

267/836

इतर पावती

Original/Duplicate

Thursday, 27 January 2022 3:23 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1121 दिनांक: 27/01/2022

गावाचे नाव: -अजनी

दस्तऐवजाचा अनुक्रमांक: नगन4-836-2022

दस्तऐवजाचा प्रकार: विकसनकारनामा

मादर करणाऱ्याचे नाव: मेमर्म महारा इंन्फ्राम्स्ट्रक्चर तर्फे प्रो.प्रा. आशिप मनोहरराव नेरकर . .

वर्णन

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

DELIVERED

एकूण:

रु. 320.00

NGP4

1); देयकाचा प्रकार: DHC रक्कम: रु.320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2701202210640 दिनांक: 27/01/2022

वैकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

267/836

पावती

Original/Duplicate

Tuesday, January 27, 2022

नोंदणी क्र.: 39M

12:13 PM

Regn.: 39M

पावती क्र.: 1103 दिनांक: 27/01/2022

गावाचे नाव: अजनी

दस्तावेजाचा अनुक्रमांक: नगन4-836-2022

दस्तावेजाचा प्रकार: विकसनकरनामा

मादर करणाऱ्याचे नाव: मेमर्स महाराग इन्फ्राम्स्ट्रक्चर तर्फे प्रो.प्रा. आशिष मनोहरराव नेरकर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

DELIVERED

एकूण:

रु. 31040.00

आपणाम मूळ दस्त, थंबनेन प्रिंट, नुची-२ अंदाजे

12:33 PM ह्या वेळेस मिळेल.

सह मुख्य निबंधक, नगप
नागापूर शहर क. ४

बाजार मूल्य: रु. 44923000 /-

मोवदला रु. 44923000/-

भरलेले मुद्रांक शुल्क : रु. 2246150/-

1) देयकाचा प्रकार: DHC रकम: रु. 1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2701202203525 दिनांक: 27/01/2022

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012160371202122E दिनांक: 27/01/2022

वेंकेचे नाव व पत्ता:

Erkar



नगन-४	
८३६	२०२२
२	६८



Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.

(ADJ)

Office of the 4600901

Collector of Stamps, Nagpur City

Adj. Case No. 57/2021

Date 14/6/2021

Received From Shri/Smt./M/s

SAHASARA INFRASTRUCTURE

Residing at

NAGPUR

Market Value Rs

4,49,23,000/-

Stamps duty of Rs

22,46,150/-

(in words Rs Twenty two lakh Forty six thousand one hundred fifty only.

Paid vide e-Challan No.

MH004882259202122E date 17/8/2021

MH004773082202122M

Certified under Section 32(1) (b) of the M.S. Act, 1958

that the full duty of Rs

22,46,150/-

(in words Rs Twenty two lakh Forty six thousand

one hundred fifty only.

with which instrument is chargeable has been paid as per Article 5(2-9) of Schedule-I.

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

Nagpur

Date: 27/8/2021

Collector of Stamps
Nagpur City

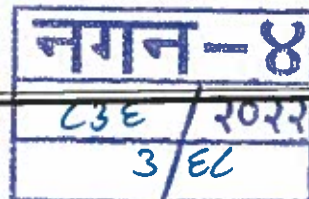
ह आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर

AGREEMENT FOR RE-DEVELOPMENT

THIS REDEVELOPMENT AGREEMENT is made and executed at NAGPUR on this 27 day of January, 2022 BETWEEN :

- (1) MRS. BRIJBALA W/o SHRI. HEMANT DIDDEE, Aged about 64 Years, Occupation - Retired, (Income Tax Permanent Account No. ADEPD6599E, Aadhar Unique Identity No. 5546 7223 0912), Resident of Plot No. 341, Apartment No. 1, Ground Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District - NAGPUR (Maharashtra State);



(2) **SHRI. YOGESH S/o NILKANTH PATHAK**, Aged about 38 Years, Occupation – Service, (Income Tax Permanent Account No. BEVPP6174C, Aadhar Unique Identity No. 6141 1842 7108 & Mobile No. 8600179770), Resident of Plot No. 341, Apartment No. 2, Ground Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(3) **SMT. NIRMALA Wd/o LATE SHRI. GOPALKRISHNA UPADHYE**, Aged about 87 Years, Occupation – Household, (Income Tax Permanent Account No. AAPPU0652H, Aadhar Unique Identity No. 8417 1720 7744), Resident of Plot No. 341, Apartment No. 3, Ground Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(4) **SHRI. HEMANT S/o DEV DATTA DIDDEE**, Aged about 65 Years, Occupation – Business, (Income Tax Permanent Account No. ABHPD8433E, Aadhar Unique Identity No. 9453 5744 7753), Resident of Plot No. 341, Apartment No. 4, First Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

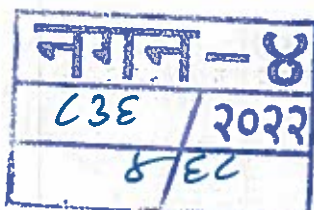
(5) **SHRI. PRAMOD S/o ANANDRAO HEDAU**, Aged about 62 Years, Occupation – Retired, (Income Tax Permanent Account No. AAGPH3497L, Aadhar Unique Identity No. 2500 7221 0122), Resident of Plot No. 341, Apartment No. 5, First Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(6) **MRS. MRUDULA W/o PRAMOD HEDAU**, Aged about 61 Years, Occupation – Retired, (Income Tax Permanent Account No. AAEPH1381B, Aadhar Unique Identity No. 2061 8543 8655), Resident of Plot No. 341, Apartment No. 6, First Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(7) **SHRI. HARNARAYAN S/o KANHAIYALAL JAISWAL**, Aged about 72 Years, Occupation – Retired, (Income Tax Permanent Account No. ABIPJ1697H, Aadhar Unique Identity No. 2228 5308 6027), Resident of Plot No. 341, Apartment No. 7, Second Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(8) **SHRI. RAHUL S/o CHANDRASHEKHAR PANAT**, Aged about 43 Years, Occupation – Business, (Income Tax Permanent Account No. AJJPP5128J, Aadhar Unique Identity No. 9711 4307 7782), Resident of Plot No. 341, Apartment No. 8, Second Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

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(9) **SHRI. R. RANGANATHAN S/o K.V. RAMRATNAM**, Aged about 72 Years, Occupation – Retired, (Income Tax Permanent Account No. ACNPR0732P, Aadhar Unique Identity No. 2922 9658 0612), Resident of Plot No. 341, Apartment No. 9, Second Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

(10) **SHRI. SHIRISH S/o SHIVRAM DESAI**, Aged about 62 Years, Occupation – Retired, (Income Tax Permanent Account No. AAVPD7706M, Aadhar Unique Identity No. 5710 6073 1352), Resident of Plot No. 341, Apartment No. 10, Third Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State) AND

(11) **MRS. NOOPUR W/o NILESH JUMLE**, Aged about 48 Years, Occupation – Housewife, (Income Tax Permanent Account No. ASSPJ0118L, Aadhar Unique Identity No. 3017 2976 9941), Resident of Plot No. 341, Apartment No. 11, Third Floor, "Chanakya Apartments", Laxmi Nagar, Nagpur, Pin Code 440 022, Tahsil and District – NAGPUR (Maharashtra State);

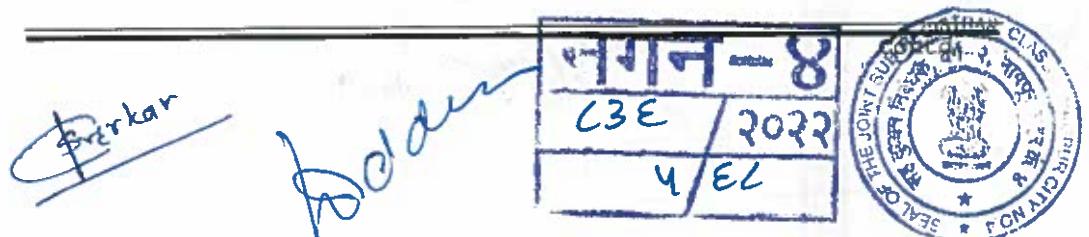
hereinafter all jointly called "**THE OWNERS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**OWNERS**", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

M/s. SAHASARA INFRASTRUCTURE, a Proprietary Concern, having its Office at Abhinav Arcade, Second Floor, Near Kalyan Jewellers, Abhyankar Nagar, Nagpur (Income Tax PAN ADTPN4137F) and acting through its Sole Proprietor **SHRI. ASHISH MANOHARRAO NERKAR**, Aged about 35 Years, Occupation – Business, (Aadhar Unique Identity No. 9039 9483 8739) Resident of Abhinav Arcade, Near Kalyan Jewellers, Abhyankar Nagar, Nagpur-440 010, Tahsil & District – NAGPUR, (Maharashtra State), hereinafter called the "**DEVELOPER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PROPRIETARY CONCERN** and its **PROPRIETOR**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Owners hereinabovenamed are the Share Holder Members of **CHANAKYA CO-OPERATIVE HOUSING SOCIETY MARYADIT, NAGPUR**, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. NGP/(CTY)/HSG/(TC)/361 Dated 14-09-1987, having its registered Office at Plot No. 341, Laxmi Nagar, Nagpur; AND

WHEREAS the Owners hereinabovenamed own and possess the Undivided Proportionate shares and interest in ALL THAT Piece and Parcel of land bearing Plot No.



341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 32 (Thirty Two) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 32 (Thirty Two) Years old Multistoreyed Building standing thereon consisting of 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, hereinafter referred to as the "said property"; AND

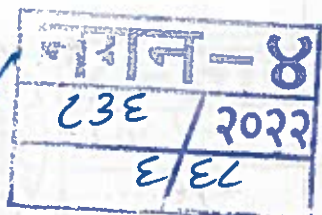
WHEREAS out of the aforesaid Multistoreyed Building the Owner Nos. 1 to 11 own and possess 1 (One) Apartment each in the said existing Multistoreyed Building known and styled as "CHANAKYA APARTMENTS"; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Chanakya Co-operative Housing Society Maryadit, Nagpur, having purchased the same by it from Shri. Mahendrakumar S/o Manimal Zavery and others by a Sale Deed Dated 06-05-1987, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 908 on Pages 18 to 23 at Sr. No. 2132(P) on even date. The said Sale Deed is duly Consented by M/s. Shilpee Enterprises; AND

WHEREAS the said Chanakya Co-operative Housing Society Maryadit, Nagpur lateron decided to develop the aforesaid Plot No. 341 (Three Hundred Forty One) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly it had entrusted the entire work of Development of the said property to M/s. Shilpee Enterprises, a registered Partnership Firm, having its Office at Nagpur, acting through its Authorised Partner Shri. Vijay S/o Narendranath Gokarn, upon the several terms and conditions; AND

WHEREAS by the same Agreement it had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided

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Proportionate share and interest in the said Plot No. 341 (Three Hundred Forty One) in favour of the each such individual buyer as may be nominated by M/s. Shilpee Enterprises; AND

WHEREAS in pursuance of the said Agreement, the said M/s. Shilpee Enterprises accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "CHANAKYA APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/803/15826 Dated 26-04-1986; AND

WHEREAS on completion of the said Multistoreyed Building in all respects, the aforesaid the then Owner namely The Chanakya Co-operative Housing Society Limited, Nagpur alongwith the then Developer M/s. Shilpee Enterprises lateron jointly transferred/sold the Undivided Proportionate shares and interests in the said Plot No. 341 (Three Hundred Forty One) Togetherwith the entire R.C.C. Superstructures comprising various Apartments out of the building standing thereon and known and styled as "CHANKYA APARTMENTS" to 11 individual prospective buyers/purchasers by 11 separate duly registered Sale Deeds; AND

WHEREAS in pursuance of the aforesaid Sale Deeds, the Owners hereinabovenamed are the only existing Apartment Owners of the said Multistoreyed Building standing on Plot No. 341 (Three Hundred Forty One) and known and styled as "Chanakya Apartments" and each of them have severally acquired their respective Apartment in the following manner :-

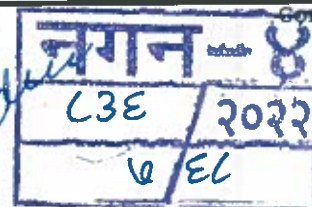
(1) **APARTMENT NO. 1 (ONE) ON GROUND FLOOR :**

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 1 (One) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732, City Survey No. 574 and Sheet No. 10 of Mouza - AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Smt. Brijbala W/o Hemant Diddee, the Owner No. 1 hereinabovenamed by a Sale Deed



Signature

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Dated 25-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1025 on Pages 91 to 104 at Sr. No. 3102(P) on even date.

(2) **APARTMENT NO. 2 (TWO) ON GROUND FLOOR :**

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 2 (Two) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/A, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza - AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Dr. (Mrs.) Vandana Hazra W/o Shri. Surajit Kumar Hazra, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1024 on Pages 31 to 44 at Sr. No. 2991(P) on 23-03-1988.

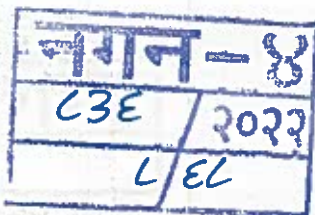
That, the aforesaid Dr. (Mrs.) Vandana Surajit Kumar Hazra lateron in her turn transferred/sold the aforesaid Apartment No. 2 on Ground Floor of Chanakya Apartments, situated at Barlinge Layout, Laxmi Nagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Yogesh S/o Nilkanth Pathak, the Owner No. 2 hereinabovenamed by a Sale Deed Dated 22-05-2017, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 1713 on even date.

(3) **APARTMENT NO. 3 (THREE) ON GROUND FLOOR :**

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 3 (Three) covering a Super Built-up area of 680 Sq. Ft. (OR

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63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the GROUND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/B, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Smt. Nirmla Wd/o Late Shri Gopalkrishna Upadhye, the Owner No. 3 hereinabovenamed, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 130 to 143 at Sr. No. 2832(P) on even date.

(4) APARTMENT NO. 4 (FOUR) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 4 (Four) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/C, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. K.S. Sivaraman S/o K.V. Subramanian, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2846(P) on even date.

That, the aforesaid Shri. K.S. Sivaraman S/o K.V. Subramanian lateron in his turn transferred/sold the aforesaid Apartment No. 4 on First Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to (i) Shri. Hemant S/o Dev Datta Diddee and (ii) Mrs. Brijbala W/o Hemant Diddee, the Owner Nos. 1 & 4 hereinabovenamed jointly by a Sale Deed Dated 12-02-2013, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 954 on even date.

(5) APARTMENT NO. 5 (FIVE) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit,



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Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 5 (Five) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/D, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Pramod S/o Anandrao Hedau, the Owner No. 5 hereinabovenamed, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 158 to 171 at Sr. No. 2834(P) on even date.

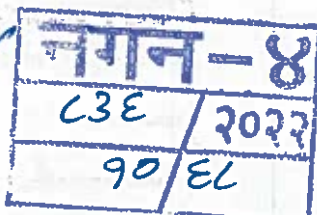
(6) APARTMENT NO. 6 (SIX) ON FIRST FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 6 (Six) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the FIRST FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/E, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Madhukar S/o Purushottamrao Deshmukh, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2847(P) on even date.

That, the aforesaid Shri. Madhukar Purushottamrao Deshmukh lateron in his turn transferred/sold the aforesaid Apartment No. 6 on First Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to Mrs. Mrudula W/o Pramod Hedau, the Owner No. 6 hereinabovenamed by a Sale Deed Dated 06-03-2003, which is duly registered at the Office of the Sub Registrar No. 3, Nagpur in Addl. Book No. 1 at Sr. No. 299 on even date.

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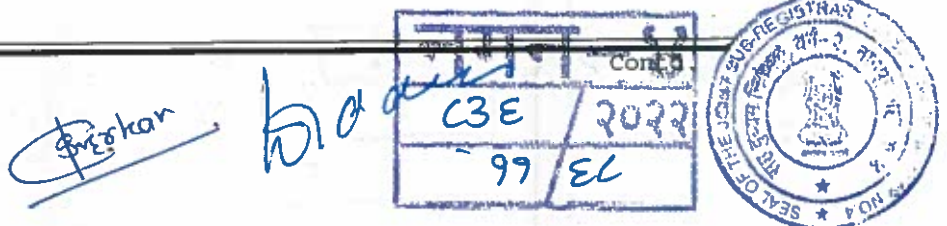


(7) **APARTMENT NO. 7 (SEVEN) ON SECOND FLOOR :**

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 7 (Seven) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/F, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Hamarayan S/o Kanhaiyalal Jaiswal, the Owner No. 7 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1022 on Pages 15 to 28 at Sr. No. 2838(P) on even date.

(8) **APARTMENT NO. 8 (EIGHT) ON SECOND FLOOR :**

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 8 (Eight) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/G, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Sanjay S/o Sharadchandra Bapat, by a Sale Deed Dated 23-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1023 on Pages 63 to 76 at Sr. No. 2949(P) on even date.



That, the aforesaid Shri. Sanjay S/o Sharadchandra Bapat lateron in his turn transferred/sold the aforesaid Apartment No. 8 on Second Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Rahul S/o Chandrashekhar Panat, the Owner No. 8 hereinabovenamed by a Sale Deed Dated 24-01-2011, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 643 on even date.

(9) APARTMENT NO. 9 (NINE) ON SECOND FLOOR :

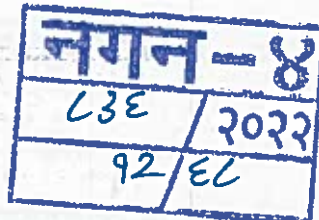
That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 9 (Nine) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/H, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza - AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Shri. R. Ranganathan S/o K.V. Ramratnam, the Owner No. 9 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 144 to 157 at Sr. No. 2833(P) on even date.

(10) APARTMENT NO. 10 (TEN) ON THIRD FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold the Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 10 (Ten) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the THIRD FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/I, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza - AJNI, situated at Barlinge

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Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Shirish S/o Shivrarn Desai, the Owner No. 10 hereinabovenamed by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1021 on Pages 116 to 129 at Sr. No. 2831(P) on even date.

(11) APARTMENT NO. 11 (ELEVEN) ON THIRD FLOOR :

That, on completion of the aforesaid entire Scheme known and styled as "Chanakya Apartments", the aforesaid The Chanakya Co-operative Housing Society Maryadit, Nagpur alongwith M/s. Shilpee Enterprise lateron jointly transferred/sold Undivided 9.09 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructures comprising Apartment No. 11 (Eleven) covering a Super Built-up area of 680 Sq. Ft. (OR 63.17 Sq. Mtrs.) & Carpet Area of 552 Sq. Ft. (OR 51.28 Sq. Mtrs.) on the SECOND FLOOR out of the Multistoreyed Building standing thereon and known and styled as "CHANAKYA APARTMENTS", bearing Corporation House No. 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – AJNI, situated at Barlinge Layout, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Arvind S/o Indubikas Ghosh, by a Sale Deed Dated 22-03-1988, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, at Sr. No. 2848(P) on even date.

That, the aforesaid Shri. Arvind S/o Indubikas Ghosh, lateron in his turn transferred/sold the aforesaid Apartment No. 11 on Third Floor of Chanakya Apartments, situated at Barlinge Layout, Laxminagar, Nagpur in Tahsil and District – Nagpur by way of sale to Shri. Nilesh S/o Prabhakar Jumle by a Sale Deed Dated 31-03-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1095 on even date.

That, out of love and affection for his wife, the aforesaid Shri. Nilesh S/o Prabhakar Jumle lateron by a Gift Deed Dated 26-04-2018 Gifted/Transferred the aforesaid entire property to his wife Mrs. Noopur W/o Nilesh Jumle, the Owner No. 11 hereinabovenamed and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2481 on even date.

As a result therefore the Owners hereinabovenamed have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "CHANAKYA APARTMENTS" Togetherwith the Undivided Proportionate share

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and interest in the said Plot No. 341 (Three Hundred Forty One), situated at Laxmi Nagar, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey; AND

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

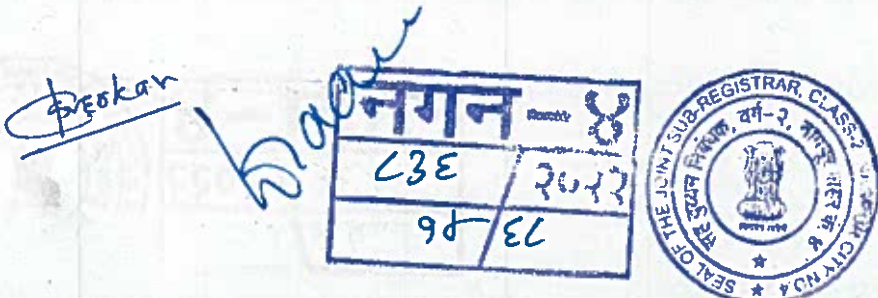
WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. Sahasara Infrastructure, the Developer hereinabovenamed was preferred by the Owners; AND

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

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

- (1) THAT the recitals hereinabove shall form an integral and operative part of this Deed as if the same were reproduced herein verbatim.
- (2) THAT the OWNERS do hereby jointly and severally allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the existing more than 32 (Thirty Two) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 32 (Thirty Two) Years old Multistoreyed Building standing thereon consisting of 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E,

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732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(3) THAT in lieu of Monetary consideration, the Developer shall provide on Ownership basis the Built-up Premises to the existing 11 (Eleven) Owners in the new building proposed to be constructed having total 18 Apartments on the said plot of land as under :-

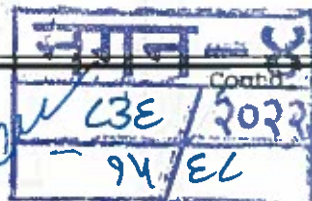
THAT in pursuance of the Owners granting the development rights in respect of the said property to the Developer named hereinabove, the Developer hereby specifically agreed to construct at its own costs and expenses 1 (ONE) Apartment of 2 BHK for each existing 11 (ELEVEN) Apartment Owner each covering a Carpet Area of 65.088 Sq. Mtrs. approximately or as per sanctioned final map as per the "ANNEXURE-B" appended hereto in the New Multistoreyed Building proposed to be constructed on the said Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR in accordance with the Plan and Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the existing 11 (ELEVEN) Owners in duly finished and completed condition and ready for occupation strictly within a period of 18 (EIGHTEEN) Months from the date of commencement of work, subject to force majeure like war, flood, enemy action, injunction from any Court or any prevention in law. In case extra/additional facilities and specifications, which are not covered under the "Annexure-A" appended hereto are requested by the Owners from the Developer, then such Owners shall be required to pay the difference for the extra/additional facilities and specifications, well before taking over the actual physical possession of the said Apartments and they shall always indemnify the Developer against such payments. The Apartment Numbers, its Floor, Carpet area of each of the Owners is detailed in the "ANNEXURE-B" appended herewith. However it is specifically agreed and understood by and between the Parties hereto that the Developer shall provide Carpet/Built-up area to each of the existing Apartment Owners at existing Carpet/Built-up Premises.

The Developer further agreed that it shall provide 2BHK Apartment to each of the existing 11 (ELEVEN) Apartment Owners. The location of Apartments proposed to be retained by the existing 11 (ELEVEN) Apartment Owners shall be 2 Apartments on FIRST FLOOR, 2 Apartments on SECOND FLOOR, 2 Apartments on THIRD FLOOR, 2 Apartments on FOURTH FLOOR and 2 Apartments on FIFTH FLOOR and 1 Apartment



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on SIXTH FLOOR of the Building as shown in the proposed plan enclosed herewith and the same is more specifically described in "Annexure-B" attached herewith.

PROVIDED FURTHER THAT the Developer shall allot 1 (ONE) covered Car Parking area to each of the Owners (i.e. 11 (Eleven) Nos. of covered Car Parkings) only on Ground Floor in the said Multistoreyed Building proposed to be constructed on the Plot No. 341 (Three Hundred Forty One) and thereafter remaining Parking Spaces available with the Developer will be allotted to the new prospective Purchasers.

THAT each of the Apartments in the said building shall be allotted with proportionate share in land. The Apartment Owners shall use the said apartment for residential use only.

Although the Apartment Owners will be the owner of the undivided share and interest in the said plot, it will be accessible to other flat / apartment owners in the building standing thereon. The Apartment Owners shall not be entitled to the exclusive use and/or occupation of any common area and facilities provided in the said building/plot of land.

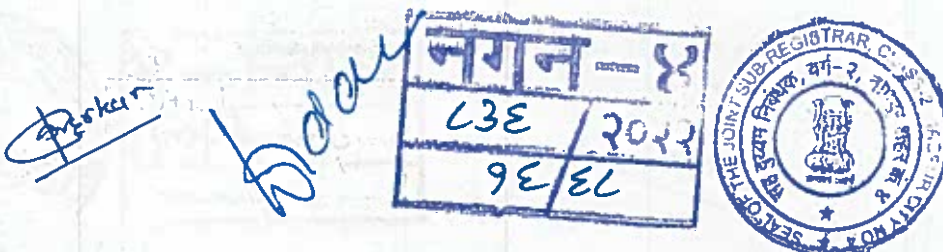
It is clearly understood by the Apartment Owners that her/his right, interest and ownership of the undivided share in the said plot is not divisible by metes and bounds and for all the times it shall remain joint with other co-owners thereof, and that under no circumstances she/he will construct a structure, whether permanent or temporary on the available open space left out in the said plot on the top/terrace of the building.

That the open space available in the said plot of land and the terrace of the said building shall always be of common use of all the flat owners in the said estate/building and the same shall be used for the purpose intended. On the terrace, no pet animals allowed.

It is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deeds in respect of the aforesaid Apartments Chosen to be retained by the Owners. In the like manner the Developer shall separately pay Goods and Services Tax etc. if any, payable on the said Apartment chosen to be retained by the Owners. The Developer at its own cost and expenses shall install Electric and Water Meters in the said Apartments chosen to be retained by the Owners. The Developer has further specifically agreed to provide the allotted Covered Parking space for 11 Cars on the Ground Floor and the same shall be exclusively used by the Owners and their respectively successors-in-title. The Developer shall obtain occupancy certificate from the sanctioning authority and produce the same at the time of Registration of Deeds of Apartment.

That if the Developer fail and/or neglects to handover the actual physical possession of the said Apartment chosen to be retained by the Owners in duly completed

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and finished condition strictly within the time stipulated hereinabove, then in such event the developer shall be liable to pay a sum of Rs. 20,000/- Only per month for each Apartment (i.e. Rs. 20,000/- per Apartment) to each of the Owners towards the liquidated damages from the date of default till the date of actual delivery of possession of the said 11 Apartments to the Owners. In case for further delay beyond One year, the Developer shall be liable to pay such amount with increment of 10% per annum.

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

THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Plot No. 341 (Three Hundred Forty One) known and styled as "Chanakya Apartments" exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

THAT the Developer shall be at liberty to consume the entire allowable FSI as well as TDR at its discretion and sell the Apartments as may be constructed in the said building excluding the 11 (ELEVEN) Apartments retained by the existing Apartment Owners. After delivery possession of the 11 (Eleven) Apartments all the remaining Apartments shall be sold by the Developer as per its own wish, choice and desire and the existing owner shall not acquired any manner of right, title and/or interest of any kind whatsoever in respect of the said Apartments.

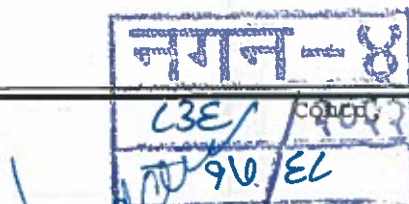
THAT it is specifically understood and agreed by the Owners, whose Apartment(s) are presently mortgaged shall either repay their respective loans or alternatively transfer such loans to a suitable Financial Institute which shall allow the redevelopment of said building.

THAT it is specifically understood and agreed by and between the parties hereto that the name of the said proposed reconstructed Multistoreyed building shall be known and styled as "CHANAKYA APARTMENTS".

THAT it is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility for any mishap/accident or untoward incident if any occurs during the period of construction activities of the said Multistoreyed Building. However if such incidence occurred then in such event the compensation as may be paid by the injured person for the same shall be borne and paid by the Developer and the Owners at all not responsible for the same.



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THAT it is specifically agreed and understood by and between the parties hereto that for maintenance of Apartments in the said proposed Scheme, each of the prospective Apartment Owner in the said proposed Multistoreyed Building shall pay and deposit a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) Only with the Developer towards Corpus Fund for maintenance purposes. The Developer shall collect the amount of Corpus Fund from all the Apartment Owners prior to registration of the Sale Deeds/Deed of Apartments and the amount so collected shall be deposited/transferred to the New Association of Apartments Owners.

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

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

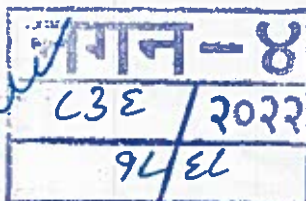
(6) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges, Society's Dues and all other outgoings etc. if any levied on the property hereby agreed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

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

(8) 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.

(9) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s), the Developer intends to develop the said property into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building consisting of 18 Apartments therein (12 apartments of 2BHK having Super Built-up area of 105.687 Sq. Mtrs; Built-up area of 69.857 Sq. Mtrs.; Carpet area of 65.088 Sq. Mtrs. approximately and 6 Apartments of 3BHK having Super Built-up area of 162.919 Sq. Mtrs; Built-up area of 112.39 Sq. Mtrs.; Carpet area of 102.345 Sq. Mtrs. approximately). The Owners do

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hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pay/deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(10) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s) of prospective buyers. However the Owners shall allow and permit the Developer to enter into the said premises for conducting the development activities thereon only.

(11) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned and approved from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur after the entire realization is done.

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

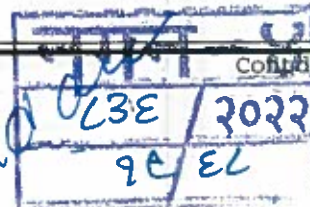
(13) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the 11 (Eleven) Apartments chosen to be retained by the Owners as mentioned above) Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

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



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

(16) THAT the Owners shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land alongwith the remaining Apartments in the said building 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 they/it shall also get the same duly registered in accordance with the law in force.

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

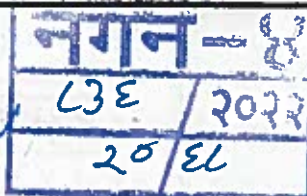
(18) THAT it is clearly agreed, understood & accepted by the parties hereto that while getting the building plan sanctioned from Planning Authority the area of 2BHK Apartments proposed to be given to the Owners shall not be decreased beyond 3 Sq. Mtrs. Similarly the Built-up area of said Apartments is increased beyond 3 Sq. Mtrs. then the Developer shall not claim any compensation from the Owners. The proposed Apartments will not be of more or less than the built-up area stipulated hereinabove.

(19) THAT the Developer shall upon receipt of the Demand for Building Plan sanction intimate the Owners to vacate the said Old premises within 30 (THIRTY) Days and the Owners shall deliver the possession of said Old premises (all the Apartments) to the Developer upon getting the plans Sanctioned and approved by the Planning Authority.

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

(21) THAT the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and

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Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof are applicable to the said proposed Project/Scheme.

(22) THAT the Owners have separately executed an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements and all other kinds of documents on her/his/their behalf and also to carry out and observe all the obligations on her/his/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 and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney.

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

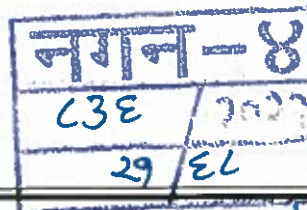
(24) THAT the permission to commence and carry on the construction of the proposed multistoried building hereby granted by the Owners is merely in the nature of a "LICENCE" and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(25) THAT the Owners agree to pay and discharge all her/his/their Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

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

(27) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(28) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyer in all relevant records.



Prakar

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(29) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owner(s) of the Apartments in the proposed Multistoried building as per the Rules and Regulations of the MSEDCL, Nagpur, in case insisted by the MSEDCL Authorities. However, the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

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

(31) THAT if the F.S.I. in relation to the said Plot No. 341 is increased at any time during the course of construction, then in such event increased F.S.I. shall always belong to the developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion. However after completion of the Project if the F.S.I. increases, then in such event such increased F.S.I. shall be used and consumed by the Association of Apartment Owners of the proposed Building.

(32) THAT the Owners shall not have any objection of any kind whatsoever for using and consuming the T.D.R. by the Developer on the proposed Multistoreyed Building over and above the permissible F.S.I. as on date.

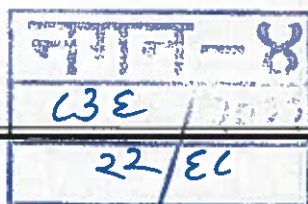
(33) THAT the Developer hereby assures that it shall always indemnify the Owners against any Monetary liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force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

(34) THAT it is agreed by and between the parties hereto that the Apartment Owners shall not be paid any Rental Compensation Brokerage for Rental accommodation, Transportation for Shifting by the Developer.

(35) THAT the Maintenance of the building shall be the common responsibility of all the Apartment Owners and the Developers shall not pay any Corpus Fund for and on behalf of the Apartment Owners.

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

(37) THAT wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.



Contd.

Signature
Wade

(38) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

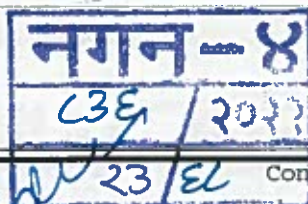
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 341 (Three Hundred Forty One) (Old Plot No. 15), containing by admeasurement 579.60 Sq. Mtrs. (OR 6238.81 Sq. Ft.), being a portion of the entire land bearing Khasra No. 6/8 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 32 (Thirty Two) Years old entire R.C.C. Superstructures comprising individual Apartment(s) in the existing more than 32 (Thirty Two) Years old Multistoreyed Building standing thereon consisting of 11 (ELEVEN) independent and self contained separate Apartments therein and known and styled as "CHANAKYA APARTMENTS", including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building bearing Corporation House Nos. 732, 732/A, 732/B, 732/C, 732/D, 732/E, 732/F, 732/G, 732/H, 732/I & 732/J, (Old House No. 732), City Survey No. 574 and Sheet No. 10 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	ABHINAV RESIDENCY,
ON THE WEST	-	HOUSE OF SHRI. MOGHE,
ON THE NORTH	-	9.00 MTRS WIDE ROAD,
ON THE SOUTH	-	LANE AND PROPERTY OF SHRI. KEDAR.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF 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.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
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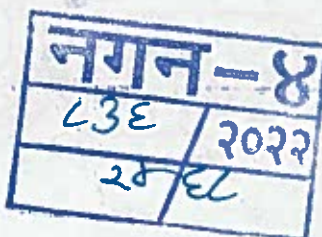


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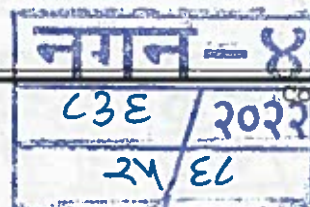
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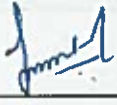
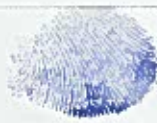
01			1)  (MRS. BRIJBALA HEMANT DIDDEE)
02			2)  (YOGESH NILKANTH PATHAK)
03			3)  (SMT. NIRMALA GOPALKRISHNA UPADHYE)
04			4)  (HEMANT DEV DATTA DIDDEE)
05			5)  (PRAMOD ANANDRAO HEDAU)
06			6)  (MRS. MRUDULA PRAMOD HEDAU)

Contd.



07			7) (HARNARAYAN KANHAIYALAL JAISWAL)
08			8) (RAHUL CHANDRASHEKHAR PANAT)
09			9) (R. RANGANATHAN K.V. RAMRATNAM)
10			10) (SHIRISH SHIVRAM DESAI)
11			11) (MRS. NOOPUR NILESH JUMLE) <u>OWNERS</u>
12			FOR M/S. SAHASARA INFRASTRUCTURE (ASHISH MANOHARRAO NERKAR) Proprietor <u>DEVELOPER</u>



WITNESSES :(1) (2) **ANNEXURE-"A"**
'SPECIFICATIONS'**Foundation Structure:**

- * RCC Frame Structure in high strength OPC cement of reputed company like Ultra Tech / Ambuja Cement and TMT Steel. Ant termite treatment beings in seismic zone, Precautions and safeguards against earth-quake to be ensured.

Walls:

- * Made of well-baked chamber brick masonry – External 6" brick work, Internal 4-1/2" brick work.

Wall Finish and painting:

- * External :- sand-face plastering. Two coast of acrylic paint.
- * Fungus resistant paint :- coat of silicon base anti fungal paint.
- * Internal :- plastic paint, company like Asian/Berger.
- * Drawing Room :- acrylic paint.

Flooring:

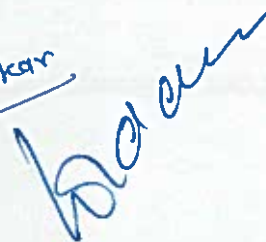
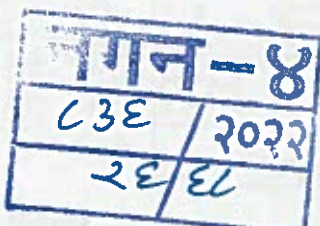
- * ISI make pavement block Lobby and stair case : granite trades and risers.
- * Drawing, Dinning : vitrified flooring as per builders choice and in kitchen and all other rooms, vitrified tiles flooring. (Size 3*3 and 2*2)
- * Bathrooms : Antiskid tiles 12"*12" as per design.
- * Parking : ISO make pavement block flooring.

Kitchen :

- * Acrelic Kitchen platform with stainless steel sink and glazed tiles Dado upto 4 feet, with municipal and well water connections.
- * Provision of outlet pipe for chimney.

Tile cladding & Dadoing :

Contd.



- * Kitchen : Designer colored glazed tiles dado ceiling above kitchen platform.
- * Bathrooms & WC : designer colored glazed tiles.
- * Utilities/Wash : Glazed tiles upto 7'.

Toilets :

- * Sanitary ware of 1st quality Johnson or Milano make with flush valve to all toilets.
- * Glazed tiles dado up to ceiling.
- * Chromium – plated taps, mixer or Diverter or of jaguar make and one shower panel in master bathroom of jaguar make with glass enclosure.

Doors :

- * Teak wood main door frame & T.W. decorative shutter with beading and Brass fitting with night latch.
- * All internal Doors frames made of wood & wooden shutters of veneered panels with decorative beading and brass fitting.

Windows :

- * UPVC Windows/ Powder coated windows with plain glass.
- * Well painted M.S. grills to all the windows.

Plumbing :

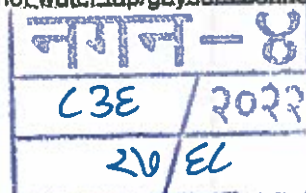
- * CPVC or PPR pipes and fitting of reputed company for all internal concealed piping.
- * "B" class pipe for external water supplies.
- * Cost Iron pipes of reputed company with klead/cement joints for all soil and waste water line.

Water tank and supply:

- * For municipal water supply underground tank with sufficient capacity with direct connection to all kitchens.
- * Well water supply :- overhead tank for toilets and general washing use which shall be connected from the common well in the plot. For Lifting well water 1.5 to 2.00 HP motor to be provided. Provision for hot water tap/geysers connection in kitchen and bathroom.

Electrical fitting:

- * Finolex copper multi strand 3-phase concealed wiring with MCB & ELCB for each distribution board. Electric wire should be of ISI approved quality.



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Breaker

Arora

Parking

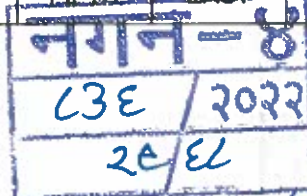
- * Covered parking for one car will be provided.

Special Common Amenities:

- * Intercom facility for security.
- * Automatic water level controller.
- * Landscaping in common areas.
- * Guard room for the security.
- * Camera fitted in the guard room so that visitors can be viewed in the television standing at the guard room.
- * Video door phone.
- * Power charging socket separated to every flat owner's in a Parking.

ANNEXURE-"B"**ALLOTMENT OF NEW APARTMENT TO THE EXISTING APARTMENT OWNERS**

SR. NO.	NAME OF ALLOTTEE	APARTMENT NO.	FLOOR	BUILDING SIDE	CARPET AREA IN SQ. MTRS.
(1)	MRS. BRIJBALA HEMANT DIDDEE.	102	FIRST	EAST	65.088
(2)	SHRI. YOGESH NILKANTH PATHAK.	602	SIXTH	WEST	65.088
(3)	SMT. NIRMALA GOPALKRISHNA UPADHYE.	202	SECOND	EAST	65.088
(4)	SHRI. HEMANT DEV DATTA DIDDEE	103	FIRST	WEST	65.088
(5)	SHRI. PRAMOD ANANDRAO HEDAU	303	THIRD	WEST	65.088
(6)	MRS. MRUDULA PRAMOD HEDAU	302	THIRD	EAST	65.088
(7)	SHRI. HARNARAYAN KANHAIYALAL JAISWAL	402	FOURTH	EAST	65.088
(8)	SHRI. RAHUL CHANDRASHEKHAR PANAT	503	FIFTH	WEST	65.088
(9)	SHRI. R. RANGANATHAN K.V. RAMRATNAM	203	SECOND	WEST	65.088
(10)	SHRI. SHIRISH SHIVRAM DESAI	403	FOURTH	WEST	65.088
(11)	MRS. NOOPUR NILESH JUMLE	502	FIFTH	EAST	65.088



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CHALLAN
MTR Form Number-6



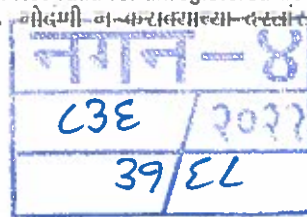
GRN	MH004882259202122E	BARCODE			Date	12/08/2021-13:29:29	Form ID	
Department				Inspector General Of Registration				
Non-Judicial Stamps				Payer Details				
Type of Payment				Duty on doc Voluntarily brought for Adjud IGR RoM				
Office Name				NPJ1_JT DISTRICT REGI NAGPUR URBAN				
Location				NAGPUR				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.				
0030051701 Amount of Tax				1246150.00				
Full Name				SAHASARA INFRASTRUCTURE				
Flat/Block No.								
Premises/Building								
Road/Street				MOUZA AJNI				
Area/Locality				NAGPUR				
Town/City/District								
PIN				4 4 0 0 2 2				
Remarks (If Any)				JOINT DISTRICT REGISTRAR NAGPUR URBAN ADJ CASE NO 57/2021				
Amount In				Twelve Lakh Forty Six Thousand One Hundred Fifty R				
Words				upes Only				
Payment Details				IDBI BANK				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 69103332021081215494 2696758286				
Cheque/DD No.				Bank Date RBI Date 12/08/2021-13:40:20 Not Verified with RBI				
Name of Bank				Bank-Branch IDBI BANK				
Name of Branch				Scroll No. , Date 100 , 13/08/2021				

Department ID : Mobile No. : 9822701897
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

राज्य सरकारचे केवळ दुरयम निवडक कार्यालयात नोंदणी करतवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी राखून ठेविले जाणू.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002404094202122	17/08/2021-15:06:32	IGR377	1246150.00
Total Defacement Amount					12,46,150.00





नगन-४	
C3E	२०२२
32	EL





नगन-४	
C3E	२०२२
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