

267/1263

Thursday, January 30, 2025

1:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 30म

Regn.: 39M

पावती क्र.: 2032

दिनांक: 30/01/2025

गावाचे नाव: Bhāmatti

दस्तऐवजाचा अनुक्रमांक: नगन4-1263-2025

दस्तऐवजाचा प्रकार: विकसनकारनामा

सादर करणाऱ्याचे नाव: मे भूमी क्रियेटर तर्फे श्री प्रा श्री अजय रमेशराव घोरकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

मुद्राची संख्या: 68

DELIVERED

एकूण:

रु. 31360.00

आपणास मूळ दस्त, घंघनेस प्रिंट, सूची-२ अंवाजे
1:48 PM ह्या वेळेस मिळेल.NGP4

बाजार मुल्य: रु. 25498000/-

मोबदला रु. 0/-

मरलेले मुद्रांक शुल्क: रु. 1274900/-

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

1) देयकाचा प्रकार: DHC रकम: रु. 440/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0125304707931 दिनांक: 30/01/2025

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0125297821619 दिनांक: 30/01/2025

वैकचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH015234304202425E दिनांक: 30/01/2025

वैकचे नाव व पत्ता:



1/30/2025



CHALLAN
MTR Form Number-8



GPRN	MH016734304202425E	RARCODE	AJHPB5314Q	Date	29/01/2025-18:19:58	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty				TAX ID / TAN (If Any)			
				PAN No.(if Applicable)	AJHPB5314Q		
Office Name HGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name	M/S BHOMI CREATOR THROUGH ITS PROPRIETOR - SHRI AJAY S/O PAMESHWAR BORKAR ✓		
Location NAGPUR				Flat/Block No.	PLOT NO.21 AND 22		
Year 2024-2025 One Time				Premises/Bldg	✓		
Account Head Details			Amount In Rs.	Road/Street	MOUZA-BHAMTI		
0030040401 Stamp Duty			1274900.00	Area/Locality	NAGPUR		
0030063301 Registration Fee			30000.00	Town/City/District	✓		
				PIN	440022		
				Remarks (If Any)	SecondPartyName=MANGESH GAJJAMAN PANDHE AND OTHERS- ✓		
				Amount In Words	Thirteen Lakh Four Thousand Nine Hundred Rupees On ly		
Total				13,04,900.00			
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	02901792025012952102	529003760
				Bank Date	RBI Date	29/01/2025-18:20:25	Not Verified with RBI
Chequer/DD No.				Bank/Branch	UNION BANK OF INDIA		
Name of Bank				Scroll No., Date	Not Verified with Scroll		
Name of Branch							

Department ID ;

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर शरण फौजदारी न्यायालय नोटरी कचहरीद्वारा दस्तखत
नाही.

Mobile No. : 9880247488

Office only. Not valid for unregistered use.

नमन-8

92E3	2024
9	6E



**AGREEMENT OF DEVELOPMENT & BUILDING
CONSTRUCTION**

Market Value of Rs.2,54,98,000/-

Stamp Duty of Rs.12,74,900/- & Registration Fees Rs.30,000/-

Paid herewith

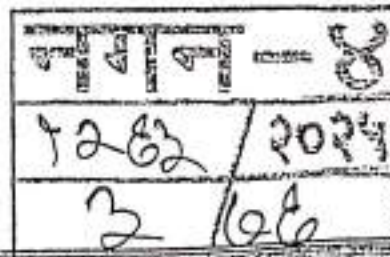
MOUZA-BHAMTI

City Survey No.35, Sheet No.259/39,

Item No.29.419/39, Rate Rs.33,600/- Per Sq. Mtrs.

This **AGREEMENT OF DEVELOPMENT & BUILDING CONSTRUCTION** is made and executed at Nagpur on this 30th day of January 2025 by and between:-

- (1A) **MR.MANGESH S/O GAJANAN PANDHE**, aged about 54 years, Occupation - Service, R/o - Plot No. 21 and 22, Deendayal Nagar, Nagpur-440022, [PAN: AMEPP 8334 Q, AADHAR : 9153-2477-1670]
- (1B) **KU. NIRANJANI MANGESH PANDHE**, aged about 15 years, Occupation - Service, R/o - R/o - Plot No. 21 and 22, Deendayal Nagar, Nagpur-440022, [AADHAR :- 9852-9963-1628], through her Natural Guardian her Father Namely - **MR.MANGESH S/O GAJANAN PANDHE**, aged about 54 years, Occupation - Service, R/o - Plot No. 21 and 22, Deendayal Nagar, Nagpur-440022, [PAN: AMEPP 8334 Q, AADHAR : 9153-2477-1670], (Owners of Flat No.001)
- (2) **MRS. VARSHA RAJIV PANDHE**, Aged about 56 years, Occupation - Housewife, R/o - Plot No. 21 and 22, Deendayalnagar, Nagpur-440022, [PAN: ANZPP 0246 M, AADHAR : 2093-3771-9031], (Owners of Flat No.101)
- (3) **SHRI. PRASHANT ARUN MANGALGIRI**, Aged about 48 years, Occupation - Business, R/o - Near Vaibhav Hotel, Rampuri Ward No.10, Dhanora Road, Gadchiroli-442605, [PAN: AJMPM 8558 L & AADHAR : 4350-1254-7067], (Owners of Flat No.102)
- (4) **MRS. SHILPA SANJAY TEMBHURKAR (BEFORE MARRIAGE SHILPA PUNDLIK MESHRAM)**, aged about 47 years, Occupation - Private, R/o 6/19, J.M. Sengupta Road, B-Zone-Durgapur-Kolkatta, West Bengal-713205. [PAN: ATCPT 7188 D & AADHAR :

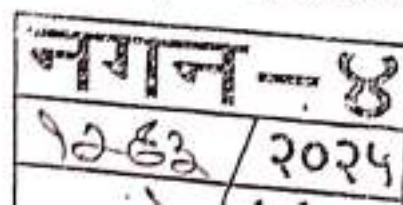


2026-2262-2378] through Power of Attorney Holder SHRI.PUNDALIK S/O SHAMBHAJI MESHRAM, [PAN: ABRPM 7918D & AADHAR : 7235-5617-8628], aged about 78 years, Occupation - Retired, R/o- Plot No.35, NIT Layout, Opp. Somalwar High School, Trisharan Nagar, Khamla, Nagpur - 440025, (Owners of Flat No.201)

- (5A) SHRI. VISHWAJEET VASUDEO KSHIRSAGAR, aged about 58 years, Occupation - Business, [PAN: AIYPK 5641 D, AADHAR: 4803-8540-5062], (Owners of Flat No.202) AND
- (5B) SMT. SWAPNA VISHWAJEET KSHIRSAGAR, aged about 53 years, Occ.- Business, Both R/o - 74, Ravidra Nagar, Nagpur-440022, [PAN: ANYPK 7804 R, AADHAR :- 8307-8119-0991], (Owners of Flat No.202)
- (6) MRS. REKHA BHAIYAJI THAKRE, aged about 71 years, Occupation - Housewife, R/o - Khamla, Nagpur [PAN :- BANPT 0755 K, AADHAR: 2134-9180-8930], (Owners of Flat No.301)
- (7) MRS. SHRILA JAIRAM PATEL, aged about 60 years, Occupation - Housewife, R/o 28/1, Om Nagar, Girad Road, Umred, Nagpur. [PAN: AZBPP 4501 D, AADHAR : 3019-5045-7654], (Owners of Flat No.302) Hereinafter jointly referred to as "THE APARTMENT/LAND OWNERS" which expression where ever it appears in this deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include the said "Apartment/Land Owners" including their heirs, successors, legal representatives, administrators, agents, permitted assignees or any other person acting through or on behalf of them as the FIRST PART, AND;

IN FAVOUR OF

M/S BHOOMI CREATOR, a Proprietary Concern having its Office at Row House No.1, Pyramid City-V, Besa Pipla Road, Nagpur-440037, acting through its Proprietor - SHRI AJAY S/O RAMESHRAO BORKAR, aged about 40 years, Occupation- Business, [PAN :- AJHPB 5314Q & AADHAR :- 9486-0690-1066], R/o - Kohale Layout, Khadgaon Road, Wadi, Nagpur-440023, hereinafter called the "DEVELOPER/ BUILDER" which, expression shall unless repugnant to the context or meaning herein, always mean and include said Firm/Developer, its legal representatives, successors-in-interest, assigns, executors, administrators, or anyone acting through or under it of the SECOND PART.

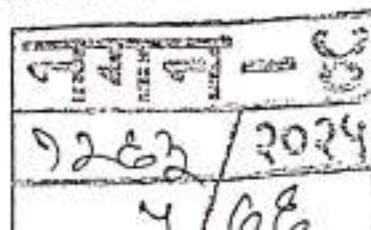


WHEREAS, the above named Apartments Owners are separate and exclusive owners and holding independent, variable, proportionate and undivided 100% share and interest in All that piece and parcel of land bearing NIT Leasehold land bearing Plot No.21 and 22 in Civil Station Expansion Scheme each containing by admeasuring 216.00 Sq. Mtrs. (total admeasuring 432.00 sq. Mtr.) being a part and portion of the entire land bearing Khasra No. 96 and 96/1 of Mouza-Bhamti, bearing Corporation House No. 4199/21+22, City Survey No. 35, Sheet No. 259/39 TOGETHER WITH their separate and exclusive residential apartment situated on Ground, First, Second and Third Floors respectively in the building standing thereon known and styled as "Indira Harihar Apartments", situated at Bhamti Layout Precinct, Bhamti, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 75, Tahsil and District Nagpur and they have purchased their respective residential apartments by virtue of various sale deeds in respect of their respective apartments which have been duly executed and registered with the Sub-Registrar Office, Nagpur and their names being absolute owners are duly mutated in all the revenue records.

WHEREAS, originally land bearing Plot No. 21 and 22, each containing by admeasurement admeasuring 216.00 Sq. Mtr., thus situated in Civil Station Expansion Scheme, of NIT in Khasra No. 96 and 96/1 of Mouza-Bhamti was belonged to and mutated in the name of NIT. It is submitted that, the NIT, Nagpur has allotted the said plots of land to Pioneer Cooperative Housing Society Ltd., Nagpur on the leasehold basis by virtue of an Allotment Letter 545 dt. 06.02.1997 and accordingly after completing all formalities, the NIT has executed two separate Indenture of Lease dated 04.10.1997 in respect of Plot No. 21 and 22 in favour of M/s Pioneer Co-Operative Housing Society Ltd. Nagpur which are duly registered with the Sub Registrar Office, Nagpur-1, in Book No.1, Vol. No. 779 at Sr. No. 3190, Reg. No. 2926 (P) from pages 32 to 35 and at Sr. No. 3191, Reg. No. 2927(P) from pages 36 to 39 respectively on 10.10.1997. By virtue of said lease deed, the NIT has lease out the said plots for the period of 30 years, commencing from 15.02.1997 and ending on 14.02.2027. Accordingly, name of the society has been duly mutated in the record of right ; AND

WHEREAS, later on, M/s Pioneer Co-operative Housing Society Ltd. Nagpur through its President Shri Ramrao Durgaji Wankhede has transferred said Plot No. 21 admeasuring 216 Sq. Mtr. to its member Mrs. Shobha Gajanan Pandhe by virtue of following documents ;

- Agreement to Sale dated 03.03.2007 executed by M/s Pioneer Co-operative Housing Society Ltd. Nagpur through its President Shri Ramrao Durgaji Wankhede in favour of Mrs. Shobha



liable and responsible for damages losses, liabilities, etc. if the Apartment/Land Owners interfere or obstruct by any means or acts through them or by any other agency till handing over the said scheme of apartment to the Land Owners.

23. It is submitted that, the Owners hereby at the time of execution of present Development Agreement have handed over the physical vacant possession of the said property (vacant building) to the developer for starting the development work.

24. That, role of the Developer is only as the contractor for the construction and erection of the building as per plans sanctioned by the competent authority and to install all material and fixtures as per specification annexed with the present agreement. If any Apartment Owner asked for any additional work other than specification, in such case, the Apartment Owner shall bear all expenditure with respect to that.

25. THAT, the Apartment/Land Owners hereby declares that they have clear and marketable title of the above plot of land and they have not created any charge, lien or encumbrances of whatsoever nature on the above property and if any defect is found in the title in future which affects the smooth working of the project, the Apartments/Land owners shall be responsible for any monetary loss or legal complications arising out of such defect in title.

26. By the present agreement, the Owners are giving all right of development of the subject property and the Developer has got every right to develop said property and for that purpose the Developer will permitted to purchase FSI/TDR in his name or in the name of the Owners and Load the same for the development of the proposed building and got all right to purchase all types of development right from sanctioning authority.

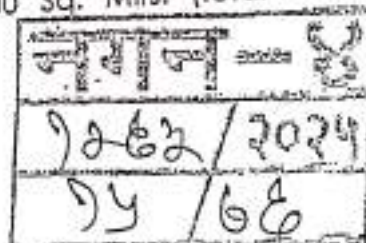
27. That the Owners/First Party is hereby specifically agreed that present agreement is binding upon them as well as binding upon their respective legal heirs also.

28. This agreement is subject to Jurisdiction of Nagpur City.

29. That, all the costs for preparation of present deed along with other miscellaneous expenses has been borne and paid by the Developer.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing NIT Leasehold land bearing Plot No.21 and 22 in Civil Station Expansion Scheme each containing by admeasuring 216.00 Sq. Mtrs. (total admeasuring



432.00 sq. Mtr.) being a part and portion of the entire land bearing Khasra No. 96 and 96/1 of MOUZA- BHAMTI, situate at Bhamti Layout Precinct, Bhamti, Nagpur, bearing Corporation House No. 4199/21+22, City Survey No. 35, Sheet No. 259/39, TOGETHER WITH separate and exclusive residential Apartment Nos. 001, 101, 102, 201, 202, 301 and 302, respectively situated on Ground, First, Second and Third Floors respectively in the building standing thereon known and styled as "INDIRA HARIHAR APARTMENT" Ward No. 75, situated within the limits of the Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and the same is bounded as under :-






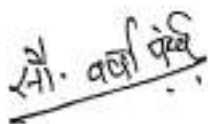
Boundary of Plot No. 21

On East :- Road
On West :- Plot No. 13
On North :- Plot No. 20
On South :- Plot No. 22

Boundary of Plot No. 22






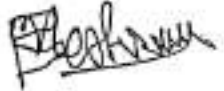








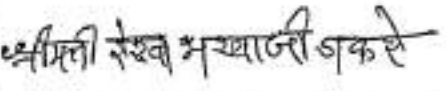



On East :- Road
On West :- Plot No. 12
On North :- Plot No. 21
On South :- Plot No. 23

IN WITNESSES WHEREOF the APARTMENT/LAND OWNERS and the DEVELOPER have hereto set their respective hands and assign this AGREEMENT OF DEVELOPMENT & BUILDING CONSTRUCTION at Nagpur, in presence of attesting witnesses, signing as such on the day first hereinabove written.

Sr. No.	Passport Size Photograph	Left Hand Thumb Impression	Name of the Parties and Signatures
1			 (SHRI. MANGESH GAJANAN PANDHE FOR HIMSELF AS WELL AS NATURAL GUARDIAN OF KU. NIRANJANI MANGESH PANDHE)
2			 (MRS. VARSHA RAJIV PANDHE)

नगन-४
१२६२ / २०२५
१६ / ६१



3			 (MR. PRASHANT ARUN MANGALGIRI)
4			 (MRS. SHILPA SANJAY TEMBHURKAR) THROUGH POA HOLDER MR.PUNDLIK SAMBHAJI MESHAM
5			 (MR. VISHWAJEET V. KSHIRSAGAR)
			 (MRS. SWAPNA VISHWAJEET KSHIRSAGAR)
6			 (MRS. REKHA BHA YYAJI THAKRE)
7			 (MRS. SHRILA JAIRAM PATEL) LAND/APARTMENT OWNERS

नमन-४
१२६३/२०२४
५६/६६



		M/S BHOOMI CREATOR THROUGH ITS PROPRIETOR
		 SHRI AJAY RAMESHRAO BORKAR DEVELOPER/CONTRACTOR
WITNESS :-		
		 Witness No.1
		 Witness No.2

नगन-४	
१२६३	२०२४
१८	०६

