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Thursday,October 27 ,2022
3:11 PM

पावती

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

पावती क्र.: 17249 दिनांक: 27/10/2022

गावाचे नाव: Bhamati
दस्तऐवजाचा अनुक्रमांक: नवन1-9124-2022
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. श्रीकृष्ण इन्फ्राप्रोजेक्टस तर्फे भागीदार संदिप संभाजी ठाकरे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 30720.00

DELIVERED ORIGINAL
REGISTERED DOCUMENT

आपणास मूळ दस्त ,सेवनेत्र लिट,सूची-२ अंदाजे
3:30 PM ह्या वेळेस मिळेल.

R J Jaj NGP1
सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

बाजार मुल्य: रु.24000000 /-
मोबदला रु.24000000/-
भरलेले मुद्रांक शुल्क : रु. 1200000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2710202204643 दिनांक: 27/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009759157202223E दिनांक: 27/10/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH009759157202223E	BARCODE		Date	27/10/2022-13:39:50	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)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Shreekrishna Infraventures
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot No 23
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1200000.00
0030063301 Registration Fee	30000.00
Total	12,30,000.00

Road/Street	Mouza-Bhamp		
Area/Locality	Nagpur		
Town/City/District			
PIN	4 4 0 0 2 2		
Remarks (If Any)	SecondPartyName=Vrinda Deshmukh~		
Amount In Words	Twelve Lakh Thirty Thousand Rupees Only		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022102727612	IK0BYETHA4
Cheque/DD No.		Bank Date	RBI Date	27/10/2022-13:24:40	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823630809

Department ID :

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

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

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Print Date 27-10-2022 01:40:53

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2710202204643	Date	27/10/2022
Received from Ms Shreekrishna Infraventure, Mobile number 9823630809, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	27/10/2022
Bank CIN	10004152022102704344	REF No.	IGAONWKAF0
This is computer generated receipt, hence no signature is required.			



AGREEMENT OF DEVELOPMENT

OWNER SHARE VALUE RS. 2,40,00,000/- ONLY

DEVELOPER SHARE VALUE RS. 1,25,88,000/- ONLY

Item No.29.428/53, Page No. 710, Rate Rs.14,820/- Per Sq. Mtr.

THIS AGREEMENT OF DEVELOPMENT is made on this 27th Day of OCTOBER, 2022 BETWEEN **MRS. VRINDA W/o HEMANT DESHMUKH, (PAN – ABTPV7577M) (Aadhar No. 8866 6350 9021)** Aged 51 Years, Occupation - Housewife, Resident of Plot No.23, Income Tax Colony, Main Road, Ranapratap Nagar, Nagpur - 440022, Tahsil and District - NAGPUR, hereinafter called the **OWNER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **OWNER**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

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AND

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M/S. SHREEKRISHNA INFRAVENTURES (PAN – ADGFS8522G), A Partnership Firm having it's Office at Nagpur and acting through it's Partners **(1) SHRI. SANDEEP S/o SAMBHAJI THAKRE (PAN – ADKPT2076Q)**, Aged 47 Years, Occupation - Business, Resident of Thakre Layout, Dabha, Nagpur - 440023, Tahsil and District – NAGPUR, **(2) MRS. SAPNA W/o UDAY NAGPURE(PAN – ASVPN5734B)**, Aged 47 Years, Occupation - Business, Resident of Shree Krishna Villa, Plot No. 167, Indraprastha Nagar, Nagpur - 440022, Tahsil and District – NAGPUR; AND **(3) MRS. SONALI W/o ASHISH NAGPURE (PAN – AQTPN6000C)**, Aged 39 Years, Occupation - Business, Resident of 'Shree Krishna Villa', Plot No. 167, Indraprastha Nagar, Nagpur - 440022, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, and includes Shri Uday Nagpure through whom the development proposal is given who being the executioner of the development project and husband of one of the partner MRS. SAPNA NAGPURE (PAN – ASVPN5734B) of M/S. SHREEKRISHNA INFRAVENTURES as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT NAGPUR, containing by admeasurement 446.09 Sq. Mtrs. (4800 Sq.Ft.) being a portion of the entire land bearing Kh. No. 132/3, of **Mouza – BHAMTI**, P.S.K. 44, bearing City Survey No. 203 and Sheet No. 53 of Mouza – BHAMTI, situate at Indraprastha Layout, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, originally belongs to Shri. Arvind S/o Narayandas Khandelwal, having purchased the same by him from the aforesaid Indraprastha Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed Dated 03-09-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1450 on Pages 252 to 253 at Sr. No. 9130(P) on even date; AND

WHEREAS the aforesaid Shri. Arvind S/o Narayandas Khandelwal, lateron transferred the aforesaid property by way of Sale to Mrs. Vrinda W/o Hemant Deshmukh by 4 separate Sale Deed, out of the said the Sale Deed Dated 03-07-1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1683 on 27-09-2001, Sale Deed Dated **13**-07-1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1699 on 27-09-2001, Sale Deed Dated 09-07-1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1703 on 27-09-2001 and Sale Deed Dated 15-07-1998 for undivided 34%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1803 on 27-09-2001; AND

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WHEREAS the aforesaid Plot No. 23 is covered under the Scheme of 572 Layout of the Nagpur Municipal Corporation, Nagpur; AND

WHEREAS the aforesaid Plot No. 23 is Regularised by the Nagpur Municipal Corporation, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 23 is also issued by the Asst. Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Permit Dated 27-06-2002. As per the said Regularization Letter Dated 27-06-2002, the area of the said Plot No. 23 is shown and declared as **446.09 Sq. Mtrs.** Thus the area of the said Plot No. 23 is at present **446.09 Sq. Mtrs. (4800 Sq. Ft.).** As a result therefore the Owner herein above named has now become the exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records; AND

WHEREAS the Owner has now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments / Flats therein; AND

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

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY

AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT NAGPUR, containing by admeasurement **446.09 Sq. Mtrs. (4800 Sq. Ft.)** being a portion of the entire land bearing Kh. No. 132/3, of **Mouza – BHAMTI** the entire land bearing Kh. No. 132/3, of **Mouza – BHAMTI**, P.S.K. 44, bearing City Survey No. 203 and Sheet No. 53 of Mouza – BHAMTI, situate at Indraprastha Gruh Nirman Co-operative Society Ltd, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule-1 hereunder written.

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(2) THAT out of the total price / compensation and flats / apartments to be given to owner as agreed by the Developer will give the 5 (Five) Apartments / Flats (i.e.3 Apartments of 3 BHK and 2 Apartment of 2 BHK) to the Owner, SPECIFICALLY THE FULL 1ST FLOOR with all the flats minimum consisting of 01 apartment of 2 BHK & 01 apartment of 3 BHK AND Full Top floor with all the flats minimum consisting of 01 apartment of 2 BHK & 01 apartment of 3 BHK AND one 3 BHK on last but one floor from top, i.e Sixth floor if total floors are seven, more specifically described with Carpet Area / Built up Area / Super Built Up Area in the attached Schedule-2, forming part and parcel of this agreement along with Rs. 45,00,000/- Only (FortyFive Lakhs only) towards total price / compensation agreed, which the Developer has specifically agreed to pay to the Owner in the following manner.

SCOPE OF AGREEMENT : - This agreement is only for the restricted purpose of development of the plot as mentioned herein and specifically defined in the schedule -1 by the developer into a RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various self contained separate Flats / Apartments therein as per the sanctioned plan by the respective authorities under various laws / Acts / Rules / Regulations etc..

TIME SCHEDULE FOR THE AGREEMENT AND COMPLETION OF DEVELOPMENT : - **Time period for completion will be** 20 (TWENTY) Months from the date of commencement of work or 22 (TWENTY TWO) MONTHS FROM the receipt of the Sanctioned Building Plan, OR 24 (TWENTY FOUR) MONTHS FROM THE DATE OF THIS AGREEMENT whichever is earlier.

Basic Rates Agreed :- Basic rates at the time of agreement will be as follows

(A). Plot Rate is Rs 5000/- per Sq.Ft. And accordingly value of the 4800 sq. Ft. plot to be developed will be Rs. 2,40,00,000/- only (Two Crore Forty Lakhs only).

(B). The cost of construction is Rs. 1500/- (One Thousand Five Hundred only) per sq.ft.

MANNER OF PAYMENT of part Compensation in rupees to owner :-

Rs. 15,00,000/- **(Rupees Fifteen Lakh) Only** paid by the Developer to the Owner by Demand Draft No. 085893, Dated 27-10-2022, issued by Tirupati Urban Co-operative Bank Ltd., Branch Shraddhanandpeth, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs. 10,00,000/- **(Rupees Ten Lakh) Only** agreed to be paid by the Developer to the Owner within seven days by the receipt of Building Sanction Plan.

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Rs. 20,00,000/- **(Rupees Twenty Lakh) Only** agreed to be paid by the Developer to the Owner on the date of start of construction or within 02 (TWO) months of receiving the sanctioned building Plan, whichever is earlier

Rs. 45,00,000/- **(TOTAL RUPEES FORTY FIVE LAKH ONLY).**

THAT besides the aforesaid cash consideration the Developer has further specifically agreed to construct at its own costs 3 (THREE) 3BHK Apartment on First, Sixth and Seventh Floor bearing Nos. 101, 601, 701 respectively and covering a Carpet Area of 80.619 Sq. Mtrs., Built-up Area of 86.883 Sq. Mtrs. and Super Built-up area of about 127.217 Sq. Mtrs. each and 2 (TWO) 2 BHK Apartments on First and Seventh Floor bearing Nos. 102 and 702 respectively covering a Carpet Area of 61.138 Sq. Mtrs., Built-up Area of 66.183 Sq. Mtrs. Super Built-up area of about 100.047 Sq. Mtrs. and the details of the area statement will be mentioned as per Deed of Declaration and Building Sanction Plan against consideration of Rs. 1,95,00,000/- Only of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owners in duly finished and completed conditions within 20 (TWENTY) Months from the date of commencement of work or 22 (TWENTY TWO) MONTHS FROM the receipt of the Sanctioned Building Plan, OR 24 (TWENTY FOUR) MONTHS FROM THE DATE OF THIS AGREEMENT, whichever is earlier and the same is not subject to any increase **or decrease** in spite of rise in prices of various building materials over the basic rate of construction (Rs.1500/- per sq ft) and all payment towards taxes / registration etc will be borne and paid by the developer in respect of these 05 (Five) flats to be given to the owner of the land or nominee of owners choice; on payment of requisite stamp Duty and Registration fees VAT and Service Tax OR Goods & Sevice Tax (G.S.T) etc. payable thereon by the Developer

THAT excluding the aforesaid Units to be given to the owner or nominee of owners choice, the Developer have all rights to sell the remaining Units out of the propose building to any interested buyer of its own choice and the separate document of Deed of Apartment regarding the said Apartment shall be Registered in favour of the purchaser on payment of requisite stamp Duty and Registration fees VAT and Service Tax OR G.S.T. payable thereon by the Developer / purchaser.

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

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(4) THAT the Owner further assure the Developer that the property hereby agreed to be developed/sold is his separate property belonging to him alone and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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

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

(7) THAT on receipt of the possession of the retained Apartments and balance sale consideration from the Developer, the Owner shall deliver the actual physical possession of the proportionate property / land share in the respective of flats / apartments hereby agreed to be developed / sold to the purchaser by the Developer or sold to the developer's nominees at the time of Registration of the Sale Deed(s) of flats /apartments. Till then the factual and legal possession shall always be with the Owner.

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

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

(10) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However the Developer shall always indemnify the Owner against any penalty or compounding charges if any claimed by the sanctioning authority for any illegal construction.



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

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

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

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

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

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

(17) THAT the Owner shall sign and execute a Deed of Declaration Under section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of

each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees and other charges etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

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

(19) THAT in case the Owner fail or neglects to fulfill and observe all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce Specific Performance of this contract by instituting legal proceeding against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in Court of Law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers. And in case the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained in such event the Owner has rights to instituting legal proceeding against the Developer as well as developer has to pay the compensation as defined herein or under any law / act / rules / regulations etc..

(20) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is merely in the nature of a LICENCE 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 Owner agree to pay and discharge all his income Tax, Weath Tax, and Capital Gain Tax liabilities if any, arising out of this transaction.

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

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

(24) 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. It is agreed that after the date of this agreement the developer shall pay and discharge all taxes and outgoings including Municipal Taxes and all other charges, cess, taxes that may be levied by any public body or authorities in respect of the said properties and which would be payable by the Owner as owner. The developer shall indemnify and keep indemnified the owner from and against Non-payment thereof. In the event of the developer paying any refundable deposit to the Municipal Corporation and other concern authority in course of the Development of the said property in the name of the owner, the developer shall be entitled to the refund of such deposit in the name of Developer itself and in case such payments issue in the name of the Owner in such event the Owner will refund it to the Developer.

(25) THAT on registration of the Sale Deed(s) the Owner agree to render necessary assistance in obtaining the mutation of the respective Undivided proportionate share and interest in the said land in favour of each such individual prospective buyer in all relevant records.

(26) 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.

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

(28) THAT Developer shall indemnify and keep indemnified the owners against all losses, damages, cost, charges, expenses that shall be incurred or suffered by the owner on account of or arising out of any breach of any of the terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise whatsoever.

(29) THAT Developer shall be entitled to enter into separate contract in it's own name with the Building contractor, architect and other for carrying out the said development at it's own risk and cost. Further the developer indemnify the owner against the all allotment and sale of Flats to other desire purchaser. That, all such allotment however, being made by the developer at it's

cost and account and it's risk, the intention being that the developer shall alone be liable and responsible to such party or parties in connection with all dealing between the developer and such party or parties.

(30) The project will be as per detailed in sanctioned plan which will be registered under RERA and as required by any Law / Rules / Regulations etc. by the developer and all the charges / fees / taxes / money required to be paid under whatever name etc. along with the compliance thereof; will be done by the Developer and developer will indemnify the owner against any violation in respect of the development project in all and whosoever requirements.

(31) If any time during the project AND before completion if FSI increases, thereby there is increase in permissible construction area then the increase will belong to the owner of land as his sole property and it will be deemed not forming part of this agreement.

(32) The developer has to give the occupancy certificate of the project and to the owner.

(33) If by any means, other than natural calamities, the project is not completed within the 24 (TWENTY FOUR) MONTHS i.e within 730 days FROM THE DATE OF THIS AGREEMENT; then the developer will pay to the owner amount of Rs 2,00,000/- (Two Lakhs only) per month i.e. for every 30 days, calculated for the number of days the delay is caused, till the complete handing over of the Total Flats / Apartments to be given to owner—05 (FIVE) as detailed in Schedule-2 of this agreement. This will be in addition to the compensation as payable under any law like RERA etc.

(34). The developer will keep informing the owner about development of the project at each stage like architect / structural engineer certified plan submitted for approval, receipt of the sanctioned plan, receipt of the approval from AIRPORTS AUTHORITY OF INDIA, start of the work, pillar construction, plinth construction, putting of slabs of respective floors, brick work starting etc As an exit option for the Owner, if, In case the delay IN OBTAINING THE Sanctioned Building plan is more than 90 days from the date of this agreement or delay in starting construction / commencement of work is more than 90 days from the date of sanctioned building plan ; then the owner has right to terminate this agreement suo moto and the amount paid by the developer stands forfeited.

(35) As an exit option for the Owner, If the work is stopped in between at any stage, before completion or In case the delay Is more than 06 (Six) months or 180 days from the 24 (TWENTY FOUR) Months (that is beyond 30 months) i.e delay caused in handing over the possession to the owner is more than 910 days (365+365+180) FROM THE DATE OF THIS AGREEMENT; then the owner has right to demand and developer has to pay the value of the land plus compensation calculated by increasing @10% increase per year i.e 365 days and calculated on number of days, calculated from the date of agreement, on the Rs. 2,40,00,000/- (Two Crore Forty Lakhs only) which is taken as value of the land on the date of Agreement, till the date of payment of such compensation. The owner has right to call for the third party

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Contd. . .

valuation and interest and if the market value is more than this amount so determined then owner has right to sell the property or the right for the 05 flats / apartments as described in the schedule-2 to third person and the amounts paid by developer to the owner stands forfeited and owner do not need to pay any thing to the developer.

(36) If developer defaults in payment of any money to the owner on due dates as mentioned here, then the owner will be entitled to terminate this agreement without further notice and to forfeit all monies paid to him. On such termination, the license to develope the property will be revoked and the developer shall take away and remove within one month of such termination, all buildings, structures and materials brought on the property and in default thereof, the same shall belong to and vest in the owner absolutely and owner will be at his liberty to dispose of or sale the same and the developer shall not be entitled to any compensation or damages in respect therof. Without prejudice to his rights, the owner may at his option, condone such default on payment by the developer and extend the time for payment if the developer pays interest at the rate of 12 % per annum on the defaulted installment / payments due, along with the installment / payments that is due; on or before the date given by the owner on written request of the developer within the 15 days of the last payment date.

(37) The name of the building / complex / Building Co-operative Society / Association that will be developed will be decided as per the owner's choice.

(38) Under no circumstances the developer will assign his title, right and interest under this agreement to any other party.

(39) The developer shall solely be liable and responsible for any liability in connection with the construction. That the developer shall be responsible for any eventuality or consequences arising out of the structural defects. In case of any accident in the aforesaid construction project, the developer shall be fully responsible for all the consequences of the same under any law / act time being in force. If until the completion of building any case of damage or harm occurs to the adjoining property, neighbours, the developer shall be fully responsible for all the consequences. That in case an adverse order is passed or any compensation is ordered to be paid by owner by any court, judicial authority or any other competent authority then the developer shall pay such payments and will be responsible for compliance of it and agree to compensate the owner fully.

(40). That all cost of stamping, engrossing, registration of this agreement and any other paper relating to this agreement shall be borne by the developer.

(41) The developer will create a Apartments Owners Co-operative Society of the building / complex developed and help and assist in every way the formation of the Apartments Owners Co-operative Society and will inform the buyer of the flats which he sells of same, including the basic start up non refundable contribution at the time of purchase of flats / apartments of Rs. 50,000/- (Fifty Thousand only) per flat towards a Co-operative Society / Association Corpus fund

Contd.

and deposited into a nationalized bank account created in the name of such society / association as required for maintenance of complex and this will be specifically mentioned in the sale deeds of each sale of flats / apartments by the developer of the Building Co-operative Housing Society that will be formed and the contribution of the owner's flats / apartments will be paid by the developer at the time of handing over the possession. The initial office bearer President / Secretary of the Apartments Owners Association / Building Co-operative Society / Association formed will be owner of the Land being developed. Once the building / complex developed is complete then the developer will hand over all matters related with this Apartments Owners Association / Building Co-operative Society / Association formed along with all the originals / Bank Account details etc to the Owner, as he being the first President / Secretary of the Apartments Owners / Building Co-operative Society / Association and developers role will cease in the matter.

(42) One set of ALL the documents / sanctioned plan / permissions obtained etc. of the project, original or authenticated / notarized copies, will be given to owner.

(43). That No change modification or alterations to this agreement shall be done without the written consent of the owner and developer.

SCHEDULE – 1
SCHEDULE OF PROPERTY REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT NAGPUR, containing by admeasurement **446.09 Sq. Mtrs.** being a portion of the entire land bearing Kh. No. 132/3, of **Mouza – BHAMTI**, P.S.K. 44, bearing City Survey No. 203 and Sheet No. 53 of Mouza – BHAMTI, situate at Indraprastha Layout, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**KH. NO. 133**
ON THE WEST	-	**ROAD.**
ON THE NORTH	-	**PLOT NO. 22.**
ON THE SOUTH	-	**PLOT NO. 24.**

Contd. . .

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SCHEDULE – 2

(Constructions and furnishings etc. to be given to the Owner as mentioned in Paragraph 2 of conditions)

1. Total Area as a percentage of the Carpet Area / Built-up Area / Super Built-up Area as per Sanctioned Building Plan in the form of Flats / Apartments to be give to the owner shall not fall below- 36 % Carpet Area of Total Carpet Area / Built-up Area of Total Built-up Area/ Super Built-up Area Total Super Built-up Area as per the Sanctioned Building Plan.

2. The details of the Construction - Flats / Apartments to be given by the Developer:-

   (A) All flat / Apartments construction on the 1st Floor bearing Nos. 101, 102 and Top(Seventh) Floor bearing Nos. 701, 702 of the sanctioned Building Plan.

   (B) Total number of Flats / Apartments to be given to owner is 05 (FIVE) Nos out of which 03 (THREE) will be 3 BHK bearing Nos. 101, 601, 701 and 02 (TWO) will be 02 BHK 102 and 702 - These 05 (FIVE) Nos flats will be as follows:-

   (C) The Flats on 1st Floor will be 101, 3 BHK and 102, 2 BHK

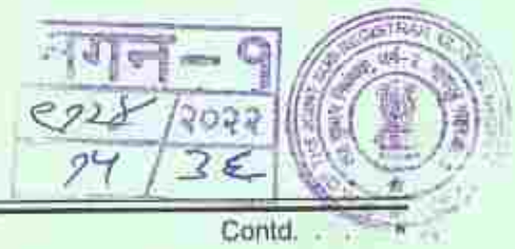
   (D) The Flats on Top Floor will be 701, 3 BHK and 702, 2 BHK **or** As per the specification of the owner, and if owner desire to combine these two into one and if the Area of combined flat is less than the sanctioned plan area of the proposed two flats then proportionate compensation at Basic Construction Rate of Rs. 1500/- per Sq. Ft for the less area constructed to be given monetarily by the Developer to the owner of land.

   (E) The remaining FIFTH flat bearing No. 601 on the Sixth Floor.

3. The TWO flats One 3 BHK and One 2 BHK will be given with full furnishing as required in a 3 BHK and 2 BHK.

4. Solar Water heater for all 05 Flats / Apartments of the owner.

5. That, the detail Area statement of the Apartments will be mentioned in Deed of Declaration as per the Sanction Building Plan.



Contd. . .

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

Drafted by Adv. Ashish M. Nagpure – 9823630809

WITNESSES :





27/6/2022

(MRS. VRINDA HEMANT DESHMUKH)

OWNER

FOR M/S. SHREEKRISHNA INFRAVENTURES

(2)





(SANDEEP SAMBHAJI THAKRE)



(MRS. SAPNA UDAY NAGPURE)



(MRS. SONALI ASHISH NAGPURE)

Partners

DEVELOPER

सह दुय्यम निबंधक नागपूर-१
दस्त क्रमांक 9248/2022
नोंदणी 38

ANNEXURE-A

(Specification of the Constructions and furnishings etc as mentioned in Paragraph 2 of conditions)

1. R.C.C. Frame structures
   Best branded cement of 53 grade; Like ULTRATech,. ACC, Ambuja
   TMT BATS FOR RCC; LIKE -TATA STEEL 550 or SD SAIL SeQR or FE 550 D or higher grades.

2. Soil Bricks works and Plaster
   External wall 6 inch thick. Red brick masonry and internal wall 4.5" inch thick red brick 12mm thick Smooth plain cement plaster in internal and sand face/plain cement , architectural finish in exterior.

3. Lintel over Outside windows and doors as environment protector.

4. Designer main door with frame & fitting. Other doors RCC frame with laminated designer flush door. PVC doors for toilet
   Windows in three panel glass and two panel mosquito nets that is 1/3 one third panels
   Powder coated alluminium sliding windows with tinted glass with m.s. grill

5. Vitrified tiles of 3 ft by 3 ft. in all rooms with skirting. Glazed ceramic tiles on wall of toilet upto 7' ht. & kitchen upto 4' ht. Antiskid tile on floor of toilet

6. Modular kitchen with Granite top & SS sink will be provided.

7. Concealed piping of branded make. Sanitary ware & taps & cp fitting of standard make Like Jaquar Kohler Parryware, Hindware etc. solar heater piping provision.

8. Concealed wiring with modular switches. Sufficient electrical point in all room. A.C. point in hall & all Bed room.
   Havell, Finolex Legrand Anchor etc.

9. 24 hour water supply from overhead water tank and corporation water supply.
   One Bore well with pump and overhead separate Tank
   Water level controller switch for sump and overhead tank for the building

10. Putty finish with premium emulsion for interior. Weather proof emulsion for exterior. Oil paint for grill

11. PoP in all room with light fitting

12. Allotted covered Parking

13. Granite & vitrified combination in staircase



14. One 6 passenger lift will be provided
    Branded Lift with ARD DEVICE and BACKUP; like Schindler Mitsubishi Johnson's etc.

15. For Owners flats Sloar Heaters in bathroom and kitchen. And TWO flats One 3 BHK and One 2 BHKon 7th floor or as per owners wish will be given with full furnishing as required in a 3 BHK and 2 BHK.


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महाराष्ट्र शासन

मालमत्ता पत्रक

मौजे : नागपूर | तालुका/ग.सू.क्र. : ग.सू.क्र.३ नागपूर | जिल्हा : नागपूर

नगर भूमापन क्रमांक	शीट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारलेला दिलेल्या आकारणीचा किंवा भाडेपट्टयाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२५३			२९८७.५०	मोजे	-

सुविधाधिकार	-
इकबाल शुल्क धारक वर्ग : १९७१	
गहाणदार	-
इतर धारक	-
इतर शेरे	-

दिनांक	व्यवहार	खोक क्रमांक	नविन धारक(का) पट्टेदार(पे) किंवा धारक	साक्षांकन
२७/०३/२००३	स.सु.अ. एन.एल. ३४/२००२-२००३ चे मेरकृषी वाघमारे परवानगी मुळे ग.सु.क्र. दि. २४/३/२००२ अन्वये भू. क्र. १०.१ १९ लिखित केल्यामुळे महसुली अभिलेख ७/१२ मुळात धारक नोंद		H [इंद्रप्रस्थ गृहनिर्माण संस्था नागपूर फे. क्र. १०७१]	फेरफार क्र.१०१० प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	खरेदीने र.द.क्र. १४३ दि. ५/१/८९ अन्वये भू. क्र. १० क्षेत्र ४३८. ८४ चौ.मी. तसेच र.द.क्र. ८३३ ज दि. २३/१/९० अन्वये भू. क्र. ११ क्षेत्र ७४२२ चौ.मी.वरील इंद्रप्रस्थ को. ऑ. हौ. सो. यांचेसह		H [कुमारी विमला अरूणराव कलोडे फे. क्र. १०१२]	फेरफार क्र.१०१५ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	दि. २८/११/९३ चे विवाह आयत मंडा. नागपूर कि एक अन्वये कु.विमला अरूण कलोडे ऐवजी सौ.विमला विनय वैरागडे		H सौ. विमला विनय वैरागडे	फेरफार क्र.१०१२ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	ग.सु.प्र. दि. २२/३/२००२ भू. क्र. ३३,३२ क्षेत्र १०८२.४१ चौ.मी. नियमित केल्यामुळे महसुली ७/१२ प्रमाणे धारक इकबाल नोंदीची नोंद		H [इंद्रप्रस्थ को.ऑ. हौ.सो. लि. नागपूर फे.क्र १०१६]	फेरफार क्र.१०१८ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	खरेदीने र.द.क्र. ८३९ दि. २२/१०/ ९० अन्वये भू. क्र. ३३ क्षेत्र ४२७.९१ चौ.मी. तसेच र.द.क्र. ८३० ज दि. २२/१/९० अन्वये भू. क्र. ३२ क्षेत्र २१८.२० चौ.मी. एकूणक्षेत्र ही		H अतिरिक्त अरूणा कलोडे	फेरफार क्र.१०१९ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	ग.सु.प्र. दि. २२/३/२००२-२००३ अन्वये भू. क्र. ५३ व ५३ ज क्षेत्र २३३.३८ चौ.मी. नियमित केल्यामुळे महसुली अभिलेख ७/१२ मुळात सोसायटीचे इकबाल नोंद		H [इंद्रप्रस्थ को. ऑ. हौ. सो. लि. नागपूर फे. क्र. १०१८]	फेरफार क्र.१०१३ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	खरेदीने र.द.क्र. ३३८५ दि. ४/१२/९८ अन्वये भू. क्र. ५३ अ/१ क्षेत्र ९१८. ८२ चौ.मी. तसेच र.द.क्र.३३७० दिनांक ४/१२/९८ अन्वये भू.क्र ५३ क्षेत्र ९१८.८२ चौ.मी संस्थेचेसमुत खरेदी मुळे नोंद		H श्री. कमलाकर दिगांबर मोहे	फेरफार क्र.१०१७ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	ग.सु.प्र. दि. २४/३/२००२ अन्वये भू. क्र. १२ व १३ क्षेत्र ८७०.३६ चौ.मी. नियमित केल्यामुळे महसुली ७/१२ मुळात धारक इकबाल नोंद		H [इंद्रप्रस्थ को. ऑ. हौ. सो. नागपूर फे. क्र. १००५]	फेरफार क्र.१००८ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर
२७/०३/२००३	र.द.क्र. ८३६ दि. २२/१/९० नुसार भू. क्र. १३ क्षेत्र ७४२२ चौ.फूट तसेच र.द.क्र ८२७ दि. २२/१/९० नुसार भू. क्र. १२ क्षेत्र ७४२२ चौ.फूट अभिलेखीत संस्थेचेसमुत		H [अरूणा रामदेव कलोडे फे. क्र. १००६]	फेरफार क्र.१००१ प्रमाणे सही- २७/०३/२००३ ग.सू.अ.क्र.३,नागपूर



०३/०८/२००९	आदेशाने म.जमीन तह. पेरकुपी क.१ व्याज नागपूर यांचे क.सी.आर.३/२०८१/एन.ए.पी.३४/०६-०१ अन्वये ख.क.६३ क्षेत्र १६२.०८२ चौ.मी. जागा दि. १४/८/०६ रोजी पेरकुपी ग्रामपंचायत मंजूरी घेऊन खरेदीने मौजे.		H [इंद्रप्रस्थ को.ऑ.हौ.सोसा. के.क्र.५७८६] रोजी ऐकणी क	दिनांक ०३/०८/२००९ प्रमाणे सही- ०३/०८/२००९ न.मु.अ.क्र.३,नागपूर
०३/०८/२००९	खरेदीने ई.द.क्र.३३७० दि. ४/१२/१८ अन्वये रु. ४,०६,०००/-मध्ये भू.क.६३ क्षेत्र १६२.०८२चौ.मी.जागा बुद्धप्रस्थ सोसा.मधुन खरेदीने मौजे.		H [श्री. विजय दामदास बिसमडे के.क्र.१४१४]	दिनांक रु.५४६ प्रमाणे सही- ०३/०८/२००९ न.मु.अ.क्र.३,नागपूर
०३/०८/२००९	खरेदीने ई.द.क्र.१२२८ दि. १४/३/०१ अन्वये रु. १,२१,०००/-मध्ये भू.क.६३ क्षेत्र १६२.०८२ चौ.मी.जागा श्री विजय दामदास पेरकुपे यांचेकडुन खरेदीने मौजे.		H श्री. अनिल रतिलाल दलाल धोरणी. नागपुरी परवेज दलाल धोबा तीर दर्जे के.क्र.१५७८	दिनांक रु.५७७ प्रमाणे सही- ०३/०८/२००९ न.मु.अ.क्र.३,नागपूर
१५/१०/२००९	आदेशाने म.वि.कोर्ट अती तहसिलदार पेरकुपीक यर आजारणी नागपूर कडील आदेश क्र. सी.आर.क्र. ई-३०१/N.A.P.-३४/२००३-०३ अन्वये शेती वर्ग न.१२२/३मु.क्र.२३ क्षेत्र ४४६.५० चौ.मी. जागेस संस्थेचे नावाने अकृषक परवानगी प्राप्त झालयाने मौजे		H इंद्रप्रस्थ को.ऑप हौ.सोसा. नागपुर शेती ऐकणी क	दिनांक रु.५९६० प्रमाणे सही- १५/१०/२००९ न.मु.अ.क्र.३,नागपूर
१५/१२/२००९	खरेदीने ई.द.क्र.१९३० दि.३/९/१९९१ अन्वये ४२,४७५/- रु. भू.क.२३ क्षेत्र ४४६.०१ चौ.मी. जागा आणि इमारी जाऊन खरेदी केल्याने मौजे		H श्री. अरविंद नारायणदास धुकेलवार के.क्र.१३०५	दिनांक रु.५९६१ प्रमाणे सही- १५/१२/२००९ न.मु.अ.क्र.३,नागपूर
१५/१२/२००९	खरेदीने, ई.द.क्र.१५८३ दि . २७/९/२००१ अन्वये ४२,२७५/- रुपयात भू.क्र. २३, क्षेत्र ४४६.०१ चौ.मी.जागेच्या २३ टक्के अ.वि.छे. अवि. दारका करुन खरेदी केल्याने मौजे		H श्री. कृष्णा हैबत देशमुख	दिनांक रु.५९८२ प्रमाणे सही- १५/१२/२००९ न.मु.अ.क्र.३,नागपूर
१५/१२/२००९	खरेदीने ई.द.क्र.५७१ दि.२७/४/२००१ अन्वये ४२,२७० रु.भू.क्र.२३ क्षेत्र ४४६.०१ चौ.मी. जागेच्या २२ टक्के अ.वि.छे.अवि दारका करुन खरेदी केल्याने मौजे		H श्री. कृष्णा हैबत देशमुख	दिनांक रु.५९६३ प्रमाणे सही- १५/१२/२००९ न.मु.अ.क्र.३,नागपूर
१५/१२/२००९	खरेदीने ई.द.क्र.५५९ दि.२७/४/०१ अन्वये ४२,२७०/- मध्ये भू.क्र.२३ क्षेत्र ४४६.०१ चौ.मी. या २२ टक्के विरला (अ.वि.छे.) अविभाजीत घरक करुन खरेदी केल्याने मौजे		H श्री. कृष्णा हैबत देशमुख	दिनांक रु.५९६४ प्रमाणे सही- १५/१२/२००९ न.मु.अ.क्र.३,नागपूर
१५/१२/२००९	आदेशाने, म.वि. कोर्ट अती तह. पेरकुपी कय आजारणी नागपूर कडील आदेश क्र./सी.आर.क्र./U २४८/०४/ N.A.P.-३४/२००४-२००५ अन्वये स.न.१२२/३ मौजेल भू.क्र.८ क्षेत्र १३७.५/१५१ चौ.मी.जागेस संस्थेचे नांवे अकृषक परवानगी प्राप्त झालयाने मौजे		H [इंद्रप्रस्थ को. ऑप हौ.सो.सोसा. के.क्र.५००१] शेती ऐकणी क	दिनांक रु.६१०० प्रमाणे सही- १२/१२/२००९ न.मु.अ.क्र.३,नागपूर
१२/१२/२००९	खरेदिने, ई.द.क्र.३३८८ दि.५/१२/९८ अन्वये ५२५० रुपयांत स.नं. १३४३ मौजेल भू.क्र.८, क्षेत्र १३७.१५ चौ.मि. जागा अवि. संस्थे मार्फत खरेदि केल्याने मौजे		H श्री. प्रदिप रामाजी बोबाडे	दिनांक रु.६०८१ प्रमाणे सही- १२/१२/२००९ न.मु.अ.क्र.३,नागपूर
१२/१२/२००९	आदेशाने, म.वि. कोर्ट अति तह. पेरकुपी कय आजारणी नागपूर कडील आदेश क्र.सी.आर/५३०/N.A.P. -३४ २००५-०६ दि. २६/१०/०६ अन्वये स.न.१३४३ मौजेल भू.क्र.८ अ, क्षेत्र १३८.१००चौ.मि.जागेस संस्थेचे नांवे अकृषक परवानगी प्राप्त झालयाने मौजे		H इंद्रप्रस्थ गृह नि. संस्था के.क्र. ६००३ शेती ऐकणी क	दिनांक रु.६०८२ प्रमाणे सही- १२/१२/२००९ न.मु.अ.क्र.३,नागपूर
१२/१२/२००९	खरेदिने, ई.द.क्र. ३३८७ दि.नांक ३१/१०/९८ अन्वये ५२५० रुपयांत स.न.१३३/३ मौजेल भू.क्र.८ अ, क्षेत्र १३८.१००चौ.मि. जागा अवि.संस्थे मार्फत खरेदि केल्याने मौजे		H श्री. युवराज त्रिमल वासनिक	दिनांक रु.६००३ प्रमाणे सही- १२/१२/२००९ न.मु.अ.क्र.३,नागपूर



७५०	खरेदीने -दु.नि.सा. १८०३ दि. २७/२/२००९ अन्वये रु.१४२८४/- मध्ये मु.क्र. २३ क्षेत्र ४४.२० चौ.मि. आणि ३४ टक्के अ.हि. सी. सर्वेयिंग चारहद्दीप्रमाणे खोलवाटे यांचे पासून खरेदि नोंद	H श्री. पृथ्वी हेमंत देशमुख	दिनांक क्र.१४०१६ प्रमाणे सही- २७/१०/२०१० न.भू.अ.क्र.३ नागपूर	
१८/१०/२०१०	आदेशान्वये - अति.उप. विकृषी कर आकारणी नागपूर वैधील दा.मा.क्र. २७६ एन ए सी ३१/२००८-२००५ दिनांक ६/७/२००८ प्रमाणे सि.स.१४३ /३ मौजे मु.सा. ९ क्षेत्र २३३.३६ चौ.मि.जागेस अकृषिक परवानगी प्राप्त झालयाने अ वर्गात रूपांतर संबंधीचे नावाची नोंद	H [इंदूप्रस्थ गृह निर्माण सह संस्था फे.क्र. १४८०९] तर्फे पैठणी या	दिनांक क्र.१४०१८ प्रमाणे सही- १८/१०/२०१० न.भू.अ.क्र.३ नागपूर	
१८/१०/२०१०	खरेदीने - दु.नि.क्र १४१ दिनांक ५/५/१० अन्वये रूपये १५३५४/- मध्ये मौ.न १३२/२ मौजे मु.क्र १ क्षेत्र २३३.३६ चौ.मी जागा इंद्रप्रस्थ गृह निर्माण सह. संस्था नागपूर यांचे पासून खरेदी केल्याने नोंद	H [श्री. प्रभाकर सीताबाबजी वाकेकर फे.क्र १९३५८]	दिनांक क्र.१४०१९ प्रमाणे सही- १८/१०/२०१० न.भू.अ.क्र.३ नागपूर	
१८/१०/२०१०	खरेदीने - दु.नि.क्र २२१० दिनांक ५/७/२००९ अन्वये रूपये १४८८०००/- मध्ये मु.क्र २१ क्षेत्र २४८.७० चौ.मी जागा श्री विलास पो. सुभ श्री मेघुल विजयराव तायडेकर यांचे पासून खरेदी केल्याने नोंद	H श्री. श्री कल्याण विजय श्री वेलणकर सी.	दिनांक क्र.१४०३४ प्रमाणे सही- १८/१०/२०१० न.भू.अ.क्र.३ नागपूर	
०५/०३/२०११	खरेदीने दु.नि.क्र. ८०६ दि. १३/३/०६ अन्वये रू. १९,२०,०००/- मध्ये मुनिसिपल मिल्ट -१ मौजे गाजी झ. ७०५ सब गाजी क्षेत्र ६३.४३ चौ.मी ९९.२२ टक्के सह १ व.८.२५ टक्के सह सी. सिमला विभाग देवगडे यांचे पासून खरेदीने नोंद	H श्री. संजय शेषराव पाटील सौ. सुनिता संजय पाटील महाम मोझा रु १८६,०००/	दिनांक क्र.१६०८३ प्रमाणे सही- ०५/०३/२०११ न.भू.अ.क्र.३ नागपूर	
०५/०३/२०११	गहाणखत मोझा - मेमोरंडम ऑफ डीपोझीट दि १४/३/०८ अन्वये संजय शेषराव पाटील व इतर १ यांनी सागरमल हजारीलाल गाजी झ. ७०५ क्षेत्र ६३.४३ चौ.मी.झ.हि.झ.१५ टक्के सह स्टेट बैंक ऑफ इंडिया नागपूर यांच्या कडे रु १८,७०,०००/ - चे रूपये घेतल्याने गहाणाचे मोझाची नोंद घेणे.	H स्टेट बैंक ऑफ इंडिया मोझा नोंद	दिनांक क्र.१६०८४ प्रमाणे सही- ०५/०३/२०११ न.भू.अ.क्र.३ नागपूर	
१६/०५/२०११	खरेदीने -दु.नि.सा १३२ दि २८/०३/११ अन्वये रु१०००००/- मध्ये ९ क्षेत्र २३३.३६ चौ.मी खरेदीने नोंद	H श्री. प्रसन्ना लक्ष्मीधर झाडे मीनाली, देवकली प्रसन्ना झाडे मोझा नोंद	दिनांक क्र.१६२७७ प्रमाणे सही- १६/०५/२०११ न.भू.अ.क्र.३ नागपूर	
१९/०७/२०११	आदेशाने अति सह.निबंधक सह आकारणी क्र. ५/का.सा.क्र. ३५८३ /एन.ए.सी. ३६/२०११-११ दि १५/३/११ अन्वये स.क्र. १३२/३ मु.क्र.४८ क्षेत्र १०४.४०० चौ.मी. जागेस शेती ऐवजी क वर्गात रूपांतर	H [इंद्रप्रस्थ गृहनिर्माण सहकारी संस्था फे.क्र १६४१०]	दिनांक क्र.१६४०९ प्रमाणे सही- १९/०७/२०११ न.भू.अ.क्र.३ नागपूर	
१९/०७/२०११	खरेदीने - दु.नि.क्र ८३५ दि २२/०५/१० अन्वये रूपये १०८२६ मध्ये स.नं १३२/३, मु.क्र.४८ क्षेत्र १०४.४०० चौ.मी जागा इंद्रप्रस्थ गृहनिर्माण सहकारी संस्था करून खरेदी केल्याने नोंद .	H [श्रीमती. विना अरूण कालोडे फे.क्र १६४११]	दिनांक क्र.१६४१० प्रमाणे सही- १९/०७/२०११ न.भू.अ.क्र.३, नागपूर	
१९/०७/२०११	खरेदीने - दु.नि.क्र १७०१ दि २५/१२/१०१० अन्वये रू ७४०००/- मध्ये खसरे १३२/३ मु.क्र ४८ क्षेत्र.चौ. प्रमाणे १०४.४०० चौ.मी जागा श्रीमती विना अरूण कालोडे यांचे कडून खरेदी केल्याने नोंद .	H श्री. सुरेश गणपतराव कुमे	दिनांक क्र.१६४११ प्रमाणे सही- १९/०७/२०११ न.भू.अ.क्र.३, नागपूर	
१९/०७/२०११	आदेशाने अति सह.निबंधक सह आकारणी क्र. ५/का.सा.क्र. २४२३/एन. ए.सी ३४/२०१०-११ अन्वये स.क्र. १३/३ मु.क्र. ३५ क्षेत्र ३४८.५८ चौ.मी. जागेस शेती ऐवजी क वर्गात रूपांतर	H [इंद्रप्रस्थ गृहनिर्माण सहकारी संस्था फे.क्र. १६४१९] क वर्गात रूपांतर	दिनांक क्र.१६३८८ प्रमाणे सही- १९/०७/२०११ न.भू.अ.क्र.३, नागपूर	
१९/०७/२०११	खरेदीने दु.नि.क्र. ६२६ दि. १९/११/१० अन्वये रु. १०,५००/- मध्ये स.क्र. १३/३ मु.क्र. ३५ क्षेत्र ३४८.५८ चौ.मी. जागा इंद्रप्रस्थ गृहनिर्माण सहकारी संस्था करून खरेदी केल्याने नोंद .	H श्रीमती. रेजना अशोक साहलनकर	दिनांक क्र.१६४१९ प्रमाणे सही- १९/०७/२०११ न.भू.अ.क्र.३, नागपूर	



१८/०१/२०२१	खरेदीने - दु.नि.सा.३६५७ दिनांक १८/१२/२०१८ अन्वये रुपये ३६,००,०००/- रकमे साई एलीट अपार्टमेंट मौजे नागा क.३०१,तिसरा मजला सा.क्षेत्र ५८.१९२ चौ.मी अशि.हि १३.४६५ टक्के सह सिमेंटचा जी साई केलासपती सर्वे पवन प्रभाकर लांडगे यांचेकडून खरेदीने नोंद दर्जे		H १ विवेक विजय पवार विजय अनंतराव पवार बोजा नोंद दर्जे फे.क्र.३७४८८	किरकोळ प्रमाणे सही- १८/०१/२०२१ न.मु.क्र.क्र.३,ना
१८/०१/२०२१	गहाण बोजाने - मौजीज ऑफ इन्फ्रास्ट्रक्चर लायब्रेल क्र.२०३२ दिनांक १५/१२/२०१८ अन्वये करार रुपये २७,००,०००/- रुपये साई एलीट अपार्टे मौजे नागा क.३०१ तिसरा माळा चौ.क्षेत्र ५८.१९२ चौ.मी अशि.हि.१३.४६ टक्के सह सिमेंटचा सिलेक्ट विजय सावर व इतर २ यांनी सहाणे केल्याने बोजा नोंद दर्जे		H बँक ऑफ महाराष्ट्र बोजा नोंद दर्जे	किरकोळ क्र.३७८८ प्रमाणे सही- १८/०१/२०२१ न.मु.क्र.क्र.३,नागपूर
२२/०२/२०२१	अधिपत्र आदेशान्वये - कोर्ट रिसी.अधि.तह गैरअर्जी कर आकारणी क्र.५ नागपूर यांचे कडील जा.मा.क्र.४४३/एस.ए.पी.३४/२०२० -२००१ दिनांक २४/१०/२०२० अन्वये खा.क्र.१३२/३,मु.क्र.१७ व १७ A क्षेत्र २५५.९९ चौ.मी सिमेंटचा नागपूर सुधार प्रन्यास यांनी अहवाल केल्याने नोंद दर्जे		H [इंडियन्स युवा सिनेमा शाह संस्था फे.क्र.२७१०५] कब्जे	किरकोळ क्र.३७९७ प्रमाणे सही- २२/०२/२०२१ न.मु.क्र.क्र.३,नागपूर
२२/०२/२०२१	खरेदीने - दु.नि.क्र.३३०६ दिनांक ५/१२/१९९८ अन्वये व दु.नि.क्र.३३०६ दिनांक ५/१२/१९९८ अन्वये खा.क्र.१३२/३,मु.क्र.१७ व १७ A क्षेत्र २५५.९९ चौ.मी सिमेंटचा इंडियन्स युवा सिनेमा शाह संस्था कब्जेने खरेदीने नोंद दर्जे		H [आयती आंतरीक कब्जेचे फे.क्र.२७१०५]	किरकोळ क्र.३७९७ प्रमाणे सही- २२/०२/२०२१ न.मु.क्र.क्र.३,नागपूर
२३/०२/२०२१	खरेदीने - दु.नि.क्र.२६३२ दिनांक ९/७/२००३ व मूळ दुरुस्ती लेख दु.नि.क्र.३५१६ दिनांक २२/९/२०२० अन्वये खा.क्र.१३२/३ मु.क्र.१७ व १७A क्षेत्र २५५.९९ चौ.मी सिमेंटचा आंतरीक आयती कब्जेचे कब्जेने खरेदीने नोंद दर्जे		H प्रभु मनोहरराव नागवेणी पुत्ता प्रभु नागवेणी	किरकोळ क्र.३७९८ प्रमाणे सही- २२/०२/२०२१ न.मु.क्र.क्र.३,नागपूर
२२/०३/२०२१	खरेदीसपत्राने - दु.नि.क्र.३८७४ दिनांक १८/११/२०२० अन्वये मु.क्र.२ चा पुर्वेकडील नागपे क्षेत्र १३९.३५ चौ.मी सिमेंटचा जिल्हा मधुसुदन मुंडे यांनी खरेदीस केल्याने नोंद दर्जे		H शिवानी मधुसुदन मुंडे	किरकोळ क्र.३७८८ प्रमाणे सही- २२/०३/२०२१ न.मु.क्र.क्र.३,नागपूर
२२/०३/२०२१	खरेदीसपत्राने - दु.नि.क्र.३८७१ दिनांक १८/११/२०२० अन्वये मु.क्र.२ चा पश्चिमेकडील भागाचे क्षेत्र १३९.३५ चौ.मी सिमेंटचा कपुरचंद मोतीराम मुंडे यांनी खरेदीसपत्राचाने नोंद दर्जे		H शिवानी मधुसुदन मुंडे	किरकोळ क्र.३७८९ प्रमाणे सही- २२/०३/२०२१ न.मु.क्र.क्र.३,नागपूर
१५/०३/२०२१	खरेदीने - दु.नि.क्र.३२९१ दिनांक २५/१२/२०२० अन्वये रुपये १,८०,००,०००/- रुपये अडिसा बिल्डर अपार्ट मौजे नागा क.३०१ दुसरा माळा खी,क्षेत्र ७७.२४ चौ.मी अशि.हि.१३.३८ टक्के सह सिमेंटचा ओलिता वाहनतळ सहवाहन कब्जेने खरेदीने नोंद दर्जे		H १ विवेक शंकर रायलिया २ मनोहा विवेक रायलिया	किरकोळ क्र.३८०३ प्रमाणे सही- १५/०३/२०२१ न.मु.क्र.क्र.३,नागपूर
१५/०३/२०२१	खरेदी नोंद - सह दु.नि.नागपूर ५ यांचेकडील दु.नि.क्र. २१९१/२०२१ दिनांक ०४/०३/२०२१ अन्वये दिवाकर मुखेडकरराव पाटील, सौमा दिवाकर पाटील यांनी खरेदी दिल्याने खरेदी क्षेत्राबाबती खरेदी वेणवार यांचे नाव कमी करुन खरेदी वेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ५ २१९१/२०२१ ०४/०३/२०२१	H सुमन कान्हटुकराव डाके २५२.२० चौ.मी संजय नामदेवराव गोंडरे स्थायी कब्जा गोंडरे नरेंद्र नामदेवराव गोंडरे	किरकोळ क्र.३८०६ प्रमाणे सही- १५/०३/२०२१ न.मु.क्र., न.मु.क्र. नगर भुमापन अधिकारी क्र.२ नागपूर

हि सिटकार पत्रिका दिनांक ९/११/२०२१ ५:३०:०१ PM रोजी डिजीटल स्वाक्षरीने सिली असल्यामुळे त्यावर स्वाक्षरीची सही शिक्याची आवश्यकता नाही.
सिटकार पत्रिका डाऊनलोड दिनांक १०/२८/२०२१ १:०९:०० PM
वेबसाईट पडताळणी साठी https://aaplesarkar.mahabhumi.gov.in/DSLR/property/card या लिंक वरुनदर खाजन०५१७१०००१७५६२३३ हा क्रमांक वापरावा.



NAGPUR MUNICIPAL COPPORATION
(TOWN PLANNING DEPARTMENT)

Permit No. ( ) of 2022 Date : 27/6/2022

(Regularization of Unauthorised Construction /Plot/ Layout)

Permit for regularization of Unauthorized Construction of the House /Plot/ Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance, 2001 and NIT Board Resolution No. 15, 27th January 2001.

File No. 572

Name of the Applicant & Address	Smt. Vimala w/o Hemant Deshmukh 23 Income tax lay out, Ramprastha Nagar, Nagpur-22	
Date of the Application	20/3/2001	Details of Development charges Penal Amount paid Cash/Cheque/ DD
Kh. No. & Mouza	132/3 Pohamti	
Name of the Layout	Indraprastha Co-op Ho. Society Ltd.	20/3/01 1000/-
Plot. No.	23	31/3/01 75900/-
Plot Area	4800 Sft. — 446.09 Sqm	76900/-
Built up area Regularized	- -	Total B

1. Regularization is accorded on the conditions enumerated on the plan/ sketch.
2. This Regularization will neither establish the Ownership nor affect the Ownership over the land.
3. This Regularization will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976.
4. NMC has every right to take up the demolition of affected structures and portion of site as and when required by NMC in future.
5. The applicant should not make any construction without obtaining sanction plan from NMC in future.
6. The applicant should not sale/mortgage the plot without NOC from NMC.
7. The applicant should not sub-divide the plot without prior approval of NMC.
8. Ground rent is applicable for NIT owned plots and the plots which are vested with NIT under Urban Land Ceiling Act.
9. NA assessment charges shall be paid to the concerned Department.
10. The applicant shall demolish the unacompoundable infringement shown on plan and as agreed in off/ draft by the applicant.
11. For building construction, NOC from Nagpur Airport Authority shall be obtained.

Enclosure : 1) One copy/one set of sanctioned plan.
2) Copy of Layout Plan.

रान-9
2928 / 2022
23 / 3E

Assistant Director, Town Planning
Nagpur Municipal Corporation

Copy forwarded to :
1. The Assessor, Nagpur Municipal Corporation – For information.
2. The Zonal office, Zone No. _____ Nagpur Municipal Corporation – for information with a copy of sanctioned Plan (enclosed herewith) for record.


गन-१
२०२२

ीट विद्यमान अतिरिक्त तहसिलदार गैर कृषी कर आकारणी क्र. ———, नागपूर
यांचे न्यायालय,नागपूर.

र.ना.क्र. 92/01 /एन.एल.34/2002-2003
मौजा: भामटी

आदेश

1 परिरक्षक भूमापक यांनी श्रीमती हेमंत देशमुख
रा.23, यशवंतराव नगर नागपूर. यांनी
इंडस्ट्रस भूई (सहकारी संस्था किंवा व्यक्ती किंवा
कायदा विरुध्द असलेले त्यांचे नाव नमूद करावे) मौजा भामटी खा.न./सर्वे नं.432/3 भागा
राहण्याजोगी दि.27/09/2001 च्या रजिस्टर विभाजनाद्वारे खरेदी केली, असे प्रतिवेदन प्राप्त झाले. या प्रतिवेदनावरुन सदर
प्रकरण दाखल करण्यात आले.

2 ज्या अर्थी गैरअर्जदारने कृषीक जमीनिच्या अकृषिक उपयोग करण्यासाठी म.ज.म.अ.1966 चे कलम 44 अन्वये आवश्यक असलेली मंजुरी विभागाची परवानगी न घेता अकृषिक उपयोग सुरु केला, त्याअर्थी ते वरील अधिनियमाचे कलम 45 व त्याखालील नियंत्रणान्वये देखरेखीच्या कार्यवाहीस पात्र आहेत.

3 नागपूर सुधार प्रन्यास, नागपूर यांनी 572- अनधिकृत ले-आउट मंजूरी करिता धोरणात्मक निर्णय घेतलेले आहे. सदर प्लाट हा 572-अनधिकृत ले-आउट मधे अंतर्भूत असल्याचे सांगितले. त्यामुळे सदर अधिनियमाचे 47 अ अन्वये परवानगीत कर आणि मेहा. मंजीन महसूल जमिनिच्या वापरात बदल व अकृषिक आकारणी नियम 1969 चे नियम 8 अन्वये देखरखी आकारणी करण्यात आलेली नाही. या संबंधीची आकारणी सदर प्लाट/ले-आउट नियमीकरणाचे अटी व शर्ती ज्या प्रमाणे राहतील,त्याप्रमाणे परावर्तीत करावी देखरेखी आकारणी करण्यात येईल.

4 मा.जिल्हाधिकारी नागपूर यांनी मजा. प्रधान केलेल्या अधिकारात व उपरोक्त दाखविलेले अंतिम अभिप्राय तहसीलदार खालील प्रमाणे कर आकारणी करीत आहे.

महाराष्ट्र शासन,महसूल व वन विभाग शासन निर्णय क्र.एल.ए.4181/24253-ब-2,दि23जुले1981 अन्वये रु.1/8/1979 पासून अमलात आल्याप्रमाणे सदर भूखंडाची/ले-आउटची अकृषिक आकारणी मौजा भामटी येथील प्रति चौरस मिटर 0.192 रु.पैसे प्रमाणे 446.090 चौ.मिटर चौ.फूट क्षेत्रफळाचे रु 86.00 /-वार्षिक आकरणी करण्यात येत आहे. सदर भूखंड/ ले-आउट हे सन 2001 पासून गैरकृषी जिल्हासी उपयोगात येत असल्यामुळे सन 2001 पासून ते सन 2002-2003 पर्यंत एकूण 2 वर्षाची आकारणी रु 688.00 आकरण्यात आली. त्याप्रमाणे सदर प्रकरणाचे शासकिय पो.क्र. दि. 31/01/2003 अन्वये वसूल करण्यात आलेली आहे.

अर्जदार नागपूर सुधार प्रन्यास ने उपरोक्त अभिन्यास /भूखंड करिता विकास शुल्क भरुन घेतले आहे त्यामुळे सदरचा अभिन्यास /भूखंड अकृषिक उपयोगात आल्याचे मानण्यात येऊन त्यास नियमीत करण्यात येते व उपरोक्त प्रमाणे आकारणी लागू करण्यात येत आहे.

हा आदेश माझे सही शिक्क्यानिशी आज 29-1-03 रोजी

गैर अर्जदारास या आदेशाविरुध्द अपील करण्याची मुभा आहे.

प्रतिलीपी

1.तहसिलदार नागपूर शहर न. सा. के.....

2.मुल्यांकन अधिकारी क्रं.....

47-S 5023471
31-1-2003



File No. 572/575/2022/RR/CC

Permit No. 572/575/2022/RR/CC

Date of issue 27/6/2022

REGULARISED UNDER MAHARERA VIDE CIR OF 2021

Vide the provisions of Maharashtra Ornithewan Developments (Regularisation, Upgradation and Control) Ordinance 2021, on the following conditions :

1. The applicant should remove the non-permissible built up area within 15 days from the date of sanction of this plan.
2. N.M.C. has every right to take up the demolition of affected structures and portion of site required for road when the Road Widening programme is taken up by N.M.C. in future.
3. This regularisation will not affect any Court Case pending with the neighbour or any other Party pertaining to the building under reference.
4. This sanction is [illegible] only and is with no [illegible] any one else rights are [illegible].
5. The regularisation has been made on the information furnished by the applicant. In future, if any irregularities or false statements are noticed, the regularisation shall be deemed to be cancelled.
6. The land required for the road widening purpose, if any, shall have to be surrendered without claiming any compensation.
7. The applicant shall withdraw the Court Cases, if any, filed against N.I.T./N.M.C.
8. This regularisation will not establish the right of Ownership in case of Civil dispute, if arises in future.
9. Amount paid towards regularisation.
   (1) Building Permit Fee :
   (2) Penal Amount :
   (3) Compounding Fee :
10. Permission accorded is subject to application of [illegible] and [illegible] et. cetera.

ASSISTANT DIRECTOR, TOWN PLANNING
REGIONAL CORPORATION, NAGPUR

[illegible] D.P. ROAD.

THE RENAME LAYOUT (I)
PLOT NO. 132/1
BELONGING TO -
[illegible]
HOUSING SOCIETY LTD.
MOUZA - BHAMTI
PH. NO. - 44
DIST. NAGPUR.

SY. NO. UNDER 572 LAYOUT
575

NAME OF PLOT OWNER -
Smt. VRINDA [illegible] HEMANT
[illegible]

AREA OF PLOT AS PER-
DOCUMENTS SUBMITTED
BY APPLICANT -

= 4800 Sqft = 446.25 Sqm

LESS TAN = NIL Sqft

F.S.I. PERMITTED -

= 4800 Sqft = 446.25 Sqm

DIMENSIONS : AREA
AB = 60 ft
BC = 60 ft
CD = 80 ft
DA = 60 ft

572/575/2022/RR/CC

घोषणापत्र

लिहुन घेणार :- श्री. श्रीकांत हर्षद्रे चव्हाण आणि
रा. प्लॉट क्रमांक ३ आकार ए कॉलनी

लिहुन घेणार :- श्रीमती विमल श्रीकांत चव्हाण
रा. प्लॉट क्रमांक ३ आकार ए कॉलनी

आम्ही लिहुन घेणार देणार यांचे आज दिनांक २० / १० /२०२४ रोजी प्रतिज्ञेवर घोषित करतो की, आम्ही भारताचे नागरीक असुन खालील मिळकतीचा दस्तऐवज नोंदणीसाठी मे. सह दुय्यम निबंधक, नागपूर शहर क्र यांचे कार्यालयात नोंदणीसाठी सादर करीत आहोत. मिळकतीचे वर्णन मौजा - ..... प.ह. नं. ..... तहसिल मिळा नागपूर येथील .....नं. ..... मधील प्लॉट नं. ..... याचे एकुण क्षेत्रफळ ..... चौरस मिटर (..... .. चौरस फुट) असुन याचा शिट नं. ..... सिटी सर्वे नं. ..... हा आहे.

आम्ही याद्वारे घोषीत करतो की, उक्त मिळकतीवर कोणत्याही प्रकारचा हक्क किंवा बोजा निर्माण करण्यात आलेला नाही किंवा उक्त मिळकत कोणत्याही वादीत किंवा जप्तीत नाही तसेच उक्त मिळकतीसंबंधी कोणतेही प्रकरण कोणत्याही कोर्टात किंवा कार्यालयात चालु नाही व सदर मिळकती विषयी आम्हाला कोणत्याही शासकीय निमशासकीय, कॉर्पोरेशन किंवा कोणत्याही स्थानिक स्वराज्य संस्था किंवा स्थानिक संस्थेकडुन कोणत्याही प्रकारची नोटीस प्राप्त झालेली नाही. असे काही आढळल्यास त्याबाबतची संपुर्ण जबाबदारी आमची राहील. उक्त मिळकत ही कोणत्याही शासकीय योजनेसाठी राखीव असल्यास किंवा शासनाने अभिग्रहीत केल्यास त्यास आमची काहीही हरकत राहणार नाही व होणाऱ्या नुकसानीची संपुर्ण जबाबदारी लिहुन देणारची राहील. उक्त मिळकती बाबत लिहुन घेणार यांची मालमत्ता हस्तांतरण अधिनियम १८८२ चे कलम ४१ व ४२ नुसार संपुर्ण शहानिशा करुनच सदरचा व्यवहार करण्याचे व हा दस्तऐवज नोंदणी करण्याचे ठरविले आहे. सदर मिळकतीबाबत कोणत्याही शासकीय निमशासकीय, सहकारी संस्था स्थानिक स्वराज्य संस्थेची थकबाकी नाही तसे काही आढळल्यास त्याची प्रतीपुर्ती करण्याची जबाबदारी लिहुन देणारची राहील. उक्त मिळकतीबाबतचे देय असणारे सर्व प्रकारचे कर, उपकर, स्थानिक कर, आयकर, विक्रीकर VAT, NIT, GST, LBT, METRO, CESS बांधकामाबाबत व विकसनाबाबतचे देय कर, कमी पडलेले मुद्रांक शुल्क व नोंदणी की भन्याबाबत संबंधीत विभागाकडुन नोटीस प्राप्त झाल्यास ती भरण्याची जबाबदारी आमची राहील. सदर मिळकतीच्या हस्तांतरणाने राज्य शासनाच्या किंवा केंद्र शासनाच्या कोणत्याही कायदयाचे किंवा त्यातील तरतुदीचे उल्लंघन होत नाही, असे झाल्यास त्याच्या कायदेशिर परिणामांची जबाबदारी आमची राहील. सदर मिळकतीच्या हस्तांतरणास कोणत्याही तरतुदी अन्वये संबंधीत सक्षम प्राधिकाऱ्यांची परवानगी घेणे आवश्यक असल्यास अशा परवानगीच्या अधिन राहुन सदरचा दस्तऐवज नोंदणी करण्यात येत आहे.

सदर मिळकतीबाबत याशिवाय इतर कोणाही सोबत आम्ही करारमदार केलेला नाही आम्ही दस्तऐवजासोबत जोडलेल्या सर्व कागदपत्रांची आम्ही शहानिशा केलेली असुन ती खरी असल्याचे आम्ही प्रतिज्ञेवर कबुल करतो. सदर दस्तऐवजासंबंधाने सर्व कायदेशिर परिणामांची जबाबदारी ही फक्त आमचेवर आहे. सदर जागेवरील बांधकाम निर्माण झाल्यास किंवा कायदेशीर कार्यवाही झाल्यास त्याची सर्वस्वी जबाबदारी लिहुन घेणार लिहुन देणारची राहील. सोबत जोडलेल्या इतर सर्व कागदपत्रांच्या व जोडलपत्रांच्या खरेपणाबाबत सत्यतेबाबत व वैधतेबाबतची सर्व जबाबदारी आमची राहील. सदर मिळकत ही कोणत्याही विद्युत वाहिन्याखाली किंवा त्यांचे प्रभाव स्थित नाही त्याची आम्ही दोन्ही पक्षांनी खात्री केलेली आहे. असे आढळुन आल्यास आणि त्यामुळे कोणासही कोणत्याही प्रकारचा धोका, अपघात किंवा नुकसान झाल्यास त्यास सर्वस्वी आम्ही विकणार व खरेदार जबाबदार राहतील.

तसेच The Real Estate (Regulation And Development) Act 2016 या कायदयातील तरतुदी आमचे मिळकतीस लागु होत असल्यास त्याचे पालन करण्याची कायदेशीर जबाबदारी सर्वस्वी आमची राहील व त्या कायदयातील संबंधीत तरतुद आमचेवर बंधनकारक राहील व यापैकी उल्लंघन झाल्यास त्यास दोन्ही पक्ष जबाबदार राहतील कोणत्याही प्रकारचे अवैध किंवा अनधिकृत बांधकाम असल्यास आणि निर्माण अवस्थेतील बांधकाम असल्यास व त्यामुळे कोणासही कोणताही अपघात नुकसान व निर्माणचे उल्लंघन झाल्यास त्यास देखील आम्ही दोन्ही पक्षकार जबाबदार राहतील.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस पात्रस केलेला आहे दस्तातील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्तांनी सत्यता, नैसर्गिक कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीकारक हे संपुर्णपणे जबाबदार राहील.

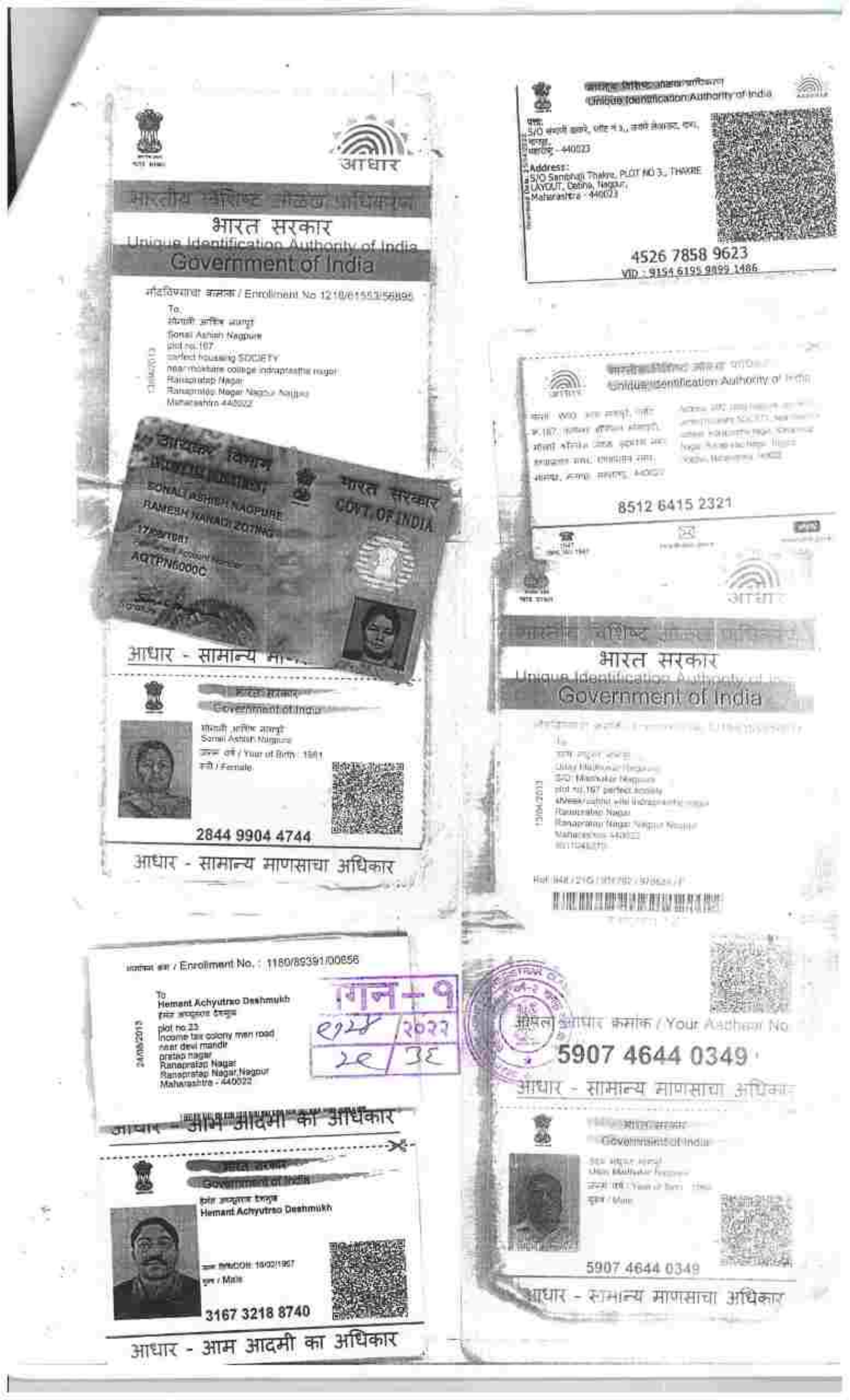
सदर दस्त पुर्णतः मी/आम्ही/माझे/आमच्या जबाबदारीवर नोंदवुन देत असुन त्यात दस्तलेखक किंवा सह. दुय्य. नि. नागपूर शहर क्र. यांची कसल्याही प्रकारची जबाबदारी नाही.

दिनांक २०/१०/२०२४

विक्रेते

नगर-१
०२५ /२०२२
२५ / ३८

खरेदीदार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

To
Sonali Ashish Nagpure
plot no.167
perfect housing SOCIETY
near mahatma college indraprastha nagar
Ranapratap Nagar
Ranapratap Nagar Nagpur Nagpur
Maharashtra 440022

2644 9904 4744

आधार - सामान्य माणसाचा अधिकार

Address:
S/O Sambhaji Thakre, PLOT NO 3,, THAKRE
LAYOUT,, Gothni, Nagpur,
Maharashtra - 440023

4526 7858 9623

VID : 9154 6195 9899 1486

8512 6415 2321

भारत सरकार
Government of India

To
Sonali Ashish Nagpure
S/O Mahakar Nagpure
plot no.167 perfect society
Near mahatma vidyalaya nagpur
Ranaprataap Nagar
Ranapratap Nagar Nagpur Nagpur
Maharashtra 440033

Enrollment No. : 1180/89391/00656

To
Hemant Achyutrao Deshmukh

plot no.23
Income tax colony main road
near devi mandir
pratap nagar
Ranapratap Nagar
Ranapratap Nagar,Nagpur
Maharashtra - 440022

आधार - आम आदमी का अधिकार

Hemant Achyutrao Deshmukh

DOB: 19/02/1967

Male

3167 3218 8740

आधार - आम आदमी का अधिकार

गन + ९
९२४ / २०२२
२९ / ३१

आपका आधार क्रमांक / Your Aadhaar No.

5907 4644 0349

आधार - सामान्य माणसाचा अधिकार

Male

5907 4644 0349

आधार - सामान्य माणसाचा अधिकार



4526 7858 9623
VID : 9154 6195 9899 1486
माझे आधार, माझी ओळख





8512 6415 2321
आधार - सामान्य माणसाचा अधिकार
आधार







आपका आधार क्रमांक / Your Aadhaar No. :
8866 6350 9021
आधार - आम आदमी का अधिकार



8866 6350 9021
आधार - आम आदमी का अधिकार

मूल्यांकन पत्रक (बाहेरी क्षेत्र-खुली जमीन)

Valuation ID : 202210273270

27 October 2022 03:03:39 PM नगर)

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	नागपूर
तालुका :	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग :	29.42क -गुंठेवारी अधिनियमअंतर्गत नासुप्र/ मनपा द्वारा ना विकास क्षेत्रातील नियमित केलेले भूखंड
क्षेत्राचे नाव :	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
14820	33870	38310	45540	0	चौ. मीटर

मिळकतीचे क्षेत्र	446.09 चौ. मीटर	Layout Plot
Applicable Rules :		16 क

1. 446.09चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =14820/-

446.09चौ. मीटर क्षेत्रासाठी मूल्य = 446.09 * 14820

=6611053.8/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मुल्य + मिळकतीचे क्षेत्र (2) मूल्य

=6611053.8 + 0

= **Rs.6611053.8/-**

= ₹ सहासहा लाख अकरा हजार चोपन्न /-

Home Print

गुन-१
२१२८ | २०२२
३१ | ३८

CHALLAN

MTR Form Number-6

GRN	MH009799157202223E	BARCODE		Date	27/10/2022-13:39:50	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)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Shreekrishna Infraventures
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot No 23
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1200000.00	Road/Street	Mouza-Bhami
0030063301 Registration Fee	30000.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		SecondPartyName=Vrinda Deshmukh~	
Total	12,30,000.00	Amount In Words	Twelve Lakh Thirty Thousand Rupees Only

DEFACED ₹1230000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022102727612	IK0BYETHA4
Cheque/DD No.		Bank Date	RBI Date	27/10/2022-13:24:40	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 : Mobile No. : 9823630809

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-264-9124	00048318402022223	27/10/2022-15:10:46	IGR383	30000.00
2	(IS)-264-9124	00048318402022223	27/10/2022-15:10:46	IGR383	1200000.00
			Total Defacement Amount		12,30,000.00

Print Date 27-10-2022 03:16:31

नगन-9 E248 2022 32 3E



/9124
वार,27 ऑक्टोबर 2022 3:11 म.नं.

दस्त गोषवारा भाग-1

नगर1 3933
दस्त क्रमांक: 9124/2022

दस्त क्रमांक: नगर1 /9124/2022

बाजार मुल्य: रु. 2,40,00,000/- मोबदला: रु. 2,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.12,00,000/-

दु. नि. सह. दु. नि. नगर1 यांचे कार्यालयात

अ. क्रं. 9124 वर दि.27-10-2022

रोजी 3:09 म.नं. वा. हजर केला.

पावती:17249 पावती दिनांक: 27/10/2022

सादरकरणाऱ्याचे नाव: मे. श्रीकृष्ण इनफ्राव्हेंचर्स तर्फे भागीदार सविष समाजी ठाकरे . .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२.
नागपूर शहर क्र. १

सह दुय्यम निबंधक NGP-२.
नागपूर शहर क्र. १

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा दोन-चार (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात

शिक्का क्र. 1 27 / 10 / 2022 03 : 09 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 10 / 2022 03 : 10 : 19 PM ची वेळ: (फी)

27/10/2022 3:17:48 PM

दस्त गोषवारा भाग-2

सन्न1 3413E
दस्त क्रमांक:9124/2022

दस्त क्रमांक :सन्न1/9124/2022
दस्ताचा प्रकार :-विक्रीसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हंदा हेमंत देशमुख . . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 23, इन्कम टैक्स कॉलनी, रामदासपेठ नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABTPV7577M	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार संदिप संभाजी ठाकरे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ठाकरे ले आऊट दाभा नागपूर 9803251415, महाराष्ट्र, नागपुर. पॅन नंबर:ADGFS8522G	लिहून घेणार वय :-48 स्वाक्षरी:-		
3	नाव:मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार सपना उदय नागपुरे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 167, इंदिरानगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ADGFS8522G	लिहून घेणार वय :-48 स्वाक्षरी:-		
4	नाव:मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार सोनाली अतिष नागपुरे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 167, इंदिरानगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ADGFS8522G	लिहून घेणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीसनकरारनामा चा दस्त लिहुन घेणार यांच्याने कबुल करण्यात.
सिक्का क्र.3 ची वेळ:27 / 10 / 2022 03 : 12 : 47 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्यासाठी प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार सुदा हेमंत देशमुख . .	27/10/2022 03:15:32 PM	सुधा हेमंत देशमुख F XXXX XXXX 9021	
2	लिहून घेणार मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार संदिप संभाजी ठाकरे . .	27/10/2022 03:15:02 PM	संदीप संभाजी ठाकरे M XXXX XXXX 9623	
3	लिहून घेणार मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार सपना उदय नागपुरे . .	27/10/2022 03:14:32 PM	सपना उदय नागपुरे F XXXX XXXX 2321	
4	लिहून घेणार मे. श्रीकृष्ण इन्फ्राप्रोजेक्ट्स तर्फे भागीदार सोनाली अतिष नागपुरे . .	27/10/2022 03:14:08 PM	सोनाली अतिष नागपुरे F XXXX XXXX 4744	



शिक्का क्र.4 ची वेळ:27 / 10 / 2022 03 : 15 : 34 PM

सिक्का क्र.5 ची वेळ:27 / 10 / 2022 03 : 17 : 25 PM नोंदणी पुस्तक 1 मध्ये

NGP1
सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shreekrishna Infraventures	eChallan	00040572022102727612	MH009759157202223E	1200000.00	SD	0004631840202223	27/10/2022
2		DHC		2710202204643	720	RF	2710202204643D	27/10/2022
3	Shreekrishna Infraventures	eChallan		MH009759157202223E	30000	RF	0004631840202223	27/10/2022

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

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९१२४ नंबरचे दुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि
या दस्तला एकूण ३८ पान.

R.J.Gaikwad
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं. ९.
दिनांक २८ ऑक्टो २०२२