CHALLAN

MTR Form Number-6

GRN MH002654438202122E	BARCODE	Date 24/06/2021-11:22:53	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAECM3871A
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	Eastern Portion of Plot No. 903-B

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	912500.00
0030063301 Registration Fee	30000.00
Total	9,42,500.00

Road/Street	LENDHRA
Area/Locality	Khare Town, Dharampeth, Nagpur
Town/City/District	
PIN	4 4 0 0 1 0
Remarks (If Any)	PAN2=AALPL6677P~SecondPartyName=VIKAS ANANT LIMAYE~
Amount In Words	Nine Lakh Forty Two Thousand Five Hundred Rupees O nly

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021062450913	CKQ6974288
Cheque/DD No.		Bank Date	RBI Date	24/06/2021-11:24:25	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. Mobile No. : 9730414589

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नमुना-४
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.4

Print Date 24-06-2021 11:25:26

नगन–४
४५९७/२०२१
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AGREEMENT OF DEVELOPMENT AND SALE

FOR RS. 1,82,49,000.00 ONLY

MARKET VALUE RS. 1,82,49,000.00 ONLY

Item No. 17.281/25 Page No. 512 Rate @ Rs. 51,500/- Per Sq. Mtr. (for Land)

THIS AGREEMENT OF DEVELOPMENT AND SALE is made on this 24th Day of JUNE, 2021 BETWEEN SHRI. VIKAS S/o ANANT LIMAYE, Aged 69 Years, Occupation - Retired, Resident of Plot No. 903-B, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR **(PAN'AALPL6677P & AADHAR 7016 3675 8979)**, hereinafter called the OWNER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNER, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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M. KULKARNI BUILDERS AND INFRA-STRUCTURE PRIVATE LIMITED, **(PAN AAECM3871A)** A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U-45 200 MH 2005 PTC 155783 Dated 31-8-2005, having its Office at 168, Chhatrapatinagar, Nagpur and acting through its Director SHRI. MILIND S/o MADHUKARRAO KULKARNI, Aged 55 Years, Occupation – Business, Resident of 168, Chhatrapatinagar, Nagpur-440015, Tahsil and District – NAGPUR **(PAN ABKPK3427E & AADHAR 8133 4762 4176)**, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 903-B containing by admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ramchandra S/o Ganpat Dahigaonkar, being his separate property; AND

WHEREAS the said Shri. Ramchandra S/o Ganpat Dahigaonkar lateron transferred the said Plot No. 903-B by way of Sale to Janata Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 219 on even date; AND

WHEREAS the said Janata Co-operative Housing Society Limited, Nagpur further transferred the said Plot No. 903-B by way of Sale to Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya jointly, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 231 on even date; AND

WHEREAS the said Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya in their turn jointly transferred a Piece of land containing by admeasurement 5100 Sq. Ft. (OR 473.79 Sq. Mtrs.) comprising the Western Portion of Plot No. 903-B by way of Sale to Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/934 of 1981 having its Office at Nagpur by 2 separate Sale Deeds Dated 30-3-1981 and 22-4-1981, which are duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. Nos. 1314(P) and 1587(P) on even date; AND

WHEREAS in the like manner the said Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya also transferred a Piece of land containing by admeasurement 2400 Sq. Ft. (OR 223.255 Sq. Mtrs.) comprising the Eastern

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Portion of Plot No. 903-B Togetherwith the existing Residential House standing thereon covering a Built-up area of 540 Sq. Ft. (OR 50.232 Sq. Mtrs.) by way of Sale to Shri. Vikas S/o Anant Limaye, the Owner hereinabovenamed by a Sale Deed Dated 6-10-1986, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl Book No. 1, Volume No. 864 on Pages 68 to 69 at Sr. No. 4596(P) on even date. As a result therefore the Owner hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

WHEREAS the Owner has now decided to develop the aforesaid Eastern Portion of Plot No. 903-B into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development of the said property, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the OWNER does hereby allow and permit the DEVELOPER and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land containing by admeasurement 2400 Sq. Ft. (OR 223.255 Sq. Mtrs.) comprising the Eastern Portion of Plot No. 903-B containing by total admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing Corporation House No. 350, City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 1,82,49,000/- (Rupees One Crore Eighty Two Lac Forty Nine Thousand) Only which the Developer has specifically agreed to pay to the Owner and to adjust in the following manner :-

MANNER OF PAYMENT :-

Rs. 15,00,000.00 (Rupees Fifteen Lac) Only paid by the Developer to the Owner

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by Cheque No. 598778 Dated 24-8-2021 Drawn on IDBI Bank Limited, Laxmi Nagar Branch, Nagpur at the time of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Owner.

Rs. 35,00,000.00 (Rupees Thirty Five Lac) Only agreed to be paid by the Developer to the Owner within 1 Month from the date of sanction to the Building Plan from the sanctioning Authority.

Rs. 50,00,000.00 **(TOTAL RUPEES FIFTY LAC ONLY).**

*THAT if the Developer fails or neglects to pay the aforesaid installments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 10% (TEN PERCENT) Per Annum to the Owner on the defaulted installments from the date of default till the date of actual payment thereof. However such grace period with interest shall not exceed more than 30 (THIRTY) days and such default(s) shall not exceed more than 2 (TWO) occasion during the period of the entire transaction.

*THAT the Developer has further specifically agreed to construct at its own costs 1 (ONE) Apartment covering a Salable area of about 1755 Sq. Ft. on SECOND FLOOR of a Multistoreyed Building proposed to be constructed on the said Eastern Portion of Plot No. 903-B in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owner in duly finished and completed condition and ready for occupation strictly within 24 (TWENTY FOUR) Months from the date of commencement of work. The cost of construction of the Apartment chosen to be retained by the Owner is fixed at Rs. 1,28,89,000/- (Rupees One Crore Twenty Eight Lac Eighty Nine Thousand) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. The said cost is inclusive of the cost of Covered Car Parking for 1 Car to be allotted to the said Apartment. It is specifically understood and agreed by the Developer that it shall be its sole liability and responsibility to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deed in respect of the Apartment chosen to be retained by the Owner. In the like manner the Developer shall separately pay Goods and Services Tax payable on the said Apartment chosen to be retained by the Owner. The Developer at its own costs and expenses shall install the Electric Meters in the said Apartment chosen to be retained by the Owner. The Developer has further specifically agreed to provide the allotted Covered Parking space for 1 Car Parking on the Ground Floor and the same shall be exclusively used by the Owner and his successors-in-title.

*THAT the Owner does hereby allow and permit the Developer to demolish the existing Structure standing on the said Plot of land exclusively at its own costs and expenses Only on obtaining due sanction to the proposed Building from the sanctioning

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authority and/or on payment of requisite deposit to the sanctioning authority as per demand note to obtain the sanction to the building Plan. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

*THAT the Owner does hereby allow and permit the Developer to use and consume the Water and Electricity from the existing connections for carrying out building construction activities. However the Developer shall punctually pay the Departmental Bills for the actual units consumed by it and shall always indemnify the Owner against such payments.

THAT if the Developer fails or neglects to handover the actual physical possession of the said Apartment chosen to be retained by the Owner in duly completed and finished condition strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 10,000/- Only per month to the Owner towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartment to the Owner.

*THAT during the period of Building Construction activities the Developer has specifically agreed to pay the Rent to the tune of Rs. 15,000/- (Rupees Fifteen Thousand) Only per Month (for 24 Months the said Rent shall be Rs. 3,60,000/-). The Rent for such hired premises shall be paid by the Developer to the Owner by Post Dated Cheques. The difference in rent exceeding the aforesaid limit shall be borne and paid by the Owner. On delivery of the actual physical possession of the chosen Apartment to the Owner as mentioned above, the liability of the Developer to pay such monthly rent shall cease automatically. In these circumstances it shall be obligatory on the part of the Owner to receive the possession of the chosen Apartment strictly within 1 Month from the date of receiving intimation from the Developer in writing. It is further understood and agreed by the Owner that it shall be his sole liability and responsibility to pay the Electricity and water charges for the actual units consumed by him as per Departmental Bills for such hired premises. The Owner shall arrange for shifting of his belongings from the Rental Accommodation to Newly Constructed Premises exclusively at his own costs and expenses.

(3) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. levied on the property hereby agreed to be developed/sold and payable by the Owner upto the date of execution of this Agreement.

(4) THAT the Owner further assures the Developer that the property hereby agreed to be developed/sold is his separate and self acquired property belonging to him alone having purchased the same by him exclusively from and out of his own

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earnings and savings and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(5) THAT the Owner shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.

(6) THAT the property hereby agreed to be developed/sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(7) THAT on receipt of the balance sale consideration and possession of the chosen Apartment from the Developer, the Owner shall deliver the actual physical possession of the property hereby agreed to be developed/sold to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(8) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owner does hereby agree to sign the Proposed/Revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for securing sanction to such plans. He also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in the name of the Owner who in his turn agrees to return back to the Developer such sums as may be refunded to him by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation.

(9) THAT it is clearly understood and agreed by the Owner that he shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(10) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However the Owner shall have every right to enter into the said Premises and to

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inspect the construction and quality of materials to be used in the Apartment chosen to be retained by him.

(11) THAT the Owner does hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartment chosen to be retained by the Owner) Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall he question the accountability thereof in any manner whatsoever.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give his replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(14) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Built-up spaces (excluding the Apartment chosen to be retained by the Owner) in the proposed building alongwith the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owner shall on receipt of the balance sale consideration and possession of the chosen Apartment from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and he shall also get the same duly registered in accordance with the law in force.

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(16) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(17) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective buyers.

(18) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to developed/sold and this power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed for and on behalf of the Owner unless it confirms from Owner that he has already received the balance sale consideration and possession of the chosen Apartment from the Developer.

(19) THAT in case of Owner fails or neglects to fulfill and observe all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers.

(20) THAT in the like manner if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owner shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owner against all claims, suits, litigation, damages etc. arising out of this transaction of Development and Sale.

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(21) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is merely in the nature of a LICENSE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53 (A) of the Transfer of Property Act, 1882.

(22) THAT the Owner agrees to pay and discharge all his Income Tax, Wealth Tax, and Capital Gain Tax liabilities, if any, arising out of this transaction.

(23) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(24) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(25) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(26) THAT on Registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective Undivided proportionate share and interest in the said land in favour of each such individual prospective buyers in all relevant records.

(27) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connection and meters in the proposed building.

(28) THAT the Developer also agrees to pay Sales Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owner indemnified against the same.

(29) THAT if the F.S.I. in relation to the said Eastern Portion of Plot No. 903-B is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(30) THAT the Owner shall not have any objection of any kind whatsoever for using and consuming the T.D.R. by the Developer on the proposed Multistoreyed Building over and above the permissible F.S.I. as on date.

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SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land containing by admeasurement 2400 Sq. Ft. (OR 223.255 Sq. Mtrs.) comprising the Eastern Portion of Plot No. 903-B containing by total admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing Corporation House No. 350, City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	HOUSE OF SHRI. PORSHETTIWAR.
ON THE WEST	-	APARTMENT SCHEME OF LAXMI KESHAO SOCIETY.
ON THE NORTH	-	HOUSE OF SHRI. DAHIGAONKAR.
ON THE SOUTH	-	HOUSE OF SHRI. LELE.

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT AND SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drabtd By Adv. A-S. Lulay

WITNESSES :



(1)





(VIKAS ANANT LIMAYE)
OWNER





(2)



FOR M/S M. KULKARNI BUILDERS AND
INFRA-STRUCTURE PRIVATE LIMITED

(MILIND MADHUKARRAO KULKARNI)
Director
DEVELOPER



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मालमत्ता पत्रक



नगन–४
५५४८/२०२१
१२/२२



मालमत्ता पत्रक

तालुका/उ.मु.मा.क्षे. – न.भू.अ.का.-२ जिल्हा – नागपूर

मालमत्तेचा क्रमांक	मजला नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	मालमत्तेचा प्रकार	मालमत्तेचा मालक/धारक किंवा भाडेपट्टाधारक तसेच आणि त्याचा पॅन क्रमांक किंवा आधारक्रमांक (उपलब्ध असल्यास)
२२४					

क्रमांक	व्यवहार	खंड क्रमांक	नमूद भाग्यधारक (पक्षकार) (पहिला (पे) किंवा पात्र (पा))	साक्षांकन
२७/१०/२०१२	खरेदीने दस्त क्र ९८०३ दि ५/१०/८९ अन्वये रु.२,००,०००/- मध्ये मे. श्रीमती केशव ठह निर्माण सहकारी संस्थ मिर्यादित मधील राळ मालमत्तेवरील गाळा क्र एफ-१ मे.४ हा सेट ६२.१८ चौमी आहि १/९% सह श्री श्रीत सिताराम ह/०	———	-खरेदीने श्री तलवाई गोपाल त्रिलोककुमार	केल्याक्र. ९८३४ दस्तावेज २७/१०/२०१२ न.भू.अ.का.२,नागपूर
२७/०४/२०१३	खरेदीने दस्त क्र ८७०४ दि ४/११/८२ च खुक दुरुस्ती दस्त क्र ४३४३ दि ३०/७/८३ अन्वये रु.४०,०००/- मध्ये लक्ष्मी केशव अपा मधील दुसरा माळा गाळा क्र ८ ची सुपर ६२.१८ चौमी अ हि १/९ सह मे लक्ष्मी केशव गृह निर्माण सह संस्था नागपूर यांचे पासून खरेदीने नावाची नोंद.	———	श्रीमती सुनंदा पद्माकर भारतीय पै क्र ६३१३	केल्याक्र. ९३१२ दस्तावेज २७/०४/२०१३ न.भू.अ.का.२,नागपूर
२७/०४/२०१३	खरेदीने दस्त क्र २८०० दि २३/३/९५ अन्वये रु २,९०,०००/- मध्ये लक्ष्मी केशव अपा मधील दुसरा माळा गाळा क्र ८ चा अंदा ६२.१८ चौमी अ हि १/९ सह श्रीमती सुनंदा पद्माकर भारतीय यांचे पासून खरेदी केल्याने नावाची नोंद	———	श्री राजू बाबुरीक शिवरकर	केल्याक्र. ६३१३ दस्तावेज २७/०४/२०१३ न.भू.अ.का.२,नागपूर

तारीख - खरी नकल - न.भू.अ.का.-२ नागपूर

दस्त अदायित नकलेस डाकत पावती क्र 57607 दि 12/6/13 अन्वये रक्कम रु 1351/- रक्कम अक्षरे One thousand [illegible]

सह दुय्यम निबंधक वर्ग २, नागपूर

नगन–४ ४५४६/२०२१ १४/२२

Valuation ID	202106230808
मूल्यांकनाचे वर्ष	2021
जिल्हा	नागपूर
तालुका	नागपूर (ग्रामीण)
गाव/मूल्य विभाग	13.281/25-अंबाझरी, हरिहर, भवानी, मे. आर.आर.कॉर्पोरेशन,नागपूर (विभाग क्रमांक तसेच संबंधी कार्यालय उपविभाग भाग क्रमांक 25
दोषारोप करणारे प्राधिकरण	Nagpur Municipal Corporation
दस्त क्रमांक	Document no

FSI- 2.00

23 June 2021,03:54:32 PM

मूल्यदर	मिळकत क्षेत्रफळ	बांधकाम	एकूण	अतिरिक्त	मोकळ्या जागेचे मूल्यदर
51500	87600	78300	1021800	0	चौ. मीटर

दोषारोप नमूद केले					
विभाग/क्षेत्रफळ -	बांधकाम क्षेत्र विभाग/मी	विभाग/मिळ क्षेत्र -	मिळत क्षेत्रफळ	बांधकामाचे वर्गीकरण -	I - RCC सी सी
नमूद बांधकाम क्षेत्र -	223.25 Sq. Mtr.	नमूद मोकळ क्षेत्र -	646.51 Sq. Mtr.	वार्षिक दरामाचे क्षेत्र -	163.04 Sq. Mtr.
विभाजनाचे क्षेत्र -	283.47 Sq. Mtr.	Consideration Amount -	Rs 4510830/-	Deposit Amount -	Rs 0/-
मालमत्ता -	Ind	विभाग मूल्य -	Rs 0/-	मूल्यांकन -	Rs 859326/-
T.D.R -	Yes				

विभाजनाचे - बांधकाम क्षेत्र विभाग	
A) वार्षिक बांधकाम क्षेत्रफळ मोजले मूल्य =	Rs 859326/-
B) क्षेत्र मोकळा + विभाजित क्षेत्र + विभाग मूल्य =	Rs 5146742/-
C) A + B =	Rs 5232674/-
D) विभाजनाचे विभाग क्षेत्र * अतिरिक्त दर =	Rs 1824830/-

अंतिम मूल्य = Rs 1824830/-

Home Print

नगन–४ ४५४६/२०२१ १५/२२



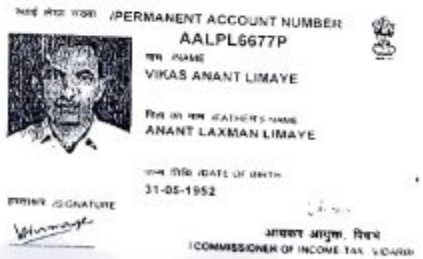












नागन-४
४१४६/२०२१
१६/२२

नागन-४
४१४६/२०२१
१६/२२

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: मधुकर कुलकर्णी, फ्लॉट नं. 168, भाग्यश्री, वर्धा रोड, छत्रपती हॉल, छत्रपती नगर, विवेकानंद नगर, नागपूर, महाराष्ट्र - 440015

Address
S/O: Madhukar Kulkarni, FLAT NO 168, BHAGYASHREE, WARDHA ROAD, NEAR CHHATRAPATI HALL, CHHATRAPATI NAGAR, Vivekanand Nagar, Nagpur, Maharashtra - 440015

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bangalore-560 001

इस कार्ड के खो / गिर जाने पर कृपया सूचित करने वाले प्राधिकारी को सूचित / वापस करें
आयकर आयुक्त, विदर्भ,
आयकर भवन, पहला माला,
सेमिनरी रोड, सिविल लाईंस,
नागपुर-४४० ००१.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Vidarbha),
Aayakar Bhawan, First Floor,
Telangkhedi Road, Civil Lines,
Nagpur - 440 001.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O सुदामराव माटे, वी.टी. कॉन्वेंट रोड, शताब्दी चौक, प्लॉट नं.६७, रामनगर, रेणुका विहार कॉलोनी जवळ, भगवान नगर, नागपूर, महाराष्ट्र, 440027

Address:
S/O Sudamrao Matey, V.T convent road, shatabdi chowk, plot no.67, ramanagar, near renuka vihar colony, Bhagwan Nagar, Nagpur, Maharashtra, 440027

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

इस कार्ड के खो / गिर जाने पर कृपया इसी सूचना सभी प्राधिकारी को सूचित / वापस करें
आयकर आयुक्त, विदर्भ,
आयकर भवन, पहला माला,
सेमिनरी रोड, सिविल लाईंस
नागपुर 440 001.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Vidarbha),
Aayakar Bhawan, First Floor,
Telangkhedi Road, Civil Lines,
Nagpur-440 001.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O भास्कर गायकवाड, रेणुका मंदिर, प्लॉट नं. ६७, रमानगर शताब्दी चौक, भगवान नगर, नागपूर, महाराष्ट्र, 440027

Address:
S/O Bhaskar Gaikwad, renuka mandir, Plot no. 67, Ramanagar Shatabdi chouk, bhagwan Nagar, Nagpur, Maharashtra, 440027

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

Unique Identification Authority of India

Address:
Plot no 900 B Khare Town Dharmapeth Nagpur Maharashtra 440010

पता:
प्लॉट न ९०० बी, खरे टाऊन धर्मपेठ नागपूर, महाराष्ट्र 440010

2631 1987
2560 484
2560 485

BIRTH
ENROLMENT
ENROLMENT NO MAH

THIS IDENTITY CARD IS NOT TRANSFERABLE
IN THE EVENT OF IT'S LOSS / CHANGE IN ADDRESS
IMMEDIATELY TO THE BANK ASSOCIATION
AND SHALL SURRENDER THIS CARD

7016 3675 8979

नगन – ४
३५४८ / २०२१
१८ / २८

CHALLAN
MTR Form Number-6

GRN MH014280000202021E	BARCODE	Date 29/03/2021-20:10:05	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)	AYZPB6352M
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SHRI ABHISHEK MAHENDRA BANGRE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 202
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	150000.00	Road/Street	MOUZA SOMALWADA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	
		PAN2=AAFFI9187F~SecondPartyName=Ms	INCHES
		REALITIES~CA=3750000~Marketval=2256000	
		Amount In Words	One Lakh Eighty Thousand Rupees Only
Total	1,80,000.00		

180000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref No	9910333202103301006B 2671594752
Cheque/DD No		Bank Date / RBI Date	29/03/2021-20:11:36 31/03/2021
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No / Date	100 31/03/2021

Department ID Mobile No. 8390292007

This Challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.03.24 15:26:11 IST
Reason: Secure Information India

Sr. No.	DoRemark	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(c5)-267-4564	00012650132021 22	24/06/2021-14:53:26	IGR386	30000.00
2	(c5)-267-4564	00012650132021 22	24/06/2021-14:53:26	IGR386	150000.00
		Total Defacement Amount			1,80,000.00

Page 1 / 1 Print Date 24-06-2021 03:26:11

नगन – ४
३५४८ / २०२१
१८ / २८

CHALLAN
MTR Form Number-6

GRN MH002654382021222E	BARCODE	Date 24/06/2021-11:22:53	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAECM3871A
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
Location	NAGPUR	Flat/Block No.	Eastern Portion of Plot No. 903-B
Year	2021-2022 One Time	Premises/Building	
		Road/Street	LENDHRA
		Area/Locality	Khare Town, Dharampeth, Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	912500.00
0030063301 Registration Fee	30000.00
Total	9,42,500.00

Remarks (If Any)
PAN2=AALPL6577P~SecondPartyName=VIKAS ANANT LIMAYE~

Amount In Words: Nine Lakh Forty Two Thousand Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572021062450913 / CKQ6974285
Cheque/DD No.		Bank Date / RBI Date	24/06/2021-11:24:25 / 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. Mobile No. : 9730414589
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-४ ४४८६ २०२१ ९ ४२

Print Date 24-06-2021 11:25:29

CHALLAN
MTR Form Number-6

GRN MH014260090202021E	BARCODE	Date 29/03/2021-20:10:05	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)	AYZPB8352M
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SHRI ABHISHEK MAHENDRA BANGRE
Location	NAGPUR	Flat/Block No.	FLAT NO 202
Year	2020-2021 One Time	Premises/Building	
		Road/Street	MOUZA SOMALWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	150000.00
0030063301 Registration Fee	30000.00
Total	1,80,000.00

Remarks (If Any)
PAN2=AAFFI9167F~SecondPartyName=Ms INCHES REALITIES~CA=3750000~MarketVal=2266000

180000.00

Amount In Words: One Lakh Eighty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	9810333202103301006 / 2671584752
Cheque/DD No.		Bank Date / RBI Date	29/03/2021 20:11:36 / 31/03/2021
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 31/03/2021

Department ID
This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 8390292007

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.03.24 15:26:11 IST
Reason: Secure Document
Location: India

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-267-4564	0001265013202122	24/06/2021-14:53:26	IGR386	30000.00
2	(iS)-267-4564	0001265013202122	24/06/2021-14:53:26	IGR386	150000.00
			Total Defacement Amount		1,80,000.00

नगन-४ ४४८६ २०२१ ९ ४२

Print Date 24-06-2021 03:26:11

नगन-४
५५६८/२०२१
२०/२२

2674567
दस्त क्रमांक: नगन4/4567/2021

बाजार मूल्य: ₹ 1,82,40,000/-

मोबदला: ₹ 1,82,40,000/-

भरलेला मुद्रांक शुल्क: ₹ 9,12,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात
अ. क्र. 4567 वर दि.24-08-2021
रोजी 3:18 म.नं. वा. हजर केला.

पावती 5737 पावती दिनांक 24/08/2021

सादरकरणाराचे नाव व पत्ता कुटकवी दिलदारी तैद दुवा स्टुकवार पु. लि
तर्फे संचालक श्री विनोद मधुकरराव कुटकवी . .

नोंदणी फी ₹ 30000.00

दस्त हाताळणी फी ₹ 440.00

पृष्ठांची संख्या: 22

एकूण 30440.00

दस्त हजर करणाऱ्याची सही

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विक्रीनकारनामा

मुद्रांक शुल्क: (एक) कौचन्याही महानगरपालिकेच्या हद्दीत किंवा त्याचवेळ क्षमतेच्या कोणत्याही स्थानिक क्षेत्राच्या हद्दीत किंवा उपनगर (टाऊन) क्षेत्र म्हणून ने केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 08 / 2021 03 : 16 : 55 PM ची वेळ (नोंदणीकरण)

शिक्का क्र. 2 24 / 08 / 2021 03 : 18 : 24 PM ची वेळ (फी)

24/06/2021 3:25:15 PM

दस्त क्रमांक :नागन4/4567/2021

दस्ताचा प्रकार :-विकसनकरारनामा

दस्त सांगणारा भाग-2

नागन4 22/22

दस्त क्रमांक 4567/2021

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. एम. कुलकर्णी बिल्डर्स अँड इंफ्रा स्ट्रक्चर प्रा. लि. तर्फे संचालक श्री. मिलिंद मधुकरराव कुळकर्णी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 168, स्वाक्षरी:- एकात्मता नगर, नागपूर , महाराष्ट्र, नागपूर पॅन नंबर:AAECM3871A	विहित वेणार वय :-55		
2	नाव:विकास अनंत विभये पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं 903-बी, खरे टाउन, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर पॅन नंबर:AALPL6677P	विहित देणार वय :-69 स्वाक्षरी:-		

वर्णन दस्तऐवज करुन देणार यांनी सदर विकसनकरारनामा हा दस्त ऐवज करुन दिल्याचे कबुल केल्याने ओळख पटते.
शिक्का क्र. 3 ची वेळ 24 / 06 / 2021 03 : 21 : 40 PM

ओळख :-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नरेंद्र यशवंत कोंच वय:44 पत्ता:राजगृह नगर, नागपूर पिन कोड:440026 स्वाक्षरी		
2	नाव:हरिश्चंद्र भास्करराव गायकवाड वय:52 पत्ता:रमा नगर, नागपूर पिन कोड:440027 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:24 / 06 / 2021 03 : 22 : 48 PM

शिक्का क्र.5 ची वेळ:24 / 06 / 2021 03 : 23 : 07 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-२ नागपूर शहर क्र. ४

७ नंबराचे बुकाचे ५४६० नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४, दि. 24 ते 24 जून 2021

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface At	Deface Number	Deface Date
1	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED	eChallan	00040572021062450913	MH002654438202122E	912500.00	SD	0001266515202122	24/06/2021
2		DHC		2406202104544	440	RF	2406202104544D	24/06/2021
3	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED	eChallan		MH002654438202122E	30000	RF	0001266515202122	24/06/2021

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

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सादर करण्यात येते कि, या दस्तऐवजात एकुण 22 पाने आहेत

सह दुय्यम निबंधक, वर्ग-२ नागपूर शहर क्र. ४

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