

"AGREEMENT OF DEVELOPMENT AND SALE"

Market Value of the Plot No- 60 is Rs-1,79,10,000/-

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For the purposes of Stamp Duty the Valuation is

RS. 8,96,000/- & Registration Fees of Rs.30,000/-

THIS AGREEMENT OF DEVELOPMENT/SALE is made on this **20th Day of July, 2023** BETWEEN

1) SMT. MRINALINI ARVIND RAJURKAR

Aged About 75 years, Occupation – Household,

PAN No- **BGSPR9615R**

ADHAR No- 4202 7296 7995.

2) SMT. ASMITA LALITMOHAN KOLARKAR

Aged About 78 years, Occupation – Service,

PAN No- **BVAPK9992D**

ADHAR No- 3166 1224 9316

Both R/O – Plot No.60, Madhav Nagar, Nagpur, Tahsil and District- Nagpur – 440022, hereinafter called the **OWNER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said OWNER, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

M/S. ANKIT CONSTRUCTIONS,

A Partnership Firm, having its Branch Office at 30, Staff Irrigation Colony, Trimurti Nagar, Ring Road Nagpur-440022. PAN- **AABFA5924G**

Represented through its Authorized Partner

SHRI. KISHOR S/o GOVINDRAO KANHERE

Aged about - 58 Years, Occupation - Business

PAN- AAHCP4887C,

ADHAR No- 356739447035,

Resident of Plot No. 101, Pande Layout, Khamla, Nagpur, Tahsil and District – NAGPUR-440025 hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as their respective heirs, legal representatives, executors, administrators and assigns of the **OTHER PART**.

WHEREAS the Owners herein above named are Share Holder Member of the P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED,



to the Arbitration consisting of sole Arbitrator to be appointed by consent of both the parties. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(40) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyers in all relevant records.

(41) THAT the Developer agrees to pay Electric and Water Meter charges, all the tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owner indemnified against the same.

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

(43) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Pieces and Parcel of land bearing **Plot No.60** in line M/1 of the sanctioned layout of P.M.G's OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring Length 70 Ft. and Breath 46 & 53 Ft. equal to 3465 Sq. Ft. (OR 321.90 Sq. Mtrs.) (As per City Survey Records the area is **310.20 Sq. Mtrs.**(3339 sq.ft.) being a portion of the entire land bearing Kh. Nos. 109/3 and 110/3 of Mouza- AMBAZARI bearing City Survey No. 2573 and Sheet No.85 of **Mouza- AMBAZARI** situated at Shradhanand Peth, Nagpur within the limits of the Nagpur Municipal Corporation having Corporation House No.311/C/60/1 & 311/C/60, Ward No. 74 in Tahsil and District- Nagpur bounded as under as per layout plan :-

ON THE EAST	-	PLOT NO 61.
ON THE WEST	-	ROAD.
ON THE NORTH	-	TEMPLE.
ON THE SOUTH	-	PLOT NO 59.

