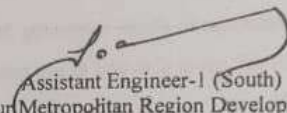


18	24	$\frac{1}{2}(15.050+14.700) \times 8.0$	119.00		119.00
19	26	$\frac{1}{2}(14.300+14.00) \times 8.00$	115.370		115.370
20	27	$\frac{1}{2}(14.00+13.50) \times 8.30$	114.125		114.125
21	28	$\frac{1}{2}(13.50+13.00) \times 8.30$	109.975		109.975
22	29	$\frac{1}{2}(13.00+12.50) \times 8.30$	105.825		105.825
23	30	$\frac{1}{2}(12.50+12.00) \times 8.30$	101.675		101.675
24	31	$\frac{1}{2}(12.00+11.50) \times 8.30$	97.525		97.525
25	33	$\frac{1}{2}(11.00+10.55) \times 9.00$	96.975		96.975
26	34	$\frac{1}{2}(8.36+10.09) \times 29.11$	268.539	11.77	256.769
		Total			5390.968sqm

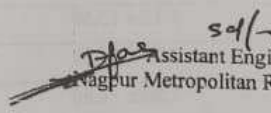
Total Plot Area Released = 5390.968sqm. (26 Plots)

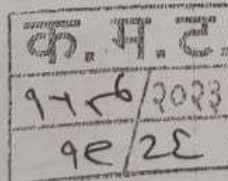

Assistant Engineer-1 (South)
Nagpur Metropolitan Region Development Authority

Note/Conditions :-

1. The plot area released is subject to payment of betterment & peripheral charges as and when demanded by NMRDA as per agreement executed with M/s. Harode Infrastructure Through Shri Arun Namdeorao Harode, Shri Nilesh Namdeorao Karwathkar R/o Plot No 32, Netaji Nagar Nagar Pardi, Nagpur 440035
2. The dimensions are duly measured and certified by developer's Architect. N.M.R.D.A. will not be responsible for availability of land or plot or any change in dimensions of Plot subject to revision as per City Survey record.

Copy to :- Executive Engineer-1, Development Permission Cell, NMRDA, Nagpur for information and necessary action.


Assistant Engineer-1 (South)
Nagpur Metropolitan Region Development Authority



[illegible]

(साधनैवारांची सजाक्षरी च प्रदनामे)

अ. रायचंद
भा. धर्माचार्य

শ্রী সত্যেন্দ্র নাথ গুপ্ত

(शास्त्रार्थार्थी स्वामी व प्रदानार्थी)
Prasanna
 २०११ म. १०
 २०१०/११

Shelby M. Weaver

आनी पाठार करती की, ज्यो सुन्हेवर रक्तः उनीवर श्री.प्रधान नारायणराव शिवाजी, गान्धी
= २५२ = गांधीजी, इंदिरा चौक, महात्मा गांधी - ३२, नीरा स्वाधी केतरी जग, ती ब्र ३३ ज्योनी, तीव्र चकली आहे
न्याये पाठिकाणी आयबा सामान न्यायी स्वाधी केतरी आहे.
तेर सनर मा, पिताधिकारी गांधे ज्यार स्वाधीराम

Dr. H. C.
11/6/2023
96/22





Nagpur Metropolitan Region Development Authority

Letter No. A.E-I (NMRDA/ South/ 141

To,

M/s. Harode Infrastructure Through
Sri Arun Nandorao Harode,
Sri Nitesh Nandorao Karwathkar
R/o Plot No 32, Nandaji Nagar, Pardi
Nagpur 440035

Date: 10/3/20

Subject :- Release of Plots in layout bearing Kh. No. 100/1 Mouza-Bidgaon Tal. Kamptee, Dist. Nagpur.

Reference :- 1) Development Agreement Dated 20.10.2022.
2) Your application dated 29.12.2022.

With reference to above following 26 (Twenty Six) Plots are released as per detailed dimensions and area from approved layout plan and as per release orders of Hon. Metropolitan Commissioner, NMRDA vide order dt. 06.03.2023.

Area statement of Plots released.

Sr. no.	Plot no.	Dimension in Mtr.	Gross Area in sq. Mtr.	Deduct tangent Area sq. Mtr.	Net Area sq. Mtr.
1	4	15.00 x 31.00	465.00		465.00
2	6	15.00 x 31.00	465.00		465.00
3	7	15.00 x 31.00	465.00		465.00
4	8	$\frac{1}{2}(55.60+39.75) \times 31.00$	1167.925	23.025	1144.90
5	9	$\frac{1}{2}(15.95+18.00) \times 15.50$	263.112	11.77	251.342
6	10	8.15 x 15.50	126.325		126.325
7	11	8.15 x 15.50	126.325		126.325
8	12	7.50 x 15.50	116.250		116.250
9	13	7.50 x 15.50	116.250		116.250
10	14	7.50 x 15.50	116.250		116.250
11	17	7.50 x 15.50	116.250		116.250
12	18	7.50 x 15.50	116.250		116.250
13	19	7.50 x 15.50	116.250		116.250
14	20	7.50 x 15.50	116.250		116.250
15	21	7.50 x 15.50	116.250		116.250
16	22	10.75 x 15.50			
17	23	$\frac{1}{2}(15.60+15.050) \times 9.70$	138.682		138.682



9456/2023
95/28



सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 2655 9389 9877
Aadhaar No. 2655 9389 9877

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 9167 3124 3248
Aadhaar No. 9167 3124 3248

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

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आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

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Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 7559 8182 8544
Aadhaar No. 7559 8182 8544

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 7559 8182 8544
Aadhaar No. 7559 8182 8544

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 7559 8182 8544
Aadhaar No. 7559 8182 8544

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018

सामान्य जनसंख्या सर्वेक्षण
GENERAL POPULATION SURVEY

आधार कार्ड
Aadhaar Card

आधार नं. 7559 8182 8544
Aadhaar No. 7559 8182 8544

आधार कोड 00001594
Aadhaar Code 00001594

पुरुष / MALE
Gender Male

आधार कार्ड 2017/18/2018
Aadhaar Card 2017/18/2018



CHALLAN
MTR Form Number-6

9456/2023
23/28

Publication Information Details

Challan Defeend Details					
Sr. No.	Remarks	Defequent No.	Defequent Date	Useful	Defequent Amount
1	(S)-286/1587	000048171202324	18/04/2024-17:24:07	02/04/2024	13300.30
2	(S)-286/1587	000048171202324	18/04/2024-17:24:07	02/04/2024	78800.30
Total Defequent Amount					83,100.60

119.00
115.370
114.125
109.975
105.825
101.675
97.525
96.975
256.769
5390.968sum

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Netaji Nagar Naga

gent Authority

मेरा आधार, मेरी पहचान



Address: W/O Amol Pal, 122, Khadi
road, near gas godown, sat baba
nagar, Bhandewadi, Nagpur,
Maharashtra, 440008

6706 8716 7817

Scrimshaw Pad



Sunka P. J.
DOB: 01/07/1974
FEMALE



Business Association
of
Managers

MEMBER CARD
JOHN ALBERT

1934

IDENTITY CARD
SRIJIT KHAJAPURHALL
PILLAYE (ARTIST)
Plot No. 102, Bharathi Nagar,
New Kadal Bazar, Periyar
Nagar-600033
+91-9835177788 9983508118
9983508216
With the consent of Madam & Co.
Jaya Sankar Productions
Telangana S.A.A. member

Name _____
Address _____
Gender: ☐ Male ☐ Female
Age: _____
Date: _____

BeCine

For:
A.M. Sankar & Sons
102, Kadal Bazar,
Periyar Nagar,
Chennai-600033

Dr. R. V. Mace



20/20
9456/2023
K. P. P.

260/1567
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शुभ्रा. 19 मई 2023 5:24 ग.म.

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NO.	28728
DATE	1507/2023

REVISED: 15/07/2023

संज्ञा संख्या: ११२/१५६७/२०२३

श्रीगुरुभ्यो नमः, ५.६३.७२०।

 $\eta_{sp}/c = 0.79, 0.60, 0.41$ [illegible]

डू. वि. ना. डू. डि. कानर पीले कार्यालय

4. 9. 1987 47 K. 19-04-2023

५१८५:१६ अ. ग. भा. गंगा क्षेत्र.

पत्रांक: 24 मार्गदर्शक: एम. प्रदीप शर्मा	पत्रांक: 19/04/2022 मार्गदर्शक: एम. प्रदीप शर्मा
--	--

тип: 13820.00

Sumit Patel

2007-2008

SUPERGRASS

कमाला

संस्कृतभाषायां शब्दार्थः, विचित्रविधः

सुदार्शनिक श्रुत्याः (सिद्धान्त) भाषा

सर्वोपयोगी सामग्री

पिनकोड नं. 119/04/2

पिनकोड: 219/04/2

SALE DEED

VALUED AT RS. 13,30,000/-

(RS. THIRTEEN LAKHS THIRTY THOUSAND ONLY)

M. R. RS. 5,63,720/- @ 4,000/-

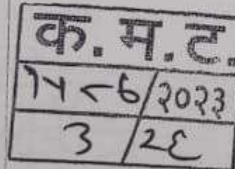
THIS DEED OF SALE is executed at Nagpur on this
19th day of APRIL 2023 BY AND BETWEEN :

01. **M/S HARODE INFRASTRUCTURES, {PAN : AAOFH1360E}** a Partnership concern having registered Office at Netaji Nagar, Nagpur - 440035 acting through Partners (i) **SHRI ARUN S/O NAMDEORAO HARODE, {UID : 2655 9389 9877}** aged about 48 years, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur - 440035, and/or (ii) **SHRI NILESH S/O NAMDEORAO KARWATKAR, {UID : 9167 3124 3248}** aged about 49 years, Resident of Plot No. 79/A, Netaji Nagar, Pardi, Nagpur - 440035, here-in-after known and referred to as the **"OWNER/ DEVELOPER/ PROMOTER"**, which expression shall unless repugnant to the context or meaning thereof shall always mean and include its Partners, their heirs, executors, administrators, assigns, etc. of the ONE PART.

02. **SMT. SUMITRA PAL W/O AMOLKUMAR PAL, {PAN : DPBPP2945Q} {UID : 6706 8716 7817}** aged about 48 years, occupation : Housewife, Resident of Plot No. 122, Sai Baba Nagar, Kharbi Road, Nagpur - 440008, here-in-after known and referred to as the **"PURCHASER/S OR ALLOTTEE/S"** which expression shall unless repugnant to the context or meaning thereof shall always mean and include his/her/their heirs, executors, administrators, assigns, etc. of the OTHER PART.

WHEREAS, the SELLER / PROMOTOR here-in is the sole and exclusive owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 100/1, admeasuring about 1.19.00 He. Aar Sq. Mtrs., with Occupant Class - I Bhumiswami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR, AND;

WHEREAS, originally that, originally the said land bearing old Kh. No. 64/1-G, admeasuring about 1.19 Hec. Aar was owned by Shri Bapurao Bajirao Jamgade as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954-55, AND;



Receipt (pavti)

280/1587

Wednesday, April 19, 2023

5:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: बिडगांव

दस्तऐवजाचा अनुक्रमांक: कमट-1587-2023

दस्तऐवजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: सुमित्रा अमोल पाल

पावती क्र.: 2144 दिनांक: 19/04/2023

नोंदणी फी

रु. 13300.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

DELIVERED

एकूण:

रु. 13820.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
5:36 PM ह्या वेळेस मिळेल.

बुद्धीमान निदेशक असेली आहे

वाजार मूल्य: रु. 563720 /-

मोवदला रु. 1330000/-

भरलेले मुद्रांक शुल्क : रु. 79800/-

कर्मचारी

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1904202305856 दिनांक: 19/04/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 13300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000831712202324E दिनांक: 19/04/2023

वॅकेचे नाव व पत्ता:

Sumitra Pal

ક.પ.પ.ટ.
૧૫૮૬/૧૦૩
૨૬/૨૬



પરિણે મંજૂરી કુલચક્ર ૧૫૮૬

Handwritten signature

મંજૂરી મંજૂર

જિલ્લો-૧૫૮૬/૧૦૩

જિલ્લો-૧૫૮૬/૧૦૩

જિલ્લો-૧૫૮૬/૧૦૩

જિલ્લો-૧૫૮૬/૧૦૩



NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

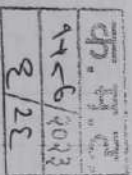
01. That in consideration of total sum of RS. 13,30,000/- (RS. THIRTEEN LAKHS THIRTY THOUSAND ONLY) paid by the PURCHASER/S to the SELLER / PROMOTOR, as per manner appearing here-in-below, the receipt whereof the SELLER / PROMOTOR do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the PURCHASER/S the property being ALL THAT piece and parcel of land being Plot bearing No. 23, admeasuring about 140.93 Sq. Mtrs. in the sanctioned lay out known as "GOVERDHAN NAGARI - 2" carved on non Agricultural land bearing land bearing Kh. Survey No. 100/1, admeasuring about 1.19.00 He. Agr Sq. Mtrs., with Occupant Class - I BhumiSwami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil: KAMPTEE, District : NAGPUR and more particularly described in the Schedule hereunder written, along with all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.

MANNER OF PAYMENT

Amount Rs.	PARTICULARS
3,30,000/-	paid by the PURCHASER/S to the SELLER / PROMOTOR by RTGS vide UTR NO. SBINR520230 - 4064242199 from State Bank of India.
10,00,000/-	paid by the PURCHASER/S to the SELLER / PROMOTOR by RTGS vide UTR NO. SBINR520230 - 41142869821 from State Bank of India.
13,30,000/-	RS. THIRTEEN LAKHS THIRTY THOUSAND ONLY

02. THAT the SELLER / PROMOTOR do hereby covenant with the PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that it has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER/S absolutely forever.

03. THAT the SELLER / PROMOTOR further assures the PURCHASER/S that the property hereby sold is its separate and self acquired belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.



WHEREAS, Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 100/1, admeasuring about 1.19 Hectares i.e. 11900.00 Sq. Mtrs. vide Letter / Agreement dt. 20.10.2022 and the owner has obtained the Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 vide Order dt. 19.08.2022 in Rev. Case No. 319/NAP-34/MAUJA : BIDGAON/KAMPTEE/2021-22 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 and the lay out is now known as "GOVERDHAN NAGARI-2".

WHEREAS, the SELLER / PROMOTOR, have got the said lay out submitted under the provisions of Real Estates (Regulation And Development) Act, 2016 and the Competent Authority MAHARERA granted registration No. P50500050093, AND;

WHEREAS the PURCHASER/S herein above has/have satisfied himself/herself/themselves in respect of the SELLER / PROMOTOR'S title to the said property as good valid and marketable and the PURCHASER/S has/have also seen and approved the lay out plan, AND;

WHEREAS, the PURCHASER/S being desirous of owning an Residential Lay Out plot for himself / herself / themselves for carrying out his / her / their objects with heritable and transferable right therein has / have approached the SELLER / PROMOTOR/ PROMOTERS and expressed his / her / their desire and willingness to purchase Plot bearing No. 23, admeasuring about 140.93 Sq. Mtrs. in the said lay out for a total consideration of RS. 13,30,000/- (RS. THIRTEEN LAKHS THIRTY THOUSAND ONLY) agreeing inter-alia that the SELLER / PROMOTOR will execute Sale Deed relating to said plot in favour of PURCHASER/S after completion of all necessary formalities, AND;

WHEREAS, the SELLER / PROMOTOR has completed the said project and also obtained release letter for the said lay out from Executive Engineer, Nagpur Metropolitan Region Development Authority vide letter bearing No A.E-1/NMRDA/South/141 dt. 10.03.2023,

WHEREAS, the SELLER / PROMOTOR having obtained the release of the said plot from Nagpur Metropolitan Region Development Authority and the SELLER / PROMOTOR having received the agreed price of the plot from the PURCHASER/S, it has now become necessary for the SELLER / PROMOTOR to execute and register the Sale Deed of the said plot in favour of PURCHASER/S and transfer all rights, title and interest in the said plot to the PURCHASER/S here-in.

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१/२६



WHEREAS, said Shri Bapurao Bajirao Jamgade sold the said land bearing old Kh. No. 64/1-G, admeasuring about 1.19 Hec. Aar to Shri Fulchand Deorao Chakole by Sale Deed dt. 29.03.1988 registered with Joint Sub Registrar, Nagpur, City - 1 at Book No. 1, at Sr. No. 1135 dt. 29.03.1989 and the name of Shri Fulchand Deorao Chakole was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 40, AND;

WHEREAS, under the consolidation proceedings the said land bearing old Kh. No. 64/1-G, admeasuring about 1.19 Hec. Aar was renumbered as New Kh. No. 100/1, admeasuring about 1.19 H. R., AND;

WHEREAS, said Shri Fulchand Deorao Chakole further sold transferred the said land admeasuring about 1.19 H.R. to Shri Prashant Narayanrao Shivankar by Sale Deed dt. 13.09.1994 registered with Sub Registrar, Nagpur - 11 at Book No. Add.1, Volume No. 954 at pages 140 to 149 at Sr. No. 7261 dt. 08.11.1994 and the name of Shri Prashant Narayanrao Shivankar was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 95 dt. 07.06.1995, AND;

WHEREAS, That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area, AND;

WHEREAS, Shri Prashant Narayanrao Shivankar sold the said land bearing Kh. No. 100/1, admeasuring about 1.19 He. Aar Sq. Mtrs. to M/S Harode Infrastructures, a Partnership concern having registered Office at Netaji Nagar, Nagpur - 440035, the OWNER/ DEVELOPER/ PROMOTER here-in by Sale Deed dt. 01.08.2022 registered with Sub Registrar, Kamptee at Book No. 1, at Sr. No. 3168 dt. 01.08.2022 and the name of M/s Harode Infrastructures, is mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1229 dt. 20.09.2022 AND;



18. That the PURCHASER/S covenants that he/she/they shall abstain from doing any act, deed or thing which could cause annoyance, inconvenience, or obstruction to the SELLERS and other plot owners in the said layout and shall always abide by the Building Rules and Zoning Regulations of the competent authorities and all rules and regulations framed by the various authorities from time to time in respect of the said layout.

19. That the PURCHASER/S covenants that he/she/they shall pay all charges to the concerned authorities, if applicable in respect of the plot purchased by it under this Sale Deed.

20. The PURCHASER/S covenants that he/she/they has/have fully satisfied him/her/self themselves regarding the quality of the infrastructure provided in the layout by the SELLER/PROMOTOR correctness of the dimensions of the plot, open spaces etc. and agrees to enjoy all facilities commonly with other PURCHASER/S of the plots in the said layout. The common facilities provided in the layout shall be shared by the PURCHASER/S herein with the PURCHASER/S(S) of the other plots and the PURCHASER/S herein will always render all reasonable co-operation to the SELLER/PROMOTOR and others plot owner(s) in this regard for all times to come.

21. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by PURCHASER/S.

SCHEDULE OF THE PROPERTY

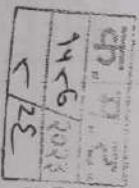
ALL THAT piece and parcels of land being Plot bearing No. 23, admeasuring about 140.93 Sq. Mtrs. (dimensions are as shown in the plan annexed herewith) bearing Kh. Survey No. 100/1/23, admeasuring 1,40.93 Aar Sq. Mtrs., Land Revenue Rs. 14.00, in the sanctioned lay out known as "GOVERDHAN NAGARI - 2" carved on non Agricultural land bearing land bearing Kh. Survey No. 100/1, admeasuring about 1,19.00 He. Aar Sq. Mtrs., with Occupant Class - I Bhumiswami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil: KAMPTEE, District : NAGPUR and the same is bounded as under:-

ON THE NORTH	:	LAND OF KH. NO. 101
ON THE EAST	:	9.00 MTRS. WIDE LAY OUT ROAD
ON THE WEST	:	LAY OUT PLOT NO. 24
ON THE SOUTH	:	9.00 MTRS. WIDE LAY OUT ROAD

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11. THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
12. THAT the SELLER / PROMOTOR has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the PURCHASER/S at the time of execution of this Sale Deed.
13. THAT in case the PURCHASER/S is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLER / PROMOTOR or any encumbrance or charge on the same to which this sale is not subject, the SELLER / PROMOTOR will indemnify the PURCHASER/S in all respects.
14. That the SELLER / PROMOTOR covenants with the PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.
15. The PURCHASER/S covenants that he/she/they has/have fully satisfied himself/herself/themselves regarding correctness of the dimensions of the plot and agrees to enjoy all facilities commonly with other PURCHASER/S of the plots in the said layout.
16. That the PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct a house property on the said plot of land as per rules and regulations of the appropriate authorities.
17. The PURCHASER/S shall become member of the society and or association for carrying out the management of the said entire layout after the scheme of said layout is completed and shall abide by the rules and regulation framed thereon. The PURCHASER/S covenant that he/she/they shall contribute for Maintenance Deposit, if decided and the interest of the said shall be used for day to day maintenance of the said Layout and /or monthly maintenance as may be decided by the Association in the said Layout and he/she/they will further additional contribute towards the same as and when the proposed association/society needs, directs or ask to do so.



04. That THE SELLER / PROMOTOR assures to the PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to THE PURCHASER/S.

05. THAT the SELLER / PROMOTOR further assures to the PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one.

06. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASER/S without any interruption or disturbance by the SELLER / PROMOTOR or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whatsoever.

07. THAT the SELLER / PROMOTOR will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.

08. THAT the SELLER / PROMOTOR has paid upto date of possession all dues with respect to non agricultural assessments, Taxes, Cesses, and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLER / PROMOTOR undertakes to pay the same and keep the PURCHASER/S always indemnified against such payments.

09. THAT the SELLER / PROMOTOR has delivered the actual physical possession of the property hereby sold to the PURCHASER/S in vacant condition and the PURCHASER/S has/have taken over the same.

10. THAT the SELLER / PROMOTOR will support any application made by the PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER/S for obtaining the mutation in respect thereof in favour of the PURCHASER/S in all relevant records.

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Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 9(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P5000060002
Project: Harode Infrastructures Goverdhananagar 2 - Plot Basing / CTS / Survey / Field Plot No. Survey No 100/1
at: Bilgaon, Kamptee, Nagpur, 440035.

1. Harode Infrastructures having its registered office / principal place of business at Telair, Kamptee, District: Nagpur, Pin: 440035.
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees.
 - The allottees, as the case may be, of the apartment or the common areas as per rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Regulation of Real Estate Agents, Rates of Interest and Disbursement on Vendors) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5C.

OR

That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated recoverable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 15/03/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid ✓

Date: 15/03/2023
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



अहवाल दिनांक : 10/03/2023



महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- बिडगांव (535783)

ULPIN : 19933954519

तालुका :- कामठी

भूमापन क्रमांक व उपावेभाग : 100/1/23

जिल्हा :- नागपूर



भूधारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. अक्षयिक क्षेत्र बेन शेती 1.40.93 आकारणी 14.00	909	मैसर्स हारोडे इंफ्रास्ट्रक्चर्स तर्फे अधिकृत भागीदार अरुन नामदेवराव हारोडे नितेय नामदेवराव करबतकर —सामाईक क्षेत्र—	1.40.93	14.00			कुळाचे नाव व खंड इतर अधिकार अक्षयिक वापर - रहिवास (गावठाणातील) मा.जिल्हाधिकारी नागपूर यांचे निवासी अक्षयिक आदेश क्र.रा.मा.क्र. 319/NAP- 34/2021-22 दि. 19/08/2022 व NMRDA यांचा मंजुरी दि.20/10/2022 नुसार नोंद. (1258) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 1258 व दिनांक : 06/03/2023
जून फेरफार क्र.							सोमा आणि भूमापन विन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव :- बिडगांव (535783) तालुका :- कामठी जिल्हा :- नागपूर

: 100/1/23

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	

टिप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 10/03/2023
सांकेतिक क्रमांक :- 27090008010757000032023178

ग्राम अधिकारी

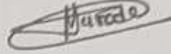
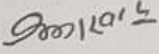
सोमा क. तालुका
(नाव :- नितेय लक्ष्मण उमरेडकर)
तलाठी साह्या :- तराडी (कुठा) कामठी जिल्हा :- नागपूर

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११५६/२०२३
११/२२



IN WITNESSES WHEREOF THE SELLER / PROMOTOR AND THE PURCHASER/S hereto have signed this DEED OF SALE at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

Drafted by Dwivedi & Khedkar Advocates, Nagpur 9373103103

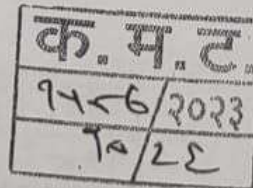
Photo	L. H. Thumb	Signature / Name
		For M/S HARODE INFRASTRUCTURES  SHRI ARUN N. HARODE PARTNER
		For M/S HARODE INFRASTRUCTURES  SHRI NILESH N. KARWATKAR PARTNER
		SELLER/PROMOTOR  SMT. SUMITRA A. PAL PURCHASER/S



WITNESSES :

01. Suresh Chandra Keshav
{ Suresh Chandra Keshav }

02. Shruti Pillare
{ Adv. Shruti Pillare }



3	C) HOWELED AMENITY SPACE	1071.976	SQ. M	(10.000%)
	A) REPOSED	0.000	SQ. M	
	B) PROMISED	0.000	SQ. M	
4	SPACE FOR S.F.P	50.000	SQ. M	(0.469%)
7	SPACE FOR E.S.S	25.000	SQ. M	(0.235%)
8	SERVICE ROAD WIDENING	0.000	SQ. M	
9	INTERNAL ROAD AREA	1750.271	SQ. M	(16.429%)
10	AREA UNDER LAYOUT PLOTS	7754.483	SQ. M	(72.287%)
11	NET AREA PLOT FOR EST. CALCULATIONS-43.59	10953.270	SQ. M	
12	PERMISSIBLE IN FACTOR FOR LAYOUT PLOTS-1.1170	1.374		

म्हणजे, उक्त नमिनोच्या भोगवट्यातले प्रामाण्य, उक्ता सविनेच्या कलम 47-अ मुताबिक देव तक्रारण करणारे व वर नमुद 'निवासी' अक्षुण्ण प्रमाणार्थ वापरणीचे जागरणीची रक्कम पुढील प्रमाणे निश्चित करण्यांत येई.

असेलत प्रमाणे जागेचे एकूण क्षेत्रफळ 1.19 हे आर (11900.00 चौ.मी) येवी. अतःच 1.189943 हे आर (11899.943 चौ.मी.)-निवासी' प्रमाणार्थ अक्षुण्ण सता आकारणी करायचे, की नमिनोच 7754.483/AREA UNDER PLOT AREA 7754.483 + Amenity Space Proposeed 0.00 = 7754.483 चौ.मीटरच्या 10 येते प्रति चौ.मीटर एकूण अक्षुण्ण मरूपून करायचे 7754. प्रामाण्यता सेस कर अक्षुण्ण क्वा.एकूण रकमे 7754. जिणे जी.एच सेस सता 7 म्द अक्षुण्ण क्वा.एच रकमे 5425/- पावळी कर अक्षुण्ण सता येते 5 म्द रकमयेव तयचे 3375/- अस एकूण तयचे 10.850/- आकारणी निश्चित होते.

म्हणजे, आता, उक्त सविनेमधील सविनेच्या आणि सतयचे करणारी आलेख नियमाच्या तत्वांनुसार आणि खासाल शर्तीचा अर्थात सदृश उतरका नमिनोच्या भोगवट्यात सदा नियोजन प्राधिकार्यावर वर जत्तीकर विकारतनुक्रम प्रदानगीच्या अनुषंगाने सदा जीमिनेवर अनुषंग करणाय आलेखी-निवासी अक्षुण्ण वापरणी उक्त सविनेच्या कलम 42-अ अन्वये-मागूर 'महानगर प्रदेश विकास प्राधिकरण-मागूर येतो दिलेल्या अटी व शर्तीच्या अधिन राहून ही सत येवत येत आहे.

1) आकारणी उक्त नमिनोचा भोगवट्यात उक्त नमिनोच्या संवेधान या अन्वयेत सदृशी योग्य असलेल्या आकारणी ऐकणी वर उल्लेखित विकारतनुक्रम प्रदानगी प्रस आचारसुट दिनांक 31 जुलै 2022 (वर्ष) रीती संपादना सविनेच्या कलमावैत शासनाला मनेक वर्षी मर्यादे 7754.एचचे मागुरे पंचायतसर कला) या दाने परिपरीत होणारी वार्षिक आकारणी, ईकेल अशी उक्त मागवळी सात्यानंतर, उक्त सविने अन्वये विकारतनुक्रमाकडून, वेळोवेळी निश्चित करणयस येईल. अशा सुधार्त आकारणी येईल.

2) उक्त नमिनोचा भोगवट्यात उक्त जीमिनेवर वाहणी योग्य असलेली सदा कर, दर आणि उतरा भरलेस

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१८/२८



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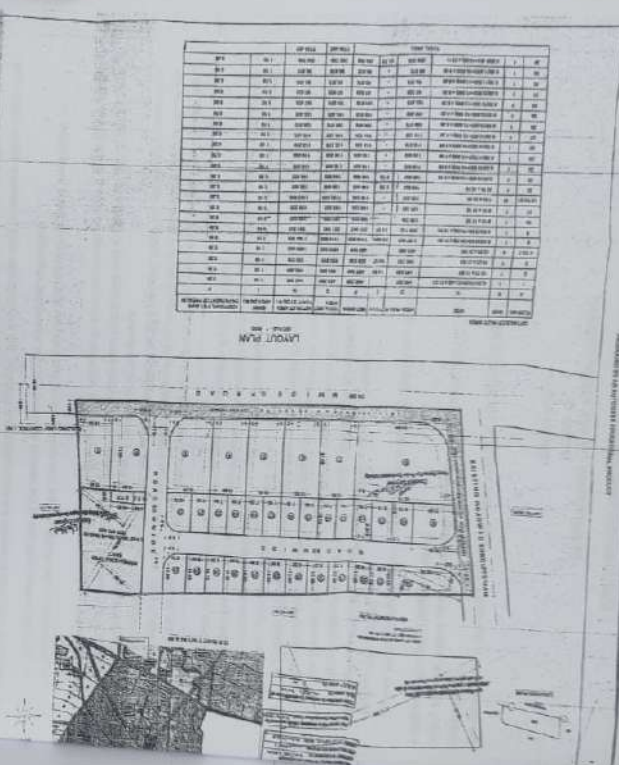
परिशिष्ट "ब"

छावयाचा सनदेचा नमुना.

उत्पादक, निष्का - मागपूर, तालुका - हवेली तालुका

AREA STATEMENT

1. PROJECT NAME: **CH. 11**
 2. PROJECT NO: **91-6**
 3. DATE: **9/23**
 4. DRAWN BY: **CH. 11**
 5. CHECKED BY: **CH. 11**
 6. APPROVED BY: **CH. 11**
 7. SCALE: **1" = 100'**
 8. SHEET NO: **1**
 9. TOTAL SHEETS: **1**
 10. PROJECT LOCATION: **CH. 11**
 11. PROJECT DESCRIPTION: **CH. 11**
 12. PROJECT STATUS: **CH. 11**
 13. PROJECT BUDGET: **CH. 11**
 14. PROJECT COST: **CH. 11**
 15. PROJECT REVENUE: **CH. 11**
 16. PROJECT PROFIT: **CH. 11**
 17. PROJECT LOSS: **CH. 11**
 18. PROJECT BREAK-EVEN: **CH. 11**
 19. PROJECT RISK: **CH. 11**
 20. PROJECT RETURN: **CH. 11**
 21. PROJECT YIELD: **CH. 11**
 22. PROJECT EFFICIENCY: **CH. 11**
 23. PROJECT QUALITY: **CH. 11**
 24. PROJECT SAFETY: **CH. 11**
 25. PROJECT COMPLIANCE: **CH. 11**
 26. PROJECT SUSTAINABILITY: **CH. 11**
 27. PROJECT INNOVATION: **CH. 11**
 28. PROJECT FLEXIBILITY: **CH. 11**
 29. PROJECT ADAPTABILITY: **CH. 11**
 30. PROJECT RESILIENCE: **CH. 11**
 31. PROJECT ROBUSTNESS: **CH. 11**
 32. PROJECT REDUNDANCY: **CH. 11**
 33. PROJECT MODULARITY: **CH. 11**
 34. PROJECT SCALABILITY: **CH. 11**
 35. PROJECT PORTABILITY: **CH. 11**
 36. PROJECT REUSABILITY: **CH. 11**
 37. PROJECT TRANSFERABILITY: **CH. 11**
 38. PROJECT INTEROPERABILITY: **CH. 11**
 39. PROJECT COMPATIBILITY: **CH. 11**
 40. PROJECT INTEGRITY: **CH. 11**
 41. PROJECT AUTHORITY: **CH. 11**
 42. PROJECT CREDIBILITY: **CH. 11**
 43. PROJECT RELIABILITY: **CH. 11**
 44. PROJECT VALIDITY: **CH. 11**
 45. PROJECT SOUNDNESS: **CH. 11**
 46. PROJECT SOUNDNESS: **CH. 11**
 47. PROJECT SOUNDNESS: **CH. 11**
 48. PROJECT SOUNDNESS: **CH. 11**
 49. PROJECT SOUNDNESS: **CH. 11**
 50. PROJECT SOUNDNESS: **CH. 11**



CROSS
 SECTION
 1. FOUNDATION
 2. WALLS
 3. FLOOR
 4. CEILING
 5. ROOF
 6. STAIRS
 7. ELEVATORS
 8. HALLWAYS
 9. RESTROOMS
 10. KITCHEN
 11. DINING AREA
 12. LIVING AREA
 13. BEDROOMS
 14. BATHROOMS
 15. OFFICES
 16. STORAGE
 17. LOBBY
 18. RECEPTION
 19. CONFERENCE ROOMS
 20. BREAK ROOMS
 21. GYM
 22. SWIMMING POOL
 23. TENNIS COURT
 24. GOLF COURSE
 25. PARKING LOT
 26. DRIVEWAY
 27. ENTRANCE
 28. EXIT
 29. ESCAPE ROUTE
 30. FIRE ALARMS
 31. SMOKE DETECTORS
 32. SPRINKLERS
 33. SECURITY CAMERAS
 34. ACCESS CONTROL
 35. EMPLOYMENT RECORDS
 36. FIRST AID KIT
 37. FIRE EXTINGUISHERS
 38. EMERGENCY EXITS
 39. EMERGENCY MEETING POINTS
 40. EMERGENCY EVACUATION ROUTES
 41. EMERGENCY CONTACT INFORMATION
 42. EMERGENCY PROCEDURES
 43. EMERGENCY DRILLS
 44. EMERGENCY RESPONSE
 45. EMERGENCY RECOVERY
 46. EMERGENCY PREPAREDNESS
 47. EMERGENCY RESILIENCE



CHALLAN
MTR Form Number-6



GRN	MH000831712202324E	BARCODE	Date		19/04/2023-12:00:27	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			KMT_KAMTHI SUB REGISTRAR				
Location			NAGPUR				
Year			2023-2024 One Time				
Account Head Details			Amount In Rs.				
0030046401 Stamp Duty			79800.00				
0030063301 Registration Fee			13300.00				
Flat/Block No.			MZ BIDGAON				
Premises/Building			KAMPTEE				
Road/Street			NAGPUR				
Area/Locality			NAGPUR				
Town/City/District			PIN				
			4 4 0 0 0 2				
Remarks (If Any)			SecondPartyName=MS HARODE INFRASTRUCTURES-				
Amount In			Ninety Three Thousand One Hundred Rupees Only				
Total			93,100.00				
Words							
Payment Details			STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN Ref. No. 00040572023041932279 CKW68860456				
Cheque/DD No.			Bank Date RBI Date 19/04/2023-12:24:01 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.

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

क.म.ट.
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१/२८

