2[illegible]5173 पावती Original/Duplicate

Thursday,June 08 ,2023 नोंदणी क्रं. :39म

5:27 PM Regn.:39M

पावती क्रं.: 7645 दिनांक: 08/06/2023

गावाचे नाव: श्यामला

दस्तऐवजाचा अनुक्रमांक: नगन4-5173-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: देवांग डेव्हलपर्स एल एल पी तर्फे भागीदार हेमल हरीकिशन नदीयाना . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1520.00
पृष्ठांची संख्या: 76	
एकूण:	रु. 31520.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:46 PM ह्या वेळेस मिळेल. NGP4

बाजार मुल्य: रु.49967500 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 2498375/-

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0806202314412 दिनांक: 08/06/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0806202303815 दिनांक: 08/06/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003246323202324E दिनांक: 08/06/2023
बँकेचे नाव व पत्ता:

te te Nandini

CHALLAN
MTR Form Number-6

GRN	MH003246323202324E	BARCODE	Date	07/06/2023-19:18:23	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_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	DEVANG DEVELOPERS LLP
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
		Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	MOUZA KHAMLA
0030063301 Amount of Tax	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SecondPartyName=MOHAN SHAKUNTALABAI MANOHAR BARVE~
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.	69103332023060720920	2812131890
Cheque/DD No.		Bank Date	RBI Date	07/06/2023-19:21:50	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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 करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

H.H. Nandurkar

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Print Date 07-06-2023 07:22:02


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Y163/2023
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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. 77/2023
Date 18/4/2023

Received From S/Sri/Smt./M/s. DEVANG DEVELOPERS LLP
Residing at NAGPUR
Market Value Rs. 4,99,67,500/-
Stamps duty of Rs. 24,98,375/- in words Rs. Twenty four lakh Ninety eight thousand three hundred seventy five only.
Paid vide e-Challan No. MH002322671202324E Date 22/5/2023

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 24,98,375/- (in words Rs. Twenty four lakh Ninety eight thousand three hundred seventy five only) with which instrument is chargeable 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.

24/05/2023

Nagpur
Date :

Collector of Stamps
Nagpur City

हा आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

24/05/2023

मुद्रांक जिल्हाधिकारी
नागपुर शहर

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

AGREEMENT FOR RE-DEVELOPMENT

THIS REDEVELOPMENT AGREEMENT is made and executed at NAGPUR on this 08 day of JUN 2023 BETWEEN :

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4963/2023
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(1-A) SHRI. MOHAN S/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE, Aged about 59 Years, Occupation – Business, PAN BDIPB8135K & AADHAR UID 6701 4867 9810, Mobile No. 9225222674, Resident of Apartment No. GF-1, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(1-B) SHRI. SHAMKANT S/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE, Aged about 65 Years, Occupation – Retired, PAN AOQPB4664M & AADHAR UID 6820 9951 4974, Mobile No. 8788131726, Resident of Radhika Apartments, Prashant Nagar, Wardha Road, Near Hanuman Mandir, Nagpur-440025, Tahsil and District – NAGPUR; AND

(1-C) MRS. MAYA W/o SHRIKRISHNA CHIPLUNKAR (MISS. MAYA D/o LATE SMT. SHAKUNTALABAI MANOHAR BARVE), Aged about 61 Years, Occupation – Housewife, PAN AOFPC0933B & AADHAR UID 7068 1227 7403, Mobile No. 9987992477, Resident of Phase 3, 3G/203, Mohan Tulsi Vihar, Near Bharat College, Ballarpur, THANE-421503;

(2-A) SHRI. OMPRAKASH S/o KANHAIYALAL SHRIVASTAVA, Aged about 78 Years, Occupation – Business, PAN AEHPS8145P & AADHAR UID 8224 4813 7233, Mobile No. 9096232913; AND

(2-B) MRS. REENA W/o OMPRAKASH SHRIVASTAVA, Aged about 67 Years, Occupation – Business, PAN BABPS3178M & AADHAR UID 2297 9618 7275, Mobile No. 9096232913, Both Residents of Apartment No. GF-2, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(3) SHRI. VIKAS S/o MOTIRAM HINGWE, Aged about 40 Years, Occupation – Business, PAN AHLPH9975P & AADHAR UID 3318 1325 3978, Mobile No. 9011884947, Resident of Apartment No. GF-3, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(4) MRS. ARUNA W/o GIRISH KARWANDE, Aged about 60 Years, Occupation – Housewife, PAN DHIPK6515A & AADHAR UID 9201 5030 6934, Mobile No. 7875087640, Resident of Apartment No. GF-4, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(5) SMT. SAROJINI Wd/o LATE SHRI. VINAYAK MUKIM, Aged 83 Years, Occupation – Housewife, AADHAR UID 766409074307, Mobile No. 9422506519, Resident of Apartment No. GF-5, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(6) MRS. RUPAL W/o HEMAL NADIYANA, Aged about 45 Years, Occupation – Business, PAN ADKPN2116R & AADHAR UID 3894 6150 6955, Mobile No. 9689871599, Resident of Apartment No. GF-6, Ground Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

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(7) **SHRI. SUHAS S/o RAGHUNATHPANT JOSHI,** Aged about 64 Years, Occupation – Retired, PAN ABUPJ6401B & AADHAR UID 6295 5827 2517, Mobile No. 9890859255,Resident of Apartment No. FF-1, First Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(8) **SHRI. VIJAY S/o BHAIYAJI DAWANDE,** Aged about 80 Years, Occupation – Retired, PAN ABJPD4831G & AADHAR UID 8618 1920 6819, Mobile No. 8669343651, Resident of Apartment No. FF-2, First Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(9) **SHRI. MANDAR S/o VIJAY DAWANDE,** Aged about 46 Years, Occupation – Service, PAN AJRPD3556G & AADHAR UID 9507 6821 4030, Mobile No. 8600048555, Resident of Plot No.I 132, Rameshwari Road, Near Hanuman mandir, Jaywant Nagar, Nagpur-440027, Tahsil and District – NAGPUR;

(10-A) **MRS. TULJAI W/o ANANT KULKARNI (Nee MISS. TULJAI D/o LATE SHRI. RAMESH SADAVARTE),** Aged about 51 Years, Occupation – Housewife, PAN CDUPK3387P & AADHAR UID 6732 1561 3800, Mobile No. 7774890155, Resident of Apartment No. FF-4, First Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(10-B) **MRS. YOGITA W/o NITIN JOGLEKAR (Nee MISS. YOGITA D/o LATE SHRI. RAMESH SADAVARTE),** Aged about 48 Years, Occupation – Housewife, PAN ANZPJ3130C & AADHAR UID 3510 4794 3382, Mobile No. 7773994273, Resident of 69, Sundarban Layout, Ring Road, Nagpur-440027, Tahsil and District – NAGPUR; AND

(10-C) **MRS. SONALI W/o AJAY PUNDALIK (Nee MISS. SONALI D/o LATE SHRI. RAMESH SADAVARTE),** Aged about 46 Years, Occupation – Housewife, PAN AMDPP6809R & AADHAR UID 2339 4158 9161, Mobile No. 8668395083, Resident of Plot No. 20, Near Janta Highschool, Chhatrapati Nagar, Nagpur-440015, Tahsil and District – NAGPUR;

(11) **SHRI. ANIL S/o KALIDAS TALWELKAR,** Aged about 71 Years, Occupation – Retired, PAN AARPT0891K & AADHAR UID 6587 1881 4116, Mobile No. 9011022608, Resident of Apartment No. FF-5, First Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(12) **SMT. ANITA Wd/o LATE SHRI. VASANT PANSI,** Aged about 78 Years, Occupation – Housewife, PAN AXRPP9515D & AADHAR UID 5684 9390 2076, Mobile No. 9921432398, Resident of Apartment No. FF-6, First Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(13) **SHRI. BHALCHANDRA S/o PRALHAD DHARMATTI,** Aged about 86 Years,Occupation – Retired, PAN AHJPD0748G & AADHAR UID 5391 9263 4886,

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Mobile No.9627404972 Resident of Apartment No. SF-1, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(14) **MRS. SUPRIYA Wd/o SHISHIR BHADURI,** Aged about 67 Years, Occupation – Retired, PAN ADEPB4031D & AADHAR UID 3833 2795 2469, Mobile No. 9834158217,Resident of Apartment No. SF-2, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(15) **SHRI. BALWANT S/o KESHAORAO TARSEKAR,** Aged about 81 Years, Occupation – Retired, PAN AASPT8579R & AADHAR UID 4498 6520 4165, Mobile No. 9921679208, Resident of Apartment No. SF-3, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(16) **SHRI. ASHISH KUMAR GHOSHAL S/o NITYANAND GHOSHAL,** Aged 70 Years, Occupation – Retired, PAN ABEPG1336J & AADHAR UID 8321 7616 4999, Mobile No. 9834079938, Resident of Apartment No. SF-4, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

(17) **MRS. ANAGHA W/o ARVIND PANSEE,** Aged about 77 Years, Occupation – Retired, PAN AIVPP2297B & AADHAR UID 3758 6663 8568, Mobile No. 7774079447, Resident of Apartment No. SF-5, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR; AND

(18) **MRS. SHEELA Wd/o PURUSHOTTAM RAO,** Aged about 71 Years, Occupation – Housewife, PAN GHKPR8953J & AADHAR UID 5707 0764 7810, Mobile No. 9405147070, Resident of Apartment No. SF-6, Second Floor, "Ameya Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR;

hereinafter all jointly called "**THE OWNERS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**OWNERS**", as well as, their respective heir, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

DEVANG DEVELOPERS LLP., a Partnership Firm, having its Office at Plot No. 32-A, 'Deep Apartment', Pande Layout, Khamla, Nagpur, (Income Tax Permanent Account No. AANFD9750B) acting through its Authorised Partner **SHRI. HEMAL S/o HARIKISHAN NADIYANA,** Aged about 48 Years, Occupation – Business, (Aadhar Unique Identity No. 6251 5726 7858), Resident of 31-A, Pande Layout, Khamla, 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 heir, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

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WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, TOGETHERWITH the existing more than 34 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 34 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS out of the aforesaid Multistoreyed Building the Owner Nos. 1 to 18 are own and possess 1 (One) Apartment each in the said existing Multistoreyed Building known and styled as "AMEYA APARTMENTS"; AND

WHEREAS ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA, bearing City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur, A society duly Registered Under the Co-operative Societies Act of (Act No. 24 of 1961) bearing Registration No. NGP/HSG/1128/81 having its Office at Nagpur, being its separate property; AND

WHEREAS the aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur lateron decided to develop the said Plot No. 129 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein; AND

WHEREAS the said Society has accordingly prepared a plan of the Multistoreyed building then proposed to be constructed on the said Plot No. 129 and known and styled as "AMEYA APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1514/14278 dated 21-06-1986; AND

WHEREAS on completion of the said Multistoreyed Building standing, the then the aforesaid Society transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds; AND

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WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner :-

(1) **APARTMENT NO. GF-1 ON GROUND FLOOR** :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-1 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/1, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Shakuntalabai Manohar Barve, by a Conveyance Deed Dated 22-08-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5746 on even date.

The aforesaid Smt. Shakuntalabai Manohar Barve left for heavenly abode on 20-04-2012 leaving behind her 2 sons namely Shri. Mohan Manohar Barve and Shri. Shamkant Manohar Barve and only daughter namely Mrs. Maya Shrikrishna Chiplunkar, the Owner Nos. 1-A to 1-C named hereinabove as her only legal heir, who inherited the said entire property by way of intestate succession.

(2) **APARTMENT NO. GF-2 ON GROUND FLOOR:**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-2 covering a Built-up area of 39.48 Sq. Mtrs. (OR 424.96 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/2, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Sunil Kumar Wamanrao Kothari, by a Sale Deed Dated 09-02-1988, which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 674 on even date.

The said Shri. Sunil Kumar Wamanrao Kothari later on transferred the aforesaid property comprising Apartment No. GF-2 by way of Sale to Shri. Rajesh Manikrao Kachore, by a Sale Deed Dated 07-09-2004, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5347 on even date.

The said Shri. Rajesh Manikrao Kachore lateron transferred the aforesaid property comprising Apartment No. GF-2 by way of Sale to Shri. Omprakash Kahnaiyalal Shrivastava and Mrs. Reena Omprakash Shrivastava, the Owner Nos. 2 & 2-A named hereinabove, by a Sale Deed Dated 16-11-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 6812 on even date.

(3) **APARTMENT NO. GF-3 ON GROUND FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-3 covering a Built-up area of 43.95 Sq. Mtrs. (OR 473.07 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/3, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Nilima Rajabhau Saptarishi, by a Deed Conveyance/Sale Deed Dated 14-01-2000, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 1442 on 26-09-2001.

The said Mrs. Nilima Rajabhau Saptarishi lateron transferred the aforesaid property comprising Apartment No. GF-3 by way of Sale to Shri. Vikas Motiram Hingwe, the Owner No. 3 named hereinabove, by a Sale Deed Dated 02-07-2018, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 3838 on even date.

(4) **APARTMENT NO. GF-4 ON GROUND FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-4 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/4, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Prabhakar Govindrao Huddar, by a Deed Conveyance/Sale Deed Dated 07-12-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3578 on even date.

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The said Shri. Prabhakar Govindrao Huddar lateron transferred the aforesaid property comprising Apartment No. GF-4 by way of Sale to Mrs. Aruna Girish Karwande, the Owner No. 4 named hereinabove, by a Sale Deed Dated 31-10-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-2 in Book No. 1, at Sr. No. 5935 on even date.

(5) APARTMENT NO. GF-5 ON GROUND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-5 covering a Built-up area of 44.12 SqMtrs. (OR 475 Sq.Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/5, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Arvind S/o Abaji Bhide, by a Sale Deed Dated 21-07-1988, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 761 on Pages 29 to 32 at Sr. No. 6013(P) on 04-08-1988.

The said Shri. Arvind S/o Abaji Bhide lateron transferred the aforesaid property comprising Apartment No. GF-5 by way of Sale to Shri. Vinayak Gangadhar Mukim and Mrs. Sarojini Vinayak Mukim, the Owner No. 5 named hereinabove, by a Sale Deed Dated 17-01-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 136 on Pages 171 to 180 at Sr. No. 1080(P) on 29-03-2001.

The aforesaid Shri. Vinayak Gangadhar Mukim left for heavenly abode on 27-07-2010 leaving behind him, his Widow Smt. Sarojini Vinayak Mukim and 4 daughters namely Mrs. Aparna Vivek Shahapurkar, Mrs. Archana Mohan Lakhe, Mrs. Atula Sanjay Shende and Miss. Ashvini Vinayak Mukim, as his only legal heir, who inherited the said entire property by way of intestate succession.

The said Mrs. Aparna Vivek Shahapurkar, Mrs. Archana Mohan Lakhe, Mrs. Atula Sanjay Shende and Miss. Ashvini Vinayak Mukim relinquished all their rights, title and interest in the said property comprising Apartment No. GF-5 Ground Floor of Ameya Apartments in favour of Smt. Sarojini Vinayak Mukim, the Owner No. 5 named hereinabove, by a Deed of Relinquishment Dated 28-12-2022 which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 11242 on even date.

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(6) **APARTMENT NO. GF-6 ON GROUND FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. GF-6 covering a Built-up area of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the GROUND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/6, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Anant Purushottam Chakrapani, by a Deed Conveyance/Sale Deed Dated 14-05-1998, which is duly registered in the office of the Sub- Registrar, Nagpur-8 in Book No. 1, at Sr. No. 1424 on even date.

The said Shri. Anant Purushottam Chakrapani lateron transferred the aforesaid property comprising Apartment No. GF-6 by way of Sale to Shri. Vijesh Vasant Dubey, by a Sale Deed Dated 13-06-2008, which is duly registered in the office of the Sub-Registrar, Nagpur-3 in Book No. 1, at Sr. No. 2862 on even date.

The said Shri. Vijesh Vasant Dubey lateron transferred the aforesaid property comprising Apartment No. GF-6 by way of Sale to Mrs. Rupal Hemal Nadiyana, the Owner No. 6 named hereinabove, by a Sale Deed Dated 28-01-2021, which is duly registered in the office of the Joint Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 815 on even date.

(7) **APARTMENT NO. FF-1 ON FIRST FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-1 covering a Built-up area of 57.598 Sq. Mtrs. (OR 620 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/7, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Suhas Raghunathpant Joshi, the Owner No. 7 named hereinabove, by a Sale Deed Dated 24-08-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5809 on even date. The said Sale Deed is duly Consented by Mrs. Madhavi Suhas Vinchure, as a Consentor capacity.

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(8) **APARTMENT NO. FF-2 ON FIRST FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-2 covering a Built-up area of 40.89 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/8, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Vijay S/o Bhaiyaji Dawande, the Owner No. 8 named hereinabove, by a Sale Deed Dated 08-04-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2624 on even date.

(9) **APARTMENT NO. FF-3 ON FIRST FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-3 covering a Built-up area of 40.89 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/9, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Mandar Vijay Dawande, the Owner No. 9 named hereinabove, by a Conveyance Deed/Sale Deed Dated 05-11-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2712 on even date.

(10) **APARTMENT NO. FF-4 ON FIRST FLOOR :**

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-4 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/10, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Ranjana Ramesh Sadarwate, by

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a Conveyance Deed/Sale Deed Dated 13-11-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2809 on even date.

The aforesaid Mrs. Ranjana Ramesh Sadarwate left for heavenly abode on 24-06-2019 leaving behind her 3 daughters namely Mrs. Tuljai Anant Kulkarni, Mrs. Yogita Nitin Joglekar and Mrs. Sonali Ajay Pundlik, the Owner Nos. 10-A to 10-C named hereinabove as her only legal heir, who inherited the said entire property by way of intestate succession

(11) APARTMENT NO. FF-5 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-5 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/11, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Dattatraya Rambhau Bhade, by a Conveyance Deed/Sale Deed Dated 11-10-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2392 on even date.

The aforesaid Shri. Dattatraya Rambhau Bhade lateron transferred the aforesaid property comprising Apartment No. FF-5 by way of Sale to Mrs. Anjali Subhash Mahashabde, by a Conveyance/Sale Deed Dated 31-07-2003, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4590 on even date.

The aforesaid Mrs. Anjali Subhash Mahashabde lateron transferred the aforesaid property by way of sale to shri. Anil Kalidas Talvekar, the Owner No. 11 named hereinabove, by a Sale Deed Dated 28-09-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 5283 on even date.

(12) APARTMENT NO. FF-6 ON FIRST FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. FF-6 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the FIRST FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/12, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at

Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Vasant Narayanrao Pansi, by a Conveyance Deed/Sale Deed Dated 13-02-2006, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 877 on even date.

The aforesaid Shri. Vasant Narayanrao Pansi left for heavenly abode on 09-01-2022 leaving behind him, his Widow Smt. Anita Vasant Pansi, only son namely Shri. Aniruddha Vasant Pansi and 2 daughters namely (i) Mrs. Vaishali Sanjay Joshi and (ii) Mrs. Vrushali Aniruddha Shirsalkar as the only legal heir, who inherited the said entire property by way of intestate succession

The said (i) Shri. Aniruddha Vasant Pansi, (ii) Mrs. Vaishali Sanjay Joshi and (iii) Mrs. Vrushali Aniruddha Shirsalkar relinquished all their rights, title and interest in the said property comprising Apartment No. FF-6 on the First Floor of Ameya Apartments in favour of Smt. Anita Vasant Pansi, the Owner No. 12 named hereinabove, by a Deed of Relinquishment Dated 23-09-2022, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8566 on even date.

(13) APARTMENT NO. SF-1 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-1 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/13, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Bhalchandra Pralhad Dharmatti, the Owner No. 13 named hereinabove, by a Conveyance Deed/Sale Deed Dated 26-09-2001, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 1588 on even date.

(14) APARTMENT NO. SF-2 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-2 covering a Built-up area of 40.92 Sq. Mtrs. (OR 440 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/14, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at

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Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Smt. Supriya Shishir Bhaduri, the Owner No. 14 named hereinabove, by a Conveyance Deed/Sale Deed Dated 19-10-2005, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 6474 on even date.

(15) APARTMENT NO. SF-3 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-3 covering a Built-up area of 52.04 Sq. Mtrs. (OR 560 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/15, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Shri. Balwant Keshaorao Tarsekar, the Owner No. 15 named hereinabove, by a Conveyance Deed/Sale Deed Dated 30-05-2008, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3530 on even date.

(16) APARTMENT NO. SF-4 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-4 covering a Built-up area of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/16, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR allotted to Shri. Ashish Kumar Ghoshal, the Owner No. 16 named hereinabove by a Sale Deed Dated 17-09-2021, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 7284 on even date.

(17) APARTMENT NO. SF-5 ON SECOND FLOOR :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the Apartment No. SF-5 covering a Built-up area

of 31.59 Sq. Mtrs. (OR 340 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/17, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR allotted to Mrs. Anagha W/o Arvind Pansee, the Owner No. 17 named hereinabove by a Sale Deed Dated 17-09-2021, which is duly registered in the office of the Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 7283 on even date.

(18) **APARTMENT NO. SF-6 ON SECOND FLOOR** :

The aforesaid Siddhivinayak Nagpur Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/18th (OR 5.55%) share and interest in ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHER WITH the Apartment No. SF-6 covering a Built-up area of 37.16 Sq. Mtrs. (OR 400 Sq. Ft.) on the SECOND FLOOR of a Building standing thereon and known and styled as "AMEYA APARTMENTS" bearing Corporation House No. 3774/18, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Mrs. Nita Dilip Gathe, by a Conveyance Deed/Sale Deed Dated 10-12-1997, which is duly registered in the office of the Sub- Registrar, Nagpur-1 in Book No. 1, at Sr. No. 10821 on even date.

The aforesaid Mrs. Nita Dilip Gathe lateron transferred the aforesaid property comprising Apartment No. SF-6 on the Second Floor by way of Sale to Mrs. Sheela K.P.S. Rao, the Owner No. 18 named hereinabove, by a Sale Deed Dated 16-12-2005, which is duly registered at the Office of the Sub-Registrar, nagpur-1 in Book No. 1 at Sr. No. 7415 on 17-12-2005.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "AMEYA APARTMENTS" Togetherwith the Undivided Proportionate share and interest in the said Plot No. 129 with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records; AND

WHEREAS the aforesaid building has now become old and requires heavy repairs and maintenance and also in order to Parking Problems in the said scheme for parking of vehicles of the existing Apartment Owners. Thus the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND



WHEREAS the Owners above named have received offers from various Developers and out of which the Offer submitted by **DEVANG DEVELOPERS LLP**, the Developer hereinabovenamed was preferred by the Owners; AND

WHEREAS the Owners being thus desirous of redevelopment of the said property and the Developer hereinabovenamed, having expressed its desire, readiness and willingness to undertake the proposed work of Redevelopment, the Owners after detailed negotiations have unanimously decided to entrust the entire work of Redevelopment of the said property to the Developer upon the following terms and conditions.

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

(1) THAT the recitals hereinabove shall form an integral and operative part of this Deed as if the same were reproduced herein verbatim.

(2) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA. TOGETHERWITH the existing more than 34 Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 34 Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(3) THAT, in lieu of Cash Monitory consideration, the Developer shall provide on Ownership basis the Built-up Premises to the Owners in the new building proposed to be constructed on the said property as under :-

THAT in pursuance of the Owners granting the development rights in respect of the said property to the Developer named hereinabove, the Developer hereby specifically agreed to construct at its own costs and expenses 1 (ONE) Apartment for each existing Apartment Owner (thus total 18 (EIGHTEEN) Apartments each covering an area of not less than 63.00 Sq. Mtrs. (including open balcony, enclosed balcony, outer wall, thickness, terrace, architectural projection area), as per the Annexure 'C' attached to this document having apartments allotted as per the "ANNEXURE-B" appended hereto in the

New Multistoreyed Building proposed to be constructed on the said ALL THAT Piece and Parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of Mouza – KHAMLA, P.S.K. 9, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the existing 18 (EIGHTEEN) Owners in duly finished and completed condition within a period of 30 (THIRTY) Months from the date of full potential Building Sanction Plan from Nagpur Municipal Corporation and vacant & physical possession taken by Developer from Owners, subject to force major war, flood, enemy action, injunction from any Court or any prevention in law. In case extra/additional facilities and specifications, which are not covered under the "Annexure-A" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the extra/additional facilities and specifications, well before taking over the actual physical possession of the said Apartment and they shall always indemnify the Developer against such payments. The Apartment Numbers, its Floor, Carpet area of each of the Owners is detailed in the "ANNEXURE-B" appended herewith. However it is specifically agreed and understood by and between the Parties hereto that the Developer shall provide Built-up area to each of the existing Apartment Owners at existing Built-up Premises.

The Developer further agreed that it shall allot 2 BHK Apartment of each covering an area of not less than 43.89 Sq. Mtrs. (excluding open balcony, enclosed balcony, outer wall, thickness, terrace, architectural projection area) Area to each of the existing Apartment Owners covering the existing Built-up areas, as per the Annexure 'C' attached to this document . However the location of Apartments proposed to be retained by the existing 18 (EIGHTEEN) Apartment Owners shall be on 1st THREE FLOORS of the Building which is more specifically described in Annexure-B attached herewith.

PROVIDED FURTHER THAT the Developer shall provide total 17 automatic puzzle Car Park for Four Wheelers to 17 Existing Apartment Owners excluding Mr. Anil Talwelkar (Shri. Anil Kalidas Talwelkar has decided not to avail parking facility) and two wheeler parking at side margin of the building with covered polycarbonate sheet shed, parking space would be common for all flat owners of new Multistoried Building proposed to be constructed on the Plot No. 129 and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owners against such payments.

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THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Plot No. 129 known and styled as "Ameya Apartments" exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

THAT for the purpose of new construction the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 30 (THIRTY) Months being the estimated period beginning from the date of receipt of Full and Final potential Sanctioned plan from the Nagpur Municipal Corporation (NMC), in which time the Developer shall handover to the members their respective Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent @ Rs. 12,000/- (Rupees Twelve Thousand) Only Per Month to each of the aforesaid existing Flat Owners for the period of 30 (THIRTY) Months or till the date of delivery of possession to each of the Owners. The developer shall pay Rs. 20,000/- (Rs. Twenty Thousand) for shifting charges to and fro the existing Apartment owners. The Developer shall pay rent for three months in advance for the prevailing quarter. The rent will start after getting the new building plan sanctioned and on actual physical possession of site for construction from all the existing Eighteen apartment owners. It is specifically agreed and accepted by the Owners that they will vacate the said existing Apartments right after/within 15days after the receipt of Sanctioning from NMC and handover the same to the Developer simultaneously without any delay or demur. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by her/him/them as per departmental bills for such hired premises.

THAT the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I. applicable to the said plot of land. Similarly the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR) for construction of additional Floors on the said plot of land as per present Rules of Development Authority.

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

(a) For No Objection Certificates/Clearances.

(b) Charges for sanction of Building Plans.

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(c) Legal charges.

(d) GST (Goods and Service Tax).

(e) Water and M.S.E.D.C.L. peripheral Charges.

THAT the Developer hereby specifically agreed that it shall provide single Phase Electric Meter to the 18 (Eighteen) Apartments retained by the exiting Owners and the cost of the said shall be borne and paid by the Developer.

THAT the Developer shall be at liberty to consume the entire allowable FSI/i.e Metro, ToD as well as TDR at its discretion and sell the Apartments as may be constructed in the said building excluding the 18 (EIGHTEEN) Apartments retained by the existing Apartment Owners.

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

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multistoreyed building shall be changed by the Developer and the existing Owners have agreed to the change of Building name as what be proposed by the developer.

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

THAT the Owners hereinabovenamed shall obtain all the necessary Permissions/No Objection Certificates/compliances from the Concerned Authorities such as Nagpur Municipal Corporation / Nagpur Improvement Trust, / Water Works, SPANCO, Garden Department, Fire and Safety Department, Health etc. and handover the same to the Developer immediately on its receipt and the Developer shall co-operate in this behalf to the existing Owners. However the Expenses required for procuring such papers/documents/no objection certificate shall be borne and paid by the Developer.

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

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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 mortgage the said land (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan shall be of the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount together with an interest accrued thereon.

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

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

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

(7) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.

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

(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to re-develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. She/He/They also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised

Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owners who in her/his/their turn agrees to return back to the Developer such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation.

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

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

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

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

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

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

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

(17) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Apartments so allotted and chosen to be

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retained by the Owners i.e. 18 (EIGHTEEN) Apartments 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 money 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 she/he/they question the accountability thereof in any manner whatsoever.

(18) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give her/his/their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(19) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed building upon the said Plot of land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said Plot of land (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(20) THAT the Owners shall execute various Sale Deeds (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and she/he/they/it shall also get the same duly registered in accordance with the law in force. The Developer hereby assures the Owners that it shall execute a Deed of Apartment in their favour relating the 18 (EIGHTEEN) Apartments so allotted to each Owner. However the expenses which required is only Stamp Duty, Registration Fees and other expenses is not applicable present if it is attract in future it will borne by the Owners strictly.

(21) THAT on receipt of possession of the New Apartments from the Developer as stated above and more specifically shown in "Annexure-B" hereinbelow, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed and sold to the Developer 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.

(22) 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.

(23) THAT it is clearly agreed, understood and accepted by the Owners named hereinabove that this Agreement/Contract is irrevocable and shall remain absolutely binding upon the Owners and their legal heir. In no circumstances the Owners and their successors will be entitled to restrain or interfere in the re-development activities undertaken by the Developer. It is clearly agreed that minimum 80% of the Owners shall be required to raise any complaint against the Developer and in no circumstance less than 80% of the Owners shall be entitled to raise any complaint against the Developer.

(24) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds (Excluding 18 Apartments as retained by the Owners), Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds including Housing loan of prospective buyer(s) and mortgage for finance of said land (Excluding 18 (EIGHTEEN) Apartments to be allotted and retained by the existing Apartment Owners) **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 or the successors of the existing owners until the transactions envisaged herein is completed in all respects. In case of any mis-happening of the existing owners ,the successors will have to execute their personal Power Of Attorney and confirmation of this agreement to the Developer.

(25) THAT, the Developer shall provide total 17 automatic puzzle Car Park for Four Wheelers to 17 Existing Apartment Owners excluding Mr. Anil Talwelkar (Shri. Anil Kalidas Talwelkar has decided not to avail parking facility) and two wheeler parking at side margin of the building with covered polycarbonate sheet shed, parking space would be common for all flat owners of new Multistoried Building proposed to be constructed on the Plot No. 129 and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

(26) THAT, the building plan, which is attached herewith is tentative and Developer has reserved its rights to modify the same in conformity with the Development Control Rules as per the directives of Planning Authority. However, it is agreed by the Developer that in no circumstances the area proposed to be given to the Apartment Owners shall not be less than 2% as far as usable area, which is committed by the Developer.

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

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

(29) THAT in case either of the parties (i.e. Owners or Developer) fails or neglects to fulfill and observe all or any of the obligations on their/it part as hereinabove contained or otherwise required by law as stipulated above, the other Party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings. Under such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the parties will not be entitled raise any plea, as to it's non-enforcement. 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 envisaged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.

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

(31) 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.

(32) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the MSEDCL LIMITED, NAGPUR. However the expenses required for such installation shall be proportionately borne and paid by the Developer and prospective purchasers (excluding the existing 18 owners) to the concerned Department in proportion to their number of Apartments.

(33) THAT it is specifically agreed and understood by the Owners that the Developer shall pay the Goods and Service Tax (GST) as may be levied on the Apartment chosen to be retained by them for their respective use and occupation to the Developer and shall indemnify the Developer against such payments and the Developer shall pay and deposit the said amount to the concerned department within the stipulated period and shall also indemnify the Owners. However 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 in proportion to the Apartment shall be borne and paid by the Developer and shall always keep each other indemnified against the same.

(34) 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. In the like manner the Developer hereby specifically declares that it shall be its sole liability and responsibility to pay the charges for disconnection and reconnection of Electric and Water Meters and other common connections etc. to be installed in the Apartments chosen to be retained by the Owners. All expenses for the same shall be borne and paid by the Developer alone.

(35) THAT the Owners hereby allow and permit the Developer to use and utilize ALL the available F.S.I./i.e. Metro, ToD, T.D.R. Intensive FSI etc. and also Premium for construction of the new Multistoreyed Building on the said Plot of land. However if the balance F.S.I. is available after completion of the entire proposed construction in relation to the said Plot No. 129 shall always belongs to the existing Owners and they shall have absolute right and full authority to use, utilise and consume the same in its absolute discretion.

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

(37) THAT the Developer hereby assures that it shall always indemnify the Owners against any monitory liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

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

(39) 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.

(40) THAT the agreements arrived at between the parties are as recorded in this Agreement and this Agreement supersedes all agreements, if any arrived at prior to the date hereof between the parties hereto. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

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SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Plot No. 129 containing by admeasurement 930.00 Sq. Mtrs. (OR 10000 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72 and 73 of MOUZA – KHAMLA TOGETHERWITH the existing more than 34 (Thirty Four) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 34 (Thirty Four) Years old Multistoreyed Building standing thereon consisting of 18 (EIGHTEEN) independent and self contained separate Apartments therein and known and styled as "AMEYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 3774/1 to 3774/18, City Survey No. 2098/195 Sheet No. 40 of MOUZA – KHAMLA, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, and bounded as under :

ON THE EAST	-	**BY PLOT NO. 128,**
ON THE WEST	-	**BY PLOT NO. 130,**
ON THE NORTH	-	**BY 9.00 MTRS. WIDE ROAD.**
ON THE SOUTH	-	**BY PLOT NO. 150.**

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

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

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SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1-A) (SHRI MOHAN MANOHAR BARVE)
02			1-B) (SHRI. SHAMKANT MANOHAR BARVE)
03			1-C) (SAU. MAYA SHRIKRISHNA CHIPLUNKAR)
04			2-A) (OMPRAKASH KANHAIYALAL SHRIVASTAVA)
05			2-B) (SMT. REENA OMPRAKASH SHRIVASTAVA)

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06			3) (SHRI. VIKAS MOTIRAM HINGWE)
07			4) (SMT. ARUNA GIRISH KARWANDE)
08			5) (SMT. SAROJINI VINAYAK MUKIM)
09			6) (MRS. RUPAL HEMAL NADIYANA)
10			7) (SHRI. SUHAS RAGHUNATHPANT JOSHI)
11			8) (SHRI. VIJAY BHAYYAJI DAWANDE)

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12			9) (SHRI. MANDAR VIJAY DAWANDE)
13			10- A) Sau Tujai .A. Kulkarni (SAU. TULJAI ANANT KULKARNI)
14			10- B) Sau y. N. Joglekar (SAU. YOGITA NITIN JOGLEKAR)
15			10- C) S. A. Pundlik (SAU. SONALI AJAY PUNDALIK)
16			11) (SHRI. ANIL KALIDAS TALWELKAR)
17			12) श्रीमती अनिता वसंतराव पानसी (SAU. ANITA VASANTRAO PANSI)

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18			13) (SHRI. BHALCHANDRA PRALHAD DHARMATTI)
19			14) (SMT. SUPRIYA SISHIR BHADURI)
20			15) (SHRI. BALWANT KESHAORAO TARSEKAR)
21			16) (SHRI. ASHISH KUMAR GHOSHAL)
22			17) (SMT.ANAGHA ARVIND PANSEE)
23			18) (SMT. SHEELA P. RAO) **OWNERS**

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FOR M/S. DEVANG DEVELOPERS LLP.

(HEMAL HARIKISHAN NADIYANA)
Authorized Partners.
DEVELOPER

WITNESSES :

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ANNEXURE-"A"
'SPECIFICATIONS'

(1) **STRUCTURAL :**

RCC framed structure (fe415 steel and M-25 grade concrete) with walls in bricks OR Ash Bricks. External and inner walls of thickness 150 and 115 mm respectively.

(2) **PLASTER :**

Sand faced cement plaster for external walls and 18 mm smooth finish plaster or gypsum plaster for internal walls.

(3) **FLOORING :**

a) 600mm x 600mm double charged vitrified tiles for rooms.
b) Non-skid tiles for staircase and lobbies. 50mm concrete I- Block for Parking.

(4) **DOORS :**

Main door with teakwood frame with solid core flush doors, with veneer with polish on both sides and SS fittings and Inner Doors cement concrete frame with solid core flush doors, laminated on both sides.

(5) **WINDOWS/VENTILATORS :**

a) Powder Coated Aluminum windows with MS safety grills with 3 channel section with provisions of mosquito net.
b) Granite window seal for every window.

(6) **ELECTRICIFICATION :**

Concealed copper wiring (Havells/Anchor or equivalent) with adequate light, fan, Air conditioner(in Bedroom(s)), and socket outlets points will be provided alongwith Modular switches Anchor or equivalent make. Separate common electric meter for lift, staircase/parking area lights.

(8) **KITCHEN :**

Granite Top Platform with SS Sink, Ceramic tiles up to 600 mm above the platform. Provisions of Aqua Guard, Washing Machine Point and 3 ft height glazed tiles at Balcony / kitchen wash area.

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(9) **BATH ROOMS & TOILETS :**

White Sanitary ware and Bath Fittings of Jaguar or equivalent make in all the bathrooms.

(10) **LIFT :**

One Eight(8) and One Ten(10) passenger elegant lifts with automatic doors of (Johnsons, Schindler, Kone or equivalent) make with Generator Power Back-up.

(11) **PARKING :**

a. Cement blocks on flooring alongwith well decorated plastered treatment Compound wall. .
b. Adequate Lighting points,-globe lights on gates.
c. Security room with tube light and fan.
d. Two underground sump with two Submersible pump and two overhead water tanks.
e. An automatic Puzzle Parking system for four wheelers and two wheeler parking at side margin of the building with covered polycarbonate sheet shed

(12) **GENERAL :**

i) One time maintenance of Rs. 9,00,000/- (Rupees Nine Lakhs) Only to the New Association of Apartments owners.
ii) For interior works at the time of possession of proposed new building Rs.25000/- to each of the eighteen apartment owners.
iii) Solar Panel , for common use of the Building.

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ANNEXURE-"B"

ALLOTMENT OF NEW APARTMENT TO THE EXISTING OWNERS

ALLOTMENT OF NEW flat of existing owners in new proposed scheme					
SR. NO	FLAT NO.	FLAT OWNER NAME	NEW FLAT NO	LOCATION	LOCATION
1	1	SHRI MOHAN MANOHAR BARVE SHRI. SHAMKANT MANOHAR BARVE SAU. MAYA SHRIKRISHNA CHIPLUNKAR	101	FRONT	N-WEST
2	2	SHRI. OMPRAKASH KANHAIYALAL SHRIVASTAVA SMT. REENA OMPRAKASH SHRIVASTAVA	103	MIDDLE	EAST
3	3	SHRI. VIKAS MOTIRAM HINGWE	102	FRONT	N- EAST
4	4	SMT. ARUNA GIRISH KARWANDE	105	BACK	S- EAST
5	5	SMT. SAROJINI VINAYAK MUKIM	104	MIDDLE	WEST
6	6	RUPAL HEMAL NADIAYANA	701	FRONT	N-WEST
7	7	SHRI. SUHAS RAGHUNATHPANT JOSHI	201	FRONT	N-WEST
8	8	SHRI. VIJAY BHAYYAJI DAWANDE	203	MIDDLE	EAST
9	9	SHRI. MANDAR VIJAY DAWANDE	202	FRONT	N- EAST
10	10	SAU. TULJAI ANANT KULKARNI SAU. YOGITA NITIN JOGLEKAR SAU. SONALI AJAY PUNDALIK	205	BACK	S-EAST
11	11	SHRI. ANIL KALIDAS TALWELKAR	204	MIDDLE	WEST
12	12	SAU. ANITA VASANTRAO PANSI	206	BACK	S-WEST
13	13	SHRI. BHALCHANDRA PRALHAD DHARMATTI	301	FRONT	N-WEST
14	14	SMT. SUPRIYA SISHIR BHADURI	303	MIDDLE	EAST
15	15	SHRI. BALWANT KESHAORAO TARSEKAR	302	FRONT	N-EAST
16	16	SHRI. ASHISH KUMAR GHOSHAL	305	BACK	S-EAST
17	17	SMT. ANAGHA ARVIND PANSEE	304	MIDDLE	WEST
18	18	SMT. SHEELA .P. RAO	106	BACK	S-WEST

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पुनर्विकास करारनामा अभि.नि. प्रकरण क्र. ७७/२०२३

सादर :-

विषय :- मुल्यांकन अहवाल

मौजा - खामला, सि.स.न.- २०९८/१९५, शिट क्र.- ४०, भूखंड क्र.- १२९

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहीती :-

१) लिहून देणार :- श्री. मोहन बर्वे व इतर १७ सदनिका धारक

२) लिहून घेणार : मेसर्स देवांग इन्फ्रा तर्फे श्री हेमल नडीयाना

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

४) दस्ताचा प्रकार :- पुर्नविकास करारनामा

५) दस्त निष्पादित आहे / नाही :- नाही

६) दस्तातील एकून भुखंड क्षेत्रफळ :- ९३०.० चौ.मी.

७) कॉर्नर भुखंड आहे काय ? - नाही

८) हायवे सन्मुख आहे काय ? - नाही (९.०० मी. रुंद रस्ता)

९) दस्तात दर्शविलेला मोबदला - अंकी :- निरंक

१०) पुर्नविकास करारनामानुसार विकसक
जमीन मालकाला देत असलेला मोबदला / रक्कम - निरंक

११) पुर्नविकास करारनामा नुसार विकसक
जमीन मालकाला देत असलेले सदनिका क्षेत्र - एकुण १८ सदनिका (६३.०० चौ.मी बिल्ट अप एरीया प्रत्येकी , एकुण क्षेत्र - ११३४ चौ.मी.,पान क्र. १५ वर नमूद)

१२) TDR नमुद आहे काय ? - होय

१३) डिपॉझिट रक्कम नमुद आहे काय ? - नाही

१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय ? - होय (१२,००० / month for ३० months , पान क्र. १७ वर नमूद)

१५) वर्ष २०२२-२३ चे बाजारमुल्य दर तक्त्यानुसार
मुल्य विभाग क्र. २७.४०९/४०, जमीन दर रु. ३७,७४०/- प्र.चौ.मी. पृष्ठ क्र.६८३
बांधकाम दर रु. २६,६२०/- प्र.चौ.मी. (RCC)

१६) इतर बाबी -
एकुण १८ सदनिका सोसायटी ला देणार.

१७) बाजारमुल्य तक्त्यातील दरानुसार अंमलबजावणी सुचना क्र. २८ चे अनुषंगाने होणारे मुल्यांकन आकडेवारी

FSI calculations:

सोबत architect certificate regarding permissible FSI संलग्न आहे. त्यानुसार ९.० - १२.० मीटर रुंदिच्या रस्त्यावरील भुखंडाकरीता FSI

Basic FSI - ९७०.८४० sq.mt.

Premium FSI - ४४१.२९ sq.mt.

TDR FSI - ३५३.०३ sq.mt.

Ancillary FSI - १०५९.०९ sq.mt.

Total FSI - २८२४.२५ sq.mt.

नगन - ४
४९३/२०२३
४६/६६

(अ)सोसायटी / सभासदांना मिळणा-या मोबदल्याचे खालीलप्रमाणे एकूण मूल्य
i) सोसायटीस / सभासदास सदनिका / इतर गाळे स्वरुपात मिळणारे एकूण बांधकाम क्षेत्राचे नविन बांधकाम दरानुसार येणारे मूल्य = ११३४ * २६६२० = ३,०१,८७,०८०/- (दस्तात पान क्र. १५ वर नमुद आहे.)
ii) सोसायटीस मिळणारे सुविधा क्षेत्र, क्लब हाउस, ऑफीस इत्यादी एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य = parking चे मुल्य - (२.० + १२.५) * १८ *२६६२० * ०.२५ = १७,३६,९५५/- (As per UDCPR १२.५ sq.mt per car, २.० sq.mt. per two wheeler) (दस्तात पान क्र. १७ वर १ Car + १ two wheeler parking slot देणार नमूद)
iii) सोसायटीस बांधकामाव्यतिरिक्त मिळणारा रोख मोबदला निरंक - (दस्तात नमूद नाही.)
iv) विकसनकर्त्याने सोसायटीस दिलेले डिपॉझिट वरील प्रकल्प पूर्ण होईपर्यंतच्या कालावधीचे व्याज ६ % दराने सरळ व्याज - निरंक (दस्तात नमूद नाही.)
v) सोसायटी / सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड – निरंक (दस्तात नमूद नाही)
vi) सभासदांसाठी दयावयाच्या तात्पुरत्या निवासाचे दस्तात नमुद कालावधीचे भाडे = १२,०००/month * ३० month * १८ member = ६४,८०,०००/- (दस्तात पान क्र. १७ वर नमूद)
vii) सभासदांसाठी देण्यात येणारे शिफ्टींग चार्जेस = २०,०००/month * १८ member = ३,६०,०००/- (दस्तात पान क्र. १७ वर नमूद)
viii) सभासदांसाठी तात्पुरते निवास उपलब्ध करुन देणेसाठी द्यावयाचे ब्रोकरेज निरंक (दस्तात सभासद स्वता Arrange करणार असल्याचे नमूद आहे.)
ix) सोसायटी / सभासदांना मिळणा-या एकूण बांधकाम क्षेत्राचे विकास शुल्क (MRTP Act, १९६६ नुसार) = ११३४.०० * ३७७४० * २ % = ८,५५,९४४/-
x) सोसायटी / सभासदास जुन्या इमारतीमधील विदयमान बांधकाम क्षेत्रापेक्षा जास्तीचे मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या ३० % येणारे मूल्य. (फंजीबल प्रिमीयम, टि.डी.आर. प्रिमीयम .एफ.एस.आय. इ. चा विचार करुन.) = (११३४.०० - ७३७.३३८) * ३७७४० * ०.३ = ३९६.६६ * ३७७४० * ०.३ = ४४,९१,००८/- (दस्तात जूने क्षेत्र नमूद)

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