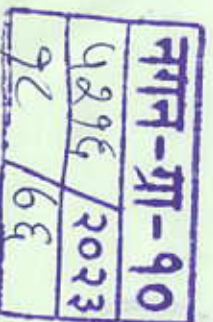


namely (i) Ku. Manda Sukhdeo Barahate, (ii) Mrs. Sharda Chahande & (iii) Mrs. Malabai Ramesh Moon jointly by way of intestate succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 268 dated 14-05-1996; AND

WHEREAS the aforesaid the then recorded Co-Owners namely (1-a) Smt. Saraswati Namdeo Barahate, (1-b) Shri. Jagdish Namdeo Barahate, (1-c) Shri. Krishna Namdeo Barahate, (1-d) Shri. Arvind Namdeo Barahate, (2) Shri. Charandas Raoji Barahate, (3-a) Smt. Ahilyabai Sukhdeo Barahate, (3-b) Shri. Manohar Sukhdeo Barahate, (3-c) Shri. Bandu Sukhdeo Barahate, (3-d) Ku. Manda Sukhdeo Barahate, (3-e) Mrs. Sharda Chahande, (3-f) Mrs. Malabai Ramesh Moon, (4) Shri. Rankrushna Raoji Barahate, (5-a) Shri. Prakash Kartik Barahate and (5-b) Smt. Kishnabai Kartik Barahate later on partition their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 5.39 Hectares, Rental Rs. 16.14 Yearly, held in Occupancy Class - 2 Rights (Bhumidhar), Khate No. 32 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Panji (Bu.), in Tahsil Nagpur (Rural) and District – NAGPUR in between them by executing a Deed of Partition dated 09-06-1989. In terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mila Namdeo Barahate, the Party No. 1 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/1 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996; AND

WHEREAS in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.20 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Charandas Raoji Barahate, the Party No. 2 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/2, having an area of 1.20 Hectares, Rental Rs. 3.60 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996; AND

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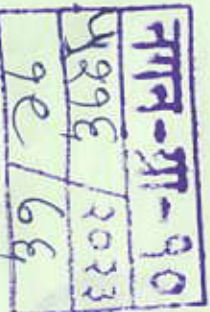
WHEREAS in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Kisanbai Kartik Barahate, Shri. Chhatrapati Kartik Barahate, Shri. Prakash Kartik Barahate, Shri. Vilas Kartik Barahate, Shri. Arun Kartik Barahate, Ku. Chhaya Kartik Barahate and Mrs. Maya Sontakke jointly the Party No. 3 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/3 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996; AND

WHEREAS in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.04 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Ahilyabai Sukhdeo Barahate, Shri. Manohar Sukhdeo Barahate, Shri. Bandu Sukhdeo Barahate, Ku. Manda Sukhdeo Barahate, Mrs. Sharda Chahande and Mrs. Malabai Ramesh Moon jointly the Party No. 4 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/4 having an area of 1.04 Hectares and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996; AND

WHEREAS in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Ramkrushna Raoji Barahate, absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/5 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996; AND

WHEREAS the aforesaid Co-owners namely Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mina Namdeo Barahate jointly later on transferred a portion of land out their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri (Bu.), in Tahsil –

Contd. ...



Nagpur (Rural) and District - NAGPUR, by way Sale to Shri. Manohar Sukhdeo Barahate, the Owner named hereinabove, by a Sale Deed Dated 24-12-1990, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 12 on Pages 244 to 247 at Serial No. 362(P) on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 271 dated 14-05-1996; AND

WHEREAS as a result therefore the aforesaid Shri. Manohar Sukhdeo Barahate, the Owner named hereinabove has now an exclusive, absolute and full Owner of the property bearing Survey / Khasra / Gut No. 87/1 having an area of 1.05 Hectares with heritable transferable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 87/1 of MOUZA - PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 667 dated 23-08-2005; AND

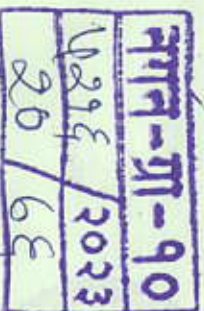
WHEREAS the Owner has now decided to develop the aforesaid property in a plotted development by carving out various Plots of different sizes therein; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabovenamed, who is the Owner of adjacent land bearing Survey No. 87/3 having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer abovenamed upon the following terms and conditions.

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

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP, the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/1 of MOUZA - PANJRI FARM (Bu.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other

Contd. ...



easementary rights appurtenant and belonging thereto, situate at Village – Panji Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the scheduled here under written/attached herewith along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property.

(2) THAT monetary consideration of Rs. 3,40,00,000/- (Rupees Three Crore) Only is agreed to be paid by the Developer to the Owner in the following manner:-

MANNER OF PAYMENT :

Rs. 25,00,000=00

(Rupees Twenty Five Lakh) Only paid by the Developer to the Owner by bank transfer vide Cheque No. 000004 from Tirupati Urban Co-operative Bank Limited, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,00,00,000=00

(Rupees One Crore) Only agreed to be paid by the Developer to the Owner by Cheque No. 000008 drawn on Tirupati Urban Co-operative Bank Limited, the receipt whereof is hereby acknowledged by the Owner.

Rs. 60,00,000=00

(Rupees Sixty Lakh) Only agreed to be paid by the Developer to the Owner by Cheque No. 000009 drawn on Tirupati Urban Co-operative Bank Limited, the receipt whereof is hereby acknowledged by the Owner.

Rs. 60,00,000=00

(Rupees Sixty Lakh) Only agreed to be paid by the Developer to the Owner by Cheque No. 000010 drawn on Tirupati Urban Co-operative Bank Limited, the receipt whereof is hereby acknowledged by the Owner.

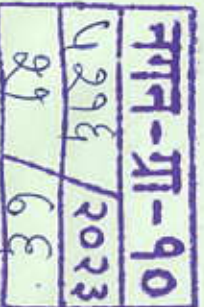
Rs. 61,00,000=00

(Rupees Sixty One Lakh) Only agreed to be paid by the Developer to the Owner by Cheque No. 000011 drawn on Tirupati Urban Co-operative Bank Limited, the receipt whereof is hereby acknowledged by the Owner.

Rs. 34,00,000=00

(Rupees Thirty Four Lakh) Only deducted by the Developer from the Sale Consideration payable to Owner towards Tax Deducted at Source (TDS) @ 10.00% and undertaken to

Contd.



credit the same in the appropriate account of Income Tax Department.

RS. 3,40,00,000=00 (TOTAL RUPEES THREE CRORE FORTY LAKH ONLY)

* THAT beside the aforesaid consideration, the Developer named hereinabove has further specifically agreed and declares that it shall handover the fully developed/released plotable land admeasuring approximate 20,000 Sq. Fts. (i.e. 1858.04 Sq. Mtrs.) and to give, grant and convey the same to the Owner named hereinabove within a period of 9 (Nine) Months from the date of this agreement or commencement of development work whichever is later.

* THAT, the Owner has agreed to get the aforesaid property measured from the Taluka Inspector, Land Records, Nagpur and shall obtain Clear Demarcated Measurement Sheet ("K" prat).

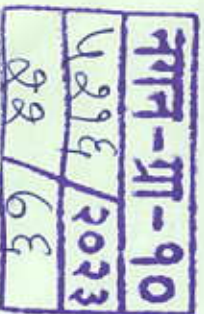
* THAT the Owner named hereinabove hereby declare and affirm that the Government of Maharashtra has not initiated any proceeding under Section 10(3), 10(5) and 20(1)(a) in respect of the aforesaid agricultural land before repealing of the Urban Land (Ceiling & Regulation) Repeal Act, 1999.

* THAT it is specifically agreed by the Owner that the Developer Firm shall have an absolute right to convert the user of the said land in to non-agricultural use, develop and carved ant a layout on the said land as per its absolute description on the basis of prevailing Development Control Rules of Nagpur Metropolitan Development Authority and enter in to Development Agreement with such planning authority at its own cost and expenses.

* THAT the Owner named hereinabove further specifically agreed that he shall provide all the required documents, declaration, requisites along with his signature on necessary applications, forms for carrying out the sanctioning of the proposed layout and would not delay or make interference in the said work of development in any manner.

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

Contd. ...



(4) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses, Taxes and all other outgoings etc. levied on the property hereby agreed to be developed and payable by the Owner upto the date of execution of this Agreement.

(5) THAT the Owner covenant with the Developer that the property hereby agreed to be developed is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Owner further Covenant that he does not hold total agricultural land more than Ceiling Limits and nor he belong to any Tribal Community.

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

(7) 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 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 there 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.

(8) THAT the Owner do hereby allows and permits the Developer to commence, carry on and complete all the developmental activities on the said land, viz. diversion of land for Non-Agricultural purpose, carving out a Lay-out comprising independent plots. The Developer shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Competent Authorities or any other Statutory/Competent Body/Authority and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Plots to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion.

(9) 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.

Contd. ...



(10) THAT the Owner has this day delivered vacant and peaceful possession of the aforesaid property to the Developer at the time of execution of this Agreement for carrying out the developmental activities.

(11) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on 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.

(12) THAT it is clearly agreed and understood by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into layout. The Owner does 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. He also agrees to extend all the necessary and reasonable co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans of Layout, provided the Developer pays/deposits necessary sums in the Office of the Town Planning Department/ Nagpur Metropolitan Region Development Authority and/or the Competent Authority empowered in that behalf in the name of the Owner who in his turn agrees to return back to the Developer such sums as may be refunded to it by such Local Body Authorities/Nagpur Metropolitan Region Development Authority.

(13) THAT the Developer named hereinabove shall have full liberty and authority to prepare proposed layout, to prepare a revise Layout, to develop Layout, to negotiate and deal with and enter into any agreement with the prospective purchaser in the proposed scheme of development and receive sale consideration from them and the Owner named hereinabove will not raise, claim any objection/dispute/interfere in any manner in the execution of proposed scheme.

(14) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the works of development upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Town Planning Department/ Nagpur Metropolitan Region Development Authority and/or the Competent Authority empowered in that behalf and also have absolute authority, power and right to

Contd. ...



retain and deal with and transfer by way of sale the various plotable lands/plot(s) in the proposed scheme to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owner named hereinabove agree and undertake to execute a proper Sale Deed of the said entire property or Sale Deeds of various independent Plots or Undivided share and interest in such plots in favour of the nominees of the Developer named hereinabove.

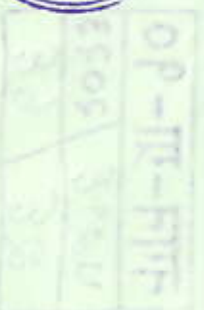
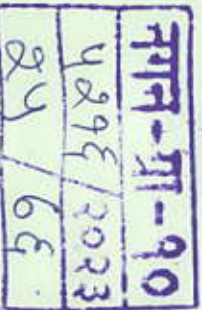
(16) THAT the Developer named hereinabove agrees to pay from the date of this Agreement all taxes, rents, revenues, bills, cesses and other outgoings whatsoever assessed over the said property agreed to be developed.

(17) THAT the Owner named hereinabove does hereby assure/confirm to the Developer named hereinabove that he has not created any mortgage, lien, charge or interest over the said property and it is absolutely free from any kind of encumbrances whatsoever. That the Owner does hereby declare & confirm to the Developer that he has presently right and authority and hold a marketable, valid and good title to the said property hereby agreed to be developed. That the Owner do hereby undertake to indemnify the Developer/it nominees/prospective buyers in the event of any lacuna or defect is found in the title of the said property or if the right and interest of the Developer is endangered in any manner in future.

(18) That the Developer named hereinabove shall have absolute authority & full Power & right to deal with & enter into Agreements of Sale, in respect of the said property. In case the said property comes under any notification of acquisition from any of the Government Agency, then in such circumstances the Developer named hereinabove alone shall be entitled to receive the compensation for the said entire property.

(19) THAT in case the Owner fails or neglects to fulfill and observe all or any of the obligation on his part as hereinabove contained or otherwise required by the law and also to execute various Agreement to sell, Sale Deeds and various kinds of documents, deeds as stipulated above, the Developer shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s) being the prospective buyers. However since the Owner have given a Power of Attorney to the Developer named hereinabove, the Developer named

Contd. ...



hereinabove alone is entitled for execution of deeds and documents and during the subsistence of said Power of Attorney the Owner shall not be liable for the same.

(20) THAT the said Developer shall have full power and absolute authority to assign all the rights hereby conferred / acquired, in favour of any suitable person(s)/Developer and substitute and appoint in it's place a new Developer on such terms as it shall think fit, however all the terms and conditions stipulated in this Agreement shall be binding upon such Developer.

(21) THAT the Owner named hereinabove hereby allow the Developer to erect, install, display its board on the said land, similarly shall have right to design, print, market, distribute and advertise the said layout through various mode of media at its own cost and expenses for marketing of the said layout to the prospective buyers.

(22) THAT it is specifically agreed by the Owner that the Developer or its nominee(s) shall have absolute and sole right to sell the various plots of different sizes in the layout carved ant on the said land to the prospective buyers as per their own wish and desire and are entitled to receive money or amount from such prospective buyers. However the Developer named hereinabove indemnify the Owner from any taxes or cost as may be imposed/levied by the Tax Authorities.

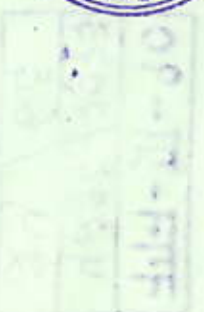
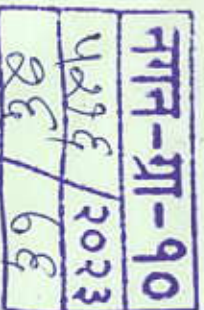
(23) THAT it is specifically agreed and understood between the Parties hereto that the said contract is binding upon them and their respective successors in title and also legal heirs incase demise of any of the executants of this contract and the same shall be completed by the legal heirs of such demised executants(s) in any time in the future.

(24) THAT the Owner shall on receipt of the balance sale consideration from the Developer as stated above execute various Sale Deeds each relating to the separate Plot(s) in the said Layout in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and it shall also get the same duly registered in accordance with the law in force.

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

(26) THAT on registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective Plot(s) in favour of each such individual prospective buyer(s) in all relevant records.

Contd.



(27) THAT the Owner shall deliver all the Original/Relevant documents relating to the aforesaid property to the Developer as and when required by the Developer.

(28) THAT the Owner hereby specifically agrees that in case the Developer is required to enforce this agreement, then in such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the Owners will not be entitled raise any plea, as to its non-enforcement. It is further specifically agreed that in case any such plea is raised then this agreement will be deemed to be an Agreement 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.

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

(30) THAT this Agreement is subject to the jurisdiction of Hon'ble Civil Court at Nagpur.

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

(32) THAT all expenses on account of preparation of this Agreement of Development including the cost of stamp duty have been borne by the Developer alone.

SCHEDULE REFERRED TO ABOVE
(HEREBY AGREED TO BE DEVELOPED)

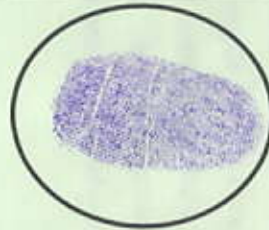
ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/1 of **MOUZA - PANJRI FARM (Bu.)**, P.S.K. 42, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village - Panjri Farm, in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-



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ON THE EAST - BY SURVEY NO. 87/3,
 ON THE WEST - BY SURVEY NOS. 74 & 75,
 ON THE NORTH - BY SURVEY NO. 86,
 ON THE SOUTH - BY SURVEY NOS. 87/2 & 87/4.

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabovenamed have fully examined and read over this 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.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (MANOHAR SUKHDEO BARHATE) <u>OWNER</u>
02			1)  (AMIT SUKHLAL JAISWAL)
03			2)  (ALANKAR VIJAY JAISWAL)

FOR M/S. AADITYA INFRA

Contd. ...

नगन-ग्रा-९०
 ४२९६/२०२३
 २६/६६



०१-१०-२०२३
 ६६०६/२०२३
 २६

04 		3)  (MRS. PRAGYA KUMAR)
05 		4)  (SOUMYA PRIYADARSHI) Authorised Partners <u>DEVELOPER</u>

Drafted by Sandeep Shastri, Advocate, at the institution and information given, undertaking, warranties by parties to this Deed on their satisfaction, declarations and sole responsibilities towards the contents of this draft is to be found true and correct.

WITNESSES :

(1) 
(Anand S. Kamble)



(2) 
(Anand S. Kamble)



नगन-ग्रा-१०
५८१६/२०२३
२६/६६



नान-ग्रा-१०
५२१६/२०२३
३०/६६





CHALLAN
MTR Form Number-6



GRN	MH0146S9757202122E	BARCODE						Date	15/03/2022-14:41:39	Form ID	
Department	Inspector General Of Registration		Payer Details								
Non-Judicial Stamps			TAX ID / TAN (If Any)								
Type of Payment			Duty on doc Voluntarily brought for Adjud IGR RoM		PAN No.(If Applicable)						
Office Name			NPJ1_JT DISTRICT REGI NAGPUR URBAN		Full Name						
Location			NAGPUR		MS ADITYA INFRA THROUGH PARTNER SHRI						
Year			2021-2022 One Time		Flat/Block No.						
Account Head Details			Amount In Rs.		Premises/Building						
0030051701 Amount of Tax			1703575.00		Road/Street						
					Area/Locality						
					Town/City/District						
					PIN						
					4						
					4						
					1						
					1						
					0						
					8						
			Remarks (If Any)								
			JOINT DISTRICT REGISTRAR NAGPUR URBAN ADJ CASE NO 09/2022								
DEFACED			Amount In								
₹1703575.00			Seventeen Lakh Three Thousand Five Hundred Seventy								
DEFACED			Words								
Total			Five Rupees Only								
Payment Details			FOR USE IN RECEIVING BANK								
IDBI BANK											
Cheque/DD Details											
Cheque/DD No.			Bank CIN		Ref. No.		69103332022031518510			2735127442	
			Bank Date		RBI Date		15/03/2022-15:09:12			16/03/2022	
Name of Bank			Bank-Branch		IDBI BANK						
Name of Branch			Scroll No., Date		100 , 16/03/2022						
Department ID											
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