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AGREEMENT OF RE-DEVELOPMENT

FOR RS. 21,15,61,200.00 ONLY

MARKET VALUE RS. 23,50,68,000.00 ONLY

Sau. Nandja Bhooskar

THIS AGREEMENT OF RE-DEVELOPMENT is made on this 27th Day of APRIL, 2024 BETWEEN (1a) SMT. MOHINI VIKAS BHIDE wd/o LATE SHRI. VIKAS BHIDE, Aged 72 Years, Occupation - Housewife (**PAN AQKPB4747K & AADHAR 3012 8143 9251**); (1b) SHRI. AKHILESH VIKAS BHIDE S/o LATE SHRI. VIKAS BHIDE, Aged 43 Years, Occupation - Service (**PAN AKFPB5924K & AADHAR 6787 7700 5712**); (1c) SHRI. ABHIJIT VIKAS BHIDE S/o LATE SHRI. VIKAS BHIDE, Aged 47 Years, Occupation - Service (**PAN AGJPB8044Q & AADHAR 6868 3962 0999**); (2) SHRI. SURENDRA DATTATRAYA PRADHAN S/o DATTATRAYA PRADHAN, Aged 73 Years, Occupation - Retired (**PAN AGMPP2307F & AADHAR 2494 8805 3002**); (3) SHRI. CHAMPAKLAL AMRUTLAL JOSHI S/o AMRUTLAL JOSHI, Aged 70 Years, Occupation - Business (**PAN ABAPJ8077H & AADHAR 4377 2530 8883**); (4) SHRI. RAMESH TULSIRAM TRIVEDI S/o

[Handwritten signatures and names: Smt. Mohini, Shri. Akhilesh, Shri. Abhijit, Shri. Surendra, Shri. Champaklal, Shri. Ramesh]

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Extension, Shivajinagar, Nagpur-440010, Tahsil and District - NAGPUR, hereinafter all jointly called the OWNERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

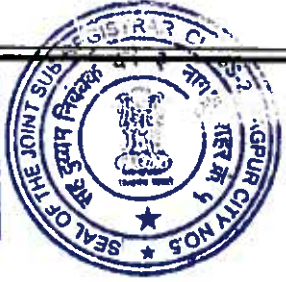
AND

M/S. DHRUMISHA INFRAVENTURES LLP (PAN AAWFD4391D), A Limited Liability Partnership Firm duly Incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008 bearing LLP Identification No. ACG-2017 Dated 22-3-2024 having its Office at Plot No. E7, Shreenath Sai Nagar, Nagpur-440027 and acting through its Partners (1) SHRI. ASHOK DHIRUBHAI BHUVA S/o DHIRUBHAI BHUVA, Aged 46 Years, Occupation - Business, Resident of Plot No. 315, Nagar Vikas Housing Society, Narendra Nagar, Nagpur-440015, Tahsil and District - NAGPUR (PAN AHKPB4587C & AADHAR 5799 9236 4276); (2) SHRI. SURESH RAMRAO BOBHATE S/o RAMRAO BOBHATE, Aged 68 Years, Occupation - Business, Resident of D-13, Manewada Ring Road, Near Water Tank, Shreenath Sai Nagar, Nagpur-440027, Tahsil and District - NAGPUR (PAN ABCPB4610Q & AADHAR 8105 2355 1338); AND (3) SHRI. PRANAV RAJESH PALLEWAR S/o RAJESH PALLEWAR, Aged 26 Years, Occupation - Business, Resident of Flat No. 601, Motif Universal, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District - NAGPUR (PAN DAKPP5140P & AADHAR 5729 6958 1568), 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, successors and assigns of the OTHER PART.



WHEREAS ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 36 containing by admeasurement 14400 Sq. Ft. (OR 1337.70 Sq. Mtrs.) Togetherwith the then existing Residential House standing thereon, bearing Corporation House No. 880, City Survey No. 362 and Sheet No. 23/28 of Mouza - AMBAZARI, situated at Dharampeth Extension, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Vasanti W/o Sadashiv Deshpande, Mrs. Padma W/o Shankar Deshmukh, Mrs. Shalini W/o Vyankatesh Pangarkar, Mrs. Asha W/o Vishwanath Buche and Mrs. Neeta W/o Dattatraya Baxi, who lateron jointly transferred the same by way of Sale to The Dharampeth Gruha Nirman Sahakari Sanstha Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 bearing Registration No. 1041 having its Registered Office at Ramnagar, Nagpur by a Sale Deed Dated 27-3-1981, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1091 on 30-3-1981; AND

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(30) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(31) THAT all expenses on account of preparation of this Agreement of Re-Development including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Developer.

(32) The developer has agreed to pay Project Management Consultant Charges, if any, appointed by the flat owners upto Rs.10.00 lacs Only.

(33) That Apartment owners have decided that in case of the Apartment owner is not ready for redevelopment the developer shall initiate legal proceedings against the dissenting Apartment owners. After initiating legal proceedings against the dissenting Apartment owner, the developer shall not pay the goodwill amount of Rs.8.00 lacs, Maintenance Corpus Fund of Rs.3.50 lacs and Rent of Rs.20,000/- per month. The above said amounts shall be forfeited by the developer and use the said fund for initiating legal or other actions against dissenting Apartment owners. The remaining amount after expenses incurred, shall be handed to the Apartment society/association and not to the dissenting Apartment owners.

(34) That on getting the demand for proposed building to be constructed by the developer from the competent authority, the developer shall pay the demand within 30 days from the date of demand. Within 2 months period from the payment of demand by the developer, the Apartment owners shall vacate the said premises for redevelopment.

(35) That developer has agreed to provide amenities as per Annexure A (enclosed) herewith and further other specifications will be provided as per Annexure B (enclosed)

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 36 containing by admeasurement 14400 Sq. Ft. (OR 1337.70 Sq. Mtrs.) bearing Corporation House Nos. 40/A/1, 40/A/2, 40/A/4, 40/A/7, 40/A/8, 40/A/11, 40/B/1, 40/B/2, 40/B/3, 40/B/4, 40/B/5, 40/B/6, 40/B/7, 40/B/9, 40/B/10, 40/B/11 and 40/B/12, City Survey No. 362 and Sheet No. 23/28 of Mouza – AMBAZARI, situate at Shivajinagar, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and bounded as under :-

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