

CHALLAN
MTR Form Number-6



GRN	MH014125937202021E	BARCODE			Date	26/03/2021-18:18:52	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name AKG3_JT AKOLA NO 3 SUB REGISTRAR				Full Name		Seema Ramesh Patil		
Location AKOLA				Flat/Block No.		Umari P Akola Umarkhed Sheet no 86 B		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			280000.00		n Plot no 1/179 and 1/143 Flat no 303			
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 Bulder and			
					Developer-CA=6500000			
					Amount In Two Lakh Ninety Thousand Rupees Only			
					Words			
Total			2,90,000.00					
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		02901792021032690244 502983960
Cheque/DD No.				Bank Date		RBI Date.		26/03/2021-18:19:47 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 दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2204202101161	Date 22/04/2021
Received from Nitin Sudampant Hirulkar, 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 22/04/2021
Bank CIN 10004152021042200908	REF No. 211129585289
This is computer generated receipt, hence no signature is required.	

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ZONE NO:-
SALE DEED OF FLAT FOR Rs. 65,00,000/-
(Rs. SIXTY FIVE LAKH ONLY)
(with undivided share in land)

(Deed of sale U/S 13 (4) of the Maharashtra Ownership Act, 1970).

THIS DEED OF SALE is executed at Akola on this 22 day of April 2021.

BETWEEN: -

Mr. 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.

Party No. 2:- **Mr. RAMESH PRABHATRAO PATIL** aged about 58, Occupation - Service Pan No - **ABPPP8957R.** **Mrs. SEEMA RAMESH PATIL** aged about 51, Occupation - Household Pan No - **BVGPP2958C.** Both R/o Mohite Plot, Rautwadi Akola. DIST- Akola. **(PURCHASER)**

(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.

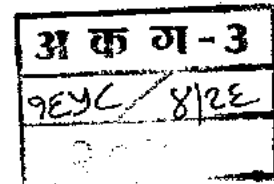
The Common boundaries of the aforesaid plots are as under

To the East – Layout Road.

To the West – Service Lane.

To the North – Mohite House.

To the South – Kalpna Apartment.



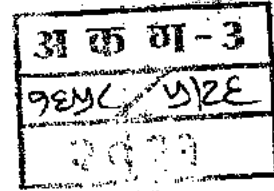
WHEREAS, the Grantor have floated a scheme under the name and style **"NARAYANI RESIDENCY"** and got sanctioned the map form Municipal Corporation, Akola in Case No. 14/08/19-20 Dated 9/08/2019.

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

(Signature)

(Signature)

(3)



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.

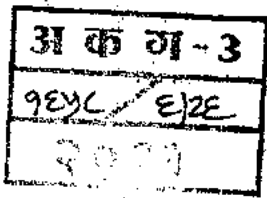
WHEREAS, the Grantor have executed Deed of Declaration of Apartment, on dated 03/03/2021 under the provision of the Maharashtra Apartment Ownership Act, 1970 and it has been duly registered before the Sub Registrar, Akola at Sr. No. 1943.

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 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 **Third floor** in the said Scheme bearing **Flat No. 303**, According to Rera Carpet Area 1035.24 sq.ft (96.17 sq.mt.) admeasuring approximate Saleable Area 141.21 Sq.mt (1520 Sq. ft.) area ,For the valuable consideration of Rs.65,00,000/- (Rupees Sixty Five 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 Purchaser is well aware of construction map as well as construction.

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That the Party No. 1/Grantor has completed the construction of the flat and today the Party No. 1 is executing this Deed of Sale and handing over the possession of the flat to the Party No. 2.

4) The Party No. 1 has received today total consideration of Rupees 65, 00,000 (Rupees Sixty Five Lakh only) as below

I) Rupees. 4,35,000/- (Rupees Four Lakh Thirty Five Thousand only) are bearing Cheque No. 087201 Dated 16/04/2021 in Bank Of Maharashtra. Dapki Road, Old City Branch Akola.

II) Rupees. 60, 00,000/- (Rupees Sixty Lakh only) Only paid by the Purchaser to the vendor through RTGS drawn on HDFC Bank Akola by availing Housing loan from HDFC Ltd, the receipt whereof is hereby acknowledged by the Vendor.

III) Rupees 65,000/- (Rupees Sixty Five Thousand only) by TDS Challan on Date 22/ 04/2021.

The party No 1 has delivered the possession of the flat to the party no. 2 and the Party No. 2 satisfied himself in respect of the quality of the construction of the flat and he has no grievance in respect of the construction and he will not put any grievance in future.

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

6) 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.

7) 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.

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

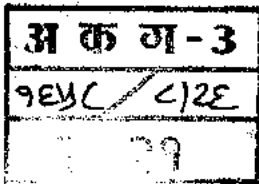
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- 8) The Purchaser will not be entitled to demand or to claim any partition of his share in the said plot or the said building of the Complex as allotted to him by the Grantor under the Agreement and his share shall always remain undivided and intact.
- 9) 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.
- 10) 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.
- 11) 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 deed.
- 12) 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.
- 14) 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.
- 15) 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.
- 16) 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

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may decide and for this purpose shall sign and execute the application for registration or memorandum and other papers, documents necessary for the formation and registration of the Society.

17) 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.

18) 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.

19) 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.

20) The Party No. 2 has today issued cheque No _____ of Rs. 1, 50,000/- (Rupees One Lakh Fifty Thousand only) to the Party no. 1 in the name of **"NARAYANI RESIDENCY APARTMENT" FLAT OWNERS' SOCIETY** towards the common maintenance of the building. This sale deed will come into force subject to realization of the aforesaid cheque. In the event of dishonor of cheque by the purchaser, the Party No. 1 shall have every right to recover the possession of the flat from the party No. 2 through legal process, as well as the other flat owners of the building shall have right to cut the water supply of the party No.2, to restrain him from using the common facilities and parking area of the building.

22) The entire Stamp duty of has Deed of Sale paid by the party no 2.

23) The purchaser shall have responsible to contribute his share towards the Municipal Taxes, Maintenance Charges, other common expenses.

24) That the terms and conditions of deed of declaration shall be binding on the purchaser.

25) That purchaser shall not make any external or internal change in the flat.

(Signature)

(Signature)

26) 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.

27) That the purchaser shall not place erect any box grill in any of the window or balcony.

28) 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.

29) 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.

30) That there shall be allotted parking and the purchaser shall keep his vehicles in the parking area allotted to him and shall not park his vehicle outside the of his parking area.

SCHEDULE OF THE PLOT.

Out of Sheet. No. 86B of Mauje Umarched, 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. .

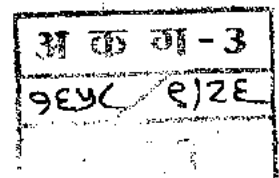
Bounded by –

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.303 on Third floor of the proposed "NARAYANI RESIDENCY", consisting of One Drawing Room, Dining Hall, Three Bed Room, Kitchen, Three Washroom, According to Rera Carpet Area 1035.24 sq.ft (96.17sq.mt.) admeasuring approximate Saleable Area 141.21 Sq.mt (1520Sq. ft.)

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area, along with **proportionate undivided share of land, i.e. 1/17th**, Boundaries of the Flat as are follows:

To the East – Layout Road.

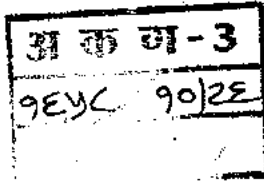
To the West – Flat No 304.

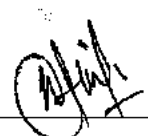
To the North - Flat No 302.

To the South – Kalpna Apartment.

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

IN WITNESS WHEREOF, this **Deed of Sale Flat** is executed by and between the parties at Akola on this 22 day of April 2021 in presence of the undersigned witnesses.




(Nitin Sudampant Hirulkar)
Proprietor
Gayatri Builders and Developers

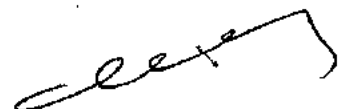


PURCHASER/PARTY NO. 2.

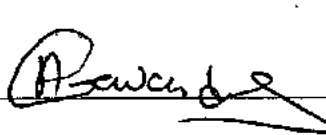
WITNESS:-

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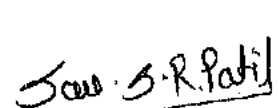



Rajesh Patil



2. 




Seema Patil



अकल गरीश गावडे

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID अकग3	202104221538			22 April 2021, 11:57:14 AM	
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2020 अकोला तालुका : अकोला (3) मौजे : 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- उद्भववाहन सुविधा -	141.21 चौ. मीटर 1-आर सी सी नाही	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्ष Ground Floor/Stilt Floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs.24150/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर $= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार टक्केवारी}) * \text{मजला निहाय घट/वाढ}$ $= (24150 * (100 / 100)) * 100 / 100$ $= \text{Rs.24150/-}$					
A) मुख्य मिळकतीचे मूल्य $= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 24150 * 141.21$ $= \text{Rs.3410221.5/-}$					
Applicable Rules, = 3, 18, 19					
एकत्रित अंतिम मूल्य $= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेडनार्डन मजला क्षेत्र मूल्य} + \text{तगतच्या गच्चीचे मूल्य (वरील बांधकाम)} + \text{वरील गच्चीचे मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} + \text{बंदिस्त बात्कनी}$ $= A + B + C + D + E + F + G + H + I$ $= 3410221.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.3410221.5/-}$					

Home

Print

मालमत्ता पत्रक



विभाग/मौजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भुमापन

शिट नंबर

प्लॉट नंबर

क्षेत्र

धारणाधिकार

शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

क्रमांक

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८६बी १/१४३

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सुविधाधिकार

जयकल तयार

अर्ज प्रमांक

करणार

अर्ज प्राप्त दिनांक

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.

पट्टेदार

नपासणार

कारक पी-

इतर भार

एकुण नक्कल की

इतर शेर

रा.मा.क्र.८/२/६८-६९

सत्य प्रतिलिपी

मुख्यालय सहकारी

उपअधिक्षक भूमी अभिलेख

अभिलेख

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	अभिलेख
१५/०५/२०१५	रजी मोबदला लेख	र द क्र ५५८९ दि १३/१२/२०१३	धारक मे कल्पना बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे मुकुंद केशवराव पाळी सौ सारीका विजय कौसल अभिणीत 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	फेरफार क्र.१२७३३ प्रमाणे सही - ०८/०६/२०१५ उ अ भू अ अकोला
२६/०४/२०१६	रजी खरेदी	र द क्र ५३६ १८/०३/२०१७	इतरभार [श्रीमती प्रेमलता जगन्नाथ रुचके] [कल्पना पार्क -२] [तिस-या मजल्याचा फ्लॉट क्रं टि-२] [बा क्षेत्र ११०३.०० चौ फुट] [जागेत अ वि हीस्सा] फे क्रं १४३३३ ने कमी.	फेरफार 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 २२१३ दिनांक ८/६/२०१७	इतरभार गोपाल शेषराव झामरे कल्पना पार्क - २ तिस-या मजल्याचा फ्लॉट क्रं टि -२ बा क्षेत्र ११०३.०० चौ फुट जागेत ३५८.७४ चौ.मी. अ वि हीस्सा	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 कौशोर देबलाल मानकर कल्पना पार्क -२ पहील्या मजल्याचा फ्लॉट नं एफ -२ बा. क्षेत्र १०२.५० चौ.मी. जागेत ३५८.७४ चौ फुट अ वि हीस्सा	फेरफार क्र.१४३८५ प्रमाणे सही - २२/०८/२०१७ उ अ भू अ अकोला

मालमत्ता पत्रक



विभाग/मोजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकरापांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)
८६बी १/१४३	८६बी	१/१४३			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
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 क्रं. 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 धू अ अकोला
१७/११/२०१७	रजी खरेदी -- कू.मुज्यार --	र.द.क्र. - ५३५ दि. १८/२/०१७ -- 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 धू 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 धू अ अकोला
२१/०६/२०१८	रजी खरेदीने ख.कि.रु ८०,००,०००/-	र.द.क्र. - ८७३ २६/४/२०१८	धारक नितीन सुदामपंत हिस्सळकर क्षेत्र २८४०.०० चौ.फूट -- --	फेरफार क्र.४८६९ प्रमाणे सही - २१/०६/२०१८ उ अ धू 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 क्रं एस १ बा.क्षेत्र १००.३७ चौ.मी अविही	फेरफार क्र.५२७७ प्रमाणे सही - १३/१२/२०१८ उ अ धू 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 बां क्षेत्र १०८०.०० चौ.फूट	फेरफार क्र.५४१८ प्रमाणे सही - १८/०२/२०१९ उ अ धू 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 नथुजी 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 धू अ अकोला

तपसणी करणारा - खरे नक्कल - पत्रांक ३६२ अकोला अकोला

मालमत्ता पत्रक



विभाग/मोजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

वर्ग भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
क्रमांक चौ.मी.

मालमत्ता दिलेल्या आकाराची किंवा भाड्याचा तपशील अर्जात त्याच्या फेर तपासणीची नियत वेळ)

८६वी १/१७९ ८६वी १/१७९

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. ८६वी / अकोला / २०१९ अन्वये इकडील कार्यालयाचे आदेश क्र. न. भू. / शिट नं. ८६वी / प्लॉट नं. १/१७९ अकोला दि. २२/१/२०१९ अन्वये संगणकात मूळ धारक यांचे नावास करणेत आलेला कंस र. च. करणेत येवून मैत्री क्षेत्र वना करणेत आले तसेच फेर फार नोंद क्र. १०६८३ नोंदवताना खरेदी दस्त्याचा 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 मिल्कत पत्रीकेवरील फेर फार मंजूरीचा दिनांक ४/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला तसेच फेर फार नोंद क्र. ६२३४ चा अमल मिल्कत पत्रीकेला घेवून नावे कमी करण्याची नोंद केली.		आदेशाने दुरुस्ती केली	फेर फार क्र. १५३८१ प्रमाणे सही - २२/०१/२०१९ उ. अ. भू. अ. अकोला
२२/०१/२०१९			अ. क. म. - ३ १६५८ - १४१२६	फेर फार क्र. - प्रमाणे सही - २२/०१/२०१९

तपासणी करणारा -

खरी नक्कल -

पत्रांक ११४६० अकोला अकोला

नॉ. ११४६०

नवकल तयार

अर्ज क्रमांक

११४६०

करणार

अर्ज प्राप्त दिनांक

०२/०३/२०२१

प्रतिलिपी लिपीक

नवकल तयार दिनांक

०२/०३/२०२१

तपासणार

फारक फी -

६००/-

एकुण नवकल फी

सत्य प्रतिलिपी

मुख्यालय सहाय्यक

उपअधिक्षक भूमी अभिलेख

अकोला

मालमत्ता पत्रक

विभाग/मोजे -- अकोला

तालुका/न.भु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर भुमामन शिट नंबर प्लॉट नंबर क्षेत्र
क्रमांक चौ.मी.

धारणाधिकार



शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

८६बी १/१७९ ८६बी १/१७९

L.P.No.१५
५३५५ चौ.फु.

३५८.०० २००६.

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

[सौ यमूनाताई 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 भार

इतर शोरे

रा.मा.क्र.३३/२/६८-६९

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



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 PLOT 1 S NO 2/4 NZ PLOT NO 1/143 SHEET NO 86B** **Chari Pr. Akola** (CT), Akola, Akola, 444005.

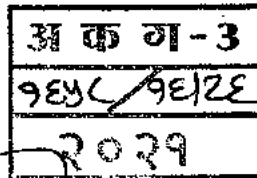
1. Mr./Ms. Nitin Sudampant Hirulkar son/daughter of Mr./Ms. Sudam Haribhau Hirulkar Tehsil: Akola, District: Akola, Pin: 444005, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - ♦ The promoter shall enter into an agreement for sale with 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 scheduled 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.

[Handwritten Signature]



Signature valid
Digitally Signed by
Dr. Vasant 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

सहाय्यक संचालक नगर रचना, यांचे कार्यालय

गांधी रोड, अकोला 444 001

ई-मेल - amc.akola@maharashtra.gov.in tpamcakola@rediffmail.com

प्रकरणक्र. १४/०८/१९-२०

भोगवटा प्रमाणपत्र

दिनांक - 10/02/2021

(मंजूर विकास नियंत्रण नियमावलीतील APPENDIX 'T' नुसार)

प्रति,

✓ श्री. नितीन सुदामपंत हिरुळकर
रा. राऊतवाडी, अकोला

मौजे उमरखेड तालुका अकोला जिल्हा अकोला येथील सर्व्हे क्र. २/२, भुखंड क्र. १५+१६ क्षेत्र १२४५.८६ चौ.मी. चे जागेवर बांधकाम करण्याकरिता या कार्यालयाचे विकास परवानगी क्र. १४/०८/१९-२० दिनांक ०९.०८.२०१९ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.

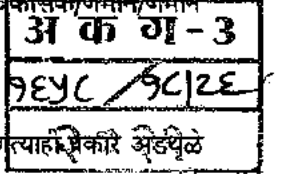
उपरोक्त बांधकाम परवानगी प्रमाणे आपण श्री. मंगलकुमार चौधरी, अभियंता यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असल्याबाबत व या इमारतीस भोगवटा प्रमाणपत्र मिळणेबाबत दिनांक ०७.०१.२०२१ रोजी अर्ज केल्यावरून आपणांस खालील इमारतीस नमूद केलेले अटीस अधिन राहून दिनांक १०/०२/२०२१ पासून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरी प्रमाणे	प्रत्यक्ष जागेवर
१	निवासी इमारत	तळ मजला ५८.४६ चौ.मी.	तळ मजला ५८.४६ चौ.मी.
२	निवासी इमारत	प्रथम मजला २९६.८५ चौ.मी.	प्रथम मजला २९६.८५ चौ.मी.
३	निवासी इमारत	दुसरा मजला २९६.८५ चौ.मी.	दुसरा मजला २९६.८५ चौ.मी.
४	निवासी इमारत	तिसरा मजला २९६.८५ चौ.मी.	तिसरा मजला २९६.८५ चौ.मी.
५	निवासी इमारत	चौथा मजला २९६.८५ चौ.मी.	चौथा मजला २९६.८५ चौ.मी.

अटी व शर्ती

- मंजूर बांधकाम नकाशांमध्ये पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
- बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदारास जमिनी/जमिनी मालक यांचेवर बंधनकारक राहतील.
- मंजूर केलेल्या वापराशिवाय इमारतीचा अन्य वापर पूर्व परवानगी शिवाय करता येणार नाही.
- इमारतीच्या बाजूची सामासिक अंतरे कायम मोकळे ठेवणे आवश्यक राहतील आणि त्यामध्ये कोणत्याही प्रकारे अडथळे उभे करता येणार नाही.
- मंजूर बांधकाम नकाशांमध्ये काही बदल करावयाचा असल्यास त्या सुधारित बांधकाम नकाशांना या कार्यालयास जमिनी मालक यांचेवर अर्जदार यांना बंधनकारक राहतील.
- बांधकाम मजबुतीकरणास धोका निर्माण होणार नाही याची दक्षता घ्यावी.
- भोगवटा प्रमाणपत्र प्राप्त झाल्यानंतर बांधकामामध्ये कोणताही अंतर्गत फेरबदल करू नये.
- मंजूर नकाशा व्यतिरिक्त बांधकाम आढळून आल्यास बांधकाम निष्कासीत करण्यात येईल.



(Signature)



२. सहाय्यक संचालक नगर रचना
अकोला महानगरपालिका, अकोला

Form 26QB

Your E-tax Acknowledgement Number is AI0362504

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABPPP8975R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABGPH4907C
Full Name (Masked) of the Transferee	RAMXXX XRABHATRAO PATIL	Full Name (Masked) of the Transferor	NITXX XXDAMPANT HIRULKAR
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the P

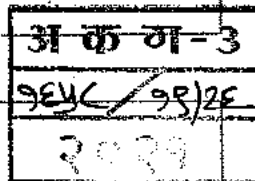
roperty Transferee

Name of premises/Building/ Village RAMBAGH APARTMENT
 Flat/Door/Block No. B-3, RAUTWADI
 Road/Street/Lane NEAR MUKHARJI BANGLOW
 City/District AKOLA
 State MAHARASHTRA
 Pin Code 444005
 Email ID sunil3120@yahoo.com
 Mobile No. 9422960373

Complete Address of the P

roperty Transferor

Name of premises/Building/ Village ROYAL ESTATE
 Flat/Door/Block No. 1st Floor
 Road/Street/Lane Mohite Plot
 City/District Akola
 State MAHARASHTRA
 Pin Code 444001
 Email ID sunil3120@yahoo.com
 Mobile No.



Date of Agreement/Booking	22/04/2021	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	22/04/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	20/04/2021	Payment Type	Lumpsum

Complete Address of the P

roperty Transferred

Type of Property	Building
Name of premises/Building/ Village	NARAYANI RESIDENCY
Flat/Door/Block No.	FLAT NO 303
Road/Street/Lane	MOHITE PLOT RAUTWADI
City/District	AKOLA
State	MAHARASHTRA
Pin Code	444001

Tax Deposit

Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	8500000
TDS Amount to be paid	65000.00
Interest	0.00
Fee	0.00
Total payment	65000.00
Value in words	Sixty Five Thousand Rupees and paise

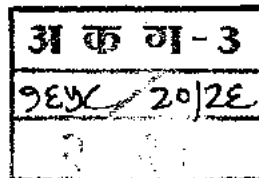
Total Value of Consideration (Property Value)8500000.00

Mode of Payment Online (Net-Banking)

Bank Name State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



Step



29



पुरुष / Male



6844 1084 1143

उत्तर - सामान्य माणसाचा अधिकार



मानव विज्ञान शोध प्रयोग

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



1947
1809 180 1947



<http://info.buripdai.com.cn>



www.tidal.co.uk



P.O. Box No. 1247,
Bangalore-560 001

[Handwritten signature]



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABPPP8975R

नाम /NAME
RAMESH PRABHATRAO PATIL

पिता का नाम /FATHER'S NAME
PRABHATRAO HANUMANTRAO PATIL

जन्म तिथि /DATE OF BIRTH
19-05-1963

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX, VIDARBH

भारत सरकार
Unique Identification Authority of India

नॉदविण्याचा क्रमांक / Enrollment No.: 1249/23986/74637

अ क ग-3
१९५८/२३/२९

To
सीमा रमेश पाटील
Seema Ramesh Patil
RAMBAG APPARTMENT
NEAR MUKHARJI BANGLOW RAUTWADI
Akola
Akola
Akola
Maharashtra 444001
9422960544
MD699418406FH

29/12/2011
69941840

आपला आधार क्रमांक / Your Aadhaar No. :
9027 6773 4064

माझे आधार, माझी ओळख

सीमा रमेश पाटील
Seema Ramesh Patil
जन्म तारीख / DOB : 29/06/1970
स्त्री / Female

9027 6773 4064

माझे आधार, माझी ओळख
Sam. S.R. Patil

भारत सरकार
Unique Identification Authority of India

नॉदविण्याचा क्रमांक / Enrollment No.: 1249/22455/00018

To
रमेश प्रभातराव पाटील
Ramesh Prabhatarao Patil
RAMBAG APPARTMENT B 3
NEAR MUKHARJI BANGLOW RAUTWADI
Akola
Akola
Akola
Maharashtra 444001
9422960373
MA386991935FT

18/12/2011
338699193

आपला आधार क्रमांक / Your Aadhaar No. :
5267 6647 6082

माझे आधार, माझी ओळख

रमेश प्रभातराव पाटील
Ramesh Prabhatarao Patil
जन्म तारीख / DOB : 19/05/1963
पुरुष / Male

5267 6647 6082

माझे आधार, माझी ओळख

भारत सरकार
Government of India

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

8970 8079 8255

आधार - 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

आधार - सामान्य माणसाचा अधिकार

अ क ग-3
9EYL/23/2E



भारतीय विशिष्ट अंकित प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: शेषराव भगत, टी 4
नर्मदा अपार्टमेंट नो 4, गोडबोले प्लॉट
दाबकी रोड, देपाकी, अकोला सि.
अकोला, महाराष्ट्र, 444002

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

8970 8079 8255

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारतीय विशिष्ट अंकित प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: गणेश गावंडे, मू पोस्ट
दाहिगाव गावंडे, दाहिगाव, अकोला,
दाहिगाव, महाराष्ट्र, 444102

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

3515 5748 1781

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

DSB

Aswade

अ क ग-3
१६५८/२४/२६



361/1658

शुक्रवार, 23 एप्रिल 2021 10:44 म.पू.

दस्त गोषदारा भाग-1

अकग3

29/28

दस्त क्रमांक: 1658/2021

दस्त क्रमांक: अकग3 /1658/2021

बाजार मूल्य: रु. 65,00,000/-

मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,60,000/-

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

अ. क्र. 1658 वर दि.23-04-2021

रोजी 10:41 म.पू. वा. हजर केला.

पावती:2284

पावती दिनांक: 23/04/2021

सादरकरणाचे नाव: . . रमेश प्रभातराव पाटील

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: अभिहस्तांतरणपत्र

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

शिक्का क्र. 1 23 / 04 / 2021 10 : 41 : 19 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 04 / 2021 10 : 42 : 03 AM ची वेळ: (फी)



23/04/2021 10:46:32 AM

दस्त क्रमांक :अकग3/1658/2021

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:.. रमेश प्रभातराव पाटील पत्ता:प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: मोहीते प्लॉट राऊतवाडी, महाराष्ट्र, अकोला. पिन नंबर:	लिहून घेणार वय :-58 स्वाक्षरी:-		
2	नाव:.. सिमा रमेश पाटील पत्ता:प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: मोहीते प्लॉट राऊतवाडी, महाराष्ट्र, अकोला. पिन नंबर:BVGPP2958C	लिहून घेणार वय :-51 स्वाक्षरी:-		
3	नाव:.. मे. गायत्री बिल्डर्स अँड डेव्हलपर चे प्रोप्रा नितीन सुदामपंत हिरण्कर पत्ता:प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: मोहीते प्लॉट राऊतवाडी, महाराष्ट्र, अकोला. पिन नंबर:ABGPH4907C	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:23 / 04 / 2021 10 : 43 : 30 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:.. ज्ञानेश्वर शेषराव भगत वय:54 पत्ता:गोडबोले प्लॉट डाबकीरोड अकोला पिन कोड:444001
2	नाव:.. अतुल गणेश गावंडे वय:42 पत्ता:दहीगांव गावंडे अकोला पिन कोड:444001

सह दुय्यम निबंधक वर्ग 2 क्रं.3
अकोला

छायाचित्र	अंगठ्याचा ठसा

पुस्तक क्रमांक 9 अनुक्रमांक 9E5C वर
दिनांक 23 माहे माघ सन २०२१ रोजी
नोंदला.दस्तास एकूण 2E पाने आहेत

शिका क्र.4 ची वेळ:23 / 04 / 2021 10 : 44 : 10 AM

Sub Registrar Akola 3

सह दुय्यम निबंधक वर्ग 2 क्रं.3
अकोला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Seema Ramesh Patil	eChallan	02901792021032690244	MH014125937202021E	260000.00	SD	0000339234202122	23/04/2021
2		DHC		2204202101161	540	RF	2204202101161D	23/04/2021
3	Seema Ramesh Patil	eChallan		MH014125937202021E	30000	RF	0000339234202122	23/04/2021

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

1658 /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