

Receipt (pay)

17

280/8038

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Monday, September 21, 2026

6:19 PM

पावती क्र.: 9983

दिनांक: 21/09/2026

गावाचे नाव: पावनगांव

दस्तावेजाचा अनुक्रम: कसट-8038-2026

दस्तावेजाचा प्रकार: विक्री करारनामा

मादर करणान्याचे नाव: डिम्पल विनोद शुक्ला

नोंदणी फी

रु. 29000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 44

DELIVERED

एकूण:

रु. 30760.00

आपणाम मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे
6:38 PM ह्या वेळेस मिळेल.

Sid
सह दु.नि कामठी
सह दु.नि कामठी
कामठी

बाजार मूल्य: रु. 1531000/-

मोबदला रु. 2900000/-

भरलेले मुद्रांक शुल्क: रु. 145000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926218712405 दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 29000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010566132202627E दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:

डिम्पल शुक्ला

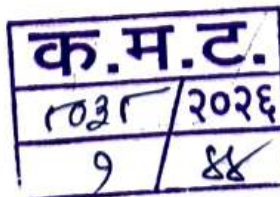


CHALLAN
MTR Form Number-6



GRN MH010566132202627E	BARCODE	Date 21/09/2026-17:34:17	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	GNGXXXXXXJ
Office Name KMT_KAMTHI SUB REGISTRAR		Full Name	DIMPLE VINOD SHUKLA
Location NAGPUR			
Year 2026-2027 One Time		Flat/Block No.	FLAT NO. A-206
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	145000.00	Road/Street	NAGPUR
0030063301 Registration Fee	29000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	
		SecondPartyName=PRAMOD D GHARDE--	
		Amount In	One Lakh Seventy Four Thousand Rupees Only
Total	174,000.00	Words	
Payment Details BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02202292026092100195
		Ref. No.	444708479667
Cheque/DD No.		Bank Date	21/09/2026-17:36:32
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : XXXXXX0000
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.





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926218712405

Payment Date : 21/09/2026

Received from **PRAMOD D GHARDE**, Mobile number **9373129917**, an amount of Rs. **1760/-** towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District **Nagpur**.

Payment Details

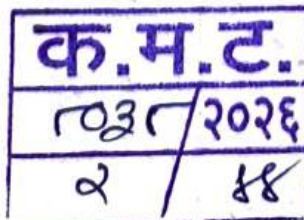
Bank Name : SBIN

Receipt Date : 21/09/2026

Bank CIN : 10029762026092111982

REF No. : 0986628523515

This is computer generated receipt, hence no signature is required.



AGREEMENT TO SALE
OF FLAT NO. A-206
DEV PLAZA

Valued at Rs. 29,00,000/- (Rs. Twenty Nine Lacks Only)

VALUE AS PER GOVT. RECKNOR: 15,31,000/-

This Agreement to sale is made and executed at Nagpur, on this 21st day of September ,
2026

(In this Sale Deed, the Purchaser is being Woman, therefore there is 1% Relaxation in Stamp duty by Virtue of Govt. Resolution No. 202/UBR12/CR107/MI, Dated 31.03.2021.)

BETWEEN;

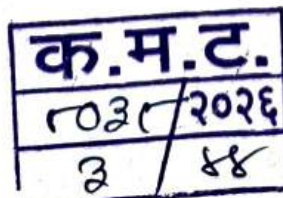
1. **SHRI. PRAMOD S/O DEORAOJI GHARDE;**
The Proprietor of Shree Taj Construction
Aged about 53 years ; Occu. Business;
[PAN NO. AIXPG 9718 Q] Mob. No. 9764093455
2. **SAU. RUPALI W/O PRAMOD GHARDE;**
The Proprietress of M/S Matoshree Prabha Builders & Developers
Aged about 38 Years, Occu. – Business;
[PAN NO. BDKPG 1639 R]
Both R/o at 119 & 120, Swaraj Vihar, Wathoda Layout , Nagpur -09

{Hereinafter called the “**VENDORS-DEVELOPERS or PARTY NO. 01**” which expression shall unless repugnant to the context or meaning thereof, always mean and includes the said Party No. 01, as well as their Heirs, Legal representatives, executors, administrators, successors, and assign of the **FIRST PART**.

AND

DIMPAL VINOD SHUKLA
Aged About 38 Years, Occu. –House Wife;
[PAN NO. GNGPS4045J ,Aadhaar No.413139582133]
R/o at Kh.No.63, Buliding No, 14 Flat No.305
PMAY, Tarodi Kamptee, Dis,Nagpur, -441001

[Hereinafter called the “**PURCHASERS or PARTY NO. 02** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTY NO. 02 as well as his/her/their Legal Heirs, Legal Representative, Executors, Administrators, Successors and assign of the **SECOND PART**.

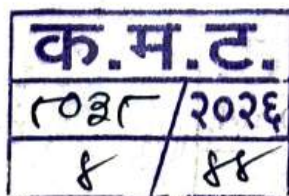


WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising SOUTHERN PORTION of entire land bearing survey No./Khasra/Gut No.191/3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.62 Hectares, Rental Rs. 13.13 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same by him from Shri. Prafulla Chandrakant Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4573 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 733 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 191/3-B having an area of 0.81 Hectares, Rental Rs. 6.65 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land bearing survey No./Khasra/Gut No.191/4 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.21 Hectares, Rental Rs. 9.81 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Miss. Manjusha Chandrakant Itkelwar & 2) Miss Aparna Chandrakant Itkelwar, by a Sale Deed dated 30/11/2011, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4574 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 732 dated 10/02/2012. **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kunal Narendra Itkelwar , 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4572 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 735 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-2 having an area of 1.1 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing Survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18, yearly, held in occupancy Class-1,

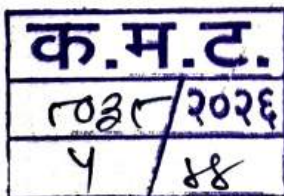


including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kuna INarendra Itkelwar , 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4571 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 736 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-3 having an area of 1.01 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, by an agreement to sell dated 22/08/2012, aforesaid the then owner Shri. Sudeshchandra Babulalji Gupta has agreed to sell his aforesaid properties comprising all those Pieces and Parcels of Agricultural land bearing survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PAWANGAON in Tahsil- Kamptee and District- NAGPUR to **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** for valuable consideration of Rs. 2,50,00,000/- only upon the several terms and conditions contained therein. The said agreement to sell dated 22/08/2012 is duly registered at the office of Joint sub-Registrar, Kamptee at Sr. No. 4235 on 23/08/2012 thereby said requisite stamp duty and registration fees payable thereon; **AND**

WHEREAS, in pursuance of agreement to sell dated 22/08/2012, aforesaid Shri. Sudeshchandra Babulalji Gupta has later on transferred/sold his aforesaid properties comprising all those Piece and Parcels of Agricultural land bearing Survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PAWANGAON in Tahsil- Kamptee and District- NAGPUR in favour of **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** by a sale deed 21/04/2015, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. No. 2042 on 22/04/2015 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 932 dated 24/11/2015; **AND**

WHEREAS, **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** later on prepared a revised layout on the same lands comprising Survey/Khasra/Gut No. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR by carving out various plots of different sizes therein and the aid layout is also duly sanctioned and



approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter Ex. Engineer (Metro) E.A. 2/1171, Nagpur, dated 12/01/2015; AND

WHEREAS, the aforesaid land comprising Survey/Khasra/Gut Nos. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR having total area of 3.03 Hectares (OR 3,03,900 Sq. Mtrs) is converted by Non-Agricultural (Residential) use by the collector, Nagpur, vide its Revised Order No. Prastutkar/Jillhadhikari/Kavi-152/2015 dated 21/02/2015 passed in Revenue Case No. 28/NAP-34/2012-2013 dated 05/09/2012;

WHEREAS, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. later in its turn transferred/sold the property comprising ALL THOSE Pieces and Parcel and land bearing Released Plot Nos. 1 to 26, 28 to 35, 37 to 42 (total 39 Plots) out of Sanctioned layout contained by total Admeasurements 4087.954 Sq. Meters being a portion of entire land bearing Survey/Khasra/Gut No.191/3-B, 191/4 of MOUZA : PAWANGAON, P.S.K.18, including all that easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR by way of sale to M/s. J.L.A. Construction & Builders by a Sale Deed dated 02/04/2016 which is duly registered at the Office of Joint Sub-Registrar, Kamptee in Book No. 1 at Sr. No. 1372 on even date for a valuable consideration of Rs. 3,74,13,700/- (Rupees Three Crore Seventy Four Lacs Thirteen Thousand and Seven Hundred only) on payment of requisite stamp duty and Registration fees payable thereon. As a result therefore said M/s. J.L.A. Construction & Builders named in the said sale deed has now became an Exclusive, absolute full owner of the said property comprising Plot Nos. 1 to 26, 28 to 35, 37 to 42 (total 39 Plots) containing by the total admeasurements 4087.954 Sq. Mtrs. with heritable and transferrable rights therein in the like manner M/s. Gruhlaxmi Skyscraper Pvt. Ltd. named in the sale deed has become the exclusive, absolute full owner of the remaining portion of the land fallen under two Amenity Spaces and area under roads out of land admeasuring 8100 Sq. Mtrs. bearing Survey/Khasra/Gut Nos.191/3-B and 191/4; AND

WHEREAS, in pursuance of aforesaid Sale Deed dated 02/04/2016, M/s. J.L.A. Construction & Builders has issued various Post Dated Cheques towards agreed sale Consideration payable to the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. at the time of Registration of the Sale Deed. However, M/s. J.L.A. Construction & Builders could not arrange finance in due course of time period as per the terms and conditions of the Sale Deed dated 02/04/2016; AND

WHEREAS, in the afore said Circumstances the said M/s. J.L.A. Construction & Builders, has in consultation with M/s. Gruhlaxmi Skyscraper Pvt. Ltd. have decided to transfer/assign/sell its rights, title ad interest perspective purchaser/buyer so that it shall make the Payment of balance Sale consideration to the M/s. Gruhlaxmi



Skyscraper Pvt. Ltd. regarding Post Dated Cheques for setting the Accounts from the sale proceeds received by it from perspective purchaser/buyer;

AND

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders, have jointly decided to sell/transfer their respective property jointly to any interested buyer and to utilize the sale proceeds thereof in its best interests;

AND

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders, being thus desirous of selling the said entire property on as is where does basis comprising Non-Agricultural land containing by admeasurements 0.32 Hectare out of Survey No. 191/3-B and 0.49 Hectare of Survey No. 191/4, thus totaling 0.81 HR (i.e. 8100 Sq. Mtrs.) comprising Western portion of entire lands bearing Survey No. 191/3-B and 191/4, out of Area 0.81 Hectares and 1.21 Hectares respectively and the vendors herein above named having expressed their desire and willingness to purchase the same for fairly good price, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders (as a vendor No. 01 & 02) respectively after detail negotiations have now jointly agreed to sell the aforesaid entire property to present vendor therein.

WHEREAS, the M/s. Gruhlaxmi Skyscraper Pvt. Ltd. & M/s. J.L.A. Construction & Builders later in its turn transferred/sold the property comprising all that piece and parcel Non-Agricultural land containing by admeasurements 0.81 Hectors (i.e. 8100 Sq. Mtrs.)(0.32 Hectors out of Survey No. 191/3-B and 0.49 Hectors out of Survey No. 191/4)(Consisting of Plot No. 1,2,6 to 26 and 27 to 32, 35 to 43, Amenity Spaces, Roads, etc) comprising Western portion of entire lands bearing Survey/Khasra/Gut No. 191/3-B and 191/4, having an Area of 0.81 Hectors and 1.21 Hectors respectively, rental Rs. 405 & Rs. 605 respectively of MOUZA : PAWANGAON, P.S.K.18, held in occupancy class 1 Rights, Khate No. 600, 757 and 753 including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, excluding therefrom land admeasuring 374.88 Sq. Meters(i.e. Plot No. 3,4,5,33 & 34 each contained by admeasurements 93.72 Sq. Meters) situated at village-PAWANGAON in Tahsil- Kamptee and District- Nagpur by way of sale to Shri. Pramod Deoraoji Gharde & Smt. Rupali Pramod Gharde, Vendors herein by a Sale Deed dated 21/10/2016 which is duly registered at the Office of Joint Sub-Registrar, Kamptee in Book No. 1 at **Sr. No. 4164/16** on even date for a valuable consideration of Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lacs only) on payment of requisite stamp duty and Registration fees payable thereon.

As a result therefore by virtue of the said registered sale deed the Shri. Pramod Deoraoji Gharde & Smt. Rupali Pramod Gharde, Vendors herein have now become an exclusive absolute full owner of the said property comprising all that piece and parcel of non-agricultural land containing by admeasurements 0.81 Hectors (i.e. 8100 Sq. Meters) (0.32 Hectors out of survey No. 191/3-B & 0.49 Hectors out of survey No. 191/4) (consisting of plot No. 1,2, 6 to 26 and 27 to 32, 35 to 43, Amenity Space, Road, etc.) comprising Western



portion of lands bearing Survey/Khasra/Gut No. 191/3-B and 191/4, having an Area of 0.81 Hectors and 1.21 Hectors respectively, rental Rs. 405 & Rs. 605 respectively of MOUZA : PAWANGAON, P.S.K.18, held in occupancy class 1 Rights, Khate No. 600, 757 and 753, at village- Pawangaon, Tah. Kamptee, Dist. - Nagpur; with heritable and transferrable rights therein;

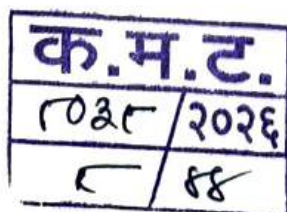
AND WHEREAS, out of aforesaid Layout, 36 plot bearing No. **17,27,36, 43 to 58 ,61 to 66, 69 to 75,77,78,80,85** are released by the Executive Engineer-2, Nagpur Metropolitan Region Development Authority, vide its letter No. **E.E.2(NMRDA)/Release/12 dated 02/04/2018**. As per the said release letter **02/04/2018** the net area of said 36 plots are shown and declared as **7036.556 Sq. Mtrs; AND**

WHEREAS, the vendors herein have decided to develop the said Plots of Land in to the residential Scheme/Complex/Row Houses/Apartments/Bungalows by constructing the buildings thereon consisting of various self-contained separate Apartment/Flat/Unit/Row Houses/Duplex therein; **AND**

WHEREAS in pursuance of THE SAME the vendors have undertaken the entire work of development of the said property to under the name of "PRABHA CITY" in accordance with the plan sanctioned and approved by the **Building Engineer (Metro), Nagpur Improvement Trust Nagpur**. **WHEREAS** in pursuance of desire of the developers & vendors had accordingly prepared a plan of the Ground + 9 **Storied residential** Building proposed to be constructed on the above said plot of the land and the same is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. **B.E.(NMRDA)/ East/ KampteeTahsil/ Case No. MB-102/2018041373/177 Dated 30 May, 2018 & plan enclosed here with; AND** and the said grantor also not changed the said approved plan by Nagpur Metropolitan Region Development Authority, Nagpur;

AND WHEREAS the owner has taken the possession of the said plot for constructing and developing the Residential Complex to be known as "**DEV PLAZA** in Prabha City having **104 Separate Residential flats**. The total built up area of the Building construction of "**DEV PLAZA**" is about **5752.173 sq.mt. & total carpet area is about 5188.348 Sq.mtrs.** in the Schedule in detail along with the plan attached hereto as **ANNEXURE 'A'** approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. **B.E.(NMRDA)/ East/ KampteeTahsil/Case No. MB- 102/2018041373/177 Dated 30 May, 2018**

AND WHEREAS a Deed of Declaration for Development and construction of the Residential Complex known as "**DEV PLAZA**" is executed by the original vendor developer and same is registered in the office of Sub – Registrar, Kamptee at **Serial No. 1415, Dated 12.03.2019.**



WHEREAS subsequently the Grantor has prepared the **Revised Building Plan** for the aforesaid Project known and styled as **Ground + 10 Storied residential Building "DEV PLAZA in Prabha City having 118 Separate Residential flats.** The total built up area of the Building construction of **"DEV PLAZA"** is about **6535.192 sq.mt. & total carpet area is about 5905.286 Sq.mtrs.** in the Schedule in detail along with the plan attached hereto as **ANNEXURE 'A'** sanction and approved by Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. **B.E.(NMRDA)/East/ Kamptee Tahsil/Case No. MB- 220420228/12/2620 Dated 10 June, 2022 And**

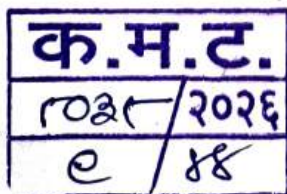
WHEREAS as per the said **Revised Building Plan** additional One Apartments on Nine Floor and Six Apartment each on **"Wing-A & Wing-B"** are Sanctioned and due to revised Building Plan the dimensions of Carpet Areas and Undivided share in land of previous Buildings identified as **WING-A & WING-B** are also changed; **And**

WHEREAS a **Deed of Correction/Amendment to Deed of Declaration for Development** and construction of the Residential Complex known as **"DEV PLAZA"** is executed by the original vendor developer and same is registered in the office of Sub – Registrar, Nagpur-7 at **Serial No. 6455, Dated 05.08.2025.**

WHEREAS the purchaser herein above named has/have satisfied herself/himself in respect of the vendors-developer's titled to the said property as good, valid and marketable.

AND WHEREAS purchaser/s has also seen and approved **Revised Building Plan** of the proposed 10 - storied building in the **"DEV PLAZA"**

AND WHEREAS as the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from May 1, 2017, the aforesaid Scheme/Project is come under the said Act and therefore the provisions of the said Act are applicable to the aforesaid Scheme/Project, In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and Further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Building/Complex known and styled as **"DEV PLAZA"** and collectively known as **"PRABHA CITY"**. Real Estate Regulatory Authority Registration No.P50500018041 on dated 22/07/2025.



AND WHEREAS, the purchaser/s being desirous of purchasing an flat for his residential use in the said "DEV PLAZA" a Four storied building with heritable and transferable rights therein has approached to the developers and expressed her/his desire and willingness to purchase the undivided 0.83% share and interest in the said plot together with the entire R. C. C. Super structure comprising of Apartment bearing No. A -206, on the Second Floor of the building constructed thereon and after detailed negotiations the vendors-developers have agreed to sale the same to the purchaser and the purchaser has also specifically agreed to purchase the same agreeing interlaid to pay, provide and contribute the entire agreed cost of construction of the residential unit/Apartment chosen by her/ him to vendors-developers.

WHEREAS considering their/ her/his request and after detailed negotiations the vendors-developers have now jointly agreed to sale the aforesaid property to the purchaser to a total consideration of Rs. 29,00,000/- (Rs. Twenty Nine Lacks Only)

NOW THEREFORE THIS DEED OF AGREEMENT TO SALE WITNESSETH AS FOLLOWS :

1. That, the vendors-developers shall sell and purchaser will buy the proportionate undivided 0.83% share and interest in the said plot together with the entire R.C.C. Super structure comprising of Apartment bearing No. A -206, on the Second Floor of the building constructed thereon known as "DEV PLAZA" , more specifically mentioned in schedule which being the subject matter of this deed and for the sake of brevity hereinafter, referred to and called as the said property.

Manner of Payment Received

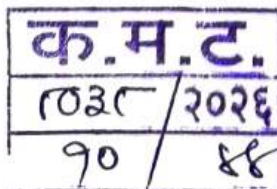
A. Rs. 51,000/- (Rs. Fifty One Thousand only) paid by the Purchaser to the vendor vide Cheque, No. 513906 Dated 11/07/2026 drawn on State Bank of India. Nagpur.

B. Rs. 3,00,000/- (Rs. Three lakhs only) paid by the Purchaser to the vendor vide Cheque, No. 000044 Dated 19/09/2026 drawn on Bank of Badoda. Nagpur.

C. Rs. 2,43,726/- (Rs. Two lakhs Fourty Three Thousand Seven Hundred Twenty Six only) paid by the Purchaser to the vendor vide Cheque, No. 000045 Dated 19/09/2026 drawn on Bank of Badoda. Nagpur.

D. Rs. 2,30,527/- (Rs. Two Lakhs Thirty Thousand Five Hundred Twenty Seven Only) paid to the Vendor By the Purchaser vide Cheque /D.D.No.934125 dated 17/09/2026 drawn on State Bank of India, Nagpur at the time of sale deed By availing Housing Loan from on Hinduja Housing Finance Ltd., Nagpur, the receipt whereof hereby acknowledge by the vendor

D. Rs. 20,74,747/- (Rs. Twenty Lakhs Seventy Four Thousand Seven Hundred Forty Seven Only)paid to the Vendor By the Purchaser vide Cheque /D.D.No.934126



dated 17/09/2026 drawn on State Bank of India, Nagpur By availing Housing Loan from on Hinduja Housing Finance Ltd., Nagpur, the receipt whereof hereby acknowledge by the vendor.

Rs. 29,00,000/- (Rs. Twenty Nine Lakhs only)

The purchaser has paid an amount of **Rs. 29,00,000/- (Rs. Twenty Nine Lakhs only)** as above mentioned. The Seller/Vender/Owner hereby acknowledges the receipt of the above payment subject to realization of the said cheques if any. That in case any of the said cheques are dishonored for any reasons then the instant agreement of sale shall stand cancelled IPSO-FACTO.

25% at the time of Plinth Level Work

5% at the time Each Level Slab of Ground Floor To Tenth Floor.

10% at the time of Brick Work

9% at the time of Internal, External Plaster

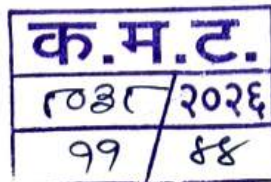
And Floor Finishing Level

1% before Possession/at the time of sale deed

2. That the purchasers shall pay the remaining amount as stipulated hereinabove strictly as mentioned above. It is understood by the purchasers that the timely payment of the installments as above is of the essence of contract. On failure of the purchaser to make the payment as above, the agreement shall automatically stand terminated & cancelled.

3. In the event of cancellation, vendor-developer shall be entitled to resell the said 'apartment to any other intending buyer without giving any further notice to the purchaser herein. The purchaser shall only be entitled to refund of the amount paid by him/her/them, without any interest and after deduction of fixed sum of Rs.50,000/- from amount so paid, as & by way of charges, expenses incurred & liquidated damages.

4. That the purchasers shall be entitled to receive the vacant possession of the said property from the vendor-developer on payment of consideration as referred to in above para and hold the same till the execution / registration of the sale deed in his favour by the vendor- developer in trust for the vendor-developer. However the purchaser shall not be entitled to occupy the said property till the execution of the sale deed, or on payment of the balance amount of sale consideration to the vendor-developer whichever is earlier.



The vendors-developers will hand over the possession of above said property and execute the sale deed within **12 months** from today.

5. That, the vendor-developer will be provide all necessary document or N.O.C. or sanctioned from any Government or semi-Government deptt. Which will be necessarily requires for registration of sale deed.

6. That, the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-agricultural/ ground rent, corporation taxes, cesses, electricity, water charges and all other outgoing etc. levied on property hereby agreed to be sold and payable by the vendor- developer up to the date of registration of the sale deed.

7. That, the vendor-developer shall answer all the reasonable requisition on the title to be made by the purchaser and shall establish, good, valid and marketable title to the property hereby agreed to be sold.

8. That, the property hereby agreed to be sold is believed and shall be taken to be correctly described in the scheduled herein under written and if any misstatement, error or omissions will always be subject to correction by the parties hereto.

9. The vendor-developer shall be at liberty to sell and/or allot units, flats in the said complex Known as "**DEV PLAZA**" and also entitled to enter in to the agreements with the prospective buyers or allottees, individually or collectively on such terms and conditions as it might think fit and proper.

10. That, the vendor-developer shall deliver the actual physical possession of the property hereby agreed to be sold to the purchasers or their nominee(s) in vacant condition after receipt of the full amount of sale consideration or at the time of the registration of the sale deed.

11. That, the purchaser fails or neglects to pay the balance sale price to the vendor-developer strictly within the time stipulated in clause 2 above then in the such event vendor - developer shall be entitled to claim and receive the interest at the rate of 24% p.a. or unpaid balance sale price from the date of the default till the date of actual payment thereof from the purchaser. However, such grace period with interest shall not exceed more than 30 days.



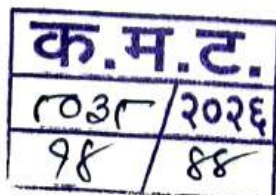
12. That, the proportionate undivided share and interest in the said plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.
13. That, the purchaser/s has satisfied herself/himself/themselves with respect to the vendor-Developer's title to the said property as good, valid and marketable and he/she/they has accepted the same without any further investigation. They/he/she has also satisfied with himself/herself/themselves about the developer's right to enter in to this agreement with purchaser/s.
14. That the said property is believed and shall be taken to be correctly described in the schedule herein under written and be sold subject to the outgoing agreements .restrictions and rights of the vendor-developer and other co-owners of the remaining undivided share in the said plot of land and the owners of the other built up spaces in the proposed building affecting the same and 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.
15. That the purchaser has finally chosen to own and possess **apartment bearing No. A-206**, on the **Second Floor** of the proposed building more particularly described in the schedule hereunder written.
16. That, the vendor-developer shall not deliver the actual possession as well as execute the Sale Deed of the said apartment to the purchasers until the entire cost of construction including also the charges for installation of electric and water meters, legal expenses stamp duty, registration fees, GST, Turn - over Tax/ Service Tax or other any tax, are paid by her / him/Them in full to the developers.
17. That, the purchasers agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the sale deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other apartment / UNIT owners inters in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970 and the rules made there under.
18. That, the available open space, the common areas and common facilities as may be provided in the said building shall be common use of all the apartment owners in the said building and shall always remain undivided and no partition or division of any part thereof will be affected or carried out by the purchaser severally or jointly with any other



apartment owner/owners AS WELL AS separate car Parking area will be provided to the individual residential Unit owner at ground floor. Whereas the staircase of the said building shall be use commonly by all apartment/unit owners. That the common door/entrance at ground floor of the said Building shall be use by all unit/apartment owners.

19. That, the m the event of the purchasers committing breach of any of the terms and conditions herein contained, this agreement shall ipso facto come to an end and the amounts till then' subscribed by the purchaser towards the cost of construction of the apartment chosen by her/him shall be refunded to her/him free of any interest thereon and also after deducting Rs. 50,000/- by way of liquidated damages within three months from the date, this agreement stands terminated / cancelled and in such event her/his right to purchase the proportionate undivided share-and interest in the said plot of land shall also extinguished and come to an end simultaneously has a matter of course in such event the vendor-developer shall be at full liberty to sell the said undivided share and interest in the said plot of land also the said apartment to any prospective / intending buyer as may be approved by the developer without any further notice or reference to the purchaser.

20. That, the vendor developer reserves their rights to erect any additional construction of the available open space or on the top or terrace of the building of the F.S.I, in relation to the same plot of the land is increased at any future date and in such event the purchaser shall not prevent or obstruct the developer in so utilizing and dealing with such additional F.S.I, and in such event the prospective buyers of such additional apartment shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities, etc, as may be provided to the said building. It is specifically agreed by the purchaser that the percentage and proportion of undivided share in the said plot of the land shall always be subject to proportionate reduction if some additional apartments are constructed thereon by the developer and in such case the purchaser shall not claim any proportionate refund of the cost price of the land. The purchaser also further agrees that she/he will not erect any structure either permanent or temporary on the available open space or on the top / terrace of the said building.



21. That all taxes, Ceases, fees and other impost livable on the said property till the execution of this Sale Deed shall be payable by the Vendor and after sale deed the Purchaser shall be responsible for the payment of the same.

22. That installation of Electric Meter Charges & water meter, GST,VAT, Service Tax that shall be payable before the time registration of agreement to sale /sale deed by the purchaser to the vendors-developer.

23. That all expenses on account of preparation of this agreement to sale & Sale Deed including the cost of Stamp Duty and registration fees payable thereof shall be bear & payable by the PURCHASER, the stamp duty paid is as per the Govt. Rates.

SCHEDULE OF RESIDENTIAL UNIT/FLAT PROPERTY HEREBY

AGREED TO BE SALE

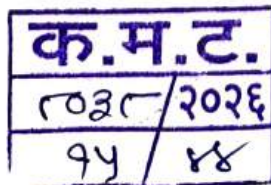
All that super structure comprising of the residential Flat/Unit No. A-206, having carpet area admeasuring about 49.096 Sq. Meters, & Built Up area admeasuring about 54.170 Sq. Meters, on Second Floor in Scheme known as "DEV PLAZA" together with proportionate undivided share & interest 0.83% in the land/Plot No. 85, admeasurements 3036.560 SQ.MT in Scheme/Layout known as "PRABHA CITY" being a portion of entire land bearing Survey/Khasra No. 188/1A2, 191/3-B & 191/4 area admeasuring about 1.01, 0.81 & 1.21 Hectors respectively total area 3.03 Hectares (OR 3,03,000 Sq. Mtrs) of Mouza:- Pawangaon, P.H. No. 18, Tah.-Kamptee, Dist. - Nagpur.Tah.- Kamptee, Dist. - Nagpur.

The said Flat property which are bounded as under :

Boundaries of Flat No. A-206

ON THE EAST : Lobby
ON THE WEST : Open
ON THE NORTH : Flat No.A-201
ON THE SOUTH : Flat No.A-205

IN WITNESS WHEREOF THE VENDORS-DEVELOPERS, AND THE PURCHASERS HEREINABOVE NAMED HAVE HERETO SET THEIR RESPECTIVE HANDS AND SIGNED THIS DEED OF AGREEMENT AT NAGPUR IN THE PRESENCE OF ATTESTING WITNESSES SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN: Drafted By R.D.Meshram 9373129917





FOR M/S SHREE TAJ CONSTRUCTION

Shance

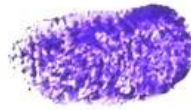


1) SHRI. PRAMOD S/O DEORAOJI GHARDE
Proprietor,



FOR M/S MATOSHREE PRABHA BUILDERS & DEVELOPERS

Rphnarede



2) SMT. RUPALI W/O PRAMOD GHARDE
Proprietress,
(VENDORS-DEVELOPERS)



डिम्पल शुक्ला



1. DIMPAL VINOD SHUKLA
(PURCHASER)

WITNESSES:



1)

21/11/2024



2)

Shukla



क.म.ट.
१०३८/२०२६
१६/८८





[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]



20381186735

१८८/१ अ २/१९१/३ ग/१९१/४/पैकी/प्रनॉट म. ८५

मुधारणा पट्टी भोगवटादार वर्ग - १

जुने फारम क्र : (१२१६) (२०५२) (३६८७) (१०८८)



हा याद मनुष्य जन्मार्ज ७ दिनांक २५/०५/२०१६-२६/०५/१९९९ ईसा मी डिजिटल स्वयंसेवा कोठा आहे व याद मनुष्य जन्मार्ज १२ था लेटा स्वयंसेवा मंडळ अंतर्गत आहे ७/१२ अतिरिक्त वर कोमलपुत्री सही शिवचवणी आधारकता नाही.

७/१२ अतिरिक्त वि. : २४-०७-२०१६ : १०-०७-१९९९ ईसा, वेबसाइट मंडळनीतामी <https://digitalsabara.maharashtra.gov.in/dar/> या संकेत स्वयंसेवा जाणकारी ७७७१००००१०१२६१५ हा कार्यक मंडळनीतामी.

पृष्ठ क्र. १/२

96 / 88





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

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number : P50500018041

- Project DEV PLAZA
- Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO.85, SURVEY NO 188/1-A2 at Pawangaon, Kamptee, Nagpur, 440035
- RUPALI PRAMOD GHARDE having its registered office / principal place of business at Pawangaon, Kamptee, Nagpur, 440034
- Additional project details are provided as an annexure

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
- The promoter shall deposit seventy percent of the amounts realised 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 subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
OR
- That entire of the amounts to be realised hereinafter by me/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 receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from 10/10/2018 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- 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



Digitally Signed By
Prakash Kaluram Sabale
(Secretary, MahaRERA)
22 JUL 2025 11:41:21 AM +0530

Dated: 22/07/2025
Place : Mumbai

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

For further details of this project please visit: <https://maharera.maharashtra.gov.in/>



No.:E.F

✓To,

Nagpur Metropolitan Region Development Authority

NIT, Station Road, Sadar, Nagpur-440 001

No.:E.E.-2(NMRDA)/Release/ 12

Nagpur, dt. 02/04/2018

✓ To,

Shri Sudeshchandra Babulalji Gupta,
Through Power of Attorney
Shri Pramod Deoraoji Gharde and
Sau. Rupali Pramod Gharde
R/o. 119, Swaraj Vihar colony,
Wathoda, Nagpur - 440009

Subject: Release of Plots in Layout bearing Kh. No. 191/3B, 191/4, 188/1A-2 of
Mouza Pawangaon, Tah. Kamptee, Dist. Nagpur.

Reference: Your Application dated 08/01/2018.

With reference to above following 17,27,36, 43,44,45,46, 47,48,49,50, 51,52,53,54, 55,56, 57, 58,61,62,63,64,65,66,69,70,71,72,73,74,75,77,78,80,85 of 36 Plots & Amenity Spaces-1,2,3 & 4 are released as per detailed dimensions and areas from approved layout plan and as per orders of Hon'ble Metropolitan Commissioner Nagpur Metropolitan Region Development Authority vide order dt. 29/03/2018.

Sr. No	Plot No.	Dimensions (in sq.m.)	Gross area of each plot (in sq.m.)	Deduction for Tangent (in sq.m.)	No. of Plots	Net area released (in sq.m.)
1	17	$\frac{1}{2} (10.90+14.60) \times 13.20$	168.30	6.331	01	161.969
2	27	$\frac{1}{2} (11.20+14.30) \times 13.20$	168.30	7.469	01	160.831
3	36	$\frac{1}{2} (11.80+14.40) \times 13.20$	172.92	--	01	172.920
4	43	$\frac{1}{2} (17.40+14.60) \times 13.20$	211.20	7.437	01	203.763
5	44	$\frac{1}{2} (19.60+16.90) \times 13.20$	240.90	6.570	01	234.330
6	45,46,47,48,49, 50, 53,54,55,56, 57, 58, 61, 62, 63,64, 65, 66, 69,70,71,72,73, 74, 77,78,80	7.10X13.20	93.720	--	27	2530.440
7	51	$\frac{1}{2} (9.70+12.40) \times 13.20$	145.86	--	01	145.860
8	52	$\frac{1}{2} (9.50+12.10) \times 13.20$	142.56	--	01	142.560
9	75	$\frac{1}{2} (17.90+20.70) \times 13.20$	254.76	7.437	01	247.323
10	85	$\frac{1}{2} (52.50 \times 70.70) + \frac{1}{2} (33.40 \times 70.70)$	3036.56	--	01	3036.560
				Total:-	36	7036.556
11	Amenity Space-1, 2, 3 & 4	$504.02+630.81+563.64+1335.256 = 3033.726$	3033.726	--	--	3033.726

Total plot area released = 7036.556 Sq.m.

[Approved by Hon. M.C. (NMRDA).]

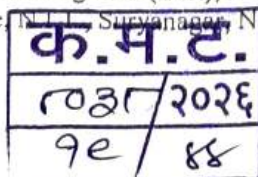
(Signature)

Executive Engineer-2
Nagpur Metropolitan Region Development Authority

N.B. :- The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by NMRDA. as per Agreement executed with Shri Sudeshchandra Babulalji Gupta, Through Power of Attorney Shri Pramod Deoraoji Gharde and Sau. Rupali Pramod Gharde, R/o. 119, Swaraj Vihar colony, Wathoda, Nagpur - 440009

Copy to :-

- Executive Engineer, Nagpur Metropolitan Region Development Authority, North Ambazari Road, N.I.T., Nagpur
- Assistant Engineer (East), Nagpur Metropolitan Region Development Authority, Division Office, N.I.T. Survey Nagar, Nagpur



(Signature)
Executive Engineer-2
Nagpur Metropolitan Region Development Authority

[illegible]

Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

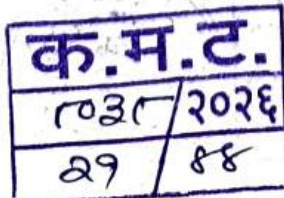
APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority (Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No. BE(NMRDA)/227		Dispatch Date: 13/6/2022
To,		
Name of the Person	श्री राज कंस्ट्रक्शन तर्फे श्री प्रमोद घाटे व मे. मातोश्री प्रभा विल्डर्स अँड डेव्हलपर्स तर्फे श्रीमती रूपाली घाटे	
Address of the Applicant	प्लॉट नं ११९ स्वराज विहार कॉलोनी बाळोडा नागपूर ४४०००१	
Permit No. :	B.E (NMRDA)/East/Kampha Tahasil/ No. 220420220/2022042712/2625	Date : 10-Jun-2022
Site of Proposed Work, Plot No. :	85	
Mouza & Khasra :	Pawangaon-191/3B, 191/4, 188/1A2	
Layout Name :	MALIK MAKBUJA;PAWANGAON;191	

Sir, With reference to your application number 220420228 dated 27-APR-2022 for the grant of sanction of Commencement Certificate under section. 44 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building. Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 30/05/2022. As per the Provisions of UDCPR-2020 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.
7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" to the NMRDA.



8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G". This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate. The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary certificate in prescribed format "H" Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued. The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution..

10. W.C, Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building; the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 62 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act, 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

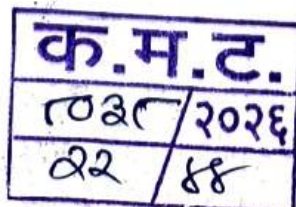
22. Necessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 21/02/2015

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 16/04/2015 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer, NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competant Authority Dated 11/02/2022 Letter No. MAFS/51/2022/129

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 18/05/2018.



27. This sanction is subject to the conditions of NOC from Gram Panchayat Pawangan dated 16/12/2018
28. Necessary arrangement for Solar Water Heater shall be incorporated.
29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated 16/12/2018
30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated 16/12/2018
31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDC/PR Rule & MRTP Act 1966 as and when embedded.
32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.
33. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.
34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA
35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.
37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.
38. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability.

Enclosure :

One Copy / One Set of Sanctioned Plan



2022042712

Copy To:

1. The Divisional Engineer-I, NMRDA
with a copy of sanction building permit building plan (enclosed herewith) for
necessary action

deetha
Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 22.12.2018 OF
STRUCTURAL DESIGNER AND APPLICANT

sdh
Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

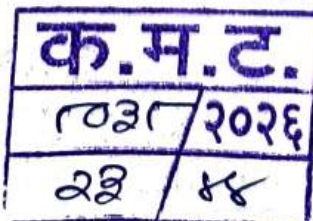
This Sanction is Subject to
Conditions Mentioned in Release
Letter of N.M.R.D.A. Dated 18/05/2018

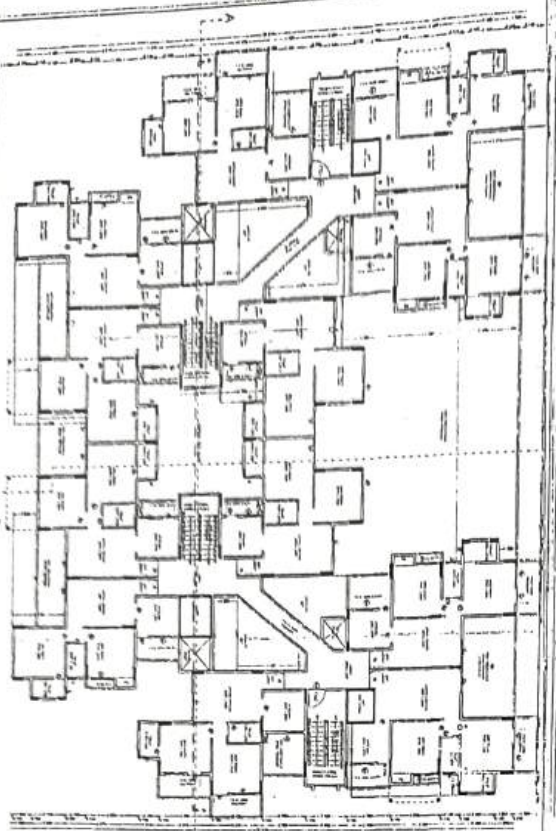
The Previous Building Permit No. L.E. (NMRDA) / East /
Hampden Tahaill / No. L.E. 102 / 2818041373 / 177
Dated 30/05/2018 Building Plans to Stand to be Cancelled

Subject to Condition of
N.O.C. from Airport Authority
Dt 18/05/2018

Subject to the provisions of
structural drawings submitted
by applicant.

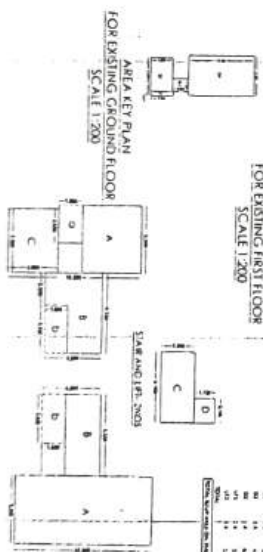
Necessary arrangements for rain
water harvesting shall be done.





8

SANCTIONED



**AREA KEY PLAN
FOR EXISTING GROUND FLOOR**

Examine the data at each of the 10 locations.

A	1.8	5.0	10.5	11.1	15.5	50.0
B	2.8	3.5	4.5	5.0	15.5	50.0
C	1.4	10.0	2.0	5.0	5.0	50.0
D	3.2	1.0	2.0	5.0	5.0	50.0
E	3.2	1.0	2.0	5.0	5.0	50.0
F	3.2	1.0	2.0	5.0	5.0	50.0
G	3.2	1.0	2.0	5.0	5.0	50.0
H	3.2	1.0	2.0	5.0	5.0	50.0
I	3.2	1.0	2.0	5.0	5.0	50.0
J	3.2	1.0	2.0	5.0	5.0	50.0

ANALYZE DATA AT EACH LOCATION

177-13-10-9

REFERENCE:

ASTM Standard Practice for
Dyeing and Discoloration Tests
for Textiles (D56) (ASTM D56-98)
ASTM Standard Practice for
Dyeing and Discoloration Tests
for Textiles (D56) (ASTM D56-98)

SUBMISSION DWG.



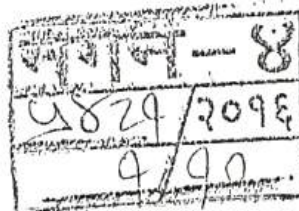


महाराष्ट्र MAHARASHTRA

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NAGPUR 14
Y 209218

14 SEP 20



Stamp Here

BEFORE THE OFFICE OF SUB-REGISTRAR,
NAGPUR CITY

GENERAL POWER OF ATTORNEY

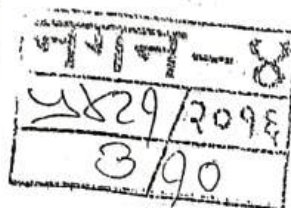
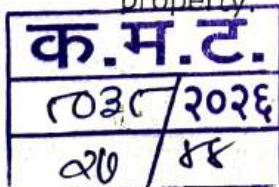
KNOW ALL MEN BY THESE PRESENTS that I PRAMOD S/o DEORAOJI GHARDE ; Aged about 41-years; Occ.. Business; [PAN NO. AIXPG 9718 Q]; Resident of 81, Wathoda Layout, Vidya Nagar, Nagpur-440009., for certain cogent reasons, pre-occupation and personal difficulties, it is not possible for me to do certain acts deeds and therefore do hereby appoint, constitute and nominate MY WIFE SAU. RUPALI W/O



PRAMOD GHARDE ; Aged about 30-years; Occ. Business ; [PAN NO. BDKPG1639R] Resident of 81, Wathoda Layout, Vidya Nagar, Nagpur-440009.; as MY ATTORNEY, in my and on behalf of to do all or any acts or things hereinafter, mentioned in respect of my present & future movable & immovable properties.

I do hereby by on behalf of me nominate & appoint my mother **SAU. RUPALI W/O PRAMOD GHARDE**, as My Lawful Attorney, to do, execute and transact all such acts, deeds and things as may be necessary, expedient or conducive to the efficient use in respect of any movable & immovable property as may be deemed fit and in particular to do so, execute and transact the following acts, deeds and things so long as the said attorney continue to be alive ;

- 1) To do and execute all acts pertaining to my property for getting the necessary clearances on my behalf.
- 2) To sign, verify, execute and file any document banking/non-banking and to swear any affidavit or solemn affirmation on my behalf which my said attorney thinks proper.
- 3) To transfer, convey, sale, lease, let, mortgage any movable as well as immovable property on my behalf.
- 4) To receive amounts, advances, and any other consideration in his/her name on my behalf.
- 5) To sale or purchase & sign on any Sale Deed as Seller or purchaser on my behalf in respect of my any movable or immovable present and prospective property.
- 6) To sign on mortgage Documents of any bank or financial institute in respect of my own movable & immovable property on my behalf.
- 7) To represent me & present any documents for registration by her signature or otherwise before any Authority, Registrar, Sub Registrar, Court of Law for any matter pertaining to my any property.



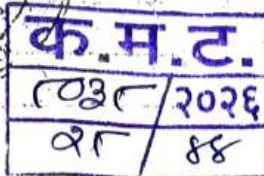
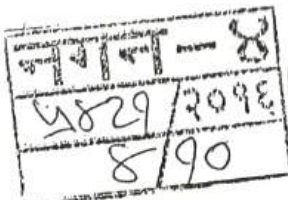
8) To execute and register and sign Deeds, agreement to sale, Sale Deeds, Transfer Deeds, Indemnity Bonds, Affidavits, Assignments, Hypothecation Deeds, Mortgage Deeds as per law for having valid ownership / transfer of my movable or immovable in my name, on my behalf as purchaser or seller, including that of settlement and finalization of terms as may be deemed fit by the aforesaid Attorney.

9) To execute all applications, mutations, transfers, Clearances, and Sanction of Map and all other documents for the valid transfer, of my movable or immovable property with the authorities of the Nagpur Municipal Corporation, Nagpur Improvement Trust and all other Govt. Authorities including the City Survey and others if any.

10) To sign complaints, applications, appeals, revisions, Writ Petitions, replies, misc. applications, written statements, agreements on my behalf, settle, admit, adduce evidence, affirm affidavits, compound submit or withdraw any suit and verify it as per law before any Court, Revenue Authorities, Competent Authorities, Grampanchayat, N.M.C., N.I.T. and others at all stages and also file the same, sign the Vakalatnama, if any for the effective use of the said property, whether Civil, Revenue or Criminal whether Original or Appellate.

11) To submit for arbitration either in the Court or out of the Court or any of the suits, proceedings claims and demands etc. if any arising in the course of or in relation to my movable & immovable property.

12) To appoint, engage, dismiss or discharge any pleader, servants, advocate, or advocates or such fees and salary or remuneration as the said Attorney's think fit and proper for the benefit of the beneficial use of the property.



13) To negotiate, pay the contractual money, award and pay the sale proceeds of my movable & immovable property in my name on my behalf and on my behalf or the purpose of the beneficial use of the property.

14) To further assign all such powers vested with him/her on my behalf to any of his/her nominees, third person or any other person of his/her choice, for consideration or without consideration.

15) To appear before all the Courts of Law Personally, individually, jointly and severally or through Counsels, agents on my behalf before the authorities for the present, future as well as past activities of my movable & immovable property and complete all the proceedings in the Court of Law in my absence.

16) That all the powers vested herewith to my Attorney is on my behalf as if the said Attorney has acted on my behalf in my personal capacity jointly or severally.

GENERALLY TO DO all Lawful acts and things necessary for the above-mentioned purposes. And I do hereby agree to ratify all the acts, deeds and things lawfully done in good faith by my said attorney, which shall be construed to as acts, deeds and things lawfully done in good faith by my said attorney and shall be construed as acts, things and deeds done by me on my behalf, my successors, minors, in relation to my movable & immovable property and it shall be deemed to be have done and cause to be done by me on my behalf by Virtue of the Power hereby given.

IN WITNESS WHEREOF I Executants' has put my signature on this Irrevocable Power of Attorney on being explained to me in vernacular all the contents thereof and upon fully understanding the same on this 10th day of October, 2016 in the presence of attesting witnesses :

