267/1213
Thursday,February 09 ,2023
3:11 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 1839 दिनांक: 09/02/2023

सादर करणाऱ्याचे नाव: अजनी
दस्तऐवजाचा अनुक्रमांक: नगन4-1213-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. महेश शरदराव देडे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1520.00
पृष्ठांची संख्या: 76	
एकूण:	रु. 31520.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:28 PM ह्या वेळेस मिळेल.

NGP4

बाजार मूल्य: रु.79019000 /-
मोबदला रु.71317176/-
भरलेले मुद्रांक शुल्क : रु. 3950950/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1520/-
डीडी/बनादेश/पे ऑर्डर क्रमांक: 0902202307217 दिनांक: 09/02/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/बनादेश/पे ऑर्डर क्रमांक: MH015055416202223E दिनांक: 09/02/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN: MH015064163023235E	BARCODE:	Date: 09/03/2023-12:39:49	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)	AACCJ2283E
Office Name: NGP6_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	MS J D BULLIOON PRIVATE LIMITED
Location: NAGPUR			
Year: 2022-2023 One Time		Flat/Block No.	PLOT NO 4 IN BLOCK T-
Account Head Details	**Amount In Rs.**	Premises/Building	
0030063101 Registration Fee	30000.00	Road/Street	AJNI
		Area/Locality	SCIENTIFIC SOCIETY, LAXMI NAGAR, N
		Town/City/District	AGPUR
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		PAN2=AUSPS6102B~SecondPartyName=SMT SUKTA CHANDRAKANT BARVE~	
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00649057202302895012I	CNW1094548
Cheque/DD No.		Bank Date	RBI Date	09/03/2023-12:24:40	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 documents. Utility No.: 9730414589

टिप: वरील चलन फक्त नियोजन दस्तऐवजा संदर्भात आकारणीस लागणारी रक्कम आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 09-03-2023 12:40:47

Certificate u/s 72(1)(b) of the Maharashtra Stamp Act, 1958
(ADJ)

Office of the Addl. Collector of Stamps, Nagpur City
Adj. Case No. 89/2023
Date 21/12/2023

Received From M/s. J D BUILDCON PRIVATE LIMITED.
Residing at NAGPUR
Market Value Rs. 7,30,19,000/-
Stamps duty of Rs. 39509350/- in words Rs. Thirty nine lakhs fifty thousand nine hundred fifty only.
Paid vide e-Challan No. MH014951305202324E Date 5/12/2023

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 39,19,950/- in words Rs. Thirty nine lakh fifty thousand nine hundred fifty Rupees only/- with which instrument is chargeal le has been paid as per Article 25 (g) (i) of Schedule-I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date : 21.12.23

Collector of Stamps
Nagpur City

Dist. Registrar Cl-I & Collector of Stamps * NAGPUR CITY *

१ आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ मध्ये अंतर्भूत केलेल्या तरतुदीनुसार निर्गमित करण्यात आले. परंतु उक्त कायदा पोलिसांच्या तपासणी अधिकाऱ्यांनाही लागू झालेला, तपासणी अधिनियम, १९७८ च्या अधिनियमातील तरतुदी नुसार पोलिसांनी अधिकारी यांना तपासणीची कार्यवाही करावी

पोलिस निरीक्षणी
नागपुर शहर

AGREEMENT OF RE-DEVELOPMENT

FOR RS. 7,13,17,176.00 ONLY

MARKET VALUE RS. 7,30,19,000.00 ONLY

THIS AGREEMENT OF RE-DEVELOPMENT is made on this 12th Day of JANUARY 2023 BETWEEN (1) SMT. MUKTA W/o LATE SHRI. CHANDRAKANT SARVE, Aged 71 Years, Occupation – Housewife **(PAN AUBPS8152G & AADHAR 9613 7152 9484)**; (2a) SMT. SMITA W/o LATE SHRI. SUBHASH BHALERAO, Aged 74 Years, Occupation – Housewife **(PAN ALHPS0609G & AADHAR 5478 1829 2901)**; (2b) MRS. POONAM W/o DILIP RAJURKAR, Aged 47 Years, Occupation - Housewife **(PAN AYKPR8705P & AADHAR 7103 8915 7639)**; (3) SHRI. SUDHIR S/o KESHAO VAKIL, Aged 68 Years, Occupation - Retired **(PAN AAUPV9920E & AADHAR 7302 8322 9912)**; (4) SHRI. VINAY S/o VASANT TATWAWADI, Aged 58 Years, Occupation - Service **(PAN AAIPT8534A & AADHAR 3483 0756 4576)**; (5) SHRI. KUNJBIHARI S/o HARIKISANDAS PARIKH, Aged 76 Years, Occupation - Retired **(PAN ACBPP3844P & AADHAR 5295 1104 0399)**; AND (6) SHRI. HARISH KUMAR S/o HARIKISAN PARIKH, Aged 77 Years, Occupation - Retired **(PAN ABIPP1597N & AADHAR 9873 8739 9950)**, All Residents of Plot No. T-4, Behind Suyog Mangal Karyalaya, Kanchan Trushna Housing Society, Laxminagar, Nagpur-440022, 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.

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M/S. J. D. BUILDCON PRIVATE LIMITED **(PAN AACCJ2285R)**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U70102MH2009PTC196038 Dated 24-9-2009 having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur-440010 and acting through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Aged 54 Years, Occupation – Business, Resident of Apartment No. 501, Tulip, Plot No. 187, Dharampeth Extension, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABMPD6924H & AADHAR 2289 7930 6376)**, AND (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 55 Years, Occupation – Business, Resident of 36, Trishnagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABLPJ1602R & AADHAR 3807 0576 6187)**, 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. 4 in Block "T" out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.218 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 26/1 and 26/2 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 151 and Sheet No. 84/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Kanchan Co-operative Housing Society Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/770 having its Office at Ramdaspeth, Nagpur having purchased the same by it by a Sale Deed Dated 12-10-1979, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4302 on even date, AND

WHEREAS the said Kanchan Co-operative Housing Society Limited, Nagpur laterin decided to develop the aforesaid Plot No. 4 in Block "T" into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Flats therein for the allotment to it's Shareholder Members; AND

WHEREAS accordingly it 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 "KANCHAN TRUSHNA" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/7667/3632 Dated 13-8-1979; AND

WHEREAS the said Kanchan Co-operative Housing Society Limited, Nagpur laterin transferred the Undivided 1/8th share and interest in the said Plot No. T-4 by way of Sale to Shri. Chandrakant S/o Govindrao Barve, by a Sale Deed Dated 23-1-

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1981, which is duly Registered in the Office of the Joint Sub Registrar-III, Nagpur in Book No. 1 at Sr. No. 520(P) on even date. The said Shri. Chandrakant S/o Govindrao Barve having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. A-2 covering a Built-up area of 74.32 Sq. Mtrs. on the Ground Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur, he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein; AND

WHEREAS the said Shri. Chandrakant S/o Govindrao Barve breathed his last on 10-10-2008 and consequent upon his death/demise the said Flat No. A-2 devolved upon his widow Smt. Mukta, only son Shri. Rakhal and only daughter Mrs. Nirguna W/o Ravindra Channe, by way of intestate succesion, being the only legal heirs of the deceased; AND

WHEREAS the said Shri. Rakhal S/o Late Shri. Chandrakant Barve and Mrs. Nirguna W/o Ravindra Channe lateron relinquished all their respective rights, title and interest in respect of the said Flat No. A-2 in favour of their Mother Smt. Mukta W/o Late Shri. Chandrakant Barve, the Owner No. 1 hereinabovenamed, by 2 separate Deeds of Release Dated 12-3-2019, which are duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No.1 at Sr. Nos. 792 and 967 respectively on even date; AND

WHEREAS in the like manner the said Kanchan Co-operative Housing Society Limited, Nagpur lateron transferred the Undivided 1/6th share and interest in the said Plot No. T-4 by way of Sale to Shri. Subhash S/o Dattatraya Bhaleirao, by a Sale Deed Dated 23-11-1981, which is duly Registered in the Office of the Joint Sub Registrar-III, Nagpur in Book No. 1 at Sr. No. 521(P) on even date. The said Shri. Subhash S/o Dattatraya Bhaleirao having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. A-1 covering a Built-up area of 74.32 Sq. Mtrs. on the Ground Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur, he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein; AND

WHEREAS the said Shri. Subhash S/o Dattatraya Bhaleirao breathed his last on 8-1-2014 and consequent upon his death/demise the said Flat No. A-1 devolved upon his widow Smt. Smita and only daughter Mrs. Poonam W/o Dilip Rajurkar, the Owners No. 2a and 2b hereinabovenamed, by way of intestate succesion, being the only legal heirs of the deceased; AND

WHEREAS the said Kanchan Co-operative Housing Society Limited, Nagpur lateron transferred the Undivided 1/6th share and interest in the said Plot No. T-4 by way of Sale to Shri. Sudhir S/o Keshao Vakil, the Owner No. 3 hereinabovenamed, by a Sale Deed Dated 23-1-1981, which is duly Registered in the Office of the Joint Sub

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Registrar-III, Nagpur in Book No. 1 at Sr. No. 349(P) on even date. The Owner No. 3 having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. B-2 covering a Built-up area of 74.32 Sq. Mtrs. on the First Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur, he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein; AND

WHEREAS in the like manner the said Kanchan Co-operative Housing Society Limited, Nagpur lateron transferred the Undivided 1/6th share and interest in the said Plot No. T-4 by way of Sale to Shri. Vinay S/o Vasant Talwawedl, the Owner No. 4 hereinabovenamed, by a Sale Deed Dated 16-3-1981, which is duly Registered in the Office of the Joint Sub Registrar-III, Nagpur in Book No. 1 at Sr. No. 99(P) on even date. The Owner No. 4 having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. B-1 covering a Built-up area of 74.32 Sq. Mtrs. on the Ground Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur, he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein; AND

WHEREAS the said Kanchan Co-operative Housing Society Limited, Nagpur lateron transferred the Undivided 1/6th share and interest in the said Plot No. T-4 by way of Sale to Shri. Kunjbihari S/o Harkisandas Parikh, the Owner No. 5 hereinabovenamed, by a Sale Deed Dated 23-1-1981, which is duly Registered in the Office of the Joint Sub Registrar-III, Nagpur in Book No. 1 at Sr. No. 322(P) on even date. The Owner No. 5 having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. C-2 covering a Built-up area of 74.32 Sq. Mtrs. on the Second Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur, he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein; AND

WHEREAS in the like manner the said Kanchan Co-operative Housing Society Limited, Nagpur lateron transferred the Undivided 1/6th share and interest in the said Plot No. T-4 by way of Sale to Shri. Harish Kumar S/o Harkisan Parikh, the Owner No. 6 hereinabovenamed, by a Sale Deed Dated 23-1-1981, which is duly Registered in the Office of the Joint Sub Registrar-III, Nagpur in Book No. 1 at Sr. No. 323(P) on even date. The Owner No. 6 having also paid, provided and contributed the entire agreed cost of construction of the Flat chosen by him bearing No. C-1 covering a Built-up area of 74.32 Sq. Mtrs. on the Second Floor of "Kanchan Trushna" to Kanchan Co-operative Housing Society Limited, Nagpur; he became an exclusive, absolute and full owner thereof with heritable and transferable rights therein. As a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the said Plot No. T-4 and exclusive, absolute and full Owners of their respective Flats with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records; AND

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WHEREAS the aforesaid Building known and styled as "Kanchan Trushna" 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 30-1-2022. The Owners have decided to entrust the entire work of Re-development of the said property to any interested Builder of the City. The District Deputy Registrar of Co-operative Societies, Nagpur City-1 vide his Letter No. सह.नि. उपनिबंधक-१/निबंधक/विभाग/आदेश/४५८०/२०२२ दिनांक ११-८-२०२२ has separated the aforesaid Kanchan Trushna from its parent society known and styled as Kanchan Co-operative Housing Society Limited, Nagpur bearing Registration No. 770 under Section 18 Rule 17 of The Maharashtra Co-operative Societies Act, 1960; 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. 4 in Block 'T' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.218 Sq. Mtrs.) (as per City Survey Records the area is 762.30 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 26/1 and 26/2 of Mouza - AJNI, P.H.K. 9, bearing Corporation House Nos. 368, 368/A, 368/B, 368/C, 368/D and 368/E, City Survey No. 101 and Sheet No. 84/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 7,13,17,170/- (Rupees Seven Crore Thirteen Lac Seventeen Thousand One Hundred Seventy Six) Only which the Developer has specifically agreed to pay to the Owners and to adjust in the following manner :-

MANNER OF PAYMENT :-

Rs. 42,00,000.00 (Rupees Forty Two Lac) Only paid by the Developer to the Owners by 6 separate Cheques bearing Nos. (i) 756671 Dated 1-11-2022 for Rs. 7,00,000/- (ii) 756672 Dated 1-11-2022

for Rs. 3,50,000/- (iii) 766673 Dated 1-11-2022 for Rs. 3,50,000/- (iv) 766674 Dated 1-11-2022 for Rs. 7,00,000/- (v) 766675 Dated 1-11-2022 for Rs. 7,00,000/- (vi) 766676 Dated 1-11-2022 for Rs. 7,00,000/- AND (vii) 766677 Dated 1-11-2022 for Rs. 7,00,000/- all Drawn on Canara Bank, Law College Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 18,00,000.00 (Rupees Eighteen Lac) Only agreed to be paid by the Developer to the Owners within 3 Months from the date of Registration of this Deed.

Rs. 18,00,000.00 (Rupees Eighteen Lac) Only agreed to be paid by the Developer to the Owners within 6 Months from the date of Registration of this Deed.

Rs. 24,00,000.00 (Rupees Twenty Four Lac) Only agreed to be paid by the Developer to the Owners within 9 Months from the date of Registration of this Deed.

Rs. 1,02,00,000.00 **(TOTAL RUPEES ONE CRORE TWO LAC ONLY).**

THAT on the date of execution of Agreement of Re-Development, the Developer will hand over all Post Dated Cheques for the remaining amount to the Owners. The Developer undertakes unconditionally and unequivocally to honour all Post Dated Cheques on its presentation. The Developer further undertakes and agrees that post dated cheques are issued in discharge of liability accrued in terms of the execution as agreed to Owners. If the Cheques are dis-honoured due to any technical problem or Banking system issue, Developer shall rectify the issue to release the Cheques payment or arrange the payment through NEFT within a period of 7 days from the date of dishonor. The Developer undertakes that upon dis-honourment of any Cheques due to the fault of Developer or failure of Developer to arrange payment through alternate mode within 7 days, the agreement executed between the Developer and Owners shall be terminated. The Power of Attorney executed in favour of Developer shall simultaneously stand rescinded, withdrawn and terminated.

*THAT the Developer has specifically agreed to construct at its own costs a New Residential Complex/Building on the said Plot No. T-4 consisting of Ground Floor and Eight Upper Floors therein. The entire Ground Floor of the proposed Multistoryed Building shall be meant for Covered Parking. There shall be 2 Apartments each on First to Eight Floor, thus totaling 16 Apartments. However, the said number of floors and number of Apartments as described herein shall be subject to the approval and

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sanction of Building Plans from the Sanctioning Authority. 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 30 (Thirty) Months from the date of obtaining sanction to the Building Plan. The P-Line area of each of the 6 Apartments shall be approximately 1474 Sq. Ft. (OR 136.937 Sq. Mtrs.). 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. 2,17,21,920/- (Rupees Two Crore Seventeen Lac Twenty One Thousand Nine Hundred Twenty) Only. The aforesaid 6 Apartments are provided with 6 allotted Car Parking and the cost of the same is Rs. 19,00,000/-. The Development Charges of the proposed scheme is estimated at Rs. 3,29,15,800/- which is inclusive of cost of TDR, Premium F.S.I. and Ancillary F.S.I. The entire cost of construction and the cost of Development of the proposed project shall be borne and paid by the Developer alone and the Owners are not liable to pay any amount for construction. 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. 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 at its own costs and expenses. The Developer has specifically agreed to provide the allotted Covered Parking facility for 1 Car to each of the Owner strictly as per the norms and guide lines as may be issued by the sanctioning authority. The Developer is not paying any Security Deposit, Corpus Fund and Maintenance Charges to the Owners. In the like manner the aforesaid transaction is free from any brokerage.

"THAT the entire cost of construction and the cost of Development of the proposed project shall be exclusively borne and paid by the Developer alone out of its own funds without availing any Loan, Project Loan, Mortgage, Lien, Charge of any kind on the entire property. Further the Developer can not avail any Loan, Mortgage, Lien, charge etc. of any kind on the aforesaid 6 Apartments to be allotted to the Owners. However the Developer or the prospective buyers shall be fully entitled to avail the Financial assistance and facility on the remaining 10 Apartments which are to be sold to the Prospective buyers.

"THAT the Owners are fully aware that the Developer wishes and desires to construct the proposed Multistoreyed Building consisting of 16 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

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proper Agreements to Sell and Sale Deeds such relating to the said Apartments in favour of the prospective Purchasers (Upto 10 apartments Only) 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 Building 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. The Owners shall vacate their respective Apartments of the existing Building within 2 months from the date of obtaining sanction to the Building Plan and on receiving due intimation in writing from the Developer.

"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. If in case of any default for non-payment the Developer will reinstate/will bear the cost of reconnection or alternatively the Developer will surrender the existing meter and shall obtain a new connection for carrying out the work of Development and construction.

"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 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 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. Further in the event of delay beyond the time stipulated herein above the rent shall stand increase to Rs. 25,000/- per month till the date of actual delivery. The Developer specifically agrees to complete the Project in a time period of 30 Months from the date of sanction of Plans from Nagpur Municipal Corporation. In the event that the Project is not completed in 30 Months time frame, the Developer shall put further efforts and complete the Project in shortest possible time thereafter. Additional grace period of further 18 Months is agreed for completion of the work and handing over the

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possession. (Total maximum permissible period is 30 + 18 = 48 Months). This additional grace period is subject to applying the liquidated damage clause and increase in the Rent as mentioned above in clause No. 8.

"However, in the event that the work is not completed within a period of maximum 48 Months from date of sanctioning of Plan of any reason whatsoever, whether within the control or beyond the control of either of the Party, this Agreement shall become null and void. The entire ownership of land and any incomplete construction thereon shall rest with Owners. The Developer shall not claim any amount for the expenses made by them on the Project. Possession shall be peacefully handed over by Developer to Owners in as is where is condition. Further, the responsibility of repaying the advances taken by Developer from any of the prospective Purchasers and refunding of any loans taken by Developer shall rest solely with the Developer. It is specifically agreed that Developer shall not have any right or claim in the property and the agreement shall stand terminated at the end of 48 Months Owners will have full right to further develop or dispose-off the property at their own discretion. Amount paid by Developer to Owners shall not be refunded to the Developer and it shall not lodge any claim or proceeding to recover the amount before any court of Law from Owners.

"THAT during the period of Building Construction activities the Developer has specifically agreed to pay the Rent to the tune of Rs. 20,000/- (Rupees Twenty Thousand) Only per Owner per Month. The Rent shall be payable from the date of vacating the aforesaid premises. There shall hike of 7% in the existing rent per year. The Rent for such hired premises shall be paid Monthly/Quarterly to the Owners by the Developer. 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.

"THAT it is specifically assures by Owners that there is no Loan outstanding against the property and the property is not mortgaged. The Developer has satisfied itself that there is no encumbrance on the property and there is no legal impediment in execution of this Deed. However in the event it is found on a later date that any Loan, Charge, lien or Mortgage is existing on any of the Apartments belonging to the Owners it is specifically understood and agreed by the Owners that it shall be

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their sole liability and responsibility to repay any Loan availed by them against the aforesaid property from any Financial Institution Together with an interest as may be accrued thereon to such Financial Institutions within 1 Month from the date of execution of this Agreement and to get their respective Apartments freed and discharged from the Mortgage of such Financial Institutions exclusively at their own costs, expenses and efforts and shall deliver a No Dues Certificate to that effect in Original to the Developer immediately on its receipt.

(3) 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.

(4) 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.

(5) THAT the Owners 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.

(6) 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 any mis-statement, error or omission shall be discovered, the same shall not annul the 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 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.

(8) 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 therein 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

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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.

(9) 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).

(10) 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.

(11) 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.

(12) 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. The corpus fund if any, collected by the Developer will be deposited in the Bank Account of the Association of the Apartment Owners. The Developer shall not sale exclusive rights or open spaces to any buyers. Increased F.S.I of the said Plot of land will be used and utilised by Association of Apartment Owners.

After executing all Sale Deeds by Owners with the buyers of proposed 10 Apartments, the Developer shall hand over possession/maintenance of entire property to the Association of Apartment Owners. The Developer will not claim any right/title interest on any portion in the said piece of land or Apartments (Except un-sold Apartments remaining in the possession of the Developer).

(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

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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.

(14) 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. It is further agreed by the Developer that, the construction shall be strictly as per plan and Occupancy Certificate will be provided for the entire project.

(15) THAT the Owners shall on receipt of the balance sale consideration and 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 proportionate price therefor and they shall also get the same duly registered in accordance with the law in force.

(16) 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.

(17) 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

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Owners unless it confirms from them (Owners) that they have already received the possession of the chosen Apartments from the Developer.

The Owners shall give General Irrevocable Power of Attorney to the Developer for Liaison work with Planning Authority i.e. submission of Applications, sanctioning of Building Plan, Signing of Map copies etc. in respect of Entire property. Developer will use this Power of Attorney for liasoning with NIT/NMC/Other Government Offices where ever required in relation to re-development of Plot No. T-4.

This Power of Attorney shall give authority to Developer to sign Apartment Deeds , Sale Deeds in respect of 6 Apartments to be allotted to Owners. However the Developer shall not have authority for execution of Mortgage Deed or create any lien in respect of 6 Apartments to be allotted to Owners.

Further, the Developer shall have full authority to sign Apartment Deeds, Sale Deeds, Agreements, Mortgage deeds etc. in respect of balance 10 Apartments. The power of Attorney shall not be misused by the Developer. The Power of Attorney executed in favour of the Developer by the Owners will not create any ownership, right, title interest on entire Plot No. T-4.

(18) 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.

(19) 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 Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development and Sale. 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 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

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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.

(20) 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.

(21) 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.

(22) 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 Arbitrator. The decision of the Arbitrator 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. The place of Arbitration shall be at Nagpur Only. The entire Arbitration proceedings will be carried out in English Language only.

(23) THAT the Developer also agrees to pay Goods and Services 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 Owners indemnified against the same.

(24) THAT the Developer also agrees all the expenses towards construction and completion of the Project either direct or indirect including all Taxes, duties, levies from time by Central Government, State Government, Local authority or any other body from time to time including the deposits towards electricity and water connections, solar panel installation, sewerage connections etc. shall be borne by the Developer. No additional payment shall be demanded by the Developer for any reason whatsoever from Owners.

(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 Deeds, the Owners agree to render

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necessary assistance in obtaining the mutation of the respective Apartment in favour of each such individual prospective buyer 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 agrees to pay the Sales Tax 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.

(29) THAT 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. The Developer agrees that, if the FSI increases any time between signing of this Deed and before the completion of the project, thereby giving a price advantage to the entire project, then the Developer shall voluntarily bring out an estimated calculation of such change, and the resultant price advantage shall be equally share between Owners and the Developer.

(30) 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. However total number of Apartments shall be restricted to 16 only. Further it is agreed by the Developer that the Floor area of all the Apartments of the existing and new members shall be exactly same. All the members shall have equal right of 1/16th in total Plot area.

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(31) THAT all the provisions of The Real Estate (Regulation and Development) Act, 2016 i.e. Maharashtra Real Estate Regulatory Authority shall be applicable to this Agreement of Re-Development.

(32) The Developer agrees to complete all the procedures for executing the deeds and conveyance of Flats to respective owners and conveyance of the entire property to the Apartments owners association within 1 month of obtaining the completion certificate/OC from NMC all the costs towards this shall be borne by Developer.

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

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

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block "T" out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.218 Sq. Mtrs.) as per City Survey Records the area is 782.30 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 25/1 and 26/2 of Mouza - AJNI, P.S.K. 9 bearing City Survey No. 151 and Sheet No. 94/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	- Plot No. 5 in Block "T".
ON THE WEST	- Plot No. 3 in Block "T".
ON THE NORTH	- Plot No. 11 in Block "T".
ON THE SOUTH	- 12.00 Mtr. Wide Road.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed 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.

Drafted by Adv. A. S. Wagh

WITNESSES :

(1) _____

1) _____

(SMT. MUKTA CHANDRAKANT BARVE)

(2) _____

2) _____

(MRS. SMITA SUBHASH BHALERAO)

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2b)

Mrs. P. D. Rajurkar

(MRS. POONAM DILIP RAJURKAR)

3)

For S K Vakil

S K Vakil

(SUDHIR KESHAO VAKIL)

4)

(VINAY VASANT TATWAWADI)

5)

(KUNJBIHARI HARIKISANDAS PARIKH)

6)

(HARISH KUMAR HARIKISAN PARIKH)

OWNERS

FOR M/S. J. D. BUILDCON PRIVATE LIMITED

1)

(MAHESH SHARADRAO DANDE)

2)

(SANJAY SURESH JOSHI)

Directors

DEVELOPER

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CHART OF THE APARTMENTS TO BE ALLOTTED TO THE OWNERS

Sr. No.	Name of Owners	Present Apartment No.	Built-up area of Old Apartment Sq. Mtrs.	Approx P-Line Area in Sq. Mtrs. of New Apartment
1	Smt. Mukta Chandrakant Barve	A-2	74.32	136.937
2	Smt. Smita Subhash Bhalerao and Mrs. Poonam Dilip Rajurkar	A-1	74.32	136.937
3	Shri. Sudhir Keshao Vaki	B-2	74.32	136.937
4	Shri. Vinay Vasant Tatwawadi	B-1	74.32	136.937
5	Shri. Kanjibhai Harikisandas Parikh	C-2	74.32	136.937
6	Shri. Harish Kumar Harikisan Parikh	C-1	74.32	136.937

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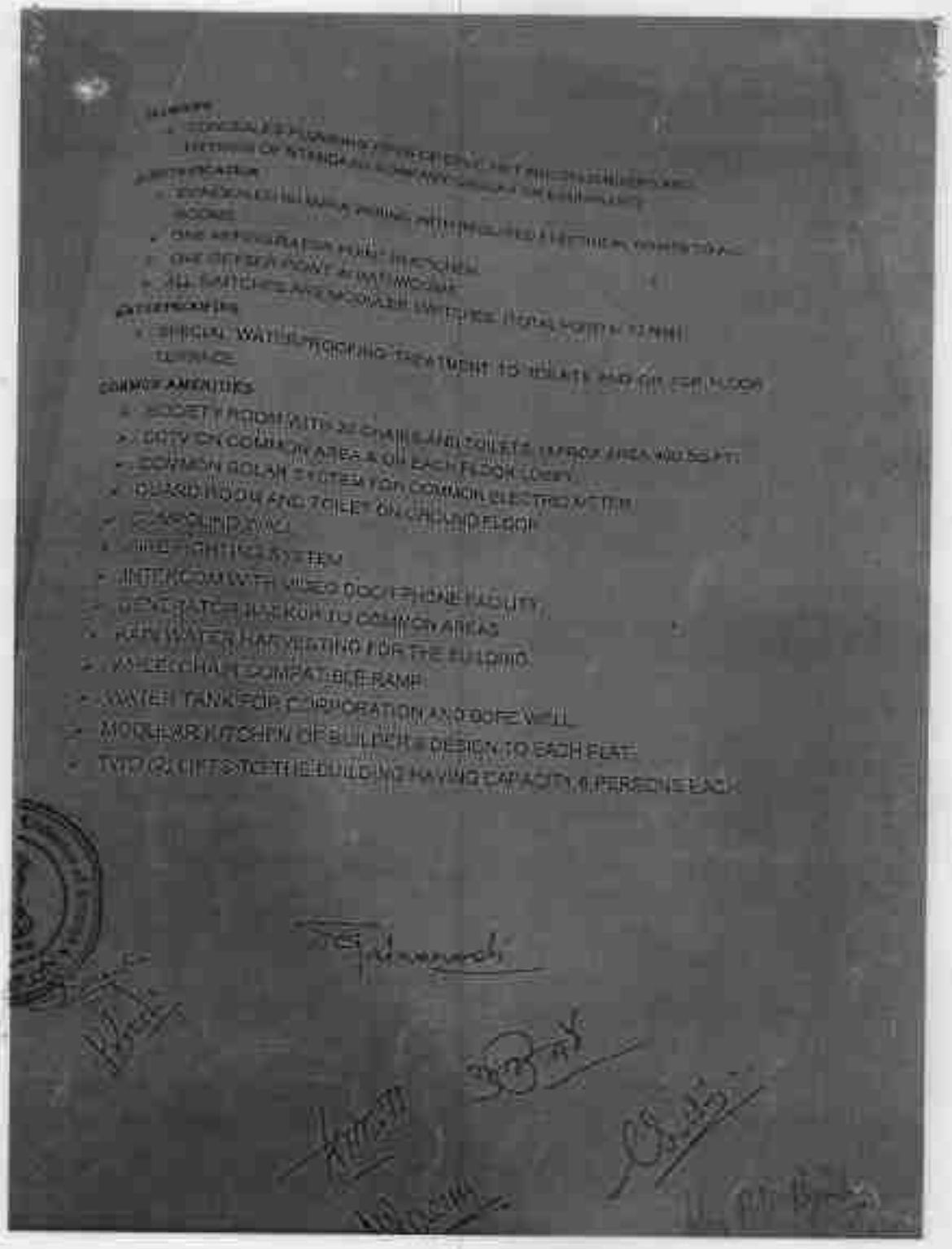

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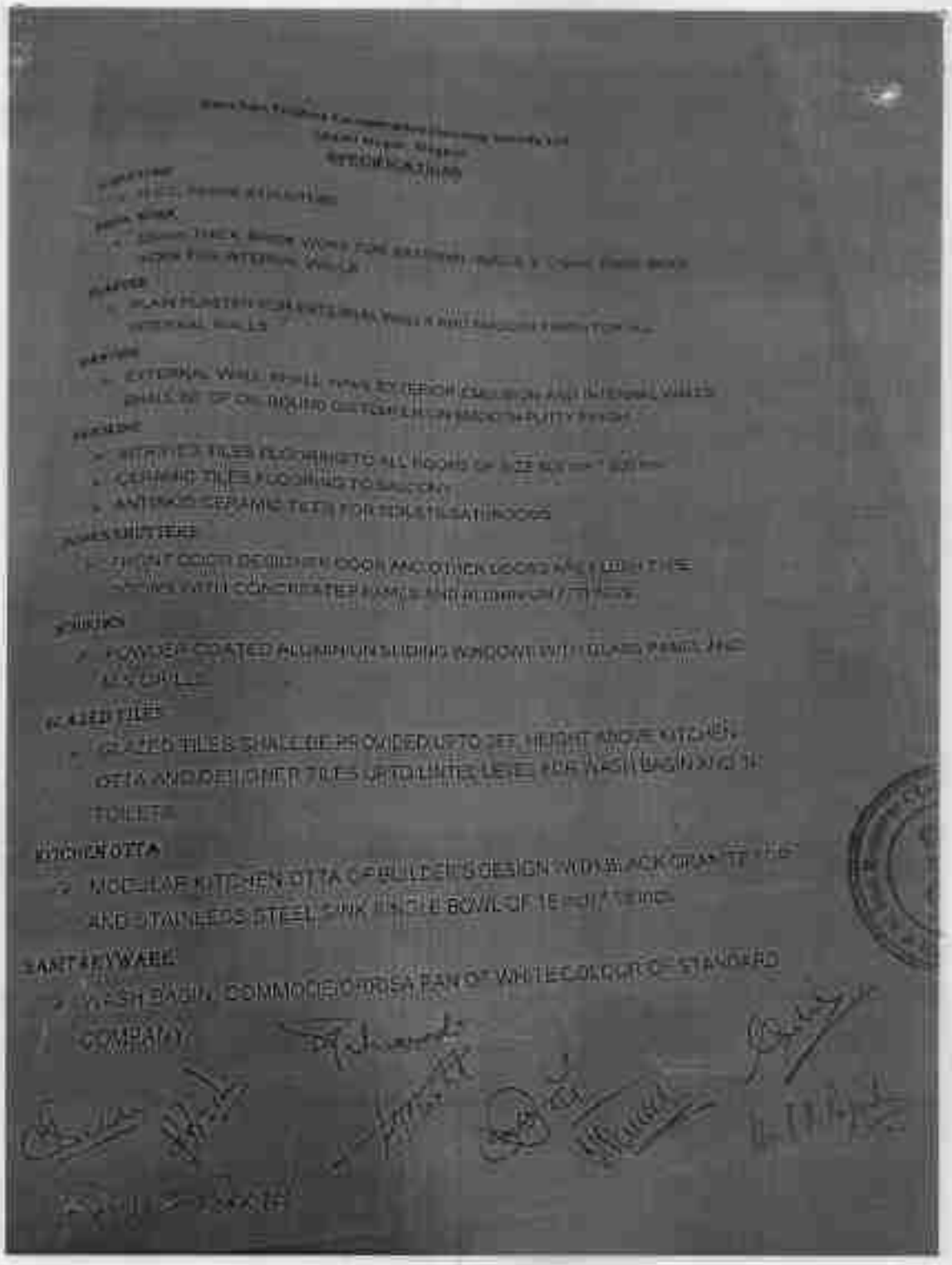

SPECIFICATIONS

PAINTING

- ALL INSIDE WALLS & CEILINGS

PAINTING

- 2 COATS OF BEST QUALITY PLASTIC EMULSION PAINT OF APPROVED MAKE OVER 1 COAT OF PRIMER FOR INTERNAL WALLS

PLASTER

- SMOOTH PLASTER FOR EXTERNAL WALLS AND ROUGH FINISH FOR INTERNAL WALLS

PAINTING

- EXTERNAL WALL WALL WITH TEXTURE EMULSION AND INTERNAL WALLS SHALL BE OF OIL BOUND DISTEMPER OF APPROVED QUALITY AND SHADE

FLOORING

- VITRIFIED TILES FLOORING TO ALL ROOMS OF 2 BEDROOMS + 2 BATHROOMS
- CERAMIC TILES FLOORING TO BALCONY
- ANTISKID CERAMIC TILES FOR TOILETS & BATHROOMS

DOORS SHUTTERS

- FLUSH DOOR DESIGNER DOOR MAIN DOOR & BATHROOM DOORS ARE FITTED WITH DOOR FRAMES WITH CONCRETED FIXED & ADJUSTABLE FRAMES

WINDOWS

- POWDER COATED ALUMINIUM SLIDING WINDOWS WITH GLASS PANEL WITH ALL OPTIONS

GLAZED TILES

- GLAZED TILES SHALL BE PROVIDED UPTO 2FT HEIGHT ABOVE KITCHEN OTTA AND DESIGNER TILES UPTO LINTEL LEVEL FOR WASH BASIN OF TOILETS

KITCHEN OTTA

- MODULAR KITCHEN OTTA GRANITE DESIGN WORK BLACK GRANITE TOP AND STAINLESS STEEL SINK IN ONE BOWL OF 18 GAUGE

SANITARYWARE

- WASH BASIN, COMMODE OF ORISSA PAN OF WHITE COLOUR OF STANDARD COMPANY

पुनर्विकास करारनामा अभि.प्रकरण क्र. २७/२०२३

आदर :-

विषय :- मूल्यांकन आदेशाने

गाव - आरेगा, सि.स.नं.- १५१, सिट क्र.- ८४/२५, मुद्रांक क्र.- ९, खरेदी क्र. १६/१,२५/१

जोगेश्वरीतील प्रकरणी दस्तऐवजानुसार प्रस्तावित माहितीची :-

१) विद्युत वेगवार :- सोसायटी मालकी धर्तीचे ४ इलेक्ट्रिक मीटर्स

२) विद्युत वेगवार :- महावितरण प्रा.लि. यांचे कडील एक ३ फेज ३ इलेक्ट्रिक मीटर

३) विद्युत वेगवार पुरवठा / कंपनी आहे काय :- होय (टोरेन्ट पॉवर)

४) दस्तऐवज प्रकार :- पुनर्विकास करारनामा

५) दस्त निष्पादित आहे / नाही :- नाही

६) दस्तावेजात नमूद भूखंड क्षेत्रफळ :- १४३.२१८ चौ.मी.

७) कोर्ट कमीज आदेश काय ? - नाही

८) लागू असल्यास आदेश काय ? - नाही (३३ - बी, ३३ (९))

९) दस्तात दर्शविलेला Consideration - अंदाजे :- ७,३३,१७,१४५/-

१०) पुनर्विकास करारनाम्यानुसार सिद्धांतक

जमीन मालकाला देय असलेला मोबदला / स्वरूप - १,७२,००,०००/-

११) पुनर्विकास करारनाम्या नुसार सिद्धांतक

जमीन मालकाला देय असलेले सदनिका क्षेत्र - पात्रता ६ सदनिका (१३६.१५ चौ.मी P Line एरीया प्रमाणे)

एकूण क्षेत्र - ८१६.९२ चौ.मी.

१२) TDR मंजूर आहे काय ? - होय

१३) डिमोलिशन स्वरूप मंजूर आहे काय ? - नाही

१४) विकासक जमीन मालकाला किराया स्वरूप देणार आहे काय ? - होय (३०,००० / month for (३०) months

१५) सन २०२२-२३ चे बाजारमूल्य दर तक्त्यानुसार

मुल्य विभाग क्र. १९,३१३/२४, जमीन दर रू. १२,४००/- प्र.चौ.मी. दुरुस्त क्र. १३१.२३

बांधकाम दर रू. २६,६२०/- प्र.चौ.मी. (RCC)

१६) दर आकारणी

एकूण ६ सदनिका संख्यामोजणे देणार.

१७) दस्तऐवजात नमूद केलेल्या प्रमाणे अभिलेखावरील मुद्दा क्र. ४८ चे अनुषंगाने होणारे मूल्यांकन आकारणी

FSI calculations:

वरील architect चे proposed map नुसार आहे. तसेच UDCPR नुसार ३६.० mt. wide road चरीता

permissible FSI

Basic FSI - १.१

Premium FSI - ०.९

TDR FSI - ०.३

Ancillary FSI - १.२

Total FSI - ३.३

नगन-४
९२९३ / २०२३
२४/६६

(अ) सोसायटी / संस्थासाठी मिळणारा या सोयीसाठी खालीलप्रमाणे एकूण मूल्य

i) सोसायटीस / संस्थेसाठी सार्वजनिक / इतर गावे स्थानांतर मिळणारी एकूण बांधकाम क्षेत्राचे मोबदला बांधकाम
दराप्रमाणे येणारे मूल्य
- [illegible] * ६ * ४६६२० = ८२१,६२१ * ४६६२० = २,३८,७१,५७८/-
दस्तात नमूद किंमत - २,६८,७१,६५४/- असल्याने घेतले आहे.

ii) सोसायटीस मिळणाऱ्या सुविधा क्षेत्र, क्लब हाऊस, ओपन झोनची एकूण बांधकाम क्षेत्राचे मोबदला
दराप्रमाणे येणारे मूल्य
- parking चे मूल्य -(४२५) * ६ *२६६२० * ०.२५ = ४,९९,६२५/- (दस्तात नमूद मूल्य ९९,५०,०००/-)
(As per UDCPR ४२५ sq mt per car)
(दस्तात यात क्र. ७ वर ६ car parking slot देणार नमूद)

iii) सोसायटीस बांधकामव्यतिरिक्त मिळणारा रोख मोबदला
१,५१,४९,०००/- (दस्तात नमूद , यात क्र. ५ वर नमूद)

iv) विकासकाकडून सोसायटीस दिलेले पूर्वाधिक्य खर्चास प्रकल्प पूर्ण होईपर्यंतच्या मालमत्ताकरीचे अदा ६ % दराने
अदा व्याज - निरंक (दस्तात यात क्र. ७ वर देणार नसल्याचे नमूद)

v) सोसायटी / संस्थेसाठी राखून ठेवण्यात येणारे बांधकाम क्षेत्र
- लागू (दस्तात यात क्र. ७ वर देणार नसल्याचे नमूद)

vi) सभासदांसाठी देखभालीच्या तात्पुरत्या निधीसाठी दस्तात नमूद केलेप्रमाणे भरले
- ३०,०००/month * ३० month * ६ member = ५४,००,०००/-
(दस्तात यात क्र. १३ वर नमूद)

vii) सभासदांसाठी दोघांचे नावे बिगरशेती वापरात
- निरंक (दस्तात ownership shifting करणार असे नमूद)

viii) सभासदांनी त्यांचेकडे निधीचा करण्यात आलेला दोघांचा शाश्वतीचे बोजाचा
व्याज (दस्तात यात क्र. ७ वर देणार नसल्याचे नमूद)

ix) सोसायटी / संस्थेसाठी मिळणाऱ्या या एकूण बांधकाम क्षेत्राचे रेकनर मूल्य (MRTP Act, १९६६ नुसार)
- ८२१.६२१ * ५३४९* * ४.५ = १३,५६,४००/-

x) सोसायटी / संस्थेसाठी वरील इमारतीमधील विभागात सोसायटी संस्थेचे मिळणारे बांधकाम क्षेत्राचे
जमीन दराच्या ३० % दराने मूल्य (सोसायटी विभागात, दि. ही आर. विलेपार्ले, एक एक आर. ३ या विभाग क्षेत्र.)

= (८२१.६२१ - ४४५.२१) * ५३४९* * ०.३ = ३७५.७०२ * ८३४५० * ०.३ = ६०,२३,७५५/-
(दस्तात आठ होत नाही, ३ [illegible] each flat नमूद)

गन-४
१७-१३/२०२३
३५/६८

(ii) नमूद मुल्यांकनासाठिचा विचारात घेतलेला तपशील तसेच अन्य कोणताही तपशील जोडण्यात आलेला आहे किंवा कसे.	
(iii) विकासकाकडुन भिळालेल्या माहिती-वर दिल्याप्रमाणे दस्तात नमूद बाजारभाव लक्षात घेऊन दरानुसार मूल्य तक्ता खर्च	शेरा

एकूण बांधकाम क्षेत्र = ७४३.१२८ * ३.६ = २६७५.५१ चौ.मी.

भिकलन करण्यात दिलेले बांधकाम क्षेत्र = (२७७५.५१ - ८४१.६२) = १८५३.१२८ चौ.मी.

मूल्य = १८५३.१२८ * ५३४०० = ९,९०,२९,०५४/-

रूपांतर / घट तपशील -

1. Premium fsi value = ७४३.१२८ * ०.५ * ५३४०० * ०.३५ = ९९,०१,५७५/-
2. TDR fsi value = ७४३.१२८ * ०.५५ * ५३४०० * ०.३ = १०९,४१,२५०/-
3. Ancillary fsi value = ७४३.१२८ * १.३५ * ५३४०० * ०.१ = ५३,६१,८७५/-

एकूण खर्च = २०१,५४,७५०/-

भिकलन करण्यात दिलेले मूल्य = ९,९०,२९,०५४/- वजा २,०१,५४,७५०/- = ७,९८,७४,३०४/-

Tip- As per UDCPR
premium fsi value @ ३०% of ASR Rates
Ancillary fsi value@ १०% of ASR Rates
TDR fsi @ ३०% of ASR rates.

-प्रकरणात २७ अ व २७ ब किंवा दस्तात नमूद मुल्य वापरेकी तात्तीचे येणारे मूल्य :-

(i) सोसायटी / संस्थाधारण भिकलन-या दोकल्यादे मूल्य (२७ अ ते ३३ चे एकत्रित मूल्य) = २,४८,७१,६५७/- + ४९,००,०००/- + १७,५६,३००/- = ३७,२३,२५५/- + १,४२,००,०००/-

२,५८,७१,२५५/-

(ii) विकासकाकडुन भिळालेल्या माहिती-वर दिल्याप्रमाणे मूल्य (२७ ब) = ७,९८,७४,३०४/-

(iii) दस्तात नमूद मूल्य = ७,९३,२७,४७५/-

बाजारभावात निश्चित होत असलेले एकूण मूल्य = २७ अ = ७,९८,७४,३०४/-

(७, ७ व ८ अ पैकी जास्त)

सहायक मूल्यांकन अधिकारी

दिनांक: १४/०८/२३

मान्य / अमान्य

सह जिल्हा निबंधक वर्ग-१
तथा मुद्रांक जिल्हाधिकारी

नगर-४
१२१३/२०२३
३६/१६६

CHALLAN
MTR Form Number-6

GRN: MH014901006202223C	BARCODE:	Date: 07/02/2023-10:40:39	Form ID

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Non-Judicial Stamps Duty on Inst. Voluntarily brought for Adjud IGR Rate		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: NPJH_JT DISTRICT REGI NAGPUR URBAN		Full Name	M/S J D BUILDCON PRIVATE LIMITED
Location: NAGPUR			
Year: 2022-2023 One Time		Flat/Block No.	
Account Head Details	Amount in Rs.	Premises/Building	
0030051101 Amount of Tax	3950950.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		ADJUDICATION NO 27/2023	
		Amount In Words	Thirty Nine Lakh Fifty Thousand Nine Hundred Fifty Rupees Only
Total	39,50,950.00		

DEFACED ₹3950950.00 DEFACED

Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040870523202207569034	CHW/ 11707/4
Cheque/DD No.		Bank Date	RBI Date	07/02/2023-04:43:23	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		39 , 08/02/2023	

Department ID: Mobile No.: 9850102341

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

सदर चलान केवल दुय्यम निबंधक कार्यालय मोरणी करावयाचा दस्तासाठी वापरु नये. मोरणी न करावयाचा दस्तासाठी सदर चलन वापरु नये.

नागपूर-8 9313 2023 3.6/68

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		00074373922022S	08/02/2023-10:45:39	IGR371	3950950.00
			Total Defacement Amount		39,50,950.00

Print Date 08-02-2023 12:48:33

नगन-४
९२५३ / २०२३
२८/६९०

महाराष्ट्र शासन

सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

३ऱ्या माळा, ए-विंग, नविन प्रशासकीय इमारत क्र. २, विभागीय आयुक्त कार्यालय परिसर, सिव्हील लाईन्स, नागपूर-४४००००१.

दुरध्वनी क्रमांक :- (०७१२) २५६२७८० Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in

जा.क्र./का. क्र.-७/अभिनिर्णय प्रकरण क्र.-२७/२०२३/ ९२२ /२०२३ दिनांक :- ०६/०२/२०२३.

अभिनिर्णय प्रकरण क्रमांक :- २७/२०२३

-: अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२ खाली दस्तऐवज अभिनिर्णित [Adjudication] करणे बाबत.

संदर्भ :- आपला दिनांक ०१/०२/२०२३ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित केलेला दस्त, त्यासोबत दाखल केलेले पूरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय करण्यिात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचे प्रारुप / निष्पादित केलेला असल्यामुळे दस्तावर अभिनिर्णय खालील प्रमाणे करण्यिात येत आहे.

सदरच्या खेलेखातील मिळकत ही मौजा अजनी, तह. नागपूर शहर, जि. नागपूर, येथील खाडे क्र. ७५, प. ह. क्र. ९, खसरा क्र. २६/१ व २६/२, प्लॉट क्र. ८४/३४, ने. भू. क्र. १५१, मुद्रांक क्र. ४ मधील दि सान्टोरीनीक को.-ऑप. हाऊसिंग सोसायटी लि., नागपूर यातील कार्पेट क्र.-टी चौ. एकूण आराजी ७८.१०१ चौ. मी. (८४०.७८ चौ. फु.) इतकी आहे.

सदर प्रकरणी दाखल दस्त हा पुर्नविकसन करारनाम्याचा आहे. त्यातील मिळकत ही सोप्या भाषेत [क्लिअर मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचनाकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक ०६/०२/२०२३ रोजी मुल्यांकन अहवाल सादर केलेला असून, सन २०२२-२३ चे वार्षिक मूल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र. २७/२०२३ मध्ये नमूद स्थावर मिळकतीचे [अ] सोसायटीच्या सभासदांना मिळणाऱ्या मोकळ्या जागेचे मूल्य (मूल्यांकन अहवालातील १७(ब)(३) ते (११) पर्यंची बेरीज) चे मुल्य रुपये ४,५४,०१,२०९/- इतके व [ब] विकसनकर्त्यांना मिळणाऱ्या सिध्दयाचे मूल्य (मूल्यांकन अहवालातील १७ ब) चे मुल्य रुपये ७,९०,२८,६७८/- इतके आणि [क] दस्तात नमूद असलेले मोबदला मूल्य रुपये ७,१३,१७,१७६/- इतके नमूद आहे. मा. महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५९, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मूल्य पुर्नविकसन करारनामा खेलेखाचे बाजारमूल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, [ब] विकसनकर्त्यांना मिळणाऱ्या सिध्दयाचे मूल्य रुपये ७,९०,२८,६७८/- समजा रुपये ७,९०,२९,०००/- इतके निश्चित करण्यात येत आहे.

-२-

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये ७,१०,१९,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ३९,५०,९५०/- इतके मुद्रांक शुल्क देय आहे. मुळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये ३९,५०,९५०/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

१] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२(१)(ब) खाली प्रमाणित करुन देण्या येईल.

२] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये कोणत्याही प्रकारचे फेरबदल / खाडाखोड करता येणार नाही.

३] हा निर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये लिहित अपील की शासन जमा करुन या. मुख्य नियंत्रक महसूल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल

४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तऱ्हा व परिस्थिती यामध्ये संलेखात पूर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करण्याचे अधिन राहुन आदेश येत आहे.

५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहुन आदेश देण्यात येत आहे.

उक्त रक्कमेचा भरणा शासप्रणालीच्या https://gras.mahakosh.gov.in/echallan/frmIndex.php/ किंवा https://gras.mahakosh.gov.in/jsp/ या संकेतस्थळावर जावून **NPJ1_JTDISTRICT REGI NAGPUR URBAN** या कार्यालयाचे नावे मुद्रांक शुल्काची रक्कम **००३००५२७०१** या संगणकीय लेखाशिर्षात करावा व त्याबाबतची ई-चलान या कार्यालयास सादर करावी.

[वि. ना. नरसी]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,
मे. जे. डी. बिल्डकॉन प्रा. लि., नागपूर.
कार्या. पत्ता- प्लॉ.-००७, सुप्रभात मंकुल, बुटी ले-आऊट,
धरमपेठ एक्सटेंशन, नागपूर-४४००१०.

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२९/६/२३

महाराष्ट्र शासन

मालमत्ता पत्रक

(U.I.No) 2021030000007

[महाराष्ट्र जमीन महसूल (नमुने, रजा व हक्क मुदतवाढ) नियम, १९६९ यातील नियम ४ पहुनत पहा]

गाव/पेठ : जामगी			तालुका/पं.स. : ता.पु.क.-१ पारनेर		जिल्हा : पारनेर
भाग मुदतवाढ झालेला	दिनांक मंजूर	मंजूर केला	होय की नाही	मंजूरकर्ता	मंजूरकर्त्याने दिलेल्या आदेशाचा दिनांक व संदर्भ (असल्यास) तसेच आदेश व्यवस्थित असल्याबाबत केलेल्या शेऱ्याची दिनांक शेरा
१			होय		०००० ०००० ०००० ००००

सूचिपत्रिका :	
हस्तांतरण सूचक शेरा :	००
शर्त : १९७-	[मालमत्ता पत्रकाच्या सदरच्या शर्तीचे हस्तांतरण]
महिपत्र :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	सोबत जोडलेला	दस्तिन व्यवहाराचा, गहाणदाराचा किंवा सदर इसमाचा	शेरा/टिपण
००००/००००	०००० ००००० ००००० ००

[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]

[illegible]

नमूना–४
१२१३ / २०२३
२१/६६

J.D. Nikhar (Law Dept)

-: महाराष्ट्र शासन :-

उपनिबंधक सहकारी संस्था नागपूर शहर-1 यांचे कार्यालय

32-ए, तिसरा मजला, प्रगती बॉलनी लक्ष्मी भवन बर्डी रोड,नागपूर-18,
जा.क्र.उसंनि.शह-1/विशासन/विकास/आदेश/ 32-40 /2022 दि 2/08/2022

महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम 18 व नियम 17 अन्वये संस्था विभाजनाचा मसुदा आदेश

संदर्भ :-1)संस्थेचा को-ऑप हाउसींग सोसा. लि.नागपूर ई.न.770 चा कायदेविषयक अपार्टमेन्ट मधील रहिवाशांचा अर्ज दि.29/04/22
2)या कार्यालयाचे पत्र जा.क्र.2554/2022 दि 04/05/22
3)सचिव कायदा को-ऑप हाउसींग सोसा. लि. नागपूर यांचे पत्र जा.क्र. 5318/22 दि.30/05/2022

प्रस्तावना, कायदा को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.770 प्लॉट क्र. 6-अ पार्वतीनगर रामदासपेठ, नागपूर ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम 9 अन्वये नोंदणीकृत संस्था असुन ती या कार्यालयाचे अधिकार क्षेत्रात येते. सदर संस्थेचा नोंदणी दाखला (हाउसींग-सोटेस्टब-1/ एच.एस.जी. /770)1972 दि 29/09/72 असा आहे.

प्रस्तावना,सदर संस्थेला महाराष्ट्र सहकारी संस्था अधिनियम 1960 व नियम 1961,संस्थेची नागपूर उपविधी तसेच शासन व मा.सहकार आयुक्त व निबंधक म.रा. पुणे यांनी वेळोवेळी निर्गमीत केलेल्या आदेश परिपत्रके तसेच दिलेल्या मार्गदर्शक सुचनानुसार कामकाज करणे बंधनकारक आहे.

प्रस्तावना, कायदा को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.770 च्या कायदेविषयक सदनिकेत राहणा-या मालेकायक सभासदांनी सहकारीने उपरोक्त संदर्भ क्र.1 अन्वये या कार्यालयास अर्ज सादर करुन संदर्भीय संस्थेचा विभाजनाबाबत व स्वतंत्र वेगळी संस्था करुन देणेबाबत प्रस्ताव सादर केलेला आहे व सदर अर्जाबाबत त्यांनी प्रतिज्ञापत्रे सभासदांचे खालील कारणे मंजुर केलेली आहे.

1)संस्थेच्या सहाय्यक पातीकेच्या हद्दीत जमवसत त्यांना राहणेस असुन सोयीच्या ही दृष्टिकोन नागपूर महानगरपालीकेच्या हद्दीत वास्तव्यास आलेली आहे.

2)सदर नैसर्जीदार जंक्शनी सदर विषय अपार्टमेन्ट 25 वर्षापुर्वी बांधलेली असुन तेंव्हील सभासदांना सहकाराचे व भाग प्रमाणपत्रे दिलेली आहेत.

3) प्रत्येक सभासदांनी त्यांच्या त्यांच्या सदनिकांचे सहकारी तत्वावर नोंदणी केलेली आहे. त्याचप्रमाणे सभासद त्यांचे त्यांचे वरंद नागपूर महानगरपालीकेत येथे वेळोवेळी भरणा करीत असतात.

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4) मागील 35 वर्षांपासुन शहर कांचन किरण अपार्टमेन्ट येथील रहदिकांना देखभाल खर्च, पाण्याचे बील,वीज बील तसेच इतर खर्च हे सदनिकांचे मालेधारक कडील असल्यान त्यामुळे मुळ संस्थेवर पडील कर्जाचा बुदलाही मुर्दड होत नाही.

5)आजमितीला कांचन किरण ही इमारत जीर्ण अवस्थेत आहे,का इमारतीचे बांधकाम मोहण्डीस आलेले असुन सध्यास्थितीत किलाल्याचे दृष्टीने ही इमारत धोकादायक आहे. आणि त्यामुळे जीवीत व वित्तीय हानी होण्याची शक्यता आहे. अशे असल्यामुळे संस्थेच्या अभिलरतीचा पुर्नविकास करण्याचा ठराव एकमुख झालेला आहेत.,

6)मुळ संस्थेच्या एकुण २० सदनिका असुन त्या अपार्टमेन्टमधील प्रत्येक इमारतीचे नियोजन व व्यवस्थापन मुळ संस्था योग्य रितीने करु शकत नाही.

7) मुळ संस्था आर्थिकदृष्टया सक्षम नसल्यामुळे संस्थेला दिवा द्योग-धंदे करुन आर्थिक मदत करण्यास असमर्थ आहे.

8) कांचन किरण ही इमारत पुर्ण झालेली असुन तीची देखभाल/दुरुस्ती तेव्हे दाखल असलेले सभासदच करीत असल्यान त्यामुळे पाहीजात इमारतीचा मुळ संस्थेशी कायदाही संबंध येत नाही. तसेच मुळ संस्थेला पाहीजात इमारतीचा देखभाल व दुरुस्तीचा खुदलाही आर्थिक मुर्दड होत नाही.

9)इमारतीचे पुर्नविकास करणेबाबी पुर्तता करण्यास इतर इमारतीचे/सदनिकांचे सभासद अडसीन असल्यामुळे ते अशक्य आहे,त्याप्रमाणे संस्थेच्या प्रत्यक सदनिकांचे व्यवस्थापन देखभाल दिल जोडणी पाणीपुरवठा हे त्या त्या सदनिकाधारीत सभासद यांची जबाबदारी करुन कडील असल्यान त्यामुळे इतर खुदलाही आर्थिकबाबी संबंध नसतो.

10)संस्थेचा विकास गोठ असल्याने इमारतीच्या देखरेखीबाबत ,तसेच दुरुस्ती करण्याबाबत संस्थेची सक्षम उपाययोजना करण्याची स्थिती नाही.

11)इमारतीचा पुर्नविकास करणेबाबी पुर्तता करण्यास इतर इमारतीचे/सदनिकांचे सभासद अडसीन असल्यामुळे ते अशक्य आहे.

12)त्याचप्रमाणे संस्थेच्या प्रत्येक सदनिकांचे व्यवस्थापन, देखभाल,बिज जोडणी पाणी पुरवठा हे त्या त्या सदनिकाधारीत सभासद यांची जबाबदारी करुन असल्यान त्यामुळे इतर खुदलाही आर्थिकबाबी संबंध नसतो.

वरीलप्रमाणे, उपरोक्त वस्तुस्थिती प्रस्तुत अर्जामध्ये विधमान परिस्थितीचा सविस्तरपणे विचार करुन त्याची दखल घेवुन, जगराज्य सहकारी संस्था म्हणजे सहदयातील तरतुदीनुसार कांचन गृहनिर्माण सहकारी संस्था मर्या. नागपूर C.R.770, या संस्थेचे विभाजन करावे व कांचनकिरण या इमारतीचे जर्जे मालेधारक सभासदांची बहुती संख्या करुन ठरावी अपकलनया सदरील संस्थेचे योग्य नियोजन, व्यवस्थापन व गरज पडल्यास पुर्नविकास करणे साईकर ठरेल अशे विनंती संयुक्तरित्या करण्यात आलेली आहे.

वरीलप्रमाणे, कांचनकिरण सदनिकेत वास्तव्य करणा-या मालेधारक सभासदांनी संस्था विभाजन संबंधीच्या प्रस्तावासोबत पुरावा दाखल आवश्यक कागदपत्रे जोडलेली आहे. आणि उपरोक्त वास्तव्यास प्रस्तुत अर्जाच्या विधमान परिस्थितीचा गांभीर्याने विचार करुन त्याची दखल घेवुन सहायक सहकारी संस्था अधिकारी नागपुर-१ यांनी

कांचन को-ऑप हाउसींग सोसा. लि. नागपूर ई.ज.२२० या संस्थेचे विभाजन करावे व कांचनवन या इमारतीच्या सर्व सदनिधारक सभासदांची वेगळी संस्था करुन द्यावी, जेणेकरुन या नवीन संस्थेने सोसा.चे व्यवस्थापन व शासन पतसंस्थेचे पुर्नविकास करणे सोईस्कर होईल अशी संयुक्तरित्या विनंती करण्यात आलेली आहे.

ज्याअर्थी सदरील प्रकरणी विभाजन योजना प्रस्ताव कांचनविण्णा इमारतीत राहणा-या सर्व सदनिकाधारक सभासदांकडुन प्राप्त झाला असुन त्यांचे हितार्थ कांचन को-ऑप हाउसींग सोसा. लि. नागपूर ई.ज.२२० चे महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम कलम 18 अंतर्गतच्या नमुनेदीनमध्ये विभाजन आदेशात करुन देत असुन इमारतीमधा ३७सदनिकाधारक नवीन संस्था पंजीबध्द करणे गरजेचे आहे असे वाटल्यावरुन, सर्व दृष्टीने सर्व बाबींतचे स्मरणे देखुन घेणेकरिता या कार्यालयात दि.20/05/22 रोजी सुनावणी निश्चित करण्यात आली. सदर सुनावणीला सुख संस्थेचाचे व कांचनविण्णा अपार्टमेन्ट तसेच दोघांही उपस्थित झाले नाही. परंतु दि. 30/05/22 चे पत्रान्वये सुख संस्थेनी विभाजनाकरीता संस्थेची तयारी दरकत नसल्याबाबत लेखी म्हणणे प्रमाणपत्र दाखल केले.

ज्याअर्थी, उपरोक्त प्रमाणे नमुद पक्षकारांचे व सुख संस्थेनी कांचनविण्णा या इमारतीकरिता त्यांची सहमती दरकत नसल्याबाबतचे दाखल केलेले लेखी म्हणणे प्रमाणपत्र यांची दखलीसा घेऊन त्याचर सारासार विचार करुन सुनावणी दरम्यान संस्थेचे विभाजन करुन वेगळी संस्था स्थापन करणेकरिता आपी करण्यात आलेली आहे.

ज्याअर्थी कांचन को-ऑप हाउसींग सोसा लि. नागपूर ई.ज.२२० या संस्थेचे कार्यक्षेत्रीय विभाजन करुन प्रस्तावाप्रमाणे नवीन संस्था पंजीबध्द करण्यासंबंधी आलेली आहेत असा माझी खात्री झाल्यावरुन मी खालीलप्रमाणे नमुना आदेश पारीत करीत आहे.

-- नमुना आदेश --

महाराष्ट्र सहकारी संस्था अधिनियम 1960 चे कलम 17(1) नवीन महाराष्ट्र सहकारी संस्था नियम 1961 चे नियम 12 नवीन नमुनेदीनुसार व्यवसाय महाराष्ट्र शासन, सहकार व पदुमोद्योग विभाग, मंत्रालय, मुंबई यांचेकडील अधिसूचना क्रमांक अपदा 0519/प्र.क.59/13-म दि.24/11/21,अन्वये प्रदत्त अधिकाराचा वापर करुन मी राजेश वनवाडीकर, उपनिबंधक, सहकारी संस्था, नागपूर शहर-1 याद्वारे कांचन को-ऑप हाउसींग सोसा. लि. नागपूर ई.ज.२२०या संस्थेचे विभाजन करुन या संस्थेच्या कांचन त्रिवेणा इमारतीत राहणा-या सभासदांसाठी नवीने मुर्हनिर्माण सहकारी संस्था पंजीबध्द करण्याचे घोषित करीत आहे. या विभाजनाला नियोजनाचे प्रारुप येणेप्रमाणे आहे.

1) विभाजनानुसार कांचन को-ऑप हाउसींग सोसा. लि. नागपूर ई.ज.२२०या संस्थेच्या आर्थीक परिस्थितीवर जाहीर प्रभाव पडणार नाही. सुख संस्थेचे अस्तित्व पुर्वीप्रमाणेच राहील तसेच संस्थेचे संचालक मंडळ सुध्दा त्याची विहीत मुदत संपुष्टात येईपर्यंत तेच राहील.

2)विभाजनाचे अंतीम आदेश पारीत झाल्यानंतर नवीन वेगळी संस्था पंजीकृत करुन मोदनीचे प्रमाणपत्र व आदर्श सुधारीत उपविधी निर्गमीत करुन देण्यात येईल.

3)सोसायटी हस्तांतरण अधिनियम 1962 व भारतीय मोहणी अधिनियम 1908 अन्वये नमुद केले असले तरीही सुख संस्थेचे विभाजन करुन नवीन स्वतंत्र सोसायटी मंजूर झाल्यामुळे संस्थेची मालमत्ता व दायीत्वे नवीन संस्थेकडे मागे होण्याबाबत पुढील अधिकारान्वये आदेश.

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4) संस्था को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.२२० या मुळ संस्थेची कार्यालय जिल्हा इमारतीसह सर्व स्थावरासंबंधी त्यांचे संबंधित असा असलेल्या सर्वांची पूर्व स्थळास परत वाटून नवीन पंजीबध्द होणा-या गृहनिर्माण संस्थेस सभासदांसाठी वापरण्यात येणारे रुपये सभासदांची सदे त्यांच्या हिस्सेनिहाय वाटी करावे.

5)प्रवर्तन जिल्हा इमारतीत राहणा-या सर्व सभासद को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.२२० या ऐच्य व प्रलंबीत देयांरेशा सुरुवातची पूर्ण अवधान (असल्यास) मुळ संस्थेत भरणा करावी.

6)नवीन पंजीबध्द होणा-या संस्थेने एका वर्षाकरिता हंगामी संचालक मंडळाची निवड करावी. व दप्तराचे फाइलन नियमानुसार पुढील पाच वर्षाकरिता नवीन संचालक मंडळाची निवडणूक घेण्याबाबतची तजवीज करावी.

7) नवीन पंजीबध्द होणा-या संस्थेनी त्यांचा रेकार्ड व हिशोबाची पुस्तके व आर्थिक पत्रके हेमाडी तारीख दि.३१/३/२२ अखेरचा तपशिलवार सिध्दता करुन घ्यावा.

8)नवीन पंजीबध्द होणा-या गृहनिर्माण संस्थेनी पुनर्विलोकन अथवा पुनर्रचनेसंबंधी संस्थेचाचे त्यांचे स्तरावर महाराष्ट्र सहकारी संस्था अधिनियम 1960 व नियम 1961 अंतर्गत शासन परिपत्रकान्वये स्वतः नियोजन करावे.

उपरोक्त मसुदा आदेशात नमुद प्रस्तावीत कार्यवाही संबंधात जर कुणाचा काही हरकती अथवा सुचना असल्यास त्या आक्षेपाचे या मसुदा आदेशाच्या तारखेपासुन 60 दिवसाचे आत लेखी स्वरुपात खालच्या पत्तेवर नुकसानिकारक आदेशाच्या हरकती व सुचना विचारात घेण्यात येणार नाही. व तदनुसार अंतीम आदेश पारीत करण्यात येईल.

सदर मसुदा आदेश माझे सही व शिक्यानिशी आज दि.०८/०६/२२ रोजी निर्गमीत करण्यात येत आहे.

(आर.डी. [illegible])
उपनिबंधक
सहकारी संस्था नागपूर शहर-१

प्रतिलीपी :-
1)अध्यक्ष/सचिव संस्था को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.२२० यांना माहितीसाठीरवाना
2)अध्यक्ष,सचिव जिल्हा सहकारी गृहनिर्माण संस्थांचा संघ मर्या. नागपूर प्लॉट क्र.५० गायत्री लेआउट खामला नागपूर-२५ यांना माहितीसाठीरवाना
3)व्यवस्थापक शासकीय मुद्रणालय नागपूर यांना माहितीसाठीरवाना सदरचे आदेश शासकीय राजपत्रात प्रसिध्द करणे त्यासोबत पाच प्रती या कार्यालयास उपलब्ध करुन देण्यात यावेत.
4)संस्था को-ऑप हाउसींग सोसा. लि. नागपूर ई.न.२२० या संस्थेचा मुळचा पत्ता/पत्ता प्रतिनिधित्वित राहील.

प्रतिलीपी माहितीसाठीरवाना सविनय सादर
1) मा.विभागीय सहनिबंधक सहकारी संस्था, नागपूर
2) मा. जिल्हा उपनिबंधक सहकारी संस्था, नागपूर

उपनिबंधक
सहकारी संस्था नागपूर शहर-१

नगर-४
१२१३ / २०२३
३५ / ६४

CHALLAN
MTR Form Number-6

GRN	BARCODE	Date	Form ID
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty / Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: HAVELI HAVELI NO1 SUB REGISTRAR		Full Name	M/s J. D. Buildcon Pvt Ltd through its Directors MAHESH DANDE and another
Location: PUNE		Flat/Block No.	A-501
Year: 2022-2023 One Time		Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	Hadapsar
0030045401 Stamp Duty	600.00	Area/Locality	Pune
0030063301 Registration Fee	100.00	Town/City/District	
		Pin	4 1 1 0 2 8
		Remarks (If Any)	
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	[illegible] / [illegible]
Cheque/DD No.		Bank Date / RBI Date	02/07/2022 19:24:27 / Not Verified with RBI
Name of Bank		Bank Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Mobile No. 9764045888

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

DEFACED ₹ 600.00 DEFACED

SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

हवल-१ 93252 9 2022

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User id	Defacement Amount
1	(S-1-13252	0600220630222223	04/07/2022 11:43:45	IGR008	100.00
2	(S-1-13252	0602220630222223	04/07/2022 11:43:45	IGR008	500.00
			Total Defacement Amount		600.00

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Print Date 04-07-2022 11:51:07

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

Receipt of Document Handling Charges

PRN	0207202202090	Receipt Date	04/07/2022

Received from Mr. Jo.di. Bidaikon Pra.t. Tarpha Dayamktar Shri. Mahesh Sharadaray Dande - -, Mobile number 9764045690 an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 13262 dated 04/07/2022 at the Sub Registrar office S.R. Haveli 1 of the District Pune.

DEFACED
₹ 440
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	02/07/2022
Bank CIN	10004152022070201940	REF No.	218318501779
Deface No	0207202202090D	Deface Date	04/07/2022

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

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

हवेली-१
९३८१ | २
२०२२

नगन-४
१७१३/२०२३
३६/६६

CHALLAN

MTR Form Number-6

GRN	BARCODE	Date	Form ID

Department: Inspector General Of Registration

Stamp Duty

Type of Payment: Registration Fee

Office Name

Location: Mulshi

Year

Account Head Details	Amount In Rs.
Stamp Duty	
Registration Fee	
Total	

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	
Flat/Block No.	A-501
Premises/Building	
Road/Street	
Area/Locality	Pune
Town/City/District	
PIN	4 1 1 0 4 5
Remarks (If Any)	

SecondPartyName=GURUBIR KESWANI,VIVEK and anotherx

SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1 PUNE

For Office Use Only

हवल-१

Payment Details: STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque/DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Bank CIN	Bank Ref. No.		
Bank Date	RBI Date		Not Verified with RBI
Bank Branch			
Bank Ref. No.	Date	Not Verified with Bank	

Scanned By

Major No.

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

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Print Date

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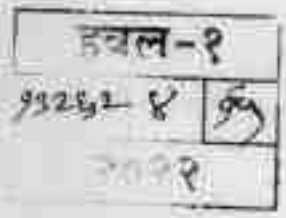
१२/३/२०२३

३८/०६

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
RRN :	[illegible]	**Date**	[illegible]
Received from Mr. Jai Jt. Bhaskar Pha.t. Tarpha Dayanidhar Shri Mahesh Shantaram Gande ..., Mobile number 9764045590, an amount of Rs.440/- towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	[illegible]	**Date**	[illegible]
Bank CIN	[illegible]	**REF No.**	[illegible]
This is computer generated receipt, hence no signature is required.			



POWER OF ATTORNEY

(FOR ADMISSION)

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) Shri. SUDHIR S/o KESHAO VAKIL, Aged 68 Years, Occupation – Retired, Resident of A-501, Brick, Castle, Bhosalenagar, Hadapsar, Pune 411 028 **(PAN AAUPV8920E & AADHAR 7302 8322 8812)** AND (2) SHRI. HARESH KUMAR S/o HARKISHANDAS PARIKH, Aged 77 Years, Occupation – Retired, Resident of F-302, Vasant Avenue, Pimple Saudagar, Near Lotus Hospital, Pune 411 027 **(PAN ABIPP1597N & AADHAR 9873 8795 9850)**, do hereby jointly and severally nominate, constitute and appoint M/S. J. D. BUILDCON PRIVATE LIMITED **(PAN AACCJ2285R)** represented through its Directors (1) SHRI. MAHESH S/o SHANKARRAO DANDE, Aged 54 Years, Occupation – Business, Resident of Apartment No. 901, Tulip, Plot No. 157, Dharampeth Extension, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABMPD6524H & AADHAR 2280 7930 6376) AND/OR** (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 59 Years, Occupation – Business, Resident of 36, Tilaknagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABLPJ1502R & AADHAR 3807 8676 6192)**, as our True and Lawful Attorney in our names and on our behalf.

WHEREAS we alongwith 4 others jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block "I" out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.218 Sq. Mts.) (as per City Survey Records the area is 762.30 Sq. Mts.) being a portion of the entire land bearing Kh. Nos. 26/1 and 26/2 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 151 and Sheet No. 54/34 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 76 in Tahsil and District – NAGPUR AND

Contd.

WHEREAS we have now jointly decided to re-develop the aforesaid Plot No. 4 in Block "I" into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein through M/S. J. D. BUILDCON PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 having its Registered Office at M-007, Suprabhat Sankul, Ruby Layout, Dharampeth Extension, Nagpur; AND

WHEREAS in order to implement the proposed Scheme successfully, it has now become expedient to execute a proper Agreement of Re-Development and a General Power of Attorney for the Re-Development of the said property in favour of the said Developer; AND

WHEREAS we being pre-occupied in our respective assignments at Pune, it is neither possible nor convenient for us to present before the competent Sub-Registrar at Nagpur for the Registration of the aforesaid documents. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfil all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say :-

(1) To present for Registration the documents such as Agreement of Re-Development and General Power of Attorney etc. relating to the aforesaid property to be executed by us and to get such deeds and documents duly Registered in accordance with the Law-in-force and to admit the execution of such documents before the competent Sub-Registrar at Nagpur at the time of Registration and to do the needful.

(2) To present before the competent Sub-Registrar at Nagpur and to record and admit the admission of such documents and deeds and to do the needful.

(3) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(4) We do hereby declare that we will not withdraw, cancel or revoke this Power of Attorney for admission until the matters aforesaid are fully completed and fully complied with in all respects. Till such time this [illegible] shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever the said Attorney shall do or purport to do by virtue of this Power of Attorney for Admission.

Contd

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-I

हवल - १
९२३२ / २०२३
२१ / ६६
२०२२

IN WITNESS WHERE OF WE, the Executants hereinabovenamed, have hereto set our respective hands and signed this DEED OF POWER OF ATTORNEY (for Admission) at PUNE on this ____ Day of JULY, 2022 in presence of the attesting witnesses signing as such.

WITNESSES

(1) _____

1)

(SUDHIR KESHAO VAKIL)

(2)

2)

(HARESH KUMAR HARKISHANDAS PARIKH)

EXECUTANTS

FOR M/S. J. D. BUILDCON PRIVATE LIMITED

1)

(MAHESH SHARADRAO DANDE)

नगन-४
५८९३/२०२३
२२/६६

2)

(SANJAY SURESH JOSHI)

Directors

ATTORNEY

Hress
Advocate
M.V. Zoad
Shubham Park
Pune - 2

Shri.
Vithal Bhandge
Khandi Pune

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

नुबल-१
१७८९१ | ८ | २०२२

हवल-१
९५२५ | ८ | ५
२०२२

नगन-४
१७१२ / २०२३
४२/६८

हवल-१

९३६३ | e | ९५

२०२२

नगन-४

९३६३ | २०२३

५५ | ६६

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-I

हवल-१		
१२२६३५/२०		
२०२२		

नगन-४	
५३१३/२०२३	
४५/६०	

हवेली - १

१९२६३	७	९५
२०२३		

नगन - ४

१२५३ / २०२३

ABLPJ1603R

3807 0576 6187

आधार — सामान्य व्यक्ति का अधिकार

हवल-१
१३२६२-२२
२०२२

नगन-४
५०३३/२०२३
४६/६६

हवल-१
१३२६२/२३ पै
२०२२

नवल-४
१४९३/२०२३
४८/६६

1/13262
सोमवार, 04 जुलै 2022 11:44 म.नं.

दस्त नोंदणीस पात्र-1

हवेली
दस्त क्रमांक: 13262/2022

दस्त क्रमांक: हवेली1/13262/2022

बाजार मुल्य: ₹. 00/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

दु. नि. सह. दु. नि. हवेली यांचे कार्यालयात

अ. क्र. 13262 वर दि.04-07-2022

रोजी 11:42 म.नं. हजर केला.

पावती:14168 पावती दिनांक: 04/07/2022

सादरकरणाऱ्याचे नाव: के. के. डी. बिल्डकॉन प्रा.लि. मार्फ प्रतिनिधकार श्री. अक्षय बाबासाहेब घरे - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 440.00

पृष्ठांची संख्या: 22

एकूण: 540.00

दस्त हजर करणाऱ्याची सही:

मुल्यांकन निबंधक, हवेली-1

दस्त क्रमांक: 13262/2022

मुद्रांक शुल्क: ह्या कामी तो प्रतिज्ञापत्राचे रेकॉर्डला अनिवार्य असल्याने सदरहू नोंदणीही स्थगित करण्याचा अधिकार मिळणे अर्जित रेखा

दिनांक: 1 04 / 07 / 2022 11 : 42 : 41 AM ची वेळ (सादरीकरण)

दिनांक: 2 04 / 07 / 2022 11 : 43 : 21 AM ची वेळ (फी)

सदर दस्तऐवज ... करीत आहोत. त्याचे अवलोकन करून ...
करारनुसार राहुलराम दामले केलेला ... दस्तातील संपूर्ण मजकूर, निबंधक साहेब, साक्षीदार व वकील जोडलेल्या कागदपत्रांची असेल दस्तात नमूद, वेगळा डायरेक्ट्रीच साक्षीसाठी खालील दस्त निष्पादक व कबुलीजबाब हे संपूर्णपणे बरोबरचा राहतील

लिहून देणारे :

1) Mrs. ...

लिहून घेणारे :

1) ...
2) ...

गन-४
१२१३ / २०२३
४९/७६

हवल-१
१२६२ | १४ | १५
२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

7/4/2022 Summary2

04/07/2022 11:51:30 AM

दस्त नोंदणी नं. ११

दस्त क्रमांक: 13282/2022

दस्त क्रमांक: 13282/2022

दस्ताचा प्रकार :-मुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:मे. के.डी. डिस्ट्रीब्यूटर्स तर्फे. एके डायरेक्टर्स पी. महेश कोठारी वय :- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आयडियल नं. 501, तुलिप, प्लॉट नं. 187, मुलशीत एक्झोटिका, सिंहगडरोड, नवसह्य अमोक नं. -, गेट नं: -, महाराष्ट्र, नागपुर. पिन नंबर:AACCJ2288R	पॉवर ऑफ ॲटर्नी होल्डर वय :-54 स्वाक्षरी:-			
2	नाव:के. के.डी. डिस्ट्रीब्यूटर्स तर्फे. भागी डायरेक्टर पी. सचिन सुरेश कोठारी वय :- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 38, शिवकल्पा, नागपुर, अमोक नं. -, गेट नं: -, महाराष्ट्र, नागपुर. पिन नंबर:AACCJ2288R	पॉवर ऑफ ॲटर्नी होल्डर वय :-48 स्वाक्षरी:-			
3	नाव:श्री. सुधीर वितल सकिल वय :- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-601, क्रीम वितल, वोलेमारा, टायसर, पुणे, अमोक नं. -, गेट नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAUPV8920E	मुखत्यारपत्र देणार वय :-58 स्वाक्षरी:-			
4	नाव:दीपक कुमार द्रौपदिप्रसाद साहिब वय :- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-302, क्रमांक: ४ जोशु, शिवले सोसायटी, सोसायटी ऑफिसजवळ, पुणे, अमोक नं: -, गेट नं: -, महाराष्ट्र, पुणे. पिन नंबर:ABIPS1597N	मुखत्यारपत्र देणार वय :-77 स्वाक्षरी:-			

सादर दस्तऐवज करून देणार तसाकारोत मुखत्यारपत्रधारक यांनी दस्त ऐवज करून दिल्याचे कबूल करतात.
दिनांक:३ नोंदणी:04 / 07 / 2022 11 : 50 : 21 AM

ओळख:-
सदर दस्त मुखत्यार दिलेल्या दस्त क्रमांकावरील मजकूर दस्तऐवज करून देणा-यांनी ओळखला. ओळखणारा: ॲड.सागरी जेधवे यांनी ओळख दिली.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटाचा ठसा
1	नाव:श्री. मेघल शोक - - वय:40 पत्ता:मुक्काम पो: पुणे पिन कोड:411002		

दिनांक ३.४ नोंदणी क्रमांक 04 / 07 / 2022 11 : 51 : 00 AM

सह दुय्यम निबंधक हवेली-१

THE SEAL OF THE JOINT SUB-REGISTRAR ★ HAVELI-1 ★

हवल-१
१३२८२ | १९ | २२
२०२२

नगल-४
१२१३ / २०२२
५०६८

Payment Details

sr.	Purchaser	Type	Verification no/version	CRN/Licence	Amount	Used At	Defacement Number	Defacement Date
1	Ms J D Buildcon Pvt Ltd through its Directors MAHESH DANDE and another	eChallan	0004057202207023343S	MH006445169R202223E	500.00	SD	0002222039302221	04/07/2022
2		DHC		0207202202090	440	RF	0207202202986D	04/07/2022
3	Ms J D Buildcon Pvt Ltd through its Directors MAHESH DANDE and another	eChallan		MH006445169R202223E	100	RF	0002222039302223	04/07/2022

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

13262 /2022

1. Verify Scanned Document for correctness before leaving the counter. Know Your Rights at http://igrmaha...
2. Get print immediately after registration.

दस्तऐवज करणारे पेक्षे की, वरीलप्रमाणे दस्तऐवज ...

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.-१

सह. दुय्यम निबंधक, हवेली क्र.१
दिनांक ६ मार्च सन-२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-1

हवल-१		
१३२६२	१६	१६
२०२२		

नगन-४
१०१३ / २०२३
५१/६६

CHALLAN
MTR Form Number-6

GRN	MH000340961920223E	BARCODE	Date 31/10/2022 09:26:15 Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TIN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGPN_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SMT MUKTA CHANDRAKANT BARVE AND OTHERS
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot No. 4 in Block T
Account Head Details	Amount in Rs.	Premises/Building	
0030063401 Stamp Duty	600.00	Road/Street	JUNI
0030063201 Registration Fee	100.00	Area/Locality	Scientific Society, Laxmanpur, Na
		Town/City/District	gpur
		Pin	4 4 0 0 2 2
		Remarks (If Any)	SecondPartyName=M/S J D BUILDCON PRIVATE LIMITED~
Total	700.00	Amount In Words	Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00361703021010010 40413436
Cheque/DD No.		Bank Date	RBI Date 31/10/2022 09:26:48 Not Verified with RBI
Name of Bank		Bank Branch	PUNJAB NATIONAL 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. Complete document with challan and registration fee must be presented to Sub Registrar office or authorized bank within 15 days from the date of generation of challan, failing which challan will be treated as lapsed.

9293/2022
42/66

नगन-४
५५६९/२०२२
१/१६

Print Date 31-10-2022 10:26:47

(13)

POWER OF ATTORNEY

(FOR ADMISSION)

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT. MUKTA W/o LATE SHRI. CHANDRAKANT SARVE, Aged 71 Years, Occupation – Housewife **(PAN AUBPB8152B & AADHAR 9613 7182 9486)**, (2a) SMT. SMITA W/o LATE SHRI. SUBHASH BHALERAO, Aged 74 Years, Occupation – Housewife **(PAN ALHPB0609G & AADHAR 5479 1839 2501)**, (2b) MRS. POONAM W/o DILIP RAJURKAR, Aged 47 Years, Occupation – Housewife **(PAN AYKPR0705P & AADHAR 7103 8918 7639)**, (3) SHRI. VINAY S/o VASANT TATWAWADI, Aged 58 Years, Occupation - Service **(PAN AAIPT8534A & AADHAR 2482 0766 4578)**, AND (4) SHRI. KUNJBIHARI S/o HARKISANDAS PARIKH, Aged 70 Years, Occupation – Retired **(PAN ACBPP3544P & AADHAR 5295 1184 0399)**, All Residents of Plot No. T-4, Behind Suyog Mangal Karyalaya, Kanchan Trushna Housing Society, Laxminagar, Nagpur-440022, Tahsil and District – NAGPUR, do hereby jointly and severally nominate, constitute and appoint M/S. J. D. BUILDCON PRIVATE LIMITED **(PAN AACCJ2285R)** represented through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Aged 54 Years, Occupation – Business, Resident of Apartment No. 801, Tulip, Plot No. 187, Dharampeth Extension, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABMPD6924H & AADHAR 2280 7039 6378)**, AND/OR (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Aged 55 Years, Occupation – Business, Resident of 36, Tilaknagar, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ABLPJ1602E & AADHAR 3807 0576 6187)**, as our True and Lawful Attorney to do the following acts on our behalf

नगर-8
१३३३/२०२३
13/6/23
नगर-8
९४६/२०२३
3/96

WHEREAS we alongwith 2 others jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block "T" out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring 80 Ft. x 100 Ft. equal to 8000 Sq. Ft. (OR 743.218 Sq. Mtrs.) (as per City Survey Records the area is 782.30 Sq. Mtrs.) being a portion of the entire land bearing Kh Nos. 26/1 and 26/2 of Mouza - AJNI, P.S.K. 9 bearing Corporation House Nos. 368, 368/A, 368/B, 368/C, 368/D and 368/E, City Survey No. 151 and Sheet No. 84/04 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS we have now jointly decided to re-develop the aforesaid Plot No. 4 in Block "T" into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein through M/S. J. D. BUILDCON PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur; AND

WHEREAS in order to implement the proposed Scheme successfully, it has now become expedient to execute a proper Agreement of Re-Development and a General Power of Attorney for the Re-Development of the said property in favour of the said Developer; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to present before the competent Sub-Registrar at Nagpur for the Registration of the aforesaid documents. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfil all the obligations on our part. We therefore do hereby jointly and severally constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say :-

(1) To present for Registration the documents such as Agreement of Re-Development and General Power of Attorney etc. relating to the aforesaid property to be executed by us and to get such deeds and documents duly Registered in accordance with the Law-in-force and to admit the execution of such documents before the competent Sub-Registrar at the time of Registration and to do the needful.

(2) To present before the competent Sub-Registrar and to record and admit the admission of such documents and deeds and to do the needful.

(3) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto and on our behalf to execute and do all acts,

Contd.

नागन - ४
३३१३ / २०२३
५४/६४

नागन - ४
९४६९ / २०२३
४/१९

deeds and things as fully and effectually in all respects, as we ourselves would do, if personally present.

(4) We do hereby declare that we will not withdraw, cancel or revoke this Power of Attorney for Admission until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this Power of Attorney for Admission.

IN WITNESS WHEREOF WE, the Executants hereinabovenamed, have hereto set our respective hands and signed this DEED OF POWER OF ATTORNEY (for Admission) at NAGPUR on this 1st Day of NOVEMBER, 2022 in presence of the attesting witnesses signing as such.

Drafted by Adv. A.S. Wagh

WITNESSES:

(1) _____

1)

(SMT. MUKTA CHANDRAKANT BARVE)

(2) _____

2a)

(SMT. SMITA SUBHASH BHALERAO)

2b)

(MRS. POONAM DILIP RAJURKAR)

Contd.

नगन-४ 9299/2022 ५५/६६

नगन-४ ९४८/२०२२ ५/१६

3)

(VINAY VASANT TATWAWADI)

4)

(KUNJBIHARI HARIKISANDAS PARIKH)

EXECUTANTS

FOR M/S. J. D. BUILDCON PRIVATE LIMITED

1)

(MAHESH SHARADRAO DANDE)

2)

(SANJAY SURESH JOSHI)

Directors

ATTORNEY

नगन–४
९४९/२०२३
६/७६

नगन–४
९४९/२०२३
६/७६

महाराष्ट्र शासन

मालमत्ता पत्रक

[नियमावली नमुना तपशील (एकत्र) नियम ४ (१) (ब) पहा]

तालुका : खटाव					जिल्हा : सातारा
भूमापन क्रमांक	हिस्सा नंबर	पोटहिस्सा नंबर	क्षेत्र हे.आर.	आकारणीचा	आकारणीतून सवलत दिलेली असल्यास किंवा आकारणी रद्द केली असल्यास त्याबाबतचे तपशील
१५१			००.२३	४	

मुद्रांकशुल्क :	
बक्षीसपत्र मूल्य रुपये :	₹
फी : रु.१५०	[रुपये पन्नास फक्त]
पक्षकार :	
दस्त क्रमांक :	
दस्त प्रकार :	

दिनांक	व्यवहार	खाते क्रमांक	नवीन मालमत्ता, नष्टमालमत्ता किंवा भार तपशील	सहीनिशी
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[illegible]	[illegible]		[illegible]	[illegible]

नगान-४
४३३ / २०२३
५७ / ६४

नगान-४
१५४९ २०२२
७/१६

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[illegible]	[illegible]		[illegible]	[illegible]

[illegible]

नगन-४
[illegible]/२०२३

नगन-४
[illegible]/२०२२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
POONAM DILIP RAJURKAR
SUBHASH DATTATRAY BHALERAO
15/11/1974
Permanent Account Number
AYKPR0705P
Signature

आधार

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrollment No.: 1355/10430/04537

UB 04089830 9 IN

आपला आधार क्रमांक / Your Aadhaar No. :

5295 1184 0399

आधार – सामान्य माणसाचा अधिकार

5295 1184 0399

आधार – सामान्य माणसाचा अधिकार

ಆಧಾರ್

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

2483 0766 4576

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

2483 0766 4576

PERMANENT ACCOUNT NUMBER

ACSPP2882P

KUNJBIHARI HARIKISHANDAS PARIKH

HARIKISHANDAS PARIKH

DATE OF BIRTH

नगन-४
१४१३/२०२३
७१/६६

नगन-४
१४१८/२०२२
११/१६

नगन-४
१८१३/२०२३
६२/७१०

नगन-४
१५४८/२०२२
१२/१६

CHALLAN

MTR Form Number4

GRN	[illegible]	BARCODE	[illegible]	Date	31/10/2022 22:25:19	Form ID	45/3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_IT NAGPUR NO 4 SUB REGISTRAR	Full Name	SMT MUKTA CHANDRAKANT BARVE AND OTHERS
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot No. 4 in Block 7
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	AJNI
0030062301 Registration Fee	100.00	Area/Locality	Scientific Society, Laxminagar Na
		Town/City/District	gpo
		Pin	4 4 0 0 2 2
		Remarks (If Any)	SecondPartyName=M/S J D BUILDCON PRIVATE LIMITED
Total	600.00	Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	[illegible]	4241543817
Cheque/DD No.		Bank Date	RBI Date	31/10/2022 22:25:45	Not Verified with RBI
Name of Bank		Bank Branch		PUNJAB NATIONAL 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 documents.

Mobile No. : 9730414888

नगन-४ १२१३/२०२३ ६३/६६

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defaced Stamp Amount
1	[illegible]	[illegible]	31/10/2022 22:47:58	[illegible]	100.00

Page 1 of 2

Print Date 01-11-2022 12:23:36

नगन-४ ६५६९/२०२२ १३/१६

CRN: [illegible] Amount : 800.00 Bank : PUNJAB NATIONAL BANK Date : 31/10/2022 22:26:19

2	[illegible]	[illegible]	[illegible]	IDIBM	800.00
			Total Defacement Amount		800.00

नगन-४
१२१३/२०२३
Ex-06

28775548
मध्यान्ह 01 नोव्हेंबर 2022 12:48 म.प.

दस्त नोंदणी क्रमांक-1

नागपूर 98-95
दस्त क्रमांक: 9569/2022

दस्त क्रमांक: नागपूर /9569/2022

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु 500/-

दु. नि. सह. दु. नि. नागपूर यांचे सार्वभौमत्व

अ. क्र. 9569 वर दि.01-11-2022

रोजी 12:48 म.प. वा. हजर केला.

पावती: 14629

पावती दिनांक: 01/11/2022

सादरकर्त्याचे नाव: के. के. डी. बिल्डकॉन या. लि. तर्फे संचालक श्री. महेश संतोषराव डी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण: 420.00

दस्त हजर करणाऱ्याची सही

दु. नि. सह. दु. नि. -2
NGP4 नागपूर शहर क्र. ४

दु. नि. सह. दु. नि. -
NGP4
नागपूर शहर क्र. ४

दस्ताचा प्रकार: अभिसूचनापत्रक

मुद्रांक शुल्क: a मेसर्स डी वर्धिनायर्स डेव्हलप आणेला असलेल्या सातबारे कोणतीही व्यवहार मालकसह विकसनाचा वाटिकाला नियंत्र अंतर्गत

शिक्का क्र. 1 01 / 11 / 2022 12 : 46 : 25 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 11 / 2022 12 : 47 : 06 PM ची वेळ: (सी)

नगर-४
९२१३/२०२२
६३/६६

नगन-४

01/11/2022 12:52:53 PM

Receipt dt.4 नो हा 01 / 11 / 2022 12 : 52 : 07 PM

NGPH

Payment

Sr.	Purchaser	Type	Verification No/Vacode	CRN/Libertas	Amount	Used At	Defacto Number	Defacto Date
1	SMT MUKTA CHANDRAKANT BARVE AND OTHERS	eChallan	03006172022110100135	MH009942951202223E	500.00	SD	0904933348202223	01/11/2022
2		DHC	*	0111202205525	300	RF	0111202205525D	01/11/2022
3	SMT MUKTA CHANDRAKANT BARVE AND OTHERS	eChallan		MH009942951202223E	100	RF	0904933348202223	01/11/2022

(SD-Stamp Duty) (RF-Registration Fee) (DHC- Document Handling Charges)

Issue Time/Right to Registrar 9/11/2022

1. Verify Scanned Document for correctness. Enquiry Number or name in a wrong process after scanning.
2. Get back immediately after registration.

For feedback, please write to us at feedback.sevita@gmail.com

नगन-४
९५६६ / २०२२
९६ / ९६

९ नोव्हेंबर युक्ताप
९५६६ नवरी नोंदवला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. ९ नोव्हें २२ सन २०२२

नगन-४
१३५३ / २०२३
६८ / ६६

2280 7030 6376

9613 7192 9466

7103 8915 7839

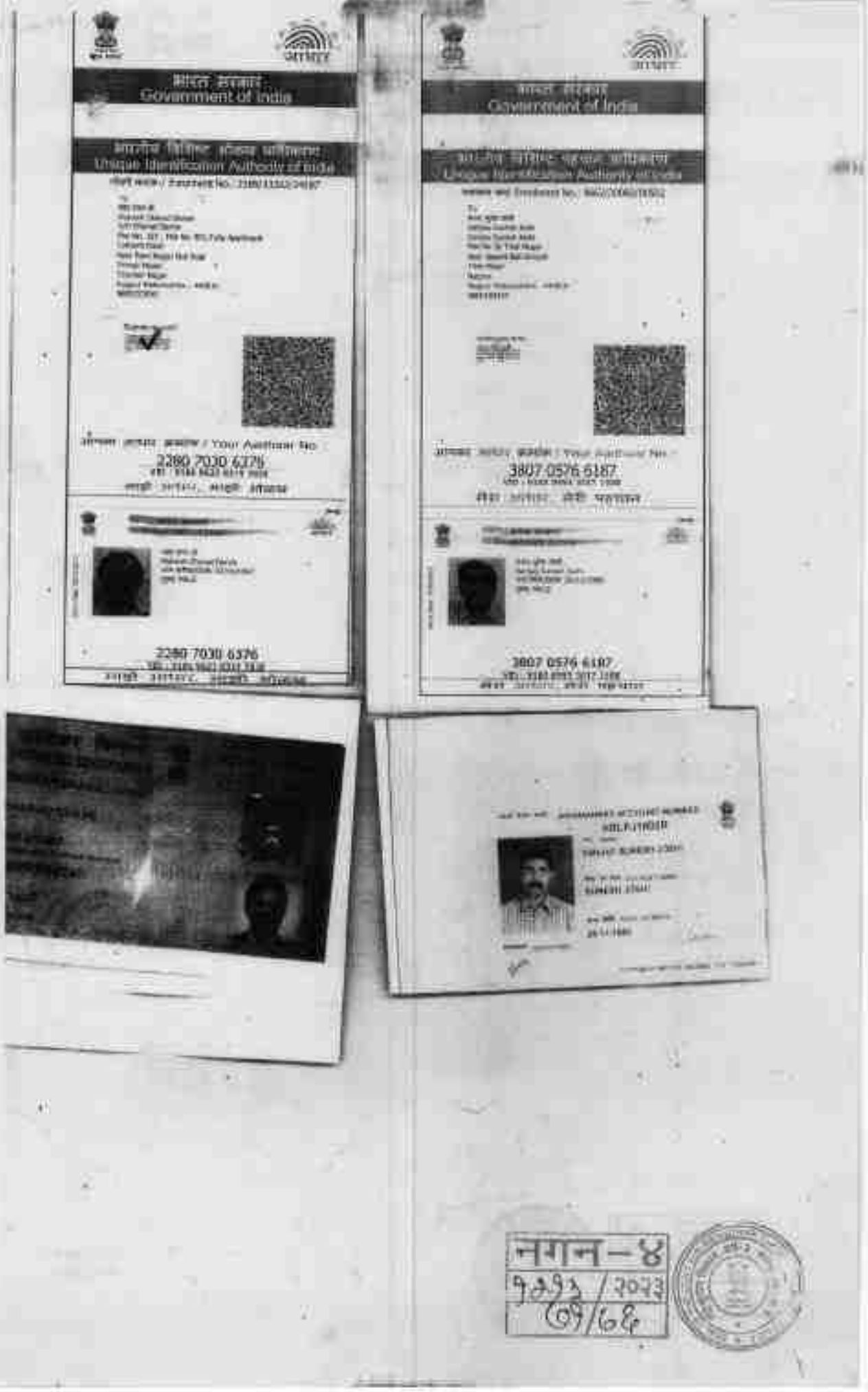
मान-४
१२९३/२०२३

3807 0576 6187

7393 7072 5057

मान-४
१५६/२०२२
१/१६

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
POONAM DILIP RAJURKAR
SUBHASH DATTATRAY BHALERAO
15/11/1974
Permanent Account Number
AYKPR0705P
Signature


भारत सरकार
Government of India
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
2280 7030 6376
भारत सरकार
Government of India
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
3807 0576 6187
3807 0576 6187
नगन-४
१३९३ / २०२३
09/68

आधार

भारत सरकार

Unique Identification Authority of India

UI 0406 9839 9 IN

आपला आधार क्रमांक / Your Aadhaar No. :

5295 1184 0399

आधार – सामान्य माणसाचा अधिकार

5295 1184 0399

आधार

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

2483 0766 4576

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

2483 0766 4576

नगन–४
५२९३/२०२३
६०/६८

PERMANENT ACCOUNT NUMBER

AGSPP2944P

नगन–४
५५६९/२०२३
११/१६

CHALLAN
MTR Form Number-6

GRN	MH010094160923E	BARCODE		Date	09/02/2023-12:36:49	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)	AACCJ3869H
Office Name	NGP6_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	M/S J D BUILDCON PRIVATE LIMITED
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	PLOT NO. 4 IN BLOCK T
Account Head Details	**Amount in Rs.**	**Premises/Building**	
0030063001 Registration Fee	30000.00	**Road/Street**	AJNI
		Area/Locality	SCIENTIFIC SOCIETY, LAXMI NAGAR, N
		Town/City/District	AGPUR
		Pin	4 4 0 0 2 2
		Remarks (If Any)	
		PAID~AUBPB8192B~SecondPartyName~SMT. MUNTA CHANDRAKANT	
		SARVE~	
	30,000.00	**Amount in Words**	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	[illegible]	CHAY0041441
Cheque/DD No.		Bank Date	RBI Date	09/02/2023 12:37:40	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 Mobile No. 9730616589

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	SD-947-1013	0021403286202223	09/02/2023 12:40:09	IGR288	30000.00
			Total Defacement Amount		30,000.00

Page [illegible] नगन-४ 3223/2023 63/66 [illegible] 09-02-2023 03:21:07

267/1213
गुरुवार 09 फेब्रुवारी 2023 3:11 म.नं.

दस्त पोचकारा भाग-1	नमाना ५८-१४६
	दस्त क्रमांक: 1213/2023

दस्त क्रमांक: नमाना /1213/2023

बाजार मूल्य: रु. 7,90,19,000/- मोबदला: रु. 7,13,17,175/-

भरलेले मुद्रांक शुल्क: रु.39,50,950/-

दु. नि. सह. दु. नि. नगर4 यांचे कार्यालयात

अ. क्र. 1213 वर दि.09-02-2023

रोजी 3.07 म.नं. वा. हजर केला.

पावती:1839 पावती दिनांक: 09/02/2023

सादरकरणाऱ्याचे नाव: के. जे. डी. बिल्डकॉन प्रा. लि. तर्फे संचालक श्री. संदेश बालदवा वगैरे --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1520.00
पृष्ठांची संख्या: 76	
एकूण:	31520.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नगरपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नगरपूर शहर क्र. ४

दस्ताचा प्रकार: विकासकरारनामा

मुद्रांक शुल्क (एक) वीसहजारही महाराष्ट्रशासनविक्रेत्या इहींत किंवा स्थानांतर अस्तित्वात वीसहजारही चलन रोखण्या इहींत किंवा डाऊन (दोन) मार्गे नगर ते वितरित वेगवेगळी नगरपरि लेखाने

सिद्धा क्र. 1 09 / 02 / 2023 03 : 07 : 24 PM ची वेळ: (सादरीकरण)

सिद्धा क्र. 2 09 / 02 / 2023 03 : 08 : 32 PM ची वेळ: (ची)

09/02/2023 3:16:41 PM

	क्रम सोपवला भाग-2
नगरव	७५१७६
क्रम क्रमांक	1213/2023

क्रम क्रमांक :नागप/1213/2023

क्रमाचा प्रकार :-नियमणकारणासा

क्रमांक	पक्षकाराचे नांव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:मुक्ता भोजराज वर्मा वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AUBPB8162B	लिहून देणार वय :-64 स्वाक्षरी:-			
2	नाव:स्मिता सुभाष भालेराव वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ALHPB0609C	लिहून देणार वय :-64 स्वाक्षरी:-			
3	नाव:सुभाष दिलीप गजभिये वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AYKPR0705P	लिहून देणार वय :-64 स्वाक्षरी:-			
4	नाव:सुधीर केशव वकील वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAIPV8020E	लिहून देणार वय :-64 स्वाक्षरी:-			
5	नाव:किरण वसंत तायवाडी वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAIPT8834A	लिहून देणार वय :-64 स्वाक्षरी:-			
6	नाव:कुलविंदरी हरिकिशन पारीच वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ACBPP3944P	लिहून देणार वय :-64 स्वाक्षरी:-			
7	नाव:हरिष कुमार हरिकिसन पारीच वय:सज्ञान, व्यवसाय:घरकाम, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: टी-4, सुयोग संगम कार्यालय मागे, कांचन कृपा हाऊसिंग सोसायटी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABSPP1597N	लिहून देणार वय :-64 स्वाक्षरी:-			

8 नाव:मे. के. डी. बिल्डकॉन डा. लि. तर्फे संचालक श्री. मोहन सरदराज बोरे . .
पत्ता:प्लॉट नं. -, मावजा नं. -, इमारतीचे नाव: -, सर्वे नं: -, रोड नं: अपार्टमेंट नं. 901, दुसरा, सरस्वती लक्ष्मीनारायण, बिजवासी नागर, नागपूर., महाराष्ट्र, नागपूर.
पॅन नंबर:AACCJ2288R

निशुल्क पेक्षाक वय :-54 स्वाक्षरी:-

9 नाव:मे. के. डी. बिल्डकॉन डा. लि. तर्फे संचालक श्री. सचिन मुरलीधर बोरी . .
पत्ता:प्लॉट नं: -, मावजा नं: -, इमारतीचे नाव: -, सर्वे नं: -, रोड नं: 38, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर.
पॅन नंबर:AACCJ2285R

निशुल्क पेक्षाक वय :-55 स्वाक्षरी:-

वरील इसमांपैकी कोण देणार लखोबीन विक्रेतासाठी ओळख देतो व ओळख देणाऱ्याचे नाव पत्ता
दिनांक व वेळ:09 / 02 / 2023 03 : 15 : 32 PM

ओळख:-
वरील इसम आमचे निवडीत असल्याची मी ते इसमांपैकी कोण देणार-घेणार आहेत. ओळखतात. व त्यांची ओळख पटविली.

अनु क्र. दस्तऐवज करुन देणार

1 नाव:सविनोद मुरलीधर बोरे
वय:45
पत्ता:रा.नं.१, नागपूर
पिन कोड:440027

2 नाव:संदीप वसंतराव बोरे
वय:47
पत्ता:रा.नं.१, नागपूर
पिन कोड:440026

दिनांक व वेळ:09 / 02 / 2023 03 : 30 : 15 PM

दुय्यम निबंधक वर्ग-३
नागपूर शहर क्र. ४

1293 नोंदणी क्रमांक

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Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used For	Details/Number	Deface Date
1		Certificate	27/2023	4600901	3860950	SD		
2		DHC		4600202307217	1520	RF	0902202307217D	09/02/2023
3		eChallan		2(No)139541602022023E	30000	RF	0017481209202223	09/02/2023

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