CHALLAN

MTR Form Number-6

GRN	MH014627731202122E	BARCODE		Date	15/03/2022-11:02:54	Form ID	25.2

Department	Inspector General Of Registration
	Stamp Duty
Type of Payment	Registration Fee
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR
Location	NAGPUR
Year	2021-2022 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	600000.00
Total	6,00,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAECM3871A
Full Name	M -KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
Flat/Block No.	Plot No. 393-A
Premises/Building	
Road/Street	LENDHRA
Area/Locality	Barlinge Road, Khare Town, Dharamp
Town/City/District	eth, Nagpur
PIN	4 4 0 0 1 0
Remarks (If Any)	PAN2=AAHPN5715G~SecondPartyName=VIDYADHAR GANESHRAO NIMBALKAR AND OTHERS~
Amount In Words	Six Lakh Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332022031511121	708708407
Bank Date	RBI Date	15/03/2022-11:05:28	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID

Mobile No. : 9730414589

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नागन-४
२५८/२०२२
९/३२

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

CHALLAN

MTR Form Number-6

RN MH014614138202122E	BARCODE	Date 14/03/2022-20:36:45	Form ID 25.2

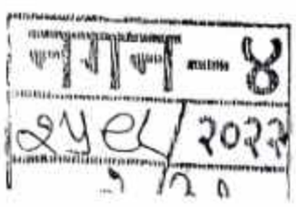
partment Inspector General Of Registration		Payer Details	
pe of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAECM3871A
ffice Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
ocation NAGPUR			
ear 2021-2022 One Time		Flat/Block No.	Plot No. 393-A
Account Head Details	Amount In Rs.	Premises/Building	
030046401 Stamp Duty	970000.00	Road/Street	LENDHRA
030063301 Registration Fee	30000.00	Area/Locality	Barlinge Road, Khare Town, Dharamp
		Town/City/District	eth, Nagpur
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AAHPN5715G~SecondPartyName=VIDYADHAR GANESHRAO NIMBALKAR AND OTHERS~
		Amount In Words	Ten Lakh Rupees Only
otal	10,00,000.00		

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202203151022 5	708697447
Cheque/DD No.		Bank Date	RBI Date	14/03/2022-20:38:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9730414589

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





AGREEMENT OF RE-DEVELOPMENT

FOR RS. 3,14,00,000.00 ONLY

MARKET VALUE RS. 3,13,99,100.00 ONLY

THIS AGREEMENT OF RE-DEVELOPMENT is made on this 16th Day of MARCH, 2022 BETWEEN (1) SHRI VIDYADHAR S/o GANESHRAO NIMBALKAR, Aged 65 Years, Occupation - Retired **(PAN AAHPN5715G & AADHAR 7552 2658 3186)**, (2) SHRI SHYAMSUNDER S/o NILKANTH KHARDENAVIS, Aged 89 Years, Occupation - Retired **(PAN BJNPK7558Q & AADHAR 3987 0531 0151)**, (3) MRS. VAISHALI W/o PRAKASH SENAD, Aged 72 Years, Occupation - Housewife **(PAN AFCPS4677J & AADHAR 8799 4750 7462)**, (4) SHRI AMIT S/o PRABHAKAR NIMBALKAR, Aged 41 Years, Occupation - Service **(PAN AEQPN2445C & AADHAR 2505 7347 7016)**, AND (5) SHRI VASANTRAO S/o JAGOJI ANWANE, Aged 67 Years, Occupation - Retired **(PAN ASLPA9606R & AADHAR 5905 3558 7157)**, All Residents of Pranav Apartments, Plot No 393-A, Barlinge Road, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District - NAGPUR, hereinafter all jointly called the OWNERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNERS, as well as, their respective 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 56 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. 393-A containing by admeasurement 3520 Sq. Ft. (OR 327.008 Sq. Mtrs.) (as per City Survey Records the area is 348.4 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing City Survey No. 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, 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 Ganpatrao Dahigaonkar having purchased the same by him from Shri. Waman S/o Shivdas Barlinge by a Sale Deed Dated 14-6-1940, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 8 on Pages 105 to 108 at Sr. No. 806 on even date; AND

WHEREAS consequent upon the death of Shri. Ramchandra S/o Ganpatrao Dahigaonkar the aforesaid entire property devolved upon his son Shri. Madhukar, by way of intestate succession; AND

WHEREAS the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar lateron decided to develop the aforesaid Plot No. 393-A into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 20-4-1994 he had entrusted the entire work of Development of the said property to M/s. Shree Vijay Developers, A Partnership Firm having its Office at 256, West High Court Road, Bajaj Nagar, Nagpur, upon the several terms and conditions contained therein; AND

WHEREAS by the same Agreement he had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said Plot No. 393-A in favour of each such individual buyer as may be nominated by M/s. Shree Vijay Developers; AND

WHEREAS in pursuance of the said Agreement the said M/s. Shree Vijay

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Developers accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "PRANAV APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No CS/277/17319 Dated 27-8-1991, AND

WHEREAS the aforesaid entire property is submitted to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 256 on Pages 118 to 125 at Sr No. 1269 on 21-4-1994, AND

WHEREAS the said M/s. Shree Vijay Developers had specifically agreed to construct at its own costs 1 Apartment on the GROUND FLOOR of a building then proposed to be constructed on the said Plot of land and to give, grant and convey the same to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar for his exclusive use and occupation. The cost of construction of the said Apartment was agreed to be adjusted against the proportionate cost of the said Plot of land to be paid by it to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar, AND

WHEREAS on completion of the said Building the said M/s. Shree Vijay Developers lateron delivered the actual physical possession of the said Apartment to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar in vacant condition. The said Apartment is numbered as "G-1" covering a Built-up area of 54.54 Sq. Mtrs. on the GROUND FLOOR of "PRANAV APARTMENTS". He had also retained the Undivided 16.66 Percent share and interest in the said Plot of land for his exclusive use and occupation. AND

WHEREAS the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar lateron transferred the said Apartment No. G-1 on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Vidyadhar S/o Ganeshrao Nimbalkar, the Owner No. 1 hereinabovenamed, by a Sale Deed Dated 30-10-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 3345 on even date; AND

WHEREAS in the like manner the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. G-2 covering a Built-up area of 54.54 Sq. Mtrs. on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Vidyadhar S/o Ganeshrao Nimbalkar, the Owner No. 1

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hereinabovenamed, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl Book No. 1, Volume No. 1243 on Pages 117 to 126 at Sr. No. 7775 on even date, AND

WHEREAS the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C Superstructure comprising Apartment No. F-1 covering a Built-up area of 54.54 Sq. Mtrs. on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Shyamsunder S/o Nilkanth Khardenavis, the Owner No. 2 hereinabovenamed, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 87 to 96 at Sr. No. 7772 on even date, AND

WHEREAS in the like manner the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a Built-up area of 54.54 Sq. Mtrs. on the First Floor of "Pranav Apartments" by way of Sale to Mrs. Vaishali W/o Prakash Senad, the Owner No. 3 hereinabovenamed, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 97 to 106 at Sr. No. 7773 on even date; AND

WHEREAS the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-1 covering a Built-up area of 54.54 Sq. Mtrs. on the Second Floor of "Pranav Apartments" by way of Sale to Shri. Satishkumar S/o Anantrao Vibhute, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 107 to 116 at Sr. No. 7774 on even date, AND

WHEREAS the said Shri. Satishkumar S/o Anantrao Vibhute in his turn transferred the said Apartment No. S-1 by way of Sale to Shri. Amit S/o Prabhakar Nimbalkar, the Owner No. 4 hereinabovenamed, by a Sale Deed Dated 2-3-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 958 on even date, AND

WHEREAS the Owner No. 4 hereinabovenamed has availed the Housing Loan from State Bank of India, Dharampeth Branch, Nagpur and mortgaged the said Apartment No. S-1 to it by way of security for the repayment of Loan; AND

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WHEREAS in the like manner the said Shri. Madhukar S/o Late Shri Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-2 covering a Built-up area of 54.54 Sq. Mtrs. on the Second Floor of "Pranav Apartments" by way of Sale to Shri. Vasantrao S/o Jagoji Anwane, the Owner No. 5 hereinabovenamed, by a Sale Deed Dated 8-5-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1443 on Pages 146 to 155 at Sr. No. 4369(P) on even date. As a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records, AND

WHEREAS the aforesaid Building known and styled as "PRANAV APARTMENTS" is now too old and it requires major repairs and renovations. Moreover the Owners have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities. The Owners have accordingly passed a Resolution to that effect in their General Body Meeting held on 1-3-2022. The Owners have decided to entrust the entire work of Re-development of the said property to any interested Builder of the City, AND

WHEREAS the Owners being thus desirous of re-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 Re-Development, the Owners after detailed negotiations have jointly decided to entrust the entire work of Re-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 OWNERS do hereby jointly and severally allow and permit the DEVELOPER to RE-DEVELOP and the DEVELOPER hereby agrees to RE-DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 393-A containing by admeasurement 3520 Sq. Ft. (OR 327.008 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing Corporation House Nos. 349/1, 349, 349/3, 349/4, 349/5 and 349/6, City Survey No. 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, 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.

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(2) THAT the total price agreed is Rs. 3,14,00,000/- (Rupees Three Crore Fourteen Lac) Only, which the Developer has specifically agreed to adjust in the following manner :-

"THAT the Developer has specifically agreed to construct at its own costs a New Residential Complex/Building on the said Plot No. 393-A consisting of Ground Floor and Seven Upper Floors therein. The entire Ground Floor of the proposed Multistoreyed Building shall be meant for Parking. There shall be 1 Apartment each on First Floor to Seventh Floor, thus totaling 7 Apartments in the said Building. However, the said number of floors and number of Apartments as described herein shall be subject to the approval and sanction of Building Plans from the Sanctioning Authority. The Developer assures the Owners that it will try to get the Building Plan duly sanctioned within 6 Months from the date of Registration of this Agreement. The Developer shall complete the proposed building in all respects and shall give, grant and convey 6 Independent and self contained separate Apartments out of the said building to the Owners in duly finished and completed condition and ready for occupation absolutely free of cost strictly within 24 (Twenty Four) Months from the date of obtaining sanction to the Building Plan. The Carpet area and P-Line area of each of the said 6 Apartments shall be approximately 72.00 Sq. Mtrs. and 90.00 Sq. Mtrs. respectively. The proposed building shall be constructed in accordance with the Plans and specifications appended hereto as ANNEXURE-A. The cost of construction of the said 6 Apartments chosen to be retained by the Owners is fixed at Rs. 1,91,00,000/- (Rupees One Crore Ninety One Lac) Only (inclusive of the cost of 6 Car Parking allotted to the Owners) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. The entire cost of construction and the cost of Development of the proposed project shall be borne and paid by the Developer alone. The said 6 Apartments shall be allotted by the Developer to the Owners as per the Chart Annexed to this Agreement. 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 Deeds in respect of the said 6 Apartments chosen to be retained by the Owners. The said Apartment Deeds shall be accompanied with Occupancy Certificate. In the like manner the Developer shall separately pay Goods and Services Tax payable on the said Apartments chosen to be retained by the Owners. The Developer at its own costs and expenses shall install the Electric Meters in the said Apartments chosen to be retained by the Owners. The Developer shall provide a Common Water Meter and common Electric Meter to the said Complex. The Developer has specifically agreed to provide the allotted Parking facility for 1 Car to each of the Owners on Ground Floor strictly as per the norms and guide lines as may be issued by the sanctioning authority. The Developer is not paying any Security Deposit to the Owners. In the like manner the aforesaid transaction is free from any brokerage.

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*THAT the Owners No. 1, 2 and 3 are interested in purchasing the additional Built-up area of 52.00 Sq. Mtrs. from the Developer @ Rs. 88,461/- Only per Sq. Mtr. The Developer shall separately pay the Stamp Duty and Registration Fees for such Additional Built-up area which shall be purchased by Owners No. 1, 2 and 3 from the Developer. In the like manner the Developer shall also pay Goods and Services Tax for such additional Built-up area given to the Owners No. 1, 2 and 3. The cost of construction of such Additional Built-up area shall be paid by Owners No. 1, 2 and 3 to the Developer strictly as per the manner of payment as may be issued by the Developer to them.

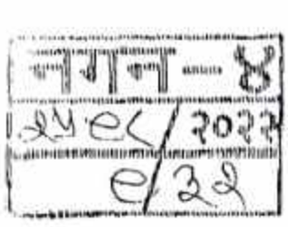
*THAT the Owners are fully aware that the Developer wishes and desires to construct the proposed Multistoreyed Building consisting of 7 self contained separate Apartments therein. Out of the said Apartments, 6 Apartments will be allotted to the Owners and the remaining Apartments shall be sold by the Developer to various prospective buyers of its own choice. The Owners shall be duty bound to execute proper Agreements to Sell and Sale Deeds each relating to the said Apartments in favour of the prospective Purchasers as may be nominated by the Developer. Such Agreements to Sell and Sale Deeds shall be executed and Registered at the costs and expenses of the Prospective buyers. It is specifically understood and agreed by the Owners that the percentage and proportion of Undivided share in the said Plot of land belonging to them at present shall be subject to proportionate reduction as some additional Apartments shall be constructed by the Developer. The Owners shall not claim any proportionate refund of the cost price for such reduced share in land from the Developer.

*THAT the Owners do 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 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 Owners shall 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 Owners against such payments.

*THAT if the Developer fails or neglects to handover the actual physical possession of the said Apartments chosen to be retained by the Owners in duly

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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. 25,000/- Only per month to each Owner towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartments to the Owners.

*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 Owner per Month. The Rent for such hired premises shall be paid by the Developer to the Owners by NEFT. The difference in rent exceeding the aforesaid limit shall be borne and paid by the Owners. On delivery of the actual physical possession of the chosen Apartments to the Owners 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 Owners to receive the possession of the chosen Apartments strictly within 1 Month from the date of receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be their sole liability and responsibility to pay the Electricity and water charges for the actual units consumed by them as per Departmental Bills for such hired premises. The Owners shall arrange for shifting of their belongings from the Rental Accommodation to Newly Constructed Premises exclusively at their own costs and expenses. The Developer is not paying any Security Deposit to the Owners. In the like manner the aforesaid transaction is free from any brokerage.

That it is specifically understood and agreed by the Owner No. 4 that it shall be his sole liability and responsibility to repay the Loan availed by him from State Bank of India, Dharampeth Branch, Nagpur Togetherwith an interest as may be accrued thereon to the aforesaid Mortgagee Bank strictly within 1 Month from the date of execution of this Agreement exclusively at his own costs, expenses and efforts and shall deliver a No Dues Certificate to that effect in Original to the Developer immediately on its receipt.

(2) THAT the development 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 and payable by the Owners upto the date of Registration of this Agreement.

(3) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate and self acquired property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the Owners shall answer all reasonable requisitions on the title to be

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24 JUL 2023

made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed

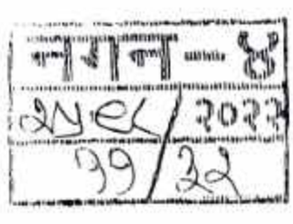
(5) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement,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

(6) THAT on receipt of the possession of the chosen Apartments from the Developer the Owners shall deliver the actual physical possession of the property hereby agreed to be developed 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 Owners

(7) THAT it is clearly understood and agreed by the Owners 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 Owners do 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. They also agree 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 names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation The Owners are fully aware that the Developer wishes and desires to amalgamate the aforesaid Plot No. 393-A with the adjoining Plot No. 903-B and the Owners shall not have any objection of any kind whatsoever for such amalgamation and for implementing the proposed Project on such amalgamated Plot of land. The Building Plan of the entire Project and the provisions made therein after effecting such amalgamation shall be binding upon the Owners and the Owners of Plot No. 903-B The allotment of the aforesaid Apartments chosen to be retained by the Owners shall be as per the Building Plan of the entire Project and strictly as per the Plan sanctioned by the sanctioning authority

(8) THAT it is clearly understood and agreed by the Owners that they 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)

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(9) THAT the Owners 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 Owners shall have every right to enter into the said Premises and to inspect the construction and quality of materials to be used in the Apartments chosen to be retained by them

(10) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after registration of this Agreement

(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartments chosen to be retained by the Owners) 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 Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever

(12) 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 Owners to give their 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 Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens

(13) THAT the Owners do 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 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 Apartments chosen to be retained by the Owners) in the proposed building to the prospective buyers for such price as it may fix or agree upon in its absolute discretion

(14) THAT the Owners shall on receipt of the possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to an independent Apartment 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

Contd..

proportionate price therefor and they shall also get the same duly registered in accordance with the law in force.

(15) THAT the draft Sale Deeds or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owners agree to execute the same subject to such actual changes as the facts and events may warrant.

(16) THAT the Owners 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, Deeds of Apartment etc. and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their 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 and this power will not be withdrawn or revoked by the Owners until the transaction envisaged herein is completed in all respects. However the Owners 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 Owners unless it confirms from them (Owners) that they have already received the possession of the chosen Apartments from the Developer.

(17) THAT in case of Owners fail or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds and all other kinds of documents as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice to get the Sale Deeds executed in it's favour or in favour of it's nominee(s) being the prospective buyers, through the Civil Court of proper Jurisdiction.

(18) 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 Owners shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The cost of litigation shall be reimbursed by the Developer to the Owners. The Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Re-Development. The Developer shall construct the proposed Multistoreyed Building consisting various self contained separate Apartments therein strictly as per the Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and shall not deviate

Contd.

from the same. The Developer shall always indemnify the Owners against any claims, litigation both Civil and Criminal, Penalties, Damages etc. if any, arising out of the transaction of sale of Apartments between the Developer and the Prospective Buyers and for any deviation in the sanctioned plan. It is further agreed that while developing the said property if any mishap, accident, accidental death is caused or occurred on construction site due to negligence on the part of the Developer, then in such event it shall be the sole responsibility of the Developer to settle such disputes, litigations, claims, compensations etc. arising out of such accident, mishap or death and it shall always indemnify the Owners against such claims, litigations, disputes etc.

(19) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners 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.

(20) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax and Capital Gain Tax liabilities, if any, arising out of this transaction.

(21) 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.

(22) THAT the Developer shall start the construction of the proposed building within 1 (ONE) Month from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(23) THAT on Registration of the Sale Deeds, the Owners agree to render necessary assistance in obtaining the mutation of the respective Apartment in favour of each such individual prospective buyer in all relevant records.

(24) 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.

(25) THAT the Developer agrees to pay the Goods and Services Tax, Sales Tax etc. 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 Owners indemnified against the same.

(26) THAT if the F.S.I. in relation to the said Plot No. 393-A is increased at any time

Contd...

during the course of construction 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 However after completion of the Project if the F S I increases then in such event such increased F S I shall be used and consumed by the Association of Apartment Owners of the proposed Building

(27) THAT the Owners 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 Such T D R shall be purchased by the Developer at its own costs in the names of the Owners

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

(29) THAT all expenses on account of preparation of this Agreement of Re-Development including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Developer

(30) THAT the Developer at its own costs and expense shall register the proposed Project to the provisions of The Real Estate (Regulation and Development) Act, 2016 i.e Maharashtra Real Estate Regulatory Authority, if applicable

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 393-A containing by admeasurement 3520 Sq. Ft. (OR 327.008 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing Corporation House Nos. 349/1, 349, 349/3, 349/4, 349/5 and 349/6, City Survey No. 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, 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	-	GURUKRUPA APARTMENTS.
ON THE WEST	-	ROAD AND HOUSE OF SHRI. MOKADAM.
ON THE NORTH	-	HOUSE OF SHRI. BARLINGE.
ON THE SOUTH	-	HOUSE OF SHRI. VAIDYA.

Contd.

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

Through Adv. A. S. Nikkey

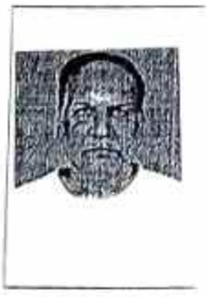
WITNESSES :



(1)

1)

(VIDYADHAR GANESHRAO NIMBALKAR)





(2)

2)

(SHYAMSUNDER NILKANTH KHARDENAVIS)



3)

(MRS. VAISHALI PRAKASH SENAD)



Contd.

नागपूर - ४
२५८/२०२२
९६/३२



4)

(AMIT PRABHAKAR NIMBALKAR)



5)

(VASANTRAO JAGOJI ANWANE)

OWNERS

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



(MILIND MADHUKARRAO KULKARNI)

Director

DEVELOPER

Contd



ANNEXURE - I

Apartments to be allotted to the Owners

Sr No	Name of Owners	Old Apartment No	Built-up area of Old Apartment (Sq Mtrs)	New Carpet area in (Sq Mtrs)	Approx New Allotted P-Line Area in (Sq Mtrs.)*	Additional P-Line area as agreed to be purchased by the Owners (in Sq. Mtrs.)*
1	Vidyadhar Ganeshrao Nimbalkar	G-1	54 54	72 00	90.00	-
2	Vidyadhar Ganeshrao Nimbalkar	G-2	54 54	72 00	90 00	52 00
3	Shyamsunder Nilkanth Khardenavis	F-1	54 54	72 00	90 00	52.00
4	Mrs Vaishali Prakash Senad	F-2	54 54	72 00	90 00	52.00
5	Amit Prabhakar Nimbalkar	S-1	54 54	72 00	90 00	-
6	Vasantrao Jagoji Anwane	S-2	54 54	72 00	90 00	-

* Allotted Area is subject to sanction from the competent Sanctioning Authority after amalgamation of Plot Nos 393-A and 903-B

The Owners No 1, 2 and 3 shall pay the cost of additional Built amounting to Rs. 46,00,000/- to the Developer in the following manner :-

A)	Sanctioning of Building Plan	11,50,000/-
B)	Completion of 2nd Slab	8,05,000/-
C)	Completion of 3rd Slab	8,05,000/-
D)	Completion of 4th Slab	8,05,000/-
E)	Completion of 5th Slab	8,05,000/-
J)	Possession	2,30,000/-

नागपूर-४

125

आख्यान पत्रिका

. 0000198

भूधारणा पद्धती	क्षेत्र	भूधारणा पद्धती	शासनाकडे भरणाऱ्या सहमूलाच्या अगर भाडयाच्या रकमेचा तपशील व ती भरली आहे किंवा परत आहे.

धारक सन १९८०--
हस्काचे मूळ (उपलब्ध असल्यास)

रामचंद्र गणपत दहीगांवकर

पट्टेदार—

इतर धार--

इतर पोट--

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर धार (भा)	साक्षांकन
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१८ / ३२

कार्यालय :- भूमापन अधिकारी क्र ३ नागपूर

मौजा - खैरी पूरा म.या.नं. :-

प.ह.क्र. - ४२३१२. पु.नि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
२५.५.१६	खरेदीखे - दि.८ रु. ९५८ दि. २५/१२/२०१६ मालमत्ता रु. ३४,००,०००/- मध्ये प्रणव अर्जा मधील दुसरा मजला क्र. एफ-१ क्षेत्र ४० चौ.मी. तसेच ४० चौ.मी. तळघा सुरेशकुमार भगवानदास खेमूसे यांचेकडून खरेदीखे नोंद दर्ज.	धारक ४२८ श्री अमित प्रभाकर शिवरकर	खे.क्र. ७८८६ दु.नि.उ.क्र. ३ नागपूर
६/६/१६	खरेदीखे - दि.८.क्र.४३६९ CSD दि.८१५/२९९६ मालमत्ता रु. ४,५०,०००/- मध्ये प्रणव अर्जा मधील दुसरा माळा मजला क्र. S/2 क्षेत्र ४० चौ.मी. तसेच ४० चौ.मी. तळघा श्री मधुकर रामचंद्र दरोलेकर यांचेकडून खरेदीखे नोंद दर्ज.	धारक ४२८ श्री वसंत गणेशजी डगवाले	खे.क्र. ७९६९ दु.नि.उ.क्र. ३ नागपूर

नागपूर - ४
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२०/३२

६/३/२०१७

दि. २१/०६/१७

९८/३२

प्रथमप्रत

अनुसूची 'अ'

(नियम १९७) ९२८-१३०

इमारतीच्या जागेसाठी सनदेचा नमुना

महाराष्ट्र शासन

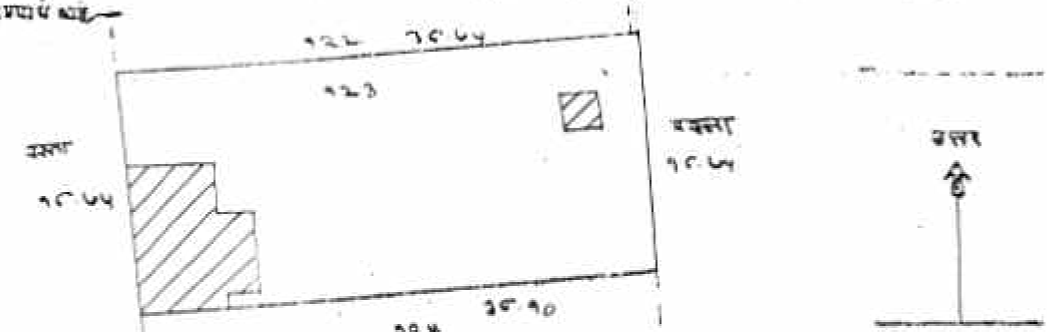
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[illegible] सि. क्र.(२५)१५१ II [illegible] नकाशा आहे [illegible] क्रमांक ९२3 [illegible] ६९०.८ [illegible] आहे—



प्रमाण १ : ५००

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अग्रेषित करणार — श्री. [illegible]

उपाध्यक्ष — [illegible]

विशेष जिल्हा निरीक्षक
भूमि अभिलेख, नागपूर

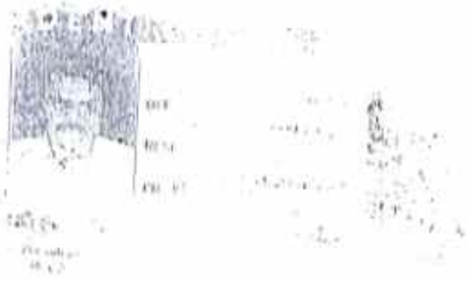
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VAISHALI PRAKASH SENAD
MADHAVRAO RAMCHANDRAN
KERATPURE






7393 7072 5057
मेरा आधार, मेरी पहचान




भारत सरकार
GOVERNMENT OF INDIA
Milind Madhukar Kulkarni
8133 4702 4179
माझे आधार


भारत सरकार
GOVT. OF INDIA


2505 7347 7016
आधार – सामान्य माणसाचा अधिकार


3987 0531 0151
सामान्य


भारत सरकार
GOVT. OF INDIA
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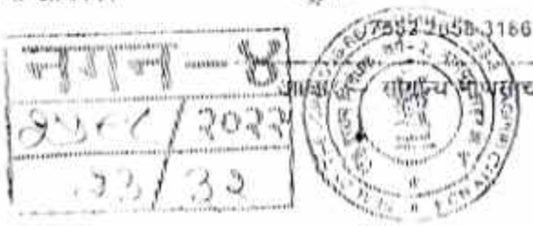

भारत सरकार
Unique Identification Authority of India
Government of India
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आधार – सामान्य माणसाचा अधिकार

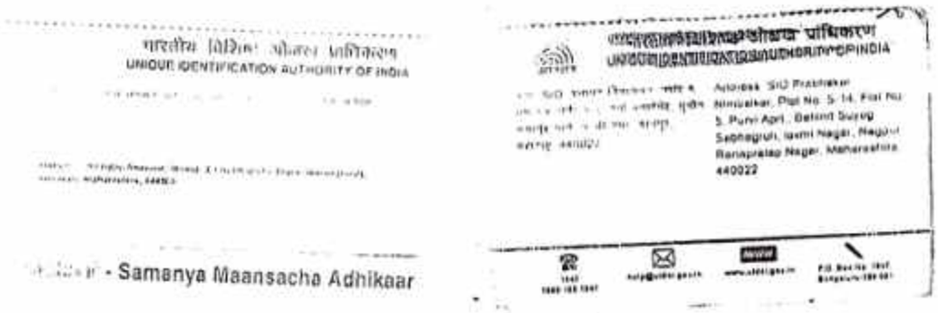

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GOVT. OF INDIA

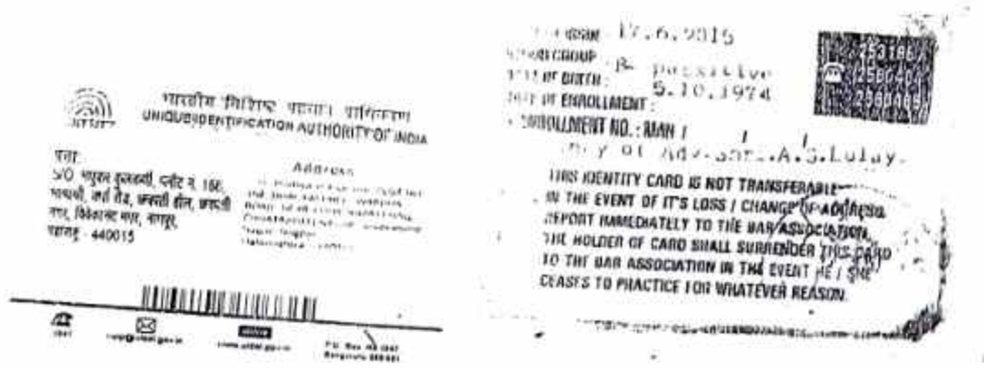

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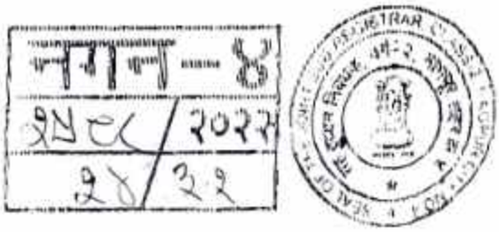

7552 2658 3186
आधार – सामान्य माणसाचा अधिकार




UNIQUE IDENTIFICATION AUTHORITY OF INDIA
- Samanya Maansacha Adhikaar
Address: S/O Prashekar Nimalkar, Plot No. 5-14, Flat No. 5, Purvi Apt., Behind Suyog Sahaguru, laxmi Nagar, Nagpur Ranapratap Nagar, Maharashtra 440022


Unique Identification Authority of India
3987 0531 0151
7393 7072 5057
help@uidai.gov.in
www.uidai.gov.in


UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address
17.6.2015
5.10.1974
THIS IDENTITY CARD IS NOT TRANSFERABLE
IN THE EVENT OF IT'S LOSS / CHANGE OF ADDRESS
REPORT IMMEDIATELY TO THE BAR ASSOCIATION.
THE HOLDER OF CARD SHALL SURRENDER THIS CARD
TO THE BAR ASSOCIATION IN THE EVENT HE / SHE
CEASES TO PRACTICE FOR WHATEVER REASON.


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DL No MH31 20140088401 DOI 03-11-2014
Valid Till 02-11-2034 (NT) 15-04-2022 (TR)
15-04-2019

FORM 7
RULE 15 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV-TR	15-04-2019
MCWG	03-11-2014

DOB 20-10-1992 BG

Name GAUTAM PATIL
S/D/W of LAXMAN
Add C/O SAMBHAJI KALE, H NO 365, RAMDAS
COLONY, SUBHASH NAGAR, NAGPUR
Nagpur (Urban), Nagpur, MH
PIN 440022
Signature & ID of
Issuing Authority MH31

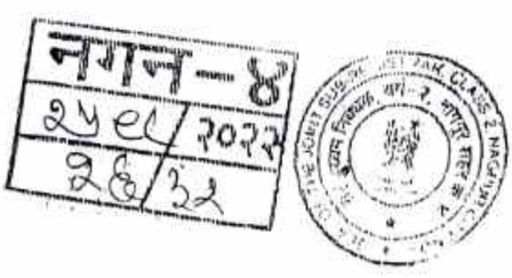
Signature/Thumb
Impression of Holder

नमुना-४

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२७/३९

THE SEAL OF THE LICENSING AUTHORITY SUB-REGIONAL TRANSPORT OFFICE CLASS-2 NAGPUR


नगन-४
२५८/२०२३
२६/३२

CHALLAN

MTR Form Number-6

GRN	MH018611902021221	BARCODE		Date	14/03/2022-20:36:45	Form ID	25.2

Department: Inspector General Of Registration

Stamp Duty

Type of Payment: Registration Fee

Office Name: NORTH NAGPUR NO 1 SUB REGISTRAR

Location: NAGPUR

Year: 2021-2022 One Time

Account Head Details	Amount In Rs
0030046101 Stamp Duty	970000.00
0030063201 Registration Fee	30000.00
	10,00,000.00

DEFACED ₹1000000.00 DEFACED

Payer Details

TAX ID / TAN (If Any)	
PAN No (If Applicable)	AAECM3871A
Full Name	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
Flat/Block No. Premises/Building	Plot No 393-A
Road/Street	LENDHRA
Area/Locality	Buildings Road, Khare Town, Dharampeth, Nagpur
Town/City/District	
PIN	4 4 0 0 1 0

Remarks (If Any)

PAN2=AAHPN5715G~SecondPartyName=VIDYADHAR GANESHRAO NIMBALKAR AND OTHERS~

Amount In Words: Ten Lakh Rupees Only

Payment Details: IDBI BANK

Cheque-DD Details			
Cheque/DD No.			
Name of Bank			
Name of Branch			

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No	69103332022031510225	708697417
Bank Date	RBI Date	14/03/2022-20:36:51	Not Verified with RBI
Bank-Branch		IDBI BANK	
Bank No.	Date	Not Verified with Scroll	

Scroll No. / Date

Mobile No. 9730414589

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	User Id	Defacement Amount
1	(Stamp Duty)	00071045642021221	14/03/2022-11:17:27	IGR386	30000.00
2	(Registration Fee)	00071045642021222	14/03/2022-11:17:27	IGR386	970000.00
			Total Defacement Amount		10,00,000.00

Page 1 of 1

नोंदणी - ४ DYSR 2022 2632

14-03-2022, 11:19:31


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२८/३२

CHALLAN

MTR Form Number-6

GRN	MH014677312021221E	BARCODE	Date	15/03/2022-11:02:54	Form ID	25.2

Department: Inspector General Of Registration

Stamp Duty

Type of Payment: Registration Fee

Office Name: NGP1_JT NAGPUR NO 4 SUB REGISTRAR

Location: NAGPUR

Year: 2021-2022 One Time

Account Head Details	Amount In Rs
0030059401 Stamp Duty	600000.00
	6,00,000.00

DEFACED ₹600000.00 DEFACED

Payer Details

TAX ID / TAN (If Any)	
PAN No (If Applicable)	AAECM3871A
Full Name	M KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED
Flat/Block No.	Plot No. 393-A
Premises/Building	
Road/Street	LENDHRA
Area/Locality	Barlinge Road, Khare Town, Dharamp
Town/City/District	eth, Nagpur
PIN	4 4 0 0 1 0
Remarks (If Any)	
	PAN2=AAHPN5715G~SecondPartyName=VIDYADHAR GANESHRAO NIMBALKAR AND OTHERS~
Amount In Words	Six Lakh Rupees Only

Payment Details: IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details					
Cheque/DD No		Bank CIN	Ref. No.	69103332022031511121	708708407
Name of Bank		Bank Date	RBI Date	15/03/2022-11:05:28	Not Verified with RBI
Name of Branch		Bank-Branch		IDBI BANK	
		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

Only valid upto seven days from date of generation. Original challan should be presented. Original challan should be presented to the concerned office within seven days from the date of generation. ओरिजनल चलन सदर संबंधित कार्यालयात सादर करावे. ओरिजनल चलन दिनांकापासून सात दिवसांपर्यंत वैध आहे. ओरिजनल चलन दस्तासाठी सदर संबंधित कार्यालयात सादर करावे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-267-2598	0007104571202122	16/03/2022-11:17:33	IGR386	600000.00
			Total Defacement Amount		6,00,000.00

Print Date & Time: 16-03-2022 11:19:19

SUB REGISTRAR NAGPUR 4 29 MAR 2022 20 32

2598
16 मार्च 2022 11 18 म.नं.

दस्त गोषवारा भाग-1

नगन4 ३० / ३२
दस्त क्रमांक: 2598/2022

दस्त क्रमांक: नगन4 /2598/2022

[illegible] ₹ 1,13,09,000/-   मोबदला: ₹ 1,14,00,000/-

भरलेले मुद्रांक शुल्क: ₹ 15,70,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात
अ. क्र. 2598 वर दि. 16-03-2022
रोजी 11:15 म.नं. वा. हजर केला.

पावती 3649   पावती दिनांक: 16/03/2022

सादरकरणाराचे नाव: एम. कुलकर्णी बिल्डर्स ऍंड इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे संचालक श्री. मिलिंद मधुकरराव कुलकर्णी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण	30640.00

[signature]
दस्त हजर करणाऱ्याची सही

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४
NGP4

बाजारमूल्य: [illegible]
[illegible] (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 16 / 03 / 2022 11 : 15 : 25 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 03 / 2022 11 : 17 : 15 AM ची वेळ: (फी)

SUB REGISTRAR CLASS-2 NAGPUR CITY NO. 4
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४
सत्यमेव जयते

पान 29 32

1 नाव व पत्ता

मिलिंद मधुकरराव कुळकर्णी . .
पत्ता प्लॉट न : माळा न : इमारतीचे नाव : ब्लॉक न : रोड न : पेठ न 108,
इंदोरकर नगर, नागपूर महाराष्ट्र नागपूर
पॅन नंबर AAECM3871A

2 नाव विलासराव शंकरराव निंबाळकर
पत्ता प्लॉट न : माळा न : इमारतीचे नाव : ब्लॉक न : रोड न : पेठ न पणजे
अपार्टमेंट प्लॉट न 393-ए वार्डींग रोड चुरे राऊत धरमपेठ नागपूर
महाराष्ट्र नागपूर
पॅन नंबर AAHPN5715G

3 नाव रामकृष्ण निळकंठ पांढरीपांडे
पत्ता प्लॉट न : माळा न : इमारतीचे नाव : ब्लॉक न : रोड न : पेठ न पणजे
अपार्टमेंट प्लॉट न 393-ए वार्डींग रोड चुरे राऊत, धरमपेठ, नागपूर
महाराष्ट्र नागपूर
पॅन नंबर BJNPK7558Q

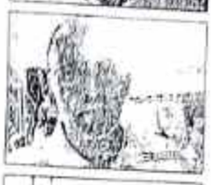
4 नाव देवानंद देवराव मेश्राम
पत्ता प्लॉट न : माळा न : इमारतीचे नाव : ब्लॉक न : रोड न : पेठ न पणजे
अपार्टमेंट प्लॉट न 393-ए वार्डींग रोड चुरे राऊत, धरमपेठ, नागपूर
महाराष्ट्र नागपूर
पॅन नंबर AFCPS4677J

5 नाव अमित प्रभाकर निंबाळकर
पत्ता प्लॉट न : माळा न : इमारतीचे नाव : ब्लॉक न : रोड न : पेठ न पणजे
अपार्टमेंट प्लॉट न 393-ए वार्डींग रोड चुरे राऊत, धरमपेठ, नागपूर
महाराष्ट्र नागपूर
पॅन नंबर AEQPN2445C

6 नाव प्रमोदराव जागोजी भनवाने
पत्ता प्लॉट न : -, माळा न: -, इमारतीचे नाव: -, ब्लॉक न: -, रोड न: पणजे
अपार्टमेंट प्लॉट न 393-ए, वार्डींग रोड, चुरे राऊत, धरमपेठ, नागपूर,
महाराष्ट्र, नागपूर
पॅन नंबर ASLPA9606R

छायाचित्र








अंगठ्याचा ठसा








दस्तऐवज करुन देणार तथाकथीत विक्रमसंतकारलामा या दस्त लेखन करुन दिल्याचे कबुल करतात
सही क्र 3 ची वेळ 16 / 03 / 2022 11 : 26 39 AM

ओळख :

वरील इसम अमर निबेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांनी सदर दस्तऐवज

अ क्र पक्षकाराचे नाव व पत्ता

1 नाव गौतम लक्ष्मण पाटील
वय 45
पत्ता सुभाष नगर, नागपूर
पिन कोड 440027

2 नाव अभिजीत मुदामराव मांडे
वय 45
पत्ता रमा नगर, नागपूर
पिन कोड 440027

स्वाक्षरी

छायाचित्र




अंगठ्याचा ठसा




दस्त क्र.4 ची वेळ:16 / 03 / 2022 12 : 32 31 PM

सही क्र 5 ची वेळ: 16 / 03 / 2022 12 : 34 : 51 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

SUB REGISTRAR, CLASS-2, NAGPUR

ayment Details

Purchase	Type	Verification no/Vendor	GRN/Challan no	Amount	Used At	Deface Number	Deface Date
V KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED	eChallan	69103332022031510215	MH014614138202122E	970000.00	SD	0007104564202122	16/03/2022
V KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED	eChallan	69103332022031511121	MH014627731202122E	600000.00	SD	0007104571202122	16/03/2022
V KULKARNI BUILDERS AND INFRASTRUCTURE PRIVATE LIMITED	eChallan		MH014614138202122E	30000	RF	0007104564202122	16/03/2022
	DHC		1503202217419	640	RF	15032022174190	16/03/2022

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

2598 /2022

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७) नंबराचे बुकाचे
२५६८ नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्रं. ४,
दि. २६ माहे ३ सन २०२२

नागन-४
२५६८ / २०२२
३२ / ३२

सादरात करण्यात आले असे, या दस्तऐवजास
एकूण ३२ पाने आहेत

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