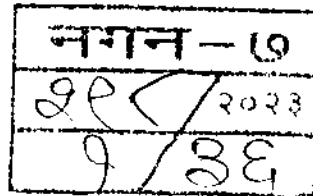
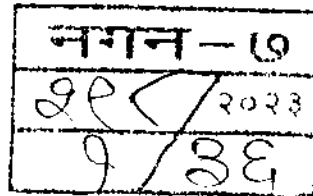


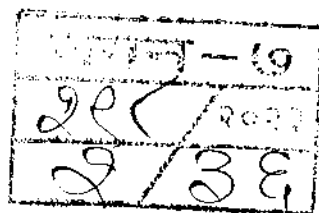
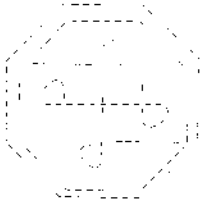
19377500573163

Bank/Branch : SBI / 08239-SURENDRA NAGAR (NAGPUR)
 Pmt Txn id : 54759 Stationery No : XXXXXXXXXXXX3163
 Pmt DtTime : 22-12-2022@11:19:11 Print DtTime : 22-12-2022@11:22:50
 District : 4601/NAGPUR Office Name : IGR389-NGP7_JT NAGPUR NO 7
 ChallanIdNo : 00208239221222007363 GRAS GRN : MH012555417202223S
 GRN Date : 22-12-2022@11:19:12
 StDuty Schm : 0030046401
 StDuty Amt : Rs 10294500/- (Rs One, Zero Two, Nine Four, Five Zero Zero Only)
 RgnFee Schm : 0030063301
 RgnFee Amt : Rs 30000/- (Rs Three Zero, Zero Zero Zero Only)
 Article : 5(g-a) (ii)/a (ii)-Development Agreement
 Prop Myblty : Not Applicable Consideration : Rs 205885000/-
 Prop Descr : MOUZA- PIPLA, SURVEY NO. 201/2, PSK NO. 38, TAH- NAGPUR RURAL, DIST- NAGPUR, 440037
 Duty Payer : PAN-ABBF6609C, PYRAMID TAJSHREE LLP
 Other Party : PAN-AHBP8026E, NITIN DEVDAS KIRPANE

Bank official-1 Name & Signature

Bank official-2 Name & Signature





Certificate No. 4600901 of the Maharashtra Stamp Act, 1958.
(ADJ)

Office of the
Collector of Stamps, Nagpur City
Adj. Case No. 138/2022
Date 2/11/2022

Received From Pyramid Tatshree LLP

Residing at NAGPUR

Market Value Rs. 20,58,85,000/-

Stamps duty of Rs. 102,94,250/- One Crore two lakh ninety four thousand five hundred only.

Paid vide Challan No. MH01255541/202235

Certified under Section 57(1) of the M.S. Act, 1958
that the full duty of Rs. 102,94,250/- has been paid in full.
which instrument is chargeable to
has been paid as per Article 5(8-a) of Schedule-I.

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

Nagpur

Date 02/11/22

Collector of Stamp
Nagpur City

ह अवेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये अस्तित्वा
नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपूर शहर



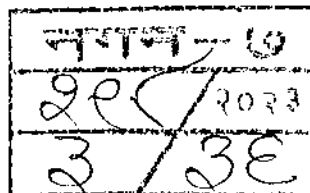
AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made at NAGPUR on this
30th Day of **DECEMBER**, 2022 BETWEEN :

SHRI. NITIN KIRPANE S/o **DEVIDAS** KIRPANE, Aged 44 Years,
Occupation – Agriculturist and Business, PAN AHBPK8026E & AADHAR UID
NO. 3428 3481 4678, Resident of Old Subhedar Layout, Nagpur-440024, 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 **FIRST PART**.

AND

Contd.

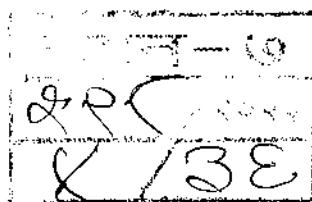
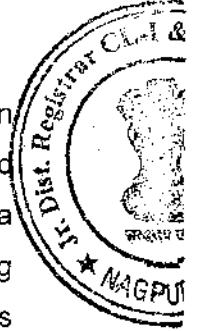


PYRAMID TAJSHREE LLP, A Limited Liability Partnership Firm bearing CIN ABA-7519 (PAN No.) having its Registered Office at Shop No. 1, 2, 3, 4 & 5 on Ground Floor, Tower-A, Pyramid City-VI, Pipla, Besa Pipla Road, Nagpur - 440037, Tahsil and District – NAGPUR, and acting through its Partners (1) **SHRI. PRADIP TATAWAR S/o DINKAR TATAWAR**, Aged 58 Years, Occupation – Business, Income Tax Permanent Account No. AAVPT2028E, Aadhar Unique Identity No. 2349 3655 0296, Resident of Apartment No. 402, J. P. Heights, Byramji Town, Sadar, Nagpur-440013, Tahsil and District – NAGPUR, **AND (2) SHRI. SANJAY GOSAVI S/O NAMDEORAO GOSAVI**, Aged 59 Years, Occupation – Business, Income Tax Permanent Account No. ABOPQ7100Q, Aadhar Unique Identity No. 7704 2525 0471; Resident of Plot No. 52, Near Empress Mill Housing Co-Op. Society, NIT Garden, Shree Nagar, Nagpur – 440015, 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 **LIMITED LIABILITY PARTNERSHIP FIRM** and its **PARTNERS**, as well as, its liquidators, legal representatives, executors, administrators and assigns of the **SECOND PART**.

WHEREAS the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and parcel of Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.49 Hectares, Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THOSE pieces and parcels of Agricultural lands bearing Khasra/Survey Nos. 19/1 and 19/2 of MOUZA – PIPLA, P.S.K. 38 having a total area of 2.97 Hectares, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Ramchandra Sakham Wagh and Smt. Layji Sakham Wagh, being thier separate property, as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954; AND

WHEREAS consequent upon the the aforesaid Smt. Layji Sakham



Contd.

Wagh leaving behind him, his son Shri. Ramchandra Sakham Wagh, as his only legal heir, who inherited the said entire property by way of intestate succession; AND

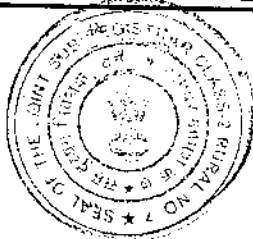
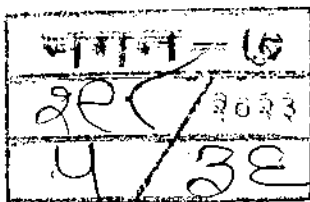
WHEREAS under the re-survey and re-measurement of the said lands carried out by the Government in the Year 1980-81 under the Consolidation and Fragmentation, the said land owned by the said Shri. Ramchandra Sakham Wagh have been renumbered as Khasra/Survey No. 201 admeasuring 2.97 Hectares; AND

WHEREAS the aforesaid Shri. Ramchandra Sakham Wagh executed a Partition Deed in the Year of 1998 and in terms of which the said property comprising Northern Portion of Kh. No. 201 having an area of 1.49 Hectares came to the share of his son Shri. Sudhakar Ramchandra Wagh and remaining Southern Half Portion of Kh. No. 201 having an area of 1.49 came to the share of his son Shri. Arun Ramchandra Wagh absolutely forever with heritable and transferable rights therein; AND

WHEREAS during the course of time Resurvey of the said Mouza – Pipla was conducted and the aforesaid land having an area of 1.49 Hectares comprising Northern Portion of Kh. No. 201 recorded in the name of the said Shri. Sudhakar Ramchandra Wagh is now identified as Khasra / Survey No. 201/1 and remaining Southern Portion of Kh. No. 201 recorded in the name of the said Shri. Arun Ramchandra Wagh is now identified as Khasra / Survey No. 201/2 and the same is accordingly recorded in the 7/12 Extract; AND

WHEREAS the aforesaid Shri. Arun Ramchandra Wagh later on transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.49 Hectares, Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Nitin Devidas Kirpane, the Owner named hereinabove, by a Sale Deed Dated 29-11-2008, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7903 on even date. As a result therefore the Owner has now become an exclusive, absolute and full owner of the aforesaid Khasra/Survey No. 201/2 with heritable and transferable rights therein and the same is also accordingly recorded in the

Contd. ...



Revenue Records vide Ferfar Entry No. 1444 Dated 26-02-2009; AND

WHEREAS the Owner has now decided to develop the aforesaid property comprising Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having a total area of 1.114 Hectares (11140.00 Sq. Mtrs.) out of area 1.49 Hectares (14900.00 Sq. Mtrs.), situated at Village – Pipla, Tahsil – Nagpur (Rural) and District – NAGPUR into a RESIDENTIAL ESTATE by constructing various Multistoreyed Buildings thereon.

WHEREAS the Owner being thus desirous of developing the said property and the Developer herein above named, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer above named upon the following terms and conditions.

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

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 Agricultural Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.114 Hectares (11140.00 Sq. Mtrs.) out of area 1.49 Hectares (14900 Sq. Mtrs.), Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla, Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written and bounded as under :-

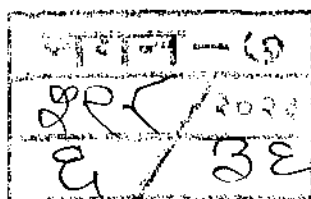
ON THE EAST - BY REMAINING PART OF KH. NO.201/2,

ON THE WEST - BY 18.00 MTR. WIDE DP ROAD,

ON THE NORTH - BY REMAINING PART OF KH NO. 201

ON THE SOUTH - BY KH. NO. 202

Contd. ...



(1) THAT the Developer shall keep deposited with the Owner a sum of Rs. 51,00,000/- (Rupees Fifty One Lakh) Only, towards Interest Free Refundable Security Deposit, during the period of said development, in the following manner.

MANNER OF PAYMENT

Rs. 51,00,000=00 (Rupees Fifty One Lakh) Only paid by the Developer to the Owner by Cheque No. 000001 dated 07-03-2022, Drawn on Tirupati Urban Co-Operative Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs. 51,00,000=00 (TOTAL RUPEES FIFTY ONE LAKH) ONLY

(2) DISTRIBUTION OF DEVELOPED PROPERTY & CONSTRUCTED AREA.

2.1 THAT, the Party No.1/Owner shall get 7800 Sq. Mtrs. (83959.20 Sq. Ft.) Built up area in the proposed Real Estate Project with all associated External Development Work, Internal Development Work, Common area and All Internal Specification.

2.2 THAT, the land area of the said property is estimated at 1.114 hectares (11140.00 Sq. Mtrs.) out of the property particularly described in the **First Schedule** hereunder.

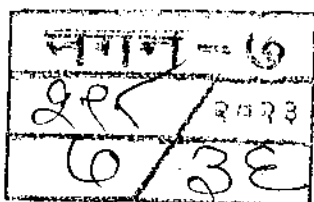
2.3 Accordingly, the Party No. 2/Developer shall obtain statutory sanction to the Building Plans from Planning Authorities for the Residential Project.

2.4 The Built up area of said project of Owner Shares shall be divided in Three proposed Residential Towers proportionately, more specific, the Built up area of the Owner share **7800 Sq. Mtr. Built up area** of Residential Units Only except Shop area and to this effect the Owner share flats to be allotted to the Owner the separate Memorandum of Understanding (MOU) shall be done.

2.5 Land Owner shall sale his own proportionate share of Unit to the prospective buyers without consent of Developer. The GST and Taxes collected from prospective buyers to be paid to the Government as per norms.

2.6 Land Owner shall sale his own proportionate share of Unit to the prospective

Contd. ...



buyers without consent of Developer. The 2 (TWO) years maintenance charges, Electricity Charges, Water Charges, Club House Charges, collected from prospective buyers must be paid to the Developer before execution of Sale Deed to the prospective buyers.

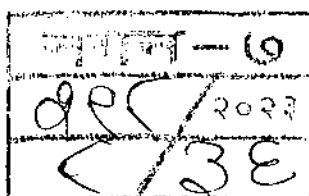
2.7 It is agreed by the both the Parties that, whatever may be the final plan of this Real Estate Project; the distribution of the proportionate Built up Area of Residential Apartment Only.

2.8 THAT, the Owners hereby allow and permit to the Developer to purchase the F.S.I. available as per regulations by paying necessary premium and/or ancillary FSI and to use and utilize the same construction to be carried out on the entire land and the Owners shall not be entitled to acquire any right, title and/or interest of any kind whatsoever in respect of the said F.S.I. The DEVELOPER undertakes to completely use and exhaust the FSI that he would purchase as against the subject land, in the present project itself. The Owners have further agreed that due to change in regulation if any additional FSI is available, the developer shall be entitled to use the same till completion of this project any further increase in FSI after completion of this project shall belong to the Developers.

2.9 THAT, the development will be free from encumbrances of all kinds whatsoever and also free from payment of Grampanchayat Taxes, Ceases and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of handing over vacant possession of the said land to the Developer for proposed development. However, all such liabilities shall be borne and paid by the Developer payable during the course the completion of the said project.

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

(3) THAT, it is clearly understood and agreed by the Owners that, the Developer intends to develop the said property into a RESIDENTIAL ESTATE by constructing of various self-contained separate Apartment therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity



Contd. ...

Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Government/Semi-Government and/or local authorities. They also agree to extend all the necessary sums in the Offices of the Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur, Local Authorities/Bodies etc. 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 Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

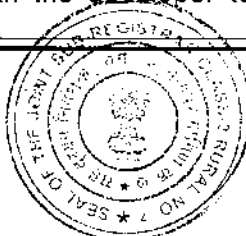
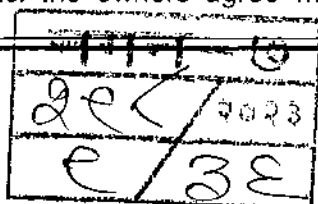
(4) THAT, it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the agreement of development.

(5) 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 Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Improvement Trust, Nagpur.

(6) 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) Together with the Undivided proportionate share 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 there for and to retain and appropriate the same in its 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. However, any tax liabilities, arising out of this transaction shall be borne and paid by the Developer to respective government agency.

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

Contd.



discharged from all such burdens.

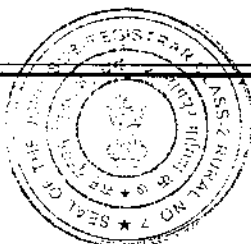
(8) THAT, the Owners do hereby allow and permit the Developer to commons, carry on and complete the construction of the proposed Multistoried Building upon the said land hereby agree to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of safe the various built-up spaces in the proposed building along with the undivided in proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(9) THAT, the draft Sale Deed(S) for any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be what 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.

(10) THAT, the owner shall execute General Power of Attorney empowering and authorizing any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Cancellation Deeds, Admission Power, Supplementary Agreement and all other kinds of documents on their behalf and also to carry out and observe all the obligation 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 be developed and this power will not be withdrawn or revoked by the owners until the transactions envisaged herein are completed in all respects. However, the owners shall not incur any monetary responsibility arising of the nomination of the attorney. Notwithstanding anything herein contain the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he confirms from that they have already received as total aforesaid sale consideration and possession of the apartments.

(11) THAT in case either of the parties fall or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contain

225
90 3E



Contd. ...

observe all or any of the obligations on their part as hereinabove contain or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartments Deeds etc. as stipulated above, the aggrieved Party shall be against to enforce specific performance of this Contract by instituting legal proceeding against the other and in such event other party shall be liable to reimburse all costs and damages to the aggrieved Party.

(12) 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.

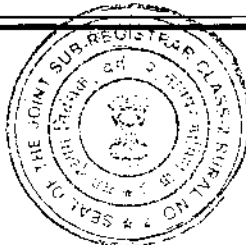
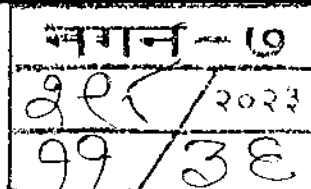
(13) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or encumbrance over the said property hereby agreed to be developed and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same. Any impediment in the title of the property shall be made good by the Owners well in good time.

(14) THAT the Developer hereby assures that it shall always indemnify the Owners against any monetary liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyer and also in respect of violation of Building Rules.

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

(16) 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.

(17) THAT the Owner do hereby allows and permits the Developer to commence, carry on and complete all the developmental activities on the said land, viz. diversion of land for Non-Agricultural purpose, carving out a Lay-out comprising independent plots, make the construction of the proposed buildings upon the said independent plots. The Developer shall have absolute right and full



Contd. ...

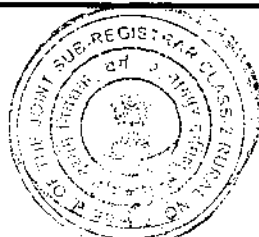
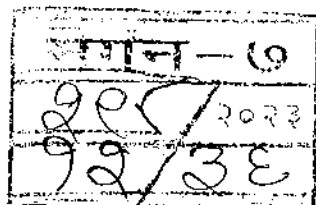
authority and power to develop the said land in accordance with the plans as may be sanctioned by the Competent Authorities or any other Statutory/Competent Body/Authority and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Apartment and Shop in the proposed building along with the undivided proportionate share to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(18) The developer shall be entitled to mortgage the said property and the building and structures proposed to be constructed on the said property save and **except the Owners Constructed Area under the development scheme of the said property** or project finance or construction funding or inventory funding or term loan or cash credit to any bank or financial institution to raise any finance for the development of said the property. It is specifically agreed that such loan or advances taken by the Developers shall be repaid by the Developers alone without any financial or any other liability to the end of the Owner. The Developer hereby agrees and undertakes to indemnify and keep saved and indemnified the Owner from or against any liability attaching on to the Owner as a result of the Developers failing to repay any amount received by them as loan or advances from such bank or financial institution.

(19) The Developer shall complete the development of the said property by constructing the building thereon within a period of 48 (Forty Eight) months from the sanction of Building Plans and obtaining Environmental Clearance with Building Commencement Certificate from NMRDA, Nagpur. The Developers shall also be entitled to grace period or extension of 12 (Twelve) Months for the completion of the project with the mutual consent of the Owners and Consenting Party in the event of any force majeure condition of stoppage of project due to any defect in title or any litigation, the period of such force majeure condition or time for clearance of such defect in title and delay in procurement of TDR/Paid FSI/Slum FSI of other buildable potential shall be excluded from the total period of 48 (Forty Eight) months or grace period as stated above.

(20) THAT the Owner has this day delivered vacant and peaceful possession of the aforesaid property to the Developer at the time of execution of this Agreement.

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



Contd. ...

(22) THAT the Owner will responsible for all issue related to dimension, position, location of plot.

(23) THAT the Owner do hereby allows and permits the Developer to commence, carry on and complete the works of proposed Group Housing Layout 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 Metropolitan Region Development Authority, Nagpur and/or the Competent Authority empowered in that behalf and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Apartment & Shops in the proposed layout to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

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

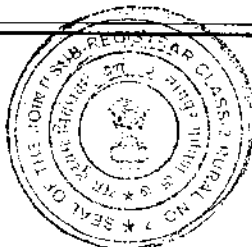
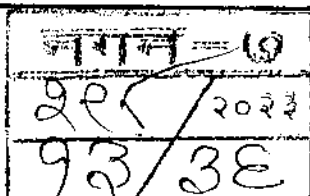
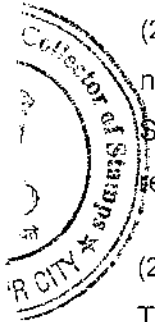
(25) THAT on registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective Apartment & Shop in favour of each such individual prospective buyer(s) in all relevant records.

(26) THAT the Owner does hereby allow and permit the Developer to install a Transformer for supply of Electricity to the Owners of the proposed Multistoreyed buildings as per the Rules and Regulations of the M.S.E.D.C.L. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

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

(28) THAT the Owner do hereby assure/confirm to the Developer that it has not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(29) THAT the Developer hereby assures that it shall always indemnify the Owner against any monitory liability in respect of any Agreement that may be



Contd. ...

entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

(30) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

(31) THAT all any dispute(s) and differences that may arise between the parties hereto in regard to the present, will be referred to the Arbitration as per the provisions of the Arbitration and Reconciliation Act, 1996. The Award of the Arbitrator will be final and binding upon all the parties hereto. The arbitration shall always be held in Nagpur and Courts in Nagpur shall alone have jurisdiction in the matter.

(32) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

FIRST SCHEDULE OF PROPERTY REFERRED TO ABOVE

(TO BE DEVELOPED)

ALL THAT Piece and parcel of Agricultural Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.114 Hectares (11140.00 Sq. Mtrs.) out of area 1.49 Hectares (14900 Sq. Mtrs.), Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST - BY REMAINING PART OF KH. NO.201/2,

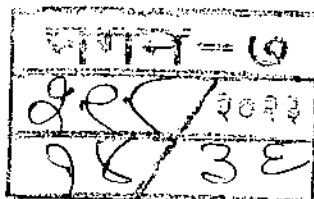
ON THE WEST - BY 18.00 MTR. WIDE DP ROAD,

ON THE NORTH - BY REMAINING PART OF KH NO. 201

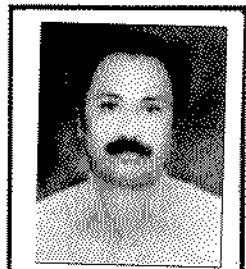
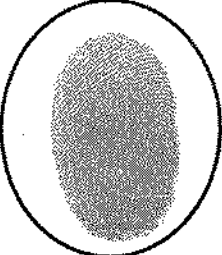
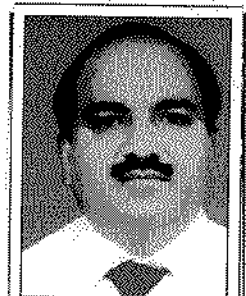
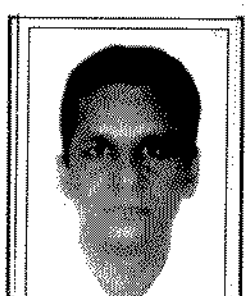
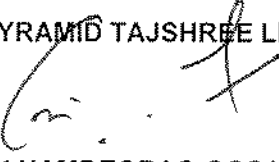
ON THE SOUTH - BY KH. NO. 202



Contd. ...



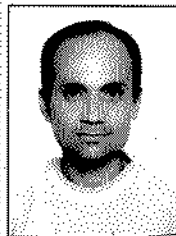
IN WITNESS WHEREOF the OWNER and the DEVELOPER herein above named have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (NITIN DEVDAS KIRPANE) <u>OWNER</u>
02			FOR PYRAMID TAJSHREE LLP 1)  (PRADIP DINKAR TATAWAR) Partner <u>DEVELOPER</u>
03			FOR PYRAMID TAJSHREE LLP 2)  (SANJAY NAMDEORAO GOSAVI) Partner <u>DEVELOPER</u>

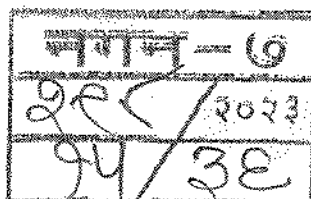
WITNESSES :

(1) 
Adv. Shilpa Gupta

(2) 
(Bhushan R. Mane)



Contd. ...





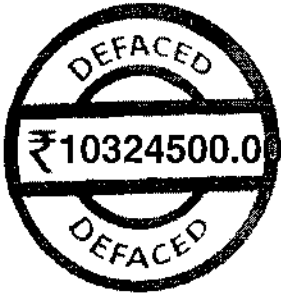
Data of ESBTR for GRN MH012555417202223S
Bank - STATE BANK OF INDIA

Bank/Branch : 08239
Pmt Txn id : SBI0082390511279
Pmt DtTime : 22/12/2022 12:12:00
ChallanIdNo : 00208239221222007363
District : 4601 / NAGPUR
Office Name : IGR389 / NGP7_JT NAGPUR NO 7 SUB REGISTRAR
Stationary No : 19377500573163
Print DtTime : 22/12/2022 11:23:20
GRAS GRN : MH012555417202223S
GRN Date : 22/12/2022 11:19:12
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,02,94,500.00/- (Rs One Crore Two Lakh Ninety Four Thousand Five Hundred Rupees Only)
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

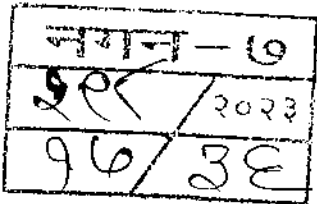
Article : 5(g-a)(ii)
Prop Mvblty : Immovable
Prop Descr : MOUZA- PIPLA , MOUZA- PIPLA
Consideration : 20,58,85,000.00/-
Duty Payer : PAN-ABBF6609C PYRAMID TAJSHREE LLP
Other Party : PAN-AHBPK8026E NITIN DEVDAS KIRPANE

Bank Scroll No : --
Bank Scroll Date : --
RBI Credit Date : --
Mobile Number : 9665039271



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0006317352202223	26/12/2022-17:10:25	IGR377	30000.00
2		0006317352202223	26/12/2022-17:10:25	IGR377	10294500.00
Total Defacement Amount					1,03,24,500.00





9-1111	
2023	2023
32	32



विकसन करारनामा अभिनिर्णय प्रकरण क्र. IGR३७७/१३८/२०२२

सादर :-

विषय : मुल्यांकन अहवाल

मौजा - पिपळा, तहसिल - नागपूर ग्रामीण, जि. नागपूर, ख.क्र. २०१/२, प.ह.न. ३८, क्षेत्र १.११४ हे.आर.

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

- १) लिहून देणार - श्री नितिन देवदास किरपाने
- २) लिहून घेणार - मे. पिरंमीड ताजश्री एलएलपी तर्फे श्री प्रदीप दिनकर तातावार व इतर १
- ३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय - होय (डेव्हलपर्स)
- ४) दस्ताचा प्रकार - विकसन करारनामा (बांधकाम क्षेत्र विभागणी)
- ५) दस्त निष्पादित आहे/नाही? - नाही
- असल्यास निष्पादनाचा दिनांक - ---
- ६) दस्तातील एकूण भूखंड क्षेत्रफळ - ११,१४०.०० चौ.मी.
- ७) कॉर्नर भूखंड आहे काय? - नाही
- ८) हायवे सन्मुख आहे काय? - नाही
- ९) दस्तात दर्शविलेला मोबदला - निरक /-

१०) विकसन करारनामानुसार

अ) जमीन मालकाचा हिस्सा - ७,८००.०० चौ.मी. बांधिव क्षेत्र

११) विकसन करारनामानुसार विकसक जमीन मालकाला देत बांधकाम क्षेत्र - ७,८००.०० चौ.मी. बिल्टअप क्षेत्र

१२) TDR नमूद आहे काय - दस्तासह आर्किटेक्ट चे प्रस्तावित बांधकामाबाबतचे प्रमाणपत्र व नकाशा जोडले आहे.

१३) डिपॉझिट रक्कम नमूद आहे काय? - होय (५१,००,०००/- रु.)

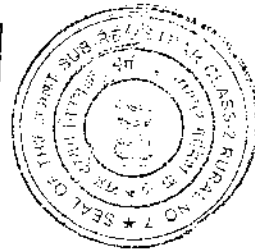
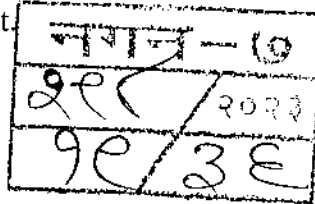
१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय? - नाही

१५) या व्यतिरीक्त दस्तात नमूद बाबी -

सोबत आर्किटेक्ट यांचे FSI प्रमाणपत्र व प्रस्तावित नकाशा सलग्न. त्यानुसार,

Total Built-Up = ३७,१६३.९४८ sq.mt.

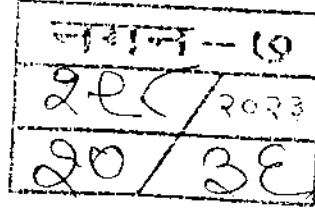
Basic FSI = १०,९०१.४२५ sq.mt.



Premium FSI = २,९७३.११६ sq.mt.

TDR FSI = ६,९३७.२७० sq.mt.

Ancillary FSI = १२,४८७.०८६६ sq.mt.



UDCPR नुसार FSI चे मूल्य -

Premium FSI चे - २९७३.११६ * ११४५० * ०.३५ = १,१९,१४,७६३/-

TDR FSI चे मूल्य - ६९३७.२७० * ११४५० * ०.३ = २,३८,२९,५२३/-

Ancillary FSI चे मूल्य - १२,४८७.०८६६ * ११४५० * ०.१ = १,४२,९७,७१४/-

एकुण मूल्य - ५,००,४२,०००/-

१६) वर्ष २०२२-२०२३ चे बाजार मूल्यदर तक्त्यानुसार -

मुल्य विभाग क्र. १२.३.२.३ (पिपळा खरसोली महत्वच्या रस्त्यासन्मुख व इतर वापराच्या नव्याने विकसनक्षमता प्राप्त झालेल्या जमीनि/ भुखंड), पृष्ठ क्र. १२४७, जमीन दर रु.२७६०/- प्रती चौ.मी., RCC बांधकाम दर रु. २३,९५८/- प्र.चौ.मी.

१७) विकास योजना / प्रादेशिक योजना प्रस्ताव, आजुबाजुचा अनुज्ञेय वापर, मिळकत रस्त्यापासून अंतर्गत / रस्त्या सन्मुख आहे/नाही?, झोन / आरक्षण / बिनशेती / शेती अगर ना विकास - रहिवास, B-PG०१२(playground), १८.०० m.wide proposed road, लगत नाला असे झोन नमूद आहे.

संलग्न सातबारा वर जिरायत नमूद आहे.

१८) बाजार मूल्यदर तक्त्यातील दरानुसार अंमलबजावणी सुचना ३२ चे अनुषंगाने होणारे मूल्यसंज्ञ आकडेवारी -

(अ) जमीन मालकास मिळणा-या हिश्याचे मूल्य -

i) जमीन मालकाच्या हिश्याच्या बांधकाम क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य

$$= ७८००.०० \times २३,९५८ = १८,६८,७२,४००/-$$

ii) पार्किंग - $(७८००/३७१६३.९४८) * २७०४ * २३९५८ * ०.२५ = ०.२१ * २७०४ * २३९५८ * ०.२५ = ३४,०१,०७८/-$

iii) जमीन मालकास मिळणारा रोख मोबदला - निरक -

iv) डिपॉझिटवरील व्याज - $५१,००,०००/- * ०.०६ * ५ = १५,३०,०००/-$

v) विकास शुल्क - $= ७८००.०० * ११४५० * ०.०४ = ३५,७२,४००/-$

vi) जमीन मालकाच्या क्षेत्राकरीता लागणारा FSI खर्च - $०.२१ * ५,००,४२,०००/- = १,०५,०८,८२०/-$

एकुण रुपये २०,५८,८४,६९८/-

(ब) विकसनकर्त्यास मिळणा-या हिश्याचे मूल्य -

विकसनकर्त्याच्या हिश्याचे बांधकाम क्षेत्र = $३७१६३.९४८ - ७८००.०० = २९३६३.९४८$ चौ.मी.

लागु दर - ११४५०/- प्र.चौ.मी. १६ ब नुसार मुल्य -

$$५०० * १.० * ११४५० = ५७,२५,०००/-$$

$$१५०० * ०.९ * ११४५० = १,५४,५७,५००/-$$

$$२००० * ०.८ * ११४५० = १,८३,२०,०००/-$$

$$६००० * ०.७ * ११४५० = ४,८०,९०,०००/-$$

$$१९३६३.९४८ * ०.६ * ११४५० = १३,३०,३०,३२३/-$$

$$\text{एकुण मुल्य} = २२,०६,२२,८२३/-$$

$$\text{वजा FSI मुल्य} = ५,००,४२,०००/-$$

$$\text{एकुण मुल्य} = १७,०५,८०,८२३/-$$

विकसन करारनाम्यात निश्चित होत असलेले एकूण मुल्य रुपये - २०,५८,८४,६९८/-

(अ) व (ब) यापैकी जास्तीचे मुल्य - (अ)

सहाय्यक नगर रचनाकार

दिनांक - २३/११/२०२२

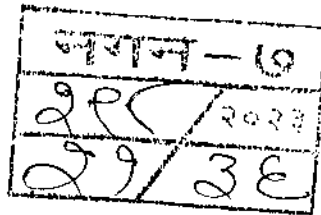
मान्य / अमान्य

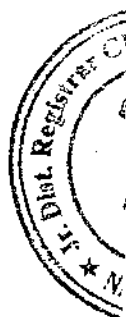
सह जिल्हा निबंधक वर्ग-१,

नागपूर शहर

विषय - १. सोबत प्रस्तावित इमारत नकाशा संलग्न आहे. त्यात एकूण बांधकाम क्षेत्र ३७१६३.९४८ चौ.मी. असे नमूद आहे. सबब ते विचारात घेतले आहे. २. नकाशात एकूण पार्किंग क्षेत्र २७०४.०० चौ.मी. नमूद आहे. मुंबई मालकाच्या बांधकाम क्षेत्रानुसार व एकूण बांधकाम क्षेत्रानुसार proportionately parking area घेतले आहे. ३. FSI चे मुल्य लागू विकसित दर ११४५०/- प्र. चौ.मी. ने परिगणीत केले आहे. तसेच सदर मुल्य मालकाच्या बांधकाम क्षेत्रानुसार व एकूण बांधकाम क्षेत्रानुसार proportionately मालकाच्या हिश्यात add केले आहे. Completion period ६० month नमूद आहे. सबब त्यानुसार व्याज परीगणित केले आहे.

— एकूण दि. - ०९/११/२०२२ रोजी स्थळनिरीक्षण केले. मजबूत कोठेही बांधकाम नाही. तसेच संपूर्ण मजबूत पडिले आहे.





पृष्ठ-७	
२५	२०२३
२२	३६





महाराष्ट्र शासन



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

नविन प्रशासकीय ईमारत क्र.-२, ए-विंग, ३ रा माळा, सिव्हील लाईन्स, नागपूर-४४०००१.

दुरध्वनी क्रमांक :- [०७१२] २५३८७८०

Mail Id :- jdr.nagpurbcity@igmaharashtra.gov.in



जावक क्र. :- का. क्र.-७/अभिनिर्णय प्रकरण क्र.-१३८/२०२२/ ८०४१ /२०२२ दिनांक :- ८/१२/२०२२.

अभिनिर्णय प्रकरण क्रमांक :- १३८/२०२२

-: अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक ०२/११/२०२२ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचे प्रारूप / निष्पादित न केलेल्या मुळ दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा पिपळा, तह. नागपूर ग्रामिण, जि. नागपूर, येथील प. ह. नं.-३८, वाई क्र. ७५, खसरा क्र.-२०१/२ ची आराजी १.४९ हे. आर. [१४,९०० चौ. मी.] पैकी १.११४ हे. आर [११,१४० चौ. मी.] जमीन रुपये ११.००/- हक्क भोग वर्ग-१ आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करून मिळणबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी उक्त दस्तात नमुद मिळकतीचे दिनांक ०९/११/२०२२ रोजी स्थळ निरीक्षण केले असता उक्त मिळकत सद्यास्थितीत जागेवर कोणतेही बांधकाम नुसत जागा पडीत आहे.

त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक २३/११/२०२२ रोजी मुल्यांकन अहवाल सादर केलेला असून, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरून अभिनिर्णय प्रकरण क्र. १३८/२०२२ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये २०,५८,८४,६९८/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये १७,०५,८०,८२३/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये निरंक इतके नमुद आहे. म्हणून मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य रुपये २०,५८,८४,६९८/- समजा रुपये २०,५८,८५,०००/- इतके निश्चित करण्यात येत आहे.

-२-

2023	2023
28	38



Handwritten text in Hindi, possibly a signature or date, located on the right side of the page.

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये २०,५८,८५,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (२)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये १,०२,९४,२५०/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये १,०२,९४,२५०/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

- १] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२ खाली प्रमाणित करून देण्यात येईल.
- २] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.
- ३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. 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 तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देत आहे.
- ५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.
- ६] उपरोक्त आदेशातील **मिळकतीचे बाजारमुल्य मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

नगन-७
२२८/२०२३
२५/३६

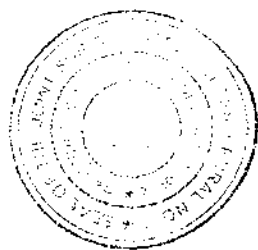


मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

मे. पिरामिड ताजश्री एल. एल. पी., नागपूर,
कार्या. पत्ता- दुकान क्र.-१, २, ३, ४ व ५, तह मजला, टॉवर-ए,
पिरामिड सिटी-VI, पिपळा-बेसा रोड,
पिपळा, नागपूर-४४००३७.

नमन-७	
५९	२०२३
२६	३६





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पिंपळा (५३५८६९)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर



ULPIN : 14405438821

भूमापन क्रमांक व उपविभाग

२०१/२

14405438821

भुधारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२८७	नितीन देविदास किरपाने	१.४९.००	११.००		(१४४४)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत १.४९.००							इतर
बागायत -							दि. २६/०२/०९ खरेदी (१४४४)
एकुण							इतर
ला.यो. क्षेत्र १.४९.००							फे.क्र. २३४ दि.२०-४-९८ वाटणीपत्राप्रमाणे (५९२२)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							प्रलंबित फेरफार : नाही.
वर्ग (ब) -							शेवटचा फेरफार क्रमांक : ॥॥॥ व दिनांक : ॥॥॥
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र १.४९.०० (अ+ब)							
आकारणी ११.००							
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र :							सीमा आणि भुमापन चिन्हे



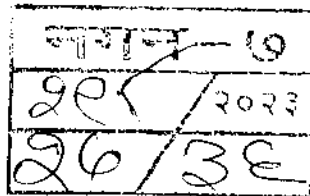
हा गाव नमुना क्रमांक ७ दिनांक ०२/१२/२०१९, ०८:११:०१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावरील

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०६/०१/२०२३ : १५:२६:४४ PM. वैधता पडताळणीसाठी <https://digitalsetbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 0909100001178841 या क्रमांक

वापरण्या.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पिपळा (५३५८६९)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग

२०१/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२०	खरीप							चराई पड	१.४९००	
२०२१	संपूर्ण वर्ष	२८७						चराई पड	१.४९००	
२०२२	संपूर्ण वर्ष	२८७*						चराई पड	१.४९००	

टीप :- ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

जमिन - ७

२९/२०२३

२९/३६

SUB-REGISTRAR'S OFFICE

NAAGPUR

MAHARASHTRA

2023

भारत सरकार
Government of India



प्रदीप दिनकर तातवार
Pradip Dinkar Tatawar
जन्म तारीख/DOB: 04/06/1963
पुरुष/ MALE

2349 3655 0296

VID : 9135 5081 0584 5228

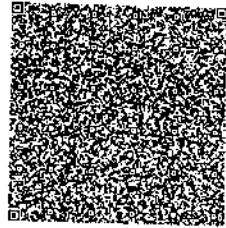
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O Dinkar Tatawar, आर.बी.आय कॉलोनी के बाजू,
सि-402, जे.पी.हाइट्स, बेरामजी टाउन, छवणी, नागपूर,
महाराष्ट्र - 440013
Address:
S/O Dinkar Tatawar, BESIDE R.B.I COLONY,
C-402, J.P. HEIGHTS, BYRAMJI TOWN,
CH-ACONI, Nagpur,
Maharashtra - 440013



2349 3655 0296

VID : 9135 5081 0584 5228

1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India



भूषण रमेशराव माने
Bhushan Ramesh Rao Mane
जन्म तिथि / DOB : 11-11-1982
पुरुष / MALE
Mobile No. 9850317335

7887 1531 3400

VID : 9104 8496 3824 1529

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O रमेशराव माने, छोटा ताजबाग जवळ, कॉ. न. ई/५,
महाडा कॉलोनी, जीवन विहार कॉलोनी, अयोध्या नगर स.ओ,
नागपूर,
महाराष्ट्र - 440024
Address:
S/O Ramesh Rao Mane Q.n. E/5, Mahada Colony, Jeevan
vihar Colony Near Chota tajbag Ayodhya Nagar S.O Nagpur
Maharashtra - 440024



7887 1531 3400



1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Government of India

नितीन देवीदास किरपाणे
Nitin Devidas Kirpane
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



3428 3481 4678

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: देवीदास किरपाणे, प्लॉट नं. 7, मानेवाडा रोड, महाकाली
मंदिराच्या जवळ, आर एम एस
कॉलोनी, ओल्ड सुभेदार, अयोध्या नगर,
अयोध्या नगर, नागपूर, नागपूर,
महाराष्ट्र, 440024
Address: S/O: Devidas Kirpane, plot No. 7,
Manewada Road, Near Mahakali Mandir,
M S Colony, Old Subedar, Ayodhya
Nagar, Ayodhya Nagar, Nagpur, Nagpur,
Maharashtra, 440024

3428 3481 4678

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



संजय नामदेवराव गोसावी
Sanjay Namdeo Rao Gosavi
जन्म वर्ष / Year of Birth : 1962
पुरुष / Male



7704 2525 0471

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता प्लॉट नं. 52, पिरमिड, एन.आय.टी.
गार्डन जवळ, श्री नगर, इम्प्रेस मिल
को-ऑप. हाऊसिंग सोसायटी, नागपूर,
महाराष्ट्र, 440015
Address: Plot No.52, Pyramid,
Near N.J.T. Garden, Shree Nagar,
Empress Mill Co-Op. Housing
Society, Nagpur, Maharashtra,
440015

1947
1800 180 1947

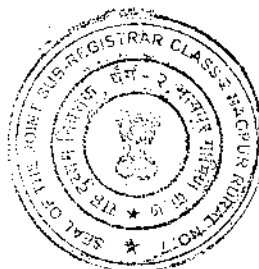
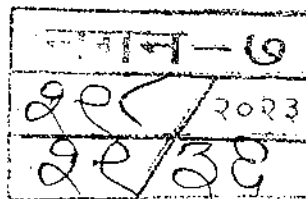
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
☎ : 2267 3371/ 2265 6367



AME: Shilpa Ghanshyam Gupta
RESIDENCE: Ashti, Tumser, DT-Bhandara.
ROLL No.: Mah/2796 / 2004
ENROLLED ON: 30.07.2004
DATE OF BIRTH: 19.09.1978

SECRETARY

[illegible]

APPROPRIATE

14.000.000.000

Q. 1000000

NOUVEAU MARIAGE



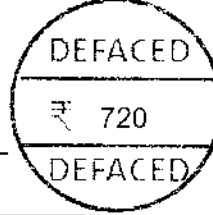
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1001202304464

Receipt Date 10/01/2023

Received from PYRAMID TAJSHREE LLP, Mobile number 9764003297, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 298 dated 10/01/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name sbiepay

Payment Date 10/01/2023

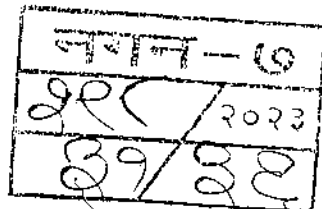
Bank CIN 10004152023011004168

REF No. 202301083258092

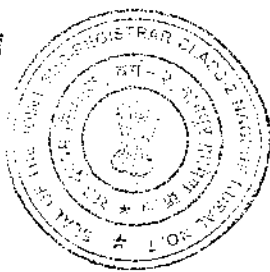
Deface No 1001202304464D

Deface Date 10/01/2023

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



जयान्त-७	
२२	२०२३
२२	२६





D O C U M E N T H A N D L I N G C H A R G E S

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1001202304464

Receipt Date 10/01/2023

Received from PYRAMID TAJSHREE LLP, Mobile number 9764003297, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 298 dated 10/01/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 720

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 10/01/2023

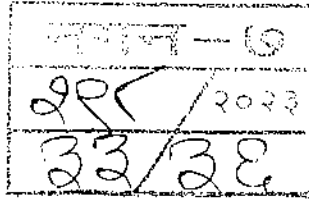
Bank CIN 10004152023011004168

REF No. 202301083258092

Deface No 1001202304464D

Deface Date 10/01/2023

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



270/298

मंगळवार 10 जानेवारी 2023 3:29 म.नं.

दस्त गोपवारा भाग-1

नगन7

38/38

दस्त क्रमांक: 298/2023

दस्त क्रमांक: नगन7 /298/2023

वाजार मूल्य: रु. 20,58,85,000/-

मोबदला: रु. 51,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,02,94,500/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्र. 298 वर दि. 10-01-2023

गोत्री 3:28 म.नं. वा. हजर केला.

पावती: 355

पावती दिनांक: 10/01/2023

सादरकरणाचे नाव: पिरंमीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदिप दिनकर तातावार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

दस्त हजर करणाऱ्याची सही:

एकुण: 30720.00

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,

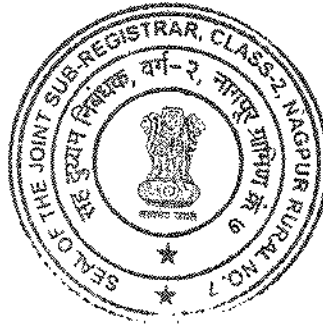
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,

दस्ताचा प्रकार: विकसनकारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकाम प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दगप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 10 / 01 / 2023 03 : 28 : 08 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 01 / 2023 03 : 28 : 58 PM ची वेळ: (फी)



10/01/2023 3 35:15 PM

दस्त क्रमांक :नगन7/298/2023

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ह्याचाचित्र	अंगठ्याचा टप्पा
1	नाव:नितीन देवीदाम किरपाणे पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, गेड नं: जुना सुभेदार लेआउट नागपुर, MAHARASHTRA, नागपुर, पॅन नंबर:AHBPK8026E	लिहून देणार वय :-44 स्वाधरी:-		
2	नाव:पिरेमीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदीप दिनकर तातावार पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, गेड नं: प्लॉट नं. 402 जे.पी. हाइटम् विगमजी टाउन, सदर, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:ABBFP6609C	लिहून घेणार वय :-58 स्वाधरी:-		
3	नाव:पिरेमीड ताजश्री एलएलपी तर्फे भागीदार श्री. संजय नामदेवराव गोसावी पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, गेड नं: प्लॉट क्र. 52 एम्प्रेस मील हाउसिंग सोसा. श्रीनगर, नागपुर, महाराष्ट्र, NAGPUR. पॅन नंबर:ABBFP6609C	लिहून घेणार वय :-59 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:10 / 01 / 2023 03 : 33 : 50 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. न्यायावरन प्राप्त माहिती पुढीलप्रमाणे आहे.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्राणिग क्र. ७,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार पिरेमीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदीप दिनकर तातावार	10/01/2023 03:34:13 PM	प्रदीप दिनकर तातावार M XXXX XXXX 0296
2	लिहून घेणार पिरेमीड ताजश्री एलएलपी तर्फे भागीदार श्री. संजय नामदेवराव गोसावी	10/01/2023 03:34:26 PM	संजय नामदेवराव गोसावी M XXXX XXXX 0471
3	लिहून देणार नितीन देवीदाम किरपाणे	10/01/2023 03:34:51 PM	नितीन देवीदाम किरपाणे M XXXX XXXX 4678

शिक्षा क्र.4 ची वेळ:10 / 01 / 2023 03 : 34 : 52 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्राणिग क्र. ७,

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	4600901 138/2022	4600901	10294500	SD		
2		DHC		1001202304464	720	RF	1001202304464D	10/01/2023
3		By Cash	MH0125554172022235		30000	RF	000631735220223	26-12-22

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

298 /2023

Know Your Rights as Registrants

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

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

9
2022 नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण 38 पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र. ७,
दि. १० माहे. ०९ सन २०२३

