

270/9208

पावती

Original/Duplicate

Tuesday, October 11, 2022

नोंदणी क्र.: 39M

11:50 AM

Regn.: 39M

पावती क्र.: 11014 दिनांक: 11/10/2022

मावाचे नाव: पिपळा

दस्तावेजाचा अनुक्रमांक: नयन7-9208-2022

दस्तावेजाचा प्रकार: विडीपत्र

मादर करणाऱ्याचे नाव: मोन्डन होम्स इन्टरस्ट्रक्चर्स वर्क प्रागिदार वी बसोक वेदप्रकाश अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पुष्पांची संख्या: 26

एकूण:

रु. 30520.00

आपणाम मुळ दस्त, पंचनेल प्रिंट, सुट्टी

12:03 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 14603490.16/-

मोबदला रु. 14700000/-

भरणेचे मुद्रांक मूल्य: रु. 882000/-

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/घनादेश/ए ऑर्डर क्रमांक: 1110202202698 दिनांक: 11/10/2022

देकचे नाव व पत्ता:

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

डीडी/घनादेश/ए ऑर्डर क्रमांक: MH009034470202223E दिनांक: 11/10/2022

देकचे नाव व पत्ता:

ADG J--

CHALLAN
MTR Form Number-6



GRN	MH009034470202223E	BARCODE			Date	10/10/2022-17:14:17	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		MS GHANSHYAM CULTIVATORS PVT LTD		
Location NAGPUR				Flat/Block No.				
Year 2022-2023 One Time				Premises/Building				
Account Head Details			Amount in Rs.		Road/Street			
0030046401 Stamp Duty			882000.00		MOUZA PIPLA			
10063301 Registration Fee			30000.00		Area/Locality			
					Towns/City/District			
					PIN			
					4 4 1 1 0 6			
				Remarks (If Any)				
				SecondPartyName=GOLDEN HOMES INFRASTRUCTURES-				
				Amount in				
				Nine Lakh Twelve Thousand Rupees Only				
Total				9,12,000.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		69103332022101018834
				Bank Date		RBI Date		10/10/2022-17:32:36
Cheque/DD No.								Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. :

0000000000

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

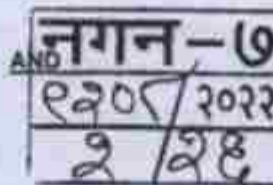
सदर चालन केवल मुख्य निबंधक कार्यालय में नोंदणी करवाया गया दस्तावेज मान्य आहे . नोंदणी न करवाया गया दस्तावेज की सदर चालन लागू नाही .

नगन-७
२९०८/२०२२
१ अक्टू



SALE DEED VALUED AT RS. 1,47,00,000.00 ONLY
(RUPEES ONE CRORE FORTY SEVEN LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 1,46,50,272.00 ONLY)

THIS DEED OF SALE is made at NAGPUR on this 11 Day of OCTOBER, 2022, BETWEEN : M/S. GHANSHYAM CULTIVATORS PRIVATE LIMITED, (PAN AADCG7507N) a Company duly Incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U1407MH2009PTC193796 having its Registered Office at Shop No. 23, Sai Classic, Near Palm Acre Society, Mulund (East), MUMBAI-400081 and acting through its Authorised Director **SHRI. VINAY S/o RANCHHODDAS RATHI**, Aged 45 years, Occupation - Business, (AADHAR UID 3501 8438 5621) Resident of Plot No. 305, Central Avenue Road, Near Ambedkar Square, Wardman Nagar, Nagpur-440008, Tehsil and District - NAGPUR, hereinafter called the "VENDOR", which expression shall unless repugnant to the context or meaning thereof always mean and include the said "COMPANY" and its "DIRECTORS", as well as, its legal representatives, executors, administrators liquidators and assigns of the ONE PART.



Contd. ...

GOLDEN HOMES INFRASTRUCTURES, A Partnership Firm, having its Office at M-004, Suprabhat Sankul Apartments, Plot No. 285, Dharampeth, Nagpur-10 (PAN AATFG8164G) and acting through its Authorised Partner **SHRI ASHOK AGRAWAL** S/o **VEDPRAKASH AGRAWAL**, Aged 52 Years, Occupation - Business, PAN AEXPA8197F & AADHAR UID 9100 2144 6083, Resident of 23, Aadharsh Gruha Nirman Society, Gajanan Mandir Road, Wadgaon, Chandrapur-442401, Tahsil and District - CHANDRAPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"PARTNERSHIP FIRM"** and its **"PARTNERS"**, as well as, his heirs, legal representatives, executors, administrators successors and assigns of the **OTHER PART**.

WHEREAS the Vendor named hereinabove own and possess the property comprising **THE UNDIVIDED 20.00 PERCENT share and interest (i.e. 1173.914 Sq. Mtrs.)** in **ALL THAT Piece and parcel of Non-Agricultural land bearing Kh. No. 136/2/A of MOUZA - PIPLA, P.S.K. 38** having a total area of 5869.57 Sq. Mtrs. Rental Rs. 587 Yearly, held in Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - PIPLA, within the limits Nagpur Metropolitan Region Development Authority in Tahsil - NAGPUR (RURAL) and District - NAGPUR and more particularly described schedule hereunder written; AND

WHEREAS **ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 39/1 of MOUZA - PIPLA, P.S.K. 38** having an area of 1.80 Hectors, held in Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - PIPLA in Tahsil - NAGPUR (RURAL) and District - NAGPUR, Originally belonged to Shri. Baliram Bajirao Bhoyar, being his separate property having acquired by virtue of Family Partition Deed in the Year 1960 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954; AND

WHEREAS under the re-survey and re-measurement of the said lands carried out by the Government in the Year 1979-80 under the Consolidation and Fragmentation, the said land bearing Khasra No. 39/1 owned by the said Shri. Baliram Bajirao Bhoyar has been renumbered as Khasra/Survey No. 136 admeasuring 1.80 Hectares; AND

WHEREAS the aforesaid Shri. Baliram Bajirao Bhoyar lateron in his turn transferred the aforesaid property comprising **ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 136 of MOUZA - PIPLA, P.S.K. 38** having an area of 1.80 Hectors, situated at Village - PIPLA in Tahsil - NAGPUR (RURAL) and District - NAGPUR by way of Sale to Smt. Anusuyabai Krushnarao Nagpure, by a Sale Deed Dated 14-04-1985, which is duly Registered at the Office of the Sub-Registrar, Nagpur and same is also accordingly mutated in her name in all Relevant Records as per Rev. Case No. 44/RTS-67/2004-05 vide Ferlar No. 597 Dated 03-06-2005; AND



Contd.

WHEREAS the aforesaid Smt. Anusuyabai Krishnarao Nagpure lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land having an area of 0.90 Hectares comprising Northern Portion of Kh. No. 136 of MOUZA – PIPLA, P.S.K. 38 having a total area of 1.80 Hectors, situated at Village – PIPLA in Tahsil – NAGPUR (RURAL) and District – NAGPUR by way of Sale to Shri. Pawan Vitthal Das Tapadiya and Shri Vitthal Das Radhakrishna (Radhakrishna) Tapadiya, jointly, by a Sale Deed Dated 17-06-2006, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2948 on even date. The said land having an area 0.90 Hectares comprising Northern Portion of Kh. No. 136 renumbered as Khasra No. 136/2. As a result therefore the said Shri. Pawan Vitthal Das Tapadiya and Shri Vitthal Das Radhakrishna (Radhakrishna) Tapadiya have become the Joint/Co-owners of the aforesaid Khasra No. 136/2 with heritable and transferable rights therein and same is also accordingly mutated in their names in all Relevant Records vide Ferfar No. 909 Dated 22-05-2007; AND

WHEREAS the aforesaid Shri. Pawan Vitthal Das Tapadiya and Shri Vitthal Das Radhakrishna (Radhakrishna) Tapadiya lateron jointly transferred their property comprising ALL THAT Piece and parcel of Agricultural land bearing Khasra No. 136/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 0.90 Hectors, Rental Rs. 6.00 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – PIPLA in Tahsil – NAGPUR (RURAL) and District – NAGPUR by way of Sale to Dera Finvest Private Limited, Shri. Ramesh Brijal Santani and Smt. Shipla Khushal Adwani jointly, by a Sale Deed Dated 09-12-2013, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6205 on even date and the same is also accordingly mutated in their joint names in all relevant records vide Ferfar Entry No. 1885 Dated 18-03-2014; AND

WHEREAS the aforesaid Dera Finvest Private Limited, Shri. Ramesh Brijal Santani and Smt. Shipla Khushal Adwani lateron jointly transferred the aforesaid property comprising Khasra No. 136/2 of MOUZA – PIPLA by way of sale to (i) Golden Homes Infrastructures and (ii) M/s. Ghanshyam Cultivators Private Limited, jointly, the Vendors named hereinabove, by a Sale Deed Dated 30-11-2019, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 9536 on even date. As a result therefore the Vendors have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein (i.e. 80% share and interest in the aforesaid property own and possess by the said Golden Homes Infrastructures and remaining 20% share and interest in the aforesaid property own and possess by the said M/s. Ghanshyam Cultivators Private Limited) and the same is also accordingly mutated in their joint names in all relevant

नगन-७
२२०८/२०२२
४/२६



WHEREAS the aforesaid Khasra / Gat No. 136/2 of MOUZA – PIPLA, P.S.K. 38 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-993/2022 Nagpur vide its Order Dated 01-06-2022 passed by the Collector, Nagpur passed in Revenue Case No. 235/NAP-34/Mouza-PIPLA /2021-22; AND

WHEREAS the Nagpur Metropolitan Region Development Authority has finally sanctioned the residential Lay-out carved on the said entire land of Kh. No. 136/2, consisting of various residential Lay-out plots vide Letter bearing No.dk-vfHk-@ukeizfoizk@6774 dated 17-03-2022; AND

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell his Undivided 20.00 Percent share and interest (i.e. 1173.914 Sq. Mtrs.) in the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in its best interests; AND

WHEREAS the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendor to sell the property, its offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market, the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 1,47,00,000/- (Rupees One Crore Forty Seven Lakh Only) upon the following terms and conditions:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) THAT in pursuance of Agreement and in consideration of the sum of Rs. 1,47,00,000/- (Rupees One Crore Forty Seven Lakh Only) paid by the Purchaser to the Vendor in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchasers THE UNDIVIDED 20.00 PERCENT share and interest (i.e. 1173.914 Sq. Mtrs.) in ALL THAT Piece and parcel of Non-Agricultural land bearing Kh. No. 136/2/A of MOUZA – PIPLA, P.S.K. 38 having a total area of 5869.57 Sq. Mtrs, Rental Rs. 567 Yearly, held in Class – 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – PIPLA, within the limits Nagpur Metropolitan Region Development Authority in Tahsil – NAGPUR (RURAL) and District – NAGPUR and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of

नगन-७
२२०६/२०२२
५/२२



Non-Agricultural Assessment, Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

- Rs. 50,00,000=00 (Rupees Fifty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 344082, Dated 11-10-2022, Drawn on State Bank of India, Congress Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 50,00,000=00 (Rupees Fifty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 344083 Dated 11-10-2022 Drawn on State Bank of India, Congress Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 45,53,000=00 (Rupees Forty Five Lakh Fifty Three Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 344084 Dated 11-10-2022 Drawn on State Bank of India, Congress Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,47,000=00 (Rupees One Lakh Forty Seven Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs.1,47,00,000=00 (TOTAL RUPEES ONE CRORE FORTY SEVEN LAKH ONLY)

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

- i) THAT Vendor does hereby covenant that it has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever
- ii) THAT the Vendor further assures the Purchaser that the property hereby sold is the separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own earnings and savings and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

नगन-७
२२०१/२०२२
६/२६



Contd. ...

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whatsoever.

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.

v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

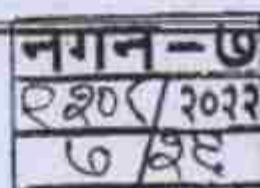
vii) THAT the Vendor shall support any application made by the Purchaser for mutation of its name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the said property hereby purchase and the Purchaser has now full liberty to deal with the same in his absolute discretion.



xii) THAT the Vendor covenant with the Purchaser that the property hereby agreed to be sold is not under any reservation / acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenant that it does not hold total agricultural land more than Ceiling Limits and nor he belong to any Tribal Community.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchaser shall hereafter pay the Non-Agricultural Assessment, land revenue and all other outgoings, charge, as may be levied by the Revenue Authority on the said property and shall always keep the Vendor indemnified against the same.

xvi) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Vendor.

SCHEDULE OF PROPERTY

THE UNDIVIDED 20.00 PERCENT share and interest (i.e. 1173.914 Sq. Mtrs.) in ALL THAT Piece and parcel of Non-Agricultural land bearing Kh. No. 136/2/A of MOUZA - PIPLA, P.S.K. 38 having a total area of 5869.57 Sq. Mtrs. Rental Rs. 587 Yearly, held in Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - PIPLA, within the limits Nagpur Metropolitan Region Development Authority in Tahsil - NAGPUR (RURAL) and District - NAGPUR and the said entire Kh. No. 136/2 is bounded as under:-

ON THE EAST	-	BY KHASRA/SURVEY NO. 139,
ON THE WEST	-	BY KHASRA/SURVEY NO. 136/1,
ON THE NORTH	-	BY KHASRA/SURVEY NO. 131/B,
ON THE SOUTH	-	BY KHASRA/SURVEY NO. 136/1,

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue



influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. GHANSHYAM CULTIVATORS PRIVATE LIMITED  (VINAY RANCHHODDAS RATHI) Authorised Director VENDOR
02			FOR GOLDEN HOMES INFRASTRUCTURES  (ASHOK VEDPRAKASH AGRAWAL) Authorised Partner PURCHASER

WITNESSES : The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			 (<u>Chandrasekhar Chandra</u>) WITNESS NO. 1
II			 (<u>Chandrasekhar Chandra</u>) WITNESS NO. 2

नगन-७
२२०८/२०२३
२/२६



Contd.

जिल्हाधिकारी, नागपूर यांचे कार्यालय, नागपूर



रा.मा.क्र-235/एनएपी-34/भौजा-पिपळा/नाग प्रा./2021-22

जा.क्र.प्रस्त./जिल्हाधिकारी/कावि-993/2022

जिल्हाधिकारी नागपूर यांचे कार्यालय, नागपूर

दिनांक-01/06/2022

परिशिष्ट 'ब'

महाराष्ट्र जमीन महसूल संहिता, 1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास छावयाचा सनदेचा नमुना.

ज्याअर्दी, जिल्हा - नागपूर, तालूका - नागपूर(प्रा.), गांव - पिपळा, प.ह.नं.- 38, च्या शेत सर्व्हे क्रमांक 136/2, एकूण आराजी 0.90 हे.आर (9000.00 चौ.मी) पैकी आराजी 0.5919573 हे.आर (5919.573 चौ.मी.) या जमिनीच्या भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ च्या तरतुदीन्वये, औद्योगिक/व्याणिज्य/निवासी/शेअरिंग अक्षक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचेकडील अंतिम मंजूरी अहवाल क्र.का. अभि./नामप्रविष्टा/6774, दिनांक 17/03/2022, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत सांगून आहे. मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT			
1	AREA OF LAND (MIN. AREA OF A, B, C TO BE CONSIDERED)		
	C) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) (i) KH. NO. 12/1A	9000.000	SQ. M.
	D) AS PER K PRAT	9000.000	SQ. M.
2	DEDUCTIONS FOR		
	C) PROPOSED D.P. ROAD WIDENING AREA	460.208	SQ. M.
	D) RESERVATION SOUTH B-PG011 AREA	3743.170	SQ. M.
3	GROSS AREA OF PLOT		
	D) BALANCE AREA OF PLOT (1b-(2a+2b))	4796.622	SQ. M.
	E) A61.30% LAND FOR THE USES PERMISSIBLE IN ADJOINING ZONE i.e. RESEIDENTIAL ZONE @ 3743.170@ 30% AFTER DEVELOPMENT & HANDING OVER RESERVATION TO NMRDA	1122.951	SQ. M.
	F) GROSS AREA OF PLOT (3a+3b)	5919.573	SQ. M.

नगन-७
२२/०६/२०२२
१२/२६



4	AMENITY SPACE			
	C) REQUIRED (5%)	N.A	SQ.M	
	D) PROPOSED	NA	SQ.M.	
5	RECREATIONAL OPEN SPACE			
	A) REQUIRED (10%) (30% AREA INCLUDING)	591.957	SQ.M	(10.00%)
	B) PROPOSED	591.968	SQ.M	(10.00%)
6	SERVICE ROAD HIGHWAY WIDENING	000.000	SQ.M.	
7	INTERNAL ROAD AREA	000.00	SQ.M.	
8	NET AREA OF PLOT [3C - (4b+50.000 Sq.M.)] [FOR BASIC F.S.I. = 1.10]	5869.573	SQ.M.	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.8*1.10)	6456.530	SQ.M.	
10	ADDITION OF AREA FOR F.S.I.			
	c) In-Situ area against D.P. ROAD (1.85*460.208)	851.385	SQ.M.	
	d) In-situ area against Amenity Space [2.00 or 1.85*sr.no.5(b)]	0.00	SQ.M.	
	c) Premium FSI area (Subject to maximum of 0.3 of sr.no.8)			
	d) TDR			
	e) Additional FSI area under chapter VIII			
11	TOTAL AREA AVAILABLE (9+10)	NIL		
12	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (As Per Regulation no.15.4)	NIL		
13	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.15.b)			
	e) Existing Built-up Area	NIL		
	f) Proposed built-up Area			
	g) Excess Balcony Area counted in F.S.I.			
	h) Excess Double Height terrace area counted in F.S.I.			
14	F.S.I. CONSUMED (13/8) (Should not be more than serial no.12 above.)	NIL		
15	AREA FOR INCLUSIVE HOUSING			
	c) REQUIRED (20%)	NIL		
	d) PROPOSED	NIL		
16	AREA UNDER E.S. & S.T.P.	50.000	SQ.M.	(0.844%)
17	CALCULATION OF RESERVATION AREA			
	C) PROPOSED RESERVATION AREA	3743.170	SQ.M.	
	(-) DEDUCTION			
	D) 30% LAND FOR THE USES PERMISSIBLE IN ADJOINING ZONE i.e. RESIDENTIAL ZONE @ 3743.170* 30%	1122.951	SQ.M.	
	TOTAL BALANCE RESERVATION AREA (70%) (TO BE HANDED OVER TO NMRDA FREE OF COST)	2620.219	SQ.M.	

नगन-७
२२०८/२०२२
१२/२८



ज्याअर्षी, उक्त जमिनीच्या भोगवटदाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतरण कराची व वर नमुद 'निवासी' (समुह गृह बांधणी) अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यांत येते.

उपरोक्त प्रमाणे जाग्ये एकूण क्षेत्रफळ आराजी 0.90 हे.आर (9000.00 चौ.मी) पैकी आराजी 0.5919573 हे.आर (5919.573 चौ.मी.), 'निवासी' (समुह गृह बांधणी) प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 5869.573 (AREA UNDER PLOT AREA 5869.573 + Amenity space Proposed 0.00 = 5869.573) चौ.मीटरला 10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रुपये 587/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 587/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रुपये 4109/- परावर्तीत कर अकृषक सान्याचे 5 पट म्हणजेच रुपये 2935/- असे एकूण रुपये 8,218/- आकारणी निर्धारित होते.

ज्याअर्षी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्यचे करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि जमिनीच्या अधीन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकार्यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या 'निवासी' (समुह गृह बांधणी) अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये, नागपूर महानगर प्रदेश विकास प्राधिकरण यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जून 2022 (वर्ष) रोजी संपल्याच्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 587/- (रुपये पाचशे साठ्यांशी फक्त) या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.

3) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणत्याही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून 30 दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटदारावर बंधनकारक राहील.

4) सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वॉर्डस् मध्ये बाधित होत असल्यास सदर अकृषक आकारणी राह करण्यांत येईल.

नगन-७
२२०५/२०२२
१४/२६



5) उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य काटेल अशी आकाराणी भरल्यावर आणि कलम 329 च्या पोट कलम (2) च्या अधीनतेने, त्यास योग्य काटेल एवढा रंड भरल्यानंतर उक्त जमीन भोगवटदार याच्या बहीवाटीत असल्याचे चालू ठेवता येईल. त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकार्यांनी या निविदेची महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे. आणि त्यांच्या पदाची मोहोर लावली आहे.

अर्जदाराने सुद्धा दिनांक-01/06/2022, रोजी त्यांच्या स्वाक्षरी केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

गोल्डन होम्स इन्फ्रास्ट्रक्चर्स तर्फे

श्री.अशोक वेदप्रकाश अग्रवाल

मे.घनश्याम कल्टीवेटर्स प्रा.लि.तर्फे

श्री.विनय रनछोडदास राठी

(साक्षीदारांची स्वाक्षरी व पदनामे)

अ) Ram Lal

श्री. Aniket Ram Lal

ब) M. J. Ram

श्री. M. J. Ram

(साक्षीदारांची स्वाक्षरी व पदनामे)

अ) Ram Lal

श्री. Aniket Ram Lal

ब) M. J. Ram

श्री. M. J. Ram

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वतः अर्जदार गोल्डन होम्स इन्फ्रास्ट्रक्चर्स तर्फे श्री.अशोक वेदप्रकाश अग्रवाल व मे.घनश्याम कल्टीवेटर्स प्रा.लि.तर्फे श्री.विनय रनछोडदास राठी सा.प्लॉट नं.283,प्रभात संकुल अपार्टमेंट धरमपेठ, नागपूर-440010, यांनी स्वाक्षरी केलेली आहे. तो अ ब ब व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मुळ सनद मा. जिल्हाधिकारी यांचे द्वारा स्वाक्षरीत.)

स्वा/-

(आर.विमला)

जिल्हाधिकारी, नागपूर

प्रतिलिपी :-

- 1) उपविभागीय अधिकारी, नागपूर (प्रा.) यांना माहिती करिता अग्रहित.
- 2) कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहिती करिता अग्रहित.

नगन-७
२२०५/२०२२
१५/२६



3) तहसिलदार, नागपूर (प्रा.) यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेंधित. तरी सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबतच्या सूचना संबंधितास देण्यात याव्यात.

4) तलाठी -पिंपळा, तालुका -नागपूर (प्रा.), यांना सदर आदेशाची नोंद गांव नमुणा-2 मध्ये घेण्याबाबत माहिती व योग्य कार्यवाहीस अग्रेंधित.

5) सह जिल्हा निबंधक (प्राचीण), प्रशासकिय इमारत क्र. 2, नागपूर यांना माहिती करिता अग्रेंधित.

6) उप अधिका, भूमी अभिलेख, नागपूर (प्रा.), यांना माहितीस व उचित कार्यवाहीस अग्रेंधित.

जिल्हा अर्जदार गोल्डन होम्स इन्फ्रास्ट्रक्चर्स तर्फे श्री.अशोक वेदप्रकाश अग्रवाल व मे.घनश्याम कर्तोपट्टीस प्रा.लि.तर्फे श्री.विनय रमछोडदास राठी स.प्लॉट नं.283,प्रभात संकुल अपार्टमेंट धर्मापूर, नागपूर-440010, यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम रुपये 8,218/- चालानच्या स्वरुपात शासनसमा करण्याकरिता रवाना.



(Signature)
(श्रीराम मुंदडा)
जिल्हाधिकारी, नागपूर, करिता

नगन-७
९३०८/२०२२
१६/१६



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF GHANSHYAM CULTIVATORS PRIVATE LIMITED AT 118, BAJAJ NAGAR, NAGPUR 440010 IN HELD ON MONDAY, 05TH SEPTEMBER, 2022 AT 11:30 A.M.

Board Resolution for Sale of Land:

"RESOLVED THAT the consent of the Board be and is hereby accorded to approve the Sale of land undivided 20.00 Percent Share and Interest (i.e. 1173.914 Sq. Mtrs.) situated at K.h No. 136/2/A of Mouza - Pipla, Tahsil: Nagpur (Rural), District: Nagpur P.S.K. 38, Area 5869.57 Sq. Mtrs, Rental Rs. 587 yearly.

FURTHER RESOLVED THAT Mr. Vinay Ranchhoddas Rathi (DIN: 01342990), Director of the company be and is hereby authorized to Sale the land on behalf of the company and complete the necessary formalities including the negotiation for the Purchase of the aforesaid land.

FURTHER RESOLVED THAT Mr. Vinay Ranchhoddas Rathi (DIN: 01342990), is authorized to sign the necessary documents including the sale deed and execute the requisite Agreement for sale and such other documents as may be considered necessary".

// Certified True Copy //

For **GHANSHYAM CULTIVATORS PRIVATE LIMITED**




DIRECTOR

DIN: 02289459

Navneet Shyamsunder Kothari

**(ADDRESS: 118, Bajaj Nagar,
Nagpur 440010)**

नगन-७
२२०८/२०२२
१७/२६



Scale: 1:1000

13/6/22

8/1/22

7/11/2022

PRODUCED BY AN AUTOCAD EDUCATIONAL PRODUCT

NO. NO. 1382 & 1383
SANCTIONED
LAYOUT

SANCTION BY N.M.R.D.A.
12.00 M WIDE ROAD

12.000
BY
N.M.R.D.A.
NO. NO. 1382 & 1383

RESERVATION
SOUTH 8 FEET TO BE
MAINTAINED OVER TO N.M.R.D.A.
FREE OF COST ONLY
UNEMPLOYED

NH NO. 131

12.000
8.000 x 8.000

12.00 M WIDE ROAD

8.000 x 8.000
12.000

NH NO. 131

WATER PIPE LINE PLAN

SCALE: M.T.S.



SUPERINTENDING ENGINEER

EXECUTIVE ENGINEER (N.M.R.D.A.)

ASSISTANT ENGINEER (N.M.R.D.A.)

ASSISTANT ENGINEER (N.M.R.D.A.)

PROPOSED WATER PIPE LINE PLAN
FOR GROUP HOUSING SCHEME ON
NH NO. 1382, P. R. NO. 2A, MOUZA - PIRLA,
TAH. - MADHUPUR (BILASPUR), DIST. - MADHUPUR.
RELAYING TO:
1. MR. J. K. SINGH, N.M.R.D.A. THROUGH
2. MR. J. K. SINGH, N.M.R.D.A. THROUGH
3. MR. J. K. SINGH, N.M.R.D.A. THROUGH
4. MR. J. K. SINGH, N.M.R.D.A. THROUGH

LEGEND

SYMBOL	DESCRIPTION
	150 mm dia. pipe
	100 mm dia. pipe
	75 mm dia. pipe
	50 mm dia. pipe
	25 mm dia. pipe
	15 mm dia. pipe
	10 mm dia. pipe
	5 mm dia. pipe
	2.5 mm dia. pipe

CHIEF ENGINEER
N.M.R.D.A.
BILASPUR

ARCHITECT

DATE	CONTRACT NO.	SCALE	REVISION	REVISION
13/6/22	1382/22	1:1000	1	1
13/6/22	1382/22	1:1000	2	2
13/6/22	1382/22	1:1000	3	3
13/6/22	1382/22	1:1000	4	4
13/6/22	1382/22	1:1000	5	5
13/6/22	1382/22	1:1000	6	6
13/6/22	1382/22	1:1000	7	7
13/6/22	1382/22	1:1000	8	8
13/6/22	1382/22	1:1000	9	9
13/6/22	1382/22	1:1000	10	10

13/6/22
2022/22
95/22





विनाय रणचोदस राठी
Vinay Ranchoddas Rathi
जन्म दिनांक / DOB: 21/01/1976
पुरुष / MALE
Mobile No: 9823298048

3501 8438 5621
VID : 9135 7963 2551 8010

माझी आधार, माझी ओळख



Government of India



अशोक वेदप्रकाश अग्रवाल
Ashok Vedprakash Agrawal
जन्म दिनांक / DOB: 05/10/1959
पुरुष / MALE

9100 2144 6083

माझी आधार, माझी ओळख



राजस्थान प्राधिकरण
Rajasthan Authority

50 रणचोदस राठी, प्लॉट नं. 105, बी.ए.ए. कॉम्प्लेक्स,
सा. बाबासाहेब अम्बेडकर नगर,
नागपुर - 440008

Address:
S/O Ranchoddas Rathi, plot
n. 105, C.A. road, wardhaman
nagar, near ambedkar
chowk, nagpur, Nagpur,
Maharashtra - 440008

3501 8438 5621



1947
1800 300 1947

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001



राजस्थान प्राधिकरण
Rajasthan Authority



प्लॉट नं. 105, बी.ए.ए. कॉम्प्लेक्स, प्लॉट नं.
103, सावर नगर, नागपुर, महाराष्ट्र - 440010

Address: Plot No 103 Pankaj Apartment Plot
No 103, Shriharinagar Nagpur,
Maharashtra - 440010

9100 2144 6083

1947

info@uidai.gov.in

www.uidai.gov.in



लक्ष्मिकान्त पुनेलकर चौधरी
Laxmikant Punelkarn Chaudhari
जन्म दिनांक / DOB: 12/05/1972
पुरुष / MALE

7662 4330 1611

जंभार - राजस्थान राजपूताना प्राधिकरण



राजस्थान प्राधिकरण
Rajasthan Authority

प्लॉट नं. 50, राजपूताना चौधरी, प्लॉट नं.
105, बी.ए.ए. कॉम्प्लेक्स, प्लॉट नं.
103, सावर नगर, नागपुर, महाराष्ट्र - 440008

Address:
S/O Punelkarn Chaudhari,
QUARTER NO. 50E, NEAR
PEERU SABA DARGAH,
NAGPUR NAGPUR POLICE
QUARTER, Nagpur, Nagpur,
Maharashtra - 440008

1947

info@uidai.gov.in

www.uidai.gov.in



राजस्थान प्राधिकरण
Rajasthan Authority

प्लॉट नं. 50, राजपूताना चौधरी, प्लॉट नं.
105, बी.ए.ए. कॉम्प्लेक्स, प्लॉट नं.
103, सावर नगर, नागपुर, महाराष्ट्र - 440008

Address:
S/O Punelkarn Chaudhari, Plot
No. 105, B.A. Road, near
Peeru Saba Dargah,
Nagpur, Nagpur, Nagpur,
Maharashtra - 440008

1947

info@uidai.gov.in

www.uidai.gov.in



गजानन देवमूख देवमूख
Gajanan Deshmukh Deshmukh
जन्म दिनांक / DOB: 12/05/1978
पुरुष / MALE

9748 8930 6030

जंभार - राजस्थान राजपूताना प्राधिकरण

नगन-७
१२/०५/२०२२
१९/२८



सुलभताय न्याय (राश्ट्री क्षेत्र-सुलभताय न्याय)	
Valuation ID : 20221011341	11 October 2022 10:17:30 AM
सुलभताय न्याय	2022
क्षेत्र	नगरी
सुलभताय न्याय	नगरी - नगरी (नगरी)
सुलभताय न्याय	12.2.1.सुलभताय न्याय नगरी नगरी नगरी नगरी नगरी
सुलभताय न्याय	Nagpur Municipal Corporation
सुलभताय न्याय नगरी नगरी नगरी नगरी नगरी	
सुलभताय न्याय	12440
सुलभताय न्याय	55400
सुलभताय न्याय	41800
सुलभताय न्याय	45500
सुलभताय न्याय	0
सुलभताय न्याय	नगरी नगरी
सुलभताय न्याय	1775.914 नगरी नगरी
सुलभताय न्याय	Layout Plot
सुलभताय न्याय	16 *
1. 1775.914 नगरी नगरी नगरी नगरी नगरी 100 % नगरी नगरी = 12440. 1775.914 नगरी नगरी नगरी नगरी नगरी = 1775.914 * 12440 = 14603490.16/-	
सुलभताय न्याय नगरी नगरी नगरी नगरी नगरी = सुलभताय न्याय (1) नगरी - सुलभताय न्याय (2) नगरी = 14603490.16 - 0 = Rs. 14603490.16/- = 14603490.16/- नगरी नगरी नगरी नगरी नगरी नगरी नगरी	

Home Print

नगरी-6
२२०८/२०२२
२०/२६





CHALLAN
MTR Form Number-6



GRN: MHD09034470202223E	BARCODE:		Date: 10/10/2022-17:14:17	Form ID: 25.1
Department: Inspector General Of Registration		Paper Details		
Stamp Duty		TAX ID / TAN (If Any)		
Type of Payment: Registration Fee		PAN No.(If Applicable)		
Office Name: NGPT JT NAGPUR NO 7 SUB REGISTRAR		Full Name: MS GHANSHYAM CULTIVATORS PVT LTD		
Location: NAGPUR		Flat/Block No.		
Year: 2022-2023 One Time		Premises/Building		
Account Head Details		Amount in Rs.		
0030048401 - Stamp Duty		88000.00		
0030063301 - Registration Fee		30000.00		
		Road/Street: MOUZA PHILA		
		Area/Locality: NAGPUR		
		Town/City/District		
		PIN: 4 4 1 1 0 8		
		Remarks (If Any)		
		SecondPartyName=GOLDEN HOMES INFRASTRUCTURES-		
		Amount in Words: Nine Lakh Twelve Thousand Rupees Only		
		9,12,000.00		
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank C/N	Ref. No.	68103331022101018834 2771204522
Cheque/DD No.		Bank Date	RBI Date	10/10/2022-17:32:36 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scoll No. Date	Not Verified with Scoll	



Document ID: 0000000000
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालान केवल उपर्युक्त निदेशानुसार कागजी/रजिस्टर नोंदणी के लिये प्रयुक्त है। नोंदणी के लिये अनुरोधित दस्तावेजों पर ही प्रयुक्त है।

CHALLAN Debit and Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-270-9208	0004485179202223	11/10/2022-11:50:17	IGR389	30000.00
2	(IS)-270-9208	0004485179202223	11/10/2022-11:50:17	IGR389	88000.00
Total Defacement Amount					9,12,000.00

नगन-७
९२०८/२०२२
२९/१०



नगन-७
२३०८/२०२२
०२/२६





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1110202202698

Receipt Date 11/10/2022

Received from ASHOK AGRAWAL, Mobile number 0000000000, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 9208 dated 11/10/2022 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 520

DEFACED

Payment Details

Bank Name IBKL

Payment Date 11/10/2022

Bank CIN 10004152022101102519

REF No. 2791920244

Deface No 1110202202698D

Deface Date 11/10/2022

This is computer generated receipt, hence no signature is required.

नगन-७
२३०८/२०२२
२३/२६



नगन-७
२२०६/२०२२
२४/२८



270/9208

मसुदांक: 11 ऑक्टोबर 2022 11:50 म.पु.

दस गोवारा भाग-1

भाग 7

24/2E

दस क्रमांक: 9208/2022

दस क्रमांक: भाग 7 /9208/2022

बाजार मूल्य: ₹. 1,46,03,490/-

सोमदाता: ₹. 1,47,00,000/-

अगले मुद्रांक मूल्य: ₹. 8,82,000/-

दु. वि. मंड. दु. वि. भाग 7 बांटे कारीगरी

म. क्र. 9208 का दि. 11-10-2022

पेजी 11:42 म.पु. का. हजर केवा.

पासबी: 11014

पासबी दिनांक: 11/10/2022

मातृसंगणकाचे नाव: सोमदाता होम इन्डस्ट्रियर्स लॉक मासिदार वी अशोक
वेदप्रकाश अड्डास...

सोमदाती की

₹. 30000.00

दस हानाळणी की

₹. 520.00

पुडांची संख्या: 26

दस हजर कसता-पाची मंडी:

एकूण: 30520.00

सह दुग्ध निबंधक दर्ज-२

नामपूर ग्रामिण कें. ७

दसभा प्रकार: विहीन

मुद्रांक मूल्य: (दोन) कोणासाठी सहाय्यिका किंवा नगर पंचायत किंवा स्वायत्त अगलेपदा कोणासाठी कटक लेवाच्या इटीस किंवा मुंबई महानगर प्रदेश ॥
विकास प्राधिकरणाच्या इटीस अगलेपदा कोणासाठी राशीत लेवात, किंवा मुंबई मुद्रांक (मालमलेपदा राज्य बाजार मूल्याचे निश्चरण) दिवस, 1995
अथवा प्रकाशित झालेल्या वार्षिक विवरणावरील दराप्रमाणे प्रभाव लेवात.

निष्ठा क्र. 1 11 / 10 / 2022 11 : 42 : 18 AM ची वेळ: (मादरीकरण)

निष्ठा क्र. 2 11 / 10 / 2022 11 : 43 : 13 AM ची वेळ: (पी)



सह दुकान निवेदन-2

पान 7 25/25

समय: 9208/2022

11/10/2022 11:52:11 AM

समय: 9208/2022

समय: 9208/2022

क्र.सं.	पत्रकारिता का नाम व पता	पत्रकारिता का प्रकार	आवृत्ति	संलग्नता का पता
1.	राज गोपाल सोम इन्फार्मेशन सर्विस प्राइवेट लि. अशोक वेदप्रकाश अग्रवाल पता: प्लॉट नं. 23, बार्डर गेट विरवार सोसायटी, बरवाण रोड, बरवाण, महाराष्ट्र, भारत. पिन कोड: AATFG6164G	विशेष वेपार कॉड: 62 व्यावसायिक		
2.	राज वेपार सर्विस प्राइवेट लि. अशोक वेदप्रकाश अग्रवाल पता: प्लॉट नं. 305, बार्डर गेट विरवार सोसायटी, बरवाण रोड, बरवाण, महाराष्ट्र, भारत. पिन कोड: AADGG7507N	विशेष वेपार कॉड: 45 व्यावसायिक		

समय: 9208/2022 समय: 9208/2022 समय: 9208/2022
समय: 9208/2022 समय: 9208/2022 समय: 9208/2022

सह दुकान निवेदन-2

नाम: राज वेपार

समय: 9208/2022 समय: 9208/2022 समय: 9208/2022
समय: 9208/2022 समय: 9208/2022 समय: 9208/2022

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1.	विशेष वेपार राज गोपाल सोम इन्फार्मेशन सर्विस प्राइवेट लि. अशोक वेदप्रकाश अग्रवाल	11/10/2022 11:45:05 AM	अशोक वेदप्रकाश अग्रवाल M XXXX XXXX 6083
2.	विशेष वेपार राज वेपार सर्विस प्राइवेट लि. अशोक वेदप्रकाश अग्रवाल	11/10/2022 11:44:52 AM	विशेष वेपार सर्विस प्राइवेट लि. M XXXX XXXX 5621

समय: 9208/2022 समय: 9208/2022 समय: 9208/2022

सह दुकान निवेदन-2

नाम: राज वेपार

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1.	MS GHANSHYAM CULTIVATORS PVT LTD	eChalan	69103332022101018834	MH009034470202223E	882500.00	SD	0004465179202223	11/10/2022
2.		DHC		1110202202688	520	RF	1110202202688D	11/10/2022
3.	MS GHANSHYAM CULTIVATORS PVT LTD	eChalan		MH009034470202223E	30000	RF	0004465179202223	11/10/2022

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

सह दुकान निवेदन-2

नाम: राज वेपार

9208/2022

1. Verify Scanned Document for correctness through thundral (4 steps in a side) printout after scanning.
2. Get print immediately after registration.

सह दुकान निवेदन-2

नाम: राज वेपार

136/2

(11)

SALE DEED

SELLER : DERA FINVEST PRIVATE LIMITED & OTHERS

PURCHASERS : GOLDEN HOMES INFRASTRUCTURE & OTHERS

REGISTERED ON : 30/11/2019

d-k

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: madkadvocates@gmail.com

270/9536

पावती

Original/Duplicate

Saturday, November 30, 2019

नोंदणी क्र.: 39म

2:56 PM

Regn.: 39M

पावती क्र.: 11164 दिनांक: 30/11/2019

गावाचे नाव: पिपळा

इस्तऐवजाचा अनुक्रमांक: नमन7-9536-2019

इस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: गोमन होम्स इन्फ्रस्ट्रक्चर्स लॉफे भागीदार असोक वेदप्रकाश अडवाळ

नोंदणी फी

रु. 30000.00

इस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

रु. 30480.00

आपलास मूळ इस्त, संबलेल प्रिंट, सूची-२ बंधाजे
3:03 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक कार्यालय

नागपूर, ग्रामिण क्र. ७

बाजार मूल्य: रु. 25800000/-

मोबदला रु. 27000000/-

भरलेले मुद्रांक शुल्क: रु. 1620000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008952581201920E दिनांक: 30/11/2019

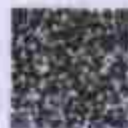
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3011201901788 दिनांक: 30/11/2019

बँकेचे नाव व पत्ता:

AA 1



GRN	MH008952581201920E	BARCODE	[Barcode Image]		Date	30/11/2019-10:55:33	Form ID	25.1
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)			
					PAN No.(If Applicable)	AAACD6126F		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name	DERA FINVEST PRIVATE LIMITED AND		

Location	NAGPUR									
Year	2019-2020 One Time	Flat/Block No.	KH NO 138/2							
Account Head Details		Amount In Rs.	Premises/Buidling							
0030046401 Stamp Duty		1620000.00	Road/Street	M2 PIPLA						
0030063301 Registration Fee		30000.00	Area/Locality	NAGPUR						
			Town/City/District							
			PIN		4	4	0	0	0	2
			Remarks (If Any)							
			SecondPartyName=GOLDEN HOMES INFRASTRUCTURES AND OTHER-							
			Amount In	Sixteen Lakh Fifty Thousand Rupees Only						
Total		16,50,000.00	Words							
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	00040572019113024804			CKL4407599		
Cheque/DD No.			Bank Date	RBI Date	30/11/2019-10:24:56			Not Verified with RBI		
Name of Bank			Bank Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

7122767895

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

सदर सलाम वीरका दुखान निवारका कार्यान्वयन मोदणी कन्याशाला दस्ताचारी लागू आहे. मोदणी न करावाच्या दस्ताचारी सदर प्रमाण लागू नाही.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3011201901768	Date 30/11/2019
Received from DERA FINVEST PVT LTD , Mobile number 7777777777, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 30/11/2019
Bank CIN 10004152019113001529	REF No. CHC4231491
This is computer generated receipt, hence no signature is required.	

नगन-७
२५३६/२०१९
२/३४



SALE DEED

VALUED AT RS. 2,70,00,000/-

(RS. TWO CRORE SEVENTY LAKHS ONLY)

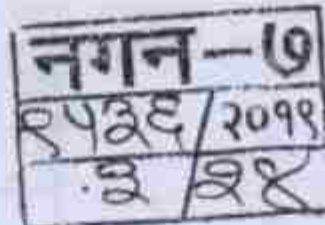
M.R. RS. 2,58,00,000/-

THIS DEED OF SALE is made at Nagpur on this
30th day of NOVEMBER 2019 BY AND BETWEEN :

01. **DERA FINVEST PRIVATE LIMITED**, {PAN : AAACD6126F} a company incorporated under the provisions of The Companies Act, 1956, having CIN : U65923MH1997PTC105523 and having registered Office at MG House, Civil Lines, Nagpur - 440001, acting through its authorized Director **SHRI VIJAY S/O KIMATRAI RAMANI**, aged about 60 years, Occupation : Chartered Accountant, {UID : 7983 2716 6349}
02. **SHRI RAMESH S/O BRIJLAL SANTANI**, aged about 74 years, Resident of New Colony, Nagpur - 440001 {PAN : AHKPS3793D} {UID : 6891 3190 0414}
03. **SMT. SHILPA W/O KHUSHAL ADWANI**, aged about 33 years, Resident of 34/9, Plot No. 4, Ramnagar, Sindhi Colony, Chandrapur - 442401 {PAN : ARGPM0697N} {UID : 3526 5040 6021} Partner of M/S DEEPA DEVELOPERS, having office at Amardeep Complex, Jalstambh Chowk, Amravati - 444601, {PAN : AAIFD0180E}

All here-in-after jointly known and referred to as **"THE SELLERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLERS as well as its Directors, Shareholders, their heirs, legal representatives, executors, administrators, successors and assigns of THE FIRST PART, AND;

04. **GOLDEN HOMES INFRASTRUCTURES**, {PAN : AATFG8164G} a partnership concern having Office at Plot No. 286, M-004, Suprabhat Sankul Apartment, Dharampeth, Nagpur - 440010, acting through Authorised Partner **SHRI ASHOK S/O VEDPRAKASH AGRAWAL**, aged about 49 years, Occupation : Business, {UID : 9100 2144 6083}



05. **M/S GHANSHYAM CULTIVATORS PRIVATE LIMITED**, {PAN : AADCG7507N} a company incorporated under the provisions of the Companies Act, 1956, having CIN : U1407MH2009PTC193796 and having registered Office at Shop No. 23, Sai Classic, Near Palm Acre Society Mulund (East) Mumbai - 400081, acting through authorized Director **SHRI VINAY S/O RANCHHODDAS RATHI**, aged about 42 years, Occupation : Business, {UID : 3501 8438 5621}

Both here-in-after known and referred to as the **"PURCHASERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASERS as well as its Directors, shareholders, Partners, Legal Representatives, executors, administrators, successors and assigns of the SECOND PART, AND;

WHEREAS, the SELLER are the co-owners of ALL THAT piece and parcel of Agricultural land bearing Survey Kh. Gat No. 136/2, admeasuring about 0.90 Hectares, Land Revenue Rs. 6.00, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR and more particularly described in Schedule hereunder written, here-in-after known and referred to as the said Property, AND;

WHEREAS, originally the said land being portion of old Survey No. 39/1, admeasuring about 1.80 Hectares was owned by Shri Baliram Bajirao Bhoyar having been received under the family partition held in the year 1960 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954, AND;

WHEREAS, under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey No. 39/1 have been given as New Survey No. 136, AND;

WHEREAS, Shri Baliram Bajirao Bhoyar sold the said land admeasuring about 1.80 Hectares to Smt. Anusuyabal Krushnarao Nagpure by Sale Deed dt. 14.04.1985 and the name of said Smt. Anusuyabal Krushnarao Nagpure was mutated in revenue records as per Rev. Case No. 44/RTS-67/2004-05 vide Ferfar No. 597 dt. 03.06.2005, AND;

WHEREAS, Smt. Anusuyabal Krushnarao Nagpure sold the Northern Portion of the said land admeasuring about 0.90 Hectares out of Kh. No. 136 to Shri Pawan Vithaldas Tapadiya and Shri Vithaldas Radhakishan (Radhakrishna) Tapadiya by Sale Deed dt. 17.06.2006 registered with Sub Registrar, Nagpur - 7



at Book No. 1 at Sr. No. 2948 dt. 17.06.2006 and the name of said Shri Pawan Vithaldas Tapadiya and Shri Vithaldas Radhakishan (Radhakrishna) Tapadiya were mutated in revue records as the co-owners of the said land admeasuring about 0.90 Hectares which was renumbered as New Kh. No. 136/2 vide Ferfar No. 909 dt. 22.05.2007, AND;

WHEREAS, said said Shri Pawan Vithaldas Tapadiya and Shri Vithaldas Radhakishan (Radhakrishna) Tapadiya by Sale Deed dt. 09.12.2013 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 6205 dt. 09.12.2013 to the SELLERS here-in and the names of the SELLERS here-in were mutated in revenue records as the co-owners of the said land vide Ferfar No. 1885 dt. 18.03.2014, AND;

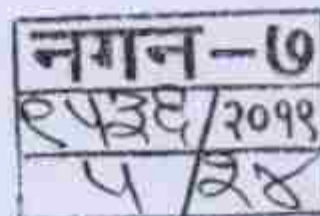
WHEREAS, the SELLERS having left no interest in retaining the said land decided to sell the said land to the PURCHASERS here-in and utilise sale proceeds thereof for best interest of it, its Directors and their family members, AND;

WHEREAS, the SELLERS have all rights to transfer the said lands have agreed to sell the said land to the PURCHASERS with all rights for a total consideration of RS. 2,70,00,000/- (RS. TWO CRORE SEVENTY LAKHS ONLY) agreeing inter-alia that the SELLERS will execute a SALE DEED relating to the said land in favour of the PURCHASERS, AND;

WHEREAS, the PURCHASERS having paid the entire agreed consideration, it has now become necessary to execute and register the SALE DEED in favour of PURCHASERS and transfer all rights, title and interest in the said land to the PURCHASERS.

**NOW THEREFORE, THIS DEED OF SALE
WITNESSETH AS FOLLOWS :**

01. That in consideration of total sum of RS. 2,70,00,000/- (RS. TWO CRORE SEVENTY LAKHS ONLY) paid by the PURCHASERS to the SELLERS as per Manner of Payment annexed herewith, the receipt whereof the SELLERS do hereby acknowledges as beneficial owners thereof do hereby grant, assign, convey and transfer by way of sale to the PURCHASERS the property being ALL THAT piece and parcel of Agricultural land bearing Survey Kh. Gat No. 136/2, admeasuring about 0.90 Hectares, Land Revenue Rs. 6.00, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR and more



particularly described in the Schedule hereunder written along-with the standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. TO HOLD THE SAME TO AND UNTO THE PURCHASERS as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue/ agricultural assessment, cesses etc. payable upto date of possession.

02. THAT the SELLERS does hereby covenant with the PURCHASERS that they have good, valid and marketable title to the property hereby sold and that have absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASERS absolutely forever.

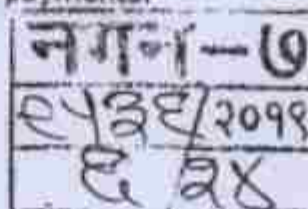
03. THAT the SELLERS further assures the PURCHASERS that the property hereby sold is separate property belonging to them and none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. THAT the SELLERS further assures to the PURCHASERS that they have not transferred the said property by way of sale, Gift, Mortgage, Lease or in any other manner whatsoever to any body else till date.

05. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASERS without any interruption or disturbance by the SELLERS or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

06. THAT the SELLERS will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASERS and its assigns etc. as may reasonably be required.

07. THAT the SELLERS have paid upto this date all dues with respect to Taxes, Cesses, and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLERS undertakes to pay the same and keep the PURCHASERS always indemnified against such payments.



08. THAT the SELLERS have delivered the actual physical possession of the property hereby sold to the PURCHASERS in vacant condition and the PURCHASERS is in possession of the same.

09. THAT the SELLERS will support any application made by the PURCHASERS for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASERS for obtaining the mutation in respect thereof in favour of the PURCHASERS in all relevant records.

10. THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

11. That the SELLERS covenant with the PURCHASERS that the property hereby sold is not under any acquisition, requisition of any scheme of the Government nor any court cases are pending in any Civil/Revenue court.

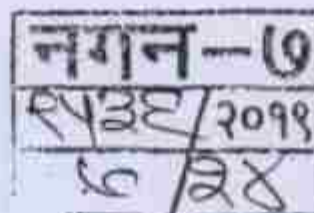
12. THAT in case the PURCHASERS is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLERS or any encumbrance or charge on the same to which this sale is not subject, the SELLERS will indemnify the PURCHASERS in all respects.

13. THAT it is agreed and understood between the parties that the PURCHASERS Golden Homes Infrastructures shall have undivided 80% share in the land hereby purchased and the PURCHASERS shall have undivided 20% share and interest in the land hereby purchased.

14. THAT it is specifically agreed between the parties that all expenses on account of payment of Stamp Duty and Registration Fees payable on this Sale Deed have been borne and paid by the SELLERS.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Agricultural land bearing Survey Kh. Gat No. 136/2, admeasuring about 0.90 Hectares, Land Revenue Rs. 6.00, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR along-with standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. and the same is bounded as under:



ON THE NORTH : FIELD SURVEY NO. 131/B
ON THE EAST : ROAD AND FIELD SURVEY NO. 135
ON THE WEST : FIELD SURVEY NO. 139
ON THE SOUTH : FIELD SURVEY NO. 136/1

IN WITNESSES WHEREOF THE SELLERS AND THE PURCHASERS have hereto set their respective hands and assigned this DEED OF SALE at Nagpur on the day first here-in-above written in presence of attesting witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

WITNESSES :

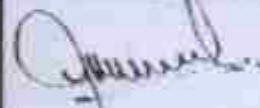
01. 
(M. B. DEVIKAR)



FOR DERA FINVEST PVT. LTD.



SHRI VIJAY K. RAMANI
authorized Director





SMT. SHILPA K. ADWANI
Partner M/S DEEPA DEVELOPERS



02. 
(Adv. Sandeep M. Khedkar)



SHRI RAMESHLAL B. SANTANI
SELLERS





For GOLDEN HOMES INFRASTRUCTURES



SHRI ASHOK V. AGRAWAL
Partner



For GHANSHYAM CULTIVATORS PVT. LTD.



SHRI VINAY R. RATHI
Director
PURCHASERS



नगन-७
रपड/२०१९
र/२४



MANNER OF PAYMENT

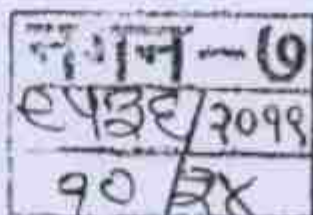
Amounts paid by GOLDEN HOMES INFRASTRUCTURES by account payee Cheques from State Bank of India, Congress Nagar Branch, Nagpur,

Amount Rs.	Ch. No.	Dated	Drawn in favour of
23,00,000/-	785664	16.09.2019	Dera Finvest Pvt. Ltd
25,00,000/-	101417	13.09.2019	
23,28,000/-	101421	13.11.2019	
23,00,000/-	785663	16.09.2019	Ramesh Santani
25,00,000/-	101418	13.11.2019	
23,28,000/-	101424	13.11.2019	
24,00,000/-	785662	16.09.2019	Deepa Developers
25,00,000/-	101419	13.11.2019	
22,28,000/-	101422	13.11.2019	
2,16,000/-	TDS as per provisions of the I. T. Act, 1961		
2,16,00,000/-	RS. TWO CRORE SIXTEEN LAKHS ONLY		

Amounts paid by GHANSHYAM CULTIVATORS PRIVATE LIMITED by account payee Cheques from Indus Ind Bank Limited, Sadar Branch, Nagpur

Amount Rs.	Ch. No.	Dated	Drawn in favour of
17,82,000/-	INDBR 22019111400327824	14.11.2019	Dera Finvest Pvt. Ltd
8,91,000/-	792677	13.11.2019	Ramesh Santani
8,91,000/-	792678	13.11.2019	
8,91,000/-	792679	13.11.2019	Deepa Developers
8,91,000/-	792680	13.11.2019	
54,000/-	TDS as per provisions of the I. T. Act, 1961		
54,00,000/-	RS. FIFTY FOUR LAKHS ONLY		

TOTAL RS. 2,70,00,000/- (RS. TWO CRORE SEVENTY LAKHS)



આચાર્ય અમરજીવ સાગર
અધિકાર અભિમેષ પાલક

(सहाराष्ट्र जमीन महसूल अधिकायक अधिनियम आणि नोंदवह्या (जमीन करणी व सुविधातील ठेवणे) नियम, १९७१ यातील विधय ३/४, ५ आणि ७.)

माह - रि. 1 तामुका - नामपूर (वामीण) जिल्हा - नामपूर शेवटचा फेरकार क्रमांक : 2730 व दिनांक : 09/02/2017
 अनुषंग क्रमांक व उपविभाग : 136/2

मुद्रापत्र क्रमांक व उपविभाग 136/2		मू.धारका पध्दती मोनबटदार वर्ग -1		मोनबटदारचे नांव			
सोलाचे स्वास्तिक नांव :-		क्षेत्र	आकार	प्री.क्र.	फे.का.	घाते क्रमांक	
पंच एकक	ह.3000 चौ.मी	पवन विठ्ठलदास तापडिया विठ्ठलदास राधाकिसन तापडिया —सामुईक क्षेत्र— इरा किमवैश्वर्य प्रा नि	0.90.00	6.00	1	(1885)	[163], 776 बटाणे नांव इतर अधिकार इतर घाटी नोट फे.क्र.909 दि.22/05/2007 (909) इतर घाटी फे.क्र.1885 दि.18/03/2014 (1885) रमेशभाऊ विजयनाथ सतानी (1885) विजय किमलदास रामानी (1885) विल्या सुभाष अजवानी (1885)
इतिहास	0.90.00				1	(1885)	
सागाधत	-						
तरी	-						
वरकत	-					(1885)	
इतर	-						
एकना क्षेत्र	0.90.00						
प्री.धारक (आमवकीस अर्थव्य)							
वरी (म)	-						
वरी (म)	-						
एकना प्री.क्र.	0.00.00						
आकारणी	6.00						
मुद्रा किंवा विशेष	-						
आकारणी							
एकना क्र. (909) (2730)						सीमा आणि मुद्रापत्र किंम्हे :	

माता जयमता काया
पिकांशी भद्रिनी

। महापण्डु ज्ञानी महसूत अधिकार अमिलेख अणि गौडवहवा (तयार करणे व सुनिश्चित ठेवणे) नियम, १९७१ यातील नियम २९।

नाम :- पिपला तालुका :- मागपूर (दामीण) जिल्हा :- नागपूर शेवटचा फेरवाज क्रमांक :- 2730 व दिनांक :- 09/12/2017
ग्रामपंच क्रमांक व उपविभाग :- 136/2

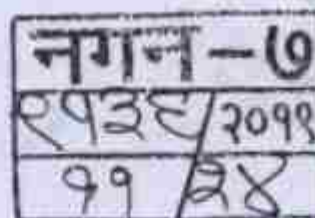
		विकासवादीय क्षेत्राचा तपशील									सामग्रिकीसाठी उपलब्ध मजगतीची जमीन		जम शिंपडाचे स्थान	शीट
		मिच विकासवादीय क्षेत्र						निर्मिळ विकासवादीय क्षेत्र						
					घटक पिके व इतर विकासवादीय क्षेत्र									
वर्ग	हंगाम	मिचवाद्या संकेत क्रमांक	जम शिंपित	अजम शिंपित	पिकांचे नाव	जम शिंपित	अजम शिंपित	पिकांचे नाव	जम शिंपित	अजम शिंपित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर. पी.सी.	ह.आर. पी.सी.	ह.आर. पी.सी.	ह.आर. पी.सी.	ह.आर. पी.सी.		ह.आर. पी.सी.	ह.आर. पी.सी.		ह.आर. पी.सी.		

[illegible]

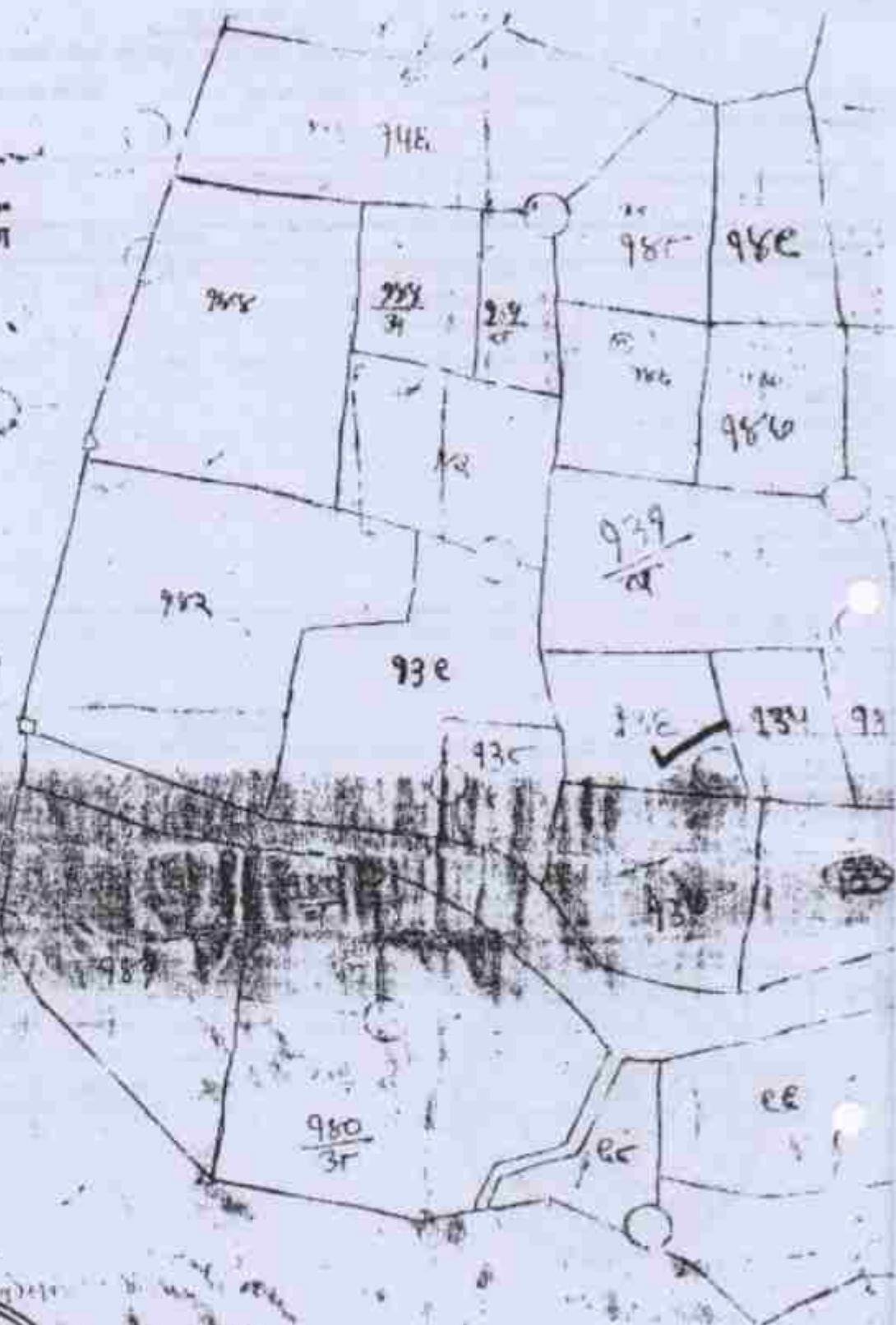
(नाम :- विकास शर्मा) (पता :- दिल्ली - 110001)
सहायक शिक्षक :- विद्यापीठ :- मराठवाडा विश्वविद्यालय, त्रि - त्र्यम्बक



ग्राम अधिकारी
त.सा.क्र. 35



मीजा पिपला
 त.सा.क्र. ३८
 तालुका नागपुर ग्रामीण
 जिल्हा नागपुर
 पन्ना १:५०००



नमन-७
 ५५३६/२०९९
 ९२/२४



ग्राम अधिकारी

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७९२ २५३१४३१

क्रमांक : न.र./ना.म.प्र.वि.प्रा./१३३३०

दिनांक : २७/०९/२०१९.

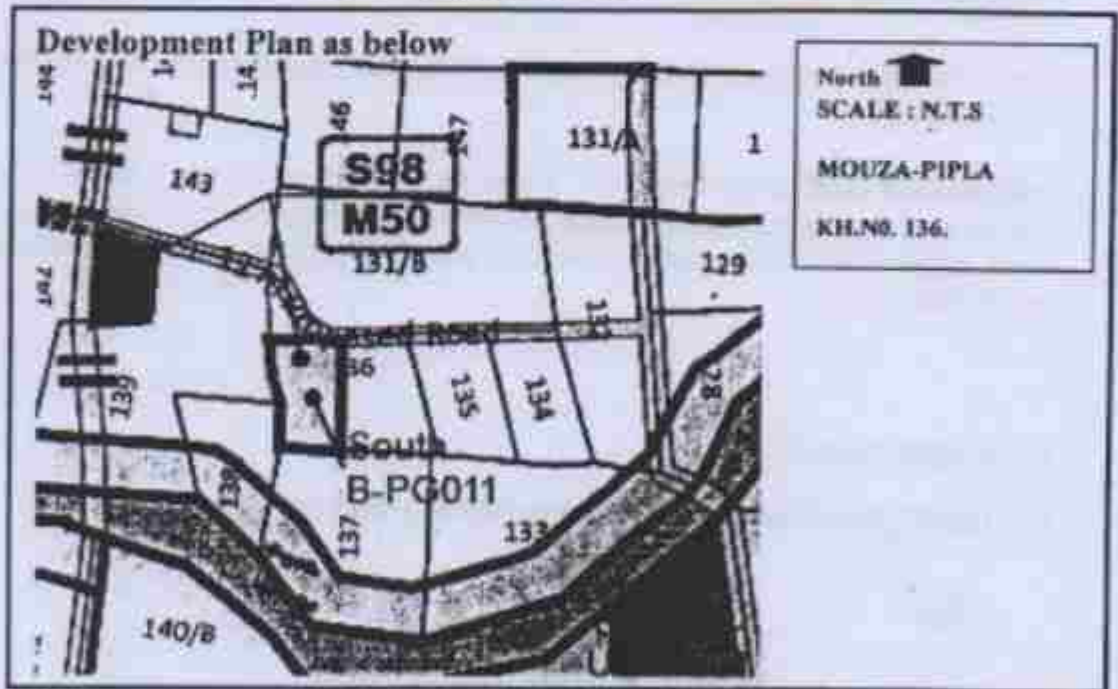
प्रति,

डेव फिनवेस्ट प्रा. लि. तर्फे श्री. विजय किंमतराव गमानी व इतर
रा. एम.जी. हाउस, सिव्हील लाईन्स, नागपूर-४४०००१.

विषय :- मौजा पिपळा, खसरा क. १३६/२, तह. नागपूर (ग्रामिण), जि. नागपूर चे भाग नकाशा व
उपयोग प्रमाणपत्र पुरविण्याबाबत.

संदर्भ :- आपला दिनांक २५/०९/२०१९ चा अर्ज.

मौजा पिपळा, तह. नागपूर (ग्रामिण), खसरा क्रमांक १३६ या जागेचे पोटभाग उपलब्ध
नसल्यामुळे संपूर्ण खसऱ्याचा अहवाल खालीलप्रमाणे आहे.



- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाने दिनांक ०५/०९/२०१८ रोजी मंजूर केलेल्या विकास योजनेतील South B Sector मध्ये असून उक्त जागा "SM-579 नुसार South B-PG011 (Playground), निवासी & 12.0 mt. Proposed Road" या विभागात समाविष्ट आहे.
- या भाग नकाशा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

नगन-७
२५३३/२०१९
९३/३४



नागपूर महानगर प्रदेश विकास प्राधिकरण

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF GHANSHYAM CULTIVATORS PRIVATE LIMITED AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SHOP NO 23 (PART A), SAI CLASSIC, 90 FEET ROAD, NEAR PALM ACRE SOCIETY, MULUND (EAST), MUMBAI MH 400081 IN HELD ON TUESDAY, 3rd SEPTEMBER, 2019 AT 11:30 A.M.

Board Resolution for Purchase of Property:

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 2013 consent of the board of directors of the company be and is hereby accorded to purchase the land for the following properties situated at tehsil Nagpur rural district Nagpur.

- 1) Mauza Pipla Khasara no. 139/2 area 1.21 hr
- 2) Mauza Pipla Khasara no. 139/3 area 0.95 hr
- 3) Mauza Pipla Khasara no. 136/2 area 0.90 hr

on such terms and conditions as may be considered appropriate and in the best interest of the Company.

"RESOLVED FURTHER THAT Mr. Vinay Rathi, Director of the Company be and is hereby authorized to negotiate and finalize the terms of purchase and to sign and execute deed and such other documents and papers as may be necessary to give effect to the above resolution."

// Certified True Copy //

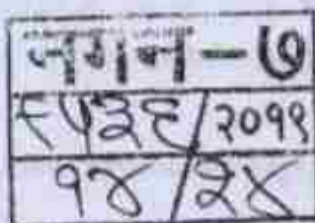
For GHANSHYAM CULTIVATORS PRIVATE LIMITED


DIRECTOR

DIN: 01343032

NAME: KAPIL RAJKUMAR CHANDAK

ADDRESS: 118, Bajaj Nagar Nagpur 440010



DERA FINVEST PRIVATE LIMITED

CIN.U65923MH1997PTC105523

[Formerly Known as DERA TRADING CO. PVT.LTD]

REG. OFFICE: 201, M. G. HOUSE, R. T. ROAD, CIVIL LINES, NAGPUR-440001
(MAHARASHTRA)

Email ID: derainvest12@gmail.com Ph.No.(0712) 6601648

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF DERA FINVEST PRIVATE LIMITED HELD ON FRIDAY, THE 29TH NOVEMBER, 2019 AT 201, M. G. HOUSE, R. T. ROAD, CIVIL LINES, NAGPUR-440001 (MAHARASHTRA) AT 11:00 A.M.

AUTHORASTION FOR SALE OF FIXED ASSESTS:

"RESOLVED THAT pursuant to the provisions of section 180 (1) (a) and all other applicable provisions, if any, of the Companies Act, 2013 and any other law for the time being in force (including any Statutory modification or amendment thereto or re-enactment thereof) and in term of Articles of Associations of the Company, the consent of the board of directors of the company be and is hereby accorded to sale of the Company's Land *hearing Khasra No. 136/2 admeasuring 0.90 Hecter situated at P. H. No. 38, Pipla, Tahsil, Nagpur(Ruler), Nagpur (District).*"

"RESOLVED FURTHER THAT the present Board of Directors of the Company as per record of Ministry of Corporate Affairs [MCA] is as under":

Director Identification Number [DIN]	Full Name	Present Residence Address	Designation	Date of Appointment
01586135	VIJAY KIMATRAI RAMANI	66, SHIVAJI NAGAR, NAGPUR 440010 MH IN	Director	14/05/2008
01601521	NARAYAN CHANDIRAM DEMBLE	HOUSE NO.333-L, VIP ROAD, GATATE LAYOUT, CIVIL LINES NAGPUR 440001 MH IN	Director	14/05/2008
02289459	NAVNEET SHYAMSUNDER KOTHARI	118, BAJAJ NAGAR NAGPUR 440010 MH IN	Director	17/10/2008
02580669	RAJKUMAR GOVERDHANDAS CHANDAK	118, BAJAJ NAGAR SHANKAR NAGAR NAGPUR 440010 MH IN	Director	23/05/2009

नगन-७
२५/२८/२०१९
१५/२४



DERA FINVEST PRIVATE LIMITED

CIN.U65923MH1997PTC105523

[Formerly Known as DERA TRADING CO. PVT.LTD]

REG. OFFICE: 201, M. G. HOUSE, R. T. ROAD, CIVIL LINES, NAGPUR-440001
(MAHARASHTRA)

Email ID: derafinvest12@gmail.com **Ph.No.:** (0712) 6601648

"RESOLVED FURTHER THAT Mr. VIJAY KIMATRAI RAMANI [DIN: 01586135]
be and is hereby authorised to execute and sign Sale Deed, Supplementary/ Additional
Agreement of Sale and mutation or transfer of the company's Land jointly held with *bearing*
Khasra No. 136/2 admeasuring 0.90 Hectar situated at P. H. No. 38, Pipla, Tahsil,
Nagpur(Ruler), Nagpur (District) on the behalf of the Company and is also authorised to
appear on the behalf of the Company before the competent authority such as sub-registrar
Registrar and other competent authority as may required."

"RSOLVED FURTHER THAT a certificate of resolution be communicated to the concerned
authority as when required".

//CERTIFIED TRUE COPY//
FOR DERA FINVEST PRIVATE LIMITED



DIRECTOR

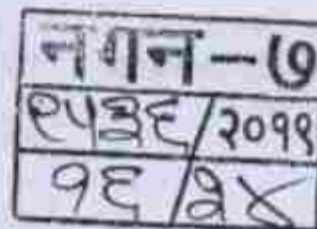
Narayan Chandiram Demble

DIN: 01601521

House No.333-1 Vip Road,

Ghatate Layout, Civil Lines

Nagpur 440001.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

GHANSHYAM CULTIVATORS PRIVATE LIMITED

03/07/2008
Permanent Account Number
AADCG7507N

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

VEDPRAKASH AGRAWAL

Flat No 902 Patis Apartment Dist No 193
Shankar Nagar
Nagpur Maharashtra - 440019
9822204956

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
3/1 Ranchooldas Rathi, Flat No. 305,
Karnati, Near Ambekar Chowk,
Wardhaman Nagar, Nagpur,
Maharashtra, 440008

3/1 रणचोददास राठी, फ्लॉट नं. 305,
कर्नाटी, नजद अम्बेकर चौक,
वार्दहामन नगर, नागपुर,
महाराष्ट्र, 440008

3501 8438 5621

To
अशोक वेदप्रकाश अग्रवाल
Ashok Vedprakash Agrawal
Flat No 902 Patis Apartment Dist No 193
Shankar Nagar
Nagpur Maharashtra - 440019
9822204956

भारत सरकार
GOVERNMENT OF INDIA

विनय रणचोददास राठी
Vinay Ranchooldas Rathi
DOB: 21 01 1976
Gender: Male

3501 8438 5621

भारत सरकार
Government of India

अशोक वेदप्रकाश अग्रवाल
Ashok Vedprakash Agrawal
जन्म तिथि/DOB: 08/10/1969
पुरुष/MALE

9100 2144 6083
90, 9181 2642 2258 2188

माझी आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

मंजु बाबुराव देविकर
Manoj Baburao Devikar
जन्म वर्ष / Year of Birth: 1977
पुरुष / Male

5020 3113 0586

ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
☎ : 2267 3371 / 2265 6567

NAME: Sandeep Mhanlal Khedkar
RESIDENCE: Wardhaman Nagar, Nagpur.
ROLL No.: Mah/ 1734/1988
ENROLLED ON: 17-11-1988
DATE OF BIRTH: 05-07-1965

SECRETARY

आधार - सामान्य माणसाचा अधिकार

Point.com

नगन-७
२५२६/२०१९
१७/२४






भारत सरकार
GOVERNMENT OF INDIA


विजय किमतराय रामानी
Vijay Kimatrai Ramani
DOB: 20-06-1959
Gender: Male

7983 2716 6349

आधार - आम आदमी का अधिकार
आधारसंख्या पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
66, Shivaji Nagar, Nagpur, Nagpur,
Maharashtra, 440010

11/03/1986
1800 200 1947

To:
रमेश ब्रजल सन्तरी
Ramesh Brijal Santari
S/O: Brijal Santari
S/A Street Krishna Kuri
New Colony
Nagpur (Urban)
Nagpur Nagpur (Urban) Nagpur
Maharashtra 440001
9373799001

Ref: 3054 / DAE / 308088 / 308099 / P



SE088097811FY


भारत सरकार
GOVERNMENT OF INDIA


रमेश ब्रजल सन्तरी
Ramesh Brijal Santari
DOB: 20/06/1959
पुरुष / Male

6891 3190 0414

आधार - आम आदमी का अधिकार

To:
शिल्पा खुशाल अदानी
Shilpa Khushal Adwani
W/O Khushal Adwani
34/9
PLOT NO 4
RAMNAGAR
SINDHI COLONY
Chandrapur
Chandrapur
Chandrapur Maharashtra - 442401
9823585910

Consolidated (Date: 08/03/2017)

Government of India



भारत सरकार
Government of India

शिल्पा खुशाल अदानी
Shilpa Khushal Adwani
DOB: 11/03/1986
स्त्री / FEMALE



3526 5040 6021

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

SHILPA KHUSHAL ADWANI

SHANKARLAL DANDUMAL MANDHAN

11/03/1986
Permanent Account Number
ARGPM0537H


Signature


भारत सरकार
GOVT OF INDIA




नगन-७
२५३६/२०१९
१६३४



मुल्यांकन पत्रक (प्रभाव क्षेत्र सुती जमीन)	
Valuation ID : 201911301736	30 November 2019, 01:12:40 PM नगर?
मुल्यांकनाचे वर्ष	2019
जिल्हा	नागपूर
तालुका	नागपूर (ग्रामीण)
गावाचे नाव	मौस / पिंपळ 58
क्षेत्राचे नाव	Influence Area
मुख्य विभाग/उपमुख्य विभाग	11/11.4
सर्वे नंबर/ पट नंबर	136
मिळकतीचा प्रकार	सुती
मिळकतीचे क्षेत्र	9000 चौ. मीटर Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.4000/-
Zone Change Primary Notification No	
जमीन विनोदी सुती नाही जमिनीचा दर	Rs.4000/-
	प्रथम विवृती
1. 500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 4000/- 500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500×4000 = 2000000/- 2. 1500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 3600/- 1500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1500×3600 = 5400000/- 3. 2000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 3200/- 2000 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 2000×3200 = 6400000/- 4. 5000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर = 2400/- 5000 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 5000×2400 = 12000000/- जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य + मिळकतीचे क्षेत्र 4 मूल्य = $2000000 + 5400000 + 6400000 + 12000000$ = Rs.25800000/-	

11/11/19 11/11/19

नगर-७
१५/१२/२०१९
१२/२४



↑

नाम-७
२०/१२/२०१८
२०/१२



↓



CHALLAN
MTR Form Number-6



GRN	MH008952581201920E	BARCODE		Date	30/11/2019-10:55:33	Form ID	25.1
-----	--------------------	---------	--	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details					
Stamp Duty		TAX ID (If Any)					
Type of Payment	Registration Fee	PAN No.(If Applicable)	AAACD6126F				
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	DERA FINVEST PRIVATE LIMITED AND OTHERS				

Location	NAGPUR						
Year	2019-2020 One Time	Flat/Block No.	KH NO 136/2				
Account Head Details		Amount In Rs.	Premises/Building				
0030046401 Stamp Duty		1620000.00	Road/Street	MZ PIPLA			
0030063301 Registration Fee		30000.00	Area/Locality	NAGPUR			
			Town/City/District				
			PIN		4	4	0 0 0 2
			Remarks (If Any)				
			SecondPartyName=GOLDEN HOMES INFRASTRUCTURES AND OTHER-				
			Amount In	Sixteen Lakh Fifty Thousand Rupees Only			
Total		16,50,000.00	Words				



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572019113024604	CKL4407599
Cheque/DD No.				Bank Date	RBI Date	30/11/2019-10:24:56	Not Verified with RBI
Name of Bank				Bank Branch		STATE 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.
7122767895
कस्टर चालान केवल दस्तावेज निकाश के कार्यालयों में ही दर्ज किया जा सकता है। अन्यथा यह अमान्य होगा। कस्टर चालान का प्रयोग

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-270-9536	0004610334201920	30/11/2019-14:56:40	IGR389	30000.00

11/12/2019
₹438/2093
90 BX



GRN : MH008952561201920E Amount : 16,50,000.00

Bank : STATE BANK OF INDIA

Date : 30/11/2019-10:55:33

2	(S)-270-9536	0004610334201920	30/11/2019-14:56:40	IGR389	1620000.00
Total Deplacement Amount					16,50,000.00

नगन-७
२५३६/२०१९
३१/३४



270/9536

मनिवार, 30 नोव्हेंबर 2019 2:56 म.नं.

दस्त नोंदवारा भाग-1

मसुम7

22/28

दस्त क्रमांक: 9536/2019

दस्त क्रमांक: मसुम7 /9536/2019

बाजार मुल्य: रु. 2,58,00,000/-

मोबदला: रु. 2,70,00,000/-

भरलेले मुद्रांक शुल्क: रु. 16,20,000/-

दु. नि. मज. दु. नि. मसुम7 बांधे कार्यालयात

पावती: 11164

पावती दिनांक: 30/11/2019

अ. नं. 9536 वर दि. 30-11-2019

सादरकरणाऱ्याचे नाव: गोलंडन होम्स इन्फ्रस्ट्रक्चर्स प्रा. भागीदार
अशोक वेदप्रकाश अग्रवाल

मोती 2:42 म.नं. बा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पुष्टांणी संख्या: 24

AAST

दस्त हजर करण्याबाबती मही.

एकूण: 30480.00

राह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्रं. ७

दस्तावेज प्रकार: विक्रीपत्र

राह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्रं. ७

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थापित असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमलेच्या प्रत्यक्ष बाजार मुल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

निष्ठा क्रं. 1 30 / 11 / 2019 02 : 42 : 45 PM ची वेळ: (सादरीकरण)

निष्ठा क्रं. 2 30 / 11 / 2019 02 : 43 : 27 PM ची वेळ: (फी)



1	सिद्धन देवार डिवा फिलवैन्ट प्राइवेट लिमिटेड तर्फे संचालक विजय किमतराव राधानी	30/11/2019 02:49:03 PM	विजय किमतराव राधानी M XXXX XXXX 6349	
2	सिद्धन देवार सिन्हा सुभास अजयानी	30/11/2019 02:48:29 PM	सिन्हा सुभास अजयानी F XXXX XXXX 6021	
3	सिद्धन देवार सोमन होम इन्टरन्युक्चरल तर्फे भागीदार अशोक वेदप्रकाश अजयानी	30/11/2019 02:49:43 PM	अशोक वेदप्रकाश अजयानी M XXXX XXXX 6083	
4	सिद्धन देवार मेजर मनराम कलिवेडर तर्फे संचालक विजय रामछोडराम राठी	30/11/2019 02:50:00 PM	विजय रामछोडराम राठी M XXXX XXXX 5621	

नवे माधीदारांची ओळख संमती-जमावित - साधार प्रवासीद्वारे तहताकल्यात आनी माडे. त्याबाबत घाम माहिती पुढीलप्रमाणे आहे.

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	माधीदार नरिम इब्राहीम शेख -	30/11/2019 03:02:34 PM	नरिम इब्राहीम शेख M XXXX XXXX 7497
2	माधीदार मनीज बाबुराव देवीकर -	30/11/2019 02:57:07 PM	मनीज बाबुराव देवीकर M XXXX XXXX 0586

शिक्षा अ.4 ची वेळ: 30 / 11 / 2019 03 : 02 : 44 PM

राह कुल्लुम निवाक बर्ग-२

नागपूर प्राविण क्र. ७ EPayment Details.

१ नंदराचे बुकाचे

८५३८ नंदरी नोंदला

प्रमाणित करण्यात येते कि,
या दस्तावेजा एवढ्यापेक्षा जास्त

Sr. Epayment Number
1 MH008952581201920E
2 3011201901788

Defacement Number
0004610334201920
3011201901788SD

नागपूर प्राविण क्र. ७, ३० मार्च २०१९

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.iss@uidai.gov.in



नमन-७
८५३८/२०१९
२४/२४





30/11/2019 3 18:03 PM

दमक नोटबारा भाग-2

पान 7 23/28
दमक क्रमांक: 9536/2019

दमक क्रमांक: पान 7/9536/2019

दस्तावा प्रकार: विहीन

अनु. क्र.	पञ्चकारणचे नाव व पत्ता	पञ्चकारणाचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: देवा फिलवेट डी मि पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. एम.जी. हाऊस, मिश्रील लाईन, नागपुर, महाराष्ट्र, नागपुर. पिन संख्या: AAACD6126F	विहीन देवा वय: -0 स्वाधरी:-		
2	नाम: देवा फिलवेट ड्राववेट लिमिटेड अफे संचालक विजय किमतराव रामानी पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. एम.जी. हाऊस, मिश्रील लाईन, नागपुर, महाराष्ट्र, नागपुर. पिन संख्या: AAACD6126F	विहीन देवा वय: -60 स्वाधरी:-		
3	नाम: रमेश विजयान सहायी पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. रा. म्मु कौलीनी, नागपुर, महाराष्ट्र, नागपुर. पिन संख्या: AHKPS3793D	विहीन देवा वय: -74 स्वाधरी:-		
4	नाम: जिल्हा सुभाष बडचामी पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. रा. प्लॉट नं. २, रामनगर, मिश्री कौलीनी, नागपुर, महाराष्ट्र, नागपुर. पिन संख्या: ARGPM0897N	विहीन देवा वय: -33 स्वाधरी:-		
5	नाम: सोमदेव होम्म इन्टरन्युशनल लॉक भारीदार अलोक वेणुकाळ अण्णाव पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. रा. प्लॉट नं. 286, एम. 004, मुळभाल मंगुल अर्धवेट धरमपेट, नागपुर, महाराष्ट्र, नागपुर. पिन संख्या: AATFG8164G	विहीन देवा वय: -49 स्वाधरी:-		
6	नाम: देवर्षी धनराज कलिवेटर्स प्राईवेट लिमिटेड लॉक संचालक विजय रामधोडका राठी पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, प्लॉट नं. २, रोड नं. रा. लॉक नं. 23, वाई कलासिक पाम एकर सोलापटी कचरा, मुंबई (ई), मुंबई, महाराष्ट्र, मुंबई. पिन संख्या: AADCG7507N	विहीन देवा वय: -42 स्वाधरी:-		

वरील दस्तऐवज दमक देवात तपासणीत - विहीन - या दमक देवात दमक देवाचे वसुल करिता.
दिनांक 30/11/2019 02:45:38 PM

सह दुय्यम निवेद्यक बार्ग-2

नागपुर प्रमिसि कं. ७

जोडाव:-

प्राचीन दमक असे निवेदीत करिता की ते दस्तऐवज दमक देवा-नामो आलीस: जोडावताना, व त्यांची जोडाव करितास कं. ७

अनु. क्र.	पञ्चकारणचे नाव व पत्ता	पञ्चकारणाचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: जयिद्वि इन्व्हेस्टमेन्ट - वय: 38 पत्ता: रा. भांती नगर, नागपुर पिन कोड: 440002	विहीन देवा वय: 38 स्वाधरी:-		
2	नाम: मनोज बाबुराव देवीकर - वय: 38 पत्ता: हांडावेट नागपुर पिन कोड: 440002	विहीन देवा वय: 38 स्वाधरी:-		

दस्तऐवज विनादस्तावा कडून निवेद्यक देवाचा अनु क्र. 2, 4, 5, 6, या पञ्चकारणांची जोडाव संपली - जोडावित - जोडाव संपली आहे.
पञ्चकारणात आली आहे. तपासवत घेत आहिली पुढीलप्रमाणे आहे.

Sr., Date & Time of Information received from UIDAI

मुद्रांक शुल्क आकारमान नियमलेना
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.