SAURABH S. SARDA *Adv.*

Mob. 94236-50505/90116-50505 E-mail : adv.ssarda@gmail.com
S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career Point, Necklace Road, Akola

Ref. No. 10 /2024 Date:- 18/04/2024

TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by M/s Shree Swami Developers, a Regd. Partnership firm through its Partners - Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Both R/o Akola tq. & Dist. Akola for preparing the title verification and search report in respect of the immoveable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me –

DESCRIPTION OF PROPERTY –

All that piece and parcel of the land situated at Mouza Akola, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation bearing City Survey No. (Nagar Bhumapan No.) 6, Nuzul Sheet No. 53, Plot No. 6, Occp. Class – 1-A, total admeasuring 33775.59 sq. mtrs. (363557.43 sq. fts.), Out of this land admeasuring 780.39 sq. mtrs. (8,400 sq. fts.) which open to sky land is surrounded from –

East – Service Lane and thereafter Jain Chamber
West - Ashok Vatika to Railway Station Road
North - Govt. Road
South - Land of Mr. Shah (Hotel Rising Sun)

(Hereinafter referred to as 'Said Land/Said plot')

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1. As per the documents & information supplied and made available to me i.e. Sale Deed, Property Card, Ferfar, etc. search taken in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also appropriate of which certified copies are obtained, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land –

a) Originally the said plot was owned and possessed by Smt. Rukhminibai W/o Shriramji Goenka. Smt. Rukhminibai Shriramji Goenka had gifted the said property to her daughter – Nivedita Pritamsingh Jain vide Regd. Gift Deed dt. 16/10/1965 bearing Regd.Doc. No. 4828/1965. The photostat copy of the said Gift Deed is annexed herewith as ANNEXURE-I.

b) Later, Mrs. Nivedita Pritamsingh Jain executed a Regd. Will Deed dt. 01/07/2021 bearing Regd. Doc. No. 7669/2021 and by the said Will she had bequeathed the said property to her son – Mr. Prashant Pritamsingh Jain. The photostat copy of said Will is annexed herewith as Annexure-II.

c) Later, after the demise of Smt. Nivedita Pritamsingh Jain, name of Mr. Prashant Pritamsingh Jain was duly mutated in

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the record of right vide mutation (Ferfar) entry no. 8. Later, Mr. Prashant Pritamsingh Jain executed preferred an application with Akola Municipal Corporation for development of the said property. That for development of said property to its full potential, Mr. Prashant Jain also purchased Transferrable Development Rights vide Regd. Sale Deed dt. 21/08/2023 bearing Regd. Doc. No. 4649/2023. The photocopy of said sale deed is Annexed herewith as ANNEXURE-III.

d) Later, Mr. Prashant Pritamsingh Jain vide Regd. Sale Deed dt. 21/09/2023 bearing Regd. Doc. No. 4157/2023 sold the said property as well as the TDR purchased by him and loaded for the development of the said property and also the rights of sanctioned map to M/s Swami Developers, a Regd. Partnership Firm, through its Partners – Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapade. The photostat copy of the sale deed dt. 21/09/2023 bearing Regd. Doc. No. 4157/2023 is annexed herewith as ANNEXURE-IV. Accordingly, name of M/s Swami Developers through its partners is duly mutated in the record of right.

e) Later, M/s Swami Developers obtained a project loan and mortgaged the said property to Nishant Multi State Co-operative Bank Ltd. Accordingly, the encumbrance of said Co-operative Bank is also duly mutated in the record of right

Adv. Sarda

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of the said property, which can be seen from the property card annexed herewith as ANNEXURE-V.

2. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No. MH000759381202425E, the original receipt is enclosed herewith as **ANNEXURE-VI**. I have gone through the document placed before me and the record available for inspection and verification. In my opinion the title of M/s Swami Developers through its partners is clear and marketable. However, has encumbrance/charge of Nishant Multi-State Co-op Credit Society, Akola of Rs. 7,00,00,000/- (Rs. Seven Crore).

Hence this Title Verification and Search Report.

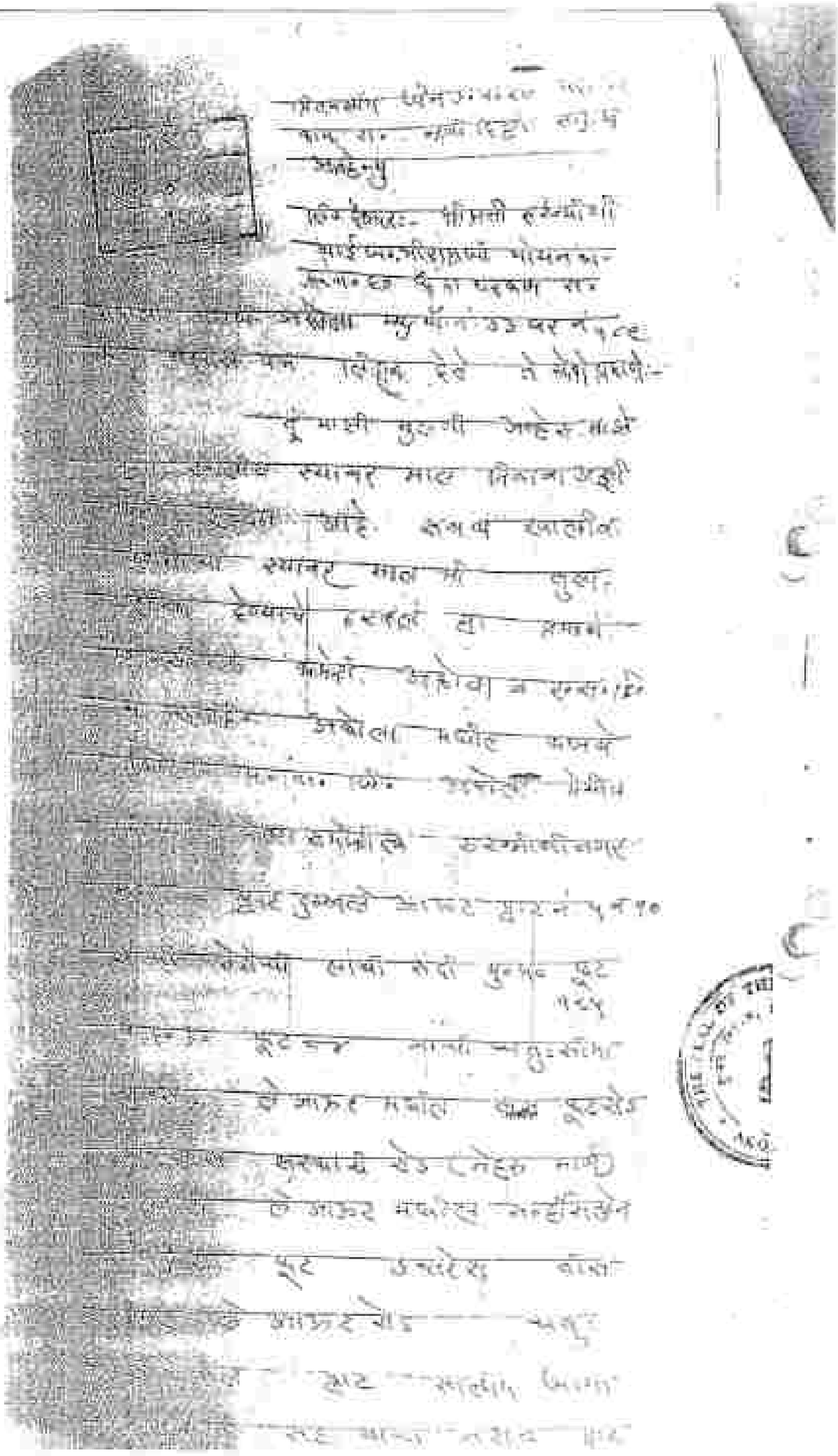
Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010



GENERAL STAMP
FIVE HUNDRED ONLY
ISSUED TO SMT. RUKMANI DEVI
GOYENKA THROUGH SHRI. D.
KANTANGALE OF AKOLA TO
WP TOTAL VALUE OF RUPEES
STAMP OF Rs 12/-/

AKO
19 65



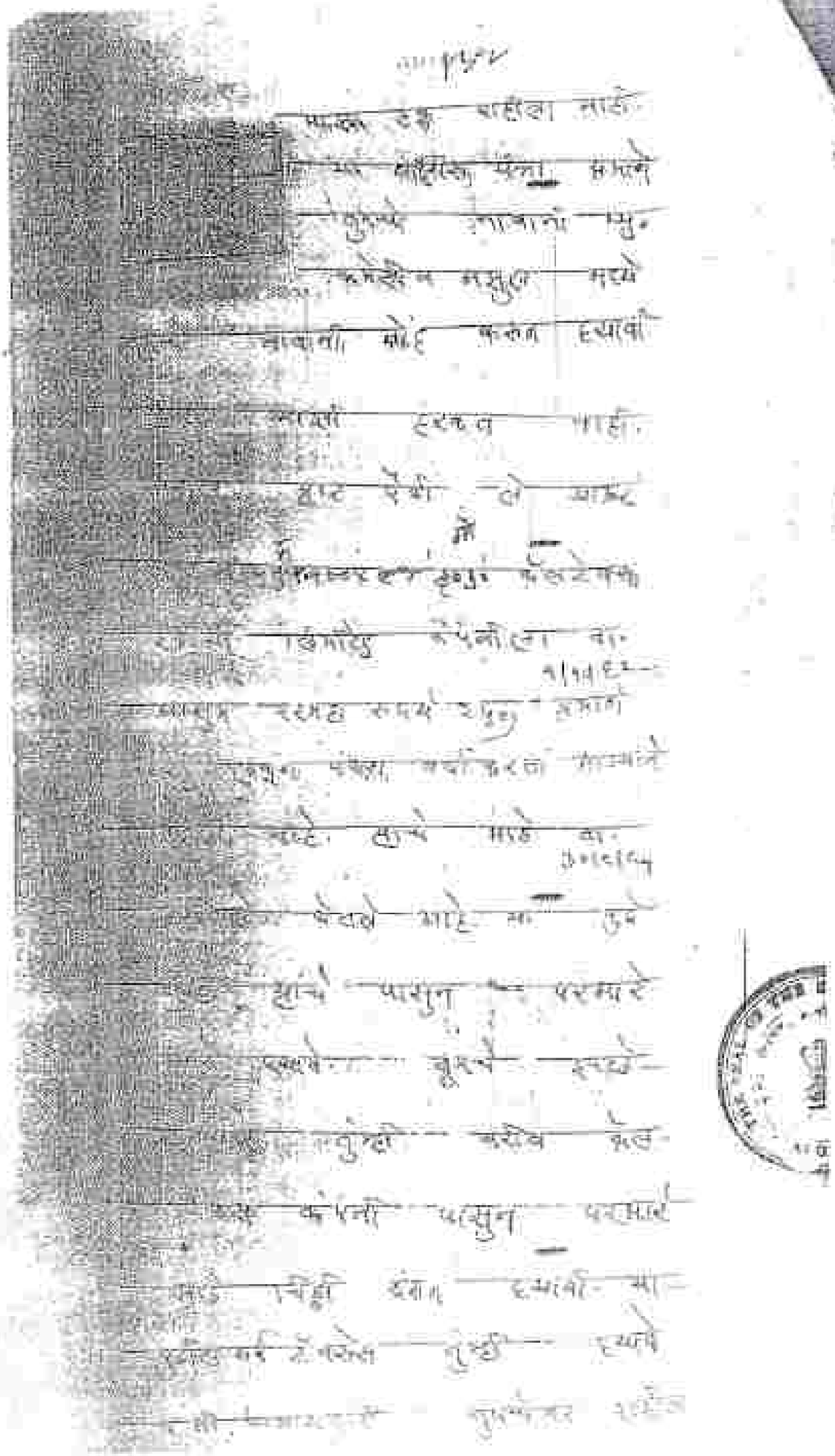


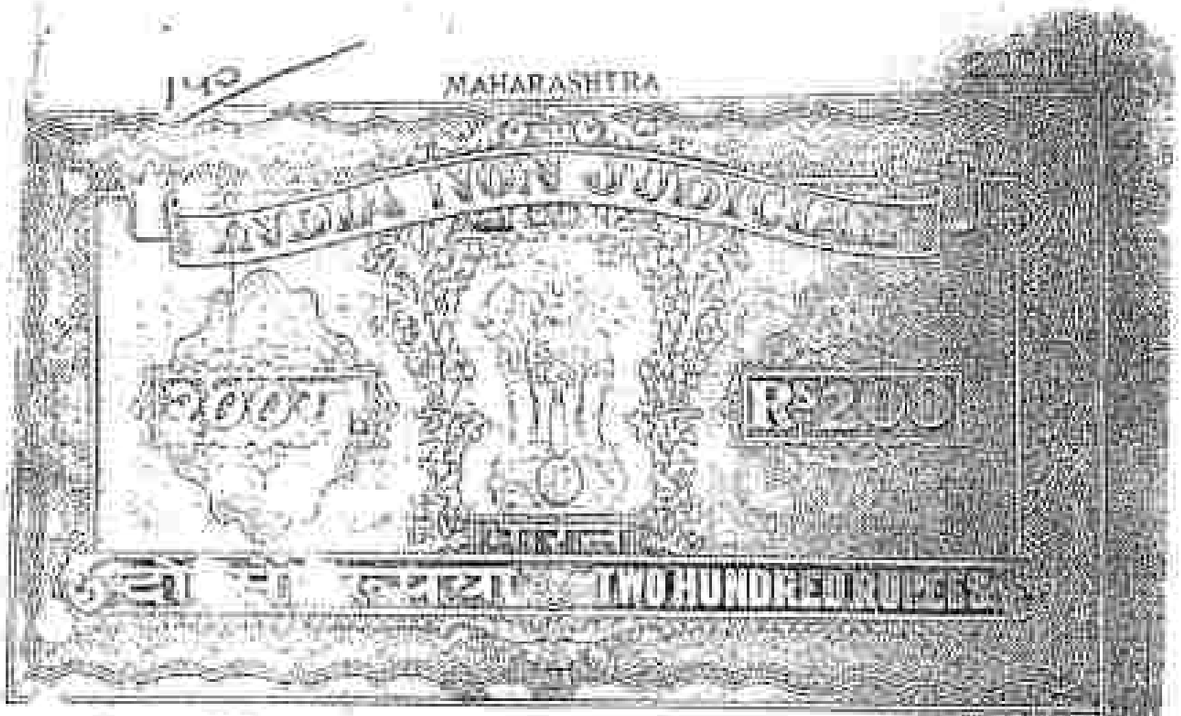
S.No. 58

GENERAL STAMP OF Rs 1200/-
ONE THOUSAND TWO HUNDRED ONLY
ISSUED TO SHRI RUKHMANI BAI GOVIND
TRIMBAKRAO KATANGALE OF AKOLA
UNDER :-
TWO GENERAL STAMP OF RS 500/- EACH
ONE GENERAL STAMP OF Rs 200/-

Agreement
for Rukhmanibai Govindrao
KETP

AKO
1986





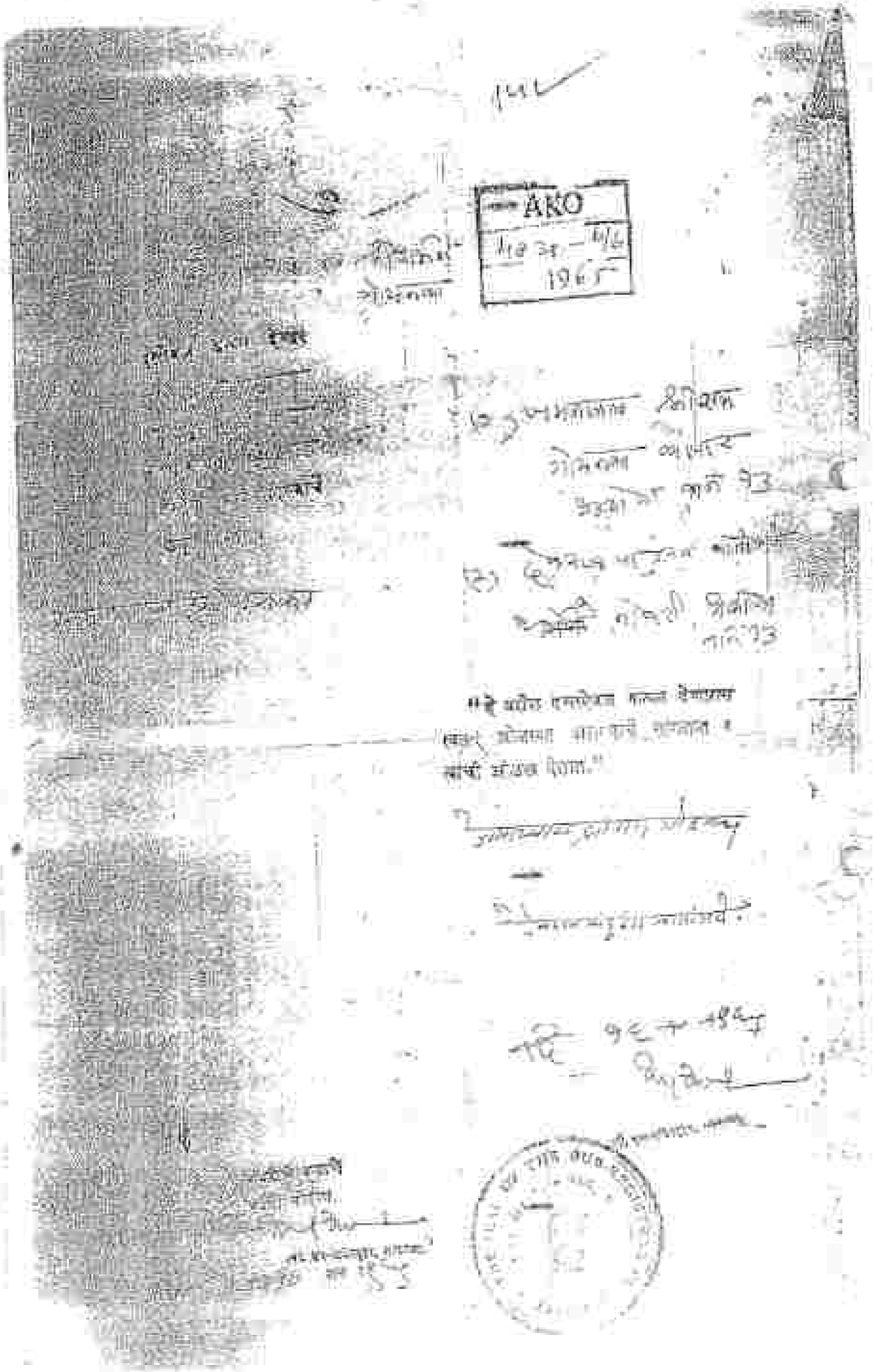
SNO.58

GENERAL STAMP
Rs. 200/- TWO HUNDRED ONLY
IS ISSUED TO SMT
CHEMICA THROUGH SHRI D.P.
OF AKOLA TO MAKE UP TOTAL
Rs. 1200/-

AKO
19 DEC

ANNEXURE-A

Page No. 140


AKO



WILL

Date - 07th May, 2021

I, **Shalitha Jain** W/o Dr. William Singh Jain R/o A-1, Bungalow, Vihar, Pune, India, holder of Indian Passport No. Z7823985(Valid), have attained the age of 81 years, do hereby declare that this is my last will and testament.

I am married to Dr. William Singh Jain holding Indian Civil Number [redacted] and we are blessed with two daughter Mitesh Sahitha Jain and one son named Prashant Jain were born. My life is fully married here, but said Narendra Jain passed away in the year 2005. There is present time is only me living with my husband Dr. Prashant Jain holding Indian Civil Number [redacted].

I own various properties as well as movable properties.

Details of my assets and properties

Shalitha Jain

[redacted]

Form No. 1949 Date: 01/07/2021 4:02:58

Land Registration Receipt

Deed Name: WILL Deed No: [redacted]

Land Details

Tehsil/Sub Tehsil: Sub Registrar VIII

Village/City: [redacted] Building Type:

Plot /Survey No.: [redacted]

Property Type:

Area of Property: Sqft Sqm

Market Related Details

Consideration Amount (Rs/Rupees): Stamp Duty Paid (Rs/Rupees):

Value of Property/ies (For WEB/ Rupees): Posting Fee (Rs/Rupees):

This document of WILL Date of Execution

Presented by: (Before)

SUB REGISTRAR

Sub Registrar VIII

New Delhi

In my office on the 1st January 2021 [redacted] Executor on behalf of

Registration Registrar
Sub Registrar VIII
Delhi/New Delhi

Signature of Presenter

Executor admitted by the said/ Both the

[redacted]

Witness my hand and official seal.

Registration Registrar
Sub Registrar VIII
Delhi/New Delhi

Page 1 of 1

Postal Life Ins. Co. Limited on the booking and post no.5, Rukmini Nagar, (near bus stand), Jewellers Nehru Marg, Alaka, Mahasamund (total net area 5420 sq.ft)

Plot no. 56, Block C, Sector 14, Noida, [illegible] Gautam Buddh Nagar, Uttar Pradesh (total plot area 468 sq.m)

Land at village Mahadeo, Tehsil Delhi, District Gautambuddh Nagar, Sector 143 Noida, Uttar Pradesh (total plot area 421.29 sq.m)

Unit No. 1 Ferro Warehousing 500 Sq. Feet, 20' Door Type 11 in A/C, Purchase Deed in respect inside of village Mahadeo, tehsil Kit, dist Mahil Badhalganj, Dist Gangapur, Rajasthan.

Plot no. 56A (area admeasuring 2013.39 Sq. Feet), Ansal Township, in Sonipat Gandhi Marg, Delhi-110092 (wherein I am owning 1/3rd undivided share)

My complete properties are in the form of an absolute ownership fund including Saving value fund, Personal Bonds, Syndicate Bank Corporation Theme Asia Bonds, Tata Alaska Jeevan Commercial Cooperative Bank Ltd., Alaska etc.; (b) Cash and Jewellery/Immovable kept in my home before me, (c) all Deposit Funds, Bonuses other Property, Gold as well as kept in Locker No. 1405 at the Alaska Jeevan Commercial Cooperative Bank Ltd., Bhopal Branch, Jamshedpur, Old Dakshi Market, Alaska containing aforesaid Insurance Bonds of 200 g deposit at Brig Mohan Bhagwat Devi Bank Chairman Society, A-1 Navchetna Vihar, Vikas Marg, Delhi-110092, [illegible] lying in Locker, (d) jewellery/ornaments in person and cash as Home at our Door Steps Kit Including Replacement number (9, 8008 0682).

I am aware that every test has to do one day or another. At this point of time, when I am hospitalized owing to my poor health, I have decided to execute my Will, as therefore my doubt, there should not be any

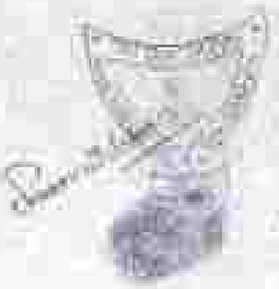
Nandita Jain



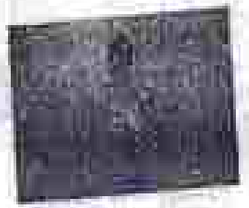




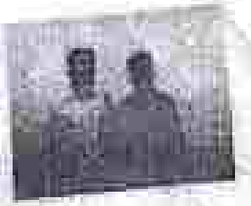




Reg. No. 572 | Reg. Year 2021-2022 | Book No. 3



Bride Photo



Witness

1st Party

1st Party

2nd Party

Witness

Certificate (Section 69)

Registration No.572 in Book No.3 Vol.No.1/2021 under Chapter VIII, Rule 17(1) of the Delhi Marriage Rules, 2013 and Hindu Marriage Act, 1955 between the parties mentioned above.

Date: 02/07/2021

Sub Registrar
Sub Registrar VIII
New Delhi-110054

Barcode Registration No.1 of Delhi

2023/4649 पावती Original/Duplicate

Monday, August 21, 2023 नोंदणी क्र. :39म

1:36 PM Regn.:39M

पावती क्र.: 6322 दिनांक: 21/08/2023

पावती सादर करणाऱ्याचे नाव: खडकी नं. ६

Query/Receipt No/Year: MH-4649-2023

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: इमारत क्रमांक/सिद्ध केल

दस्तऐवज फी	₹. 12200.00
दस्त हाताळणी फी	₹. 700.00
पृष्ठांची संख्या: 35	
एकूण	₹. 13000.00

मूळ दस्त ऐवज परत केला.

Sub Registrar Akola-1

मूल्यांकन: ₹. 2360000 /-

दस्तऐवज ₹.5100064/-

सादर केलेल्या मुद्रांक शुल्क : ₹. 271004

1) दस्तऐवज हाताळणी : eChallan शुल्क: ₹ 124004

ई-पेमेंट/बँक/धनादेश/डीडी क्रमांक: MH006886036002324E दिनांक: 21/08/2023

दस्त हाताळणी फी भरली

2) दस्तऐवज प्रक्रिया : DHC शुल्क: ₹.7004

ई-पेमेंट/बँक/धनादेश/डीडी क्रमांक: GRN2321670339IR दिनांक: 21/08/2023

दस्तऐवज सादर केला.

/ 4649

CHALLAN

MTR Form Number-0

CIN: MHODISBOBOOIEHE	BARCODE	Date: 21/06/2023-11:05:42	Form ID: 25.1

Department: Inspector General Of Registration		Payee Details	
Type of Payment: Stamp Duty / Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAAPJ4782E
Office Name: AKO3_JT AKOLA NO 3 SUB REGISTRAR		Full Name	PRASHANT PRITAM SINGH JAIN
Location: AKOLA			
Year: 2023-2024 One Time		Flat/Block No.	TOR OF AKOLE ROAD NO 5 NO 263
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	37500.00	Road/Street	AS PER DOCUMENT
0030061201 Registration Fee	12500.00	Area/Locality	AKOLA
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	
		SecondPartyName~SHIVRAJ MAHAJAN~SHAKILA AHMED~~	
		DTHER~CA~0~[0]0~Marketvalue~1250000	
Total:	50,000.00	Amount In Words	Fifty Thousand Five Hundred Rupees Only
Payment Details: INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN:	Ref. No.: 00193452023060218003833 20230621101616222
Cheque/DD No.		Bank Date:	RBI Date: 21/06/2023-11:05:41 Not Verified with RBI
Name of Bank		Bank Branch:	INDIAN OVERSEAS BANK
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.

अ क ने
K-L 8/7-24
2023

Page 1/1

Print Date: 21-06-2023 11:05:43

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0823218703058	Sum	31/08/2023
Received from PRASHANT PRITAMSINGH JAIN, Mobile number 8208080000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.			
Payment Details			
Bank Name	SBI	Date	31/08/2023
Bank CIN	10006102820082133334	REF No.	2023082313630
This is computer generated receipt, hence no signature is required.			

Prashant Jain

अ क न
डबी 5/12-14
२०२३

ई-चलान द्वारे मुद्रांक शुल्क रुपये ३७,१००/-
ई-चलान द्वारे नोंदणी शुल्क रुपये १२,४००/-
एकूण सौदा किंमत रुपये ५,१०,०००/-

टी.डी.आर. चे हस्तांतरण लेख

लिहून घेणार - डॉ. प्रशांत प्रीतमसिंह जैन
वय अं. ५५ वर्षे, व्यवसाय – डॉक्टर
रा. ए – १, विकास मार्ग स्वास्थ्य विहार,
शकरपूर, ईस्ट दिल्ली
AADHAAR क्र. ९४८२ २२८० ५२३३
PAN क्र. AAAPJ4782E

अ क ल
दस्त नं. ९/३-३५
२०२३

लिहून देणार - १. श्री. स्वराज मनोज शुक्ला
वय अं. २६ वर्षे, व्यवसाय – व्यापार
AADHAAR क्र. २०२८ ७६५७ ८७१७
PAN क्र. JYNPS4909E

२. श्रीमती. स्मिता मनोज शुक्ला
वय अं. ५८ वर्षे, व्यवसाय – घरकाम
AADHAAR क्र. ५५४४ २८३० ०१९३
PAN क्र. BGTPS5249M
तर्फे मुखत्यारपत्र धारक –
श्री. स्वराज मनोज शुक्ला
वय अं. २६ वर्षे, व्यवसाय – व्यापार
AADHAAR क्र. २०२८ ७६५७ ८७१७
PAN क्र. JYNPS4909E

Prashant Jain

३. कु. रुचा मनोज शुक्ला
वय अं. ३१ वर्षे, व्यवसाय – घरकाम
AADHAAR क्र. ६२०१ ११६४ ६३६३
PAN क्र. ENFPS2886N
तर्फे मुखत्यारपत्र धारक –
श्री. स्वराज मनोज शुक्ला
वय अं. २६ वर्ष, व्यवसाय – व्यापार
AADHAAR क्र. २०२८ ७६५७ ८७१७
PAN क्र. JYNPS4909E
सर्व रा. शुक्ल सदन, भागवत प्लॉट,
दुर्गा चौक, अकोला ता. व जि. अकोला

अ क्र ३
दस्त नं. ४५४९/२-३५
२०२३

कारणे आम्ही तुम्हास टी.डी.आर. चे हस्तांतरण लिहून देतो की, श्री. मनोज प्रल्हादजी शुक्ला यांना महानगरपालिका अकोला चे दिनांक २१/१२/२०१७ रोजीचे प्रमाण पत्र क्र. १/२ नुसार मिळाला व दि. १९/०५/२०२१ रोजी त्यांचे मृत्यू नंतर मा. ८ वे दिवाणी न्यायाधीश कनिष्ठ स्तर, अकोला यांनी एम.जे.सी. क्र. १०४८/२०२१ मध्ये आदेश पारित दि. १२/०८/२०२१ नुसार आमचे नाव सदर टी.डी.आर. चे मालक म्हणून नोंदविण्यात आले आहेत व त्याअर्थी लिहून देणार क्र. २ यांनी दि. १०/०५/२०२२ रोजीचे रजि. दस्त क्र. २२१२/२०२२ नुसार लिहून देणार क्र. १ यांना आपले मुखत्यार पत्र धारक नेमलेले आहे व तसेच लिहून देणार क्र. ३ यांनी दि. २१/१०/२०२१ रोजी चे नोटरी केलेले दस्त द्वारे लिहून देणार क्र. १ यांना आपले मुखत्यारपत्र धारक नेमलेले आहे व अशाप्रकारे मिळालेल्या हक्काधारण हस्तांतरण लेख लिहून देतो ते येणे प्रमाणे :-

१. मोबदला :- हस्तांतरण लेखाचा पूर्ण मोबदा रुपये ५,१०,०००/- (अक्षरी रुपये पाच लाख दहा हजार फक्त) आम्हाला तुमचे पासून RBL बँक ने RTGS द्वारे खालील प्रमाणे मिळाला, भरभक्कावत आमची कोणतीही तक्रार नाही.

Prabhakar Tayade

21/12/22

क्रि. दे. क्र.	RTGS/NEFT TRANSACTION क्र.	बँकचे नाव	दिनांक	रक्कम (रु. मध्ये)
१.	000329750338	ICICI	२१/०८/२०२३	१,७०,०००/-
२.	000329752854	SBI	२१/०८/२०२३	१,७०,०००/-
३.	000329756715	SBI	२१/०८/२०२३	१,७०,०००/-
			एकूण	५,१०,०००/-

२०५७.८७ चौ.मी. चा विकास हक्काने प्रमाण पत्र (टी.डी.आर. प्रमाणपत्र) दिनांक २१/१२/२०१७ रोजी मिळाल्या ज्याची नोंद दस्त क्र. १६६३/२०१७ नुसार झाली त्या विकास हक्काने प्रमाणपत्र (टी.डी.आर. प्रमाणपत्र) खाली वर्णन केलेले आहे –

प्रमाणपत्र धारकाचे नाव	-	मनीष प्रल्हादजी शुक्ला +३
प्रमाणपत्र मिळाल्याची दिनांक	-	२१/१२/२०१७
प्रमाणपत्र क्रमांक	-	१/२
प्रमाणपत्राप्रमाणे प्राप्त क्षेत्रफळ	-	२०५७.८७ चौ.मी.
सदरह जमिनीचे सरकारी भाव	-	५,१००/- प्रती चौ.मी.

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४६८९/५-३५
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२. वरील वर्णित आमच्या मालकीचा विकास हक्क प्रमाणपत्र क्र. १/२ ज्याचे एकूण क्षेत्रफळ २०५७.८७ चौ.मी. पैकी ७०४.११ चौ.मी. क्षेत्र विकासाचे हक्क आम्ही तुम्हास सदरचे हस्तांतरण लेखान्वये कायम स्वरूपी विकले आहे.

३. येणेप्रमाणे आज पासून तुम्ही ७०४.११ चौ.मी. विकास हक्काचे मालक झाले आहात व त्याचा तुम्ही मालकी हक्काने वंशपरंपरा उपभोग घ्यावा व मर्जीनुसार विल्हेवाट करावी.

Prem Chand Jain

४. मौजे अकोला, ता. व जि. अकोला, महानगरपालिका अकोलाचे हद्दीतील सर्वे क्र. ६, नझुल शीट नं. ५३, प्लॉट नं. ६ चाचे एकूण क्षेत्रफळ ३३७५.५२ चौ.मी. मधील जमिन त्याचे क्षेत्रफळ ७८०.३९ चौ.मी. असून त्याबाबत तुम्ही लिहून घेणार यांना बांधकाम नकाशा Proposal No. 122217 नुसार महानगरपालिका, अकोला कडून मंजूर होण्या करिता सदर टीडीआर विकास पोटले आहे. सदरचे बांधकाम साठी तुमची या ७१.८५ चौ. मी तुमच्या जागेचा Ready Reckner (ASR) च्या भावानुसार विकास हस्तांतर आकारणार आहात. या नुसार म.न.पा. अकोला येथे तुम्ही तुमचे मालाने परस्पर ठरवून घ्यावी, त्यास आमची हरकत राहणार नाही.

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बांधकाम नियंत्रक नियमावलीचे टेबल नुसार $(X = Rg/Rx) \times Y$

अ. क्र.	नाव	सरकारी भाव	क्षेत्रफळ (चौ.मी.)
१	D.R.C. Holder मौजे खडकी, शेत सर्वे क्र. २९/२ (पै)	५,१००/-	७०४.२१
२	User अकोला, सर्वे क्र. ६, नझुल शीट क्र. ५३, प्लॉट न. ६	५०,०००/-	७१.८५

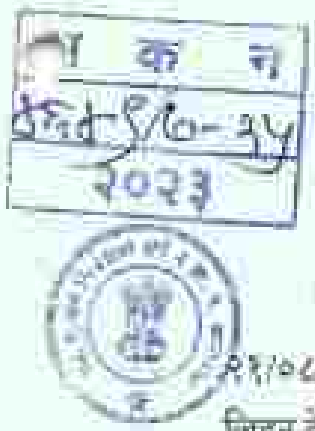
५. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे पत्र क्र. २००३/प्र.क्र. १००/टीडीआर/१३६१-२८६१/का-५ दिनांक १६/१२/२००३ चे प्रमाणित मुद्दा क्र. २ नुसार मुद्रांक शुल्काचा भरणा करण्यात आलेला आहे.

—

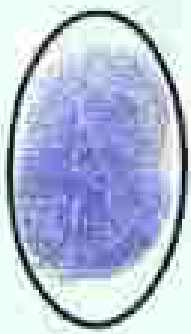
Proclaimed Town

६. अकोला महानगरपालिका अकोला ने सदर प्रमाणपत्र आम्हाला देताना ज्या शर्ती व अटी नमूद केलेल्या आहेत, त्या सर्व शर्ती व अटी तुम्हास म्हणजे लिहून घेणार यांना सुध्दा बंधनकारक व लागू राहतील, त्याबाबत आमचेवर कायीच जबाबदारी राहणार नाही.

७. सदरहू दस्तातील हस्तांतरित होत असलेल्या मिळकती बाबत लिहून घेणार यांनी लिहून देणार यांचे मालकी हक्काबाबत ट्रान्सफर ऑफ प्रॉपर्टी ॲक्ट मधील तरतुदीनुसार संपूर्ण खात्री करून घेतलेली आहे. तसेच लिहून देणार यांना दस्तात नमूद केलेली मिळकतीची विक्री करण्याचा, विल्हेवाट लावण्याचा संपूर्ण अधिकार आहे. या हस्तांतरण लेखाचा संपूर्ण खर्च लिहून घेणार यांनी केला आहे.



हे हस्तांतरण लेख आम्ही आमचे खुशीखुशीने सावध असतांना दि. २१/०८/२०२३ रोजी अकोला मुक्कामी वाचून, समजून घेऊन व दोन साक्षीदारांसमक्ष लिहून देऊन त्यावर आमची सही केली आहे. हे हस्तांतरण लेख आम्हाला व आमचे इस्टेट वारसांना नेहमी करिता लागू व बंधनकारक राहील.

अ क्रं.	साक्षी व पूर्ण नाव	फोटो	अंगठ्याचे निशाण (डावा हात)
01	Prashant Jain		

(डॉ. प्रशांत प्रीतमसिंह जैन)
लिहून घेणार

02





(श्री. स्वराज मनोज शुक्ला)
स्वतः साक्षी व लिहून देणार क्र. २ व ३ चे
मुखत्यारपत्र धारक म्हणून
लिहून देणार

साक्षीदार :-

(1) _____ (2) _____

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क्र. क्र. ९/८-३५
२०२३

Akola Municipal Corporation

Akola - 444 001

Development Right Certificate

1)	Location & Details of Land considered for Development Rights and Area thereof	VAHADKI, SA.NO. 29/2 (P)
2)	Area of Land in Hectare (Gross area & Net area)	3741.58 Sq.M
3)	Registered Document No. & Date of land surrendered/ handed over to AMC / Appropriate Authority	1445/2017
4)	Rate of Ready Reckoner prevailing in the Area of Development Rights (A & B) issued by the Registration Department in the Beginning of Financial Year 2017-2018	Rs. 51000/- Per Sq.M
5)	Construction area/Built up area of the property surrendered as Development Rights (F.S.I.) issued by the Regional Development Authority / Municipal Corporation	Nil
6)	Date of D.R. generation & Financial Year	12.07.2017
7)	Date of sheet creation in the records/database/ inventory & Financial Year	4/18
8)	Reservation shown & Proposed Development in property submitted	Reservation No.115 (Play Ground) Area 0.15 H.R. Sq.M. 1500
9)	The land which is to be surrendered	The D.P. will be implemented by the Authority through purchase of land as per the prevailing D.C. regulations of A.M.C. as amended time to time.

(TOTAL 4 PARTS)

Patta No. D.P.C. No. 1/E

Name(s) of the Original Holder(s): Mr. Manoj Prahladji Shukla (25%)

(TOTAL No. OF OWNERS 4)

Total area of built up area in Sq.M. (in figures): 2017.67 Sq.M.

(In words): Two Thousand Fifty Seven Point Eighty Seven Only.

Given under my hand and seal this 21 day of month 12 year 2017

Assistant Director of Town Planning
(Town Planner)
Akola Municipal Corporation
Akola - 444 001

Municipal Commissioner
Akola Municipal Corporation
Akola - 444 001

DRC No. : 1/2

Details of Utilization of DRC and Transfers

TDR Issued in DRC = 2057.87 Sq. m.

1											
2											

अकोला महानगरपालिका, अकोला
महापालक संचालक नगर रचना, यांचे कार्यालय
गांधी रोड, अकोला 444 001
E-mail : anmc.akola@gmail.com, townplanakola@rediffmail.com

जा.क्र. मनपा/नरर/[illegible]/[illegible]

दिनांक -[illegible]

शुध्दिपत्रक

विषय :- प्रकरण क्र. TDR/20 मधिल DRC No. 1/2 बाबत

अकोला महापालिका मधुर विकास योजना (सुधारित) मधील मौजे डाबकी ह. नं. सर्वे क्र. 29/2-अप्र, मधील अभिन्यास क्र. 115 मधील भूखंड व विकास योजना रस्ता बाधित प्रकरण क्र. TDR/20 अन्वये TDR 21.12.2017 रोजी DRC No.1/2 अन्वये जी मनोज पलसोडी मुल्यका यांना 3741.56 चौ.मी. TDR प्रदान करण्यात आलेला आहे.

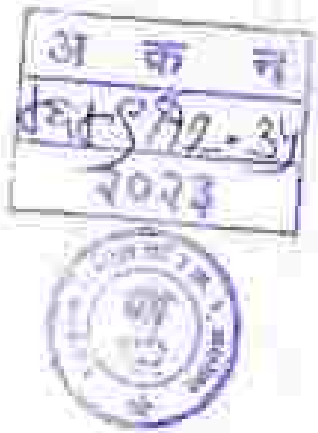
दिनांक 22.12.2021 रोजी श्री स्वराज मनोज मुल्यका व इतर 02 यांनी त्यांचे वडील श्री मनोज पलसोडी मुल्यका यांचे निधन दिनांक 18.05.2021 रोजी झाले असल्याने वारसदार म्हणून त्यांचे नावे सदर मंजूरी पत्र हस्तांतरण करणेबाबत DRC No. 1/2 मध्ये नोंद करणेबाबत विनंती अर्ज सादर केला आहे. सदरील अर्जाचे अनुषंगाने मनोज पलसोडी मुल्यका यांचे मृत्यू प्रमाणपत्र व सक्षम न्यायालयाचे M.J.C.No.1048/2021 दिनांक 12.08.2021 अन्वये वारसप्रमाणपत्र नुसार श्री मनोज पलसोडी मुल्यका यांचे वारस म्हणून 1. श्री स्वराज मनोज मुल्यका 2. कु.तनवी दिलीप मनोज मुल्यका 3. कु. रुचा मनोज मुल्यका हे असल्याची निष्पत्ती होत असल्याने, प्रकरण क्र. TDR/20 अन्वये मंजूर DRC No.1/2 हे श्री मनोज पलसोडी मुल्यका ऐवजी 1. श्री स्वराज मनोज मुल्यका 2. कु.तनवी दिलीप मनोज मुल्यका 3. कु. रुचा मनोज मुल्यका यांचे नावे नोंद घेण्यात आलेली आहे.

दि. [illegible] 2022

(कविता द्विवेदी भा.प्र.से.)
आयुक्त
अकोला महानगरपालिका, अकोला







न्यायालय :	
समक्ष :	माननीय
श्री	[illegible]
	[illegible]
	[illegible]



Page 29 of 33

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४१८१९७६-३५
२०२३

Parakram Jain

घोषणा पत्र

मी **स्वराज मनोज शुक्ल** याद्वारे घोषित करतो की, सह दुय्यम निबंधक वर्ग–२ अकोला यांचे कार्यालयात टि.डी.आर. चे हस्तांतरण लेख या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. स्मिता मनोज शुक्ल यांनी दि. १०/०५/२०२३ रोजी द.क्र. अकग-२२१२-२०२२ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आणि **रुचा मनोज शुक्ल** यांनी Adj. No. 24/POA/47/2022 Dt. 05/01/2022 नुसार दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करुन कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहीन, याची मला जाणीव आहे.

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दस्त ९१८-३५
२०२३

कुलमुखत्यारपत्र धारकाचे नांव व सही

अकोला

दिनांक:– २१/०५/२०२३

स्वराज मनोज शुक्ल

224/2022
Tuesday,May 10, 2022
3:50 PM

पावती

Original/Duplicate
पावती क्र.: 384
Regn.:39M

पावती क्र.: 2643 दिनांक: 10/05/2022

सादर करणाऱ्याचे नाव: अमोल्स सहर
दस्तऐवजाचा अनुक्रमांक: अमल2212-2022
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचा प्रकार: इस्पात मर्यादित भुसार...

मोबदला रु.:	₹ 100.00
बाजार भावाप्रमाणे रु.:	₹ 380.00
दस्त हाताळणी फी:	
एकूण:	₹ 480.00

दस्त क्रमांक 2643 दि.10/05/2022 रोजी बाजार मूल्य रु.0/- मोबदला रु.100/- व दस्त नोंदणी फी रु.380/- असे एकूण रु.480/- रोख स्वरूपात वसूल केले.
10:02 PM ला वितरित करण्यात.

Sub Registrar Haveli

बाजार मूल्य: रु. 0/-
मोबदला रु.100/-
भरलेले मुद्रांक शुल्क : रु.500/-

१) देयकाचा प्रकार: DHC रक्कम: रु.380/-
रु.380/- डिमांड नं:1005202200121 दिनांक: 10/05/2022
बँकेचे नाव व पत्ता:
२) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
चलन प्रकार:NONJUDIAL चलन नं:MH001660852022E दिनांक: 10/05/2022
बँकेचे नाव व पत्ता:

अ क न
दस्त नं. 39-34
2023

Parvati Kaur Arora



















Sr.	Purpose	Type	Challan number	Bank/Gateway	Amount	Users No.	Bank/Gateway Reference Number	Challan Date
1.	Stamp Duty	eChallan	[illegible]	[illegible]	999.00	30	[illegible]	[illegible]
2.	SHC			[illegible]	300	INF	[illegible]	[illegible]
3.	Stamp duty	eChallan		[illegible]	100	INF	[illegible]	[illegible]

Total Stamp Duty(INR) Registration Fee(INR) Document Handling Charges(INR)

2204/2022

दिनांक 22/12/2022

दस्त क्रमांक: बसल/2210/2022

प्रस्तुतकर्ता

पोचपत्र देनेवाला

दस्त हजर करणारा: स्वतः

दस्त हजर करणाऱ्याची सही:

Sub Registrar Alibag

बसल दस्त क्रमांक: 2210/2022

दस्त क्रमांक: 2204/2022

नोंदणी दिनांक: 22/12/2022

सादरकर्त्याचे नाव: स्वतः सही: [illegible]

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 480.00
एकूण शुल्क:	
एकूण	30480.00

Sub Registrar Alibag

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क्र.ब.९/२१-३५
२०२३

Pradhan Talathi

Original

Power of Attorney

CHALLAN

(IGR Form Number-6)

GRN:	DARKHOZ	Date:	Form ID

Department: Inspector General of Registration

Payment Status

Type of Payment: Duty on Unstamped or Insufficiently Stamped Instruments (501 Revenue)

Office Name: ANJI , IT DISTRICT REGISTRAR (ANJI)

Location: ANJILA

Year: 2021-2022, One Time

Account Head Details	Amount in Rs.
Amount of Tax	

IN WITNESS WHEREOF, I, the said **RUCHA SHUKLA** have hereunto set and subscribed my hands on this 29th day of October 2021

SIGNED AND DELIVERED)
by the withinnamed)
RUCHA SHUKLA)
in the presence of)

1.

2.

BRENDAN JOHN PEARCE
Solicitor / Notary Public
Maguire & McInerney Lawyers
216 Keira Street, Wollongong



Signature of Rucha Shukla

LEFT HAND THUMB IMPRESSION



Signature of Applicant is/are required.
The Consulate General of India, Sydney
does not take any responsibility whatsoever
for the contents of the document.

(Parmeshwar Prasad Meena)
Assistant Consular Officer
Consulate General of India
Sydney

(No. 2760/16-11-20)

SIGNED AND ACCEPTED
by the withinnamed
Swaraj Manoj Shukla)
in the presence of)

1. Bhushan V. Ivale, Adv.
2. Sadhashiv Rajkumar Kamerkar



LEFT HAND THUMB IMPRESSION



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2023

Adj No 24/ Part/ 47/2022 Dt. 05/01/2022

500/-
Five hundred only

H.S. Sharma Manoj Shukla

Akola

500/-
Five hundred only

Akola
04/01/2022

Collector of Stamps
AKOLA

भारत सरकार
Government of India



2028 7657 8717

आधार - सामान्य माणसाचा अधिकार

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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

2028 7657 8717



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दिनांक 15-05-24
2023

भारत सरकार
GOVERNMENT OF INDIA

आधार



प्रशांत जैन
Prashant Jain
जन्म तिथि/DOB: 26/01/1968
पुरुष/ MALE
Mobile No: 9868102500

9482 2280 5233
VID : 9189 9127 3205 6032

मेरा आधार, मेरी पहचान

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26-3
2023

Prashant Jain

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

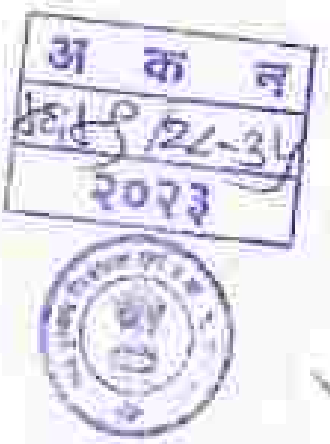
पता:
द्वारा: प्रीतम सिंह जैन, ए-1, विकास मार्ग, स्वास्थ्य विहार, शकरपुर, पूर्वी दिल्ली, दिल्ली - 110092

Address :
C/O: Pritam Singh Jain, A-1, Vikas marg, Swasthya Vihar, Shakarpur, East Delhi, Delhi - 110092

9482 2280 5233
VID : 9189 9127 3205 6032

1947 | help@uidai.gov.in | www.uidai.gov.in

Prashant Jain


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Prashant Jain

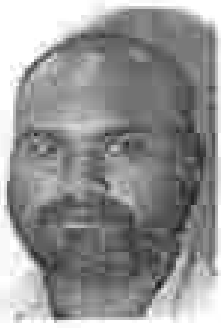
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₹ 5800

37100/-
12400/-

41,20,000/-
12,36,000/-

भारत सरकार
Government of India



मयूर रमेश बट्टू
Mayur Ramesh Battu
जन्म तिथि/DOB: 28/10/1992
पुरुष/ MALE

Issue Date: 31/01/2019

9516 4382 4741
VID : 9176 3308 9139 9988
मेरा आधार, मेरी पहचान

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: रमेश बट्टू, विट्ठल मंदिर जवळ, नागे लेआउट यशोदा
नगर कौलखेड, अकोला, अकोला,
महाराष्ट्र - 444001

Address:
S/O: Ramesh Battu, near vitthal mandir, nage
layout yashoda Nagar Kaulkhed, Akola, Akola,
Maharashtra - 444001

Download Date: 31/01/2019

9516 4382 4741
VID : 9176 3308 9139 9988

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भारत सरकार
Government of India

मनीष रामनिवास अग्रवाल
Manoj Ramniwas Agrawal
जन्म तारीख / DOB: 06/04/1974
पुरुष / Male



Issue Date: 04/12/2021

2803 6716 5283

माझे आधार, माझी ओळख

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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

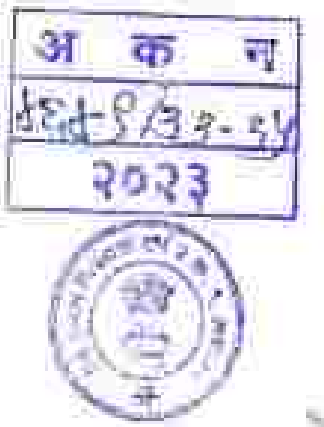
पत्ता: अंजनी, [illegible], [illegible], अकोला, महाराष्ट्र, 444001

Address: Anjani, [illegible], [illegible], Akola, Maharashtra, 444001

Issue Date: 11/06/2018

2803 6716 5283

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237/4649
सोमवार,21 अगस्त 2023 1:38 म.अ.

दस्त नोंदणीकृत करा-1

दस्त क्रमांक: 4648/2023

बाजार मूल्य: रु. 12,36,000/- मोबदला: रु. 5,10,000/-

भरलेले मुद्रांक शुल्क: रु.37,100/-

दु. नि. पवन यांचे कार्यालय

दस्त क्र. 4648 वर दि.21-08-2023

रोजी 1:39 म.अ. वा. हजर केला.

पावती:6322 पावती दिनांक: 21/08/2023

सादरकरणाराचे नाव: प्रणाम दीपकभाई शेठ

नोंदणी फी	रु. 12360.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	13060.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Akola-1

Sub Registrar Akola-1

दस्त क्रमांक: 4648/2023

सूची क्र.2 दुय्यम निबंधक कार्यालय अकोला यांचे

दिनांक: 21/08/2023 01:35:33 PM ची वेळ: (सादरीकरण)

दिनांक: 21/08/2023 01:39:16 PM ची वेळ: (फी)

21/08/2023 1:41:03 PM

दस्त नोंदणी पावती

दस्त क्रमांक :9545/2023

दस्त क्रमांक :9545/2023

सादरकर्ता : नरेंद्र सिंग

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रभात कमलेश कुमार वय:-, पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: ११ मुलुख: सातारा पालिका स्मार्ट सिटी लिमिटेड _, पिन नं: _, महाराष्ट्र, सातारा पॅन नंबर:ZYHPS4900E	लिहून देणार वय :-26 सही:-		
2	नाव:2.सौ.ज्योती कमलेश कुमार 3.कु.अक्षय कमलेश कुमार वय:-, पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: ११ मुलुख: सातारा पालिका स्मार्ट सिटी लिमिटेड _, पिन नं: _, महाराष्ट्र, सातारा पिन नंबर:	लिहून देणार वय :-28 सही:-		
3	नाव:प्रभात हिंमतसिंह पेरे पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: ११ ९, विश्रामगृह जवळ, पिंपरा कंपाउंड, एस.टी. डेपो, सातारा, महाराष्ट्र, AKOLA पॅन नंबर:AAAPJ4782E	लिहून घेणार वय :-30 सही:-		

सादर करणाऱ्याची सही पाहून ओळख पटते. ओळखणारा : ओळखीचा : या दस्त सेवेत सादर केल्याचे मान्य केले.
दिनांक 21 08 2023 01 : 40 : 43 PM

सेवेत

सादरकर्ता

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:_ कमलेश रामविलास कुमार वय:40 पत्ता:सातारा पिन कोड:444001		
2	नाव:_ मंजूर मलिक कादू वय:40 पत्ता:सातारा पिन कोड:444001		

सादरकर्ता

सादरकर्ता

दिनांक 21 / 08 / 2023 01 : 41 : 19 PM

Sub Registrar Satara-1

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Challan	Amount	Head of A/c	Defacement Number	Defacement Date
1	PRASHANT PRITAMSINGH JAIN	eChallan	0270645202308210080S	MH008856380202323E	30100.00	SD	0003578806202324	21/08/2023
2	PRASHANT PRITAMSINGH JAIN	eChallan		MH008856380202324E	13420	RF	0003578806202324	21/08/2023
3		DHC		36232161222AA	200	RF	36232161222AA0	21/08/2023

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

9545/2023

DE1-4157
Thursday,September 21, 2023
1:42 PM

पावती

Original/Duplicate
नोंदणी क. 39म
Regn. 39M

पावती क्र.: 8056 दिनांक: 21/09/2023

दस्ताचा प्रकार: करारनामा
दस्तऐवजाचा अनुक्रमांक: अमल3-4157-2023
दस्तऐवजाचा प्रकार : खरेदीखत
सादर करणाऱ्याचे नाव: मे. श्री स्वामी केशवसमर्थ गणेशखरी पर्व तर्फे भागीदार मनोज रामचिमाप्प अक्कणल

मुद्रांक फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1200.00
पृष्ठांची संख्या: 60	
एकूण	₹.31200.00

आपणास मूळ दस्त अकोला सिटी अकोला 3 क्रमांक 2.02 PM ला परत मिळेल.

Sub Registrar Akola 3

बाजार मूल्य: ₹.3940505/-
मोबदला: ₹.10000000/-
भरलेले मुद्रांक शुल्क : ₹. 6000600/-

मूळ दस्त ऐवज परत केला

1) देयकाचा प्रकार: DHC चलन क्रमांक: 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 05220048173305 दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan चलन: ₹.30300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008631594620232 24E दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH003118048202223E	BARCODE		Date	16/09/2022-19:36:20	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABDFS7607M
Office Name	AKOLA_JT AKOLA NO 3 SUB REGISTRAR	Full Name	SHREE SWAMI DEVELOPERS A PARTNERSHIP FIRM
Location	AKOLA		
Year	2023-2024 One Time	Flat/Block No.	MOUJE AKOLA, NAZUL SHEET NO. 35, NAZUL
		Premises/Building	PLOT NO. 6

Account Head Details	Amount In Rs.	Road/Street	AREA 730.33 SQM (8400 SQ.FT.)
0030046401 Stamp Duty	6000000.00		
0030063001 Registration Fee	30000.00	Area/Locality	AKOLA
		Town/City/District	
		Pin	4 4 4 6 0 1

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DEFACED
₹ 6030000.00
DEFACED

Remarks (If Any)

PAN2=AAAFJ4738E~SecondPartyName=PRASHANT PRITAMSINGH JAIN~CR=10003930

Total	60,30,000.00	Amount In Words	Sixty Lakh Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10010723220916052E	CMY0304382
Cheque/DD No.		Bank Date	RBI Date	16/09/2022-07:36:59	30/09/2022
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date		260 , 30/09/2022	

Signature Not Verified

Digitally signed by Department of Stamps and Registration
Date: 2022.09.16 19:46:31

Department ID:

Mobile No.: 9970340777

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount

GRN: MH008331946032024E Amount: 60,30,000.00/- Bank: STATE BANK OF INDIA Date: 18/09/2023 03:08:30

1	(03)-361-4157	0004411760320324	21/09/2023-13:42:42	6001002	30000.00
2	(05)-361-4157	0004411760320324	21/09/2023-13:42:42	6001453	6000000.00
			Total Deficement Amount		60,30,000.00

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[illegible]
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Signature Not Verified
Digitally signed by DIRECTORATE OF ACCOUNTS (NIC TREASURIES) Mumbai
Date: 2023.09.21 15:46:07 IST
Reason: GRAS Document
Location: India

CHALLAN

MTR Form Number-6

GRN	BARCODE	Date 18/09/2023-13:38:39	Form ID 25.1

Department: Inspector General Of Registration	Payer Details
Type of Payment: Stamp Duty / Registration Fee	TAX ID / TAN (If Any):
	PAN No.(If Applicable): AEDFS7001M
Office Name: AK03_JT AKOLA NO 3 SUB REGISTRAR	Full Name: SHREE SWAMI DEVELOPERS A PARTNERSHIP FIRM
Location: AKOLA	
Year: 2023-2024 One Time	Flat/Block No.: MOUJE AKOLA, NAZUL SHEET NO. 93, NAZUL
	Premises/Building: PLOT NO. 9

Account Head Details	Amount In Rs.
0030040401 Stamp Duty	6000000.00
0030063001 Registration Fee	30000.00
Total	6030,000.00

Road/Street	AREA 780.39 SQM. (8400 SQ.FT.)
Area/Locality	AKOLA
Town/City/District	
PIN	4 4 4 0 0 1
Remarks (If Any)	PAN=AAAPJ7702E~SecondPartyName=PRASHANT PRITAMSINGH JAIN~CA=10000006
Amount In Words	Sixty Lakh Thirty Thousand Rupees Only

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दस्त क्र. ९४५/२३-२०२३

Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK

Cheque-DD Details					
Cheque/DD No.		Bank CIN	Ref. No.	00040E7200000189205	CKY0304282
Name of Bank		Bank Date	RBI Date	18/09/2023-13:24:39	Not Verified with RBI
Name of Branch		Bank Branch		STATE BANK OF INDIA	
		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 documents.

Mobile No.: 8700040777

Prashant Jain

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
Filing	362720481726R	Date	20/09/2023
Received from SHREE SWAMI DEVELOPERS A PARTNERSHIP FIRM, Mobile number 9270040777, an amount of Rs.1200/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.			
Payment Details			
Bank Name	SBIN	Date	20/09/2023
Bank CIN	10004139/0760010972	REF No.	CH9736621
This is computer generated receipt, hence no signature is required.			

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Prashant Jain

ZONE NO. 1.89/53

Government Valuation – Rs. 3,94,10,000/-

SALE DEED

Sale Consideration – Rs. 10,00,00,000/-

Stamp Duty – Rs. 60,00,000/-

Registration Charges - Rs. 30,000/-

The present Sale Deed is made and executed at Akola on this 21st day of **September, 2023** between :-

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Purchaser :- **M/s. Shree Swami Developers**
A regd. Partnership firm
PAN No. AEOFS7801M
Through its Partners

a) **Mr. Manoj Ramvilas Agrawal**
Aged about 49 Years, Occupation – Business,
R/o. Andura, Akola, Tq. & Dist. Akola
PAN No. AGHPA9778L
AADHAAR No. 2803 6716 5283

b) **Mr. Kishor Devrao Kapade**
Aged about 48 Years, Occupation – Business
R/o. Andura, Akola, Tq. & Dist. Akola
PAN No. AIQPK2873B
AADHAAR No. 4171 4325 7152

(Hereinafter called and referred as **'Purchaser'**, which context unless repugnant to its meaning shall mean and include their heirs, representatives, assigns, attorney, etc.)

Vendor :- Dr. Prashant Pritamsingh Jain

Aged about 55 yrs. Occp. – Medical

Practitioner R/o. A-1, Vikas Marg Swasthya Vihar,

Shakarpur, East Delhi

PAN No. :- AAAPJ4782E

AADHAR No. 9482 2280 5233

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(Hereinafter called the "Vendor" which context unless repugnant to its meaning shall mean and include their heirs, representatives, assigns, attorney, etc.)

Description of Property –

All that piece and parcel of the land situated at Mouza Akola, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation bearing City Survey No. 6 (Nagar Bhumapan No.), Nazul Sheet No. 53, Plot No. 6, Occp. Class – I, total admeasuring 33775.59 sq. mtrs. (363557.43 sq. fts.), Out of this land admeasuring 780.39 sq. mtrs. (8,400 sq. fts.) which open land is surrounded from –

East	-	Service Lane and thereafter Jain Chamber
West	-	Railway Station to Ashok Vatika Road
North	=	Govt. Road
South	=	Land of Mr. Shah (Hotel Rising Sun)

(Hereinafter referred to as **"Said Plot"**)

WHEREAS the said plot was owned by Late Shrimati Nivedita Pritamsingh Jain AND WHEREAS after her demise the said plot is now owned by the Vendor as per the Will regd. on dt. 01/07/2021 bearing regd. Doc. No. 7669/2021 AND WHEREAS the said plot is duly mutated in the record of right AND WHEREAS the said plot is free from all encumbrances and the Vendor has not signed or executed any other agreement or deed in respect of the said plot in favor of any third party AND WHEREAS the Vendor has absolute right, title, interest, possession and authority to sale, convey and/or transfer the said plot AND WHEREAS the Purchaser showed his interest to purchase the said plot described hereinabove for a total consideration of **Rs. 10,00,00,000/- (Rs. Ten Crore)** after verifying the land area measurements and all the documents pertaining to the Said Plot and being satisfied with the same AND WHEREAS the Vendor has also purchased TDR to develop the said plot vide regd. Sale Deed dt. 21/08/2023 bearing regd. Doc. No. 4649/2023 AND WHEREAS the Vendor hereby is selling, conveying and transferring absolutely the right, title, interest and possession over the said plot alongwith the TDR and development permission and sanction rights in favor of Purchaser as under -

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1. The Purchaser has paid to the Vendor total an amount of **Rs. 10,00,00,000/- (Rs. Ten Crores)** from its bank account maintained with the Akola Janata Commercial Co-op Bank Ltd. Akola as under -

Purchaser

Sr. No.	Cheque No. / RTGS UTR No.	Date	Amount (in Rs.)
1	ABJBR52023 1310000044	31/03/2023	1,92,06,000/-
2	AKIBR52023092100000009	21/09/2023	97,94,000/-
3	SVCBH23264000026	21/09/2023	3,50,00,000/-
4	SVCBH23264000030	21/09/2023	3,50,00,000/-
5	TDS	31/03/2023	1,98,000/-
6	TDS	20/09/2023	8,06,000/-
		Total:	10,00,00,000/-

The vendor hereby acknowledges the receipt of above mentioned consideration amount. There is no further dispute regarding the consideration amount.

2. That Vendor has also purchased TDR admeasuring 704.11 sq. mtrs. to develop the said plot vide regd. Sale Deed dt. 21/08/2023 bearing regd. Doc. No. 4649/2023. That the Vendor has also applied for sanctioning of map to develop the said plot for constructing a multi-storied building thereon vide Proposal Code No. 172217 and the said TDR is duly loaded for obtaining the sanction in Proposal Code No. 172217, with Akola Municipal Corporation. The Vendor hereby also transfers the said TDR purchased vide Regd. Doc. No. 4648/2023 on dt. 21/08/2023, which is duly loaded upon the said land for getting the map sanctioned applied vide proposal code No. 172217 and also transfer all the rights, title and interest the Vendor has in the sanctioned map/map under process for sanction, applied vide Proposal Code No. 172217.

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Purchaser Sain

3. In view of receipt of above consideration, the Vendor hereby sale, convey and/or transfer the absolute right, title, interest and possession of the said plot, including the TDR and all the rights and authorities that Vendor has in the map, which is under process of sanctioning in Proposal Code No. 172217 in favor of Purchaser. The purchaser shall hereafter be the exclusive owner and possessor of the said plot, TDR and the map to be sanctioned and shall be entitled to deal with the said plot, absolutely, as an exclusive owner thereof. The Purchaser will bear any subsequent costs or expenses that may arise from today or in the future in respect of the TDR, sanction of the map, and any other expenses of the Said Plot.

4. The Purchaser shall be entitled to get its name duly mutated in the record of right of the said plot at their own expenses, to which there is No Objection from the Vendor. The vendor also hereby agreed to provide all necessary signatures and assistance to get the name of the Purchaser duly mutated in the record of rights. All taxes, payable till today, in respect of the said plot are paid by Vendor and if any outstanding, then the same shall be paid by the Vendor. All future taxes from today shall be paid by the Purchaser.

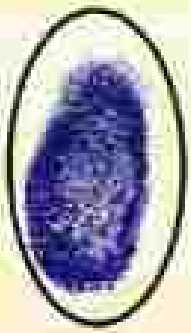
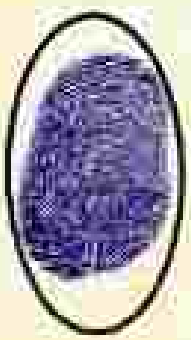
अ क ग-3
६४५८/ई-६०
२०२३

The said plot is free from all encumbrances, etc. So also the said property is not mortgaged, gifted, or subject matter of any legal proceeding, etc. The vendor has not executed any other deed or agreement in respect of the said property with any third party. In case anything any dispute or deed is found, then the Vendor shall get the same cleared at his own expenses. All expenses related to the execution and registration of the present sale deed are borne by the Purchaser only.

6. The Present Sale Deed shall be binding on the parties and their heirs, representatives, agents, and anybody claiming through them.

Purchaser

Having executed this sale deed the parties have put their signatures on the day, month and year and the place mentioned hereon above in presence of witness.

SR. NO.	SIGNATURE & FULL NAME	PASSPORT SIZE PHOTOGRAPH	FINGER PRINT (LEFT THUMB)
01	(M/s. Shree Swami Developers Through its Partner – Mr. Manoj Ramvilas Agrawal) Purchaser		
02	(M/s. Shree Swami Developers Through its Partner – Mr. Kishor Devrao Kapade) Purchaser		
03	(Dr. Prashant Pritamsingh Jain) Party No. 2		

भा क गा-3
5340/90-ED
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WITNESSES :-

1)

2)

Challan ID :	

चालू वर्ष	पिछली तारीख	बकाया	जुर्माना	ब्याज	योग(बकाया+ जुर्माना)

अ का ग-3
6946/23-ED
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Print

भारतीय संसद

मालमत्ता पत्रक

[भारतीय संसद (सदस्यों के वेतन, भत्ते व अन्य भुगतान) नियम,१९५६ की धारा ३ के अनुसार]

प्रदान किए जाने वाले निवास का प्रकार			अनुमत्य क्षेत्र सं... अन्य आवंटन भूमि अधिकार, अवधि		निवास : अनिवास
भवन भुगतान के आधार	निवास संख्या	आवंटित क्षेत्र	क्षेत्र वर्ग मी.	आवंटितकर्ता	आवंटन विशेषाधिकार प्राप्त अधिकारी जिसे भवनों का प्रभारी आवंटित किया जाता है/अनुमोदनकर्ता निवास क्षेत्र
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2941/23-E2
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Prashant Jain

पुलिसकर्मी :-	
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वर्ष :-	[सीनियर पुलिसकर्मियों को [illegible] की [illegible]]
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अ क ग - 3
2023

0000/1000	अतिरिक्त सिविल जज/अपर मुख्य न्यायिक मजिस्ट्रेट		[तुलसी नगर मुरैना पोलिसथाना अंतर्गत, मुरैना जिलाधीश के 2022 की मुरैना के न्यायालय में लगाई]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	अतिरिक्त जज — मजिस्ट्रेट द्वितीय श्रेणी मजिस्ट्रेट/जज		[मजिस्ट्रेट मजिस्ट्रेट पोलिसथाना जिले मजिस्ट्रेट मजिस्ट्रेट के न्यायालय में लगाई]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	अतिरिक्त सिविल जज एवं मुख्य न्यायिक मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट के न्यायालय में लगाई		अतिरिक्त मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट पोलिसथाना	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	अतिरिक्त जज		[श्री. अतिरिक्त मुरैना पोलिसथाना जिले मजिस्ट्रेट श्री मुरैना के न्यायालय में लगाई]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	न्यायिक अतिरिक्त — मजिस्ट्रेट प्रथम श्रेणी/द्वितीय मजिस्ट्रेट/जज		[मजिस्ट्रेट मजिस्ट्रेट पोलिसथाना] [मुरैना मजिस्ट्रेट पोलिसथाना जिले मजिस्ट्रेट श्री मुरैना के न्यायालय में लगाई]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	अतिरिक्त जज/सिविल जज — मजिस्ट्रेट प्रथम/द्वितीय मजिस्ट्रेट/जज		[मजि. जिला मजिस्ट्रेट मजिस्ट्रेट जिले मजिस्ट्रेट 2022 की मुरैना के न्यायालय में लगाई]	जिलाधीश मुरैना मुरैना मध्य 0000/0000 मध्य मुरैना मजिस्ट्रेट
0000/1000	जमानी सिविल — मजिस्ट्रेट मजिस्ट्रेट/जज द्वितीय मजिस्ट्रेट/जज		[मजि. मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट के न्यायालय में लगाई मुरैना]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	जमानी न्यायालयों मजिस्ट्रेट के न्यायालय/मजिस्ट्रेट द्वितीय श्रेणी मजिस्ट्रेट		[मजिस्ट्रेट मजिस्ट्रेट] [अतिरिक्त मजिस्ट्रेट मजिस्ट्रेट के न्यायालय में लगाई] [मजिस्ट्रेट मजिस्ट्रेट] [मुरैना न्यायालय मजिस्ट्रेट के न्यायालय में लगाई] [जिलाधीश मजिस्ट्रेट मजिस्ट्रेट]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	जिला मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट — मजिस्ट्रेट मजिस्ट्रेट/मजिस्ट्रेट द्वितीय मजिस्ट्रेट/जज/मजिस्ट्रेट		[मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट] [मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट] [मुरैना मजिस्ट्रेट मजिस्ट्रेट] [जिलाधीश मजिस्ट्रेट मजिस्ट्रेट]	जिलाधीश मुरैना मुरैना मध्य 0000/1000 मध्य मुरैना मजिस्ट्रेट
0000/1000	जमानी मजिस्ट्रेट मजिस्ट्रेट — मजिस्ट्रेट द्वितीय श्रेणी मजिस्ट्रेट/जज		[जिलाधीश मजिस्ट्रेट मजिस्ट्रेट मजिस्ट्रेट

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P.S. Chowk Bazar

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Preetkumar Jain

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Prabhat Jain

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Prosecution Team

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Prashant Jain

25/03/2024	पुलिस थाना पीर – थाना में 323/324/506 सिविल उपनिरीक्षक		प्रति श्रीमती, जिलाधिकारी मुजफ्फरनगर थाना नई मण्डी मुजफ्फरनगर	दिनांक को, रात्रि उपस्थि मारी 25/03/2024 थाना रिपोर्ट पर कार्यवाही
19/11/2024	थानाध्यक्ष पीर – थाना में 323/324/506 सिविल थानाध्यक्ष/उपनि का पीर के 19/11/2024		प्रति जिलाधिकारी मोहम्मदपुर जिलाधिकारी मोहम्मदपुर थानाध्यक्ष मोहम्मदपुर मोहम्मदपुर अभियोगिनी द्वारा प्रस्तुत लिखित तहरीर के आधार पर मुकदमा थाना पीर	दिनांक को, रात्रि उपस्थि मारी 19/11/2024 थाना रिपोर्ट पर कार्यवाही
19/11/2024	थानाध्यक्ष पीर – थाना 323/324/506 सिविल थानाध्यक्ष/उपनि का पीर के 19/11/2024		प्रति [जिलाधिकारी मोहम्मदपुर] [मुकदमी द्वारा थाना थानाध्यक्ष अभियोगिनी द्वारा प्रस्तुत लिखित तहरीर के आधार पर मुकदमा थाना पीर के संबंध में] [थानाध्यक्ष पीर]	दिनांक को, रात्रि उपस्थि मारी 19/11/2024 थाना रिपोर्ट पर कार्यवाही
20/11/2024	थानाध्यक्ष पीर – थाना में 323/324/506 सिविल थानाध्यक्ष/उपनि का पीर के 20/11/2024		प्रति [जिलाधिकारी मोहम्मदपुर थानाध्यक्ष अभियोगिनी द्वारा प्रस्तुत लिखित तहरीर के आधार पर मुकदमा थाना पीर के संबंध में] [थानाध्यक्ष पीर]	दिनांक को, रात्रि उपस्थि मारी 19/11/2024 थाना रिपोर्ट पर कार्यवाही
20/11/2024	थानाध्यक्ष पीर – थाना में 323/324/506 सिविल थानाध्यक्ष/उपनि का पीर के 20/11/2024		प्रति [जिला मजिस्ट्रेट मोहम्मदपुर थानाध्यक्ष अभियोगिनी द्वारा प्रस्तुत लिखित तहरीर के आधार पर मुकदमा थाना पीर के संबंध में] [थानाध्यक्ष पीर]	दिनांक को, रात्रि उपस्थि मारी 19/11/2024 थाना रिपोर्ट पर कार्यवाही
20/11/2024	थानाध्यक्ष पीर थानाध्यक्ष/उपनि का पीर के 20/11/2024 सिविल उपनिरीक्षक		प्रति [जिलाधिकारी मोहम्मदपुर थानाध्यक्ष अभियोगिनी द्वारा प्रस्तुत लिखित तहरीर के आधार पर मुकदमा थाना पीर के संबंध में] [थानाध्यक्ष पीर]	दिनांक को, रात्रि उपस्थि मारी 19/11/2024 थाना रिपोर्ट पर कार्यवाही
14/12/2024	थानाध्यक्ष पीर 323/324/506 सिविल उपनिरीक्षक		प्रति जिलाधिकारी मोहम्मदपुर थानाध्यक्ष मुकदमा थाना पीर के संबंध में मुकदमा [थानाध्यक्ष पीर]	दिनांक को, रात्रि उपस्थि मारी 23/12/2024 थाना रिपोर्ट पर कार्यवाही
30/12/2024	थानाध्यक्ष पीर थाना में 323/324/506 सिविल थानाध्यक्ष/उपनि का पीर के 30/12/2024 मुकदमा थानाध्यक्ष पीर		प्रति श्री जिला मजिस्ट्रेट मोहम्मदपुर थाना रिपोर्ट पर कार्यवाही	दिनांक को, रात्रि उपस्थि मारी 30/12/2024 थाना रिपोर्ट पर कार्यवाही
08/03/2025	पीर थाना पीर थानाध्यक्ष पीर थाना में 323/324/506 सिविल उपनिरीक्षक थानाध्यक्ष पीर थानाध्यक्ष पीर			दिनांक को, रात्रि उपस्थि मारी 08/03/2025 थाना रिपोर्ट पर कार्यवाही
14/03/2025	थाना पीर थानाध्यक्ष थाना में 323/324/506 सिविल उपनिरीक्षक थाना पीर के 14/03/2025 को मुकदमा थानाध्यक्ष पीर			दिनांक को, रात्रि उपस्थि मारी 14/03/2025 थाना रिपोर्ट पर कार्यवाही
14/03/2025	थानाध्यक्ष पीर – थाना में 323/324/506 सिविल उपनिरीक्षक थाना पीर के 14/03/2025 को मुकदमा		प्रति श्री जिला मजिस्ट्रेट मोहम्मदपुर थाना रिपोर्ट पर कार्यवाही	दिनांक को, रात्रि उपस्थि मारी 14/03/2025 थाना रिपोर्ट पर कार्यवाही

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Parchwal Jain

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Prashant Saini

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Pre-Election Duties

19/10/2007	[illegible]		[illegible]	[illegible]
22/09/2008	[illegible]		[illegible]	[illegible]
03/02/2009	[illegible]		[illegible]	[illegible]
08/07/2009	[illegible]		[illegible]	[illegible]
15/09/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]
29/10/2009	[illegible]		[illegible]	[illegible]

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04/02/2023	महाराष्ट्र पोलिस अधिनियम, १९५१ च्या कलम ११५ (ब) (क) (ड) (इ) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[वि. जयवंत पाटील उपजिल्हाधिकारी तथा सहा. पोलीस अधीक्षक, अलिबाग यांचेकडील दि. ०३/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. ०३/०२ दुपारी ४ वाजे. ०४/०२/२०२३ ते दि. ०५/०२/२०२३
04/02/2023	महाराष्ट्र पोलिस अधिनियम, १९५१ च्या कलम ११५ (ब) (क) (ड) (इ) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[वि. जयवंत पाटील उपजिल्हाधिकारी तथा सहा. पोलीस अधीक्षक, अलिबाग यांचेकडील दि. ०३/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. ०३/०२ दुपारी ४ वाजे. ०४/०२/२०२३ ते दि. ०५/०२/२०२३
07/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये मनाई आदेश बाबत.		[जयवंत दुर्गाडे पोलीस अधीक्षक, अलिबाग] [जयवंत पाटील उपजिल्हाधिकारी] [चारुदत्त फडके पोलीस उपअधीक्षक] [सतीश शेडगे पोलीस उपअधीक्षक] [रणजित कुमार पोलीस उपअधीक्षक] [दिलीप पुजारी पोलीस उपअधीक्षक हे के. ०७/०२ पासून रजेवर आहेत]	दि. ०७/०२ दुपारी ४ वाजे. पासून ते दि. ०७/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
09/02/2023	मिरवणूक मार्ग बंद करणेबाबत.			दिनांक क्र. ०९/०२ दुपारी ४ वाजे. ते दि. १०/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
10/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. १०/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १०/०२ दुपारी ४ वाजे. ते दि. १२/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
10/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पो.नि. मुरुडकर यांचेकडील दि. १०/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १०/०२ दुपारी ४ वाजे. ते दि. १२/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
10/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पो.नि. मुरुडकर यांचेकडील दि. १०/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १०/०२ दुपारी ४ वाजे. ते दि. १२/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
10/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पो.नि. मुरुडकर यांचेकडील दि. १०/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १०/०२ दुपारी ४ वाजे. ते दि. १२/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
11/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. ११/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. ११/०२ दुपारी ४ वाजे. ते दि. १३/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
13/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. १३/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १३/०२ दुपारी ४ वाजे. ते दि. १५/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
15/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. १५/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १५/०२ दुपारी ४ वाजे. ते दि. १७/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
17/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. १७/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १७/०२ दुपारी ४ वाजे. ते दि. १९/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
18/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. १८/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. १८/०२ दुपारी ४ वाजे. ते दि. २०/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
20/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २०/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २०/०२ दुपारी ४ वाजे. ते दि. २२/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
21/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २१/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २१/०२ दुपारी ४ वाजे. ते दि. २३/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
22/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २२/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २२/०२ दुपारी ४ वाजे. ते दि. २४/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
24/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २४/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २४/०२ दुपारी ४ वाजे. ते दि. २६/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
25/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २५/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २५/०२ दुपारी ४ वाजे. ते दि. २७/०२/२०२३ रोजी दुपारी ४ वाजे. पर्यंत
27/02/2023	फौजदारी प्रक्रिया संहिता, १९७३ कलम १४४ (२) अन्वये प्रतिबंधात्मक आदेश लागू करणेबाबत.		[पोलीस उपअधीक्षक चारुदत्त फडके यांचेकडील दि. २७/०२/२०२३ रोजीचा आदेश]	दिनांक क्र. २७/०२ दुपारी ४ वाजे. ते दि. ०१/०३/२०२३ रोजी दुपारी ४ वाजे. पर्यंत

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Prafulla Jain

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[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
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[illegible]	[illegible]		[illegible]	[illegible]
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2023

01/11/2010	आरोपी पेश – समय 1 [illegible]		[illegible]	[illegible]
04/11/2010	[illegible]		[illegible]	[illegible]
10/02/2011	[illegible]		[illegible]	[illegible]
10/02/2011	[illegible]		[illegible]	[illegible]
04/03/2011	[illegible]		[illegible]	[illegible]
01/03/2011	[illegible]		[illegible]	[illegible]
01/03/2011	[illegible]		[illegible]	[illegible]
24/03/2011	[illegible]		[illegible]	[illegible]
08/03/2011	[illegible]		[illegible]	[illegible]
07/04/2011	[illegible]		[illegible]	[illegible]
04/03/2011	[illegible]		[illegible]	[illegible]

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[illegible]
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31/05/2012	कोर्ट ऑफ [illegible] Writ/Civil/Criminal [illegible]		[illegible]	[illegible]
12/06/2012	माननीय [illegible] ... [illegible] Criminal [illegible] [illegible]		[illegible]	[illegible]
13/06/2012	माननीय [illegible] ... [illegible] Criminal [illegible] [illegible]		[illegible]	[illegible]
13/06/2012	माननीय [illegible] ... [illegible] Criminal [illegible] [illegible]		[illegible]	[illegible]
17/07/2012	[illegible] ... [illegible] Criminal [illegible]		[illegible]	[illegible]
08/08/2012	माननीय [illegible] [illegible] [illegible] [illegible] ... [illegible]		[illegible]	[illegible]
31/07/2012	कोर्ट ऑफ ... [illegible] Writ/Civil [illegible]		[illegible]	[illegible]
31/08/2012	[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]		[illegible]	[illegible]
13/08/2012	[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]		[illegible]	[illegible]
10/10/2012	[illegible] [illegible] [illegible] [illegible] [illegible]		[illegible]	[illegible]
12/09/2012	[illegible] ... [illegible] Criminal [illegible]		[illegible]	[illegible]

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[illegible]/39-E
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Recalled Jan

2311000042	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000043	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000044	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000045	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000046	[illegible]		[illegible]	[illegible]
2311000047	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000048	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000049	[illegible] पीठ – [illegible]		[illegible]	[illegible]
2311000050	[illegible] पीठ – [illegible]		[illegible]	[illegible]

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[illegible]
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25/01/2014	[illegible]			[illegible]
10/02/2014	[illegible]		[illegible]	[illegible]
12/02/2014	[illegible]		[illegible]	[illegible]
13/02/2014	[illegible]		[illegible]	[illegible]
03/03/2014	[illegible]		अ क ग - 3 [illegible] २०२३	[illegible]
25/03/2014	[illegible]		[illegible]	[illegible]
25/03/2014	[illegible]		[illegible]	[illegible]
15/12/2014	[illegible]		[illegible]	[illegible]
10/10/2014	[illegible]		[illegible]	[illegible]
10/11/2014	[illegible]		[illegible]	[illegible]
28/12/2014	[illegible]		[illegible]	[illegible]

12/01/2018	महाराष्ट्र कोऑप सोसा लि दक्षिण मध्य रेल्वे कर्मचारी सह [illegible]			दिनांक [illegible]
13/02/2018	[illegible]		[illegible]	दिनांक [illegible]
13/02/2018	सोसायटी सेवा [illegible]		[illegible]	दिनांक [illegible]
27/02/2018	सोसायटी [illegible]		[illegible]	दिनांक [illegible]
17/03/2018	महाराष्ट्र सोसा [illegible]		[illegible]	दिनांक [illegible]
19/03/2018	सोसायटी [illegible]		[illegible]	दिनांक [illegible]
23/03/2018	सोसायटी [illegible]		[illegible]	दिनांक [illegible]
23/03/2018	महाराष्ट्र सोसा [illegible]		[illegible]	दिनांक [illegible]
30/03/2018	महाराष्ट्र सोसा [illegible]		[illegible]	दिनांक [illegible]
30/03/2018	[illegible]		[illegible]	दिनांक [illegible]

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[illegible]	[illegible]		[illegible]	[illegible]
15/12/2016	[illegible]		[illegible]	[illegible]
19/12/2016	[illegible]		[illegible]	[illegible]
10/03/2017	[illegible]		[illegible]	[illegible]
01/05/2017	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
20/06/2017	[illegible]		[illegible]	[illegible]
20/06/2017	[illegible]		[illegible]	[illegible]
05/07/2017	[illegible]		[illegible]	[illegible]
12/07/2017	[illegible]		[illegible]	[illegible]

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Parshant Jain

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Received Issue

11/08/2019	खसरा नं. [illegible] रकबा [illegible]		[illegible]	[illegible]
11/08/2019	खसरा नं. [illegible]		[illegible]	[illegible]
20/11/2019	खसरा नं. [illegible]		[illegible]	[illegible]
20/11/2019	[illegible]		[illegible]	[illegible]
22/11/2019	[illegible]		[illegible]	[illegible]
22/11/2019	[illegible]	अ क ग-3 [illegible] २०२३	[illegible]	[illegible]
22/11/2019	[illegible]		[illegible]	[illegible]
22/11/2019	[illegible]		[illegible]	[illegible]
31/12/2019	[illegible]		[illegible]	[illegible]
03/01/2020	[illegible]		[illegible]	[illegible]
03/01/2020	[illegible]			[illegible]

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Prashant Jain

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[illegible]	[illegible]			[illegible]
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10/07/2021	[illegible]		[illegible]	[illegible]
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23/06/2021	[illegible]	[illegible]	[illegible]	[illegible]
23/06/2021	[illegible]	[illegible]	[illegible]	[illegible]
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23/06/2021	[illegible]	[illegible]	[illegible]	[illegible]
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20/06/2021	[illegible]	[illegible]	[illegible]	[illegible]

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Prosecution Saw

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]		म क ण - 3 594463-E २०२३	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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Prashant Jain

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Prashant Jain

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freeserchreports.maharashtra.gov.in/marathi/TAS_ReportSwitch/Kramank2_Report.aspx

4649227 22-08-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु नि. अकोला-३ दस्त क्रमांक : 4649/2023 नोंदणी : Regn.63m

गावाचे नाव : खडकी बु.

(1)वितरेखाचा प्रकार	खरेदीखत
(2)मोबदला	510000
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणी होते की फक्त नोंदणी फी वसूल करावी	1236000
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अकोला मनपाइतर वर्णन :, इतर माहिती: टिडीआर प्रणापत्र धारकाचे नाव मनोज प्रल्हादजी भुरकणा + 3 प्रमाणपत्र मिळाल्याची दिनांक 21/12/2017 प्रमाणपत्र क्रमांक 1/2 प्रमाणपत्राप्रमाणे प्राप्त क्षेत्र 2057.87 चौ.मी, वैकी 704.11 चौ.मी. मौजे खडकी बु येथील स न 29/2 पी मौजे अकोला येथील स न 6 शीट क 53 प्लॉट क 6 चे क्षेत्र 71.83 चौ.मी.((Survey Number : 29/2 ; Plot Number : 0;))
(5) क्षेत्रफळ	704.11 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज प्रल्हादजी भुरकणा वय:-36 पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रो हाऊस सहकार नगर प्लॉट दुर्गा चौक अकोला , रोड नं: , महाराष्ट्र, अकोला. पिन कोड:-444001 पॅन नं:-JYPPB4344H 2): नाव:-2 कमिला मनोज भुरकणा 3. मेघा मनोज भुरकणा वय:-३ ; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रो हाऊस सहकार नगर प्लॉट दुर्गा चौक अकोला , रोड नं: , महाराष्ट्र, अकोला. पिन कोड:-444001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल सीताराम्सिंह वैद्य वय:-55; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: प्र 1 शिवाजी नगर अकोला विद्यार मालेगाव इतर तिलगी, रोड नं: , महाराष्ट्र, AKOLA. पिन कोड:-444001 पॅन नं:-AAAPM0928E
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	22/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4649/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	37100
(13)बाजारभावाप्रमाणे नोंदणी फी	12360
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील:	मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
[illegible]	(23 of Nine Page)

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दस्त/३५-६८
२०२३

Prashant Jain

Taxpayer's Counterfoil

Name of the Assessee: SHRI XX XXAMI DEVELOPERS

PAN: A E O F S 7 8 0 1 M

Major Head: 0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head: 800 - TDS on Sale of Property

19400000
25/1/2023
AAAPM4782E
RT5680906
RAM NAGAR

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Description of Tax	Amount in Rupees
Basic Tax	194,000.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	**194,000.00**

HDFC BANK LIMITED

Challan No	280
BSR Code	0510308
Date of Receipt	17/02/2023
Challan Serial No	12969
Assessment Year	2023-24
Bank Reference	12969
Drawn On	HDFC Bank Netbanking

Rupees (In words): INR ONE LAKH(S) NINETY FOUR THOUSAND ONLY

CIN: 05103081702312969

Debit Account No: [illegible]

Payment Realisation Date: [illegible]

Please take a copy of this Acknowledgement Receipt for your future reference.

INCOME TAX DEPARTMENT

Challan Receipt

PAN	:	AEDFS7801M
Name	:	SHREE SWAMI DEVELOPERS
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 8,06,000
Amount (in words)	:	Rupees Eight Lakh Six Thousand Only
CIN	:	23092000092784HDFC
Acknowledgement Number	:	AK09368682
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K23263087432&2
Date of Deposit	:	20-Sep-2023
BSR code	:	0510002
Challan No	:	14183
Tender Date	:	20/09/2023

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2940/60-EC
2023

Prashant Jain

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 10,00,00,000
	TDS Amount	₹ 8,06,000
A	Basic Tax	₹ 8,06,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 8,06,000
	Total (In Words)	Rupees Eight Lakh Six Thousand Only

Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online:

Time	Paper	e-Receipt
Quick and Seamless	Save Environment	Easy Access

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Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)

e-Filing

Acknowledgement Number: AK09368682

Challan Identification Number (CIN): 23092000092784HDFC

Date of e-Filing: 20-Sep-2023

PAN: AEDFS7801M

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)

Residential Status of the Seller	Payment Mode	Bank Name
Resident	Net Banking	HDFC Bank

Buyer Details

Name	PAN	Category of PAN	Address Details
SHREE SWAMI DEVELOPERS	AEDFS7801M	Firm	15/5 OPP. HOLYCROSS SCHOOL, ANJALI HEIGHTS RAM NAGAR, Akola, Gandhinagar S.O (Akola), AKOLA, Maharashtra, INDIA, 444004

Mobile Number	Email ID	Whether more than one Buyer
+91 9421750221	drmanoj1786@gmail.com	No

अ क ग - 3
दस्त ऐवज
२०२३

Seller Details

Name	PAN	Category of PAN	Address Details
PRASHANT JAIN	AAAPJ4782E	Individual	1, Shakarpur, East Delhi, AKOLA, Maharashtra, INDIA, 444001

Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9421750221	drmanoj1786@gmail.com	No	XXXX XXXX 5233

Prashant Jain

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address Details
LAND	25-Jan-2023	₹ 10,00,00,000	NA, Survey No.6, AKOLA, Maharashtra, INDIA, 444001
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Sep-2023	16-Sep-2023	₹ 8,06,00,000
Whether it is last installment	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	Total amount paid/ credited in previous installments, if any
Yes	No	₹ 10,00,00,000	₹ 1,94,00,000

Tax Deposit Details

Amount on which TDS to be deducted	₹ 10,00,00,000
TDS Amount	₹ 8,06,000
(a) Basic Tax	₹ 8,06,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 8,06,000
In words	Rupees eight lakh six thousand Only

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६३५६/१०-२३
२०२३

(This is a computer generated Acknowledgement Receipt and needs no signature)

Prabhuji Jain

Form 26QB

Your Bank Acknowledgement Number is [redacted]

- The Acknowledgement No. generated will be valid only if the challan is found in Bank's site. Taxpayers are advised to take utmost care in providing correct Challan Identification Number (CIN) and other details in Form 26QB.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after receipt of challan status and processing of consolidated file.
- The TDS amount as per Form 26QB would be reflected in the said Bank's Tax (Income Tax) on the Bank's web portal as TDS Deducted (Form 16B) with the caption Bank Tax (Income Tax) Ltd.
- In case of deduction of lower than Bank Mumbai (Bombay) Tax entry may result in Demand Notice for any discrepancy.
- In case of receiving Form 26QB amount associated details like name may appear like Pan not Diff.

Tax Applicable	1972	Assessment Year	2023-24
Minor Head Code	200	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee (Payer/Buyer)	AEEFS7661M	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAAPJ4762E
Full Name (Masked) of the Transferee	SHREE JAGANNATH DEVELOPERS	Full Name (Masked) of the Transferor	PRADEEP JAIN
Category of Transferee on the basis of PAN	Firm (other than Limited Liability Partnership)	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 Pro party Transferee

Name of premises/Building/ Village	ARJAN HEIGHTS
Flat/Door/Block No.	01_15/SRAM NAGAR
Road/Street/Lane	OPP. HOLYCROSS SCHOOL
City/District	RAM NAGAR
State	MAHARASHTRA
Pin Code	440004
Email ID	[redacted]@gmail.com
Mobile No.	9421782021

Complete Address of the Pro party Transferor

Name of premises/Building/ Village	A-1
Flat/Door/Block No.	
Road/Street/Lane	VIKAS MARG SWASTHYA VIHAR
City/District	SHAKARPUR,EAST DELHI
State	MAHARASHTRA
Pin Code	110092
Email ID	[redacted]@gmail.com
Mobile No.	[redacted]

Date of Agreement/Booking	20/01/2023	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	25/01/2023	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/01/2023		
Payment Type	Instalments	Whether it is last instalment?	No
Total amount paid/credited to transferor (Instalments, if any) (in Rs.)	11400000		

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Pradeep Jain

27/7/23, 12:34 PM

Confirmation Page

Complete Address of the Pro

The Deposit

party Transferred

Details

Type of Property	Building
Name of premises/Building/ Village/LAND NO.A	
Flat/Door/Block No.	PLOT NO.8
Road/Street/Lane	MILENIUM SHEET NO.53
City/Town/Vill	AKOLA
State	MAHARASHTRA
Pin Code	444001

Rate of TDS (in %)	1
Total Amount Paid/Credited (in Rs)	1,00,00,000
Amount on which TDS to be deducted (in Rs)	1,00,00,000
TDS Amount to be paid	1,00,000
Interest	0
Fee	00
Total payment	1,00,000.00
Value in Words	One Lakhs Ninety Five Thousand Rupees only paise

Total Value of Consideration (Property Value)₹50000000

Mode of Payment	Online (Net Banking)
Bank Name	HDFC Bank

Note

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

Prashant Jain

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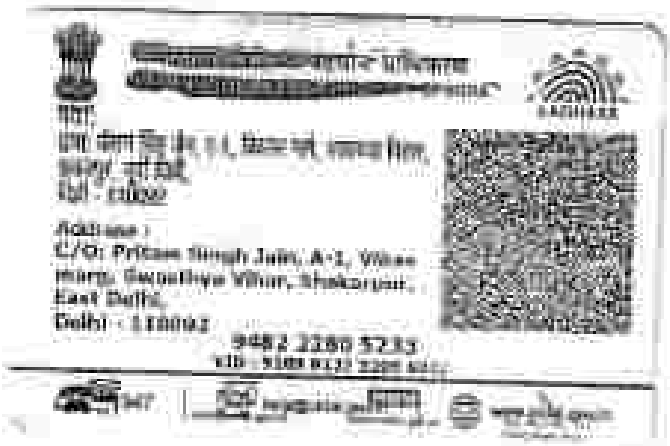



भारत सरकार
GOVT OF INDIA


भारत सरकार
Government of India
4171 4325 7152
मेरा आधार, मेरी पहचान
अ क ग - 3
2023

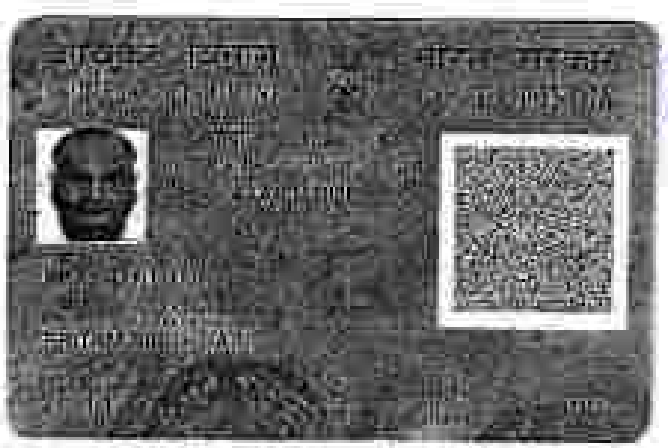

Unique Identification Authority of India
4171 4325 7152





Prashant Jain

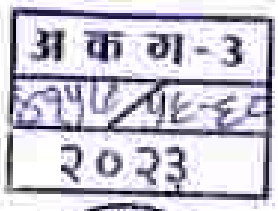
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6941/15-E
2023



Prashant Jain



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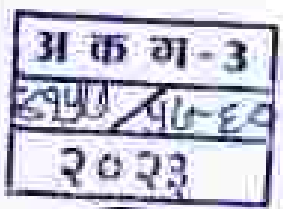


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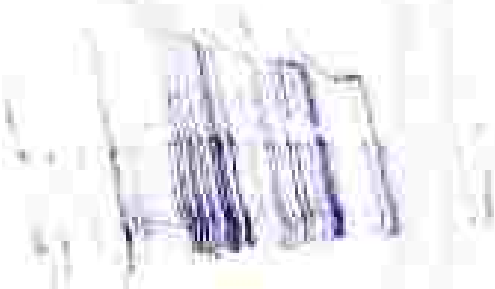
माझे आधार, माझी ओळख



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351/4157
शुक्रवार, 21 सितंबर 2023 1:42 अ.नं.

दस्त क्रमांक: 4157/2023

बाजार मूल्य: ₹ 3,01,05,695/- मोबदला: ₹ 10,00,00,000/-

भरलेले मुद्रांक शुल्क: ₹ 60,00,000/-

दु. नि. सह. दु. नि. अंधेरी यांचे कार्यालयात

अ. क्र. 4157 वर दि.21-09-2023

रोजी 1:41 म.नं. वा. हजर केला.

पावती: 6055 पावती दिनांक: 21/09/2023

सादरकरणाऱ्याचे नाव: मे. श्री स्वामी समर्थ कोऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे अधिकृत सहनिबंधक

नोंदणी फी ₹ 30000.00

दस्त हाताळणी फी ₹ 1200.00

पृष्ठांची संख्या: 69

एकूण 31200.00

Sub Registrar Andheri 3 Sub Registrar Andheri 3

सादरकर्त्याची सही:

मूल्यांकन पत्रक (सूची-२) दि.21/09/2023 रोजी बाजारमूल्यानुसार हजर केल्याप्रमाणे मोबदला रक्कम ₹ 10,00,00,000/- (दहा कोटी फक्त) असून, त्यावर ₹ 60,00,000/- मुद्रांक शुल्क आकारण्यात आले आहे.

सिद्धा क्र. 1 21/09/2023 01:41:48 PM ची वेळ (सादरीकरण)

सिद्धा क्र. 2 21/09/2023 01:42:45 PM ची वेळ (फी)

21/09/2023 1:45:05 PM

दस्त क्रमांक: ४०१०/2023

दस्त क्रमांक: ४०१०/2023

सादरकर्ता यांचा जबाब

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हजर असणेबाबत
1	नाव:विशाल विनायक बेंद्रे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , इतर माहिती: Flat/Block no:Flat Name:Rajan अंधेरी पश्चिम, Delhi, EAST DELHI पॅन नं:AAAPJ4782E	विक्रेता वेगवान वय:-35 स्त्री/पुरुष/तृतीयपंथी-		
2	नाव:श्री. ही स्वतंत्र उपलब्धी कार्यालयी कार्य सुधी कार्यालय सर्वोत्तम Holding अकोला पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , इतर माहिती: Near Ayurvedic Co. कॉलनी, Akot, AKOLA. पॅन नं:AEOF3780M	विक्रेता वेगवान वय:-48 स्त्री/पुरुष/तृतीयपंथी-		
3	नाव:श्री. ही स्वतंत्र उपलब्धी कार्यालयी कार्य सुधी कार्यालय विक्रेता वेगवान पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , इतर माहिती: Near Ayurvedic Co. कॉलनी, Akot, AKOLA. पॅन नं:AEOF3780M	विक्रेता वेगवान वय:-48 स्त्री/पुरुष/तृतीयपंथी-		

वरील छायाचित्र तसेच हजेरी घेतलेली व्यक्ती, ही दस्त नोंदणी करून देणारी आहे.
दिनांक 3 वेळ 21 / 09 / 2023 01 : 45 : 12 PM

टिपण:-
दस्तात नमूद केलेल्या कबुलीजबाब देणाऱ्या सह दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या/हजर असलेल्या व्यक्तींची ओळख पटवण्यासाठी खाली दिलेल्या माहितीचा वापर करण्यात आला.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	विक्रेता वेगवान Vishal Vinayak Bendre	21/09/2023 01:45:11 PM	पुरुष/Male M XXXXXXXX 8232	
2	विक्रेता वेगवान श्री. ही स्वतंत्र उपलब्धी कार्यालयी कार्य सुधी कार्यालय सर्वोत्तम Holding अकोला	21/09/2023 01:44:14 PM	पुरुष/Male M XXXX XXXX 5283	
3	विक्रेता वेगवान श्री. ही स्वतंत्र उपलब्धी कार्यालयी कार्य सुधी कार्यालय विक्रेता वेगवान अकोला	21/09/2023 01:44:34 PM	Name Name Name M XXXX XXXX 7152	

पुस्तक क्रमांक १ अनुक्रमांक ७५५ वर
दिनांक २१ माहे सप्टेंबर सन २०२३ रोजी
नोंदला. दस्तास एकूण ८० पाने आहेत

सह दुय्यम निबंधक वर्ग २ के.३
अकोला

दिनांक: 21 / 09 / 2023 01 : 45 : 12 PM

Sub Registrar: Akola 3

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE SWAMI DEVELOPERS A PARTNERSHIP FIRM	eChallan	0094[illegible]	MH008315840[illegible]E	6000000.00	SR	00044117800002324	21/09/2023
2		CHE	[illegible]417395	1200	RF	00022048170900	21/09/2023
3	SHREE SWAMI DEVELOPERS A PARTNERSHIP FIRM	eChallan	MH[illegible]E	30000	RF	00044117800202324	21/09/2023

Total Registration Fee (INR): Document Handling Charges

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाळे, भंगार व इतर भूधारणा) नियम, १९६९ आणि त्याखाली केलेले व स्वीकृत "ब"]

PLID: [illegible]

तालुका: अकोला-जिल्हा पेठ १३			भूमापक/भूकरमापक: सह अधीक्षक भूमि अभिलेख, अकोला		जिल्हा: अकोला
गाव नमुना सात क्रमांक	हिस्सा नंबर	पोटहिस्सा नंबर	क्षेत्र चौ.मी.	आकारणीकरता	महाराष्ट्र दिवाणी कायदा संहिता किंवा महाराष्ट्र जमीन महसूल संहिता किंवा त्याखालील नियमांनुसार दिलेले हक्क
१	१३	१	[illegible]	[illegible]	

शेरा/नोंदी:

조사대상의 일반 사항 :	끄
경력 :	[생년월 일일 이후부터현재 까지 직업 및 직위 변동 사항 기재] 일반적 사항 및 현재의 직업 (사업체명 및 직위)에 대한 상세 설명 [사업체 명칭 및 주소] [업종 및 종목] [직위]
업무 :	[사업체의 업종 및 주요 사업 내용] [현재의 사업체에 종사하게 된 동기 및 과정] [사업체 명칭 / 주소 / 업종 및 종목 / 직위 / 종사기간] [사업체 명칭 / 주소 / 업종 및 종목 / 직위 / 종사기간] [주요 업무 내용]
재산 :	재산 취득 과정 및 내역 [현재 보유하고 있는 재산 목록] 부동산 : 주택 / 토지 / 상가 / 기타 부동산 [주택] [토지] [상가] [기타 부동산] [현금 및 예금] [주식 및 채권] [보험] [자동차] [귀금속] [기타 재산] [부채] [사업체 명칭 및 주소 / 업종 및 종목 / 직위 / 종사기간] [사업체 명칭 및 주소 / 업종 및 종목 / 직위 / 종사기간]
학력 :	
결혼 여부 :	
결혼 전력 :	

작성일	작성자	확인 결과여부	확인 결과 내용 (문제 있을 경우 기재)	비고(특이사항)

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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AMC_IT DISTRICT REGISTRAR AKOLA	Full Name	Balkrishn & Ranka Adv
Location	AKOLA		
Year	2024-2025 From 15/04/1984 To 15/04/2024	Flat/Block No.	
Account Head Details	Amount In Rs	Premises/Building	
[illegible] SEARCH FEE	100.00	Road/Street	
		Area/Locality	Akola
		Town/City/District	
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		Akola Akola to and Dist Akola No 916 No 55 Plot No. 9 sqm 100.00 sq mtrs	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
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NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
वरील चलन हे वर दिलेल्या कारणासाठी लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केलेल्या दस्तासाठी लागू नाही.

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