

361/1375

पावती

Original/Duplicate

Tuesday, March 30, 2021

नोंदणी क्र.: 39M

3:19 PM

Regn.: 39M

पावती क्र.: 1931 दिनांक: 30/03/2021

गावाचे नाव: उमरी प्र. अकोला

दस्तावेजाचा अनुक्रमांक: अकग3-1375-2021

दस्तावेजाचा प्रकार: इसार पावती

सादर करणाऱ्याचे नाव: . . शैलेश शामराव देशमुख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची अंदाजे

3:38 PM ह्या वेळेस मिळेल.

Sub Registrar Akola 3

बाजार मूल्य: रु. 4200000/-

मोबदला रु. 4200000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 540/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2803202102483 दिनांक: 30/03/2021

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH014121570202021E दिनांक: 30/03/2021

वॅकेचे नाव व पत्ता:

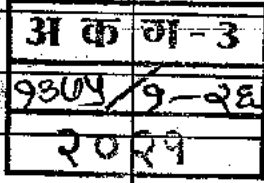
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CHALLAN
MTR Form Number-6



GRN	MH014121570202021E	BARCODE	Date		26/03/2021-17:49:12	Form ID	25.2
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
			TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name			AKG3_JT AKOLA NO 3 SUB REGISTRAR		Full Name		
Location			AKOLA		Shallesh Shamrao Deshmukh		
Year			2020-2021 One Time		Flat/Block No.		
					Umarl P Akola Umarkhed Sheet no 86 B		
Account Head Details		Amount In Rs.	Premises/Building				
0030045401 Stamp Duty		168000.00	Road/Street		N Plot no 1/179 and 1/43 Flat no 301		
0030063301 Registration Fee		30000.00	Area/Locality		Akola		
			Town/City/District				
			PIN		4 4 4 0 0 1		
			Remarks (If Any)				
			SecondPartyName=Nitin Sudam Hirulkar Pro Gayatri Bullder and				
			Developer-CA=4200000				
			Amount In				
			One Lakh Ninety Eight Thousand Rupees Only				
Total		1,98,000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA							
Cheque-DD Details			Bank CIN		Ref. No.		
					02901792021032690039		502982776
Cheque/DD No.			Bank Date		RBI Date		
			26/03/2021-17:50:07		Not Verified with RBI		
Name of Bank			Bank-Branch		UNION BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



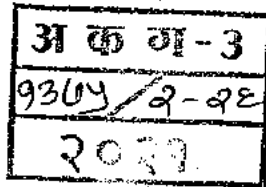
Department ID :

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

Mobile No. : 8208952788

सदर चलन केवल दुर्यन निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2803202102483	Date 28/03/2021
Received from Shailesh Shamrao 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 10004152021032801986	REF No. 210870549635
This is computer generated receipt, hence no signature is required.	



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AGREEMENT Rs. 42,00,000/-
(Rs. FORTY TWO 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 SHAILESH SHAMRAO DESHMUKH, aged about
37 years, Occupation - Service, R/o Rautwadi Akola, TQ, and DIST-
Akola.

PAN NO- ASTPD3252C. AND

SAU MINAL ARUN DESHMUKH aged about 36 years, Occupation -
Service, R/o Rautwadi Akola TQ, and DIST- Akola.

PAN NO- BITPD6617C.

(PURCHASER)

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Herein after 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.

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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.

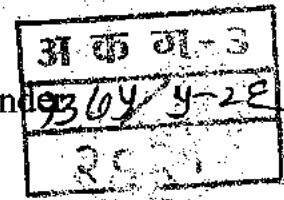
THIS INDENTURE NOW WITNESSES AS UNDER:-

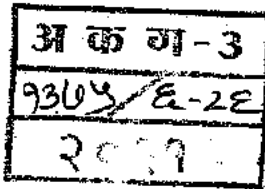
- 1) The Grantor have commenced the development and construction of the proposed scheme of the Apartment in the name and style “NARAYANI RESIDENCY”, which is consisting of 16(Sixteen) Flats, & One Hall on Ground Floor & Four flats on each First, Second, Third & Fourth Floor all the Flats/Apartments shall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

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existing 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 **Third floor** in the said Scheme bearing **Flat No. 301**, 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.42,00,000/-(Rupees Forty Two 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 9,00,000/- (Nine Lakh rupees only) by Chq No 067286 by The State Bank of India Branch- Malkapur Akola on date of 25/03/2021.

Balance payment shall be paid as under.

Rs 23,00,000/- (Twenty Three 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.

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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.

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.

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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.

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.

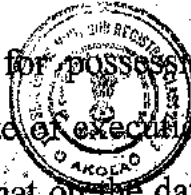
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14) As soon as the building is ready for possession, the Grantor will inform in writing to the Purchaser, the date of execution of sale deed and it shall be the responsibility of the Grantor that on the date of execution of the sale deed, the Grantor 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.

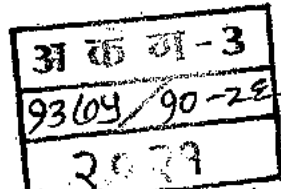
17) So long as the premises in the said Apartment/Flat and building are not separately assessed for Municipal taxes and water taxes, the Purchaser shall pay the proportionate share of his water tap and other Municipal taxes and other common expenses, outgoings on the whole building, on the basis of the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

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

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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 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.

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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 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

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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.
- 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.

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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. .

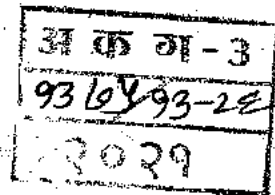
Bounded by –

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.301 on Third floor of the proposed "NARAYANI RESIDENCY", consisting of One Drawing Room, Dinning, Two Bed Room, Kitchen, Two Washroom, 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 302.

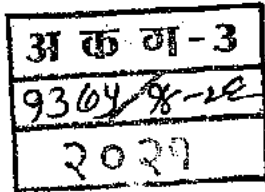
To the West –Service Lane.

To the North – Mohite House.

To the South – Flat No 304.

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.

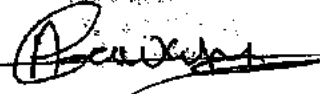


(Nitin Sudampant Hirulkar)
Proprietor
Gayatri Builders and Developers.



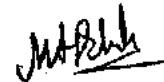
PURCHASER/PARTY NO. 2

WITNESS:-

1. 

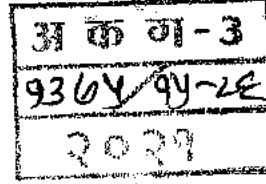


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Party (2)

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID अकग3	202103302799			30 March 2021, 12:06:29 PM		
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2020 अकोला तालुका : अकोला (3) मोजे : उमरी प्रगणे अकोला (अकोला 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- उद्घवाहन सुविधा -	75.196चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे Stilt floor Or Ground 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/-						
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 + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या रस्त्याचे मूल्य (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

तासुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ
८६वी १/१७९	८६वी	१/१७९		L.P.No.१५ ५३५५ चौ.फु.	३५८.०० २००६.



सुविधाधिकार

हक्काचा मुळ धारक - वर्ष [सौ यमुनाताई हरीभाऊ] फेक १५३८१ ने नाव कम]
सुरेशकुमार हरीभाऊ मोहिते.
[श्रीकांत हरीभाऊ मोहिते] वा प व] फेक १५३८१ ने नाव कम]
फेक १०६८३ ने क्षेत्र ४८३.८५ च

पट्टेदार

इतर पार

इतर शेर रा.मा.क्र.३३/२/६८-६९

अ क ग - ३
९३७५/९६-२६
२०२३



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पट्टेदार (प) किंवा धारक	साक्षात्कृत
२०/०३/२०१३		[द.क्र १२७५ दि[१४/३/२ १४/३/२००० फे.क्र १५३८१ न दुरुस्त	[शर्व अत्रासाहेब पवित्रकार] [अ पा क वडील अत्रासाहेब विठ्ठलराव पवित्रकार] [क्षेत्र ४८३.८५ चौ मी] फेक ११५९६ ने कमी]	फेरफार क्र.१०६८३ प्रमाणे सही - १५/०४/२०१३ उ अ मू अ अकोला
०३/०३/२०१४	रनी खरेदी	र द क्र ४१५३ दिनांक २७/०८/२०१३	[नितीन सुदामपंत हिरोळकर] [शैलेश देविदास पाटील] [इंदरचंद छगनलाल पारख] [विनोद भिमराव चोपडे] [क्षेत्र ४८३.८५ चौ मी] फेक १४२३८ ने कमी]	फेरफार क्र.११५९६ प्रमाणे सही - २१/०३/२०१४ उ अ मू अ अकोला
०१/०६/२०१७	रनी खरेदी खरेदी की र ४०५००००/-	र द क्र ४४०८ दिनांक ६/१०/२०१६	धारक नितीन सुदामपंत हिरोळकर क्षेत्र ४८३.८५ चौ.मी.	फेरफार क्र.४२३८ प्रमाणे सही - १६/०६/२०१७ उ अ मू अ अकोला

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विभाग/पोजे -- अकोला

तालुका/न.भू.मा.का. -- अकोला

जिल्हा -- अकोला

संग्र. भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी.

८६बी १/१७९ ८६बी २/१७९



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्कृत
२२/०१/२०१९	आदेशाने मा. जि. अ. भू. अ. अकोला यांचे कडील पत्र क्रं न. भू.- १/ शिट नं ८६बी / अकोला / २०१९ अन्वये इकडील कार्यालयाचे आदेश क्रं न. भू./शिट नं ८६बी / प्लॉट नं १/१७९ अकोला दि. २२/१/२०१९ अन्वये संगणकात मूळ धारक यांचे नावास करणेत आलेला कस र. ह. करणेत येवून ऐकी क्षेत्र वजा करणेत आले तसेच फेर फार नोंद क्र १०६८३ नोंदवताना खरेदी दस्ताचा 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 संगणकीकृत मिळकत पत्रीकेवरील फेर फार मंजूरीचा दिनांक ४/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला. तसेच फेर फार नोंद क्र ६२३४ चा अंमल मिळकत पत्रीकेला घेवून नावे कमी करण्याची नोंद केली.		आदेशाने दुरुस्ती केली	फेरफार क्र. १५३८९ प्रमाणे सही - २२/०१/२०१९ उ. अ. भू. अ. अकोला
२२/०१/२०१९				फेरफार क्र. - प्रमाणे सही - २२/०१/२०१९

अ क ग - ३
१३७५/१७-२२
२०२१



तपासणी करणारा -

खरी नक्कल -

पानांकडे २ अकोला अकोला

११४७

नक्कल तयार अर्ज क्रमांक ११४७
करणार अर्ज प्राप्त दिनांक ०२/०३/२०२१
प्रतिलिपी लिपीक नक्कल तयार दिनांक ०२/०३/२०२१
पावली क्र ११४७/२४-१०००३६ २०२०/१९

तपासणार फारक फी - ६०/-
एकुण नक्कल फी -

सत्य प्रतिलिपी

मुख्यालय सहाय्यक
उपअधिक्षक भूमी अभिलेख
अकोला

२४/२०२१

११

११४७

मालमत्ता पत्रक



विभाग/मोजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर धुमपन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शस्त्राला दिलेल्या आकाराची किंवा भोड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

८६बी १/१४३ ८६बी १/१४३ ५६८० चौ.फु. ४३=५८

सुविधाधिकार अर्ज क्रमांक ०१४८० 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] तपसणी दिनांक ०२/०३/२०२१ पावती क्र. २०७०२१.१२

पट्टेदार तपासणार फारक फी एकुण नक्कल फी १००/-

इतर भार सत्य प्रतिलिपी

इतर शीरे रा.मा.क्र.८/२/६८-६९ मुख्यालय सहाय्यक उपअधिक्षक भूमी अभिलेख

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	अनुसूद्धांकन
१५/०५/२०१५	रजी मोवदला लेख	र द क्र ५५८९ दि १३/१२/२०१३	धारक ने कल्पना बिल्डर्स अँड डेव्हलपर्स तर्फे मुकुंद केशवराव माळी सौ सारीका विजय कोसल अभिजीत विजय कोसल 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 प्लॉट टी-१ कम	फेरफार क्र.१७३३ प्रमाणे सही - ०८/०६/२०१५ उ अ भू अ अकोला
२६/०४/२०१६	रजि.खरेदी	र द क्र ५३६ दि १८/०२/२०१७	इतरभार [श्रीमती प्रेमलता जगन्नाथ रुचके] [कल्पना पार्क -२] [तिस-या मजल्याचा फ्लॉट क्रं टि-२] [वा क्षेत्र ११०३.०० चौ.फुट] [जागेत अ वि हीसा] फे.क्र. १४३३३ ने कमी.	फेरफार क्र.१४२२२ प्रमाणे सही - १५/०५/२०१७ उ अ भू अ अकोला
२१/०६/२०१७	रजी खरेदीने खरेदी को रु ४०,०००,००/-	र द क्र २२१३ दिनांक ८/६/२०१७	इतरभार गोपाल शेषराव शामरे कल्पना पार्क - २ तिस-या मजल्याचा फ्लॉट क्रं टि -२ वा क्षेत्र ११०३.०० चौ.फुट जागेत ३५८.७४ चौ.मी. अ वि हीसा	फेरफार 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 कोशेर देवलाल मानकर कल्पना पार्क -२ पहील्या मजल्याचा फ्लॉट नं एफ-२ वा. क्षेत्र १०२.५० चौ.मी. जागेत ३५८.७४ चौ.फुट अ वि हीसा	फेरफार 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 भुमपन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
८६बी १/१४३	८६बी	१/१४३			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कारन
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.हीस्ता	फेरफार क्र.४४१५ प्रमाणे सही - ३१/०८/२०१७ उ अ भू अ अकोला
१७/११/२०१७	रजी खरेदी -- कू.मूख्यार	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.हीस्ता	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 दूसरा 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 सुदामपंत हिस्सेदार 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 कोसल कल्पना पार्क - २ मधील दुस-या मजल्याचा फ्लॅट क्र एस १ बा.क्षेत्र १००.३७ चौ.मी अविही	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.५०३४ प्रमाणे सही - १७/०१/२०२० उ अ भू अ अकोला

तपासणी करणारा -

खरी नक्कल -

अकोला

अकोला



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

31 क री - 3
9369 20-28
2029

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 45 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, Akola (CT), Akola, Akola, 444006;

1. Mr./Ms. Nitin Sudampant Hirulkar son/daughter of Mr./Ms. Sudam Haribhau Hirulkar Tehsil: Akola, District: Akola, Pin: 444006, 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

[illegible]

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NITIN SUDAMPANT HIRULKAR
SUDAMPANT HARIBHAO HIRULKAR
26/10/1976
PAN Number: ABCDEFGHIJ
ABCD EFGH IJ

भारत सरकार
Nitin Sudam Hirulkar
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male
6844 1084 1143
आधार — सामान्य माणसाचा अधिकार

अ क ग-3
9364/22-24
२०२१



आधार
पत्ता S/O सुदाम हिरुलकर, मारुती मंदिर
जवळ, मोहिते प्लॉट, एस. बी. आय.
कोलनी नं. ३, 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
1847
1800 180 1847
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1847,
Bengaluru-560 001



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 2006/30111/06765

To
Minal Arun Deshmukh

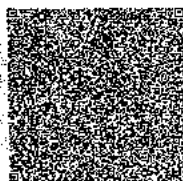
C/O M.R. Deshmukh Post Master,
near bombay cut pice,
rautwadi,
VTC: Akola,
District: Akola,
State: Maharashtra, PIN Code: 444005,
Mobile: 8806359339

11/10/2011

95250183



KA952501832FH



आपका आधार क्रमांक / Your Aadhaar No. :

9885 1453 4205

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

MINAL ARUN DESHMUKH

ARUN RAMCHANDRA DESHMUKH

01/10/1983

Permanent Account Number

BITPD6617C

Minal Arun Deshmukh
Signature



भारत सरकार
GOVT. OF INDIA



12/04/2012

भारतीय विशिष्ट पहचान प्राधिकरण

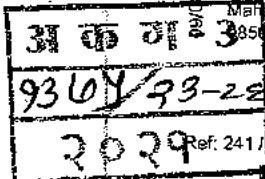
भारत सरकार

Unique Identification Authority of India
Government of India

नमोकरण क्रम / Enrollment No 1008/22433/44096

To,
शैलेश शामराव देशमुख
Shailesh Shamrao Deshmukh
shivaji high school jawal mu post kutasa
Kutasa
Akola Akola
Maharashtra 444101
85447558

08/08/2013



SH965424480FT



आपका आधार क्रमांक / Your Aadhaar No. :

8847 4208 8149

आधार - आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

SHAILESH SHAMRAO DESHMUKH

SHAMRAO LAXMANRAO DESHMUKH

02/08/1984

Permanent Account Number

A5TPD3252C

Shailesh Shamrao Deshmukh
Signature



भारत सरकार
GOVT. OF INDIA



04/03/2008

Minal Arun Deshmukh

Shailesh Shamrao Deshmukh



भारत सरकार
Government of India

गणेश्वर शेषराव भगत
Gnyaneshwar Sheshrao Bhagat
जन्म तारीख / DOB : 05/07/1968
पुरुष / Male



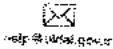
8970 8079 8255

- सामान्य माणसाचा अधिकार

Unique Identification Authority of India

S/O: शेषराव भगत, टी 4
अपार्टमेंट नो 4, गोंडबोले प्लॉट
दाबकी रोड, दापोली, अकोला जिल्हा
महाराष्ट्र, 444002
Address: S/O: Sheshrao Bhagat, T 4
narmada apartment no 4, godhole plot
dabki road, Dapoli, Akola City, Akola
Maharashtra, 444002

8970 8079 8255

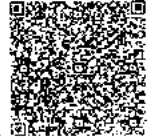


Signature



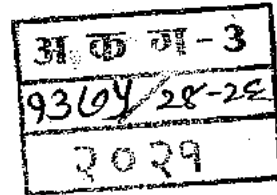
भारत सरकार
Government of India

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



3515 5748 1781

- सामान्य माणसाचा अधिकार



पत्ता: S/O: गणेश गावडे, मु.पो.
दाहगाव गावणे, दाहगाव, अकोला,
दाहगाव, महाराष्ट्र, 444102
Address: S/O: Ganesh Gawande, mu post
dahigaon gawande, Dahigaon, Akola,
Dahigaon, Maharashtra, 444102

3515 5748 1781



Signature

361/1375

मंगळवार, 30 मार्च, 2021 3:19 म.नं.

दस्त गोपवारा भाग-1

अकग3

28/28

दस्त क्रमांक: 1375/2021

दस्त क्रमांक: अकग3 /1375/2021

बाजार मूल्य: रु. 42,00,000/-

मोबदला: रु. 42,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,68,000/-

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

अ. क्र. 1375 वर दि. 30-03-2021

रोजी 3:17 म.नं. वा. हजर केला.

पावती: 1931

पावती दिनांक: 30/03/2021

सादरकरणाचे नाव: . . शैलेश शामराव देशमुख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

Sub Registrar-Akola 3

Sub Registrar Akola 3

दस्ताचा प्रकार: हसार पावती

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

शिक्का क्र. 1 30 / 03 / 2021 03 : 17 : 39 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 03 / 2021 03 : 18 : 37 PM ची वेळ: (फी)





30/03/2021 3 21:49 PM

दस्त गोषवारा भाग-2

अकग3

2E12E

दस्त क्रमांक:1375/2021

दस्त क्रमांक :अकग3/1375/2021

दस्ताचा प्रकार :-इसार पावती

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: . शैलेश शामराव देशमुख पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राऊवाडी, महाराष्ट्र, अकोला. पिन नंबर:ASTPD3252C	लिहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव: . मिनल अरुण देशमुख पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राऊवाडी, महाराष्ट्र, अकोला. पिन नंबर:BITPD6617C	लिहून घेणार वय :-36 स्वाक्षरी:-		
3	नाव: . मे.गायत्री बिल्डर्स ऑण्ड डेव्हलपर्स चे प्रोप्रा नितीन सुदामपंत हिरुळकर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राऊवाडी, महाराष्ट्र, अकोला. पिन नंबर:ABGPH4907C	लिहून देणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार त्याकथीत इसार पावती चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2021 03 : 20 : 12 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: . ज्ञानेश्वर शेषराव भगत
वय:54
पत्ता:अकोला
पिन कोड:444001

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2 नाव: . अतुल रणेश गावंडे
वय:42
पत्ता:अकोला
पिन कोड:444001

स्वाक्षरी



शिक्का क्र.4 ची वेळ:30 / 03 / 2021 03 : 21 : 10 PM

पुस्तक क्रमांक 9 अनुक्रमांक 9364 वर
दिनांक 30 माहे मार्च सन 2021 रोजी
नोंदला. दस्तास एकुण 2E पाने आहेत

Sub-Registrar Akola-3

सह दुय्यम निबंधक वर्ग 2 क्र.3
अकोला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shailesh Shamrao Deshmukh	eChallan	02901792621032690039	MH014121570202021E	168000.00	SD	0006652068202021	30/03/2021
2		DHC		2803202102483	540	RF	2803202102483D	30/03/2021
3	Shailesh Shamrao Deshmukh	eChallan		MH014121570202021E	30000	RF	0006652068202021	30/03/2021

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

1375 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com