

AGREEMENT OF RE-DEVELOPMENT
OWNER SHARE VALUE RS. 1,22,93,000/- ONLY
DEVELOPER SHARE VALUE RS. 1,42,38,000/- ONLY

(Item No.20.324/230B, Page No.549, Rate Rs.41,720/- Per Sq. Mtr.)

THIS AGREEMENT OF RE-DEVELOPMENT is made on this 24 Day of MAY, 2024 BETWEEN (1) SHRI. NANDKISHOR S/o MAHADEO SATDEVE, Aged 58 Years, Occupation – Business (PAN – ANMPS3371F)(Aadhar No. 2285 5501 9488), (2) MRS. PAYAL W/o VIJENDRA KALAMBE, (PAN – ECIPK1189J) (Aadhar No. 7405 7866 9907) Aged 32 Years, Occupation – Service; (3) SHRI. SURESH S/o SHESHRAO UMALE, Aged 60 Years, Occupation – Retired, (PAN – AATPU7537M) (Aadhar No. 8049 8684 5863) ; (4) MISS. SUNITA D/o NAMDEORAO KAMBLE, Aged 55 Years, Occupation – Service (PAN – ANSPK1549H) (Aadhar No. 2382 2623 7318) (5A) SHRI. SATISH S/O MAHADEO SATDEVE, aged 64 years, Occupation - Business (PAN – GGEPS3602C) (Aadhar No. 5382 4151 2653) AND (5B) SHRI. JAYESH S/o SATISH SATDEVE (PAN -- DQLPS1815P) (Aadhar No. 5067 0294 9657) Aged 40 Years, Occupation – Business; (6) SHRI. DILIP S/o MAHADEORAO SATDEVE, Aged 67 Years, Occupation – Business (PAN – AAPPS5858K) (Aadhar No. 5334 6206 4440) (7A) MR. VAIBHAV S/o WASUDEORAO NETKE, Aged 44 Years, Occupation – Business (PAN – AECPN3334A) (Aadhar No. 9715 2335 3812) AND (7B) MRS. YASHODHARA W/o VAIBHAV NETKE, Aged 41 Years, Occupation – Business (PAN – AKVPR4535K) (Aadhar No. 7947 2382 2691), All Residents of Plot No. 31, "Mahavilla Apartment, Cosmopolitan Society, Somalwada, Nagpur-440025, 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



SHREEMAHALAXMEE BUILDINFRA PRIVATE LIMITED (CIN: U41001PN2023PTC223352), (PAN – ABLCS5293G), A Company duly incorporated under the Companies Act, 2013 and Office at House No. 47/14, Ramdaspath, Nagpur-440010, acting through its Directors **(1) SHRI. VIKAS ARVIND TAREKAR, (PAN – AATPT2331A) (Aadhar No. 5253 9914 7873)** Aged 47 Years, Occupation – Business, Resident of Flat No. 301, Fivestar Housing Society, 17, Farm Layout, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR; **AND (2) SHRI. HOMESHWAR VASANTRAO THAMEKAR (PAN – AEJPT8110K)** Aged 51 Years, Occupation – Business, Resident of House No. 3841, Raj Kala Talies Road, Ram Nagar, Wardha-442001, Tahsil and District – WARDHA, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said DEVELOPER COMPANY, as well as, its heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 31, containing by admeasurement 3291.30 Sq.Ft. (305.77 Sq. Mtrs.) of Mouza – SOMALWADA, being a portion of the entire land bearing Kh. No. 49/1 and , 49/3, bearing City Survey No. 457 (OLD – 455) and Sheet No. (230-B)/688, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Mahadeo Chandrabhan Satdeve, having purchased the same by him from The Cosmopolitan Co-operative Housing Society Ltd. Nagpur, by a Sale Deed Dated 23-06-1983, which is duly Registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 1430 (P) on 21-02-1983 and also the Correction Deed is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1 at Sr. No. 1906 on 05-04-1983; AND

WHEREAS the said Shri. Mahadeo Chandrabhan Satdeve lateron decided to develop the aforesaid Plot No. 31 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS accordingly Shri. Mahadeo Chandrabhan Satdeve prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 31 and to be known and styled as “**MAHAVILLA APARTMENTS**” and the same is duly sanctioned and approved by the Asst. Director of Town Planning, Nagpur Municipal Corporation Nagpur vide his Building Permit No. CS/7883/14700 Dated 15-05-2006; AND

- (34) THAT Any escalation in the building material cost or anything which is required for the completion of the scheme it is only Developer responsible and the said Owners are no way responsible for any such escalation of the cost and in no case shall be the cause of delay in completion of the Project.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Plot No. 31**, containing by admeasurement **3291.30 Sq.Ft. (305.77 Sq. Mtrs.)** of **Mouza – SOMALWADA**, being a portion of the entire land bearing Kh. No. 49/1 and 49/3, bearing City Survey No. 457 and Sheet No. (230-B)/688, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST - PLOT NO. 30
 ON THE WEST - ROAD.
 ON THE NORTH - PLOT NO. 16
 ON THE SOUTH - ROAD

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF RE-DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :


1) 


1)




 (NANDKISHOR MAHADEO SATDEVE)



2)


 (MRS. PAYAL VIJENDRA KALAMBE)



(2) 


Contd. . .



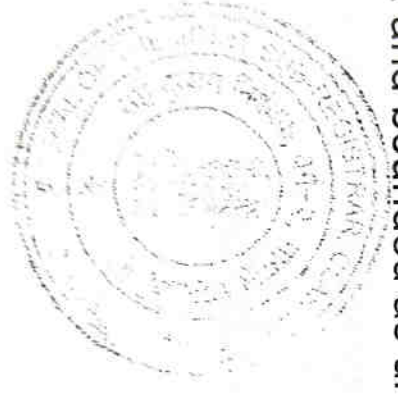
30,000/- Only is already paid at the time of Registration of Agreement for Re-Development Dated 24-05-2024, which is duly registered in the office of the Joint Sub-Registrar, Nagpur City No. 1, in Book No. 1 at Serial No. 6370 on even date.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 31, containing by admeasurement 3291.30 Sq.Ft. (305.77 Sq. Mtrs.) of Mouza – SOMALWADA, being a portion of the entire land bearing Kh. No. 49/1 and 49/3, bearing City Survey No. 455 and Sheet No. (230-B)/688, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :

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ON THE EAST - PLOT NO. 30
ON THE WEST - ROAD.
ON THE NORTH - PLOT NO. 16
ON THE SOUTH - ROAD

IN WITNESS WHEREOF We, the Executants hereinabovenamed, have fully examined and read over this **DEED OF GENERAL POWER OF ATTORNEY** before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at **NAGPUR** on this 24th Day of **MAY**, 2024 in presence of the attesting witnesses signing as such.

WITNESSES :

(1) 

1) 

