267/1322
Tuesday,February 06 ,2024
12:27 PM

पावती

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

पावती क्रं.: 2035 दिनांक: 06/02/2024

गावाचे नाव: लेंढरा
दस्तऐवजाचा अनुक्रमांक: नगन4-1322-2024
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत संचालक श्री. दिलीप रघुनाथ भराडे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 30920.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:46 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग NGP4
नागपूर शहर क्र. ४

बाजार मुल्य: रु.24889000 /-
मोबदला रु.25851000/-
भरलेले मुद्रांक शुल्क : रु. 1292600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224066606001 दिनांक: 06/02/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015107804202324M दिनांक: 06/02/2024
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH015107804202324M	**BARCODE**	**Date** 05/02/2024-19:23:56	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
Road/Street			MOUZA LENDHRA
Area/Locality			
Town/City/District			NAGPUR
PIN		4 4 0 0 1 0	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1292600.00
0030063301 Registration Fee	30000.00
Total	13,22,600.00

Remarks (If Any)

SecondPartyName=NEELIMA CHANDRASHEKHAR SHEGAONKAR~

Amount In Words Thirteen Lakh Twenty Two Thousand Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024020506682	CPADMPGKD6
Cheque/DD No.		Bank Date	RBI Date	05/02/2024-19:24:10	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9028013287

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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१३२२२ / २०२४
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Print Date 06-02-2024 11:34:34



AGREEMENT FOR RE-DEVELOPMENT

OWNERS' SHARE VALUED AT RS. 2,48,89,000.00 ONLY

(RUPEES TWO CRORE FORTY EIGHT LAKH EIGHTY NINE THOUSAND ONLY)

DEVELOPER'S SHARE VALUED AT RS. 2,58,51,000/- ONLY

THIS AGREEMENT FOR REDEVELOPMENT is made and executed at NAGPUR on 06th Day of FEBRUARY, 2024 **BETWEEN :**

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१३२२ / २०२४
३ / ४४

(1-a) SMT. NEELIMA Wd/o LATE SHRI. CHANDRASHEKHAR SHEGAONKAR, Aged about 66 Years, Occupation – Housewife **(Income Tax PAN APTPS2781N, AADHAR Card No. 7649 0095 6988 & Mobile No. 9850610638) & (1-b) SHRI. AJIT S/o LATE SHRI. CHANDRASHEKHAR SHEGAONKAR**, Aged about 40 Years, Occupation – Service **(Income Tax PAN BNRPS9258K, AADHAR Card No. 5809 4415 9612 & Mobile No. 9920984789)** , Both Resident of Plot No. 7, Apartment No. 001 Ground Floor, "Kalyani Apartments", Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State);

(2-a) SMT. VIBHA Wd/o LATE SHRI. SHARAD DESHMUKH, Aged about 77 Years, Occupation – Housewife **(Income Tax PAN CATPD5772M, AADHAR Card No. 4962 4920 4180 & Mobile No. 9923389567) & (2-b) MRS. SWATI W/o PARAG NICHKAWADE (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh)**, Aged about 57 Years, Occupation – Doctor **(Income Tax PAN ABFPN2651J, AADHAR Card No. 4926 2501 5434 & Mobile No. 9423685232)**, Both Residents of Plot No. 7, Apartment No. 101 First Floor, "Kalyani Apartments", Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State);

(3-a) SMT. SHARDA Wd/o LATE SHRI. ARUN LAHOTI, Aged about 66 Years, Occupation – Household **(Income Tax PAN AAHPL8810C, AADHAR Card No. 2960 6077 6737 & Mobile No. 9527112266) & (3-b) DR. SATISH S/o LATE SHRI. ARUN LAHOTI**, Aged about 40 Years, Occupation – **Doctor (Income Tax PAN ACKPL5880F, AADHAR Card No. 2960 6077 6737 & Mobile No. 9527112266)**, Both Residents of Plot No. 7, Apartment No. 102 First Floor, "Kalyani Apartments", Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State);

(4) SHRI. WASUDEO (MOHAN) S/o BHASKARRAO PITALE, Aged about 74 Years, Occupation – Bussiness **(Income Tax PAN AQBPP2111L, AADHAR Card No. 2289 5380 9700 & Mobile No. 9423683867)**, Resident of Plot No. 7, Apartment No. 201 Second Floor, "Kalyani Apartments", Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State); **AND**

(5-a) SHRI. JAYANT S/o VASANT KARKHANIS, Aged about 73 Years, Occupation – Retired **(Income Tax PAN ACKPK1738R, AADHAR Card No. 3827 3334 4751 & Mobile No. 9822203379) & (5-b) MRS. MADHAVI W/o JAYANT KARKHANIS**, Aged about 70 Years, Occupation – Retired **(Income Tax PAN ABAPK0989R, AADHAR Card No. 6166 9990 8711& Mobile No. 8329043935)**, Both Residents of Plot No. 7, Apartment No. 202



Second Floor, "Kalyani Apartments", Khare Town, Dharampeth, Nagpur, Pin Code : 440010, 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. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956(No. 1 of 1956) with CIN197303 U45202MH2009PTC , having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur and acting through its Authorized Director **SHRI.DILIP S/o RAGHUNATHRAO BHARADE,** Aged about 62 Years, Occupation – Business, **(Income Tax PAN AAECR5597C, Aadhar Card No. 3190 4615 7588 & Mobile No. 9028013287),** Resident of Plot No. 28, Flat No.501, Shiv Ranjani Apartment,Cement Road,Shivaji Nagar, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR, hereinafter called the **"DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"COMPANY** and its **DIRECTORS",** as well as its executors, liquidators, administrators and assigns of the **OTHER PART.**

WHEREAS the Owners hereinabove named own and possess and in possession of the Undivided Proportionate shares and interests in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the existing more than 24 Years old entire R.C.C. Superstructures comprising individual Apartments in the existing Multistoreyed Building standing thereon consisting of 5 (FIVE) independent and self contained separate Apartments therein, 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. 183, 183(I), 183(II),183(III),and 183(IV), City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR, hereinafter referred to as the **"said property"**; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN) out of the sanctioned layout popularly known as Radhabai Dake Layout, containing by admeasurement 472.90 Sq. Mtrs. bearing City Survey No. 151 and Sheet No. 25/19 of

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Mouza – LENDHRA, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Smt. Radhikabai Dake, being her separate property; AND

WHEREAS during her life time the said Smt. Radhikabai Dake had executed her LAST WILL AND TESTAMENT and thereby she had bequeathed her aforesaid property to one Shri. Gajanan S/o Harihar Pandhe absolutely forever with heritable and transferable rights therein. The said Smt. Radhikabai Dake left for heavenly abode on 25/01/1965 and consequent upon her death/demise Shri. Gajanan S/o Harihar Pandhe became the Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the LAST WILL executed by Late Smt. Radhikabai Dake; AND

WHEREAS the aforesaid Shri. Gajanan S/o Harihar Pandhe lateron decided to develop the aforesaid Plot No. 7 (Seven) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 15/04/1996 he had entrusted the entire work of Development of the said property to M/s. Raghukul Constructions, A Partnership Firm having its Registered Office at Nagpur, upon the several terms and conditions contained therein; AND

WHEREAS by the same Agreement he had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. 7 (Seven) in favour of the each such individual buyer as may be nominated by M/s. Raghukul Constructions; AND

WHEREAS in pursuance of the said Agreement the said M/s. Raghukul Constructions has 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 "KALYANI 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/4151/7045 Dated 19/10/1996; AND

WHEREAS the aforesaid entire property comprising Plot No. 7 (Seven) Togetherwith the existing Building standing thereon and known and styled as "Kalyani Apartments" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 30/10/1996 and the same is also duly Registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 623 on Pages 52 to 94 at Sr. No. 2633 on even date; AND



WHEREAS the aforesaid Shri. Gajanan Harihar Pandhe alongwith M/s. Raghukul Constructions lateron jointly transferred/sold the Undivided Proportionate shares and interest in the said property Togetherwith the Built-up Spaces (i.e. Apartments) to various prospective buyers by various duly Registered Sale Deeds and the then Purchasers have paid the agreed cost of construction of their respective Apartments to M/s. Raghukul Constructions; AND

WHEREAS the Owners hereinabovenamed are the only existing Apartment Owners of the said Multistoreyed Building standing on Plot No. 7 (Seven) and each of them have severally acquired their respective Apartment with undivided share and interest in the said Plot of land. The details of the same are given as under :-

(1) <u>APARTMENT NO. 001 ON GROUND FLOOR</u> :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 001 covering a Built-up area of 94.223 Sq. Mtrs. on the GROUND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Chandrashekhar S/o Ganpatrao Shegaonkar, the Owner No. 1 abovenamed by a Sale Deed Dated 06/03/1998, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 600 on even date. HOWEVER, Shri Chandrashekhar Ganpatrao Shegaonkar left for heavenly abode on dt 09/05/2023. Therefore his wife namely Mrs. Neelima Chandrashekhar Shegoankar and his son Mr. Ajit Chandrashekhar Shegaonkar are the legal heirs of the deceased who have got their names mutated in the records of City Survey Department.

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(2) **APARTMENT NO. 101 ON FIRST FLOOR :**

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 94.223 Sq. Mtrs. on the FIRST FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Sharad S/o Shankarrao Deshmukh, abovenamed by a Sale Deed Dated 27/02/1998, which is duly registered in the office of the Joint Sub-Registrar, Nagpur in Book No. 1 , at Sr. No. 535 on even date.

That, the said Shri. Sharad S/o Shankarrao Deshmukh left for heavenly abode on 11/12/2013 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Vibha Sharad Deshmukh and only daughter Mrs. Swati W/o Parag Nichkawade (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh), the Owner Nos. (2-a) & (2-b) abovenamed jointly by way of intestate succession, being the only legal heirs of the deceased. The said Will is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No.78911 on date 23/07/2021.

(3) **APARTMENT NO. 102 ON FIRST FLOOR :**

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 102 covering a Built-up area of 94.223 Sq. Mtrs. on the FIRST FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur



Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Dr. Arun S/o Shrikisanji Lahoti, by a Sale Deed Dated 27/02/1998, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Addl. Book No. 1, Volume No. 843 on Pages 118 to 134 at Sr. No. 531(P) on even date.

That, the said Dr. Arun S/o Shrikisanji Lahoti left for heavenly abode on 02/03/2005 and consequent upon his death/demise his aforesaid entire property devolved upon his Widow Smt. Sharda Arun Lahoti, only son Dr. Satish Arun Lahoti and only daughter namely Dr. (Mrs.) Raksha W/o Dr. Manoj Jhawar (Maiden name Ku. Raksha D/o Late Shri. Arun Lahoti) jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Dr. (Mrs.) Raksha W/o Dr. Manoj Jhawar lateron Released/Relinquished all her rights, title, share and interest in respect of the aforesaid property in favour of her mother and brother namely Smt. Sharda Arun Lahoti and Dr. Satish Arun Lahoti, the Owner Nos. (3-a) & (3-b) abovenamed by a Release Deed Dated 01/11/2006, which is duly registered in the Office of the Head Quarter Sub Registrar, Nagpur-1, in Book No. 1, at Sr. No. 6397 on even date.

(4) <u>APARTMENT NO. 201 ON SECOND FLOOR</u> :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 201 covering a Built-up area of 94.223 Sq. Mtrs. on the SECOND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to Shri. Wasudeo S/o Bhaskarrao Pitale, by by a Sale Deed Dated 06/03/1998, which is duly registered in the office of the Joint Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 601 on even date.

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That, the aforesaid Shri. Wasudeo Bhaskarrao Pitale has availed Loan from Central Bank of India, Dharampeth Branch, Nagpur and by a Deed of Mortgage Dated 12/02/2018 mortgaged the aforesaid property to it by way of security for the repayment of Loan. The said Deed of Mortgage is duly Registered in the Office of the Sub Registrar, Nagpur at Sr. No. NGP-185 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon. As a result therefore the said property is presently mortgaged with The Central Bank of India, Dharampeth Branch, Nagpur and the necessary entry is also taken in the Property Card. 9512 on dated 12/02/2018.

(5) APARTMENT NO. 202 ON SECOND FLOOR :

That, the aforesaid Shri. Gajanan S/o Harihar Pandhe (in the capacity of Land Owner) alongwith M/s. Raghukul Constructions through its Partner Shri. Govind S/o Vinayak Bharade (in the capacity of Developer) lateron in their turn jointly transferred/sold the Undivided 19.96 Percent share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 202 covering a Built-up area of 94.223 Sq. Mtrs. on the SECOND FLOOR out of the building standing thereon and known and styled as "KALYANI APARTMENTS", bearing Corporation House No. 183, City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR by way of sale to (i) Shri. Jayant S/o Vasant Kharkhanis and (ii) Mrs. Madhavi W/o Jayant Kharkhanis, the Owner Nos. (5-a) & (5-b) abovenamed jointly by a Sale Deed Dated 06/03/1998, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Book No. 1, at Sr. No. 599 on even date.

As a result therefore the Shri. Chandrashekhar Ganpatrao Shegaonkar and others (i.e. Owners) hereinabovenamed have now became an exclusive, absolute and full Owners for their respective Apartment either jointly or severally in the said building standing on Plot No. 7 (Seven) Togetherwith the Undivided 19.96 Percent share and interest each in the said Plot of land 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 as mentioned hereinabove; AND

WHEREAS the aforesaid building has now become too old and requires heavy repairs and maintenance. In the like manner there is a huge problem of Parking of Four



Wheeler vehicles of the existing Apartments Owners as there is no sufficient space for parking of vehicles. Thus the Owners hereinabovenamed have now unanimously decided to demolish the said existing old Multistoreyed Building and further decided to RE-DEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

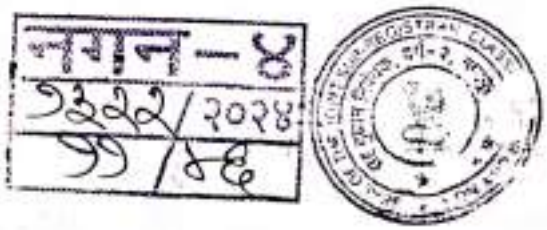
WHEREAS the Owners abovenamed have received offers from various Developers and out of which the Offer submitted by M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, the Developer hereinabovenamed is preferred by the existing Apartment Owners. And accordingly the Owners have passed a Resolution in this behalf on dated 16/05/2021 by putting their signatures thereon and thereby accepted the proposal submitted by the Developer hereto; AND

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

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

(1) THAT the 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. 7 (SEVEN), out of the sanctioned layout popularly known and styled as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA, 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. 183, 183(I), 183(II), 183(III) and 183(IV), City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

2) It is agreed and understood by the owners hereinabove named that the redevelopment of Kalyani apartments is possible only with the amalgamation of plot no 7 with the adjacent plot no.6 owned by Shri Satchit Sahastrabuddhe and others. The developer is



independently entering into agreement of development with the owners of plot no.6 for which owners of kalyani apartments have already agreed.

That in lieu of the developer has specifically agreed to construct at its own costs 4 (FIVE) of 4 BHK Apartments for the existing Apartment Owners, each covering a Usable Area of 138.42 Sq. Mtrs.or 1490 sft & P-Line area 160.81 Sq. Mtrs. or 1730 sft approximately including area of staircase AND ONE APARTMENT BEARING NO. 501 HAVING USABLE CARPET AREA OF 190.44 SQM (2050.SFT) AND PLINE AREA OF 218.776 SQM (2350 sft) FOR ONE OWNER AT AN ADDITIONAL PAYMENT OF Rs. 40,00,000/ (Rs. Forty lakh only in the Multistoreyed Building proposed to be constructed on the said Plot No. 6 & 7 in accordance with the Plan and Specifications appended hereto as ANNEXURE-A, which is proposed to be sanctioned and to give, grant and convey the same to the said 5 (Five) owners hereinabovenamed in duly finished and completed condition within a period of 24 (Twenty Four) Months with a grace period of 6 (six) months, from the date of commencement of Construction works. If the Apartment Owners require some additional amenities and facilities in her/his apartment which are not mentioned in "Annexure-A" then in such event the said Apartment Owner shall pay cost of such amenities and facilities to the Developer from time to time as demanded by it. The proposed apartment building after amalgamation of plot no 6 and 7 shall comprise of total 14 (fourteen)independent residential units , out of which 7(seven) apartments shall be of three bed rooms and 7 (seven)shall be four bed room apartments. There shall be one staircase and two elevators with ground floor being parking area. It is clearly agreed by the parties hereto that more than 5 (Five) apartments as provided to the existing Owners, all the remaining 9 (Nine) Apartments of the Building proposed to be constructed on the said amalgamated Plot of land and Parking Slots shall always vest with the Developer with a right to dispose of the same to the prospective buyers as per its own wish, choice, price and desire. The present Owners shall not have any right, title or interest of any kind whatsoever in respect of the said 9 (nine) Apartments and 9 (nine) Parking Slots. The Owners do hereby specifically understand that after amalgamation of the said plot no 7 with adjacent plot no.6, the present undivided share in the said plot no 7 shall reduce and the owners shall not be entitled for any compensation therefore nor at any time in future. The Developer shall seperately enter into agreement of development with the owners of plot no. 6 at the consideration that may be mutually agreed upon by both the parties. The owners have no reservation if the owners of plot no 6 are allotted apartments in the proposed building of the area and specifications mutually agreed by and between them.



PROVIDED FURTHER THAT the Developer shall allot 1 (One) covered Parking to each of the Owners on the Ground Floor and thereafter remaining Parking Spaces/Slots available with the Developer will be allotted to the new prospective Purchasers.

That the Developer hereby assure the existing Owners that it shall execute five separate Apartments Deeds for each Apartment either in their favour of the nominee(s) appointed by her/him. However the expenses required for Registration such as Stamp Duty, Registration Fees, Misc. Expenses, Legal Charges shall be borne and paid by the Developer for their respective Apartment and shall always indemnify the Developer against such payments.

(a) 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 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.

(b) That the Owners do hereby allow and permit the Developer to demolish the existing Multistoreyed Building standing on the said Plot of land exclusively at its own costs and expenses after sanction of Building Plan of the proposed Multistoreyed Building. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

(c) That the Owners do hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme to be constructed on the said Plot of land hereby agreed to be developed from any Financial Institution and mortgage the said property or any part thereof (Excluding 5 (Five) Apartments allotted to the existing Apartment Owners as mentioned above) to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan Togetherwith the interest accrued thereon shall be of the Developer alone and the Owners shall not be responsible for such loan amount. However it shall be obligatory on the part of Developer to obtain before the date of delivery of possession to the existing Owners the release letter from the Bank/Financial Institutions for and in respect of the Apartments agreed to be retained by the Owners.

(d) That for the purpose of new construction the existing building is to be demolished. The Owners have agreed to arrange for themselves temporary alternate accommodation, for a period of 24 (Twenty Four) Months being the estimated period in which time the Developer shall handover to the existing owners their respective Apartments

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in the new building. it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing.

(e) That the Developer has agreed to arrange for one time transportation of households to the new rented accommodation for the ownersat the time of vacating the said premises at his own cost

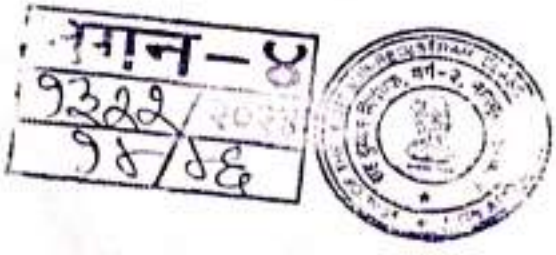
(f) Since the plot no. 6 and 7 fall within 500 m.of the Metro Rail alignment , the Developer shall be entitled to consume entire permissible potential of the amalgamated plot no 6 and 7 for construction of the proposed building by making payment of premium charges for additional FSI available due to Transit oriented development and ancillary FSI. The Owners shall be kept indemnified always by the developer from making payment of any such charges.

(g) That it is specifically understood and agreed by the Owners that whose Apartment(s) is/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. The Developer agrees to co-operate such Apartment Owners for takeover of loans.

(h) That the Developer hereinabovenamed has now planning to develop the said Plot No. 7 (Seven) alongwith the adjacent Plot No. 6 (Six) owned by Shri. Satchit , Shri. Swanand and Smt. Pratibha Sahastrabudhe jointly. And consequentially therefore it is necessary to get the aforesaid Plots amalgamated with the adjoining Plot No. 6 and for which the Owners hereby assure the Developer that they shall accord their Voluntary Consent for such Amalgamation and Development of Plot Nos. 7 and 6 jointly. They further jointly and severally declare that they shall sign all the required papers in this behalf as and when required without assigning any reason or excuse and shall always co-operate to the Developer in this behalf.

(i) That it is further agreed and understood by and between the parties hereto that the name of the said proposed Multistoreyed Building shall be given as **"KALYANI SAMADHAN APARTMENTS."**

(2) THAT Developer hereby assure the Owners that he/she/they shall obtain all the necessary Permissions, sanction of the building plan, Occupancy certificate/No Objection Certificates/Papers/Documents required for completion of the said proposed transaction of Development from various Government/Semi-Government/Local Bodies/Offices/Nagpur



Improvement Trust/Nagpur Municipal Corporation and shall deliver the same in Original to the Developer immediately on its receipt. However the expenses required for procuring such documents shall be borne and paid by the Developer.

(3) THAT the Owners further severally assure the Developer that the property hereby agreed to be developed is her/his/their separate/ancestral and self acquired property belonging to her/him/them alone respectively as mentioned hereinabove and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same. The floor wise allotment of the flats so allotted to the owners shall be done by themselves mutually and shall be attached as a part of document to this agreement

(4) THAT the Owners agree and undertake that they shall not create any third party rights in respect of the said property and shall not do any act whereby the title to the said property may become defective. The Owners do hereby assure the Developer that they have not entered into any agreement before execution of this agreement and this is the first agreement they have executed with the Developer.

(5) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Nazul Rent , Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of vacating the apartments and thereafter all such dues shall be borne and paid by the Developer till completion of the said entire Project in all respects. The Owners shall hand over the paid receipt of corporations house tax, electricity bills , common electricity and water bills till the date of vacating the property to the developer.

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

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

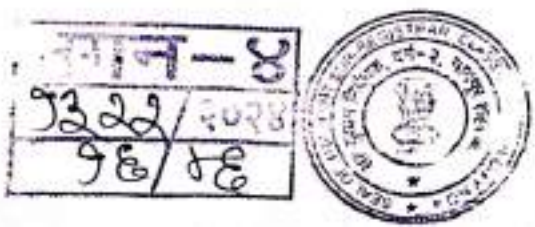
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(8) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to re-develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. She/He/They also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the names of the Owners who in her/his/them turn agrees to return back to the Developer such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

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

(10) THAT it is clearly understood and agreed by the Owners that she/he/they shall deliver a vacant and peaceful possession of the aforesaid property / respective Apartments to the Developer or its nominee(s) immediately in vacant condition after obtaining a demand for sanction of building Plans of the proposed Multistoreyed Building from the Nagpur Municipal Corporation.

(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 from the Nagpur Improvement Trust/Nagpur Municipal Corporation. The Owners have specifically agreed to inform the flat number and floor for each owner in writing to the Developer The owners of Kalyani Apartments amongst themselves have got the flat allotment done at their level and list of flat owners alongwith their flat number and floor in the newly proposed building is annexed as **(Annexure-B)** herewith and forming part of this agreement. It is further agreed that the owners who wish to opt for four bed room flat in the new building shall have to pay additional amount for the area difference and the rate mutually agreed, so also the GST and stamp duty/ registration charges for the same.



(12) THAT the Owners do hereby allow and permit the Developer to display its 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 i.e. Apartments (excluding the 5 (Five) Apartments so allotted and chosen to be retained by the existing Owners for their respective use and occupation 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 therefore and to retain and appropriate the same in its 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 their 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.

(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 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 on receipt of possession of the chosen Apartments from the Developer as stated above, the Owners shall execute various Sale Deeds [excluding the 5 (Five) Apartments so allotted and chosen to be retained by the existing Owners for their respective use and occupation as mentioned above] each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the

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proportionate price thereof and she/he/they/it shall also get the same duly registered in accordance with the law in force. The Developer hereby assures the Owners that it shall execute the 5 separate Deed of Apartments in their favour relating the Apartment so allotted to each Owner. The expenses required for Registration of such documents such as Stamp Duty, Registration Fees and other Misc. expenses shall be borne and paid by the Owners for their respective Apartment.

(17) THAT on receipt of possession of the New Apartments from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

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

(19) 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.

(20) THAT the Real Estate (Regulation and Development) Act, 2016 having came into force with effect from 01/05/2017 is applicable to the said entire ongoing project and thus all the Terms, Rules, conditions, Regulations and provisions of the said Act are also applicable to the aforesaid entire project and thus it shall be the sole liability and responsibility of the Developer to get the aforesaid proposed Project Registered with RERA within the stipulated period and shall always indemnify the Owners against any legal action in this behalf.

(21) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorizing the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement, Assignment Deed, Amendment/Modification Deeds, Cancellation Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on 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

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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. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless it/he confirms from them (OWNERS) that they have already received the possession of the Apartments from the Developer.

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

(23) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on 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, Correction 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 Owner is merely in the nature of a "LICENCE" and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

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

(26) 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(s) in all relevant records.



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

(28) THAT the Developer has agreed to bear and pay the GST leviable on the apartments being constructed for the Owners. However, the Developer has a liberty to levy the GST or any other tax liability from the new buyers and pay same to Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore in proportion to their number of Apartments and shall always keep each other indemnified against the same.

(29) THAT the Developer shall obtain necessary electricity and water connection required for the proposed new building by paying necessary charges to the concerned authorities. However the Developer shall have liberty to recover the same from the new apartment owners.

(31) THAT if the F.S.I. in relation to the said Plot No. 7 (Seven) is increased during the period of construction of the said scheme 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, if the F.S.I. in relation to the said Plot of land is increased any time in future after completion of the said scheme then in such event such increased F.S.I. shall always belongs to the Owners of "Kalyani Samadhan" Apartments Owners' Association.

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

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

(32) THAT the Developer also agrees to pay and discharge the Goods & Service Tax (GST) as may be levied by the Government of Maharashtra or Union Government on



transfer of land, cost of construction and/or wages paid therefore in proportion to their number of Apartments and shall always keep each other indemnified against the same.

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

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

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 7 (SEVEN), out of the sanctioned layout popularly known and styled as RADHABAI DAKE LAYOUT, containing by admeasurement 472.90 Sq. Mtrs. of Mouza – LENDHRA, 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. 183, 183(I),183(II), 183(III) and 183(IV), City Survey No. 151 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	–	**BY PLOT NO. 8,**
ON THE WEST	–	**BY PLOT NO. 6,**
ON THE NORTH	–	**BY 9.00 MTRS. WIDE ROAD,**
ON THE SOUTH	-	**BY PLOT NOS. 2 & 1.**

IN WITNESS WHEREOF the **OWNERS** and the **DEVELOPER** hereinabovenamed have fully examined and read over this **DEED OF AGREEMENT FOR 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
01			N.C.Shegaonkar 1-a) (SMT. NEELIMA CHANDRASHEKHAR SHEGAONKAR)
02			A.Shegaonkar 1-b) (SHRI. AJIT CHANDRASHEKHAR SHEGAONKAR)
03			2-a) विभा शरद देशमुख (SMT. VIBHA SHARAD DESHMUKH)
04			Nichkawade 2-b) (MRS. SWATI PARAG NICHKAWADE) (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh)
05			S.A. Lahoti 3-a) (SMT. SHARDA ARUN LAHOTI)



06			3-b) (DR. SATISH ARUN LAHOTI)
07			4) (SHRI. WASUDEO (MOHAN) BHASKARRAO PITALE)
08			5-a) (SHRI. JAYANT VASANT KARKHANIS)
09			5-b) M-J-Karkhanis (MRS. MADHAVI JAYANT KARKHANIS) "OWNERS"

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10			**FOR M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** **(SHRI. DILIP R. BHARADE)** **Authorised Director** **"DEVELOPER"**

WITNESSES : The Executants hereto have read the terms and contents of this Re-Development Agreement in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			**WITNESS NO. 1**
II			**WITNESS NO. 2**

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ANNEXURE "A"

SPECIFICATIONS OF APARTMENTS CHOSEN TO BE RETAINED BY THE OWNERS

STRUCTURE :

- RCC framed structure with 6" thick brick masonry external walls.
- Internal walls of 4 ½" thick brick masonry.
- Floor to Floor height of 2.95m.

PLASTER :

- 12 mm thick plain funty finish plaster for internal walls.
- Decorative (Combination of sponge & funty finish) for exterior surfaces.

FLOORING :

- Fully vitrified floor tiles 1000 x 1000 mm (if available) in size to all rooms with 75 mm skirting. (RAK /Kajaria or equivalent make). Balconies & terraces shall have 450 x 450 mm nonskid tiles.
- Coloured Ceramic / Glazed tiles for dado of 24" x 12" up to lintel height for toilets. Toilet floors shall be nonskid ceramic tiles.
- Provision of separate dry &wet area in toilets.
- Non-skid tiles / Granite stone in common areas & staircase.

KITCHEN :

- Kitchen platform (otta) with granite stone top and fascia patti with kadappa on M.S. bracket. & Nirali make stainless steel sink of 24" x 18" size.
- Ceramic tiles dado upto lintel level.
- Provision for exhaust fan fitting and chimney hole.
- Provision of water purifier connection.
- Hot water connection to kitchen sink tap.

PLUMBING

- White commode & wash basin of Jaquar /Cera/ Parryware or equivalent make for all toilets.
- Basin of Jaquar / Cera make for hand wash in passage
- Granite counter with inder counter basin.
- Two nahani traps in each toilet.
- Wash basin for Dinning Area with Hot and cold Single lever Basin mixer.

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- Jaquar make standard quality single lever basin mixer, Swiveling sink tap- Jagquar –quarter tone or equivalent brand.
- Concealed pipeline with C.P.V.C pipes.
- Water and drain connection to terraces.
- Common basin shall have hot & cold mixer arrangement.
- SWR pipes & fittings for sanitation & CPVC pipes of standard make for plumbing.
- Water proofing treatment to all toilets.

ELECTRIFICATION :

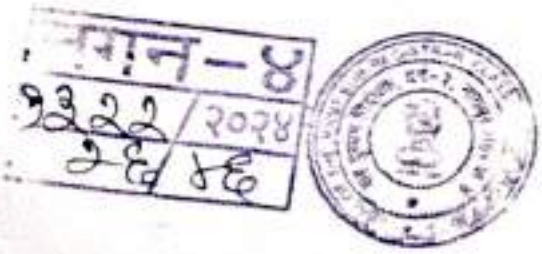
- Legrand/Equivalent Modular switches.
- Power points in kitchen for microwave, aqua-guard, fridge etc.
- Sufficient Light & Fan point arrangement in all rooms.
- Provision for water heater power point in each bathroom.
- Provision for A.C. point in all bedrooms.
- Telephone point in drawing room*Invertor wiring for one light & one fan point in each room & toilet.
- Modular switches Legrand or equivalent of standard make.
- TV wiring points in living.
- Three phase wiring with standard make distribution panel for each flat.
- M.C.B of standard make for each flat.
- Polycab/Finolex flame proof wiring.
- Provision of JIO Wi-Fi facility.

PAINTS :

- Acrylic Emulsion Paint of Asian / Berger or equivalent make with necessary putty finish for all rooms internally.
- Parking, staircase, compound wall & common areas shall be neatly finished with good quality painting.
- Weather shield or equivalent Waterproof Acrylic Paint for external surfaces.
- Oil paint for M.S. Grills, M.S. Gates & M.S. Railings etc.

WATER SUPPLY :

- Well water for utility purpose.
- Underground and overhead water tanks with necessary water pumps.



LIFT :

- Two numbers Kone / Schindler or equivalent make automatic MRL elevators with backup arrangement.

DOORS & WINDOWS :

- Doors- Main entrance door shall be decorative flush door with veneer & jambs with paneling. Good quality S.S. fixtures shall be provided. All other doors shall be laminated flush doors with paneling for jambs. Good quality S.S. fixtures shall be provided (Mortize lock+ Door stopper).
- Windows –UPVC sliding windows with Mosquito net.

PARKING :

- Allotted parking area for one car for each flat.
- Properly designed & finished parking area.
- Good quality paver block flooring in marginal spaces.

GENERAL :

- Plaster of Paris false ceiling in living & punning to roof slab internally to all rooms except kitchen & toilets.
- Anti-termite treatment to ground floor area Rain water harvesting.
- Well-designed compound wall with two numbers compound gates. Cabin for security guard. Intercom facility from guard room to each flat.
- Arrangement of solar panel for electricity supply to common utility area.
- CCTV surveillance for ground floor common area, staircase/parking
- Video door phone arrangement for each flat.
- Provision of SS railings.
- DG backup for lifts and common electrical facilities.

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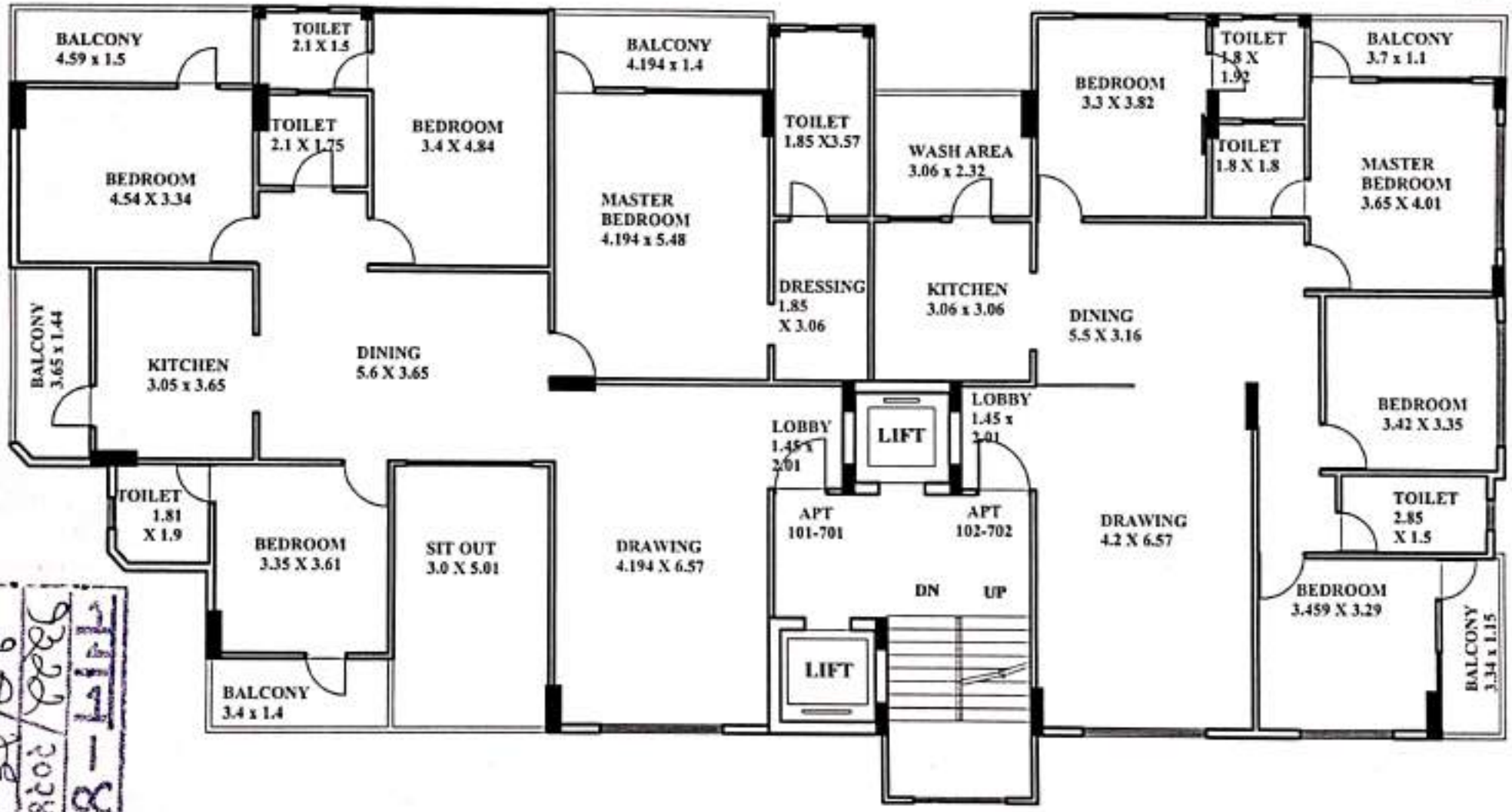
ANNEXURE "B"

LIST OF ALLOTMENT OF NEW APARTMENTS TO THE EXISTING OWNERS IS AS UNDER :

SR. NO.	NAME OF EXISTING OWNER(S)	APARTMENT ALLOTTED IN NEW BUILDING BEARING NO.	FLOOR	USABLE CARPET AREA IN SQ. MTRS.	P-LINE AREA IN SQ. MTRS.
(1)	(1-a) SMT. NEELIMA CHANDRASHEKHAR SHEGAONKAR & (1-b) SHRI. AJIT CHANDRASHEKHAR SHEGAONKAR.	502	FIFTH	138.42	160.81
(2)	(2-a) SMT. VIBHA SHARAD DESHMUKH & (2-b) MRS. SWATI PARAG NICHKAWADE (Maiden name Ku. Swati D/o Late Shri. Sharad Deshmukh) JOINTLY.	202	SECOND	138.42	160.81
(3)	(3-a) SMT. SHARDA ARUN LAHOTI & (3-b) DR. SATISH ARUN LAHOTI JOINTLY.	102	FIRST	138.42	160.81
(4)	SHRI. WASUDEO (MOHAN) HASKARRAO PITALE.	501	FIFTH	190.45	218.77
(5)	(5-a) SHRI. JAYANT VASANT KARKHANIS & (5-b) MRS. MADHAVI JAYANT KARKHANIS JOINTLY.	602	SIXTH	138.42	160.81

Note: As per the present plan, areas mentioned above may get changed according to final approval of the building plans from the sanctioning authority. The allotment of apartments may also change if owners opt for four bed room flats.

नमुना - ४
9322/2024
2/88



TYPICAL I - VII FLOOR PLAN

APT. NO.	RERA CARPET AREA
101 - 701	178.4 SQ.M.
102 - 702	136.88 SQ.M.

KALYANI SAMADHAN APARTMENTS , PLOT NO. 6 & 7 RADHABAI DAHAKE LAYOUT, KHARE TOWN, DHARAMPETH NAGPUR.

DATE 05.03.2024

N



महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 74162719544

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

गाव/पेठ : लेन्द्रा	तालुका/न.भू.का. : न.भू.अ.३ नागपूर				जिल्हा : नागपूर
नगर भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भारणाधिकार	मालमत्ता विशेषत्व आकारणीचा किंवा मालमत्ता तपशील आणि त्यामध्ये फेरफारासाठी निघत येत
१५१			४४२.१०	क	शेडसह तपशील त्या दप्तरी व.स.पात्र

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६९	गजानन हरिहर पांडे [चंद्रकांत हरिहर पांडे फे.क्र.२८ दि.१९.११.८५ अन्वये वगळी]
पहेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(का), पट्टेदार(ग) किंवा भार (इ)	शेरा
19/11/1985	मृत्युपत्र व जावक २५.०९.९५ पा.११.८५			फेरफार क्र. २८ प्रमाणे सही- 19/11/1985 न.भू.अ.क्र.३,नागपूर
09/02/2004	खरेदीने र.द.क्र. ५५५ दि.२७/२/९८ अन्वये कलमी अपार्टमेंट मधील खरीदला गाळाधारीत गाळा क्र. १०९ सं. क्षेत्र ९४.२२३ चौ.मि. अ.हि.पै.९९.९६% रु ८०००००/- मध्ये खरेदीने घेतं.		H [श्री. अनंद शंकरराव देशमुख.]	फेरफार क्र. १०११ प्रमाणे सही- 09/02/2004 न.भू.अ.क्र.३,नागपूर
09/02/2004	खरेदीने र.द.क्र. ६०० दि.६/३/१९९८ अन्वये कलमी अपार्टमेंट मधील तळमजल्या वरील गाळा क्र. ००१ सं. क्षेत्र ९४.२२३ चौ. मि. अ.हि. १९.९६% रु ८०००००/- मध्ये खरेदीने घेतं.		H [श्री. चंद्रशेखर नत्थूलालजी शेलोकर.]	फेरफार क्र. १०१३ प्रमाणे सही- 09/02/2004 न.भू.अ.क्र.३,नागपूर
26/05/2006	खरेदीने सह.गृ.सं. ६०१ दि. ६/३/९९८ अन्वये मु.क्र. ७ मधिल सोसायटीच्या कलमी अपार्टमेंट मधील दुकान गाळाधारीत गाळा क्र. ३०१ सोप. क्षेत्र ९४.२१३ चौ.मि. अ.हि. ९९.९६% सह इमले ८,००,०००/- मध्ये श्री. पांडे यांचे कडुन खरेदी केलेले घेतं.		H [श्री. वासुदेव नथ्थूलालजी मिश्रे. ७ क १५१२ अन्वये वगळा]	फेरफार क्र. २८२५ प्रमाणे सही- 26/05/2006 न.भू.अ.क्र.३,नागपूर
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.भि.प/जमाबंदी पीठ/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.ठेंडा/पु/फे.क्र.७८/२६, दिनांक २२/०६/२०१५अन्वये केलेल्या पोटहिस्सा पोटहिस्सानिहाय क्षेत्र व निलकत पत्रिकेवरील क्षेत्र नेमाने अनावेने निलकत पत्रिकेवर नमुद अंती क्षेत्र ४४२.१० चौ.मी असरी याप्र से यादतर दाखल नकाद चौ.मी दाखल केले.			फेरफार क्र. ४४२६ प्रमाणे सही- 22/06/2015 न.भू.अ.क्र.३ -नागपूर
17/06/2016	खरेदीने- र.द.क्र. ५९९ दि. ६/३/१९९८ अन्वये रु. ८०००००/- मध्ये कलमी ऊर्फ मधिल दुकान गाळा गाळा क्र. २०२ सोप क्षेत्र ९४.२२३ चौ.मी. अविदि ९९.९६% सह श्री गजानन हरिहर पांडे यांचेकडुन खरेदीने घेतं दर्जे.		H श्री. जयंत बलीराम कावरखानिल ✔ सौ.मती. जयंत कावरखानिल ✔	फेरफार क्र. ७४७८ प्रमाणे सही- 17/06/2016 न.भू.अ.क्र.३

नगन-४
१३२२/२०२४
३०/१६

13/06/2019	महाराष्ट्र, कार्यालयीन अनुक्रमांक-५८५ दि. १३/३/२०१८ अन्वये श्री यादुवेंद्र भास्करराव सिंगने यांनी मा.उ.द.नि.सा.प्र. २०१ क्षेत्र १४.२१३ चौ.मी. क्षेत्र कार्य रु. ४०००००/- रोजीसाठी गहाण बोजाची नोंद दर्ने.		सेन्ट्रल बैंक ऑफ इंडिया शाखा, सरनोबत	दस्तऐवज क्र. ५५७३ प्रकार सही. 13/06/2019 दु.नि.सह.दु.नि नागपूर
01/01/2022	शासन प्रोत्साहन देणगुदार दिनांक १५/१२/२०१३ नुसार शासकीय इमारतीचे मा.उ.द.नि.सा.प्र.क्षेत्र ११५ दि.नि. २३/०७/२०२१ अन्वये बांधकाम नोंद दाखल.		दिनेश शासन देणगुदार ✔ ७७.११ चौ.मी शासकीय प्रयोजनासाठी ✔ ७७.११ चौ.मी	दस्तऐवज क्र. १०४३४ प्रकार सही. 01/01/2022 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर
13/03/2022	विशेष फेरफार बोजा/गहाणखत/ तारण/ कर्जी करणे नोंद - सेन्ट्रल बैंक ऑफ इंडिया यांच्या कडील गहाण दस्त प्रमाणपत्र क्र.BO/SHAPET/२०२१-२२ दिनांक २३/०७/२०२१ अन्वये यादुवेंद्र भास्कर सिंगने यांनी घेतलेल्या रु क्र ४०००००/- कर्जासाठी गहाणबोजा बोजाच्या नोंद दाखल.			दस्तऐवज क्र. १०४३५ प्रकार सही. 13/03/2022 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर
22/04/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ८ यांचेकडील र.द.क्र. ५३४/१९९८ दिनांक २४/०३/१९९८ अन्वये रु ८,००,०००/- रुपये कराराची अग्रहार मालिन पहिला माळा क्र.५०२ चौ.क्षेत्र १४.२२३ चौ.मी. आणि ५१.९६ टक्के सह सिकवत गजानन हरिहर पांडे कडून खरेदीने नोंद दर्ने.	सह दु.नि.नागपूर 8 534/1998 27/02/1998	अजय श्रीकिशनजी लाहोटी सौ.शारदा अजय लाहोटी	दस्तऐवज क्र. १०४३८ प्रकार सही. 22/04/2022 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर
30/05/2022	विशेष फेरफार वारस नोंद - वारस हक्कार्ने- अजय श्रीकृष्णजी लाहोटी यांचा मृत्यु दिनांक ०२/०३/२००५ रोजी झाल्याने प्रतिज्ञापत्र क्र ३५३२ दि. २९/११/२०२१ अन्वये वारसदारांची नोंद करणे		सौ.सती शारदा अजय लाहोटी ✔ सतीश अजय लाहोटी ✔ [सह.संयोजक ठाकर]	दस्तऐवज क्र. १०६३५ प्रकार सही. 30/05/2022 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर
12/07/2022	विशेष फेरफार हक्कसोड नोंद - दु.नि. नागपूर १ यांचेकडील र.द.क्र. ६३७८/२००६ दिनांक ०९/११/२००६ अन्वये सह.संयोजक झाडे यांनी कल्याणी अपार्टमेंट स.क्र. १०२ प्लॉट क्षेत्र १४.२२ चौ.मी. अशी कि ५१.९६% या सिकवतीमधील आपला हक्क सौ.सती शारदा अजय लाहोटी व सतीश अजय लाहोटी यांच्या हक्कात सोडल्याने नोंद दर्ने.	दु.नि. नागपूर 1 6378/2006 09/11/2006	हक्क सोडल्याने नाव कमी करुन घेणेक अर्जास	दस्तऐवज क्र. १०६५१ प्रकार सही. 12/07/2022 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर
25/12/2023	विशेष फेरफार मृत्युपत्र / मृत्यापत्र नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ८४८०/२०२१ दिनांक १३/१०/२०२१ अन्वये चंद्रशेखर रामशरण डोणेकर, यांचा मृत्यु दिनांक २७/०४/२०२३ झाले यांनी मृत्यु पूर्वी केले मृत्युपत्र नोंद र.द.क्र. ८४८०/ दिनांक १३/१०/२०२१ अन्वये पुक्त्र निलेश कल्याणी अपार्टमेंट सदनिका सदर क्र.००१ क्षेत्र १४.२२३ चौ.मी. ५१.९६ % अविभक्त हिस्सा सह नीलेश चंद्रशेखर डोणेकर , अजित चंद्रशेखर डोणेकर यांना मृत्यू पत्र करून दिल्याने नोंद दर्ने	सह दु.नि.नागपूर 4 8060/2021 13/10/2021	निलेश चंद्रशेखर डोणेकर ✔ अजित चंद्रशेखर डोणेकर ✔	दस्तऐवज क्र. १०५४१ प्रकार सही. 25/12/2023 दु.नि.सह. दुय्यम निबंधक अधिकारी क्र.३ नागपूर

ई सिटकत पत्रिका (दिनांक **25/12/2023 02:12:30 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सिटकत पत्रिका डाउनलोड दिनांक **27/12/2023 07:12:21 PM**

पिटका पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000038426481** हा क्रमांक दाखवावा.

नमुना - ४
1222/2024
39/86

S.B. SHELGAONKAR
B.E.(CIVIL)
N.I.T.L.S. No. 606
NMO/R/2022/APL/01521

1188,CentralAvenue,
Bhawsar Chowk,
Gandhibagh,
Nagpur-440002
M: 9822362305

Date : 27-01-2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, for upcoming work of redevelopment which is to be carried out on freehold Plot No. -7 , Sheet No. 25/19 (II)CTS No. 151, Mouza-Lendhra, Khare Town ,Dharampeth , Taluka- Nagpur, Distt-Nagpur falls within 500 m of TOD. The proposed area statement is as below. As per UDCPR 2021,clause 6.10.1(ii), the height of the building is restricted to 24 m as the plot abuts on 9 m wide road.

Description		Proposed Utilisation in Sqm
Plot Area	472.90 sqm	
Basic FSI	1.1	520.19
NMRC FSI	472.90x0.90	425.61
		945.8
Ancillary Area(Residential)	945.80x0.60	567.48
GROSS		1513.28 sqm

This is further certified that all the details furnished here are based on the study of the relevant documents provided by the party, existing site conditions, zoning, present Unified DCR and my experience in the profession and is true and correct in my opinion.

Shri. Sandeep Shelgaonkar

S. B. Shelgaonkar
N.I.T. L.S No. GOG
N.M.C. L.S. No- NMC/R/2022/APL/01521
1188, Central Avenue, Bhawsar Chowk,
Gandhibagh Nagpur- 440002

NMO/R/2022/APL/01521

नगन-४
322/2024
32/४E


नगन-४
२०२४

DEVELOPMENT AGREEMENT KALYANI

MOUZA : lendhra	CTS NO. :151		SHEET NO. :	25/19 (II)	PLOT NO. : 7
	KH. NO.		P.S.K.		AREA : 472.90
	LAND RATE :	51500	APARTMETN RATE :	26620	

OWNER'S PART VALUATION

1. Monitory Consideration	0			0
2. RCC	862.01	26620		22946706.2
3. Rent	0	0		0
4. Corpus Fund	0	0		0
5. Shifting Charges	0	0		0
6. Commission for Rental	0	0		0
7. Parking	25.00	26620	0.25	166375
8. Dev. Cost	862.01	51500	0.04	1775740.6
		Owner's Part Value		24888821.8
				24889000

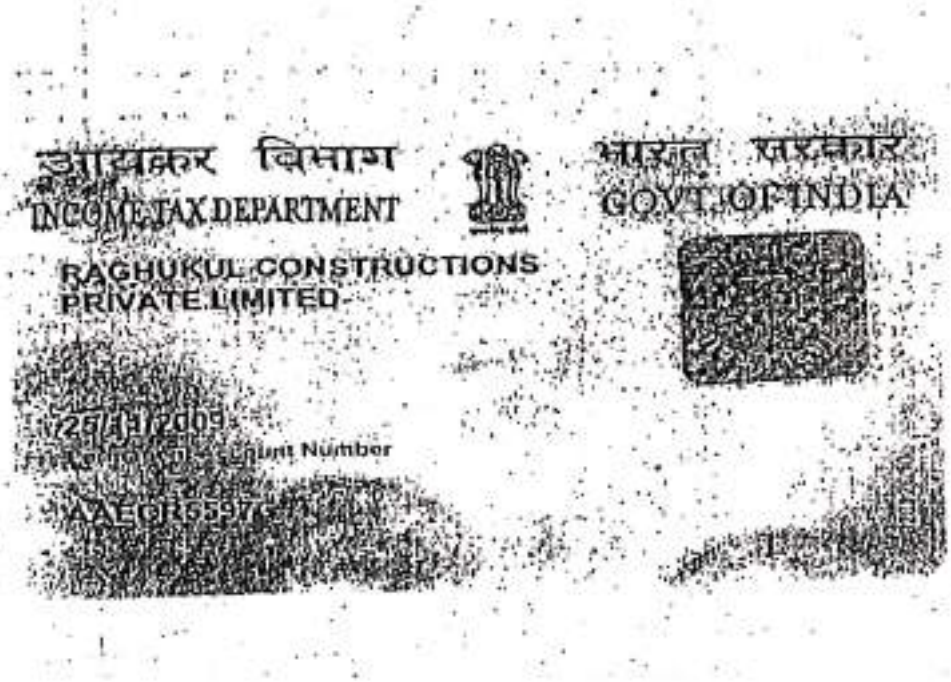
DEVELOPER'S PART VALUATION

For Plots below 1,000 Sq.Mtrs.

	Basic FSI	1.1	Premium FSI	0.9	Ancillary FSI	0.6
	Total FSI	3.2				
Total Built-up area		472.9	3.2	1513.28		
Developer's share of Built-up		1513.28	862.01	651.27		
Value		651.27	51500	33540405		

Premium FSI Value	PLOT AREA x 0.9	425.61	51500		0	0.400	8767566.00
Ancillary FSI Value	PLOT AREA x 0.60	567.48	51500		0	0.100	2922522.00
520.19	945.80					TOTAL COST	11690088.00
	Developer's Part Value	33540405	11690088.00	21850317.00	0.00		21850317.00
							21851000.00
	Consideration to be received					4000000	25851000.00


नगर-४
4322/2028
38/56


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAGHUKUL CONSTRUCTIONS
PRIVATE LIMITED
25/11/2009
Permanent Account Number
AAECR5597G


नगर - 8
9322/2024
37/86



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DILIP RAGHUNATH BHARADE
RAGHUNATH VINAYAK BHARADE
22/11/1960
Permanent Account Number
ABNPB8017G
Signature



आधार
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
नोंदणी क्रमांक / Enrolment No.: 0000/00360/92852
To
Dilip Raghunath Bharade
S/O:Dilip Raghunath Bharade
501,Shivranjani Apartments, Plot No 28,
Cement Road
Shivaji Nagar
Opposite Indian Bank
Shankar Nagar
Shankar Nagar
Nagpur Maharashtra - 440010
9028013287
Signature valid
आपला आधार क्रमांक / Your Aadhaar No. :
3190 4615 7588
माझे आधार, माझी ओळख
भारत सरकार
Government of India
Dilip Raghunath Bharade
DOB: 22/11/1960
MALE
3190 4615 7588
माझे आधार, माझी ओळख

नगर - ४
1322
3/8/16

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2722/40181/44122

To
विभा शरद देशमुख
Vibha Sharad Deshmukh
plot no 7, kalyani apartment,
khare town, dharampeth,
VTC: Shankar Nagar,
PO: Shankar Nagar,
Sub District: Nagpur, District: Nagpur,
State: Maharashtra,
PIN Code: 440010,
Mobile: 9923389567

100147474

MG001474740FI

आपला आधार क्रमांक / Your Aadhaar No. :

4962 4920 4180

माझे आधार, माझी ओळख

भारत सरकार
Government of India



विभा शरद देशमुख
Vibha Sharad Deshmukh
जन्म तारीख / DOB : 30/07/1947
स्त्री / Female

Issue Date: 13/03/2012

4962 4920 4180

माझे आधार, माझी ओळख

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीच्या क्रमांक / Enrollment No 1218/17517/02728

To,
स्वाती पराग निचकवडे
Swati Parag Nichkawade
W/O Parag M. Nichkawade
Plot No. LA 36
Near Hanuman Mandir Laxminagar
Nagpur
Ranapratap Nagar Nagpur
Maharashtra 440022

20/03/2012

Ref: 584 / 08G / 605676 / 605904 / P

UE657876096IN

आपला आधार क्रमांक / Your Aadhaar No. :

4926 2501 5434

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

स्वाती पराग निचकवडे
Swati Parag Nichkawade
जन्म वर्ष / Year of Birth : 1965
स्त्री / Female

4926 2501 5434

आधार — सामान्य माणसाचा अधिकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीच्या क्रमांक / Enrollment No 1460/21429/28405

To,
शारदा अरुणकुमार लाहोटी
Sharda Arunkumar Lahoti
W/O Arunkumar Lahoti
Appartment No -102
Kalyani Appartment 7 Khare Town
Dharampeth
Shankar Nagar
Shankar Nagar Nagpur Nagpur
Maharashtra 440010
9527112266

13/05/2016

Ref: 2551 / 04R / 188808 / 188878 / P

SA263082307FT

आपला आधार क्रमांक / Your Aadhaar No. :

9665 6373 2244

माझे आधार, माझी ओळख

भारत सरकार
Government of India



शारदा अरुणकुमार लाहोटी
Sharda Arunkumar Lahoti
जन्म तारीख / DOB : 06/07/1957
स्त्री / Female

9665 6373 2244

माझे आधार, माझी ओळख

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 0000/00658/17150

To
स्वामी जयंत सहस्रबुद्धे
Swanand Jayant Sahasrabuddhe
L-203, Tower 6, Hibiscus, Adarsh Palm Retreat, Sarjapur
Outer Ring Road,
Devarabisanahalli,
VTC: Devarabisanahalli,
PO: Bellandur,
District: Bengaluru,
State: Karnataka,
PIN Code: 560103,
Mobile: 9739913759

183338398

MG833383980FI

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3765 9884 0936

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಸ್ವಾಮಿ ಜಯಂತ ಸಹಸ್ರಬುದ್ಧೆ
Swanand Jayant Sahasrabuddhe
ಜನ್ಮ ದಿನಾಂಕ / DOB : 19/08/1974
ಪುರುಷ / Male

Issue Date: 12/10/2011

3765 9884 0936

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

भारत सरकार
Government of India



जयंत वसंत कर्‍हाडे
Jayant Vasant Karkhanis
जन्म तारीख/DOB: 10/10/1949
पुरुष/MALE

3827 3334 4751

VID : 9153 7703 3191 3662

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



माधवी जयंत कर्‍हाडकर
Madhavi Jayant Karkhanis
जन्म वर्ष / Year of Birth : 1952
स्त्री / Female

6166 9990 8711

आधार — सामान्य माणसाचा अधिकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

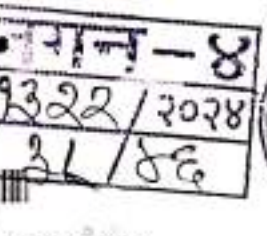
नोंदणीयाचा क्रमांक / Enrollment No 1205/27271/00765

To,
सचिन जयंत सहस्त्रबुद्धे
Sachin Jayant Sahasrabuddhe
S/O Jayant Sahasrabuddhe
Near Krushna Hospital At 3C/A1/20 Ajanta Avenue Kothrud
Pune City
Ex. Serviceman Colony Pune
Maharashtra 411038

08/05/2012

Ref. 310 / 06F / 154828 / 154952 / P

UE556320551IN



आपला आधार क्रमांक / Your Aadhaar No. :

7534 4472 3960

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



सचिन जयंत सहस्त्रबुद्धे
Sachin Jayant Sahasrabuddhe
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

7534 4472 3960

आधार — सामान्य माणसाचा अधिकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीयाचा क्रमांक / Enrollment No 1460/21429/01568

To,
सतीश अरुणकुमार लाहोटी
Satish Arunkumar Lahoti
S/O Arunkumar Lahoti
[illegible] 102
[illegible] 7 Khare Town
[illegible] Nagar Nagpur Nagpur
Maharashtra 440010
[illegible]

Ref. 161 / 1[illegible] / 194961 / 194964 / P

SA232643069FT

आपला आधार क्रमांक / Your Aadhaar No. :

2960 6077 6737

माझे आधार, माझी ओळख

भारत सरकार
Government of India



सतीश अरुणकुमार लाहोटी
Satish Arunkumar Lahoti
जन्म तारीख / DOB : 21/06/1983
पुरुष / Male

2960 6077 6737

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MADHAVI JAYANT KARKHANIS
PRABHAKAR RAMKRISHNA CHITRE
29/07/1952
ABAPK0959R

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

WASUDEO B PITALE
BHASKARRAO BAPUJI PITALE
ACBPP2111L

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
CATPD5772M
VIBHA SHARAD DESHMUKH
VIJAYRAO KADHI

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NEELIMA C SHEGAONKAR
VISHVESHWAR RAO DAWLE
07/06/1957
Permanent Account Number
APTPS2781N

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

AJIT SHEGAONKAR
CHANDRASHEKNAR GANPATRAO SHEGAONKAR
20/12/1952
Permanent Account Number
BNRPS9258K

PERMANENT ACCOUNT NUMBER
ABFPN2651J
NAME
SWATI PARAG NICHKAWADE
FATHER'S NAME
SHARAD SHANKARRAO DESHMUKH
DATE OF BIRTH
29-07-1965
SIGNATURE
COMMISSIONER OF INCOME-TAX VIDARBH

PERMANENT ACCOUNT NUMBER
ACKPK1738R
NAME
JAYANT VASANT KARKHANIS
FATHER'S NAME
VASANT NARAYAN KARKHANIS
DATE OF BIRTH
10-10-1949
SIGNATURE
COMMISSIONER OF INCOME-TAX VIDARBH

PERMANENT ACCOUNT NUMBER
AAHPLSS10C
NAME
SHARDA ARUNKUMAR LAHOTI
FATHER'S NAME
MOHANLAL VITTHALDAS BHATTAD
DATE OF BIRTH
06-07-1967
SIGNATURE
COMMISSIONER OF INCOME-TAX VIDARBH

नीलिमा चंद्रशेखर शेगांवकर
Neelima Chandrashekhar Shegaonkar
जन्म तारीख / DOB: 07/06/1957
महिला / Female
7649 0095 6988
मेरा आधार, मेरी पहचान

अजित चंद्रशेखर शेगांवकर
Ajit Chandrashekhar Shegaonkar
जन्म तारीख / DOB: 20/12/1952
पुरुष / Male
5809 4415 9612
मेरा आधार, मेरी पहचान

जगन-४
9222/2024
2E/8E


Unique Identification Authority of India
Address: C-902/C/Prima Domus, Patil Nagar,
Bankewadi, Pune City, PO N.I.a., DIST Pune,
Maharashtra, 411045
5809 4415 9612
1947
help@uidai.gov.in
www.uidai.gov.in


Unique Identification Authority of India
Address: Plot no. 7, Kalyani Apartment,
Dahe Lay Out, Khare Town, Dharampeth,
Shankar Nagar S.O, Nagpur, Maharashtra,
440010
7649 0095 6988
1947
help@uidai.gov.in
www.uidai.gov.in


1222/2024
70/46

मोजा - सेमिनरी

मूल्यांकन पत्रक (शहरी क्षेत्र - विकसनकरारनामा)

Valuation ID 202402062250 06 February 2024 11:48:31 AM

मूल्यांकनाचे वर्ष :	2023
जिल्हा	नागपूर
मूल्य विभाग	नागपूर नागपूर (ग्रामीण)
उप मूल्य विभाग	17.281/25-जगनाडे ,सोनेगाव, भगवान, से आदर्शसोसायटी,सोनेगाव (विभाग लगतचा उप- आंबेडकरी कार्यालय उपविभाग खत क्रमांक 25
सोसायटीचे नाव	Nagpur Muncipal Corporation कार्यालय क्रमांक / मु. क्रमांक :
वर्णन	विकसनकरारनामा

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मालमत्ता	जिल्हा परिषद	कार्यालय	मुद्रांक	औद्योगिक	रोजगारासाठी भरपाई
51500	72670	84170	109650	0	नो झोन

जोडणारी माहिती

विकसनकरारनामा -	बांधकाम क्षेत्र विकासी	विकासीत खात -	विकासी मालिका	बांधकामाचे मालिकास -	1-अन्य सी सी
मालमत्ता अविकसित क्षेत्र -	472.94चौ. मीटर	मालमत्ता अविकसित क्षेत्र -	1513.28चौ. मीटर	अविकसित क्षेत्र -	862.01चौ. मीटर
विकसनकरारचे क्षेत्र -	651.27चौ. मीटर	Consideration Amount -	Rs.0/-	Deposit Amount -	Rs.0/-
मालमत्ता वर्ष -	2वर्ष	विकास मूल्य -	Rs.1775800/-	मूल्यदर -	Rs.85932/-
T D R -	No				

विकसनकरारनामा - बांधकाम क्षेत्र विकासी

A) अविकसित मालमत्तेच्या विभागाचे बांधकाम करावयाचे क्षेत्राचे मूल्य =	Rs.85932/-
B) रेडी रेकनर + डिफिशियन्सीचा खर्च + विकास मूल्य =	Rs.34562500/-
C) A + B =	Rs.3542182/-
D) विकसनकरारनामा विभागाचे क्षेत्र * अविकसित क्षे =	Rs.33540405/-

अंतिम मूल्य = Rs.33540405/- — 1169088 : 2183087/-

= ☐ शून्य कुटुंब पोलीस लाख याअंकित इतका मात्र ही पात्र /-

बांधकाम क्षेत्र 2,38,51,000/- Home Office 40,00,000/-

I'C = 2,18,30,500/-

गोषवारा = 2,68,81,000/-

नगर भू - ३
१३२२/२०२४
७/४६



CHALLAN

MTR Form Number-6

GRN	MH015107804202324M	BARCODE		Date	05/02/2024-19:23:56	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	.
		Premises/Building	
Road/Street			MOUZA LENDHRA
Area/Locality			NAGPUR
Town/City/District			
PIN		4 4 0 0 1 0	

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	1292600.00
0030063301	Registration Fee	30000.00
Total		13,22,600.00

DEFACED ₹1322600.00 DEFACED

Remarks (If Any)

SecondPartyName=NEELIMA CHANDRASHEKHAR SHEGAONKAR~

Amount In Words	Thirteen Lakh Twenty Two Thousand Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572024020606682	CPADMPGKD6
Bank Date	RBI Date	05/02/2024-19:24:10	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9028013287

Department ID :

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-267-1322	0007977024202324	06/02/2024-12:26:52	IGR386	30000.00

नगन-४ 9322/२०२४ 83/४६

Print Date & Time 06-02-2024 12:27:43

267/1322
मंगळवार,06 फेब्रुवारी 2024 12:27 म.नं.

दस्त गोषवारा भाग-1

नगन4 ४४ - ४६
दस्त क्रमांक: 1322/2024

दस्त क्रमांक: नगन4 /1322/2024

बाजार मुल्य: रु. 2,48,89,000/- मोबदला: रु. 2,58,51,000/-

भरलेले मुद्रांक शुल्क: रु.12,92,600/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 1322 वर दि.06-02-2024

रोजी 12:25 म.नं. वा. हजर केला.

पावती:2035 पावती दिनांक: 06/02/2024

सादरकरणाराचे नाव: मेसर्स रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत संचालक श्री. दिलीप रघुनाथ भराडे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकुण:	30920.00

दस्त हजर करणाऱ्याची सही:

NGP4 दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२, NGP4
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समुद्द न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 06 / 02 / 2024 12 : 25 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2024 12 : 26 : 41 PM ची वेळ: (फी)

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY, NO. 4
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर, क्र. ४
सत्यमेव जयते

दस्त गोषवारा भाग-2

दस्त क्रमांक4 84-85
दस्त क्रमांक:1322/2024

06/02/2024 12 37:49 PM

दस्त क्रमांक :नगन4/1322/2024
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हाताचा ठसा
1	नाव:श्रीमती निर्मीला चंद्रशेखर लेगावकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 001, तळ माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:APTPS2781N	लिहून देणार वय :-66 स्वाक्षरी:- N.C. Legaonkar		
2	नाव:श्री अजीत चंद्रशेखर लेगावकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 001, तळ माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:BNRPS9258K	लिहून देणार वय :-40 स्वाक्षरी:- A.Legaonkar		
3	नाव:श्रीमती विभा शरद देशमुख . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:CATPD5772M	लिहून देणार वय :-30 स्वाक्षरी:- विभा शरद देशमुख		
4	नाव:स्वाती पराग निचकवडे (लग्नापुर्वीचे नाव कुमारी स्वाती शरद देशमुख) . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:ABFPN2651J	लिहून देणार वय :-57 स्वाक्षरी:- Nichkawade		
5	नाव:आरती अरुण लाहोटी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:AAHPL8810C	लिहून देणार वय :-66 स्वाक्षरी:- S. A. Lahoti		
6	नाव:डॉ. सचिन अरुण लाहोटी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:ACKPL5680F	लिहून देणार वय :-40 स्वाक्षरी:-		
7	नाव:वासुदेव (मोहन) भास्करराव पिंगळे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:AQBPP2111L	लिहून देणार वय :-74 स्वाक्षरी:-		
8	नाव:अर्चना वसंत कारखानिस . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:ACKPK1738R	लिहून देणार वय :-73 स्वाक्षरी:-		

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9 नाव:माधवी जयंत कारखानिस . .
पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपूर , महाराष्ट्र, नागपुर
पॅन नंबर:ABAPK0989R

M. J. Karkhanis

लिहून देणार
वय :-70
स्वाक्षरी:-





10 नाव:मेसर्स रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत संचालक श्री. दिलीप रघुनाथ भराडे . .
पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 501, शिव रजनी, प्लॉट न. 28, विमेट रोड, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपुर
पॅन नंबर:AAECR5597C

लिहून घेणार
वय :-59
स्वाक्षरी:-





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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सचित्र जयंत सहस्त्रबुद्धे वय:52 पत्ता:3सी/ए1/20, न्यु अंजठा ऐश्वीन्यु, पौड रोड, कोथरुड पुणे पिन कोड:411004		
2	नाव:स्वानंद जयंत सहस्त्रबुद्धे वय:48 पत्ता:सन-203,टावर 6, डिवीसकम, आदर्शनम रिटीट मर्जापुर आदर रिंग रोड, बंगलोर , कर्नाटक, बंगलोर पिन कोड:560103		

स्वाक्षरी

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