTPW8339A, Aadhar Card No. 9948 1774 5896 & Mobile No. 9326957932)**, Resident of House No. 29/C, Near Rajwada Palace, Ganjipeth, Ganesh Chouk, Nagpur, Pin Code – 440018, Tahsil and District – NAGPUR (Maharashtra State);

(2) SHRI. HEMANT S/o PUNJABRAO GAWANDE, Aged about 50 Years, Occupation – Business, **(Income Tax PAN ADAPG4699N, Aadhar Card No. 3307 0355 8319 & Mobile No. 8888598195)**, Resident of Behind Ganeshpeth Police Station Naka, Ganeshpeth, Nagpur, Pin Code: 440002, Tahsil and District – NAGPUR (Maharashtra State);

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(3) MRS. SUJATA W/o HEMANT GAWANDE, Aged about 43 Years, Occupation – Business, **(Income Tax PAN AITPG6221A, Aadhar Card No. 8592 2336 5205 & Mobile No. 7741967060)**, Resident of Behind Ganeshpeth Police Station Naka, Ganeshpeth, Nagpur, Pin Code: 440002, Tahsil and District – NAGPUR (Maharashtra State); **AND**

(4) SHRI. PRADIP S/o DIGAMBAR BANTE, Aged about 51 Years, Occupation – Business, **(Income Tax PAN ACLPB3369A, Aadhar Card No. 6793 2673 2009 & Mobile No. 9373102501)**, Resident of Plot No. 113, Flat No. 301, N.I.T. Gardden, Sarvashree Mandir, Vaishnav Tajashree, Dattatray Nagar, Nagpur, Pin Code : 440024, Tahsil and District – NAGPUR (Maharashtra State);

(5) SHRI. ARUN S/o NAMDEORAO HARODE, Aged about 48 Years, Occupation : Business, **(Income Tax PAN ABJPH8434P, Aadhar Card No. 2655 9389 9877 & Mobile No. 8208763495)**, Resident of Plot No. 32, Netaji Nagar, Bhandara Road, Nagpur, Pin Code: 440035, Tahsil and District – Nagpur (Maharashtra) &

(6) SHRI. NILESH S/o NAMDEVRAO KARWATKAR, aged about 49 years, Occ: Business (Income Tax PAN ACLPB3369A, Aadhar Card No. 9167 3124 3248 **& Mobile No. 9326772644)**, Resident of Plot No. 79/A Bhandara Road, Netaji Nagar, Pardi Sharda Dham, Nagpur, Pin Code: 440035, Tahsil and District – Nagpur (Maharashtra);

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"**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owner hereinabovenamed exclusively owns and possess and in possession of the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, Togetherwith the existing more than 25 Years Old entire R.C.C. Superstructure standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits

of Nagpur Municipal Corporation Ward No. 23, in Tahsil and District - NAGPUR, hereinafter referred to as the **'said property/Project Land'**; AND

WHEREAS ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) (as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.), being a portion of the entire land bearing Khasra No. 275 of MOUZA - NAGPUR, bearing City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, in Tahsil and District - NAGPUR, Originally belonged to Shri. Kundanmal S/o Maghanmal Aswani, being his separate property, having acquired the same by him from the Nagpur Improvement Trust on Leasehold Rights for a term/period of 30 years commencing from 25/05/1966 and ending on 24/05/1996 by an Indenture of Lease Dated 20/05/1966; AND

WHEREAS the said Shri. Kundanmal Maghanmal Aswani lateron constructed a Workshop Building on the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CR/3187/4277 Dated 04/05/1968, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, of Mouza - NAGPUR; AND

WHEREAS the aforesaid Shri. Kundanmal Maghanmal Aswani lateron Revised the aforesaid sanctioned Building Plan dated 04/05/1968 and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Revised Building Permit No. CR/671/4277 Dated 20/04/1993; AND

WHEREAS during his life time the said Shri. Kundanmal Maghanmal Aswani had executed his LAST WILL AND TESTAMENT on 06/04/1993 and thereby he had gave and bequeathed his aforesaid entire property to his two sons namely (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani jointly absolutely forever with heritable and transferable rights therein in equal proportion. The said Will is unregistered; AND

WHEREAS consequent upon the death of the said Shri. Kundanmal Maghanmal Aswani, who died on 11/04/1993 his aforesaid two sons namely (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani became the Joint/Co-Owners of the said entire property with heritable and transferable rights therein in terms of the aforesaid Will Dated 06/04/1993; AND

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WHEREAS on expiration of the Original term of Lease the Nagpur Improvement Trust lateron extended the same for a further term/period of 30 years commencing from 25/05/1996 and ending on 24/05/2026 by executing a Renewed Indenture of Lease in respect of the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) in favour of (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani on 15/05/2001 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 642 on Pages 182 to 185 at Sr. No. 2846(P) on 16/05/2001; AND

WHEREAS as per the Indenture of Lease Dated 15/05/2001 the Nagpur Improvement Trust had earmarked the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) for Workshop and Godown use. Lateron the aforesaid (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani applied to the Nagpur Improvement Trust for changing the User of the said Plot of Land as Commercial-Cum-Residential. Considering their request the Chairman, Nagpur Improvement Trust vide its Order Dated 16/12/2019 and vide its Letter No. Secretary-1(Property)/839 Dated 10/07/2020 changed the user of the said Plot of land and also granted its No Objection to change the user of the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) for Commercial and Residential Purposes; AND

WHEREAS the aforesaid (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani lateron in their turn jointly transferred/sold the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) Togetherwith the existing Structure standing thereon, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR by way of sale to M/s. Khatushyam Developers, a Partnership Firm through its Partners (i) Shri. Satish Gadodia S/o Shri. Banwarilal Gadodia, (ii) Shri. Mahesh Betala S/o Premraj Betala and (3) Shri. Vinay Betala S/o Shri. Hulash Chand Betala, the Owner hereinabovenamed by a Sale Deed Dated 25/04/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4115 on even date; AND

WHEREAS as result therefore the said M/s. Khatushyam Developers, the Owner named hereinabove has now become an exclusive, absolute and full Owner of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey Vide Ferfar Entry No. 5 on dated 7/06/2022; AND

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WHEREAS during the course of time the aforesaid M/s. Khatushyam Developers has prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) and the same is also duly sanctioned and approved by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 278/BP/Nagpur/TP/NMC/424 Dated 09/02/2023; AND

WHEREAS for various cogent reasons and good causes the Owner hereinabovenamed has now decided to develop its aforesaid property bearing Nagpur Improvement Trust Leasehold Plot No. 8 (Eight), containing by admeasurement 1003.35 Sq. Mtrs., (OR 10800.00 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23 in Tahsil and District – NAGPUR (more fully described in the schedule mentioned hereunder written) into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops, Offices and self contained separate Apartments therein through any well experienced builder of the City; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabovenamed having expressed their desire and willingness to undertake the proposed work of Development, the Owner after detailed negotiations with the Developer has now agreed to entrust the entire work of Development of the said property more particularly described in the Schedule hereunder written 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 OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agree to DEVELOP ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

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(2) THAT the Developer agreed to construct at its own costs 5 (Five) Shops, 3 (Three) Offices and 28 (TWENTY EIGHT) 3 BHK Apartments on the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) and out of which 2 (Two) Shops, 2 (Two) Offices and 15 (Fifteen) 3 BHK Apartments shall give, grant and convey the same to the Owner in duly finished and completed condition and the cost of construction of the said Shops, Office and Apartments chosen to be retained by the Owner is the consideration cost of this transaction.

That the Developer has specifically agreed to construct at its own costs 2 (Two) Shops, 2 (Two) Offices and 15 (Fifteen) 3 BHK Apartments, bearing Shop Nos. 001 & 002, both on the GROUND FLOOR, bearing Office Nos. 102 & 103 on First Floor, Apartment No. 102 on First Floor, Apartment No. 201 on Second Floor, 301, 302 & 303 all on Third Floor, 401 on Fourth Floor, 501, 502 & 503 all on Fifth Floor, 701, 702 & 703 all on Seventh Floor, 901, 902 & 903 all on Ninth Floor with undivided proportionate share and interest retained by Owner for its exclusive use in the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) out of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A", which is proposed to be sanctioned and to give, grant and convey the same to the Owner in duly finished and completed condition within a period of 29 (TWENTY NINE) Months from the date of commencement of works and the Owner shall have full right to use, sell, resell its retained Apartments. The cost of construction of the said Shops/Office and Apartments chosen to be retained by the Owner is fixed at Rs. 8,02,11,997/- and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates and the same shall be adjusted against the cost as may be paid by the Developer to the Owner in respect of the said property. It is specifically agreed by the Owner that if any extra/additional facilities and specifications which are not covered under the "Annexure-A" Appended hereto as per the request of the Owner provided by the Developer then in such event the cost of such amenities and facilities shall be borne and paid by the Owner to the Developer well before taking over the actual physical possession of the said chosen Shops/Office/Apartments and shall always indemnify the Developer against such payments. The details of the same are given in the following chart :

SR.NO.	SHOP/OFFICE/APARTMENT NO.	FLOOR	CARPET AREA IN SQ. MTRS.
	SHOPS		
(1)	001	GROUND	26.860
(2)	002	GROUND	28.510
		TOTAL :	55.37

OFFICE			
(1)	102	FIRST	40.730
(2)	103	FIRST	40.820
		TOTAL	**81.55**
APARTMENTS			
(1)	102	FIRST	97.450
(2)	201	SECOND	111.770
(3)	301	THIRD	111.770
(4)	302	THIRD	96.790
(5)	303	THIRD	97.450
(6)	401	FOURTH	111.770
(7)	501	FIFTH	111.770
(8)	502	FIFTH	96.790
(9)	503	FIFTH	97.450
(10)	701	SEVENTH	111.770
(11)	702	SEVENTH	96.790
(12)	703	SEVENTH	97.450
(13)	901	NINETH	111.770
(14)	902	NINETH	96.790
(15)	903	NINETH	97.450
		TOTAL	**1545.03**

The Developer have further specifically agreed to provide 15 (Fifteen) 4 Wheeler Covered Parking Slots on Basement Floor to the Owner for its use and occupation. However all the remaining Parking Slots shall always belongs to the Developer.

(i) That it is further specifically agreed and understood by and between the Parties hereto that the Developer shall construct a Multistoreyed Building on the said Plot of land consisting of 5 (Five) Shops, 3 (Three) Offices and 28 (Twenty Eight) self contained separate Apartments therein. Out of which 2 (Two) Shops, 2 (Two) Offices and 15 (Fifteen) Apartments chosen to be retained by the Owner for its exclusive use as well as as per its will and desire and all the remaining 3 (Three) Shops, 1 (One) Office and 13 (Thirteen) Apartments shall always belongs to the Developer with a right to transfer/sale the same to the prospective buyers as per their own wish, choice and desire and the Owner shall not acquired any right, title, share and/or interest of any kind whatsoever in respect of the said Shops/Offices/Apartments. The details of the same are given in the following chart :-

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SR.NO.	SHOP/OFFICE/APARTMENT NO.	FLOOR	CARPET AREA IN SQ. MTRS.
	SHOPS		
(1)	003	GROUND	25.300
(2)	004	GROUND	30.580
(3)	005	GROUND	27.120
		TOTAL	**83.00**
	OFFICE		
(3)	101	FIRST	35.110
		TOTAL	**35.110**
(1)	101	FIRST	96.790
(2)	202	SECOND	96.790
(3)	203	SECOND	97.450
(4)	402	FOURTH	96.790
(5)	403	FOURTH	97.450
(6)	601	SIXTH	111.770
(7)	602	SIXTH	96.790
(8)	603	SIXTH	97.450
(9)	801	EIGHTH	111.770
(10)	802	EIGHTH	96.790
(11)	1001	TENTH	111.770
(12)	1002	TENTH	96.790
(13)	1003	TENTH	97.450
		TOTAL	**1305.85**

(ii) That it is specifically understood and agreed by and between the parties hereto that all the Original title deeds relating to the said property shall always kept in the custody of the Owner and it shall produce the same as and when the same are required for verification and/or for any purpose without assigning any excuse or reason.

(iii) That the Developer hereby assures the Owner that it shall execute 19 separate Apartment Deeds for the aforesaid Shops/Office/Apartments chosen to be retained by the Owner. However the expenses required for Registration of the said Apartment Deeds such as Stamp Duty, Registration Fees, Lawyer's Fees, Misc. Expenses etc. shall be borne and paid by the Owner or Owner's respective buyers.

(iv) That the Developer have paid and deposited a sum of Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakh Only) as an interest free Security Deposit to the Owner from time to time till the time of execution of this Agreement and for which the receipt whereof is hereby acknowledged

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and admitted by the Owner by this Agreement and which shall be returned to the Developer by the Owner only after completion and possession of the said Multistoreyed Building proposed to be constructed on the said Plot of land and also on receipt of chosen Shops/Office/Apartments in duly finished and completed condition. The details of payment of Security Deposit is as under :-

- Rs. 15,00,000/- (Rupees Fifteen Lakh Only) by Chq. No. 001318, Dated 7/10/2022, Drawn on Karur Vysya Bank.

- Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) by Chq. No. 000050, Dated 7/10/2022, Drawn on Bank of Baroda.

- Rs. 15,00,000/- (Rupees Fifteen Lakh Only) by Chq. No. 000551, Dated 6/10/2022, Drawn on Tirupati Urban Co-Operative Bank.

- Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) by Chq. No. 828275 Dated 7/10/2022, Drawn on Indian Bank.

- Rs. 21,00,000/- (Rupees Twenty One Lakh Only) by Chq. No. 156748 Dated 11/08/2023, Drawn on Indian Bank.

Rs. 1,21,00,000/- (RUPEES ONE CRORE TWENTY ONE LAKH ONLY).

(v) That it is further specifically agreed and understood by and between the parties hereto that the name of the said proposed Multistoreyed Building shall be given as **"SKYLINE TOWER"** Only and not any other name.

(vi) That the Owner hereby allows and permits the Developer to use and consume the electricity and water from the existing connections for the proposed construction works. However the Bills of the same shall be borne and paid by the Developer and shall always indemnify the Owner against such payments.

(vii) That the Owner hereby allows and permits the Developer to purchase the T.D.R. (Transferable Development Rights) and utilize/load such TDR in construction to be carried out on the said Plot of land and for which the Owner shall not acquired any right, title and interest in respect of the said TDR.

(viii) That it is further specifically agreed and understood by the Owner that after obtaining Occupancy Certificate, it shall be its sole liability and responsibility to pay the maintenance charges as may be charged by the

Maintenance Committee for the Shops/Office/Apartments chosen to be retained by the Owner and shall always indemnify the Developer against such payments and the Developer shall liable and responsible to pay the maintenance charges to the Maintenance Committee in respect of its Apartments/Units/Shops as well as Apartments/Units/Shops of the Owner till the date of occupancy.

(ix) That it shall be the sole liability and responsibility of the Developer to obtain all the necessary permission, the Occupancy Certificate from the Competent Authority empowered in this behalf exclusively from and out of their own costs and expenses as well as shall born the expenses of Architect Fees and any other incidental charges and shall always indemnify the Owner against any litigation in this behalf.

(x) That it is agreed by the Developer that all the construction responsibility as per norms upon Developer and the Owner shall not be responsible for the same. If any accident or incident shall happen during the period of construction, the Developer shall be solely responsible and liable for the same.

(3) THAT the Owner hereby assures the Developer that it shall obtain all the necessary Consent Letters/No Objection Certificates/Papers/Documents required for the aforesaid proposed transaction of Development from various Government/Semi-Government Departments and Offices, exclusively from and out of its own costs and expenses.

(4) THAT the Owner further assures the Developer that the property hereby agreed to be developed is its separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(5) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Ground Rent/Non Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owner only up-to the date of execution of this Agreement and thereafter all such Taxes, Bills shall be borne and paid by the Developer on its due date and shall always indemnify the Owner against such payments.

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(6) THAT the Owner shall answer all the 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.

(7) 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 mutually. It is mutually agreed between the parties that both Party shall execute Supplementary Agreement in respect of this transaction if require in future. The Developer on the other hand have verified genuinety, authenticity of the documents of the said property papers at its end and are legit and accurate to best of its knowledge and the Developer upon satisfaction of the same have agreed to proceed for this Agreement.

(8) THAT the Developer hereby agrees that it shall complete and finish the said building as per RERA and shall complete the divided units simultaneously.

(9) 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 Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of various Shops, Offices and Self contained separate Apartments therein. The Owner does hereby agree to sign the revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Revised Plans. It also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owner who in its turn agrees to return back to the Developer such sums as may be refunded to it by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(10) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per the aforesaid sanctioned Plan and/or after getting the Revised Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. However the Owner has full right to monitoring the scheme and check the construction work and progress of his retainable Shops/office/Apartments from time to time and the Developer also inform the progress of the construction work to it from time to time. The Owner at its

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discretion may appoint a nominee/supervisor to verify the execution of the Agreement being carried as per mutually agreed norms and quality.

(11) THAT the Owner does hereby allow and permit the Developer to display it's name board alongwith the name of the Land Owner thereon at site after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of the Built-up spaces (excluding the 2 Shops, 2 Offices and 15 Apartments chosen to be retained by Owner as mentioned above) out of the Multistoreyed building proposed to be constructed on the said Plot of land 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 moneys from such buyers being the agreed sale price there for and to retain and appropriate the same in it's absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall it question the accountability thereof in any manner whatsoever.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in respect of 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 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 agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(14) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) hereby agreed to be developed and they shall have absolute right and full authority and power to develop the said land in accordance with the aforesaid sanctioned Plans or the revised Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur as the case may be 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 Nagpur Improvement Trust Leasehold Plot No. 8 (Eight), (excluding the 2 Shops, 2 Offices and 15 Apartments chosen to be retained by Owner as mentioned above) to the prospective buyers for such price as it may fix or agree upon in their absolute discretion.

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(15) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 or Revised Deed of Declaration 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.

(16) THAT the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority are applicable to the said Proposed Project and consequentially therefore the Developer hereby agree that it shall be their sole liability and responsibility to get the said proposed project registered with RERA within the stipulated period and shall always indemnify the Owner against any legal action.

(17) THAT the Owner shall execute an Irrevocable Specific Power of Attorney empowering and authorizing any person(s) 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, Building Maps, Revised Building maps, Applications, Affidavit, declarations and all other kinds of documents on its behalf and also to carry out and observe all the obligations on its 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 transactions envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(18) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is 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.

(19) THAT the Owner and Developer agrees to pay and discharge all its respective Income Tax, Wealth Tax, VAT, Goods and Service Tax and Capital Gain Tax liabilities if any, arising out of this transaction and shall always indemnify each other against such payments.

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

(21) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no

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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. The Place of Arbitration shall be at Nagpur.

(22) THAT the Developer hereby assure the Owner that it shall complete the construction of the proposed Multistoreyed Building within 29 (Twenty Nine) Months from the date of commencement of works. However a Grace period of 3 (THREE) Months shall be granted by the Owner to the Developer for completion of the said Scheme in unavoidable circumstances only. In case if the Developer fails to complete the construction as per the standards of construction materials (i.e. as per specification annexed herewith) within the time prescribed, the Developer shall inform the Owner within 30 Days from aforesaid time is not willing to continue the project and if delayed by the aforesaid agreed period, the Developer shall liable to liquidate damages @ Rs. 2,00,000/- per month.

(23) THAT on registration of the Sale Deed(s), the Owner agrees 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(s) in all relevant records.

(24) THAT the Developer also agree to pay to M.S.E.D.C.L. for obtaining electric and Water Meter charges. Sales Tax, VAT, GST 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 and work contract paid therefore and shall always keep the Owner indemnified against the same.

(25) 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. The Developer shall be liable to pay and deposit the installation charges of 19 electric meters in the 2 Shops, 2 Offices and 15 Apartments chosen to be retained by Owner for its exclusive use and occupation.

(26) THAT if the F.S.I. in relation to the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) is increased during the period of construction shall always belongs to the Owner. However after completion of the construction if the F.S.I. is increased at any time in future, then in such event such increased F.S.I. shall always belongs to the Association of the said

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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. The Place of Arbitration shall be at Nagpur.

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proposed scheme and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(27) THAT the Owner does hereby assure the Developer that it has not entered any agreement before execution of this agreement and this is the first agreement it has executed with the Developer. The Owner further assures the Developer that it has not created any mortgage, lien, charge or interfere over the said property till date and the same is absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(28) 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
(COMMERCIAL/RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR and the same is bounded as under :-

ON THE EAST	-	**PLOT NO. 9.**
ON THE WEST	-	**PLOT NO. 7.**
ON THE NORTH	-	**30.00 MTRS. WIDE ROAD.**
ON THE SOUTH	-	**9.00 MTRS. WIDE ROAD.**

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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 :- Adv. Ritesh C. Mahendra as per the instructions of the parties}

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTO	SIGNATURE & FULL NAME
01			FOR M/S KHATUSHYAM DEVELOPERS 1) (SATISH BANWARILAL GADODIA)
02			2) (MAHESH PREMRAJ BETALA)
03			3) (VINAY HULASH CHAND BETALA)
04			4) (TUSHAR MAHESH BETALA)

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05			5) (ASHOK MANGILAL GANDHI)
06			6) (MAYANK ASHOK KUMAR GANDHI) Partners "OWNER"
07			FOR M/s METRO INFRA 1) (VISHAL ANILRAO WADIBHASME)
08			2) (HEMANT PUNJABRAO GAWANDE)
09			3) सौ०सुजाता गावंडे (MRS. SUJATA HEMANT GAWANDE)
10			4) (PRADIP DIGAMBAR BANTE)

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11			5) (ARUN NAMDEORAO HARODE)
12			6) (NILESH NAMDEVRAO KARWATKAR) Partners "DEVELOPER"
WITNESSES :-			
01			( )
02			( )

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ANNEXURE "A"

SPECIFICATIONS OF SHOPS/OFFICE/APARTMENTS CHOSEN TO BE RETAINED BY THE OWNER

Features - Premium quality construction.
Use of AAC blocks

Wall - Internal : 115 mm thick wall.
External : 150 mm thick wall.

Plaster - Internal : Punning with Gypsum/POP plaster only.
External : Smooth or rough finish cement plaster (After finalizing Exterior 3D design).

Paint - Internal : Tractor smooth finish paint Asian, Berger, Dulux.
External : Apex Paint with primer base.

Steel & Cement - ISI Mark of Top 5 Brands.

Doors - Front Door : Flush door with veneer on front or fire resistant B-secure door.
Internal Door : Flush shutter door with mica on both sides for all.

Window - Aluminium powder coated windows with MS grill.

Handel & Locks - Godrej & equivalent.

Toilet - Glazed dado tiles on wall & anti-skid tiles on floor.

Sanitary Ware - Jaquar / Asian bath sense / Cera / Johnson washbasins, wall hung commode / Orissa Pan.

Bathroom Fixtures - Jaquar Esco / Jaquar Florentine / Asian Bath Sense Fixtures conceal flush tanks.

Flooring - 24" x 48" Vitrified double charged tiles in all rooms & (24"x24") wooden textured tiles in balcony/terrace and
anti-skid tiles on washing area floor.

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Kitchen - Kitchen otta with black granite top with S.S Sink. Glazed Tiles will be provided up to full height above kitchen otta, Semi Modular Kitchen.

Electrification - Concealed wiring with ISI marked wires & switches of make Great white or Polycab or equivalent brand. T.V. point in drawing room & Master Bedroom room only. A.C Points in bedrooms only. Geyser points in all toilets.

Water Tank - Separate tank for corporation water for drinking purpose. Separate tank for boring or well water for utility purpose.

SPECIAL EXTRA FEATURES

False ceiling - POP/ Gypsum ceiling in all rooms and Drawing Hall also.

Security - CCTV surveillance for common area.

Lift - Johnson/Kone/Schenider Elevator with 4-6 Passengers lifts with battery backup for power failure.

Rain Water Harvesting.

Pest Control to be done positively.

Peripheral Plantation / Landscaping.

Water proofing treatment to all toilets, water tanks and washing area also.

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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. 80/2023
Date 5/6/2023

Received From S/Shri/Smt./M/s METRO INFRA NAGPUR
Residing at 9,90,23,000/-
Market Value Rs. NAGPUR
Stamps duty of Rs. 4951150/- in words Rs. Fourty nine lakh fifty one thousand one hundred fifty only.
Paid vide e-Challan No. MH002760716202324E Date 5/6/2023

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 4951150/- (in words Rs. Fourty nine lakh Fifty one thousand-
One hundred fifty only.) with which instrument is chargeable i.e
has been paid as per Article 5(g-9) of Schedule-I.

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

5/6/2023
Collector of Stamp's
Nagpur City

Nagpur
Date :- 5/6/2023

हे आदेश मुद्रांक शुल्क अधिनियम, १९५८ खाली करारनामा नोंदणीसाठी दिलेल्या दिनांकास सादर करण्यास सांगतात. नोंदणी अधिनियम, १९०८ खाली करारनामा नोंदणीसाठी सादर करण्यास सांगतात. नोंदणी अधिनियम, १९०८ खाली अधिनियमांतील सर्वसूची सुधारणा नोंदणी अधिकारी यांना नोंदणीसाठी कार्यवाही करावी.

5/6/2023
मुद्रांक जिल्हाधिकारी
नागपुर शहर

Jt. Dist. Registrar Cl-1 & Collector of Stamps * NAGPUR CITY *

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विकसन करारनामा , अभि. नि. प्र.क्र. ८०/२०२३

सादर :-

विषय : मुल्यांकन अहवाल

मौजा – नागपूर , तहसिल – नागपूर शहर , जि. नागपूर , भूखंड क्र.- ८, शिट क्र. २१३, नभुक्र. – २४८, खसरा क्र. २७५

प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

१) लिहून देणार – मे. खतुश्याम डेवलपर तर्फे श्री. सतीश बनवरीलाल गदोदिया व इतर

२) लिहून घेणार – मे. मेट्रो इन्फ्रा तर्फे श्री. विशाल अनिलराव वाडीभस्मे व इतर

३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय - होय (डेव्हलपर्स)

४) दस्ताचा प्रकार - विकसन करारनामा (बांधकाम क्षेत्र विभागणी)

५) दस्त निष्पादित आहे/नाही? - नाही.

६) हस्तांतील एकुण भूखंड क्षेत्रफळ - १००३.३५० चौ.मी.

७) कॉर्नर भूखंड आहे काय? - नाही

८) रस्त्यावे सन्मुख आहे काय? - नाही. (३०.० m wide road , Metro Corridor)

९) दस्तात दर्शविलेला मोबदला - - निरंक

१०) विकसन करारनामानुसार

जमीन मालकाच्या हिस्सा – विकासक जमीन मालकाला एकुण २ दुकाने, २ कार्यालये व १५ सदनिका देत आहे.

११) विकसन करारनामानुसार विकसक जमीन मालकाला देत असलेले बांधकाम क्षेत्र – ५५.३७ + ८१.५५ + १५४५.०३० = **१६८१.९५ sq.mt.carpet area**

१२)डिपॉझिट रक्कम नमूद आहे काय? – नाही

१३)विकसक जमीन मालकाला किराया रक्कम देणार आहे काय? - नाही

१४)या व्यतिरीक्त दस्तात नमूद बाबी – प्रकरणी Building Plan Sanctioned झालेला आहे व त्याबाबत दस्तात पान क्र.६ मध्ये उल्लेख आहे. व सोबत Architect Certificate regarding Area statement संलग्न आहे. सबब त्यानुसार Super Built Up Area विचारात घेउन मुल्यांकन केले आहे. सबब त्यानुसार एकुन Super Built Up Area – ५५७२.८८५ Sq.mt. आहे. सदर दस्त हा विकसन करारनामा (बांधकाम क्षेत्र विभागणी) चा आहे. Architect certificate नुसार Owner ला एकुण ३०१३.२२३ sq.mt. super built up

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२५/१०

area मिळत आहे. तसेच विकासकाला एकूण २५५९.६६ sq.mt. area मिळत आहे. Area calculation बाबत separate sheet संलग्न आहे. तसेच दस्तात project completion period २१ month + ३ month grace period असा उल्लेख आहे. विकासकाने रु. १,२१,००,०००/- Security Deposit पोटी ०७/१०/२०२२ रोजी owner ला दिलेले आहेत. सबब त्यानुसार एकूण ३१ month करीता व्याज ६ टक्के दराने owner च्या हिश्श्यात add केले आहे. Ancillary FSI, Extra FSI व विकास शुल्क करीता एकूण १३ पर्याय रु. १,२१,२८,७३१/- (२०,३९,७४६ + ६०,८८,९८५ + ५०,००,००० अनुक्रमे) खर्च केलेच्या पावत्या सोबत जोडलेल्या आहेत. सदर सर्व खर्च owner ने केला आहे. तसे दस्तात नमूद आहे. सबब त्यानुसार विकासकाच्या हिश्श्यात proportionately खर्च Add करणे योग्य होईल. सदर बाबींचा विचार करून मुल्यांकन करण्यात येत आहे.

१६) **वर्ष २०२२-२३ चे बाजार मुल्यदर तक्त्यानुसार** —

मुल्य विभाग क्र. १.६७/२१३ - जमीन दर — रु. ३६,३३०/- प्र.चौ.मी. , पृष्ठ क्र. १०८

१७) विकास योजना / प्रादेशिक योजना प्रस्ताव, आजूबाजूचा अनुज्ञेय वापर, मि.ळकत रस्त्याप[illegible] अंतर्गत / रस्त्या सन्मुख आहे/नाही?, झोन / आरक्षण / बिनशेती / शेती अगर ना विकास —

१८) बाजार मुल्यदर तक्त्यातील दरानुसार **अंमलबजावणी सूचना ३२** चे अनुषंगाने होणारे एकत्रित आकडेवारी -

(अ) जमीन मालकास मिळणा-या हिश्श्याचे मुल्य -

१. जमीन मालकाच्या हिश्श्याच्या बांधकाम क्षेत्राचे बांधकाम दरानुसार येणारे मुल्य -

= ३०१३.२२३ * २६६२० = ८,०२,११,९९७/-

२. Security Deposit वरील व्याज — १,२१,००,००० * (३१/१२) * ०.०६ = २३,५१,५००/-

एकुण रुपये — ८,२५,७१,४९७/-

(ब) विकसनकर्त्यास मिळणा-या हिश्श्याचे मुल्य —

विकसनकर्त्याच्या हिश्श्याचे बांधकाम क्षेत्र = २५५९.६६ चौ.मी.

जमीन दर — ३६३३०/- प्र.चौ.मी.

मुल्य — २५५९.६६ * ३६३३० = **९,२९,९२,५२१/-**

+ विकसनकर्त्याच्या हिश्श्याच्या बांधकाम क्षेत्राचे FSI मुल्य = १,३१,२८,७३१ * (२५५९.६६ / ५५७३.८८५) = ०.४५९३ * १,३१,२८,७३१ = **६०,३०,११९/-**

एकुण मुल्य = ९,९०,२२,६३२/-

नगन - ४
६२५० / २०२३
२६ / ५०

क) दस्तात नमूद मोबदला – nil

विकसन करारनाम्यात निश्चित होत असलेले एकूण मुल्य रुपये – ९,९०,२२,६३२/-

(अ) व (ब) सापेक्ष जास्तीचे मुल्य – (ब)

मान्य / अमान्य

सहाय्यक नगर रचनाकार
दिनांक – १२/०५/२०२३

सह जिल्हा निबंधक वर्ग-१,
नागपूर शहर

नगन – ४
६२१० / २०२३
२७/५०

CHALLAN

MTR Form Number-6

GRN	MH002780716202324E	BARCODE		Date	29/05/2023-19:28:26	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stampe Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	NFJ1_JT DISTRICT REGI NAGPUR URBAN			Full Name	MS METRO INFRA NAGPUR		
Location	NAGPUR						
Year	2023-2024 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030051701	Amount of Tax	4951150.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	ADJUDICATION No 80/2023		
Total		49,51,150.00		Amount in Words	Forty Nine Lakh Fifty One Thousand One Hundred Fif ty Rupees Only		

DEFACED ₹4951150.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230529216 68	2810494130
Cheque/DD No.		Bank Date	RBI Date	29/05/2023-19:35:54	30/05/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 30/05/2023	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दस्त नोंदविण्यासाठी सबंधीत दुय्यम निबंधक कार्यालयास सादर करावे. सदरची चलन कोणत्याही दस्त नोंदविण्यासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.06.05 10:11:28 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1		00016136872023 24	05/06/2023-10:11:24	IGR377	4951150.00
			Total Defacement Amount		49,51,150.00

Print Date 05-06-2023 10:11:28

महाराष्ट्र शासन

सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

नविन प्रशासकीय ईमारत क्र.-२, ए-विंग, ३ रा माळा, सिव्हील लाईन्स, नागपूर-४४०००१.
दूरध्वनी क्रमांक :- [०७१२] २५३८७८० Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in

जा.क्र./का.-७/आदेश/अभि.प्र.क्र.-८०/२०२३/ 2626 /२०२३ दिनांक :- ९८/०५/२०२३.

अभिनिर्णय प्रकरण क्रमांक :- ८०/२०२३

-: अभिनिर्णय :-

****

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक २०/०४/२०२३ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल कलेले कागदपत्रे, पुरावे व दस्ताचे प्रारुप / निष्पादित न केलेल्या दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा नागपूर, तह. नागपूर शहर, जि. नागपूर, येथील खसरा क्र.-२७५, वार्ड क्र.-२३, शिट क्र.-२१३, न. भू. क्र.-२४८, म. न. पा. घर क्र.-१५२५, ना. सु. प्र. भुखंड क्र.-८ चे एकुण क्षेत्रफळ १,००३.३५ चौ. मी. [१०,८००.०० चौ. फु.] [आखिव पत्रिके प्रमाणे १,००३.७० चौ. मी.] इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करुन मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक १२/०५/२०२३ रोजी मुल्यांकन अहवाल सादर केलेला असुन, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र.-८०/२०२३ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये ८,२५,७१,४९७/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ९,९०,२२,६३२/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये निरंक नमुद आहे. म्हणुन मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ९,९०,२२,६३२/- समजा रुपये ९,९०,२३,०००/- इतके निश्चित करण्यात करण्यात आलेले आहे.

8290
39/40

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये ९,९०,२३,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (२)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ४९,५१,१५०/- इतके मुद्रांक शुल्क देय ठरते. मूळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये ४९,५१,१५०/- इतके मुद्रांक शुल्क देयआहे. सबब अभिनिर्णय देण्यात येत आहे.

१] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२[१][ब] खाली प्रमाणित करुन देण्यात येईल.

२] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.

३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. मुख्य नियंत्रक महसुल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल.

४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखांत पुर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहुन आदेश देत आहे.

५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहुन आदेश देण्यात येत आहे.

६] उपरोक्त आदेशातील **मिळकतीचे बाजारमुल्य मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

उक्त रक्कमेचा भरणा प्रासप्रणालीच्या https://gras.mahakosh.gov.in/echallan/frmIndes.php/ किंवा https://gras.mahakosh.gov.in/igr/ या संकेतस्थळावर जावून **NPJI_JTDISTRICT REGI NAGPUR URBAN** या कार्यालयाचे नावे मुद्रांक शुल्काचा रक्कम **००३००५१७०१** या संगणकीय लेखाशिर्षात करावा व त्याबाबतचा ई-चलान या कार्यालयास सादर करावा.

मिसा-३
८२९०/२०२३
३२/५०

[तानाजी ल. गंगावणे]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,
मे. मेट्रो इन्फ्रा, नागपूर,
कार्या. पत्ता- गणेशपेठ पोलीस स्टेशन नाक्याच्या मागे,
गणेशपेठ, नागपूर-४४००३२.

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

LUPIN: 5986714276I

गाव/पेठ : नागपूर-शिट नंबर २१३		तालुका/ल.भू.का. : ल.भू.अ.१ नागपूर			जिल्हा : नागपूर
जमीन भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडयाचा तपशील आणि त्याच्या वेळोवेळीच्या नियत बेज
२४८	२१३		१०८३.७०	ते	शासन दरबारी व्यावसायीक.का.स.पात्र

सुविधाधिकार :	
हक्काचा मुळ धारक : वर्ष : १९७२	मे नागपूर सुधार प्रन्यास
भोगवटदार :	१. [कृष्णमुरा गोपालदास अग्रवाली कि.क्र.१०६५] कि.क्र.१०६५
इतर हक्क :	
इतर बोजे :	

दिनांक	स्वरूपाचा	खंड क्रमांक	नवीन धारक(गण), भोगवटदार किंवा धारण (ई)	शेरा
18/07/2003	मृत्यु पत्राचा कृष्णलाल मगरा ६.४.९३ प्रतिज्ञापत्र क्र.१३६ दि.४.४.०३		१. [देवानंद कृष्णलाल अग्रवाली] [५.०० चौ.मी.] [रामदेव कृष्णलाल अग्रवाली] [५.०० चौ.मी.]	वि.क्र.१०६५ प्रमाणे सही- 18/07/2003 ल.भू.अ.क्र.१ नागपूर
07/09/2022	खरेदी खंड - खत दु.नि नागपूर ४ यांचेकडील दस्त क्र. ५२७८/२०२२ दिनांक २५/०४/२०२२ अन्वये देवानंद कृष्णलाल अग्रवाली , रामदेव कृष्णलाल अग्रवाली यांनी खरेदी दिलेले खरेदी सोबतची खरेदी दस्तात खरे नाव कमी करून खरेदी दस्तात खरे नाव दाखल केले.	411/2022 25/04/2022	१. मेसर्स खटुश्याम डेवलपर्स तर्फे भागीदार श्री दिनेश बेलाराम श्री हुलाराम बंद बेलाल . . २५.३५ चौ.मी मेसर्स खटुश्याम डेवलपर्स तर्फे भागीदार श्री महेश बेलाराम बेलाराम बेलाला . . २५.३५ चौ.मी मेसर्स खटुश्याम डेवलपर्स तर्फे भागीदार श्री मांडिल गणेशराम श्री अमरीलाल गणेशिया . २५.३५ चौ.मी	वि.क्र.१ प्रमाणे सही- 07/09/2022 ल.भू.अ., ल.भू.का. क्र.१ नागपूर

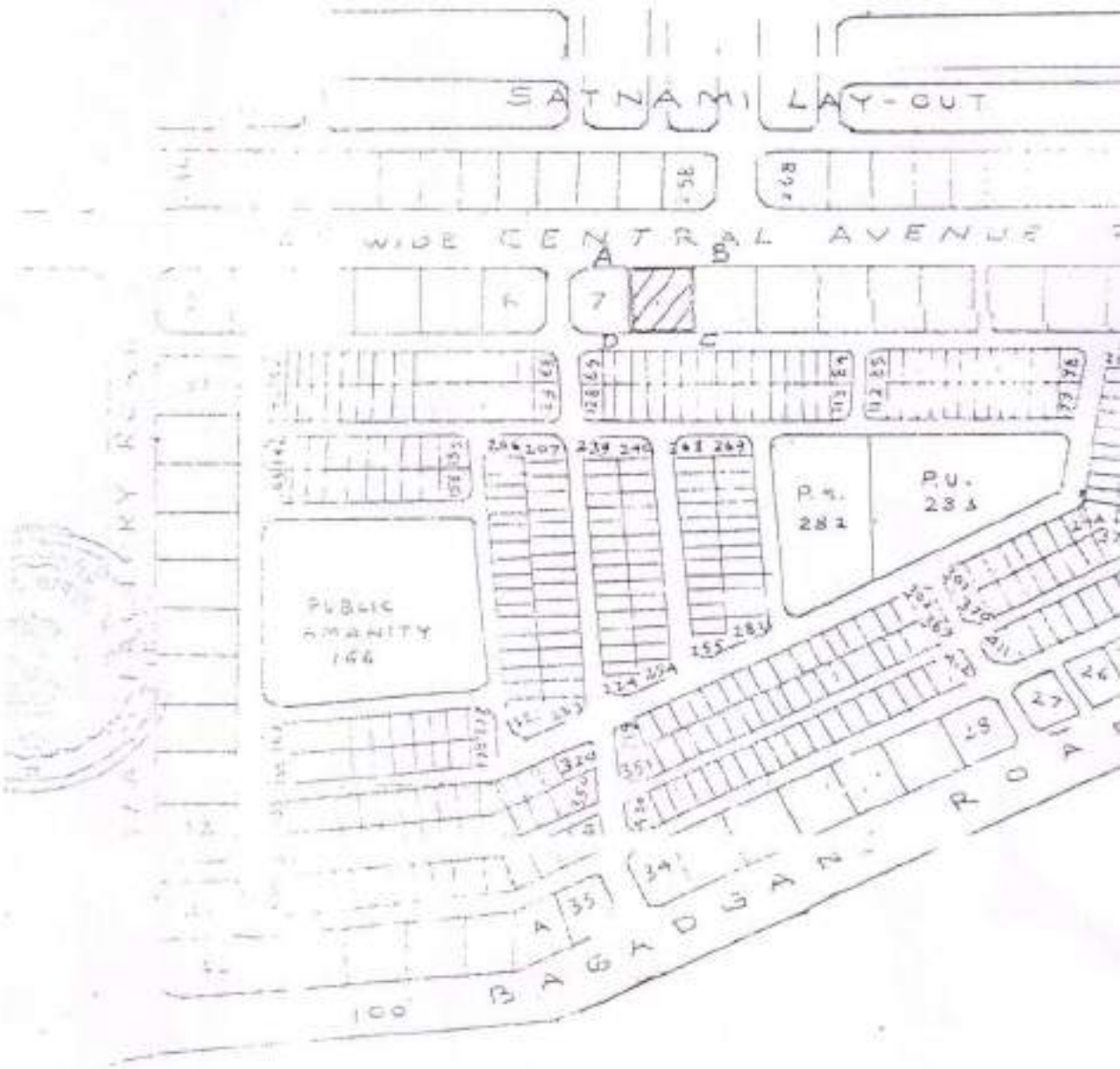
हि नियतांक दर्शिका दिनांक 07/09/2022 12:06:55 PM रोजी / डिजिटल स्वाक्षरी केली असल्याकारणे त्यावर कोणाचाही सही शिक्क्याची आवश्यकता नाही.

नियतांक दर्शिका प्रमाणपत्र दिनांक 14/03/2023 11:03:33 AM

नियत स्वाक्षरी साठी https://digitalsetbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard ही लिंक व्यवस्थित 0414100002136522 ह्या क्रमांक प्रमाणे.

नगन - ६
6290 / २०२१
33/90

LAY OUT PLAN OF BASTI PRECINC
C A SCHEME SECTION III



नगन – ४
6290/2022
39/90



NAGPUR

PLOT NO :- 8

DIMENSIONS :-

A-B . . . 27.432 . . Mt.
B-C . . . 36.576 . . "
C-D . . . 27.432 . . "
D-A . . . 36.576 . . "

PLOT AREA :- 1003.35 Sq Mt

DEDUCTION FOR ROAD CURVATURE - ——

FINAL PLOT AREA 10800.00 SQ FT

PLOT LEASED OUT TO :-

POONAMAND KUNDANMAL ASWANI.

→ RAMCHAND KUNDANMAL ASWANI

EXECUTIVE OFFICER
NAGPUR IMPROVEMENT TRUST

& LESSOR

LESSEE

Dy. ENGINEER (PL)
IMP. TRUST.
NAGPUR.

नगन-४
६२९० / २०२३
३६/५०

PLOT DETAILS - PROPOSED MULTI FAMILY RESIDENTIAL CUM COMMERCIAL SCHEME ON PLOT NO.-8, KH NO 275 CST NO 248 SHEET NO 213 MOUZA, NAGPUR, HOUSE NO 1525, WARD NO 23, IN BASTI PRECINCT C.A. SCHEME,SECTION NO.III TAH-NAGPUR,DIST- NAGPUR, BELONGING TO - SHRI. KUNDANLAL MAGANMAL ASWANI (MR. MAHESH BETALA) PLOT AREA - 1003.12SQ.M

DOD AREA STATEMENT

DATE-10.02.26

BASEMENT PROVIDED FOR PARKING											1472.000	15844.608		
SHOPS - GROUND FLOOR (5 SHOPS)														
SHOPS		CARPET AREA (AS PER SANCTION)	BUILT UP AREA (I)	ENCLOSED BALCONY (II)	BALCONY AREA OPEN BALCONY AREA (III)	TOTAL (I + II+ III)	TERRACE	COMMON AREA (STAIRCASE + PASSAGE)	ELE PROJECTIONS	PARKING AREA	TOTAL SUPER BUILT UP AREA IN SQ.M	TOTAL SUPER BUILT UP AREA IN SQ.FT	LAND SHARE AREA	LAND SHARE%
SHOP 001		26.860	29.320		4.870	34.190			1.500	5.000	40.690	437.952	8.606	0.858
SHOP 002		28.510	30.353		5.042	35.392			1.500	5.000	41.892	450.920	8.909	0.888
SHOP 003		25.300	29.000		4.817	33.817			1.500	5.000	40.317	433.975	8.512	0.849
SHOP 004		30.580	32.320		5.369	37.689			1.500	5.000	44.189	475.648	9.487	0.946
SHOP 005		27.120	29.510		4.902	34.412			1.500	5.000	40.917	440.377	8.662	0.864
TOTAL(5 SHOPS)		138.370	150.500		25.000	175.500		0.000	7.500	25.000	388.000	2238.913	44.176	4.404
FIRST FLOOR (3 SHOPS)														
SHOP 101		35.110	38.240	7.073		45.313		3.660	1.500	5.000	55.473	597.107	11.225	1.119
SHOP 102		40.730	43.240	8.205		51.445		4.136	1.500	5.000	62.081	668.236	12.692	1.265
SHOP 103		40.820	44.050	8.223		52.273		4.204	1.500	5.000	62.977	677.882	12.930	1.289
TOTAL(3 SHOPS)		116.660	125.530	23.500		149.030		12.000	4.500	15.000	180.530	1943.225	36.847	3.673
TOTAL (8 SHOPS)		255.030	276.030	23.500	25.000	324.530		12.000	12.000	40.000	388.530	4182.137	81.023	8.077

RESIDENTIAL FLATS (1ST TO 10TH FLRS.) 28 FLATS

FLATS		CARPET AREA (AS PER SANCTION)	BUILT UP AREA (I)	BALCONY AREA		TOTAL (I + II+III)	TERRACE	COMMON AREA (STAIRCASE + PASSAGE)	ELE PROJECTIONS	PARKING AREA	TOTAL SUPER BUILT UP AREA IN SQ.M	TOTAL SUPER BUILT UP AREA IN SQ.FT	LAND SHARE AREA	LAND SHARE %
				ENCLOSED BALCONY (II)	OPEN BALCONY AREA (III)									
101	3BHK	96.790	106.622		8.150	114.772	12.680	25.890	5.120	20.000	178.462	1920.965	31.297	3.120
102	3BHK	97.450	107.820		7.230	115.050	9.360	26.181	2.530	20.000	173.121	1863.474	31.648	3.155
201	3BHK	111.770	122.757		13.000	135.757	26.330	29.808	6.42	20.000	218.315	2349.942	36.033	3.592
202	3BHK	96.790	106.622		8.150	114.772	12.620	25.890	6.310	20.000	179.592	1933.129	31.297	3.120
203	3BHK	97.450	107.820		7.230	115.050	9.340	26.181	2.530	20.000	173.101	1863.258	31.648	3.155
301	3BHK	111.770	122.757		13.000	135.757	11.000	29.808	4.560	20.000	201.125	2164.909	36.033	3.592
302	3BHK	96.790	106.622		8.150	114.772	12.680	25.890	5.120	20.000	178.462	1920.965	31.297	3.120
303	3BHK	97.450	107.820		7.230	115.050	9.360	26.181	2.530	20.000	173.121	1863.474	31.648	3.155
401	3BHK	111.770	122.757		13.000	135.757	11.330	29.808	6.42	20.000	203.315	2188.482	36.033	3.592
402	3BHK	96.790	106.622		8.150	114.772	12.620	25.890	6.310	20.000	179.592	1933.129	31.297	3.120
403	3BHK	97.450	107.820		7.230	115.050	9.340	26.181	2.530	20.000	173.101	1863.258	31.648	3.155
501	3BHK	111.770	122.757		13.000	135.757	11.000	29.808	4.560	20.000	201.125	2164.909	36.033	3.592
502	3BHK	96.790	106.622		8.150	114.772	12.680	25.890	5.120	20.000	178.462	1920.965	31.297	3.120
503	3BHK	97.450	107.820		7.230	115.050	9.360	26.181	2.530	20.000	173.121	1863.474	31.648	3.155
601	3BHK	111.770	122.757		13.000	135.757	11.330	29.808	6.42	20.000	203.315	2188.482	36.033	3.592
602	3BHK	96.790	106.622		8.150	114.772	12.620	25.890	6.310	20.000	179.592	1933.129	31.297	3.120
603	3BHK	97.450	107.820		7.230	115.050	9.340	26.181	2.530	20.000	173.101	1863.258	31.648	3.155
701	3BHK	111.770	122.757		13.000	135.757	11.000	29.808	4.560	20.000	201.125	2164.909	36.033	3.592
702	3BHK	96.790	106.622		8.150	114.772	12.680	25.890	5.120	20.000	178.462	1920.965	31.297	3.120
703	3BHK	97.450	107.820		7.230	115.050	9.360	26.181	2.530	20.000	173.121	1863.474	31.648	3.155
801	3BHK	111.770	122.757		13.000	135.757	11.330	29.808	6.42	20.000	203.315	2188.482	36.033	3.592
802	3BHK	96.790	106.622		8.150	114.772	12.620	25.890	6.310	20.000	179.592	1933.129	31.297	3.120
								0.000						
901	3BHK	111.770	122.757		13.000	135.757	11.000	29.808	4.560	20.000	201.125	2164.909	36.033	3.592
902	3BHK	96.790	106.622		8.150	114.772	12.680	25.890	5.120	20.000	178.462	1920.965	31.297	3.120
903	3BHK	97.450	107.820		7.230	115.050	9.360	26.181	2.530	20.000	173.121	1863.474	31.648	3.155
10 01	3BHK	111.770	122.757		13.000	135.757	11.330	29.808	6.42	20.000	203.315	2188.482	36.033	3.592
10 02	3BHK	96.790	106.622		8.150	114.772	12.620	25.890	6.310	20.000	179.592	1933.129	31.297	3.120
10 03	3BHK	97.450	107.820		7.230	115.050	9.340	26.181	2.530	20.000	173.101	1863.258	31.648	3.155
TOTAL RESIDENTIAL		2889.869	3141.413		283.570	3424.983		742.803	130.260	560.000	5184.353	55804.376	922.097	91.923
TOTAL RES + SHOPS		3185.919	3447.463		288.570	3729.513		774.020	142.260	606.000	5372.693	57836.513	1003.120	100.000

8290 31/10 2023