

361/1376

पावती

Original/Duplicate

Tuesday, March 30, 2021

नोंदणी क्र.: 39म

3:23 PM

Regn.: 39M

पावती क्र.: 1932 दिनांक: 30/03/2021

साचाचे नाव: उमरी प्र. अकोला

दस्तऐवजाचा अनुक्रमांक: अकग3-1376-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: . . प्रशांत माधवराव देशमुख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या:

एकूण:

रु. 30540.00

जापणास मूळ दस्त, थंबनेल प्रिंट सह अंदाजे

3:43 PM ह्या वेळेस मिळेल.

Sub Registrar Arola 3

बाजार मूल्य: रु. 4000000/-

मोबदला रु. 4000000/-

भरलेले मुद्रांक शुल्क : रु. 160000/-

1) देयकाचा प्रकार: DHC रकम: रु. 540/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2803202102449 दिनांक: 30/03/2021

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH014124460202021E दिनांक: 30/03/2021

वैकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6



GRN	MH0141244602021E	BARCODE	Date		26/03/2021-18:08:13	Form ID	25.2	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Registration Fee			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name			AKG3_JT AKOLA NO 3 SUB REGISTRAR		Full Name			Prashant Madhavrao Deshmukh
Location			AKOLA		Flat/Block No.			Umari P Akola Umarkhed Sheet no 66 B
Year			2020-2021 One Time		Premises/Building			Plot no 1/179 and 1/143 Flat no 101
Account Head Details			Amount In Rs.		Road/Street			Plot no 1/179 and 1/143 Flat no 101
0030046401 Stamp Duty			160000.00		Area/Locality			Akola
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN			4 4 4 0 0 1
					Remarks (If Any)			SecondPartyName=Nitin Sudam Hirulkar Pro Gayatri Builder and Developer-CA=400000
					Amount In			One Lakh Ninety Thousand Rupees Only
Total			1,90,000.00		Words			
Payment Details			UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		02901792021032690182	502983569
Cheque/DD No.			Bank Date		RBI Date		26/03/2021-18:09:09	Not Verified with RBI
Name of Bank			Bank-Branch		UNION BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

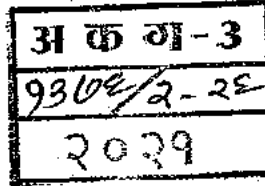
Mobile No. :

8208952788

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2803202102449	Date 28/03/2021
Received from Prashant Madhavrao Deshmukh, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.	
Payment Details	
Bank Name HDFC	Date 28/03/2021
Bank CIN 10004152021032801958	REF No. 210870547635
This is computer generated receipt, hence no signature is required.	



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AGREEMENT Rs. 40,00,000/-
(Rs. FORTY LAC ONLY)

ZONE NO:-

AGREEMENT OF SALE OF FLAT
(with undivided share in land)



(Agreement of sale U/S 13 (4) of the Maharashtra Ownership Act, 1970).
THIS AGREEMENT OF SALE is executed at Akola on this 30 day of March 2021.
BETWEEN: -

Nitin S/o Sudampant Hirulkar, Age 44, Occ- Prop .M/s Gayatri Builder & developer having its office at "Royal Estate" 1st floor Rautwadi Akola R/o Raut wadi Mohite plot Akola Tq and Dist Akola hereafter called as the party No 1/ Builder and Developer /Grantor which expression shall unless repugnant to the context thereof shall mean and include the party No 1, its legal representatives successors executors administrators and assigns on the **FIRST PART, Pan No-ABGPH4907C**

AND

Party No. 2 :- SHRI PRASHANT MADHAVRAO DESHMUK, aged about 50 years, Occupation – Service, R/o TQ, DIST- Akola.

PAN NO-ANSPD9915E. AND

SAU ASHWINI PRASHANTRAO DESHMUKH aged about 46 years Occupation – Household, R/o TQ, and DIST- Akola.

PAN NO-AYDPD2274Q.

(PURCHASER)

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[Signature: Prashant]

[Signature: Ashwini]

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(Hereafter referred to as "Flat Purchaser Party No. 2/ Vendee", which expression shall always mean and include his/ her heirs, legal representatives, successors, administrators and assignees.)

That the GRANTOR owned and possessed the following land situated in Near State Bank Col No 3, Mohite Plot, Rautwadi Akola Tq and dist Akola the detail description of the property is as under :-

S.No -2/2, Approved vide order of S.D.O Akola passed in Rev case No 13/2/1968-69 decided on Dt.14/12/1970 of Mouje Umarkhed Akola Tq and Dist Akola Now Nazul Plot No 1/179, Nazul sheet No 86-B, Layout plot no 15 situated in the area known as State Bank Co No 3, Mohite Plot, Rautwadi. Now within the limits of Municipal corporation Akola Tq and Dist Akola total admeasuring 5206.25 Sq.Ft.[483.852 Sq M.] bounded as under.

To the East - Layout Road.

To the West -Service Lane.

To the North - Mohite House.

To the South - Layout Plot No1.

&S.No -2/4, Approved vide order of S.D.O Akola passed in Rev case No 14/2/1966-67 decided on Dt.21/07/1967 of Mouje Umari Pra Akola(Umarkhed) Tq and Dist Akola Now Nazul Plot No 1/143, Nazul sheet No 86-B, Layout plot no 1 situated in the area known as State Bank Co No 3, Mohite Plot, Rautwadi. Now within the limits of Municipal corporation Akola Tq and Dist Akola total admeasuring 2840Sq.Ft. [263.8SqM.] Bounded as under.

To the East - Layout Road.

To the West -Service Lane.

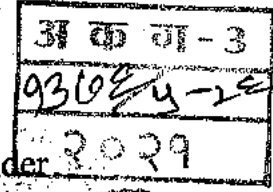
To the North -Layout plot No15.

To the South -Kalpana Height Apartment.

Peshmudh

Dr. N. N.

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The Common boundaries of the aforesaid plots are as under.

To the East – Layout Road.

To the West – Service Lane.

To the North – Mohite House.

To the South – Kalpna Apartment.

WHEREAS, the Grantor have floated a scheme under the name and style “NARAYANI RESIDENCY” and got sanctioned the map form Municipal Corporation, Akola in Case No. 14/08/19-20 Dated 9/08/2019.

And WHEREAS, the purchaser has been pleased to select to purchase one Apartment in the scheme proposed and being constructed by the Grantor and the Grantor have agreed to sell one Flat of the Scheme upon completion of the construction Subject to the terms and conditions hereinafter set-forth.

That the Grantor started Development of the Scheme of Apartment on the plots described above, standing on Nazul Plot No. 1\179,1/143, out of Sheet. No. 86B and want to dispose of all the flats/shop and undivided share in the same portions of the plots and form an Apartment Owners Association, to be formed by the members of the Scheme.

WHEREAS, the Grantor have executed Deed of Declaration of Apartment, on dated 03/03/2021, under the provision of the Maharashtra Apartment Ownership Act, 1970 and it has been duly registered before the Sub Registrar, Akola at Sr. No. 1619.

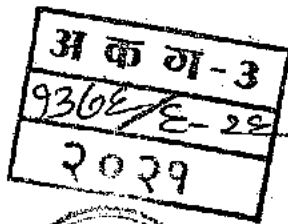
THIS INDENTURE NOW WITNESSES AS UNDER:-

- 1) The Grantor have commenced the development and construction of the proposed scheme of the Apartment in the name and style “NARAYANI RESIDENCY”, which is consisting of 16(Sixteen) Flats, & One Hall on Ground Floor & Four flats on each First, Second, Third & Fourth Floor all the Flats/Apartments shall be capable of individual utilization by virtue of its

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exit being in the common area and facility, as laid down under the provisions of Maharashtra Apartment Ownership Act, 1970.

2) WHEREAS, the party No. 2/ Purchaser has approached Party No. 1/ Grantor for Purchase of one flat in the said building. The Party No. 2/ Purchaser demanded from the Party No. 1 for inspection all the documents of title relating to the aforesaid property, all the maps, plans prepared by the Architect, the Deed of Declaration U/s 2 of the Apartment Ownership Act, etc. The Party No. 1 Grantor has given all those aforementioned documents to the Party No. 2/ Purchaser for the inspection thereof. The Purchaser is well aware of sanction map and construction.

3) AND WHEREAS, after inspecting the documents and after satisfying himself the Party No. 2/ Purchaser has selected to purchase one flat on **First floor** in the said Scheme bearing **Flat No. 101**, According to **Rera Carpet Area 735.91 sq.ft(68.36 sq.mt.)** admeasuring approximate Saleable Area 105.90 Sq.mt (1140 Sq. ft.) area ,For the valuable consideration of Rs.40,00,000/-(Rupees Forty Lakh only) together with proportionate **undivided share of land, i.e. 1/17th**, and interest in the common areas and facilities as referred in detail in the deed of Declaration. The amount of consideration of flat to be paid by the Purchaser in the following mode and manner.

Rs 5, 00,000/- (Five Lakh rupees only) by NEFT Transfer on date of 26/03/2021.

Rs 5, 00,000/- (Five Lakh rupees only) by NEFT Transfer on date of 26/03/2021.

Rs 10, 00,000/- (Ten Lakh rupees only) by Chq No 166957 by The Bank of Maharashtra Branch- Jatharpeth Akola on date of 27/03/2021.

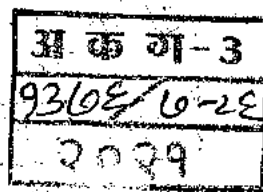
Balance payment shall be paid as under.

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Rs 10, 00,000/- (Ten Lakh rupees only) on Second week of April 2021.

Rs 10, 00,000/- (Ten Lakh rupees only) on Last week of June 2021 or possession of the flat.

The payment of each of the above installments as per the programs given above shall be the essence of the contract. The Party No. 2/Purchaser shall pay the installments on the date of completion of respective works without raising any objection of the particular stage of construction, shall be binding on the Party No. 2/ Purchaser.

4) In the event of failure of payment of amount/installment due under the above clause by the Party No. 2/ Purchaser to the Party No. 1/ Grantor on the respective due dates, the Party No.1/Grantor shall be entitled to terminate the agreement and forfeit the amount. However, the Party No. 1 shall not exercise their rights of termination of agreement and forfeiting the received amount unilaterally. Prior to that the Party No. 1 shall serve the Party No. 2 with a registered letter to that effect. If even after receipt of the registered letter, the Party No.2 does not make the payment within fifteen days from the receipt of notice, then the agreement shall stand terminated and the amount forfeited. In that event, the Party No. 1 shall be at liberty to sell out the respective Apartment to any third person, which was agreed to be sold to the Party No. 2, or to sell the flat to the Party No. 2 even after the termination of the agreement, if the Party No, 2 pays the Balance amount and interest at the rate of 24% per annum on the due amount from the due date till its payment.

5) The Party No. 2 shall pay the last installment of the above purchase price to the Party No. 1, when said flat will be ready for occupation. The possession of the flat in question shall be delivered to the Party No. 2, after receipt of the last installments of the purchase price.

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6) Nothing contained in these presents shall be constructed to confer upon the purchaser any right, title or interest of any kind whatsoever into or over the said plot or building or any part thereon except the right given to him under this agreement.

7) The purchaser shall be entitled for the right of his claim access to this Apartment/Flat agreed to purchase through the common staircase provided in the building.

8) The Purchaser along with the other occupants of the building shall be entitled to enjoy that water supply arrangements that will be provided by the Grantor, However all the common expenses for the purpose of operation and maintenance of the water supply scheme, shall be shared by the Purchaser, which shall be in proportion to the area of the flat agreed to be sold.

9) The purchaser shall have to obtain his own electrical Consumer Connection form the Maharashtra State Electricity Board and payment of any deposits/installation charges shall be the responsibility of the Purchaser.

10) Provided that the Grantor does not in any way affect or prejudice the right hereby granted in favour of the Purchaser in respect of the said Residential Flat, agreed to be purchase by the Purchaser.

11) The Purchaser shall not let, sublet, sell, transfer, convey, mortgage, charge or in any way encumber or deal with his Apartment, nor assign or part with his interest or benefit under this Agreement, until all dues of whatsoever nature owing to the Grantor are fully paid or until such specific previous consent is obtained in writing from the Grantors.

12) The Purchaser will not be entitled to demand or to claim any partition of his share in the said plot or the said building of the Complex as allotted to him by the Grantor under the Agreement and his share shall always remain undivided and impartial.

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13) The Grantor agreed to give the possession of the said Apartment/Flat to the Purchaser within June 2021 or earlier subject to the availability of Cement, Steel, Water, for construction and other building material and subject to strike, Civil Commotion or any act of God and of any means beyond the control of the Grantors.

14) As soon as the building is ready for possession, the Grantor will inform in writing to the Purchaser, the date of execution of sale deed and it shall be the responsibility of the Grantor that on the date of execution of the sale deed, the Grantor will execute the sale deed of the Apartment/Flat, as allotted to the purchaser and upon execution of the sale deed of the said Apartment/Flat, the Grantor shall hand over the possession to the purchaser immediately after the execution of the sale deed. However, on the deed of execution of the Sale Deed, the purchaser shall pay the amount remaining unpaid to the Grantor under the terms and conditions of this Agreement.

15) If for any reason, any amount is found due towards the Purchaser under the terms and conditions of this Agreement or towards the Extra work, which the Grantor have carried as per the instructions of the Purchaser, the Grantor will have first lien and charge on the said premises, agreed to be purchased by the Purchaser.

16) From the date of the said premises is notified as ready for possession, the purchaser shall have to contribute this share towards the Municipal taxes, Maintenance Charges, other common expenses and outgoings.

17) So long as the premises in the said Apartment/Flat and building are not separately assessed for Municipal taxes and water taxes, the Purchaser shall pay the proportionate share of his water tap and other Municipal taxes and other common expenses, outgoings on the whole building, on the basis of the area of the Apartment/Flat, agreed to be purchased by the Purchases.

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18) The Purchaser shall maintain at his cost the Apartment/Flat agreed to be purchased by him in good condition, state and order, in which it is delivered to him and shall abide by all the byelaws, rules and regulations of the Municipal Council and any other authorities and local bodies and shall attend, answer and be responsible for all the acts and violations of any of the conditions or rules or byelaws and shall observe and perform all the terms and conditions of this agreement.

19) The Purchaser hereby agreed to pay all the amount payable under the terms of this Agreement, as and when they become due and payable, time is this respect being the essence of contract. The Grantor is not bound to give further notice requiring such payment and the failure thereof shall not be treated as excuse for non-payment of any amount or amounts on the respective due dates.

20) The Purchaser hereby covenants with the Grantor to observe and perform the conditions contained in this Agreement and to keep them indemnified against the observance and performance of the said covenants and conditions except so far as the same ought to have been observed by the Grantor.

21) The flat purchaser shall have no claim to all-open spaces, Parking spaces, staircase, terraces, etc., which shall remain the property of the Party No. 1 until the whole property is transferred to the proposed Co-operative Society or Limited Company.

22) The Party No. 1 shall have a right to raise Tower for the mobile or any other company. The Party No. 1 shall be entitled to use the terrace, etc. and the Party No. 2 shall not be entitled to raise any objection to the same.

23) The Party No. 2 agrees to sign and deliver to the Party No. 1 before taking possession of the said flat at any time thereafter, as may be required by the Party No. 1 such documents, letters, forms and applications that may

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be required for the formation and registration of Co-Operative Housing Society or Limited Company or as installation of electric meter or water meter, etc. However, the entire expenses incurred for the formation of the Co-Operative Society or Limited Company, as mentioned above, shall be contributed by all the flat purchasers of the said building.

24) The Flat Purchaser along with the other purchasers of flat in the said building shall join in forming and registering the Society to be known by such name as the Purchasers may decide and for this purpose shall sign and execute the application for registration or membership and other papers, documents necessary for the formation and registration of the Society.

25) The Party No. 1 shall, unless it is, otherwise agreed to by and between the Flat Purchasers and the Party No.1 within four months of the registration of the Society or Apartment as aforesaid cause to be transferred to the Society or Apartment all rights, title and interest of the Party No. 1 on the said land together with the building by executing necessary conveyance in favour of such Society or Apartment, as the case may be.

26) So long as each flat in the said building shall be known by the name "NARAYANI RESIDENCY", is not assessed separately by the charges, the flat purchaser shall pay the proportionate share all the charges assessed on the building. The Flat Purchaser shall abide by all the byelaws, rules and regulations of the Government, Municipal Council and any other Authorities in that respect.

27) The Purchaser shall not use the premises or permit the same to use for any purpose, which may or is likely to cause nuisance or annoyance to the occupants of other premises of the building or to the owner or the occupants of the neighboring properties or for any illegal or immoral purposes.

28) The Purchaser shall not do or permit to be done any act or thing, which may be rendered void or void-able, any insurance of any premises in

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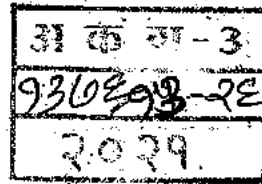
any part of the said Building or cause any increased premium to be payable in respect thereof.

- 29) The Party No. 2 agrees to pay/deposit a fixed amount of Rs. 1, 50,000/- (Rupees One Lakh Fifty Thousand only) to the Party no. 1 before execution of the sale deed in his favor. The said amount collected from all the flat purchasers shall be deposited in the Bank and the interest accrued thereon shall be contributed/adjusted towards the common maintenance of the building.
- 30) That the terms and conditions of deed of declaration shall be binding on the purchaser.
- 31) That purchaser shall not make any external or internal change in the flat.
- 32) That Purchaser shall not place any plain or box grill over the railing in the sit out area adjacent to hall and further shall not place any water tap connection in sit out area.
- 33) That the purchaser shall not place erect any box grill in any of the window or balcony.
- 34) That purchaser shall not keep any shoe rack outside the flat or in lobby and shall make his own arrangement of keeping shoe rack inside the flat.
- 35) That purchaser shall not place any grill door to the hall, having opening outside in lobby. However if he wishes to place any grill floor then its opening shall be to the inner side of hall.
- 36) That there shall be allotted parking and the purchaser shall keep his vehicle in the parking area allotted to him and shall not park his vehicle outside the of his parking area.

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37) All the notices, require to be served on the flat purchaser under this agreement shall be deemed to have been served, if sent to the flat purchaser by registered post A. D. or under the Certificate of Posting at this address.

38) The entire Stamp duty of has Agreement of Sale paid by the **party no 1.**

39) The purchaser shall have responsible to contribute his share towards the Municipal taxes, Service taxes, and Vat tax etc, Maintenance Charges, other common expenses.

SCHEDULE OF THE PLOT.

Out of Sheet. No. 86B of Mauje Umarkhed, Umari Pra Akola situated in the area known as Near **State Bank Co No 3, Mohite Plot, Rautwadi Akola** Tq. And Distt. Akola. Nazul Plot No. 1/179, 1/143, standing on Nazul Sheet No. 86-B and Layout plot no 15&1 of Akola. The property is more specifically described in the schedule annexed herewith. The total area of the Plot is 8046.25 Sq. Ft., 747.6 Sq. M. .

Bounded by –

To the East – Layout Road.

To the West – Service Lane.

To the North – Mohite House.

To the South – Kalpna Apartment.

SCHEDULE OF THE FLAT

All that R.C.C. Super Structure comprising of **Flat No.101** on **First floor** of the proposed “**NARAYANI RESIDENCY**”, consisting of One Drawing Room, Two Bed Room, Kitchen, One W. C., Bath, According to Rera Carpet Ares 735.91 sq.ft(68.36 sq.mt.) admeasuring approximate Saleable Area 105.90 Sq.mt (1140 Sq. ft.) area, along with **proportionate undivided share of land, i.e. 1/17th**, Boundaries of the Flat as are follows:

To the East – Flat No 102.

To the West –Service Lane.

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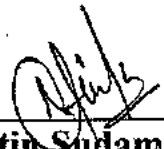
To the North - White House.

To the South - Flat No 104.

All the above dimensions are approximate and may carry permissible error to.

IN WITNESS WHEREOF, this **Agreement of Sale Flat** is executed by and between the parties at Akola on this Day 30 March of 2021 in presence of the undersigned witnesses.



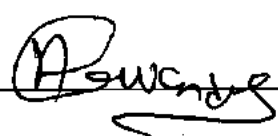

(Nitin Sudampant Hirulkar)
Proprietor
Gayatri Builders and Developers,




PURCHASER/PARTY NO. 2



WITNESS:-

1. 



2. 


Party No ②



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID अकग3		202103302438		30 March 2021, 11:50:56 AM	
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव		2020 अकोला तालुका : अकोला (3) मोजे : उमरी प्रगणे अकोला (आकोला महानगर पालिका क्षेत्र) 3.193/86बी- अंतर्गत भुखंड Akola Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 10100	निवासी सदनिका 24150	कार्यालय 27800	दुकाने 31400	औद्योगिक 0	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा -		मिळकतीचा वापर- मिळकतीचे वय - मजला -		निवासी सदनिका 0 TO 2वर्ष Ground Floor/Stilt Floor	
				मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर- कार्पेट क्षेत्र-	
				बांधीव Rs.24150/- 68.36चौ. मीटर	
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ = (24150 * (100 / 100)) * 100 / 100 = Rs.24150/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 24150 * 75.196 = Rs.1815983.4/-			
Applicable Rules		= 3, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 1815983.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1815983.4/-			

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मालमत्ता पत्रक

विभाग/मौजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणीधिकार	शरणावासीय दलित्या अकरावांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत घेळ)
८६बी १/१७९	८६बी	१/१७९	L.P.No.१५ ५३५५ चौ.फु.	ई	३५८.०० २००६.



सुविधाधिकार

हक्काचा मुळ धारक

[सौ यमूनताई हरीभाऊ] फेक १५३८१ ने नाव कम]
सुरेशकुमार हरीभाऊ मोहिते.
[श्रीकांत हरीभाऊ मोहिते] वा प ब] फेक १५३८१ ने नाव कम].
फेक १०६८३ ने क्षेत्र ४८३.८५च

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१३०६/१६-२६

२०२१

पट्टेदार

इतर भार

इतर शेर

रा.मा.क्र.३३/२/६८-६९



नांक	व्यवहार	खंड क्रमांक	नवित धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२०/०३/२०१३		[द क्र १२७५ दि[१४/३/२ १४/३/२००० फे.क्र १५३८१न दुरूस्त	[शर्व अत्रासाहेब पवित्रकार] [अ पा क घडील अत्रासाहेब विठठलराव पवित्रकार] [क्षेत्र ४८३.८५ चौ मी] फेक ११५९६ ने कमी]	फे रफार क्र.१०६८३ प्रमाणे सही - १५/०४/२०१३ उ अ भू अ अकोला
०३/०३/२०१४	रजी खरेदी	र द क्र ४१५३ दिनांक २७/०८/२०१३	[नितीन सुदामपंत हिरुळकर]] [शोलेश देविदास पाटील]] [इंदरचंद छगनलाल पारख]] [विनोद भिमराव चौपडे]] [क्षेत्र ४८३.८५ चौ मी] फे क्र १४२३८ ने कमी]	फे रफार क्र.११५९६ प्रमाणे सही - २१/०३/२०१४ उ अ भू अ अकोला
०१/०६/२०१७	रजी खरेदी खरेदी की रु ४०५००००/-	र द क्र ४४०८ दिनांक ६/१०/२०१६	धारक नितीन सुदामपंत हिरुळकर क्षेत्र ४८३.८५ चौ.मी.	फे रफार क्र.४२३८ प्रमाणे सही - १६/०६/२०१७ उ अ भू अ अकोला

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विभाग/पौजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला



जिल्हा -- अकोला

नगर भुमापन शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

८६बी १/१७९ ८६बी १/१७९

जिल्हा दलिल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२२/०१/२०१९	आदेशाने मा. जि अ भू अ अकोला यांचे कडील पत्र क्र न भू - १/ शिट नं ८६बी / अकोला / २०१९ अन्वये इकडील कार्यालयाचे आदेश क्र न भू / शिट नं ८६बी / प्लॉट नं १/१७९ अकोला दि २२/१/२०१९ अन्वये सगणकात मूळ धारक यांचे नावास करणेत आलेला कस र द्य करणेत येवून ऐकी क्षेत्र वजा करणेत आले तसेच फेर फार नोंद क्र १०६८३ नोदवंताना खरेदी वस्ताचा दिनांक १४/३/२०१३ ऐवजी १४/३/२००० असा दुरुस्त करण्यात आला तसेच फेर फार मंजूरीचा दिनांक २२/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला तसेच सगणकीकृत मिळकत पत्रीकेवरील फेर फार मंजूरीचा दिनांक ४/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला. तसेच फेर फार नोंद क्र ६२३४ चा अमल मिळकत पत्रीकेला घेवून नावे कमी करण्याची नोंद केली.		आदेशाने दुरुस्ती केली	फेर फार क्र १५३८१ प्रमाणे खरी - २२/०१/२०१९ उ अ भू अ अकोला
२२/०१/२०१९				फेर फार क्र - प्रमाणे २२/०१/२०१९

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तपासणी करणारा -

खरी नक्कल -

पत्रांक ११६० अकोला

अकोला

नक्कल तयार

अर्ज क्रमांक ११६०

करणार

अर्ज प्राप्त दिनांक ०२/०३/२०२१

२३/०२/२१

नक्कल तयार दिनांक ०२/०३/२०२१

प्रतिलिपी लिपीक

फारसी क्र ११६०/२४-००६३६

२०२०२१

तपासणार

फारसी - ६०१

एकूण नक्कल फी

सत्य प्रतिलिपी

मुख्यालय सहाय्यक

उपअधीक्षक भूमी अभिलेख

अकोला

2/3/2021

Pashmukh

Anush

मालमत्ता पत्रक

विभाग/मौजे -- अकोला

तालुका/न.पु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर धुमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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८६बी १/१४३ ८६बी १/१४३

५६८० चौ.फु.

४३=५८

सुविधाधिकार

नवकल तयार

अर्ज क्रमांक

करणार

अर्ज प्राप्त दिनांक ०२/०३/२०२१

हक्काचा मुळ धारक वर्ष

[१] डॉ.जी.आत्माराम अमृतराव] फेक १२७३३ ने कमी]
[२] दत्तात्रय गोविंद माहुरकर अरविंद गोविंद माहुरकर]
[क्षेत्र २८४०.००चौ.फू] फेक १४८६९ ने कम]

प्रतिलिपी लिपीक

पावती क्र

२०२०२१

पट्टेदार

तपासणार

फरक फी

एकुण नवकल फी

इतर भार

सत्य प्रतिलिपी

इतर शरे

सा.मा.क्र.८/२/६८-६९

मुख्यालय सहाय्यक

उपअधिकाक भूमी अभिलेख

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (धा)	अन्य न्यायाक्षकन
१५/०५/२०१५	रजी मोबदला लेख	र द क्र ५५८९ दि १३/१२/२०१३	धारक मे कल्पना बिल्डर्स अँड डेव्हलपर्स तर्फे मुकुंद केशवराव माळी सौ सारीका विजय कौसल अभिजीत विजय कौसल प्रेमलता जगन्नाथराव रुचके [इतर भार] [डॉ आत्माराम अमृतराव पाटील] [बांधलेल्या इमारती मधील पहील्या मजल्याचा गाळा] [बांधकाम क्षेत्र १०८० चौ फुट] फे.क्र १५४१८ ने कमी फे.क्र. १६०३४ ने फ्लॉट टी-१ कम	फे रफार क्र १७३३ प्रमाणे सही - ०८/०६/२०१५ उ अ भू अ अकोला
२६/०४/२०१६	रजीखरेदी	र द क्र ५३६ दि १८/०२/२०१७	इतरभार [श्रीमती प्रेमलता जगन्नाथ रुचके] [कल्पना पार्क -२] [तिस-या मजल्याचा फ्लॉट क्र टि-२] [बा क्षेत्र ११०३.०० चौ फुट] [जागेत अ वि हीस्सा] फे क्र १४३३३ ने कमी.	फे रफार क्र १४१२२ प्रमाणे सही - १५/०५/२०१७ उ अ भू अ अकोला
२१/०६/२०१७	रजी खरेदीने खरेदी की रु ४०,०००.००/-	र द क्र २२९३ दिनांक ८/६/२०१७	इतरभार गोपाल शेवराव झामरे कल्पना पार्क - २ तिस-या मजल्याचा फ्लॉट क्र टि -२ बा क्षेत्र ११०३.०० चौ फुट जागेत ३५८.७४चौ.मी. अ वि हीस्सा	फे रफार क्र १४३३३ प्रमाणे सही - ०७/०७/२०१७ उ अ भू अ अकोला
२२/०८/२०१७	रजी खरेदी	र द क्र ८०३ दिनांक ११/९/१५	इतरभार श्री कौशोर देवलाल मानकर कल्पना पार्क -२ पहील्या मजल्याचा फ्लॉट नं एफ -२ बा. क्षेत्र १०२.५० चौ.मी. जागेत ३५८.७४ चौ फुट अ वि हीस्सा	फे रफार क्र १४३८५ प्रमाणे सही - २२/०८/२०१७ उ अ भू अ अकोला

मालमत्ता पत्रक



विभाग/मौजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
८६वी १/१४३	८६वी	१/१४३			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
३१/०८/२०१७	रजी खरेदी ख.की. २४,००,०००/-	र.द.क्र. ५३८ - दि. १८/२/०१७	इतरभार सौ.प्रतिभा रघुविर रुचके कल्पना पार्क-२ मधील चौथा मजल्यावरील फ्लॅट क्र. एफ एफ - २ चे क्षेत्र. १०२.५० चौ.मी जागेत ३५८.७४ अ.वि.हीस्सा	फेरफार क्र.४४१५ प्रमाणे सही - ३१/०८/२०१७ उ अ भू अ अकोला
१७/११/२०१७	रजी खरेदी -- कू.मूळ्यार	र.द.क्र. - ५३५ दि. १८/२/२०१७ -- ४८८५ २०१५ --	इतरभार श्री.शिवशंकर दामोदर कंकाळे सौ.मंदा शिवशंकर कंकाळे कल्पना पार्क - २ चवथ्या मजल्याचा फ्लॅट नं. एफ.एफ - १ बा.क्षेत्र १००.३७ चौ.मी जागेत ३५१.२५ चौ.फूट अ.वि.हीस्सा -- --	फेरफार क्र.४५१८ प्रमाणे सही - १७/११/२०१७ उ अ भू अ अकोला
२५/०५/२०१८	रजी खरेदीने ख.कि.रु ३०,००,०००/-	र.द.क्र. - ५३७ १८/२/२०१७	इतरभार पांडुरंग रामराव इंगोले व उषा पांडुरंग इंगोले कल्पना पार्क दुसरा मजला फ्लॅट नं एस - २ बा.क्षेत्र ११०३.०० चौ.फूट अ.वि.ही	फेरफार क्र.४८०९ प्रमाणे सही - २५/०५/२०१८ उ अ भू अ अकोला
२१/०६/२०१८	रजी खरेदीने ख.कि.रु ८०,००,०००/-	र.द.क्र. - ८७३ २६/४/२०१८	धारक नितीन सुवामपंत हिस्सुकर क्षेत्र २८४०.०० चौ.फूट -- --	फेरफार क्र.४८६९ प्रमाणे सही - २१/०६/२०१८ उ अ भू अ अकोला
१३/१२/२०१८	रजी खरेदीने ख.की.रु २४,२५,०००/-	र.द.क्र. - ८०२ ४/३/२०१७	इतरभार सौ सारीका विजय कौसल कल्पना पार्क - २ मधील दुस-या मजल्याचा फ्लॅट क्र एस १ बा.क्षेत्र १००.३७ चौ.मी अ.वि.ही	फेरफार क्र.५२७७ प्रमाणे सही - १३/१२/२०१८ उ अ भू अ अकोला
१८/०२/२०१९	रजी खरेदीने ख.कि.रु २४,२५,०००/-	र.द.क्र. - २४५० १६/७/२०१८	इतरभार अमोल जगन्नाथ रुचके पहिल्या मजल्याचा गाळा बा क्षेत्र १०८०.०० चौ.फूट	फेरफार क्र.५४१८ प्रमाणे सही - १८/०२/२०१९ उ अ भू अ अकोला
१७/०१/२०२०	रजी खरेदीने ख. २४,२५,०००/-	र.द.क्र. ५३४ १८/०२/१७	इतरभार सौ. गिता गजानन बुरघाटे व गजानन नथ्युजी बुरघाटे कल्पना पार्क - मधिल तिस-या मजल्याचा फ्लॅट क्र.टी-१ बा.क्षेत्र १००.३७ चौ.मी. --	फेरफार क्र.६०३४ प्रमाणे सही - १७/०१/२०२० उ अ भू अ अकोला

अ क ग - 3
9308/92-14
२०२१



तपासणी करणारा -

[Signature]

खरी नक्कल -

[Signature]

पानांक इले २

अकोला

अकोला

वॉरक ७१६०

[Signature]



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50100028253

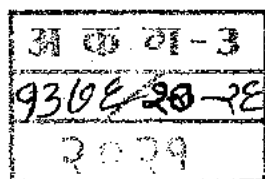
Project: **NARAYANI RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **LAYOUT PLOT NO 15 S NO 2/2 NZ PLOT NO 1/179 SHEET NO 86B, LAYOUT PLOT1 S NO 2/4 NZ PLOT NO 1/143 SHEET NO 86B** **Charl Pr. Akola (CT), Akola, Akola, 444005;**

1. Mr./Ms. **Nitin Sudampant Hirulkar** son/daughter of Mr./Ms. **Sudam Haribhau Hirulkar** Tehsil: **Akola, District: Akola, Pin: 444005**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - ♦ The promoter shall enter into an agreement for sale with the allottees;
 - ♦ 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 Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule 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 5;

OR

That entire of the amounts to be realised 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 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 **18/02/2021** and ending with **30/08/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 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
Digitally Signed by
Dr. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date: 18-02-2021 06:21:25

Dated: 18/02/2021
Place: Mumbai



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



अकोला महानगरपालिका, अकोला

विकास परवानगी आदेश

आरंभ प्रमाणपत्र

(Commencement Certificate)

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 45 अन्वये व मुंबई प्रांतीय महानगरपालिका अधिनियम 1949 चे कलम 253, 254 बाबत)

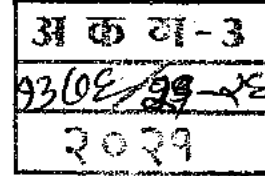
प्र.कं.14/08/19-20

दिनांक - 9/08/2019

प्रति,

श्री नितीन सुदामपंत हिस्काकर
रा. राजतवाडी, अकोला

कामाचे वर्णन



अकोला येथील जॉर्जे डझरेड येथे सर्व संपत्ती व अटीनुसार सोबतचे नकाशा प्रमाणित नकाशा + 4 चे निवासी वापराचे बांधकाम करण्यासाठी पुढील शर्तीस अधिनियम 1966 चे कलम 45 अन्वये व मुंबई प्रांतीय महानगरपालिका अधिनियम 1949 चे कलम 253, 254 बाबत

1. अकोला शहराच्या मॉजे डझरेड येथील सर्व्हे क्र. 2/2, भुखंड क्र. 15.11 व नकूल शिट क्र. 8 वी. नकाशा प्लॉट क्र. 1/143, 1/179 चे जागेवर सोबतच्या मंजूर नकाशांनुसार बांधकाम करण्यासाठी परवानगी देण्यात येत आहे.
2. सदर बांधकामास नकाशा प्रमाणित ज्योत्स्नापर्यंत बांधकाम करण्यासाठी देण्यात आली आहे. नंतर सर्व बांधकामाचे नियमाप्रमाणे व नकाशाप्रमाणे आहे असे प्रमाणपत्र दाखल करून पुढील बांधकामास परवानगी देईल.
3. मंजूर झालेल्या नकाशांनुसार जागेचा विकास करण्यात यावा. त्यात या महानगरपालिकेची लेखी व स्पष्ट परवानगी शिवाय कोणताही बदल करू नये.
4. संदर्भित जागेच्यावर उल्लेखितवापराचा विकास करण्यात यावा. प्रमाणपत्र अन्वये जी परवानगी देण्यात आली आहे ती फक्त नगररचनेच्या दुप्पटीकोणताय देण्यात आली आहे. सदर जागेवरून अनेकदा नकाशा हक्कास मंजूर देण्यात आली असा या प्रमाणपत्राचा अर्थ नाही किंवा तसा हक्क या परवानगी आदेशानुसार प्राप्त होऊ शकत नाही.
5. महानगरपालिकेच्या जागेवर किंवा कोणत्याही रस्त्यावर, गल्ल्यात, सरकारी जागेवर, नकूल जागेवर अथवा कोणाच्या खाजगी जागेवर कोणत्याही प्रकारचे अतिक्रमण करण्यात आल्यास त्या अतिक्रमणाची जबाबदारी अर्जदाराने राहिल.
6. इमारतीचे बांधकाम पूर्ण झाल्यावर त्या इमारतीच्या उपयोगासाठी महानगरपालिकेची परवानगी लिखितवापरास सदर इमारतीचा मालक सुरु करू नये.
7. या प्रमाणे परवानगी देण्यात आलेली परवानगी परवानगीपर्यंतच अमलात राहिल.
8. इमारतीचे बांधकाम पूर्ण झाल्यावर असलेल्या रस्त्यावरून जाण्यासाठी नालीस जोडणे आवश्यक असल्याने सोकपिट बांधवा.
9. भूकंप रोधक नियमाचे पालन करावे.
10. बांधकाम पूर्ण झाल्यावर बांधकाम पूर्ण झाल्याचे प्रमाणपत्र या कार्यालयसुद्धा सादर करून भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा बांधकाम पूर्ण झाल्यापासून 300/- प्रतिदिन दंड आकारण्यात येईल.
11. छतावरील वायुसंचय वाफ्याचे संकलन (समर्थन हार्वेस्टिंग) करणे करिता उपयोजन करणे आवश्यक राहिल. सदर तरतुद आपण केले असल्याचे गृहल सदर परवानगी आदेश देण्यास झाल्याचे समजण्यात येईल.
12. बांधकामाच्या वेळी असा दंड या प्रमाणे असा आधारीत संहितेच्या बाबत करणे बांधकाम करील.
13. नाली हक्कावरून व जागेचे हद्दीबाबत सदर निर्माण झाल्यास त्यास अर्जदार स्वतः जबाबदार राहिल.
14. सोबतचे मंजूर नकाशांनुसार रस्त्यास असे जोडणे आवश्यक राहिल अन्यथा सदर परवानगी रद्द समजण्यात येईल.
15. सदर इमारतीमध्ये अग्नी प्रतिबंधक उपयोजन करणे अनिवार्य राहिल.
16. विद्युत लाईन प्रामाण सुरक्षित अंतर राहिल बांधकाम करणे जालेल्या अन्यथा अपघात झाल्यास त्यास अर्जदार जबाबदार राहिल.
17. इमारत बांधकाम झाल्यावर बांधकामाबाबत व परवानगी बाबत उपविष्टत राहिली दर्शविणारा कलक लावणे अनिवार्य राहिल.
18. मंजूर झालेल्या बांधकाम इमारत (सर्व्हे) क्र. 2/2, भुखंड क्र. 15.11 व नकूल शिट क्र. 8 वी. नकाशा प्लॉट क्र. 1/143, 1/179 चे जागेवर बांधकाम करण्यात यावा. त्या मार्गदर्शनानुसार या प्रकरणी विहित कार्यवाही करणे बांधकाम करील.

(मा. आयुक्त यांचे स्वाक्षरी)



(Signature)

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका, अकोला

प्रकरण क्र. 14/08/19-20 अन्वये मंजूर झालेल्या नकाशाचे वत आदेश

प्रतिलिपी

1. कोटिंग अन्वये व मुंबई प्रांतीय महानगरपालिका अधिनियम 1949

(Signature)

(Signature)

अर्जदाराची स्वाक्षरी

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

NITIN SUDAMPANT HIRULKAR

SUDAMPANT HARIBHAU HIRULKAR

26/10/1976

Permanent Account Number

ABGPH4907C

Signature



भारत सरकार
GOVT. OF INDIA

नितिन सुदाम हिरुल्कर
Nitin Sudam Hirulkar

जन्य वर्ष / Year of Birth : 1976
पुरुष / Male

6844 1084 1143

आधार — सामान्य माणसाचा अधिकार

अ क ग-3
930E/2R-2E
2029



भारत सरकार
GOVT. OF INDIA

पत्ता S/O सुदाम हिरुल्कर, मारुती मंदिर
जवळ, मोहिते प्लॉट, एस. बी. आय.
कॉलनी नं. 3, लहान उमरी, अकोला,
महाराष्ट्र, 444005

Address: S/O Sudam Hirulkar,
NEAR MARUTI MANDIR,
MOHITE PLOT, S. B. I. COLONY
NO. 3, LAHAN UMARI, AKOLA,
Maharashtra, 444005

1947
1360 150 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

Original



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17290/01441

To,
प्रशांत भाद्रवराव देशमुख
Prashant Madhavrao Deshmukh
C/O Prashant Madhavrao Deshmukh
mu post mungshi
Murtijapur
Akola
Maharashtra 444107
7588545071

17/11/2011

Ref: 15 / 29B / 28787 / 29925 / P



UE109636653IN



आपला आधार क्रमांक / Your Aadhaar No. :

8763 9928 9458

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
प्रशांत भाद्रवराव देशमुख
PRASHANT MADHAVRAO DESHMUKH
16/09/1970
Permanent Account Number
ANSPD9915E
Signature

भारत सरकार
GOVT OF INDIA

P. Deshmukh



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1338/10015/02542

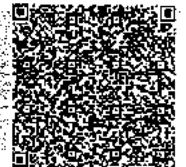
To,
आश्विनी प्रशांतराव देशमुख
Ashwini Prashantrao Deshmukh
W/O: Prashantrao Deshmukh
plo vasani
jagruhi vidhyalay javal
ranpise nagar skola
Akola
Akola Akola Akola
Maharashtra 444001

24/02/2013

Ref: 110 / 07D / 218111 / 219450 / P



SH354511527DF



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9308/23-28

2033

आपला आधार क्रमांक / Your Aadhaar No. :

4458 3584 1401

आधार — सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
आश्विनी प्रशांतराव देशमुख
ASHWINI PRASHANT DESHMUKH
ARVINDRAO NARAYANRAO DESHMUKH
16/09/1974
Permanent Account Number
AYDPD2274Q
Signature

भारत सरकार
GOVT OF INDIA

Smukh



भारत सरकार
Government of India

ग्यानेश्वर शेषराव भगत
Gyaneshwar Sheshrao Bhagat
जन्म तारीख / DOB : 05/07/1966
पुरुष / Male



8970 8079 8255

- सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

अतुल गणेश गावंडे
Atul Ganesh Gawande
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male



3515 5748 1781

- सामान्य माणसाचा अधिकार

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9306/24-28
2023



Unique Identification Authority of India

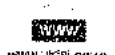
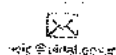
S/O: शेषराव भगत, टी 4
अन्यप्लॉट नो 4, गोडबोले प्लॉट
रेड दपक्का, अकोला शि.
महाराष्ट्र, 444002

Address: S/O: Sheshrao Bhagat, T 4
namada apartment no 4, godbole plot
dabki road, Dapaki, Akola City, Akola
Maharashtra, 444002

परतः S/O: गणेश गावंडे
दाहिगाव गावंडे, दाहिगाव, अकोला,
दाहिगाव, महाराष्ट्र, 444102

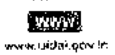
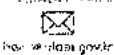
Address: S/O: Ganesh Gawande, mu post
dahigaon gawande, Dahigaon, Akola,
Dahigaon, Maharashtra, 444102

8970 8079 8255



Signature

3515 5748 1781



Signature

361/1376

मंगळवार, 30 मार्च 2021 3:23 म.नं.

दस्त गोपवारा भाग-1

अकग3

29/2E

दस्त क्रमांक: 1376/2021

दस्त क्रमांक: अकग3 /1376/2021

बाजार मूल्य: रु. 40,00,000/-

मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,60,000/-

दु. नि. सह. दु. नि. अकग3 यांचे कार्यालयात

पावती: 1932

पावती दिनांक: 30/03/2021

अ. क्र. 1376 वर दि. 30-03-2021

सादरकरणाचे नाव: . . प्रशांत माधवराव देशमुख

रोजी 3:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 26

दस्त करणाऱ्याची सही:

एकूण: 30540.00

Sub Registrar Akola 3

Sub Registrar Akola 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 30 / 03 / 2021 03 : 22 : 06 PM ची वेळ: (सादरीकरण)

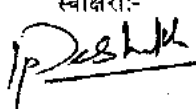
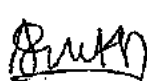
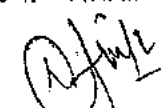
शिक्षा क्र. 2 30 / 03 / 2021 03 : 23 : 02 PM ची वेळ: (फी)



30/03/2021 3 26:05 PM

दस्त क्रमांक :अकग3/1376/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:.. प्रशांत माधवराव देशमुख पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .. रणपीसे नगर, महाराष्ट्र, अकोला. पॅन नंबर:ANSPD9915E	लिहून घेणार वय :-50 स्वाक्षरी:- 		
2	नाव:.. अधिनी प्रशांतराव देशमुख पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .. रणपीसे नगर, महाराष्ट्र, अकोला. पॅन नंबर:AYDPD2274Q	लिहून घेणार वय :-46 स्वाक्षरी:- 		
3	नाव:.. मे.गायत्री बिर्लिस ॲण्ड डेव्हलपर्स चे प्रोप्रा नितीन सुदामपंत हिरळकर पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .. राऊतवाडी, महाराष्ट्र, अकोला. पॅन नंबर:ABGPH4907C	लिहून घेणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2021 03 : 24 : 38 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

सह दुय्यम निबंधक वर्ग २ क्रं.३
अकोला

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:.. ज्ञानेश्वर शेषराव भगत वय:54 पत्ता:अकोला पिन कोड:444001		
2	नाव:.. अतुल गणेश गावंडे वय:42 पत्ता:अकोला पिन कोड:444001		

शिक्का क्र.4 ची वेळ:30 / 03 / 2021 03 : 25 : 25 PM

पुस्तक क्रमांक १ अनुक्रमांक 9306 वर
दिनांक 30 माहे मार्च सन 2021 रोजी
नोंदला.दस्तास एकुण 2६ पाने आहेत

Sub Registrar Akola 3

सह दुय्यम निबंधक वर्ग २ क्रं.३
अकोला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Prashant Madhavrao Deshmukh	eChallan	02901792021032690182	MH014124460202021E	160000.00	SD	0006652771202021	30/03/2021
2		DHC		2803202102449	540	RF	2803202102449D	30/03/2021
3	Prashant Madhavrao Deshmukh	eChallan		MH014124460202021E	30000	RF	0006652771202021	30/03/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1376 /2021

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