

264/1132

Tuesday, January 24, 2023

11:46 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1876 दिनांक: 24/01/2023

गावाचे नाव: अजनी

दस्तावेजाचा अनुक्रमांक: नगन1-1132-2023

दस्तावेजाचा प्रकार: विकसनकरारनामा

मादर करणान्याचे नाव: सतीश बालकृष्ण मुंडले . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

DELIVERED ORIGINAL
REGISTERED DOCUMENT

एकूण:

रु. 30520.00

आपणास मूळ दस्त, यंत्रनेन प्रिंट, सूची-२ अंदाजे

12:05 PM ह्या वेळेस मिळेल.

R. J. Jadhav
सह सहायक निदेशक, नगन-१
पत्राचार विभाग

बाजार मूल्य: रु. 12358000/-

मोबदला रु. 1500000/-

मरलेले मुद्रांक शुल्क: रु. 617900/-

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2301202310803 दिनांक: 24/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014172325202223E दिनांक: 24/01/2023

बँकेचे नाव व पत्ता:

[Signature]



CHALLAN
MTR Form Number-6



GFN MH014172325202223E		BARCODE		Date 23/01/2023-14:52:33		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		AAHFO8948E	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Ojaswita Construction	
Location NAGPUR							
Year 2022-2023 One Time				Flat/Block No.		Share in the Southern Portion of the Plot No. S-3	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			617900.00		Road/Street		
0030063301 Registration Fee			30000.00		City Survey No. 173 Mouza AJNI		
					Area/Locality		
					Nagpur		
					Town/City/District		
					PIN		
					4 4 0 0 2 2		
				Remarks (If Any)			
				PAN2=ABRPM8028J~SecondPartyName=Satish Balkrishna Mundle and			
				Deepak Balkrishna Mundle~			
				Amount In			
				Six Lakh Forty Seven Thousand Nine Hundred Rupees			
Total				6,47,900.00		Words	
						Only	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332023012317026		2789109682	
Cheque/DD No.				Bank Date		RBI Date	
				23/01/2023-14:53:07		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

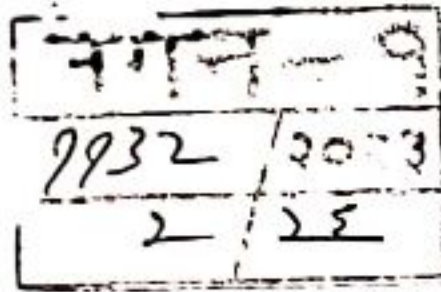
Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

नगन-९
१९३२/२०२३
१/२६



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2301202310803	Date 23/01/2023
Received from I, Mobile number 0000000000, an amount of Rs.520/-, 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 23/01/2023
Bank CIN 10004152023012309112	REF No. 302339921412
This is computer generated receipt, hence no signature is required.	



AGREEMENT OF DEVELOPMENT

(Within the Jurisdiction of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur)

(Market Value Rs. 12358000-00 as per item no. 19.313/34 page no. 531 of Mouza Ajni as per Govt. Ready reckoner -2022 for Stamp Duty purposes).

THIS AGREEMENT OF DEVELOPMENT is made & executed on this 23rd day of **January 2023** between **1) Shri. Satish Balkrishna Mundle** aged about 65 years, occupation Business, R/o Plot No. S-3, Laxmi Nagar, Nagpur (Income Tax PAN- ABRPM8028J, Aadhar UI No. 547995289469) **2) Shri. Deepak Balkrishna Mundle** aged about 64 years, occupation Retired, R/o S-3, Laxmi Nagar, Nagpur, (Income Tax PAN- ABUPM4117F, Aadhar UI No. 659891814257) hereinafter jointly called as **OWNERS/VENDORS/PARTY NO. 1**, the term unless repugnant to the context thereof shall always mean and include the **PARTY NO. 1**, their legal heirs, legal representatives, agents, executors, successors and assignees etc. of the **FIRST PART.**

नगन - १	
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३	२६



AND

M/s Ojaswita Construction a Partnership Firm having its office at Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015 (Income Tax PAN- AAHFO8948E) acting through its Partner, Shri. Sushil Suresh Shirke aged about 50 years, Occupation Business (Income Tax PAN- APTPS 2870 L, Adhar UIN- 871605701385) R/o Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015 hereinafter called as the **DEVELOPER/BUILDER/PARTY NO.2** which expression shall unless repugnant to the context thereof always mean and include the Developer, its Partners and their legal heirs, representatives, successors, executors, assignees etc. of the **SECOND PART.**

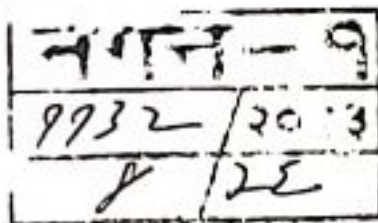
NOW THIS AGREEMENT OF DEVELOPMENT READS AS UNDER :

I. **WHEREAS**, the Owners/Vendors/Party no. 1 are absolute joint owners & in possession of the ALL THAT Piece and Parcel of the 1/3rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, alongwith the exclusive occupation of the existing 50 years old building admeasuring 91.057 Sqm. (980.14 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348/B, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022 hereinafter called as **"THE SAID PROPERTY"**.

II. **WHEREAS**, originally the layout land of Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI was owned by The Scientific Co-operative Housing Society Limited, Nagpur who carved a residential layout on it for its members duly sanctioned from Nagpur Improvement Trust, Nagpur. AND;

III. **WHEREAS**, 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, 4) Shri. Prakash S/o Ramchandra Mundle, 5) Shri. Vidyadhar S/o Ramchandra Mundle being jointly the members of the said society had acquired the said Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative

Cont...3..



Housing Society Limited, Nagpur as per Sale deed dt. 19-04-1971 which is duly registered bearing registration serial no. 1848 dt. 21-04-1971 in the office of Joint Sub-Registrar, Nagpur-I. and the then owners had constructed the building totally admeasuring about 1431.68 Sft. standing thereon hereinafter called as said Total Property.

IV. WHEREAS, 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, 4) Shri. Prakash S/o Ramchandra Mundle, 5) Shri. Vidyadhar S/o Ramchandra Mundle decided to do the Partition of the above said Total Property for more convenience, exclusive possession & better use, Occupation & enjoyment of the divided portions, and hence executed a Partition deed for the above said total property amongst themselves on 22-10-1981 which is duly registered bearing registration serial no. 5208 dt. 22-10-1981 in the office of Joint Sub-Registrar, Nagpur-III.

As per the said Partition Deed,

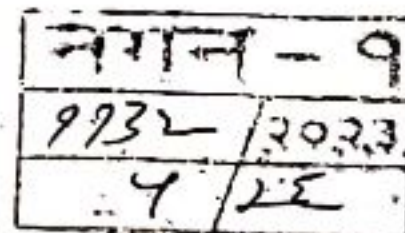
i) the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the existing ground floor building admeasuring 133.007 Sqm. (1431.68 Sft.) on Ground Floor standing thereon is jointly owned by 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, and

ii) The Northern Portion (Vacant Land) of the Plot No. S-3 admeasuring about 466.36 Sqm. (5020 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" is owned jointly by 1) Shri. Shridhar S/o Ramchandra Mundle and 2) Shri. Vidyadhar S/o Ramchandra Mundle

Hence as per the terms of the Partition Deed & subsequent construction made by the owners each of the above owners own the detailed portion of the Total Property & occupation of the Property is as under :

Sr. No.	Name of The Owner	Portion of the property as per Partition Deed in favour of the owner.
1.	Shri. Prakash S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 93.036 Sqm. (1001.44Sft.) on Ground & First Floor standing thereon.

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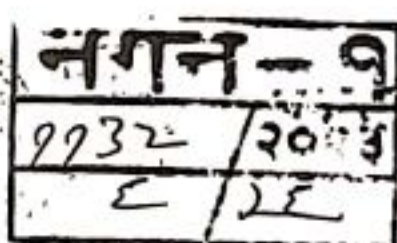
2.	Shri. Balkrishna S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 91.057 Sqm. (980.14 Sft.) on Ground & First Floor standing thereon.
3.	Shri. Sudhakar S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 81.920 Sqm. (881.78 Sft.) on Ground & First Floor standing thereon.
4.	1) Shri. Shridhar S/o Ramchandra Mundle and 2) Shri. Vidyadhar S/o Ramchandra Mundle	Northern Portion (Vacant Land) of the Plot No. S-3 admeasuring about 466.36 Sqm. (5020 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S"

V. **WHEREAS**, Shri. Balkrishna S/o Ramchandra Mundle left for heavenly abode on 20-11-2010 leaving behind him, his Two Sons & one Daughter being his legal heirs as his wife, Mrs. Nirmala W/o Balkrishna Mundle predeceased on 04-12-2000. Thus after the death of Shri. Balkrishna S/o Ramchandra Mundle, the above said Property belonging to Shri. Balkrishna S/o Ramchandra Mundle was devolved upon his legal heirs, 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle and 3) Smt. Shobha W/o Dattatray Khangan by way of intestate succession. Thus, 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle and 3) Smt. Shobha W/o Dattatray Khangan became joint owners in the above said property and each one of them own equal undivided share in the above said Property who is fully entitled to Sell/Transfer the same independently.

VI. **WHEREAS**, Smt. Shobha W/o Dattatray Khangan out of love & affection had decided to released her share in the above said Property in favour of 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle, being her real brothers as per Relinquishment deed dt. 05-05-2014 which is duly registered bearing registration serial no. 1480 dt. 05-05-2014 of the office of Sub Registrar, Nagpur-5. Hence, after the said relinquishment, 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle now became absolute joint owners of the above said property previously owned by Shri. Balkrishna S/o Ramchandra Mundle.

VII. **WHEREAS**, the aforesaid Building is now old and it requires major repairs and renovations. In these circumstances, the Owners/Party No. 1 alongwith the other Co-owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) have

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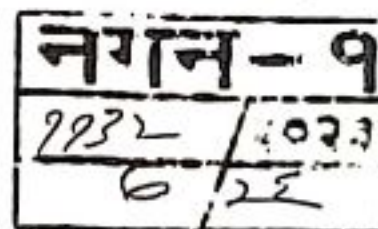
found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities and want to retain one Apartment each in the Proposed Apartment Scheme and hence they have decided to take the help of a developer firm with a good repute and offer their share in the above said Total Property for re-development; AND

VIII. WHEREAS, the Developer/Builder/Party no. 2 is a well experienced firm in the real estate business has approached the Owners/Vendors/Party no. 1 and the Owners/Vendors/Party no. 1 are aware that they have already finalised/agreed to purchase the remaining Parts of the above said Plot and will also be one of the Owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) and the Owners/Vendors/Party no. 1 have also finalised the negotiations with the Developer/Builder/Party no. 2 for framing a development scheme for the said Plot wherein the Developer/Builder/Party no. 2 has separately approached each of the other co-owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) who have also agreed to redevelop the above said Southern Portion of the Plot No. S-3 and would be at their own cost and responsibilities construct the building on the said plot according to the sanctioned plan.

HAVING THUS AGREED ABOUT THE cost consideration of the assignment of development on the above said Plot, the detailed terms and conditions agreed between both the parties are as follows :

**HENCE THIS AGREEMENT OF DEVELOPMENT WITNESSETH AS
UNDER :**

1. THAT, the Owners/Vendors/Party no. 1 do hereby allow and permit the Developer/Party No. 2 and the Developer/Party No. 2 hereby agrees to develop ALL THAT Piece and Parcel of the 1/3rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, alongwith the exclusive occupation of the existing 50 years old building admeasuring 91.057 Sqm. (980.14 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348/B, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022 hereinafter called as "THE SAID PROPERTY". to be developed alongwith the other Co-owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft.



(351.173 Sft.) (with whom the Developer will deal separately) more particularly described in schedule "A" hereunder, by constructing an apartment scheme over it and i) the Owner No. 1 of Party no. 1 wants to retain one 3BHK Apartment & ii) the Owner No. 2 of Party no. 1 wants to retain one 2BHK Apartment in the proposed Apartment Scheme to be built on the above said southern Portion of the Plot and the Owners/Vendors/Party no. 1 hereby handover the possession of the above said Property on as is where is basis for development to the Developer/Party No. 2.

2. **THAT,** in lieu of cost consideration of grant of the work of development of a residential apartment scheme by the Owners/Party no. 1 on the above said Property to the Developer/Builder/ Party no. 2 the Developer/Party no. 2 will provide construction of

i) One Apartment (3BHK) admeasuring about 93.374 Sqm. (1005.07 Sft.) Total Built-up area on Second floor to Shri. Satish Balkrishna Mundle and Shri. Satish Balkrishna Mundle will pay Rs. 15,00,000-00 (Rs. Fifteen Lakh Only) to the Developer/Party No. 2 as under :

MANNER OF PAYMENT

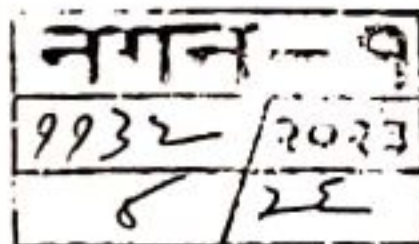
i)	Rs.	5,00,000-00	Paid by RTGS before this Agreement.
ii)	Rs.	5,00,000-00	To be paid before casting of before casting of Plinth beams of the Building.
iii)	Rs.	5,00,000-00	To be paid at the time of Possession of the Apartment.
Total -	Rs.	15,00,000-00	(Rs. Fifteen Lakh Only)

ii) One Apartment (2BHK) admeasuring about 65.739 Sqm. (707.614 Sft.) total Built-up area on Second floor to Shri. Deepak Balkrishna Mundle

The above area of the Apartments to be provided to the Owners/Party no. 1 are tentative and subject to the approval of the Competent Authority. However the final areas must be within +/- 2% of the areas quoted above.

3. **THAT,** the Developer has specifically agreed to construct a New Residential Apartment Scheme on the said Sothern portion of the Plot No. S-3 utilising the permissible F.S.I. as per the existing building Bye Laws upto completion of the above said Building on the above said Plot as per the requirements of the builder and shall provide construction of one Apartment to each of the Owners/Vendors/Party no. 1 as stipulated above in duly finished and completed condition and ready for occupation within 24 (THIRTY) Months from the date of the Sanctioned Plan. In case if the redevelopment work is not completed within a period of 24 months from the date of the Sanctioned Plan as stipulated above, then in such case the Developer will be liable to pay rent of Rs. 10000/- per month to each

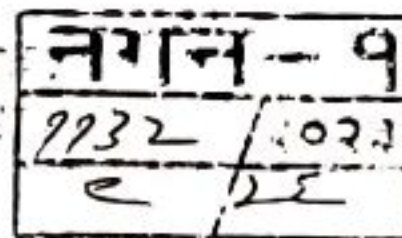
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one of the Owners/Party No. 1 for the further period upto final handingover of the new Apartments to the Owners/Party no. 1.

4. **THAT,** the Owners/Party no. 1 shall vacate the above said Property on or before 30th day from the date of the Sanctioned Plan/ date of communication from the builder whichever is later. The full cost of construction of the said One Apartment each chosen to be retained by the Owners will be provided by the Developer/Party No. 2 and the same is not subject to any increase in spite of any rise in prices of various building materials & labour over the basic rates. The entire cost of construction and Development of the proposed project shall be borne and paid by the Developer alone. The Developer shall provide a Common Water Meter to the said Complex. The Developer has specifically agreed to provide the One car parking facility for each Apartment and Specifications for the Apartments & Building as stipulated in the Schedule-B detailed hereunder.
5. **THAT,** it is specifically understood and agreed by the Developer/Party No. 2 that they have agreed to pay the Stamp Duty and Registration Fees & other incidental expenses etc. payable for the transfer of the Apartment to each of the Owners/Vendors/Party no. 1 by executing a Deed of Apartment or other documents required as per law in respect of the said one Apartments chosen to be retained by each of the Owners/Party No.1. The Developer/Party No. 2 has also further agreed to pay the Deposit & connection charges for Electric meter of individual Owner & Water meter of the Scheme as may be levied on the said Apartments as per this agreement chosen to be retained by the Owners/Vendors/Party no. 1,
6. **THAT,** the Owners/Party no. 1 assure the Developer/Party No. 2 that they have good, valid and marketable title in respect of their respective Apartments and that the same is absolutely free from all encumbrances, burdens, loans, liens, charges, claims and disputes, etc. and that they have the transferable interest in the said property and indemnify against all losses of Developer/Builder/Party no. 2 if the title of the said Property is found defective, then the Owners/Party no. 1 assure the Developer/Builder/Party no. 2 that they have not entered into any type of the agreement in respect of their Property and/or in respect of the above said Plot with any person, which will create any type of charge on the above said Property. The Owners/Vendors/Party no. 1 further agree that the Developer/Party No. 2 shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said Property by issuing public notices in newspapers or any other way or manner as the Developer/Party No. 2 thinks fit at its own cost and on receiving such objections, the Developer/Party No. 2 shall be entitled to call upon the Owners/Vendors/Party no. 1 to give replies, explanations with reference to the same, duly supported by documentary

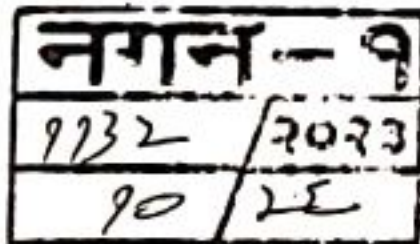
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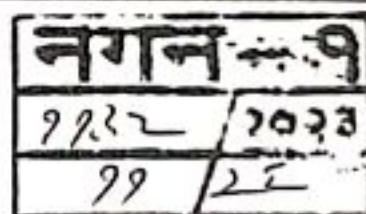
proofs and in the event of them appearing to be subsisting burden, charges, encumbrances, claims or demand etc. whatsoever Owners/Vendors/Party no. 1 agree to clear such burden and transfer the said property to the Prospective Apartment Owners and/or the Developer/Party No. 2 free from all encumbrances, charges, liens, claims, demands and disputes etc.

7. **THAT,** the Developer/Builder/Party no. 2 shall have full rights and liberties to develop the said property consuming the available floor space Index available today or if available more in future and/or by utilizing T.D.R. according to the sanctioned plans and the prevailing bye-laws with such modifications & variations as may be subsequently approved by the Nagpur Municipal Corporation, Nagpur or Nagpur Improvement Trust and the Owners/Party no. 1 hereby fully authorize the Developer/ Builder/ Party no. 2 to deal with transfer by way of sale of apartments in the proposed building and/or the sale of undivided share in the said Plot to any prospective buyers by entering an Agreement of Sale and/or agreement of building construction for the price as the Developer/Builder/ Party no. 2 may fix or agrees upon in their absolute discretion except the apartments retained by the Owners/Party No. 1 in the proposed building and the Owners/Vendors/Party no. 1 shall not be entitled to share any part of the same and shall also not question the accountability thereof in any manner whatsoever.
8. **THAT,** the Owners/Vendors/Party no. 1 agree to extend all co-operation and execute such other writings which may be considered necessary in favour of the Developer/Builder/Party no. 2, and execute a General power of attorney in favour of the Developer/Builder/Party no. 2 or the person nominated by the Developer/Party no. 2.
9. **THAT,** the Developer/Builder/Party no. 2 shall have full authority to advertise for the sale of Apartments in the proposed Apartment scheme, to display board on site, to enter into agreement of sale of Plot and/or apartments with the prospective buyers of the apartments & mortgage the same for availing the loan from financial Institutions except the apartments retained by the Owners/Party No. 1 in the proposed building, to receive money from the intending buyers for the exclusive benefits to the Developer/ Builder/Party no. 2. The Developer/Builder/Party no. 2 shall have absolute rights and full authority to receive all money from the buyers and to retain and use the same for the benefit of the Developer/Builder/Party no. 2 and the Owners/Party no. 1 shall not be entitled to share any part of the same and shall also not question the accountability thereof in any manner whatsoever.
10. **THAT,** the Owners/Party no. 1 agree to transfer their share and interest as the undivided share and interest in the said plot calculated in respect of the total allowable construction on the above said Property today and/or in future to the prospective buyers recommended by the Developer/Builder/Party no. 2 and/or to the Developer/

Cont...9.



11. **THAT**, the Owners/Party no.1 also agree to co-operate with the prospective buyers in forming the OWNERSHIP APARTMENT ASSOCIATION as per the Maharashtra Apartment Ownership Act 1970 for the management and care of the entire building.
12. **THAT**, the expenses on account of the stamp duty and payments of registration fees payable thereon for this agreement have been agreed to be borne by the Developer/Builder/Party no. 2, who shall however be at liberty to recover the same from the prospective buyers in the proposed building.
13. **THAT**, the Developer/Builder/Party no. 2 shall be liable to pay all charges and deposits for obtaining water connection, electric connection, transformers etc. from the date of handingover of the above said Property to the Developer/Party No. 2 but the Developer/Builder/Party no. 2 is at a liberty to recover the same from the prospective buyers in the building.
14. **THAT**, all taxes, cesses, ground rent, Electric bill, water charges or any other liability/charge on the above said Plot or on the respective Apartments of the Owner and the building if any, and all other outgoings etc. payable by the Owners/Party no. 1 before giving possession of the above said plot for development to the Developer/Builder/Party no. 2 will be paid by the Owners/Vendors/Party no. 1 and the Developer/Builder/Party no. 2 and/or the prospective buyers will pay proportionately thereafter.
15. **THAT**, the Owners/Party no. 1 agree to deliver all the original documents of the said Plot to the Developer/Builder/Party no. 2 at the time of signing this Agreement of Development & Sale.
16. **THAT**, the Owners/Party no. 1 will not be responsible morally or financially to complete the promises or fulfill any agreement made by the Developer/Builder/Party no. 2 with the prospective buyers of the apartments as there is no privity of contract between the Owners/Vendors/Party no. 1. The Developer/Builder/Party no. 2 is further fully responsible for any mishap, accident or labour problem during the construction of the above said Building. However as already made clear that if any dispute arose in future due to any defect in title of the Owners for the above said plot, the Owners/Party no. 1 further undertake and confirm to indemnify and keep harmless the Developer/Party no. 2 and/or the Prospective Purchasers of the Apartments from all proceedings in courts, expenses, damages, losses, claims which the Developer/Party no. 2 and/or the Prospective Purchasers of the Apartments may incur or become liable to pay as result such defect in the title of the above said Property.



17. THAT, the Developer/Party No. 2 agrees and undertakes to register the above said scheme under the Real Estate (Regulation And Development) Act as per the stipulated regulations under the Act.
18. THAT, the Top terrace above the Seventh floor of the Scheme will be a common area of the owners in the scheme.
19. THAT, the Developer/Party No. 2 on behalf of the Owners/Party no. 1 shall obtain the no objection certificate, if required any, for the sale of the Apartments in the building on the above said plot bearing all the expenses from the competent Authority.
20. THAT, the said Plot is agreed to be developed shall be taken to be correctly described in the schedule "A" and any misstatement, error or omission will not annul this agreement but will always be subject to correction by parties of this agreement.

SCHEDULE - "A"

DESCRIPTION OF THE PROPERTY TO BE DEVELOPED

ALL THAT Piece and Parcel of the 1/3rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, alongwith the exclusive occupation of the existing 50 years old building admeasuring 91.057 Sqm. (980.14 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348/B, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022 and the above said plot of land is bounded as under :

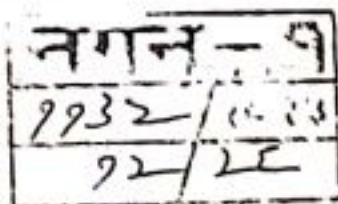
ON THE EAST	—	Plot No. 2 in Block "S"
ON THE WEST	—	Plot No. 4 in Block "S"
ON THE NORTH	—	Portion belonging to Shri. Nikhil P. Mundle.
ON THE SOUTH	—	Road.

SCHEDULE - B

SPECIFICATIONS FOR THE PROPOSED NEW APARTMENTS & BUILDING

Sr.No.	Nature of Work	Description of Work
1	Structure	: R.C.C. Framed structure.

Cont... 11..



Sr.No.	Nature of Work	Description of Work
2	Brick work	: External wall 150 mm thick and internal walls 115 mm thick.
3	Plaster	: Plain plaster for external walls and smooth putty finish for all internal walls.
4	Painting	: External walls shall have exterior emulsion and internal wall shall be of Plastic emulsion on smooth putty finish.
5	Flooring	: Vitrified tiles flooring 800X 800 MM to all rooms. Balcony shall have ceramic tiles flooring. Antiskid ceramic tiles for toilets / bathrooms. (RAK, Somanl, Kajaria)
6	Door frames	: Teak wood frame for front door. For internal doors mat finished box R.C.C. type frames, granite frames for toilets.
7	Door shutters	: Front door shall be decorative laminated solid core shutter and all other doors shall be of solid core laminated flush type shutters.
8	Windows	: Powder coated aluminium sliding windows with glass panels and M.S. Grills.
9	Glazed tiles	: Shall be provided up to 3 ft. Height above kitchen Otta. Up to lintel level for wash basin and toilets.
10	Kitchen Otta	: Black granite top 9.00 Rft. and stainless steel sink with Modular Kitchen type Steel Trolleys below Otta top.
11	Sanitary ware	: Washbasin, commode / Orissa pan of quality brand. (Juguar / R A K or similar).
12	Plumbing	: Internal CPVC concealed fittings. C.P. fitting will be of Juguar / R.A K or similar.
13	Electrification	: Concealed is marked wiring with required electrical points to all rooms. One refrigerator point in kitchen. One geyser point in bathroom and one concealed TV cable shall be provided in drawing room & Master Bed room and one Washing Machine point in wash Balcony including plumbing.
14.	Parking	: One Covered Car Parking to each of the Owners/Party No. 1
14	Water proofing	: Special water proofing treatments to toilets and top floor terrace.
15	Earthquake	: Structure designed to withstand earthquake tremors.
16	Elevator	: Elevator of good quality and sufficient space (for 6 persons) with Auto door will be provided preferable companies for elevator are Kone or Johnson with battery Back up.
17	POP	: POP to ceiling of Drawing Room shall be Provided.

नमन - 9
9232 1023
83 25



IN THE WITNESS WHEREOF, the parties hereto have read, understood, agreed and hence signed this Agreement of Development on the date, month and year mentioned first above in the presence of the following attesting witnesses.

Draft By. - Adv Sarang Kale



WITNESSES :

[Signature]
1. (Anand V. Kelbavale)



[Signature]
1. _____
(Satish Balkrishna Mundle)



2. *[Signature]*



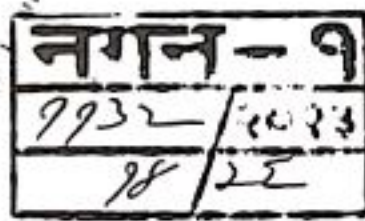
2. *[Signature]*

(Deepak Balkrishna Mundle)
OWNERS/VENDORS/PARTY NO. 1



[Signature]

(Sushil Suresh Shirke)
Partner
M/s Ojaswita Construction
DEVELOPER/PARTY NO. 2





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 80425529702

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ब"]



गाव/पेठ : अजनी					जिल्हा : नागपूर
तालुका/न.मु.का. : न.मु.अ.३ नागपूर					
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	खेव चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१७३			८१७.७०	क	

शुचिदाधिकार :
हक्काचा मूळ धारक : H
वर्ष : १९७१ [वरील पुरुषोत्तम कुळकर्णी के.अ. ६४६]
पट्टेदार :
इतर धार :
इतर शेरे :

दिनांक	ध्यावहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा मार (क)	साक्षात्करण
24/11/1988	खरेदी हक्काने रु.४०,०००/- रुपयास खरेदी केल्यामुळे र.नं.१८४८ दि.२४/११/७१ ला (नॉव).		H श्री. बाळकृष्ण रामचंद्र मुंडले [श्री. सुधाकर रामचंद्र मुंडले] श्री. श्रीधर रामचंद्र मुंडले श्री. विद्याधर रामचंद्र मुंडले [श्री. प्रकाश रामचंद्र मुंडले के.अ. ६४७]	फेरकार के. ६४६ प्रमाणे सही- 24/11/1988 न.मु.अ.क.३ नागपूर
24/11/1988	खरेदी हक्काने र.नं.१२८२/ छ दि.८/११/८८ श्री.प्रकाश रामचंद्र यांचे कडून १,९०,०००/- रुपयास खरेदी केल्यामुळे प्लॉट नं.३ मु.अ. एस ला नॉव.		H [श्री. पुरुषोत्तम विष्णु बापट] [सी. सुनंदा पुरुषोत्तम बापट रा. नागपूर क्षेत्र १००.२८ चौ.मीटर]	फेरकार के. ६४७ प्रमाणे सही- 24/11/1988 न.मु.अ.क.३ नागपूर
26/10/2005	सीड ब्लॉक पाटील र.अ.क. ५२०८ दि. २२.१०.८१ अन्वये मु.अ. ३ क्षेत्र ४६६.३६ चौ.मी.पारंपरी (१) बाळकृष्ण रामचंद्र मुंडले (२) सुधाकर रामचंद्र मुंडले (३) प्रकाश रामचंद्र मुंडले यांना प्रत्येकी १/२ हिस्सा वळविले		H [बाळकृष्ण रामचंद्र मुंडले के.अ. १२७९३ अन्वये] २ सुधाकर रामचंद्र मुंडले ३ प्रकाश रामचंद्र मुंडले ४ श्रीधर रामचंद्र मुंडले ५ विद्याधर वितास मुंडले यांना प्रत्येकी १/२	फेरकार के. ४९८५ प्रमाणे सही- 26/10/2005 न.मु.अ.क.३ नागपूर
26/10/2005	सीड पत्र र.अ.क. ५२०९ दि. २२.१०.८१ अन्वये रु. २०,०००/-माये मु.अ. ३ ब्लॉक एस हिस्से १/२ सह श्रीधर रामचंद्र मुंडले यांनी		H विधीन प्रेभाकर मुंडले	फेरकार के. ४९८६ प्रमाणे सही- 26/10/2005 न.मु.अ.क.३ नागपूर
23/01/2014	मृतपुरुषांवर धारक श्री पुरुषोत्तम विष्णु बापट यांचे मृत्यु दि. १२/१०/०९ रोजी झाला त्यांनी मृतपुत्री नोटवाईज रु. ६९८.८९ अन्वये आपल्या हक्कातील निव्वळ प्लॉट क एस ३ ए वरिल अर्धा भागाचे मृतपुत्र आदीत्यराम पुरुषोत्तम बापट यांना कलन दिल्याने भावाची नॉव.		H श्री. आदीत्यराम पुरुषोत्तम बापट (प्लॉट क एस ३ ए अर्धा भाग क्षेत्र ५०.१४ चौ.मी)	फेरकार के. १२३४७ प्रमाणे सही- 23/01/2014 न.मु.अ.क.३ नागपूर

नगन-९
११३२ / १२०३
११ / २८



Calculation of Govt. Market Value for Development Agreement for the Plot No. S-3, Laxmi Nagar, Nagpur

1) Shri. Satish Mundale & Deepak Mundale

The Share in the Plot No. S-3, Laxmi Nagar, Nagpur, City Survey no. 1102 Sheet No. 543/86 of mouza Ajni as per document As per item no. 19.313/34 page no. 531 of Mouza Ajni, Plot Rate:-53440/-
Construction Rate - Rs. 26620/- per Sqm.

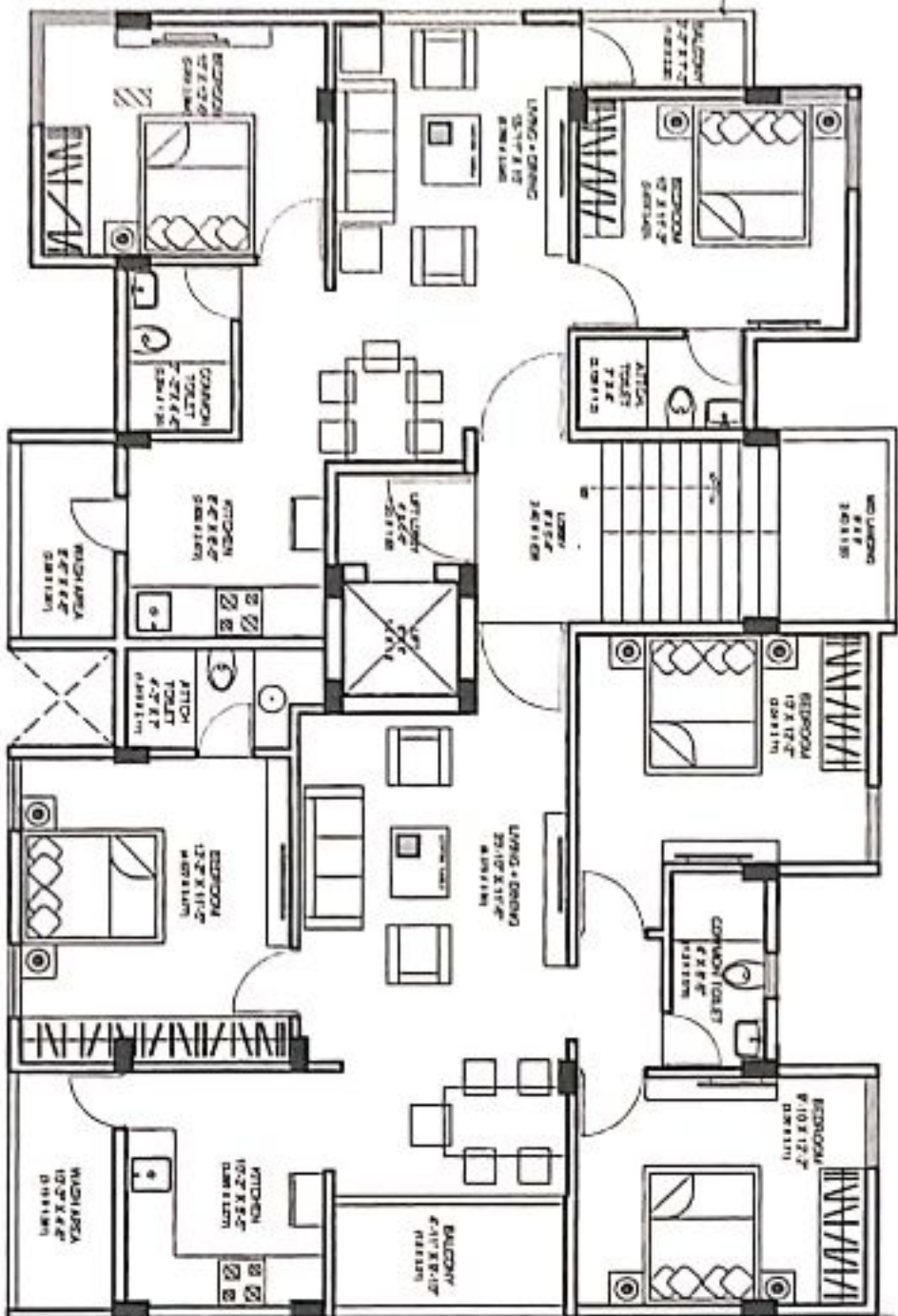
A. OWNERS PART -

1)	Cash Consideration Received by the Owner-						0.00
2)	Cost of construction of One 2BHK Apartment retained by the Owner-Built-up Area-65.739 Sqm.	65.739	X	1	X	26620	1749972.18
3)	Cost of construction of One 3BHK Apartments retained by the Owner-Built-up Area-93.374 Sqm.	93.374		1	X	26620	2485615.88
	Total area retained by Owners	159.113					
4)	Less Amount Paid by the owner					Total	4235588.06
							1500000.00
						Final Value -	2735588.06
						Or Say -	2736000.00

B. DEVELOPER'S PART-

1)	Road adjoining the Plot-	12.00 M					
2)	Zone-	Non Congsted Area					
3)	Plot Area- 351.173/3 = 117.057	117.057		Plot Rate-	53440		
4)	Potential of Plot as per UDCPR- Table 6-G						
	a) Basic FSI	1.1					
	b) Premium FSI	0.5					
	c) TDR Loading	0.65					
	d) Ancillary FSI- 60% of a+b+c	1.35					
5)	Total Allowable FSI-	3.60					
6)	Total Allowable Built-up	117.057 X	3.60	=	421.4052		
7)	Built up area given to owner-	159.113	1	=	159.113		
8)	Built-up area available to Developer -	421.4052	159.11	=	262.2922		
9)	Gross Govt. Value of the Plot to the Developer-	262.2922 x	53440	=	14016895.2		
10)	Deduct the value/cost incurred to achieve FSI-2.25						
	a) Premium Cost -	117.057 X	0.5	X	0.35	53440	1094717.06
	b) TDR Loading -	117.057 X	0.65	X	0.3	53440	1219827.59
	c) Ancillary FSI	117.057 X	1.35	X	0.1	53440	844496.02
						Total	3159040.67
11)	Final Govt. Value of the Plot to the Developer-	14016895	-		3159040.67		10857854.50
12)	Add Amount Paid by the Owner						1500000.00
						Total-	12357854.50
						Or Say -	12358000.00

24.354 (107' 07")



1st, 2nd & 3rd Floor Plan

40' WIDE ROAD

नगर - १
१९३२ / २०३३
२६ / २६



AREA PER FLOOR

20th FLOOR BUILD UP AREA (including projections) - 47,677 SQ. M. (513,195 SQ. FT.)
Total Projections - 12,125 SQ. M. (130,271 SQ. FT.)
Total Area - 59,802 SQ. M. (643,466 SQ. FT.)
20th FLOOR BUILD UP AREA (including projections) - 47,677 SQ. M. (513,195 SQ. FT.)
Total Projections - 12,125 SQ. M. (130,271 SQ. FT.)
Total Area - 59,802 SQ. M. (643,466 SQ. FT.)
COMMON SPACE BUILD AREA (including projections) - 19,247 SQ. M. (207,774 SQ. FT.)
Total Area - 79,049 SQ. M. (851,240 SQ. FT.)

PROJECT

APARTMENT SCHEME FOR MR SHIRKE AT LAXMINAGAR

DRAWING TITLE

TYPICAL FLOOR PLAN



01

ANURADHA & JAYANT TIKKAS ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS & URBAN PLANNERS

BSC CORPORATION COLONY, N. A. ROAD, NAGPUR-440032
PHONE NO. 0712-2042115, EMAIL - jayantarch@yahoo.com

DESCRIPTION	SCALE	M/S
DATE	30/09/2023	
DEALT	PLATE	
PRINTS ISSUED TO	CM	JAT

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IDENTITY CARDS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHFO8948E

नाम / Name
OJASWITA CONSTRUCTION

दिनांक / Date of Issue
18/03/2022

भारत सरकार
GOVERNMENT OF INDIA

सुशील सुरेश शिर्के
Sushil Suresh Shirke

जन्म तारीख / DOB: 29/11/1971

पुरुष / MALE

8716 0570 1385

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABRPM8025J

नाम / Name
SATISH BALKRISHNA MUNDLE

पिता का नाम / Father's Name
BALKRISHNA RAMCHANDRA MUNDLE

जन्म तिथि / Date of Birth
19/08/1957

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: सुरेश शिर्के, प्लॉट नं.
13/बी, नॉर्थ अंबाजरी रोड,
शिव मंदिर क्याम्पस,
कॉर्पोरेशन कॉलोनी,
युनिवर्सिटी कैम्पस, नागपुर,
महाराष्ट्र - 440033

Address:
S.O. Suresh Shirke, PLOT NO
13B NORTH AMBAJARI ROAD
OPP SHIV MANDIR,
CORPORATION COLONY
UNIVERSITY CAMPUS, NAGPUR
Maharashtra - 440033

8716 0570 1385

भारत सरकार
GOVERNMENT OF INDIA

सतीश बाळकृष्ण मुंदले
Satish Balkrishna Munde

जन्म तारीख / DOB: 19/08/1957

पुरुष / Male

5479 9528 9469

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: प्लॉट नं. 5/3, आठ रस्ता चौक जवळ,
लक्ष्मी नगर, नागपुर, महाराष्ट्र, 440022

Address: Plot No. 5/3, Near Aath Rasta
Chowk, Laxmi Nagar, Nagpur,
Maharashtra, 440022

5479.9528 9469

1947 help@uidai.gov.in www.uidai.gov.in

नगन-9
2232/2022
92/22

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABUPM4117F

नाम / NAME
DEEPAK BALKRISHNA MUNDLE

पिता का नाम / FATHER'S NAME
BALKRISHNA RAMCHANDRA MUNDLE

जन्म तिथि / DATE OF BIRTH
10-05-1959

हस्ताक्षर / SIGNATURE

आयकर आधिकारी, विभाग
COMMISSIONER OF INCOME-TAX, VIGARE

भारत सरकार
GOVERNMENT OF INDIA

दीपक बाळकृष्ण मुंदले
Dipak Balkrishna Munde

जन्म तारीख / DOB: 10/08/1958

पुरुष / MALE

6598.9181 4257

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नं. एस - 3/बी, वेस्ट
हाय कोर्ट रोड, आठ रस्ता
चौक जवळ, लक्ष्मी नगर,
नागपुर, नागपुर,
महाराष्ट्र - 440022

Address:
Plot No. S-3/B, West High Court
Road, Near Aath Rasta Chowk,
Laxmi Nagar, Nagpur, Nagpur,
Maharashtra - 440022

6598 9181 4257

MEERA AADHAAR, MERI PEHACHAN

IDENTITY CARDS

भारत सरकार
Government of India

जयंत बाळासाहेब कांबळे
Anand Vasant Rao Kambale
पु.सं. / DOB : 04/05/1971
पुरुष / Male

4925 9784 4601

आधार - सामान्य माणसाचा अधिकार

नॉटिफिकेशन क्रमांक / Enrollment No 1216/17514/00777

To,
आनंद बाळासाहेब कांबळे
Anand Vasant Rao Kambale
S/O Vasant Rao Kambale
Plot No. 74-B, Ram Nagar
Hill Road
Opp. Raxson's Bungalow Ram Nagar
Shankar Nagar S/O
Shankar Nagar Nagpur
Maharashtra 440010
7122537271

Ref: 029 / 213 / 005918 / 005024 / P

SH427968265FT

भारत सरकार
Government of India

संजय रमेशराव चवरे
Sanjay Ramesh Rao Chawar
पु.सं. / DOB : 20/01/1978
पुल्लिंग / MALE

5307 2127 5728

आधार - सामान्य माणसाचा अधिकार

भारतीय विमानपत्तन प्राधिकरण
AIRPORT AUTHORITY OF INDIA

आधार

पता:
S/O रमेशराव चवरे, डॉ.डी.
इंजीनियरिंग वर्क शोपिंग मने, वर्ड
नं. ५, गजानन नगर, हिंगना,
नागपूर, महाराष्ट्र, 440018

Address:
S/O Ramesh Rao Chawar,
BEHIND OF SHANTI ENGL
WORK SHOPE, WARD NO. 5,
GAJANAN NAGAR, HINGNA,
Nagpur, Maharashtra, 440018

1947
1800 300 1947

help@vaidal.gov.in

www.vaidal.gov.in

P.O. Box No. 1947,
Nagpur-440 001

११३२ / २०२३
२०/२५



मूल्यांकनाचे वर्ष : 2022
जिल्हा : नागपूर
मूल्य विभाग : तालुका : नागपूर (ग्रामीण)
उप मूल्य विभाग : 19.313/34-लक्ष्मीनगर शिट क्र.34
क्षेत्राचे नांव : Nagpur Municipal Corporation
वापर : विकसनकरारनामा

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
53440 69910 90420 102960 0 चौ. मीटर

क्षेत्राची माहिती	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	निवासी सदनिका	बांधकामाचे वर्गीकरण -	1-आर सी सी
विकसनकरारनामा -					159.113चौ.
एकूण जमिनीचे क्षेत्र -	175.58चौ. मीटर	एकूण बांधीव क्षेत्र -	421.403चौ. मीटर	जमीन मालकाचे क्षेत्र -	मीटर
विकसनकर्त्याचे क्षेत्र -	262.29चौ. मीटर	Consideration Amount-	Rs.0/-	Deposit Amount -	Rs.0/-
एकूण वर्ष -	1वर्ष	विकास शुल्क -	Rs.0/-	मूल्यदर -	Rs.88066/-
T.D.R -	No				

विकसनकरारनामा - बांधकाम क्षेत्र विभागणी

A)जमीन मालकाच्या हिश्याचे क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य -	Rs.88066/-
B) रोख मोबदला + डिपॉझिटवरील व्याज + विकास शुल्क =	Rs.497311/-
C) A + B =	Rs.585377/-
D) विकसनकर्त्याच्या हिश्याच्या जागेचे क्षेत्र * जमिनीचा दर =	Rs.14016778/-

अंतिम मूल्य - Rs.14016778/-

= २ एक करोड चाळीस लाख सोळा हजार सात शे अठ्ठाहत्तर /-

Home

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1,40.16,778

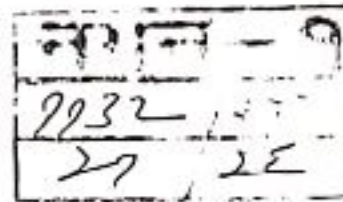
15.00.000

1,55.16.778

0 31,59,100

1,23.57.678

Say 1,23,58,000/-

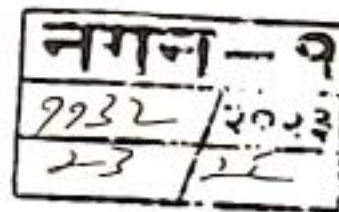


नमः - ९
१२३२, २००३
२२/२६



₹ 647900.00

• **संश्लेषण** (Synthesis) : अणु संश्लेषण (Nucleoside synthesis) के दो प्रकार हैं -

Page 1/1

नगन-९
११३२/२०२३
२४/२६



264/1132

मौगळवार, 24 जानेवारी 2023 11:47 म.पू.

दस्त गोपवारा भाग-1

नगन 1

24/22

दस्त क्रमांक: 1132/2023

दस्त क्रमांक: नगन 1 / 1132/2023

वाजारा मुल्य: रु. 1,23,58,000/-

मोवदना: रु. 15,00,000/-

भरलेले मुद्रांक शुल्क: रु. 6,17,900/-

डु. नि. मह. डु. नि. नगन 1 यांचे कार्यालयान

अ. क्र. 1132 वर दि. 24-01-2023

गेजी 11:44 म.पू. वा. हजर केला.

पावती: 1876

पावती दिनांक: 24/01/2023

मादरीकरणाने नाव: सतीश बालकृष्ण मुंडले . .

नोंदणी 'ही

रु. 30000.00

दस्त हानाळणी 'ही

रु. 520.00

पृष्ठांची संख्या: 26

एकूण: 30520.00

दस्त हजर करणाऱ्याची मही:

NGP: R. S. Jadhav
ह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क. ९

R. S. Jadhav
ह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क. ९

दस्ताचा प्रकार: विकसनकरागनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 01 / 2023 11 : 44 : 40 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 24 / 01 / 2023 11 : 45 : 27 AM ची वेळ: (फी)





24/01/2023 11:49:39 AM

दम्न गोपवारा भाग-2

नगन 1 22/22
दम्न क्रमांक: 1132/2023

दम्न क्रमांक: नगन 1/1132/2023

दम्नाचा प्रकार: विकसनकरगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: भोजम्विता कंठुवशन नरें भागीदार मुशिन मुरेश शिर्के पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: बुदावन अपार्टमेंट शुभांगी सोसायटी नागपुर, महाराष्ट्र, नागपुर. पिन नंबर: AAHFO8948E	निवृत्त देशात वय :- स्वाक्षरी:-		
2	नाव: मनीश बालकृष्ण मुंडने .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: एन -3 लक्ष्मी नगर नागपुर, महाराष्ट्र, नागपुर. पिन नंबर: ABRPM8028J	निवृत्त देशात वय :-65 स्वाक्षरी:-		
3	नाव: दिपक बालकृष्ण मुंडने .. पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: एन -3 लक्ष्मी नगर नागपुर, महाराष्ट्र, नागपुर. पिन नंबर: ABUPM4117F	निवृत्त देशात वय :-64 स्वाक्षरी:-		

खरीद दम्नगोबज करून देणार तपासणीत विकसनकरगनामा चा दम्न एवज करून दिव्याचे कबुल करताना,
शिक्का क्र.3 ची वेळ: 24 / 01 / 2023 11 : 47 : 20 AM

ओळख:-

खालील दम्न असे निवेदीन करताना की ते दम्नगोबज करून देणार-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: आनंद बमंतराव काळवाडे ..
वय: 51
पत्ता: राम नगर नागपुर
पिन कोड: 440010

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: नंदय रमेशराव चवरे ..
वय: 45
पत्ता: नर्मद नगर नागपुर
पिन कोड: 440003

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 24 / 01 / 2023 11 : 48 : 10 AM

शिक्का क्र.5 ची वेळ: 24 / 01 / 2023 11 : 48 : 20 AM नोंदणी पुस्तक 1 मध्ये

NGP1
मह दुष्यम निबंधक, वर्ग-2,
नागपुर शहर क. 9

9 नंबराचे बुकाचे
9932 नंबरी नोंदला
प्रमाणित करण्यात येते की,
वा दस्तावेज एकूण 22 पाने आहेत.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Use At	Deface Number	Deface Date
1	Ojaswita Construction	eChallan	691033320230123170265MH014172325202223E	617900.00	SD	0007044878202223	24/01/2023
2		DHC	2301202310803	520	RF	2301202310803D	24/01/2023
3	Ojaswita Construction	eChallan	MH014172325202223E	30000	RF	0007044878202223	24/01/2023

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

1132 / 2023

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