267/1320
Tuesday,February 06 ,2024
12:17 PM

पावती

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

पावती क्रं.: 2033 दिनांक: 06/02/2024

गावाचे नाव: लेंढरा
दस्तऐवजाचा अनुक्रमांक: नगन4-1320-2024
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. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 30800.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:36 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-२P4
नागपूर शहर क्र. ४

बाजार मुल्य: रु.35239000 /-
मोबदला रु.21277000/-
भरलेले मुद्रांक शुल्क : रु. 1762000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224069105847 दिनांक: 06/02/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015110845202324M दिनांक: 06/02/2024
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH015110845202324M	BARCODE		Date	05/02/2024-21:42:23	Form ID	25.2

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR
Location	NAGPUR
Year	2023-2024 One Time

Account Head Details	Amount In Rs
0030046401 Stamp Duty	1762000.00
0030063301 Registration Fee	30000.00
Total	17,92,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED
Flat/Block No.	.
Premises/Building	
Road/Street	MOUZA LENDHRA
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 1 0

Remarks (If Any)

SecondPartyName=PRATIBHA JAYANT SAHASRABUDDHE~

Amount In Words: Seventeen Lakh Ninety Two Thousand 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.	00040572024020604936	CPADMPNRX4
Bank Date	RBI Date	05/02/2024-21:42:37	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822223287

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

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

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THE JOINT SUB REGISTRAR CLASS

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Print Date 06-02-2024 11:35:11



AGREEMENT OF DEVELOPMENT
OWNER'S SHARE VALUED AT RS. 2,12,77,000.00 ONLY
(RUPEES TWO CRORE TWELVE LAKH SEVETY-SEVEN THOUSAND ONLY)
DEVELOPER'S SHARE VALUED AT RS. 3,36,91,000/- ONLY

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 06th Day of FEBRUARY 2024 BETWEEN :

(1) SMT. PRATIBHA Wd/o LATE SHRI. JAYANT SAHASRABUDDHE, Aged about 78 Years, Occupation – House Wife, **(Income Tax PAN AKRPS8197D, Aadhar Card No. 5571 4516 0985 & Mobile No. 9822237471)**, Resident of Plot No. 6, Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State);

(2) SHRI. SATCHIT S/o LATE SHRI. JAYANT SAHASRABUDDHE, Aged about 52 Years, Occupation – Business, **(Income Tax PAN AQRPS2085C, Aadhar Card No. 7534 4472 3960 & Mobile No. 9822651047)**, Resident of 3C/A1/20 New Ajanta Avenue, Paud Road, Kothrud, PUNE Pin Code 411004 (Maharashtra State); **AND**

(3) SHRI. SWANAND S/o LATE SHRI. JAYANT SAHASRABUDDHE, Aged about 48 Years, Occupation – Service, **(Income Tax PAN AOYPS9027F, Aadhar Card No. 3765 9884 0936 & Mobile No. 97399 13759**, Resident of L-203, Tower 6, Hibiscus, Adarsh Palm Retreat, Devarabisanahalli, Sarjapur Outer Ring Road, Bangalore 560103 (Karnataka 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 PVT. LTD., a Company incorporated under Companies Act, 1956 (No. 1 of 1956) with CIN 197303 U45202MH2009PTC, having its Office at Bajaj Nagar, Nagpur - 440010, acting through its **Authorised Director - SHRI. DILIP S/o RAGHUNATHRAO BHARADE**, Aged about 63 Years, Occupation – Business, Resident of Plot No. 28, Flat No. 501, Shiv Ranjani Apartment, Cement Road, Shivaji Nagar, Nagpur - 440010, Tahsil and District – NAGPUR, **(Income Tax PAN AAECR5597C, AADHAR Card No. 3190 4615 7588 & Mobile No. 9028013287),** 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.**

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WHEREAS the Owners hereinabovenamed jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) of Mouza – LENDHRA TOGETHERWITH the existing more than 70 Years old Residential House standing thereon covering a Built-up area of 200 Sq. Mtrs., including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No 170 , City Survey No. 152 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. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) of Mouza – LENDHRA, bearing Corporation House No.170 City Survey No. 152 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, Originally belonged to Smt. Vimal Wd/o Late Shri. Digambar Sahasrabuddhe, being her separate property and the same was also accordingly mutated in her sole name in all relevant records as also in the Property Card of City Survey sometime in the year 1969 vide Ferfar Entry No. 8075; AND

WHEREAS the said Smt. Vimal Digambar Sahasrabuddhe later on constructed a Residential House on the said Plot No. 6 (Six) covering a Built-up area of approx. 200 Sq. Mtrs. in accordance with the Plan duly sanctioned by the Building Engineer of the Nagpur Improvement Trust bearing Corporation House No.170 City Survey No. 152 and Sheet No. 25/19 (II) of Mouza – Lendhra; AND

WHEREAS during her lifetime, the said Smt. Vimal Digambar Sahasrabuddhe had executed her LAST WILL AND TESTAMENT on 12/01/1991 and thereby she gave and bequeathed the aforesaid entire property to her son namely Shri. Jayant S/o Late Shri. Digambar Sahasrabuddhe absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Smt. Vimal Digambar Sahasrabuddhe left for heavenly abode on 27/12/2015 and consequent upon her death/demise her son Shri. Jayant Digambar Sahasrabuddhe became the Owner of the said entire property in terms of the aforesaid Will Dated 12/01/1991 and the said property was also accordingly mutated in his sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 8075 on dated 07/09/2016; AND

WHEREAS the said Shri. Jayant Digambar Sahasrabuddhe left for heavenly abode on 15/08/2022 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Pratibha Jayant Sahasrabuddhe and two sons namely (i) Shri. Satchit Jayant Sahasrabuddhe and (ii) Shri. Swanand Jayant Sahasrabuddhe, the Owners here in above named jointly by way of intestate succession, being the only legal

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heirs of the deceased. As a result, therefore, the said Smt. Pratibha Jayant Sahasrabuddhe and two others have now become the Joint/Co-Owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 11021 on dated 21/10/2022; AND

WHEREAS for various cogent reasons and good causes the Owners here in above named have now jointly decided to develop the aforesaid property comprising Plot No. 6 (Six), situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, in Tahsil and District – NAGPUR alongwith the adjoining Plot No. 7 (Seven) into a Residential Estate by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now jointly decided to entrust the entire work of development of the said property to any well experience builder of the city; AND

WHEREAS the Owners 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 Owners. And accordingly, the Owners have passed a Resolution alongwith the Owners of adjoining Plot No. 7 (Seven) 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 developing the said property and the Developer hereinabovenamed having expressed its desire and willingness to undertake the proposed work of Development, the Owners after detailed negotiations with the Developer have now agreed to entrust the entire work of Development of the said property more particularly described in the Schedule hereunder written to the Developer above named 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 allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) of Mouza – LENDHRA, including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No.170, City Survey No. 152 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) THAT the total price agreed is Rs. 1,12,66,000/- (Rupees One Crore twelve lakh sixty six thousand) Only, which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner.

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MANNER OF PAYMENT :-

Rs. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638480 Dated 06-02-2024 Drawn on State Bank Of India, Ambazari Branch, Nagpur (favouring Owner No.1) at the time of execution/registration of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
Rs. 9,00,000/	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638489 Dated 06-02-2024 Drawn on State Bank Of India, Ambazari Branch, Nagpur (favouring Owner No. 2) at the time of execution/registration of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
Rs. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638482 Dated 06-02-2024 Drawn on State Bank Of India ,Ambazari Branch, Nagpur (favouring Owner No.3) at the time of execution/registration of this Agreement, the receipt whereof is hereby acknowledged by the Owners.
Rs. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638483 Dated 06-04-2024 Drawn on State Bank Of India, Ambazari Branch, Nagpur (favouring Owner No.1) at the time of handing over vacant possession of the plot , the receipt whereof is hereby acknowledged by the Owners.
Rs. 9,00,000/	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638490 Dated 06-04-2024 Drawn on State Bank Of India, Ambazari Branch, Nagpur (favouring Owner No. 2) at the time of time of handing over vacant possession of the plot , the receipt whereof is hereby acknowledged by the Owners.
Rs. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Developer to the Owners by Cheque No. 638485 Dated 06-04-2024 Drawn on State Bank Of India Ambazari Branch, Nagpur (favouring Owner No.3) at the time of time of handing over vacant possession of the plot , the receipt whereof is hereby acknowledged by the Owners.
Rs. 13,50,000/-	(Rupees Thirteen Lakh Fifty Thousand Only) paid by the Developer to the Owners by Cheque No. 638486 Dated 06-10-2024 Drawn on State Bank Of India, Ambazari Branch, Nagpur (favouring Owner No.1) after 6 Months from handing over vacant possession of the plot, the receipt whereof is hereby acknowledged by the Owners.

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Rs. 13,50,000/ (Rupees Thirteen Lakh Fifty Thousand Only) paid by the Developer to the Owners by Cheque No. 638491 Dated 06-10-2024 Drawn on State Bank Of India ,Ambazari Branch, Nagpur (favouring Owner No. 2) after 6 Months from handing over vacant possession of the plot, the receipt whereof is hereby acknowledged by the Owners.

Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only) paid by the Developer to the Owners by Cheque No. 638488 Dated 06-10-2024 Drawn on State Bank Of India Ambazari Branch, Nagpur (favouring Owner No.3) after 6 Months from handing over vacant possession of the plot , the receipt whereof is hereby acknowledged by the Owners.

Rs. 3,50,000=00 (Rupees Three Lakh Fifty Thousand) Only deducted by the Developer from the Consideration payable to Owner No. 1 towards Tax Deducted at Source (TDS) @ 10.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 3,50,000=00 (Rupees Three Lakh Fifty Thousand) Only deducted by the Developer from the Consideration payable to Owner No. 2 towards Tax Deducted at Source (TDS) @ 10.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 3,50,000=00 (Rupees Three Lakh Fifty Thousand) Only deducted by the Developer from the Consideration payable to Owner No. 3 towards Tax Deducted at Source (TDS) @ 10.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 2,55,400/- (Rupees Two Lakh Fifty Five Thousand Four Hundred Only) agreed to paid by the Developer to Owner No. 1 at the time of handing over vacant possession of completed two flats as agreed above.

Rs. 2,55,300/- (Rupees Two Lakh Fifty Five Thousand Three Hundred Only) agreed to paid by the Developer to Owner No. 1 at the time of handing over vacant possession of completed two flats as agreed above.

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Rs. 2,55,300/- (Rupees Two Lakh Fifty Five Thousand Three Hundred Only) agreed to paid by the Developer to Owner No. 1 at the time of handing over vacant possession of completed two flats as agreed above.

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Rs. 1,12,66,000/- **(RUPEES ONE CRORE TWELVE LAKH SIXTY-SIX**

========== **THOUSAND ONLY).**

THAT besides the aforesaid Cash consideration, the Developer has further specifically agreed to construct at its own costs 2 (Two) Apartments (bearing Apartment Nos. 302 and 402), each covering a Usable Carpet Area of 138.42 Sq. Mtrs. or 1490 Sq. Ft., P-Line area 160.81 Sq. Mtrs. or 1730 Sq. Ft. approximately including area of staircase, thus total p-line area of two flats is 321.62 Sq. Mtrs. (3460 Sq. Ft.) approximately on the THIRD & FOURTH FLOOR respectively with undivided proportionate share and interest retained by them for their exclusive use in the said Plot No. 6 (Six) out of a Multistoried Building proposed to be constructed on the said Plot of land 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 Owners in duly finished and completed condition within a period of 24 (Twenty Four) Months from the date of commencement of work. The cost of construction of the said 2 Apartments chosen to be retained by the Owners is fixed at Rs. 74,00,000/- (Rupees Seventy-Four Lakh Only) and the same is not subject to any increase in spite of rise in prices of various building materials over the basic rates. It is specifically agreed by the Owners that if any extra/additional facilities and specifications which are not covered under the "Annexure-A" Appended hereto as per the request of the Owners provided by the Developer then in such event the cost of such amenities and facilities shall be borne and paid by the Owners to the Developer well before taking over the actual physical possession of the said chosen Apartments and shall always indemnify the Developer against such payments.

THAT there are expected 14 (Fourteen) Apartments in the said proposed scheme. It is clearly agreed by the parties hereto that 2 (Two) apartments alongwith 2(Two) parking slots as provided to the Owners, all the remaining 12 (Twelve) Apartments out of the Building proposed to be constructed on the said amalgamated Plot of land and Parking Slots shall always belong with the Developer with a right to dispose of the same to the prospective buyers as per its own wish, choice and desire. The Owners shall not acquire any right, title or interest of any kind whatsoever in respect of the said 12 (Twelve) Apartments and 12 (Twelve) Parking Slots.

That the Developer hereby assures the Owners that it shall execute two separate Apartment Deeds for each Apartment either in their favour of the nominee(s) appointed by them. 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 Apartments and shall always indemnify the Developer against such payments.

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(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 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.

(b) That the Owners do hereby allow and permit the Developer to demolish the existing Building standing on the said Plot of land exclusively at its own costs and expenses after sanction of Building Plan of the proposed Multistoried 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 2 (Two) Apartments allotted to the 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 Together with 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.

*THAT if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owners shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law after availing procedure of arbitration as mentioned in Clause No. 23 below. The Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development. The Developer shall construct the proposed Multi-storied Building consisting of various self-contained separate Apartments therein strictly as per the Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and shall not deviate from the same. The Developer shall always indemnify the Owners against any claims, litigation both Civil and Criminal, Penalties, Damages etc., if any, arising out of the transaction of sale of Apartments between the Developer and the Prospective Buyers and for any deviation in the sanctioned plan. It is further agreed that while developing the said property if any mishap, accident, accidental death is caused or occurred on construction site due to negligence on the part of the Developer, then in such event it shall be the sole responsibility of the Developer to settle such disputes, litigations, claims, compensations etc. arising out of such accident, mishap or death and it shall always indemnify the Owners against such claims, litigations, disputes etc.

(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

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which time the Developer shall handover to the owners the Apartments in the new building. It is specifically understood and agreed by the Developer that during the period of building construction activities the Developer shall pay Rent @ Rs. 30000/- (Rupees Thirty Thousand Only) Per Month to the owners for the period of 24 (Twenty-Four) Months with a grace period of 3 (Three Months) or after which the rent shall have increase of 15% (over agreed amount of Rs. 30,000/p.m.) till the date of delivery of possession to the Owners. On delivery of the actual physical possession of the Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In such circumstances it shall be obligatory on the part of the Owners to take possession of the said Apartments immediately on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be the sole liability and responsibility of the Owners to pay the Electricity and Water charges for the actual units consumed by them as per departmental bills for such hired premises.

(e) That the Developer has also agreed to arrange for the Owners one time transportation charges for their household belongings from the existing House to new rented premises at the time of vacating the said premises.

(f) That the Developer shall be entitled to all the benefits with respect to the presently allowable F.A.R./F.S.I./T.D.R. applicable to the said plot of land. Similarly, the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR) for construction of additional Floors on the said plot of land. If the acquired TDR shall not be use and utilize by the Developer in construction on the said Plot of land then in such event the balance TDR shall always belongs to the Developer and the Owners shall not acquire any manner of right, title, share and interest in respect of the said T.D.R. The Owners hereby assure the Developer that they shall co-operate in this behalf to the Developer as and when required without assigning any reason or excuse.

(g) That the Developer hereinabovenamed now planning to develop the said Plot No. 6 (Six) alongwith the adjacent Plot No. 7 (Seven) owned by 5 separate Owners of Kalyani Apartments jointly. And consequentially therefore it is necessary to get the aforesaid Plot amalgamated with the adjoining Plot No. 7 (Seven) 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.

It is specifically agreed and understood by the Owners that the amalgamation of Plot Nos. 6 and 7 is the basis and key of this redevelopment agreement and in case there is any difficulty or complication in amalgamation of the two plots, the developer shall not be in a position to take up the project. In such situation both the parties have agreed to discuss and decide the redevelopment of Plot No. 6 independently with different set of plans, specifications and terms and conditions.

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However, to avoid any such situation it is agreed that the owners shall not vacate the property unless the building plan is principally approved by the authority.

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

(i) That it is specifically understood and agreed by and between the parties hereto that all the Original title deeds relating to the said property shall always kept in the custody of the Owners and they shall produce the same as and when the same are required for verification and/or for any purpose without assigning any excuse or reason.

(3) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate and ancestral property belonging to them alone having devolved the same upon them consequent upon the death of Late Shri. Jayant Digambar Sahasrabuddhe, who died on 15/08/2022 and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) 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 and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners only up-to the date of execution of this Agreement and thereafter all such Taxes, Bills shall be borne and paid by the Developer on its due date and shall always indemnify the Owners against such payments.

(5) 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.

(6) 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.

(7) THAT on receipt the balance consideration and possession of the chosen 2 (Two) Apartments as mentioned hereinabove by the Owners from the Developer, 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 possession given to the Developer shall be of LICENSEE IN NATURE.

(8) 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 thereon consisting of various Self-contained separate Apartments therein. The Owners do hereby agree to sign the revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Revised Plans. They also agree to extend

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all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the names of the Owners who in their turn agrees to return back to the Developer such sums as may be refunded to them by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) 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). However, the Owners have delivered the possession of the said Plot of land to the Developer for its Development purposes only at the time of execution of this Agreement.

(10) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per the sanctioned Plan and/or after getting the Revised Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. However, the Owners have full right to monitoring the scheme and check the construction work and progress of her retainable Apartments from time to time and the Developer also inform the progress of the construction work to them from time to time.

(11) THAT the Owners do hereby allow and permit the Developer to display its name board at site after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of the Built-up spaces (excluding the 2 Apartments chosen to be retained by Owners as mentioned above) out of the Multistoried building proposed to be constructed on the said Plot of land Together with the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price there for 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.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in respect of 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 thereof 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.

(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said Plot No. 6 (Six) hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the sanctioned Plans or the revised Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur as the case may be and also have absolute authority, power and right to retain and

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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 No. 6 (Six), excluding 2 Apartments chosen to be retained by the Owners as mentioned above) to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(14) THAT the Owners shall on receipt of balance consideration and possession of 2 (Two) Apartments chosen to be retained by them for their exclusive use and occupation from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price there for and it shall also get the same duly registered in accordance with the law in force.

(15) THAT the draft of Agreement to Sell and Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and expenses and the Owners have approved the same and both parties have put their respective signatures over the approved drafts of Agreement to Sell and Sale Deed.

(16) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 or Revised Deed of Declaration 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.

(17) THAT the Real Estate (Regulation and Development) Act, 2016 having come 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. The Developer has further agreed to obtain Occupancy Certificate from Nagpur Municipal Corporation after completion of the Project as mandated in the provisions of Maharera.

(18) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorizing any person(s) to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Building Maps, Revised Building maps, Applications, Affidavit, declarations 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 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

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be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he/it confirms from the Owners that they have already received the entire agreed consideration and possession of the 2 (Two) Apartments from the Developer in duly finished and completed condition as committed by the Developer.

(20) 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.

(21) THAT the permission to commence and carry on the construction of the proposed 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.

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

(23) 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. The Place of Arbitration shall be at Nagpur.

(24) THAT the Developer hereby assures the Owners that it shall submit the building plans of the proposed Multistoried Building to the Nagpur Improvement Trust/Nagpur Municipal Corporation within 1 (One) Month from the date of execution of this Agreement and shall complete the construction of the proposed Multistoried Building within 24 (Twenty-Four) Months from the date of commencement of works. However, a Grace period of 6 (SIX) Months shall be granted by the Owners to the Developer for completion of the said Scheme in unavoidable circumstances only.

(25) 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.

(26) THAT the Developer also agrees to pay to M.S.E.D.C.L. for obtaining electric and Water Meter charges. Sales Tax, VAT, GST or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction

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and/or wages paid therefore and shall always keep the Owners indemnified against the same.

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

(28) THAT if the F.S.I. in relation to the said Plot No. 6 (Six) is increased during the period of construction shall always belongs to the Developer. However, after completion of the construction if the F.S.I. is increased at any time in future, then in such event such increased F.S.I. shall always belongs to the Association of the said proposed scheme and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(29) THAT the Owners do hereby assure the Developer that they have not entered any agreement before execution of this agreement and this is the first agreement they have executed with the Developer. The Owners further assure the Developer that they have not created any mortgage, lien, charge or interfere over the said property till date and the same is absolutely free from encumbrances of all kinds whatsoever in respect of the same.

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

(31) 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. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) of Mouza – LENDHRA, including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 170, City Survey No. 152 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. 7,**
ON THE WEST	-	**BY PLOT NO. 9,**
ON THE NORTH	-	**BY 9.00 MTRS. WIDE ROAD,**
ON THE SOUTH	-	**BY PLOT NOS. 2 & 1.**

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

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SMT. PRATIBHA JAYANT SAHASRABUDDHE)
02			2) (SATCHIT JAYANT SAHASRABUDDHE)
03			3) (SWANAND JAYANT SAHASRABUDDHE)
04			FOR M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED (DILIP RAGHUNATHRAO BHARADE) Authorized Director "DEVELOPER"

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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 MS 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.
- Jaquar make standard quality single lever basin mixer, Swiveling sink tap- Jaquar –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.

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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 in pit/stacker arrangement.
- Properly designed & finished parking area.
- Good quality paver block flooring in marginal spaces.

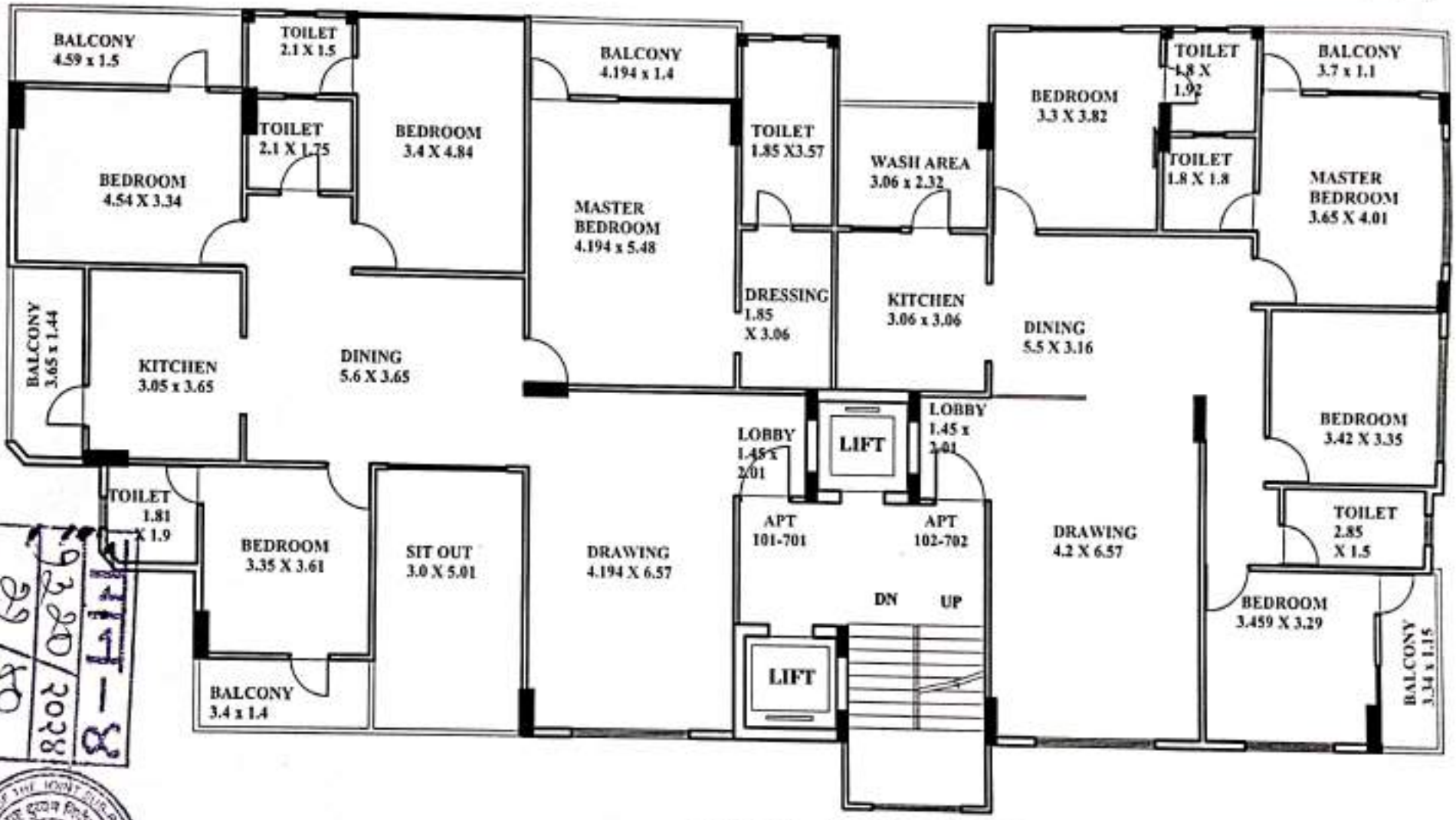
GENERAL :

- 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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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

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महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 86311570237

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भुमापन) नियम,१९६९ मधील नियम ७ नमुना "ड"]

गाव/पेठ : लेन्ड्रा	तालुका/न.भू.का. : न.भू.अ.३ नागपूर				जिल्हा : नागपूर
नगर भुमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारणीचा किंवा भाडयाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१५२			३६९.८०	क	शासन तरतील त्या दराने व.सा.पाय

सुविधाधिकार :	
हक्काचा मुळ धारक :	H
वर्ष : १९६९	[श्रीमती. विमल दिवाकर सहस्त्रबुद्धे के.क्र.. ८०७५]
पट्टेदार :	
इतर धारक :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	धारक(ण), पट्टेदार(ण) किंवा भार (इ)	शेरेरा
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख,म.राज्य पुणे यांचेकडील परिपत्रक क्र.स.मु.१/मि.१/अक्षरी नोंद/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.अ/लेन्ड्रा/फे.क्र७५२५ दिनांक २२/०६/२०१५अन्वये केवळ चौकशी नोंदवहीतील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात आणणेचे मिळकत पत्रिकेवर न्यूट क्षेत्री क्षेत्र ३६९.८० चौ.मी अक्षरी तीन सौ एकोणसत्तर क्षेत्रास ऐसी चौ.मी दाखल केले.			केरकार क्र. ७५२५ दिनांक सही- 22/06/2015 न.भू.अ.क्र.३ नागपूर
07/09/2016	मृत्युपत्र- दि. १२/१/१९९१ अन्वये विमल दिवाकर सहस्त्रबुद्धे यांनी आपले इच्छापत्रान्वये न.भू.क्र. १५२ क्षेत्र ३६९.८० चौ.मी. जागेचे मृत्युपत्र करून ठेवलेचे व तद्‌ दि. २४/१२/२०१५ रोजी मयत झालेने त्यांचे नाव कमी व लाभार्थीचे नाव दाखे		H [जयंत दिवाकर सहस्त्रबुद्धे]	केरकार क्र. ८७१५ दिनांक सही- 07/09/2016 न.भू.अ.क्र.३ नागपूर
21/10/2022	दिवीक केरकार वारस नोंद – जयंत दिवाकर सहस्त्रबुद्धे यांचा मृत्यु दिनांक १५/०८/२०२२ रोजी मृत्यु झालेने वारसा प्रतिज्ञापत्र क्र. २२५०१००३२१२५८७०५९०५७ दिनांक ०४/०९/२०२२ वारस नोंद दाखे .		H प्रतिभा जयंत सहस्त्रबुद्धे सपदा जयंत सहस्त्रबुद्धे स्वानंद जयंत सहस्त्रबुद्धे	केरकार क्र. १०८२१ दिनांक सही- 21/10/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हि मिळकत पत्रिका दिनांक **21/10/2022 01:10:14 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणताही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **04/12/2023 06:12:54 PM**

पेजच्या पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000024487 26** हा क्रमांक वापरावा.

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२१/४०

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

1188,Central Avenue,
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. -6 , Sheet No. 25/19(II) CTS No. 152, 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	358.749 sqm	
Basic FSI	1.1	394.623
NMRC FSI	369.8x 0.90	322.874
		717.497
Ancillary Area(Residential)	717.497x0.60	430.498
GROSS		1147.498

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

NMO/R/2022/APL/01521

S. B. Shelgaonkar
N.I.T. L.S No. 606
N.M.C. L.S. No- NMC/R/2022/APL/01521
1188, Central Avenue, Bhawsar Chowk,
Gandhibagh Nagpur- 440002

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DEVELOPMENT AGREEMENT Sahastrabudhe

MOUZA : Iendhra	CTS NO. :152		SHEET NO. :	25/19 (II)	PLOT NO. : 6
	KH. NO.		P.S.K.		AREA : 369.80
	LAND RATE :	51500	APARTMETN RATE :	26620	

160.81

OWNER'S PART VALUATION

1. Monitory Consideration		0			11266000
2. RCC	160.81X2=321.62	321.62	26620		8561524.4
3. Rent		24	30000		720000
4. Corpus Fund		0	0		0
5. Shifting Charges		0	0		0
6. Commission for Rental		0	0		0
7. Parking		10.00	26620	0.25	66550
8. Dev. Cost		321.62	51500	0.04	662537.2
			Owner's Part Value		21276611.6
					21277000

DEVELOPER'S PART VALUATION

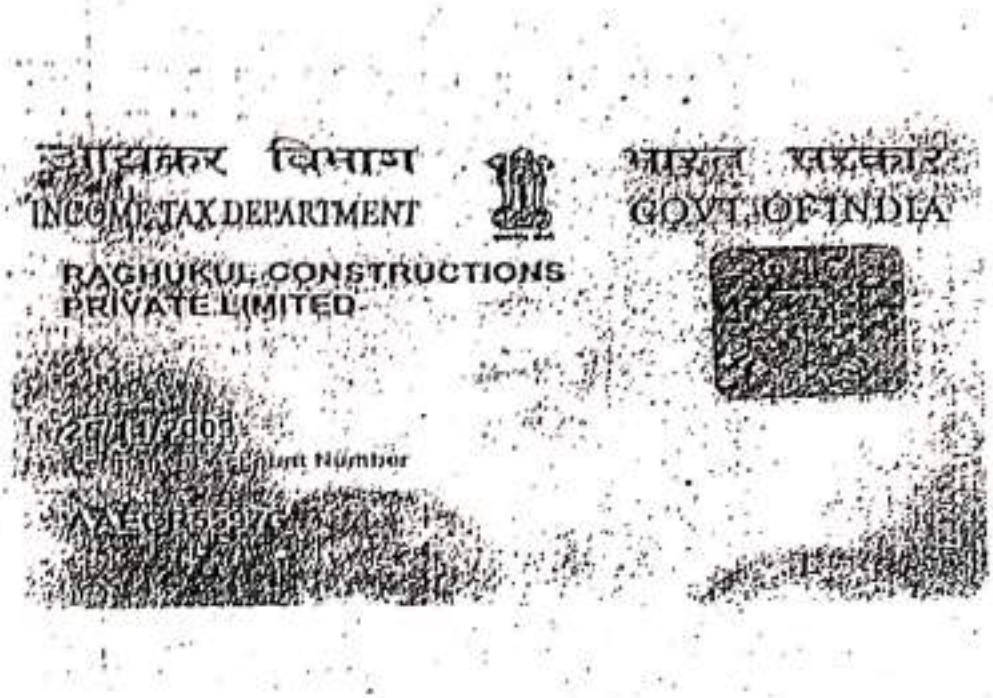
FSI for Plots below 1,000 Sq.Mtrs.

Basic FSI	1.1	Premium FSI	0.9		Ancillary FSI	0.6
Total FSI	3.2					

Total Built-up area	369.8	3.2	1183.36			
Developer's share of Built-up	1183.36	321.62	861.74			
Value	861.74	51500	44379610			

Premium FSI Value	PLOT AREA x 0.9	332.82	51500	0	0.400	6856092.00
Ancillary FSI Value	PLOT AREA x 0.60	443.76	51500	0	0.100	2285364.00
406.78	739.60				TOTAL COST	9141456.00
Developer's Part Value		44379610	9141456.00	35238154.00	0.00	35238154.00
						35239000.00


नगन – ४
9320 / २०२४
२४४०


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAGHUKUL CONSTRUCTIONS
PRIVATE LIMITED
Number


नमूना – 4
1320/2024



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
दिलीप रघुनाथ भारडे
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
VID : 9120 6825 8151 9839
माझे आधार, माझी ओळख
भारत सरकार
Government of India
दिलीप रघुनाथ भारडे
Dilip Raghunath Bharade
जन्म तारीख/DOB: 22/11/1960
पुरुष/ MALE
3190 4615 7588
माझे आधार, माझी ओळख

नगन
१३२०/२०२४
३०/४०

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 0662/20060/09942

To
प्रतिभा जयंत सहस्त्रबुद्धे
Pratibha Jayant Sahasrabuddhe
Plot NO 6, Samadhan,
Near Muridhar Mandir, Khare Town Dharampeth,
VTC: NAGPUR,
District: Nagpur,
State: Maharashtra,
PIN Code: 440010,
Mobile: 9822237471

1776453606

MG776453606FI

आपका आधार क्रमांक / Your Aadhaar No. :

5571 4516 0985

मेरा आधार, मेरी पहचान



प्रतिभा जयंत सहस्त्रबुद्धे
Pratibha Jayant Sahasrabuddhe
जन्म तिथि / DOB : 17/09/1945
महिला / Female

5571 4516 0985

मेरा आधार, मेरी पहचान

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

नोंदणी क्रमांक / Enrollment No 1205/27271/00765

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

09/05/2012

Ref: 310 / 06F / 154826 / 154952 / P

UE556320551IN

आपला आधार क्रमांक / Your Aadhaar No. :

7534 4472 3960

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



सचित जयंत सहस्त्रबुद्धे
Satchit Jayant Sahasrabuddhe
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

7534 4472 3960

आधार – सामान्य माणसाचा अधिकार

Government of India



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

Download Date: 02/05/2023

Issue Date: 05/12/2011

3827 3334 4751

VID : 9153 7703 3191 3662

माझे आधार, माझी ओळख

नगन – ४
9220/2024
39/80

नगन – ४
१२२० / २०२४
२२ / ४०



Unique Identification Authority of India

Address:
S/O Vasant Kanhana, Plot No 7 Kalyani Apartment Radhabai Dhake layout Khare Town Dharampeth, Shankar Nagar S O Nagpur Maharashtra - 440010

3827 3334 4751

VID : 9193 7703 3191 3662



भारत सरकार
Government of India

आधार

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

आधार

भारतीय विशिष्ट गुरुतु प्राधिकार
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ / Enrollment No.: 0000/00658/17150

To
ಸ್ವಾನಂದ ಜಯಂತ ಸಹಸ್ರಬುದ್ಧೆ
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

MG833383980FI

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3765 9884 0936

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

नोंदणीकरण क्रमांक / Enrollment No 1460/21429/01568

To
सतीश अरुणकुमार लहोटी
Satish Arunkumar Lahoti
S/O: Arunkumar Lahoti
Appartment No -102
Kalyani Appartment 7 Khare Town Dharampeth
Shankar Nagar
Shankar Nagar Nagpur Nagpur
Maharashtra 440010
9527112266

1/05/2016

Ref: 991 / 13Q / 194951 / 194964 / P

SA232643069FT

आपला आधार क्रमांक / Your Aadhaar No. :

2960 6077 6737

माझे आधार, माझी ओळख

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಸ್ವಾನಂದ 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



सतीश अरुणकुमार लहोटी
Satish Arunkumar Lahoti
जन्म तारीख / DOB : 23/06/1963
पुरुष / Male

2960 6077 6737

माझे आधार, माझी ओळख

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AOYPS9027F



नाम /NAME

SWANAND JAYANT SAHASRABUDDHE

पिता का नाम /FATHER'S NAME

JAYANT DIGAMBAR SAHASRABUDDHE

जन्म तिथि /DATE OF BIRTH

19-08-1974

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKRPS8197D



नाम /NAME

PRATIBHA JAYANT SAHASRABUDDHE

पिता का नाम /FATHER'S NAME

PANDURANG BALWANT GANGIL

जन्म तिथि /DATE OF BIRTH

17-09-1945

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX, VIDARBH






नगन
१५५
२०२४
३४
४०

मौजा - देवली

मूल्यांकन पत्रक (शहरी क्षेत्र - विकासकरारनामा)

Valuation ID 202402069?5

06 February 2024 10:58:47 AM

मूल्यांकनाचे वर्ष	2023
जिल्हा	नागपूर
मूल्य विभाग	नागपूर (महानगर)
उप मूल्य विभाग	17.281/25-खसरेक्र.,खोलदळ, भामाशा, ले आऊट,बाजूबंदाला,बोगदा (क्षेत्रात समाविष्ट झालेल्या नगरपरिषद भाग क्रमांक 25
क्षेत्राचे नाव	Nagpur Muncipal Corporation
गाव	विकासकरारनामा

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मुलभूत जमीन	विकसीत जमिनीचा	बांधकाम	पुनर्बाधणी	औद्योगीक	मोकळ्याजागेचे दरमहा
51580	72670	84170	109650	0	शून्य

क्षेत्राची माहिती

विकासकरारनामा -	बांधकाम क्षेत्र विकासाचे	विकासीत जमीन -	विकासीत जमिनीचा	बांधकामाचे प्रतिमान -	1-असे की की
एकूण प्रस्तावित क्षेत्र -	369.83चौ. मीटर	एकूण बांधीव क्षेत्र -	1183.36चौ. मीटर	प्रस्तावित मालमत्तेचे क्षेत्र -	321.62चौ. मीटर
विकासकर्त्याचे क्षेत्र -	861.74चौ. मीटर	Consideration Amount-	Rs 11266000/-	Deposit Amount -	Rs 0/-
एकूण वर्ष -	2वर्ष	विकास शुल्क -	Rs 662600/-	मुल्यदर -	Rs 85932/-
T.D.R -	No				

विकासकरारनामा - बांधकाम क्षेत्र विकासाचे

A) प्रस्तावित मालमत्तेच्या विकासाचे क्षेत्राचे बांधकाम एकूण क्षेत्राचे मूल्य =	Rs 85932/-
B) गेट बेनेफाल + डिटेक्शिकरीत आकार + विकास शुल्क =	Rs 13242684/-
C) A + B =	Rs 13328616/-
D) विकासकर्त्याच्या विकासाचे क्षेत्राचे क्षेत्र * अधिमोल्य दर =	Rs 44379610/-

अंतिम मूल्य = Rs 44379610/- = 91,41,456 = 3,32,39,000/-

= ☐ सात कोटी बेचाळीस लाख एकोणऐंशी हजार सहाशे दहा/-

Home Print

नागपूर - ५
1320/2024
24/80

THE JOINT SUB-REGISTRAR CLASS-II


नगान – ४
१३२० / २०२४
३६ / ४०

CHALLAN
MTR Form Number-6

GRN MH015110845202324M	BARCODE	Date 05/02/2024-21:42:23	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.	.

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1762000.00
0030063301 Registration Fee	30000.00
Total	17,92,000.00

Premises/Building	
Road/Street	MOUZA LENDHRA
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 1 0
Remarks (If Any)	SecondPartyName=PRATIBHA JAYANT SAHASRABUDDHE~
Amount In Words	Seventeen Lakh Ninety Two Thousand Rupees Only

DEFACED ₹1792000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024020604936	CPADMPNRX4
Cheque/DD No.		Bank Date	RBI Date	05/02/2024-21:42:37	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 : Mobile No. : 9822223287

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)-267-1320	0007976276202324	06/02/2024-12:17:01	IGR386	30000.00

Print Date 06-02-2024 12:20:33

नागपूर - ४
9320/2024
36/80

नगन–४
३३२० / २०२४
३८ / ४०

267/1320
मंगळवार,06 फेब्रुवारी 2024 12:17 म.नं.

दस्त गोषवारा भाग-1

नगन4 38.80
दस्त क्रमांक: 1320/2024

दस्त क्रमांक: नगन4 /1320/2024

बाजार मुल्य: रु. 3,52,39,000/- मोबदला: रु. 2,12,77,000/-

भरलेले मुद्रांक शुल्क: रु.17,62,000/-

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

अ. क्र. 1320 वर दि.06-02-2024

रोजी 12:15 म.नं. वा. हजर केला.

पावती:2033 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. 800.00
पृष्ठांची संख्या: 40	
एकुण:	30800.00

दस्त हजर करणाऱ्याची सही:

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

सह दुय्यम निबंधक, वर्ग-२, 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 समाविष्ट न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 06 / 02 / 2024 12 : 15 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2024 12 : 16 : 49 PM ची वेळ: (फी)

SEAL OF THE REGISTRAR, CLASS-2, NAGPUR CITY, INDIA

06/02/2024 12:19:32 PM

दस्त नोंदणी क्रमांक:2

क्रमांक 1320/2024

दस्त क्रमांक: नागपुर4/1320/2024

अनुक्रमांक :-विक्रमकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हाताचा ठसा
1	नाव:प्रविण अशोक महाबुधे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: प्लॉट नं. 8, श्री टाऊन, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर पिन नंबर:AKRPB8197D	लिहून देणार वय :-76 स्वाक्षरी :-		
2	नाव:संजिव अशोक महाबुधे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 24/10, 11/20, गंधर्व अपार्टमेंट सोसायटी, सीझन रोड, कोथरुड पुणे , महाराष्ट्र, PUNE पिन नंबर:AQRPS2085C	लिहून देणार वय :-52 स्वाक्षरी :-		
3	नाव:स्वानंद अशोक महाबुधे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: फ्लॅट-203,टायर 6, हिरोलिक्स, आयर्न लेडी रिटेल सर्व्हिसेस प्रा.लि. रोड, बेंगलोर , कर्नाटक, बेंगलोर पिन नंबर:AOYPB8027F	लिहून देणार वय :-48 स्वाक्षरी :-		
4	नाव:सेवार्थ रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत सचालक श्री. विनीत रघुकुल बनाते . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 501, तिज राजनी, प्लॉट नं. 28, सिविल रोड, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर पिन नंबर:AAECR5567C	लिहून घेणार वय :-59 स्वाक्षरी :-		

वरील उल्लेखित करून देणार यांनी विक्रमकरारनामा या दस्त लेखन करून दिल्याचे कबूल केलाय.
शिक्का क्र.3 ची वेळ:06 / 02 / 2024 12 : 18 : 49 PM

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	हाताचा ठसा
1	नाव:अंजन कांत कारखानीस वय:73 पत्ता:प्लॉट नं: 7, अपार्टमेंट नं: 101, पहिला माळा, कल्याणी अपार्टमेंट, श्री टाऊन, धरमपेठ, नागपूर पिन कोड:440010	स्वाक्षरी		
2	नाव:मंजिरी अंजन कारखानीस वय:40 पत्ता:प्लॉट नं: 7, अपार्टमेंट नं: 101, पहिला माळा, कल्याणी अपार्टमेंट, श्री टाऊन, धरमपेठ, नागपूर पिन कोड:440010	स्वाक्षरी		

1 नंबरचे बुकाचे
1320 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण 50 पाने असून.

शिक्का क्र.4 ची वेळ:06 / 02 / 2024 12 : 19 : 22 PM

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

NGRN दुय्यम निबंधक, वर्ग-२,
Payment Of शहर क्र. ४
दि. 6 फेब्रुवारी सन 2024

sr.	Purchaser	Type	Verification no/Vendor	GRN/Journal	Amount	Used At	Deface Number	Deface Date
1	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED	eChallan	00040572024020604936	MH015[illegible]	1762000.00	SD	0007976276202324	06/02/2024
2		DHC		022406[illegible]	800	RF	022406[illegible]105847D	06/02/2024
3	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED	eChallan		MH0[illegible]	30000	RF	0007976276202324	06/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

06/02/2024 12:19:32 PM

दस्त नोंदवहीचा भाग-2

सहदुन्यम4 80-90
दस्त क्रमांक:1320/2024

दस्त क्रमांक :सहदुन4/1320/2024
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हाताचा ठसा प्रमाणित
1	नाव:अनिषा जयंत महल्लेवुर्डे . . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 6, खरे टाऊन, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:AKRPS8197D	लिहून देणार वय :-78 स्वाक्षरी:-		
2	नाव:सचित जयंत महल्लेवुर्डे . . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 3सी/ ए1/20, रघु अंजता एन्क्लेव्ह, पौड रोड, कोथरुड पुणे , महाराष्ट्र, PUNE. पॅन नंबर:AQRPS2085C	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:स्वानंद जयंत महल्लेवुर्डे . . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: एफ-203,टावर 6, हिरीमकरण, आदर्श प्लॅम रिटीट सर्जापुर आउटर रिंग रोड, बेंगलोर , कर्नाटक, बंगलोर. पॅन नंबर:AOYPS9027F	लिहून देणार वय :-48 स्वाक्षरी:-		
4	नाव:मेसर्स रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत संचालक श्री. दिलीप रघुनाथ भगडे . . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 501, लिंक रजनी, प्लॉट नं. 28, सिमेंट रोड, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAECR5597C	लिहून घेणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित विकसनकरारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 वी वेळ:06 / 02 / 2024 12 : 18 : 49 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	हाताचा ठसा प्रमाणित
1	नाव:जयंत वसंत कारखानीस वय:73 पत्ता:प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपूर पिन कोड:440010		
2	नाव:सलिल अरुण साहोरी वय:40 पत्ता:प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धरमपेठ, नागपूर पिन कोड:440010		

1 नंबराचे बुकावे
1320 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताल एकुण 80 पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४
दि. 6 माहे 2 सन २०२४

सिद्धा क्र.4 वी वेळ:06 / 02 / 2024 12 : 19 : 22 PM

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

NOP4
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Usage	Amount	Used At	Deface Number	Deface Date
1	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED	eChallan	0004057202402060493 6	MH015110	1762000.00	SD	0007976276202324	06/02/2024
2		DHC	0224069		800	RF	0224069105847D	06/02/2024
3	RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED	eChallan		MH015	30000	RF	0007976276202324	06/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]