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पावती

Original/Duplicate

Thursday, January 13, 2022

नोंदणी क्र.: 39म

11:19 AM

Regn.: 39M

पावती क्र.: 501 दिनांक: 13/01/2022

गावाचे नाव: अंबाझरी

दस्तऐवजाचा अनुक्रमांक: नगन4-385-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

मादर करणान्याचे नाव: मेमर्स आर्या अगोमिएट्स तर्फे भागीदार श्री परेश दत्तात्रय जोशी . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पत्रांची संख्या: 92

DELIVERED

एकूण:

रु. 31840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:39 AM ह्या वेळेस मिळेल.

सह दुय्य निबंधक वर्ग-३
नागपूर शहर क्र. ४

बाजार मूल्य: रु.31495000 /-

मोबदला रु.27652280/-

भरलेले मुद्रांक शुल्क : रु. 1574850/-

1) देयकाचा प्रकार: DHC रक्कम: रु.40/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1301202201657 दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1201202215765 दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011575092202122E दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH011575092202122E	BARCODE			Date	12/01/2022-17:42:47	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Type of Payment				Registration Fee				
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		
Location				NAGPUR		Ms AARYA ASSOCIATES		
Year				2021-2022 One Time		Flat/Block No.		
Account Head Details				Amount In Rs.		Premises/Building		
0000040401 Stamp Duty				100.00		Road/Street		
0000063301 Registration Fee				30000.00		Area/Locality		
						Town/City/District		
						PIN		
						4 4 0 0 1 0		
						Remarks (If Any)		
						SecondPartyName=DATTATRAYA PURUSHOTTAM KARKARE AND		
						OTHERS-		
						Amount In		
						Thirty Thousand One Hundred Rupees Only		
Total				30,100.00		Words		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN		Ref. No.		69103332022011218874
Cheque/DD No.				Bank Date		RBI Date		12/01/2022-17:44:10
Name of Bank				Bank Branch		IDBI BANK		2723821844
Name of Branch				Scroll No. Date		Not Verified with Scroll		Not Verified with RBI

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंट:- चालन नोंवळ दुळस नलवळ कळारललल नोंदणी कळतलललल दललललल लललु अल, नोंदणी न कळतलललल दललललल लललु नललु नललु.

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Order



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

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 92/2021
Date 13/10/2021

Received From Spri/Spr/L/M/s ABRYA ASSOCIATES
Residing at NAGPUR

Market Value Rs. 3,14,95,000/-

Stamps duty of Rs. 15,74,750/- (in words Rs. Fifteen lakh Seventy four thousand and Seven hundred fifty only)
Paid vide e-Challan No. MH01450073202122 E. date 13/11/2022

Certified under Section 32(1)(b) of the M.S. Act, 1958
that the full duty of Rs. 15,74,750/- (in words Rs. Fifteen lakh Seventy four thousand -
Seven hundred fifty only) with which instrument is chargeable
has been paid as per Article 5(a)-2 of Schedule-I.
This certificate is subject to the provision of Section
51-A of Maharashtra Stamp Act, 1958.

Nagpur
Date 12/11/22

Collector of Stamps
Nagpur City

ह संकेत नमूना मूद्रांक अधिनियम, १९५८ अन्वये असलेल्या
नियमावली निर्मित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्रांक निहाळीकारी
भागपुर शहर



“श्री”

AGREEMENT OF RE-DEVELOPMENT

THIS AGREEMENT OF RE-DEVELOPMENT is made on this ⁴⁴13 Day of
JANUARY, 2022, BETWEEN :

(1) SHRI. DATTATRAYA S/o PURUSHOTTAM KARKARE, Aged about 79 Years, Occupation - Retired, Resident of 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - ACMPK9779J}, {Aadhar No. - 6092 0477 5600}, (2) SHRI. YOGESH S/o DATTATRAYA KARKARE, Aged about 48 Years, Occupation - Service, Resident of 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - AJFPK1338K}, {Aadhar No. - 5088 6359 2287}, Acting through his constituted Attorney - MRS. VRUSHALI W/o YOGESH KARKARE, Aged about 43 Years, Occupation - Housewife, Resident of 128, Shantipurush Apartment, Shivaji Nagar, Shankar Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {Aadhar No. - 9414 8006 2252}, (3) SHRI. NANDKISHOR S/o SUDHAKAR BADHE, Aged about 67 Years, Occupation - Legal Practitioner, Resident of Plot No. 128, Flat No. B-1, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - AAPPB8449R}, {Aadhar No. - 6427 3557 6005}, (4) SHRI. SHRIRAM S/o GANGADHAR CHINEY, Aged about 69 Years, Occupation - Retired, Resident of Plot No. 128, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - AAVPC2175K}, {Aadhar No. - 6558 6845 4130}, (5) SHRI. KISHOR S/o GOPALRAO BAPAT, Aged about 60 Years, Occupation - Retired, Resident of Plot No. 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - ABCPB0361J}, {Aadhar No. - 7861 1571 0910}, (6) SHRI. SHRIRANG S/o ANILRAO KOTHE, Aged about 49 Years, Occupation - Service, Resident of Flat No. 15, Tara Apartment Akashwani Tower Road, Near Samarth Library, Gangapur Road, Nashik - 422013, Tahsil & District - NASHIK, {PAN - ACKPK3489M}, {Aadhar No. - 9451 5734 8892}, (7) SHRI. SHRIVALLABH S/o ANILRAO KOTHE, Aged about 54 Years, Occupation - Service, Resident of Plot No. 5, Mamata Housing Society, Beside Southwest Convent, Khamla, Nagpur - 440025, Tahsil & District - NAGPUR, {PAN - AMCPK7824Q}, {Aadhar No. 9127 8479 5383}, (8) SHRI. SUDHIR S/o NARAYAN PHADKE, Aged about 65 Years, Occupation - Retired, Resident of Plot No. 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN - ABOPP0862A}, {Aadhar No. 4160 9274 6165}, (9) MRS. NALINI W/o DHANRAJ DAHAT, Aged about 63 Years, Occupation - Retired, Resident of Plot No. 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010,

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Tahsil & District - NAGPUR, {PAN- ABHPD7683E}, {Aadhar No. 9986 5135 3737}, (10) MRS. KAVITA W/o KISHOR BAPAT, Aged about 60 Years, Occupation - Housewife, Resident of Plot No. 128, Shantipurush Apartment, Shivaji Nagar, Nagpur - 440010, Tahsil & District - NAGPUR, {PAN- ABCPB0369A}, {Aadhar No. 2491 1429 3081}, (11) SHRI. PRASHANT S/o SURESH BAKHLE, Aged about 59 Years, Occupation - Service, Resident of "Pratibha", Plot No. 17, 301, Tikekar Road Dhandoli, Patwardhan Ground Nagpur - 440012, Tahsil & District - NAGPUR, {PAN- AAPPB1693K}, {Aadhar No. 2156 6434 6494}, hereafter called the "OWNERS", which expression shall, Unless repugnant to the context or meaning thereof always mean and include the said OWNERS as well as, their respective heirs, legal representatives, executors, administrators, successors and assignees of the ONE PART.

AND

M/s. AARYA ASSOCIATES, A Partnership Firm, having it's Office at Plot No. 13, Ravindra Nagar, Nagpur, Acting through it's Partners - (1) SHRI. PARESH S/o DATTATRAYA JOSHI, Aged about 48 Years, Occupation - Business, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil & District - NAGPUR, (2) SHRI. NARENDRA S/o SHANKARRAO GURVE, Aged about 50 Years, Occupation - Business, Resident of Plot No. 29, Ravindra Nagar, Nagpur-440022, Tahsil & 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 it's PARTNERS, as well as their respective legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurement 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZ. AMBAZARI, bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, belonged to SHRI. AMBADAS PURUSHOTTAM KARKARE (H.U.F.) acting through it's Karta, & others, having acquired the same by them from the intra Municipal Nazul on Leasehold Rights for a term commencing from 1/4/1975 and ending on 31/3/2005 by and indenture of Lease Dated 13/05/1987; AND

WHEREAS the aforesaid SHRI. AMBADAS PURUSHOTTAM KARKARE (H.U.F.) acting through Karta Shri. Ambadas Purushottam Karkare lateron decided to develop the said Plot No. 128 into a Residential Estate by constructing a Multistorieyed Building thereon consisting various self contained separate Apartments therein; AND

WHEREAS accordingly by an Agreement Dated 22/2/1987 the aforesaid the then Owners entrusted the entire work of Development of said property to M/S Yeshwant Builders, a Partnership Firm, having its Office at 177, Gokulpeth Nagpur,



upon the several terms and conditions contained therein. By the same Agreement they also agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyers as may be nominated by M/s Yashwant Builders; AND

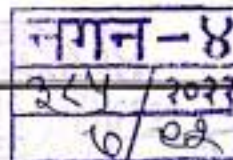
WHEREAS in pursuance of the said agreement the said M/S Yashwant Builders accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Nazul Leasehold Plot No. 128, and to be known and styled as "SHANTIPURUSH APARTMENT" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/1418/4356 Dated 8/5/1987; AND

WHEREAS in pursuance of the said agreement the aforesaid the then Owners accordingly executed Deed of Declaration on 22/02/1989, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1272 on Page Nos. 152 to 163 at Sr. No. 2679 (P) on even date; AND

WHEREAS in pursuance of the said agreement and also on completion of the said building, the said M/S Yashwant Builders delivered the actual physical possession of the **Apartment No. A-1**, covering a Built-up Area of 60.38 Sq. Mtrs. on the **GROUND FLOOR** in the 'A' Wing out of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" as chosen to be retained by Shri. Ambadas P. Karkare, H.U.F. for his exclusive use and occupation. The said Shri. Ambadas P. Karkare, H.U.F. further retained the undivided 1/12th share and interest in the said plot of land for his exclusive use and occupation; AND

WHEREAS, thereafter, the said Shri. Ambadas P. Karkare left for heavenly abode on 10/10/2010, leaving behind him, his son namely Shri. Sanjay A. Karkare and the legal heirs of another Son Shri. Dhananjay A. Karkare (who is left of heavenly abode on 26/12/2006) i.e. his widow Smt. Prajakta D. Karkare and only Son Shri. Apoorva D. Karkare as his only legal heirs, who inherited his share in the aforesaid property by way of intestate succession; AND

WHEREAS, thereafter, Shri. Sanjay A. Karkare, Smt. Prajakta D. Karkare & Shri. Apoorva D. Karkare have jointly executed a Gift Deed in respect of property comprising THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising **Apartment No. A-1** covering a Built - up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas



and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - Nagpur in favour of Shri. Dattatraya Purushottam Karkare, the **Owner No. 1** named hereinabove on 29/12/2014, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6643 on even date; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising **Apartment No. A-2** covering a Built - up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, the **Owner No. 2** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare, by a Sale Deed Dated 20/09/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3750 on even date; AND

WHEREAS, in the like manner, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising **Apartment No. A-3** covering a Built - up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, the **Owner No. 2** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare & others, by a Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3301 on even date; AND



WHEREAS, in the like manner, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R. C. C. Superstructure comprising **Apartment No. A-4** covering a Built - up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'A' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Yogesh Dattatraya Karkare, the **Owner No. 2** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare (H.U.F.) through Karta Shri. Ambadas S/o Purushottam Karkare & others, by a Sale Deed Dated 27/08/2002, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 3302 on even date; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-1** covering a Built - up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Nandkishor Sudhakar Badhe, the **Owner No. 3** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 141 to 144 at Sr. No. 5683 (P) on 30/05/1990 as well as Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 183 on Page Nos. 105 to 112 at Sr. No. 3037 (P) on even date; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-2** covering a Built - up area of 60.38 Sq. Mtrs. on the GROUND FLOOR of the 'B' Wing of a building standing thereon

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and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Shriram Gangadhar Chiney, the **Owner No. 4** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 125 to 128 at Sr. No. 3943 (P) on even date; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-3 covering a Built - up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Kishor Gopalrao Bapat, the **Owner No. 5** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 141 to 144 at Sr. No. 3947 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 179 to 184 at Sr. No. 3015 (P) on 16/10/1997; AND**

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-4 covering a Built - up area of 60.38 Sq. Mtrs. on the FIRST FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belonged to Shri. Anil Haribhau Kothe, having purchased the same by him from Shri. N.**

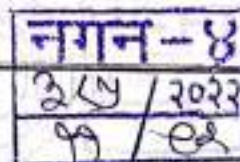


Bhaskaran S/o S. Nagrajan, by a Sale Deed Dated 31/12/1997, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 1248 on Page Nos. 47 to 50 at Sr. No. 1639 (P) on 5/03/2001; AND

WHEREAS, the said the Shri. Anil Haribhau Kothe left for heavenly abode on dated 24/05/2013 and his wife i.e. Smt. Archana Anil Kothe also left for heavenly abode on Dated 21/01/2018, leaving behind Shri. Shrirang Anil Kothe **Owner No. 6** and Shri. Shrivallabh Kothe **Owner No. 7** being his only legal heirs, who inherited aforesaid property **Apartment No. B-4** by way of intestate succession; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-5** covering a Built - up area of 60.38 Sq. Mtrs. on the SECOND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Sudhir Narayan Phadke, the **Owner No. 8** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 145 to 148 at Sr. No. 3948 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 782 on Page Nos. 173 to 178 at Sr. No. 3014 (P) on 16/10/1997; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-6** covering a Built - up area of 60.38 Sq. Mtrs. on the SECOND FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Mrs. Nalini Dhanraj Dahat, the **Owner No. 9** named hereinabove, having purchased the same by her from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar



Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 129 to 132 at Sr. No. 3944 (P) on even date as well as Deed of Apartment Dated 7/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 179 on Page Nos. 242 to 249 at Sr. No. 2815 (P) on even date; AND

WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-8** covering a Built - up area of 60.38 Sq. Mtrs. on the THIRD FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belonged Shri. Keshav S. Chandorkar having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 30/04/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1663 on Page Nos. 145 to 148 at Sr. No. 5684 (P) on dated 30.05.1990 as well as Deed of Apartment Dated 27/09/1993, which is registered in the office of the Joint Sub Registrar Nagpur-9, in Addl. Book No. 1, Volume No. 183 on Page Nos. 261 to 268 at Sr. No. 3038 (P) on the even dated; AND

WHEREAS, the said Shri. Keshav S. Chandorkar thereafter sold the said **Apartment No. B-8** owned by him by virute of Sale Deed dated 31/12/1993 to Shri. Milind Manohar Dashputra and the said sale deed came to be registered in the office of the Joint Sub Registrar Nagpur-8, in Addl. Book No. 1, Volume No. 216 on Page Nos. 154 to 160 at Sr. No. 4157 on the even date; AND

WHEREAS, the said Shri. Milind Manohar Dashputra thereafter sold the said **Apartment No. B-8** owned by him to Mrs. Kavita Kishor Bapat, the **Owner No. 10**, by a Sale Deed Dated 5/11/2004, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Book No. 1, at Sr. No. 6596; AND

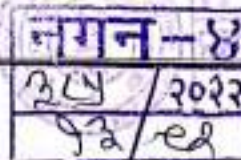
WHEREAS, THE UNDIVIDED 1/12th share and interest in ALL THAT piece and parcel of land bearing Nazul leasehold Plot No. 128 containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.) MOUZA- AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. B-7** covering a Built - up area of 60.38 Sq. Mtrs. on the THIRD FLOOR of the 'B' Wing of a building standing thereon and known and styled as "SHANTIPURUSH APARTMENT" including all connections, fittings electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas



and facilities provided to the said building bearing Plot No. 128, City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation ward no. 73 in Tahsil and District - NAGPUR, belongs to Shri. Prashant Suresh Bakhle, the **Owner No. 11** named hereinabove, having purchased the same by him from Shri. Ambadas Purushottam Karkare & others, by a Sale Deed Dated 29/03/1990, which is registered in the office of the Joint Sub Registrar Nagpur-1, in Addl. Book No. 1, Volume No. 1625 on Page Nos. 137 to 140 at Sr. No. 3946 (P) on even date as well as Deed of Apartment Dated 9/09/1997, which is registered in the office of the Joint Sub Registrar Nagpur-B, in Addl. Book No. 1, Volume No. 782 on Page Nos. 185 to 190 at Sr. No. 3016 (P) on 16/10/1997; AND

WHEREAS, as a result therefore, the Owners hereinabove named have now become an exclusive, absolute, joint and full Owners of the aforesaid Plot No. 128 as well as their respective Apartments and their properties details are as under :-

SR. NO.	OWNERS NAME	APARTMENT NO.
1	SHRI. DATTATRAYA PURUSHOTTAM KARKARE	A-1
2	SHRI. YOGESH DATTATRAYA KARKARE	A-2
3	SHRI. YOGESH DATTATRAYA KARKARE	A-3
4	SHRI. YOGESH DATTATRAYA KARKARE	A-4
5	SHRI. NANDKISHOR SUDHAKAR BADHE	B-1
6	SHRI. SHRIRAM GANGADHAR CHINEY	B-2
7	SHRI. KISHOR GOPALRAO BAPAT	B-3
8	SHRI. SHRIRANG ANILRAO KOTHE & SHRI. SHRIVALLABH ANILRAO KOTHE	B-4
9	SHRI. SUDHIR NARAYAN PHADKE	B-5
10	MRS. NALINI DHANRAJ DAHAT	B-6
11	MRS. KAVITA KISHOR BAPAT	B-8
12	SHRI. PRASHANT SURESH BAKHLE	B-7



WHEREAS, Shri. Yogesh Dattatraya Karkare, the **Owner No. 2** named hereinabove has executed General Power of Attorney in respect of his aforesaid property in favour of his Wife - Mrs. Vrushali Yogesh Karkare on 30/08/2021, which is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6759 on even date; AND

WHEREAS, for cogent reasons and good causes the Owners have now jointly decided to reconstruct/redevelop the aforesaid entire property (i.e. Plot No. 128) into a **RESIDENTIAL ESTATE** by demolishing existing their respective Apartments and thereafter by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein and further want to retain 1 Apartment each in the proposed Apartment scheme to be built on the above said Plot of land; AND

WHEREAS, having no experience about the building construction activities, the Owners have now jointly decided to entrust the entire work of Construction/Development of the said property to any well experienced builder of the City. The Developer is the well known and experienced builder of the City; AND

WHEREAS, the Owners being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire willingness to undertake the proposed work of Development the Owners after detailed negotiations have now agreed to develop & sale the aforesaid property to the Developer upon the following terms and conditions:

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

(1) THAT, the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agree to DEVELOP the property comprising of **ALL THAT** piece and parcel of land bearing **Nazul Leasehold Plot No. 128** containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), MOUZA - AMBAZARI, bearing City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT, it is clearly understood and agreed between the parties that the construction liabilities upon the Developer and the Developer has specifically agreed to construct at its own cost 20 Apartments on the said plot of land as per the map sanctioned by the Competent Authority and out of which 12 Apartments mentioned in Schedule - A shall be given to the Owners and the remaining 8 Apartments mentioned in Schedule - B shall be retained by the Developer in the following manner :-

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SCHEDULE - A
(APARTMENTS RETAINED BY OWNERS)

SR. NO.	OWNERS NAME	APARTMENT NO.	FLOOR	CARPET AREA In Sq. Mtrs.	Built-up Area in Sq. Mtrs. (Approximate)
1	SHRI. YOGESH DATTATRAYA KARKARE	101 (3 BHK)	FIRST	73.596	81.177
2	SHRI. YOGESH DATTATRAYA KARKARE	102 (3 BHK)	FIRST	74.677	82.181
3	SHRI. YOGESH DATTATRAYA KARKARE	103 (2 BHK)	FIRST	57.473	62.794
4	SHRI. SHRIRANG ANILRAO KOTHE & SHRI. SHRIVALLABH ANILRAO KOTHE	201 (3 BHK)	SECOND	73.596	81.177
5	SHRI. DATTATRAYA PURUSHOTTAM KARKARE	202 (3 BHK)	SECOND	74.677	82.181
6	SHRI. SHRIRAM GANGADHAR CHINEY	301 (3 BHK)	THIRD	73.596	81.177
7	SHRI. NANDKISHOR SUDHAKAR BADHE	302 (3 BHK)	THIRD	74.677	82.181
8	SHRI. KISHOR GOPALRAO BAPAT	401 (3 BHK)	FOURTH	73.596	81.177
9	MRS. NALINI DHANRAJ DAHAT	402 (3 BHK)	FOURTH	74.677	82.181
10	MRS. KAVITA KISHOR BAPAT	501 (3 BHK)	FIFTH	73.596	81.177
11	SHRI. PRASHANT SURESH BAKHLE	502 (3 BHK)	FIFTH	74.677	82.181
12	SHRI. SUDHIR NARAYAN PHADKE	503 (2 BHK)	FIFTH	57.473	62.794



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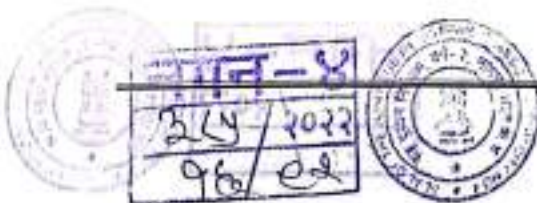
SCHEDULE - II
(APARTMENTS RETAINED BY DEVELOPER)

SRL NO.	APARTMENT NO.	FLOOR	CARPET AREA In Sq. Mtrs.	Built-up Area in Sq. Mtrs. (Approximate)
1	203 (2 BHK)	SECOND	57.473	62.794
2	303 (2 BHK)	THIRD	57.473	62.794
3	403 (2 BHK)	FORTH	57.473	62.794
4	603 (2 BHK)	SIXTH	57.473	62.794
5	601 (3 BHK)	SIXTH	73.586	81.177
6	602 (3 BHK)	SIXTH	74.677	82.181
7	701 (3 BHK)	SEVENH	88.586	96.177
8	702 (3 BHK)	SEVENTH	74.677	82.181
			541.418	592.892

(3) THAT, is clearly understood and agreed between the parties that the aforesaid Apartment Owners agreed to pay amount of Rs. 54,00,000/- to the Developer for their aforesaid Apartments in following manner :-

MANNER OF PAYEMENT

SRL NO.	OWNERS NAME	APARTMENT NO.	AMOUNT
1	SHRI. YOGESH DATTATRAYA KARKARE	101 (3 BHK)	Rs. 5,40,000/-
2	SHRI. YOGESH DATTATRAYA KARKARE	102 (3 BHK)	Rs. 5,40,000/-
3	SHRI. YOGESH DATTATRAYA KARKARE	103 (2 BHK)	NIL
4	SHRI. SHRIRANG ANILRAO KOTHE & SHRI. SHRIVALLABH ANILRAO KOTHE	201 (3 BHK)	Rs. 5,40,000/-



5	SHRI. DATTATRAYA PURUSHOTTAM KARKARE	202 (3 BHK)	Rs. 5,40,000/-
6	SHRI. SHRIRAM GANGADHAR CHINEY	301 (3 BHK)	Rs. 5,40,000/-
7	SHRI. NANDKISHOR SUDHAKAR BADHE	302 (3 BHK)	Rs. 5,40,000/-
8	SHRI. KISHOR GOPALRAO BAPAT	401 (3 BHK)	Rs. 5,40,000/-
9	MRS. NALINI DHANRAJ DAHAT	402 (3 BHK)	Rs. 5,40,000/-
10	MRS. KAVITA KISHOR BAPAT	501 (3 BHK)	Rs. 5,40,000/-
11	SHRI. PRASHANT SURESH BAKHLE	502 (3 BHK)	Rs. 5,40,000/-
12	SHRI. SUDHIR NARAYAN PHADKE	503 (2 BHK)	NIL

It is agreed between the parties that the each Apartment Owner shall pay their aforesaid respective amount as per following stages :-

- (1) 50% amount out of their respective total amount at the time of issuing demand of sanction plan from the Competent Authority.
- (2) 25% amount out of their respective total amount at the time of completion of entire R.C.C. Works.
- (3) 25% amount out of their respective total amount before taking over the possession of their respective Apartments proposed to be constructed on the said plot of land.
- (4) THAT, it is agreed between the parties that the Developer will handover physical possession of the Apartments to the Owners as per the table mentioned above within 30 Months from the date of commencement of work of the building proposed to be constructed on the said plot of land, which will be constructed as per sanctioned map. If the Developer fails to handover physical possession of the Apartments to the Owner, within 30 months from the date of commencement of work of the building, then the Developer shall be liable to pay Rs. 15,000/- per months per flat to the respective owners from the 31st month. The covered parking area shall be allotted to the Owners for their exclusive use on Ground Floor. The Plan of Apartments to be retained by the Owners prepared by Developer and is approved by them. The specification of the Apartments retained by the Owners is annexed herewith as a part and parcel of this Agreement.
- (5) THAT, the Developer shall start the construction of the building within a period of 45 Days from the date of handing over the possession of the Apartments

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by the aforesaid Apartment Owners to the Developer and shall complete the work in all respect and handover the fully finished flats with all necessary permissions, certificate of occupancy, etc within 30 months from the date of commencement of work of the building.

(6) THAT, it is agreed between the Parties that all the expenses for the registration of Apartment Deed(s) of the Apartments retained by the Owners shall born and paid by the Developer exclusively. It is further agreed that the fresh Water Meters & Electric Meters of all flats will be surrendered and if not the Developer will have it at his own risk and liability and shall pay all the bills to that effect by the time the fresh meter is handed over to the persons of their new flats.

(7) THAT, it is agreed between the Parties that Goods and Service Tax shall be born and paid by the Apartment Owners in respect of their aforesaid Apartments to be retained by them if applicable.

(8) THAT, it has been specifically agreed and understood by the Owners that the Super Built-Up Area of the Apartments to be constructed by the Developer for the Owners shall include the Built-Up Area, Area of Open and Enclosed Balconies Area of Lobbies, and share of Staircase, Lift, Passages and Share in Parking Area.

(9) THAT, the Owners hereby agree and confirm that they shall pay Monthly Maintenance charges in respect of their Apartments retained by them to the Apartment Association Regularly from the date of possession.

(10) THAT, the Owners hereby further agree and confirm that the Developer shall have full liberty and right to sale the remaining 8 Apartments excluding the Apartments mentioned in the aforesaid table retained by the Owners in the Building proposed to be constructed on the said plot of land to the prospective buyers.

(11) THAT the Owners shall deliver the physical possession of the said property to the Developer for development work after obtaining demand for sanction plan.

(12) THAT the Owners do hereby allow and permit the Developer to use and consume the Water and Electricity from the existing connections for carrying out building construction activities. However the Developer shall punctually pay the Departmental Bills for the actual units consumed by it.

(13) THAT the Owners shall not be responsible for any mishap-accident at the site of redevelopment, it shall be sole responsibility of the Developers, if any such incident occurs.

(14) THAT the Owners hereby further declare that the said property is free from easements, licenses and/or every type of other encumbrances whatsoever and that the Owners are free, competent and legally entitled to transfer the said land to the Developer for construction purpose. THAT the Owners do hereby assures/confirm to the Developer that they have not created any mortgage, lien, attachment, appointment of receiver or order of injunction, any charge or interest over the said



property and it is absolutely free from any kind of encumbrances whatsoever. The said property is also not the subject matter of any suit or other legal proceeding. That the Owners do hereby declare & confirm to the Developer that they have presently right and authority and hold a marketable, valid and good title to the said property hereby agreed to be sold for transfer of plot. That the Owners do hereby undertake to indemnify the Developer 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. If any litigation arising relating to the said property in any time in future then in such event it shall be the sole liability and responsibility of the Owners to settle the said litigation either by due process of law or by amicable settlement and always indemnify the Developer against such litigation. The Owners assures to the Developer that if any litigation shall not be settled by them, then the Owners shall solely liable and responsible for the financial transaction.

(15) THAT, the Owners assures the Developer that the property hereby agreed to be sold is their separate and self acquired property belonging to them alone having purchase the same by them exclusively from and out of their own savings and that none except them have acquired any manner of right title and/or interest of any kind whatsoever in respect of the same.

(16) THAT, the Owners have paid upto 31/3/2022 all dues with respect to Non-Agricultural Assessment, Cesses, Municipal Corporation Tax, Development Charges, Society's Dues and all other outgoings etc. levied on the property hereby agreed to be developed uptill the date of this Agreement and the Developer will pay the same hereinafter and in the event if it is discovered that there remains any arrears to be paid before the date of this Agreement, the Owners undertakes to pay the same and keep the Developer always indemnified against such payments. THAT, the Owners have paid Ground Rent upto 31/12/2021 and the Developer will pay the same hereinafter upto the date of actual handing over the possession of the Apartments of the Owners named hereinabove.

(17) THAT, the property hereby agreed to be developed and 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.

(18) THAT, it is clearly understood and agreed by the Owners that the Developer intends to develop the said property into a Residential Estate by constructing a multistoried 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 form and application etc. required to be submitted to such plans. The Owners also agree to extend all the necessary co-operation and render all assistance to the Developer in



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the matter of securing sanction to the proposed/revised plans provided the Developer pay/deposits necessary sums in the office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owners who in his turn agree to return back to the Developer such sums if any as may be refunded to them by such local authorities/Nagpur Improvement Trust/ Nagpur Municipal Corporation. The Developer shall bear and pay all costs, charges for preparation of plan including the Architects fee and other incidental expenses.

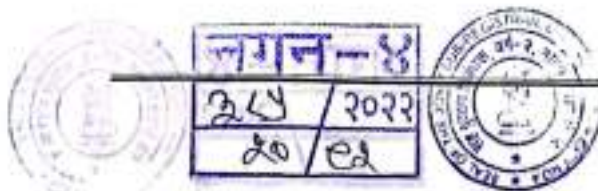
(19) THAT, the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, its Architect, Engineer and/or Supervisor as per sanctioned Plan, after getting the plan sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(20) THAT, the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(21) THAT, the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces together with the Undivided proportionate share and interest in the said plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(22) 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 Public Notice in the News papers or by any other manner as the Developer may deem fit in due consultation with the Owners and on receiving any such objection the Developer shall be entitled to call upon the Owners to give 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.

(23) THAT, the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building as per the specification attached herewith upon the said land hereby agreed to be developed/sold to the Prospective Apartment buyers and it shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation 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 land to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion except the aforesaid Apartments retained by the Owners.



(24) THAT, the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed after construction of Apartments 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.

(25) THAT, the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty, Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

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

(27) THAT, Developer shall get the said Project under RERA Act within 45 days from the date of approval of building plan and all the conditions towards maintenance of account, defect liability period, workmanship, as per the RERA Act will be followed.

(28) THAT, the Developer shall obtain occupancy certificate from the sanctioning authority on completion of the building.

(29) 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 land in favour of each individual prospective buyer in all relevant records.

(30) THAT, the defect liability period for all sort of civil, electrical works shall be of 3 Years from the date of handing over of the possession to Owners. In case any civil problems like seepage, leakage arise during this period, the same shall be immediately rectified by the Developer at its own cost.

(31) THAT, it is mutually agreed between the Owners and the Developer named hereinabove that the solar panel installation expenses for water & electricity shall be born and paid by the all Apartment Owners of the proposed sanctioned building.

(32) THAT, the Developer shall construct the said building scheme and utilize maximum permissible F.S.I. out of its own funds for selling it to other and it is explicitly made clear that

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the Owners shall have no claim or share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the sale proceeds of the Apartments.

(33) THAT, the Developer has not paid any time of Deposits including Security Deposits, Brokerage, Maintenance, Corpus Fund, Rent ect. to the Owners.

(34) THAT, all the Apartments Owners along with prospective buyers will have equal rights over the terrace, parking and other common areas.

(35) THAT, no escalation charges will be paid by Apartment Owners to Developer under any circumstances.

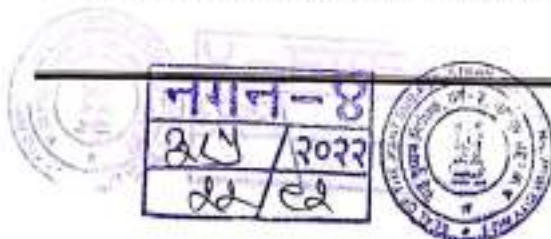
(36) THAT, this agreement is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing **Nazul Leasehold Plot No. 128** containing by admeasurements 6500 Sq. Ft. (OR 603.86 Sq. Mtrs.), **MOUZA - AMBAZARI**, bearing City Survey No. 395, Sheet No. 30/33, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR and the same is bounded as under :-

ON THE EAST -	BY PLOT NO. 129
ON THE WEST -	BY PLOT NO. 127
ON THE NORTH -	BY CONSERVANCY LANE & HOUSE OF P. L. JANE
ON THE SOUTH -	BY 30 FEET WIDE ROAD

IN WITNESS WHEREOF the **OWNERS** and the **DEVELOPER** herein above named have fully examined and read over this **AGREEMENT OF RE-DEVELOPMENT** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat,



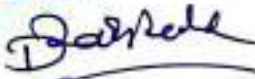
Intoxication, misrepresentation and fraud of any kind, at **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.

{Drafted By :- Adv. Ritesh C. Mahendra}

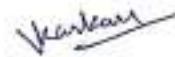
WITNESSES

(1) 



(1) 
(DATTATRAYA P. KARKARE)

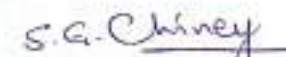


(2) 
(MRS. VRUSHALI Y. KARKARE)
As duly constituted Attorney
For Owner No. 2



(3) 
(NANDKISHOR S. BADHE)

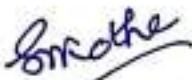


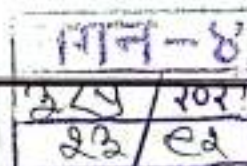
(4) 
(SHRIRAM GANGADHAR CHINEY)



(5) 
(KISHOR GOPALRAO BAPAT)



(6) 
(SHRIRANG ANILRAO KOTHE)





20

(7) *Kothe*
(SHRIVALLABH ANILRAO KOTHE)



(8) *Phadke*
(SUDHIR NARAYAN PHADKE)



(9) *Dahat*
(NALINI DHANRAJ DAHAT)



(10) *Bapat*
(MRS. KAVITA KISHOR BAPAT)



(11) *Bakhle*
(PRASHANT SURESH BAKHLE)

OWNERS

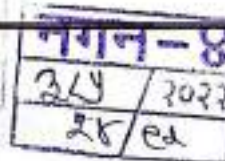
FOR M/s. AARYA ASSOCIATES



(1) *Joshi*
(PARESH D. JOSHI)



(2) *Gurve*
(NARENDRA S. GURVE)
Authorized Partner

DEVELOPER(2) *Bahadure*



CHALLAN
MTR Form Number-6



GRN	MH011480077202122E	BARCODE			Date	11/01/2022-12:15:55	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM					
Office Name			NPJ1_JT DISTRICT REGI NAGPUR URBAN		Full Name			MS AARYA ASSOCIATES
Location			NAGPUR		Flat/Block No.			PLOT No 128 SHEET No 30/33 CTS No 395
Year			2021-2022 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			MOUZA AMBAZARI
0030051701 Amount of Tax			1574750.00		Area/Locality			NAGPUR
					Town/City/District			
					PIN			4 4 0 0 1 0
					Remarks (If Any)			
					ADJUDICATION No 92/2021			
					Amount In			Fifteen Lakh Seventy Four Thousand Seven Hundred F
					Words			ifty Rupees Only
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332022011113310 2723521516	
Cheque/DD No.			Bank Date		RBI Date		11/01/2022-12:20:15 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 12/01/2022			

Department ID :

Mobile No. :

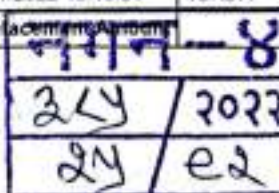
0000000000

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

खदर चालन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी खदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0005539622202122	12/01/2022-13:15:01	IGR377	1574750.00
Total Defacement Amount					15,74,750.00



नगन-४
३५ / २०२२
२६/०२





सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा माळ, सिव्हील लाईन्स, नागपूर-४४० ००१

सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा माळ, सिव्हील लाईन्स, नागपूर-४४० ००१



दुरधनी क्रमांक . (०५१२) २५३८७८० E-mail ID- jdr.nagpurcity@igrmaharashtra.gov.in

स्वातंत्र्याचा अमृत महोत्सव

जा.क्र.का.७/अभि.प्र.क्र.१२/२१/३८०२/२०२१

दिनांक : २१/१२/२०२१

अभिनिर्णय प्रकरण क्र. १२/२०२१

अभिनिर्णय

नगन-४

३५/२०२२

२६/१२



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

संदर्भ :- आपला दिनांक १३/१०/२०२१ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

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

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या संलेखातील मालमत्ता ही मौजा-अंबाझरी, तह. नागपूर शहर, जि. नागपूर, सिटी सर्व्हे नं. ३९५, शिट नं. ३०/३३, वार्ड क्र. ७३, मथिल नझूल भुखंड क्र. १२८ असून एकूण आराजी ६०३.८६ चौ. मि. इतके आहे.

सदर प्रकरणी दाखल दस्त हा पुर्न-विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मूल्यांकन करून मिळकतीबाबत अर्जदार यांनी विनंती केलेली आहे.

या कार्यालयातील सहाय्यक नगर रचनाकार यांनी दिनांक १०/१२/२०२१ रोजी आपला मूल्यांकन अहवाल या कार्यालयास सादर केलेला आहे. त्यामध्ये नमूद १७(अ) विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य (मूल्यांकन अहवालातील १७(अ) चे मूल्य रुपये २,७६,५२,२८०/- इतके व १७(ब) सोसायटी / सभासदांना मिळणाऱ्या हिश्याचे मूल्य रुपये ३,१४,९४,८६८/- व १७(क) दस्तात नमूद असलेले मोबदला मूल्य रुपये निरंक नमूद आहे. म्हणून मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दि.३१/०३/२०१८ मध्ये उपरोक्त (अ) (ब) (क) पैकी जास्तीचे घेणारे मूल्य, विकसन करारनामा संलेखाचे बाजारमूल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य, ३,१४,९४,८६८/- समजा ३,१४,९५,०००/- ही रक्कम बाजारमूल्य म्हणून निश्चित करण्यात येत आहे.

(अ) वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमूल्य रु. ३,१४,९५,०००/- एवढ्या मूल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [याचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये १५,७४,७५०/- इतके मुद्रांक शुल्क देय आहे.

म्हणून आता अभिनिर्णयाकरिता दाखल केलेल्या संलेखास [(अ)+(ब)] असे एकूण रुपये १५,७४,७५०/- इतके मुद्रांक शुल्क देय ठरते. मुळ दस्तास निरंक मुद्रांक शुल्क दिल्याने आता उक्त संलेखास रुपये १५,७४,७५०/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

१) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

-२-

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्ण पुणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देण्यात येत आहे.

३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन-महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.

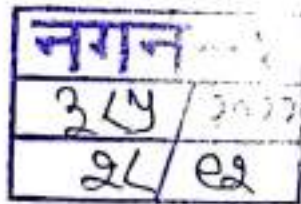
४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.



मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

मे. आर्या असोसिएट्स
तर्फे भागिदार श्री परेश दत्तात्रय जोशी,
राह. १३, रविंद्र नगर, नागपूर-४४००२२



THE SPECIFICATIONS OF CONSTRUCTION

Sr. No.	Item	Particulars	Material & Brand	Budget
1	Structure	- RCC framed structure with external wall 150 mm thick burnt brick masonry wall - Height of each floor shall be 3.0 mt. minimum. - Internal wall of burnt brick masonry 115 mm thick. - External wall of burnt brick masonry 150 mm thick.	Cement – Ultratech for RCC & For Brick Work Birla. Sand-Bhandara Ghat. Metal (Gitti)-Pachgaon. Bricks-Burnt clay type. Steel- ISI mark. Centering- Plywood, Wooden Planks, Wooden Props.	
2	Plaster	12 mm thick plain putty finish interior plaster - Double Coat Spun] exterior plaster	Cement – Birla, Sand-Bhandara Ghat.	
3	Doors & Windows	- Main Entry Door – - Internal Doors – - Windows –M.S. painted Grills - Black Granite Stone at every bottom of window (Window Seal) from inside. - Powder Coated Aluminum framed sliding windows with tinted/plain Glass panels and Mosquito Nets on half width.	Teakwood Door Frame with panel with Grill Gate. RCC Frame (Ventura) with Laminated Flush Door.	
4	Flooring	- Vitrified floor tiles of size 800 mm x 800 mm Double Charged in all rooms & balconies. - Ceramic tiled anti-skid floor & 7ft. height dado tiles for toilets. - Granite in steps in all raiser, trade and landing in staircase - Side Margins – Cement Block	Digital Printed Tiles with Highlighters. 24 x 12 or 18 x 12	55.00 Per sq.ft. Simpolo
5	Kitchen	- Kitchen with Z-black granite stone/ platform over Bison Cement Sheet base & stainless steel sink. - Ceramic tiles dado up to lintel level above kitchen platform and below platform.	Sink-Nirali /Franke. Digital Printed Tiles with Highlighters.	As your choice
6	Bathrooms & Toilets	- White colored standard sanitary wares. - Standard quality PVC C.P. fittings in toilets, bathroom & kitchen.	Jaguar primary range /Essco Series. ISI Mark – Astral, Plasto, Aashirvad	

नगन-४

२५ / २०२३



7	Electricals	• Concealed PVC conduit with wiring for sufficient light, fan & sockets in each room • Sufficient power points in kitchen for microwave, aqua guard, refrigerator, mixer-blender etc. • Provision for water heater point in each bathroom with Ex. Fan point. • Parallel light and fan switches in all bedrooms and A.C. wiring and Switches in all Bedrooms and Drawing Hall & Kitchen. • Total Wiring in lifts as specification of the supplier company. • Dedicated connection for cooler in all balconies.	ISI Mark Pipes & Joint less Cables – Polycab, HCL Cable or R R Cable Great White Equivalent. LCB/MCB - L&T, Legrand or Equivalent. Switch Boards and Switches – ISI Mark Modular type. Havel's, Legrand, Roma OR Equivalent, Greatwhite & Vinay	Rs. 35.00 per switch
8	Water Supply	• Two Overhead RCC water tanks • Underground RCC water sump for water collection and storage with Water proof coating on all sides. • All Bathrooms will have Showers (Head and hand) with diverter Tap Set. • S.W.R. Pipes & fittings for sanitation and UPVC pipes of standard make for plumbing. • Pipeline for Solar Water Heater Flow from Terrace to all Bathrooms & Kitchen without heating source. • Dedicated tap connection in balcony for coolers/Utility. • Dedicated one Tap Connection each in Terrace and Side Margins at Ground Floor.	@ 20000 liters & 10000 liters capacity. Jaguar Esoco Series Astral, Plasto or Ashirwad UPVC	
9	Paints	• Good Putty finished Two Coats on all interior surfaces with Plastic Paint • Oil Paint for M.S. Grills and Door Frames. • Weather Shield Two Coats in Exteriors	Birla White Putty. Asian Paints	
10	Access	• A Common Stair Case with all basic amenities of lighting, Granite in all landing, riser and tread, dado/skirting, Painting etc. • Finished compound wall on all sides + good	SS Railing	

नमन-8
 24/02/23
 30/02



		illumination in Parking and side margin area on ground floor.		
11	POP	• POP in Drawing Hall only		
12	Amenities	• Rain Water harvesting. • IPS Flooring on Terrace.		
13	Building Elevation	• As shown.		
14	Modular Kitchen	• Stainless Steel Trolleys and Channels of Hettich Company		
15	Lift	• 8 Persons Johnson Company Lift with power backup		
16	Electric Meter	• Properly mounted on wall with Flat number mention and cover with a fabricated frame with locking system. 2 way switches for Electric Vehicle charging from individual meter upto respective parking.		
17	Common Toilet	• On Ground Floor on unused area		
18	Water Meter	• To be properly mounted and cover		
19	Pump	• 2 Pumps will be fitted on underground sump and borewell to lift the water for overhead tanks.		
20	Pesticide	• At plinth level		
21		• Letter Box, Name Plates, Common Board for name plates on ground floor, • Guard Room at suitable location		

गान-४
३५/२०२२
३९/८२





मुख्य प्राधिकार



द्वितीय भाग

इतर गारे—

[illegible]

सत्यप्रतिलिपि

पान-४
२५ / २०२२
३३ / ८२



