

**AGREEMENT OF DEVELOPMENT**

PLOT NO.775, BINAKI HOUSING ACCOMODATION SCHEME OF NAGPUR IMPROVEMENT TRUST, KHASRA NO. 49 OF MOUZA – BINAKHI, CITY SURVEY NO. 3572, SHEET NO.435/40, WITHIN THE LIMITS OF NAGPUR MUNICIPAL CORPORATION AND NAGPUR IMPROVEMENT TRUST, TAHSIL AND DISTRICT NAGPUR

CONSIDERATION OF RS.45,00,000/- &

A) RESIDENTIAL FLAT ON ENTIRE THIRD FLOOR HAVING AREA ADMEASURING ABOUT 162.491 SQUARE MTRS.

B) 1 SHOP ON GROUND FLOOR HAVING AREA ADMEASURING ABOUT 49.89 SQUARE MTRS.

MARKET VALUE OF RS.1,46,75,000/-

THIS AGREEMENT OF DEVELOPMENT IS MADE AND EXECUTED AT NAGPUR ON THIS 1st DAY OF AUGUST, 2024

:-BETWEEN:-

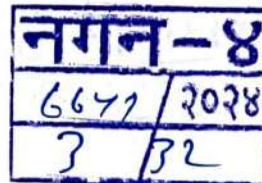
SHRI LINESH HARISHCHANDRA CHANDRIKAPURE, Aged about 50 yrs., Occn. – Private Work, (PAN: AFYPC8712J) (DOB :- 06/09/1974) ADHAR NO. 3037 3334 9734) (Mb No. 9766091113) R/o. Plot No. 775/A, Vaishali Nagar, Opposite Bus Stop, Dr. Ambedkar Marg, Nagpur 44017, hereinafter called the "OWNER/GRANTOR", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said OWNER/GRANTOR, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the FIRST PART.

AND

M/S S R ASSOCIATES A PARTNERSHIP FIRM THOROUGH ITS PARTNERS (PAN NO. AEPFS7295L)

1) SHRI SANJAY GAJANAN CHAHANDE, aged about 56 years, Occupation – Business (PAN : AAHPC2772J) (DOB :-10/07/1967) (UID NO. 5554 9783 0270) (MB NO. 9325260707) R/o. Plot No. 92, Gita Kunj, Vaishali Nagar, Dr. Ambedkar Marg, Nagpur 440017 &

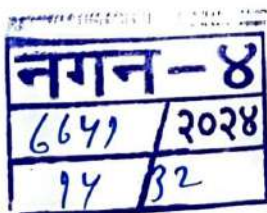
2) SHRI RAJESH PRABHAKAR MADKE, aged about 47 years, Occupation – Business (PAN :AHKPM5207A) (DOB :-28/09/1976) (ADHAR NO. 5237 1244 4755) (MB NO. 94221 23203) R/o. Lotus-1, Plot No. 90 Flat No. 102, Vaishali Nagar, Nagpur 440017



36. THAT the Developers shall be liable to pay all charges and deposits for obtaining Water and Electricity connections and meters in the proposed building.
37. THAT the Owner do hereby assure/confirm to the Developers that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and it is free from encumbrances of all kinds whatsoever in respect of the same.
38. THAT the Developers hereby assures that it shall always indemnify the Owner against any monetary liability in respect of any Agreement(s) that may be entered into by the Developers 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.
39. THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developers.
40. THAT all expenses on account of preparation of Deed of Apartment, MSEB charges, Water Meter Charges, payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer herein.

#### **SCHEDULE OF PROPERTY**

ALL THAT piece and parcel of land bearing **PLOT NO.775**, admeasuring about **300.00 Sq. Mtrs.** in the Binakhi Housing Accommodation Scheme of Nagpur Improvement Trust, Nagpur drawn on Khasra No. 49, of **MOUZA - BINAKHI, CITY SURVEY NO. 3572, SHEET NO.435/40** Ward No. 43, Corporation House No. 821 situated at Pioli Nadi, Binakhi, , within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust,











Tahsil and District Nagpur and bounded as under -

- ON THE EAST - PLOT NO. 775/A  
 ON THE WEST - PLOT NO. 774  
 ON THE NORTH - PLOT NO. 761 & 762  
 ON THE SOUTH - ROAD

IN WITNESS WHEREOF THE OWNERS AND THE DEVELOPERS HEREINABOVE NAMED HAVE FULLY EXAMINED AND READ OVER THIS DEED OF AGREEMENT OF DEVELOPMENT AND SALE 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			 <b>(LINESH HARISHCHANDRA CHANDRIKAPURE)</b> OWNER/GRANTOR
02			<b>M/S S R ASSOCIATES A PARTNERSHIP FIRM THOROUGH ITS PARTNERS</b>  <b>(SHRI SANJAY GAJANAN CHAHANDE)</b> DEVELOPERS NO. 1



 **भारत सरकार**  
**GOVERNMENT OF INDIA**



राजेश प्रभाकर मडके  
Rajesh Prabhakar Madke  
जन्म वर्ष/YoB:1976  
पुरुष Male



5237 1244 4755

**आधार - सामान्य माणसाचा अधिकार**

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पत्ता:  
S/O प्रभाकर मडके, राज  
ईलेक्ट्रीकॅल्स जवळ प्लॉट  
नं. ७७२, वैशाली नगर, सिमेंट  
रोड, डॉ.आंबेडकर मार्ग  
स.ऑ., नागपूर  
महाराष्ट्र, 440017

Address:  
S/O Prabhakar Madke, NEAR  
RAJ ELECTRICALS PLOT NO.  
772, VAISHALI NAGAR,  
CEMENT ROAD, Dr.Ambedkar  
Marg S.O, Nagpur  
Maharashtra, 440017

**Aadhaar - Aam Aadmi ka Adhikar**





भारत सरकार  
GOVERNMENT OF INDIA



संजय गजानन चहांदे  
Sanjay Gajanan Chahande

जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male



5554 9783 0270

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O गजानन चहांदे, प्लॉट नं. ९२,  
गीत कुंजे, वैशाली नगर, डॉ. आंबेडकर मार्ग  
स.ओ. नागपुर, महाराष्ट्र, 440017

Address: S/O Gajanan Chahande,  
Plot No. 92, Geet Kunj, Vaishali  
Nagar, Dr. Ambedkar Marg S.O,  
Nagpur, Maharashtra, 440017



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