

264/1135

Tuesday, January 24, 2023

12:04 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1879 दिनांक: 24/01/2023

गावाचे नाव: अजनी

दस्तऐवजाचा अनुक्रमांक: नगन1-1135-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: सीमा मुकेश मांजरेकर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

DELIVERED ORIGINAL
REGISTERED DOCUMENT

एकूण:

रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:20 PM ह्या वेळेस मिळेल.

सह दुय्यम नियधक, NGP1
नागपूर शहर फ. ०

वाजार मुल्य: रु.7668000 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 383400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2301202310698 दिनांक: 24/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014171724202223E दिनांक: 24/01/2023

बँकेचे नाव व पत्ता:

२४/१ २४-१५१- ३१/१२/२४-



CHALLAN
MTR Form Number-6



GRN	MH014171724202223E	BARCODE			Date	23/01/2023-14:47:42		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					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				383400.00	Road/Street		City Survey No. 173 Mouza AJNI				
030063301 Registration Fee				30000.00	Area/Locality		Nagpur				
					Town/City/District						
					PIN		4 4 0 0 2 2				
					Remarks (If Any)						
					PAN2-AHQPM7324L-SecondPartyName=Mrs Seema Mukesh						
					Manjrekar-						
Total				4,13,400.00	Amount In Words		Four Lakh Thirteen Thousand Four Hundred Rupees On ly				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332023012316912		2789108600		
Cheque/DD No.					Bank Date	RBI Date	23/01/2023-14:48:30		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.

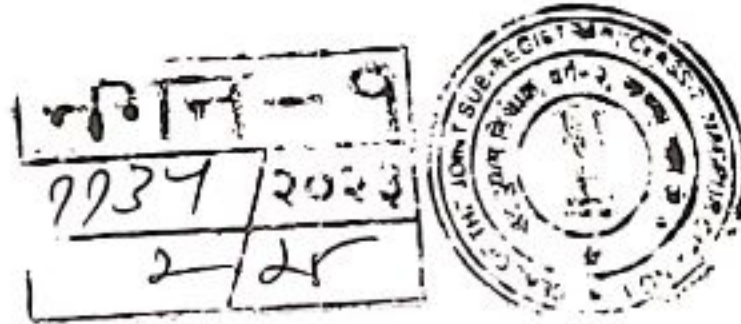
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. :

0000000000



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2301202310698	Date 23/01/2023
Received from I, Mobile number 0000000000, an amount of Rs.560/-, 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 10004152023012309030	REF No. 302344822408
This is computer generated receipt, hence no signature is required.	



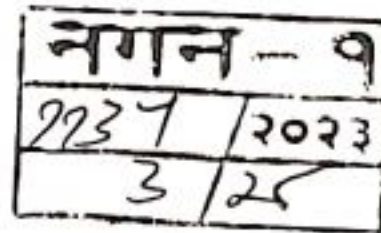
AGREEMENT OF DEVELOPMENT

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

(Market Value Rs. 76,68,000-00 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 Mrs. Seema W/o Mukesh Manjrekar aged about 58 years, occupation Household R/o 53, Gururaj Apartment, Prasad Nagar, Jaitala, Nagpur-440036 (Income Tax PAN- AHQPM7324L, Aadhar UI No. 200366972767) hereinafter called as **OWNER/ VENDOR/PARTY NO. 1**, the term unless repugnant to the context thereof shall always mean and include the **PARTY NO. 1**, her legal heirs, legal representatives, agents, executors, successors and assigns etc. of the **FIRST PART**.

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/ 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 Owner/Vendor/Party no. 1 alongwith Shri. Mohan alias Ranjan S/o Sudhakar Mundle 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 existing 50 years old building admeasuring 81.920 Sqm. (881.78 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348, 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"**. and each one of us own 50% undivided share in the above said Property who is fully entitled to Sell the same independently.

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 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 from The Scientific Co-operative Housing Society Limited, Nagpur as per Sale deed dt. 19-04-1971 which is duly registered

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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 with Ground & First Floor 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.

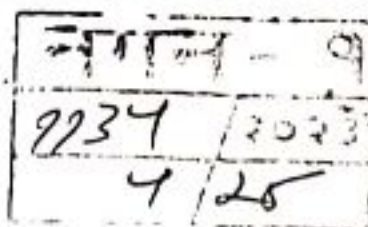
As per the said Partition Deed,

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.) 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 & the present building standing thereon 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.
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"

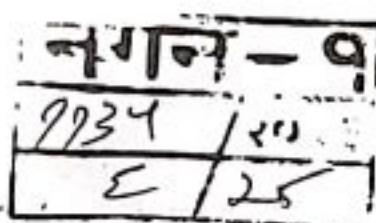
V. WHEREAS, Shri. Sudhakar S/o Ramchandra Mundle left for heavenly abode on 03-05-2021 and his wife Mrs. Kalpana W/o Sudhakar Mundle predeceased on 29-05-2005. Thus after the death of Shri. Sudhakar S/o Ramchandra Mundle the above said Property was acquired by his legal heirs 1) Mrs. Seema W/o Mukesh Manjrekar and 2) Shri. Mohan alias Ranjan S/o Sudhakar Mundle by way of intestate succession. Thus, 1) Mrs. Seema W/o Mukesh Manjrekar and 2) Shri. Mohan alias Ranjan S/o Sudhakar Mundle became joint owners in the above said property and each one of them own 50% undivided share in the above said Property who is fully entitled to Sell/Transfer the same independently.

VI. WHEREAS, the aforesaid Building is now old and it requires major repairs and renovations. In these circumstances, the Owner/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 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 in the Proposed Apartment Scheme and hence she has decided to take the help of a developer firm with a good repute and offer her share in the above said Total Property for redelopment; AND

VII. WHEREAS, the Developer/Builder/Party no. 2 is a well experienced firm in the real estate business who is also one of the Owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sft.) has approached the Owner/Party no. 1 and the Owner/Party no. 1 has 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 :

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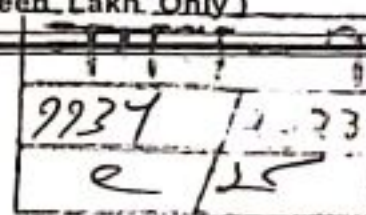


**HENCE THIS AGREEMENT OF DEVELOPMENT WITNESSETH AS
UNDER :**

1. **THAT,** the Owner/Party no. 1 does hereby allow and permit the Developer/Party No. 2 and the Developer/Party No. 2 hereby agrees to develop all that Piece and Parcel the 50% share in 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 existing 50 years old building admeasuring 81.920 Sqm. (881.78 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348, 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 as per partition deed, 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 the Owner/Party no. 1 wants to retain one Apartment in the proposed Apartment Scheme to be built on the above said southern Portion of the Plot and the Owner/Vendor/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 Owner/Party no. 1 on the above said Property to the Developer/Builder/ Party no. 2 the Developer/Party no. 2 will provide construction of one Apartment (2BHK) admeasuring about 65.739 Sqm. (707.614 Sft.) Total Built-up area on First floor to the Owner/Party no. 1 (As per the Specifications for the Apartments & Building detailed hereunder in Schedule-B). The above area of the Apartment to be provided to the Owner/Party no. 1 is tentative and subject to the approval of the Competent Authority. However the final areas must be within +/- 2% of the areas quoted above and the Owner/Party No. 1 will pay Rs. 15,00,000-00 (Rs. Fifteen Lakh Only) to the Developer/Party No. 2 s under :

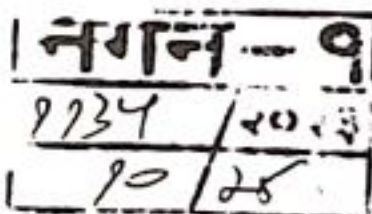
MANNER OF PAYMENT

i)	Rs.	5,00,000-00	To be paid before casting of Plinth beams of the Building.
ii)	Rs.	5,00,000-00	To be paid before casting of First Floor Slab 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)



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 the Owner/Party no. 1 as stipulated above in duly finished and completed condition and ready for occupation within 30 (THIRTY) Months from the date of this Agreement. In case if the redevelopment work is not completed within a period of 30 months as stipulated above, then in such case the Developer will be liable to pay rent of Rs. 10000/- per month for the futher period upto final handingover the new Apartments to the Owner/Party no. 1.
4. THAT, the Owner/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 chosen to be retained by the Owner 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 Owner/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 the Owner/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 Owner/Party no. 1.
6. THAT, the Owner/Party no. 1 assures the Developer/Party No. 2 that she has 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 she has 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. Owner/Party no. 1 assure the Developer/Builder/Party no. 2 that she has not entered into any type of the agreement in respect of her Property and/or in respect of the

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above said Plot with any person, which will create any type of charge on the above said Property. The Owner/Party no. 1 further agrees 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 Owner/Party no. 1 to give replies, explanations with reference to the same, duly supported by documentary proofs and in the event of them appearing to be subsisting burden, charges, encumbrances, claims or demand etc. whatsoever Owner/Party no. 1 agrees 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.

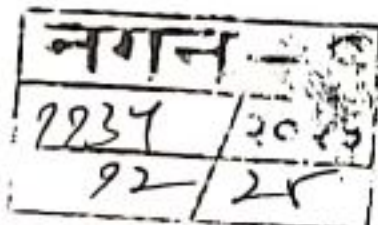
7. **THAT**, the Developer/Builder/Party no. 2 shall have full rights and liberties to develop the said property consuming the available floor space Index available today or if available more in future and/or by utilizing T.D.R. according to the sanctioned plans and the prevailing bye-laws with such modifications & variations as may be subsequently approved by the Nagpur Municipal Corporation, Nagpur or Nagpur Improvement Trust and the Owner/Party no. 1 hereby fully authorise 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 apartment retained by the Owner/Party No. 1 in the proposed building and the Owner/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 Owner/Party no. 1 agrees 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 except the apartments retained by the Owner/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 Owner/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 Owner/Party no. 1 agrees to transfer her 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 Plot today and/or in future to the prospective buyers recommended by the Developer/Builder/Party no. 2 and/or to the Developer/ Builder/Party no. 2 and shall execute such sale deeds in respect thereof in favour of such buyers as are required by the Developer/Builder/Party no. 2. The stamp duty, registration charges and legal fees etc. shall be paid by the prospective apartment purchasers.
11. **THAT**, the Owner/Party no.1 also agrees 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 Owner/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 Owner/Party no. 1 and the Developer/Builder/Party no. 2 and/or the prospective buyers will pay proportionately thereafter.
15. **THAT**, the Owner/Party no. 1 agrees to deliver all the original documents of the said Plot to the Developer/Builder/Party no. 2.
16. **THAT**, the Owner/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 Owner/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.

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However as already made clear that if any dispute arose in future due to any defect in title of the Owner for the above said Property, the Owner/Party no. 1 further undertakes and confirms 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 & PARCEL OF the 50% share in 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 existing 50 years old building admeasuring 81.920 Sqm. (881.78 Sft.) on Ground & First Floor standing thereon bearing Municipal Corporation house No. 348, 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 as per partition deed, 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.

नगन - १	
१०३५	१२ २३
१३	२४



SPECIFICATIONS FOR THE APARTMENTS & BUILDING

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 :

1. A. Bhande
(Anand V. K. Bhande)



मह. सीमा वी. मुकेश

(Mrs. Seema W/o Mukesh
Manjrekar)
OWNER/PARTY NO. 1



2. [Signature]



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



नगन - १
११३५ / २३
१५/२५



नगन-९
११३५ / २०२३
१६ / २४





महाराष्ट्र शासन

मालमत्ता पत्रक

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

ULPIN: 80425529702



80425529702

गाव/पेठ : अजनी					जिल्हा : नागपूर
तालुका/न.भू.का. : न.भू.अ.३ नागपूर					
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा माळ्याचा तपशील आणि त्याच्या क्रिस्तापासणीची निव्वत वेळ
१७३			८१४.७०	क	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९७१	[वसंत पुरुषोत्तम कुळकर्णी के.क्र.६४६]
पट्टेदार :	
इतर मार :	
इतर शेर :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या), पट्टेदार(प) किंवा मार (द)	साक्षात्करण
24/11/1988	खरेदी हक्काचे 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.क्र. ६४६]	किरादार क्र. ६४६ प्रमाणे सही- 24/11/1988 न.भू.अ.३ नागपूर
24/11/1988	खरेदी हक्काचे र.नं.१२८२ (छ) दि.८/११/८८ श्री.प्रकाश रामचंद्र यांचे कडून १,९०,०००/- रुपयास खरेदी केल्यामुळे प्लॉट नं.३ मू.अ. एस ला नॉव.		H [श्री. पुरुषोत्तम विष्णु बापट] [सी. सुनंदा पुरुषोत्तम बापट रा. नागपूर क्षेत्र १००,२८ चौ.मीटर]	किरादार क्र. ६४७ प्रमाणे सही- 24/11/1988 न.भू.अ.३ नागपूर
29/10/2005	डीड ऑफ पॉटीशन र.द.क्र. ५२०८ दि. २२.१०.८९ अन्वये मू.अ. ३ क्षेत्र ४६६.३६ चौ.मी.जागेपैकी (१) बाळकृष्ण रामचंद्र मुंडले (२) सुधाकर रामचंद्र मुंडले (३) प्रकाश रामचंद्र मुंडले यांना प्रत्येकी ४/२ हिस्सा वाटपाने		H [बाळकृष्ण रामचंद्र मुंडले के.क्र. १४८९३ अन्वये] २ सुधाकर रामचंद्र मुंडले ३ प्रकाश रामचंद्र मुंडले ४ श्रीधर रामचंद्र मुंडले ५ विद्याधर विलास मुंडले यांना प्रत्येकी ४/२	किरादार क्र. ४९८५ प्रमाणे सही- 29/10/2005 न.भू.अ.३ नागपूर
29/10/2005	व्यक्ति पत्र र.द.क्र. ५२०९ दि. २२.१०.८९ अन्वये रु. २०,०००/- मध्ये मू.अ. ३ ब्लॉक एस हिस्सा ४/२ सह श्रीधर रामचंद्र मुंडले यांनी		H विद्येश प्रभाकर मुंडले	किरादार क्र. ४९८६ प्रमाणे सही- 29/10/2005 न.भू.अ.३ नागपूर
23/01/2014	मृतपुत्रान्वये धारक श्री पुरुषोत्तम विष्णु बापट यांचे मृत्यु दि. १२/१०/०९ रोजी झाला त्यांनी मृतपुत्री नोटरीज क्र ६९८.०३ अन्वये आपल्या हक्कातील निव्वत प्लॉट क्र एस ३ ए वरिल अर्चा नावाचे मृतपुत्र आदीयराम पुरुषोत्तम बापट यांना करून दिल्याचे नावाची नॉव.		H श्री. आदीयराम पुरुषोत्तम बापट (प्लॉट क्र एस ३ ए अर्चा) क्षेत्र ५०.९४ चौ मी	किरादार क्र. १२३५७ प्रमाणे सही- 23/01/2014 न.भू.अ.३ नागपूर

नगन-९
११३५/२०२३
२६/६



23/01/2014	मृत्युपत्रान्वये धारक श्रीमती सुर्पा पुरुषोत्तम बापट यांचा मृत्यु पी २६/५/२०१३ रोजी झाला त्याची मृत्युपूर्वी नोटरीज दस्त क्र १४९ दि ८/४/२०१२ अन्वये आपल्या हक्कातील मिळकत प्लॉट क्र एस ३ ए भरित अर्धा नागाचे मृत्युपत्राने आदीत्यराम पुरुषोत्तम बापट यांना कडुगु विल्पाचे नावाची नोंद.		H श्री. आदीत्यराम पुरुषोत्तम बापट (प्लॉट क्र एस ३ ए अर्धा नागा क्षेत्र ५०.१४ चौ मी.)	फेरफार क्र. १२१४८ प्रमाणे सही- 23/01/2014 न.मु.अ.क्र.३, नागपूर.
27/01/2016	धारकाने प्रतिज्ञापत्र क्र. ८५८४ दि. १८/१/२०१५ अन्वये श्री. बाळकृष्ण रामचंद्र मुंडले हे दि. २०/११/२०१० रोजी व निर्मला बाळकृष्ण मुंडले या दि. ४/१२/२००० रोजी मय्यत झाल्याने त्यांचे धारकत्वाने नावाची नोंद.		H श्री. सतिश बाळकृष्ण मुंडले श्री. दिपक बाळकृष्ण मुंडले [श्री. शोभा दत्तात्रय चनगन फे.क्र. १४४९४ अन्वये]	फेरफार क्र. १४४९३ प्रमाणे सही- 27/01/2016 न.मु.अ.क्र.३, नागपूर
27/01/2016	हक्क सोडलेख —र.द.क्र. १४८० दि. ५/५/२०१४ अन्वये श्रीमती शोभा दत्तात्रय चनगन यांनी मु.क्र. ३-३ पैकी आपला अधिभाव्य हिस्सा श्री.सतिश व दिपक बाळकृष्ण मुंडले यांचे हक्काल सोडल्याने त्यांचे धारकत्व नोंद कमी.		हक्कसोड लेखान्वये नोंद कमी.	फेरफार क्र. १४४९४ प्रमाणे सही- 27/01/2016 न.मु.अ.क्र.३, नागपूर
04/02/2022	सुधाकर रामचंद्र मुंडले दिनांक.०३/०५/२०२१ तसेच कल्पना सुधाकर मुंडले दिनांक.२६/०५/२००५ त मय्यत झाल्याने त्यांचे हिस्सातील मु.क्र. ३ चा अ.हिस्सा वा.प्र.प.क्र.२०५०५४०३२९२६०८२०१४८७१४३६४९८ दिनांक.११/१०/२०२१ अन्वये धारक नोंद दाखल.		H शिवा मुकेश भाजरेकर मोहन सुधाकर मुंडले	फेरफार क्र. २००१४ प्रमाणे सही- 04/02/2022 न.मु.अ. नगर मुनापन अधिकारी क्र.३ नागपूर

हे मिळकत पत्रिका (दिनांक 04/02/2022 05:02:54 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 27/10/2022 01:10:31 PM

वेबला पडताळणी साठी <https://digitalsathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100001878723 हा क्रमांक दाखवावा.

3. सत्यमेव जयते (DSLR) यादी नमूने क्र. २



नगन-९
2234/2023
१६/२६



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

2) Mrs. Seema Manjrekar
A. OWNERS PART -

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.

1)	Cash Consideration Received by the Owner-					0.00
2)	Cost of construction of One Apartment retained by the Owner Built-up Area-65.739 Sqm.	65.739 X	1	X	26620	1749972.18
					Total	1749972.18
3)	less Amount Paid by the owner					1500000.00
					Total Value	249972.18
					Or Say	250000.00

B. DEVELOPER'S PART-

1)	Road adjoining the Plot-	12.00 M							
2)	Zone-	Non Congsted Area							
3)	Plot Area- 117.057 X0.50	58.5285							
	Plot Rate	53440							
4)	Potential of Plot as per UD CPR- 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	58.5285 X	3.6	=	210.7026				
7)	Built up area given to owner-	65.739	1	=	65.739				
8)	Built-up area available to Developer -	210.7026 -	65.739	=	144.9636				
9)	Gross Govt. Value of the Plot to the Developer-	144.9636 X	53440	=	7746854.78				
10)	Deduct the value/cost incurred to achive FSI-2.25	3.6							
	a)Premium Cost -	58.5285 X	0.5	X	0.35	53440	=	547358.53	
	b) TDR Loading -	58.5285 X	0.65	X	0.3	53440	=	609913.79	
	c)Ancillary FSI	58.5285 X	1.35	X	0.1	53440	=	422248.01	
						Total		1579520.34	
11)	Final Govt. Value of the Plot to the Developer-	7746854.78	-		1579520.34		=	6167334.45	
12)	Add Amount Paid by the Owner							1500000.00	
								7667334.45	
								7668000.00	

9234 2023 2025



Handwritten text, possibly a signature or date, appearing as a series of connected strokes.

9	1111
9234	
20	25



24.004 (100-07)

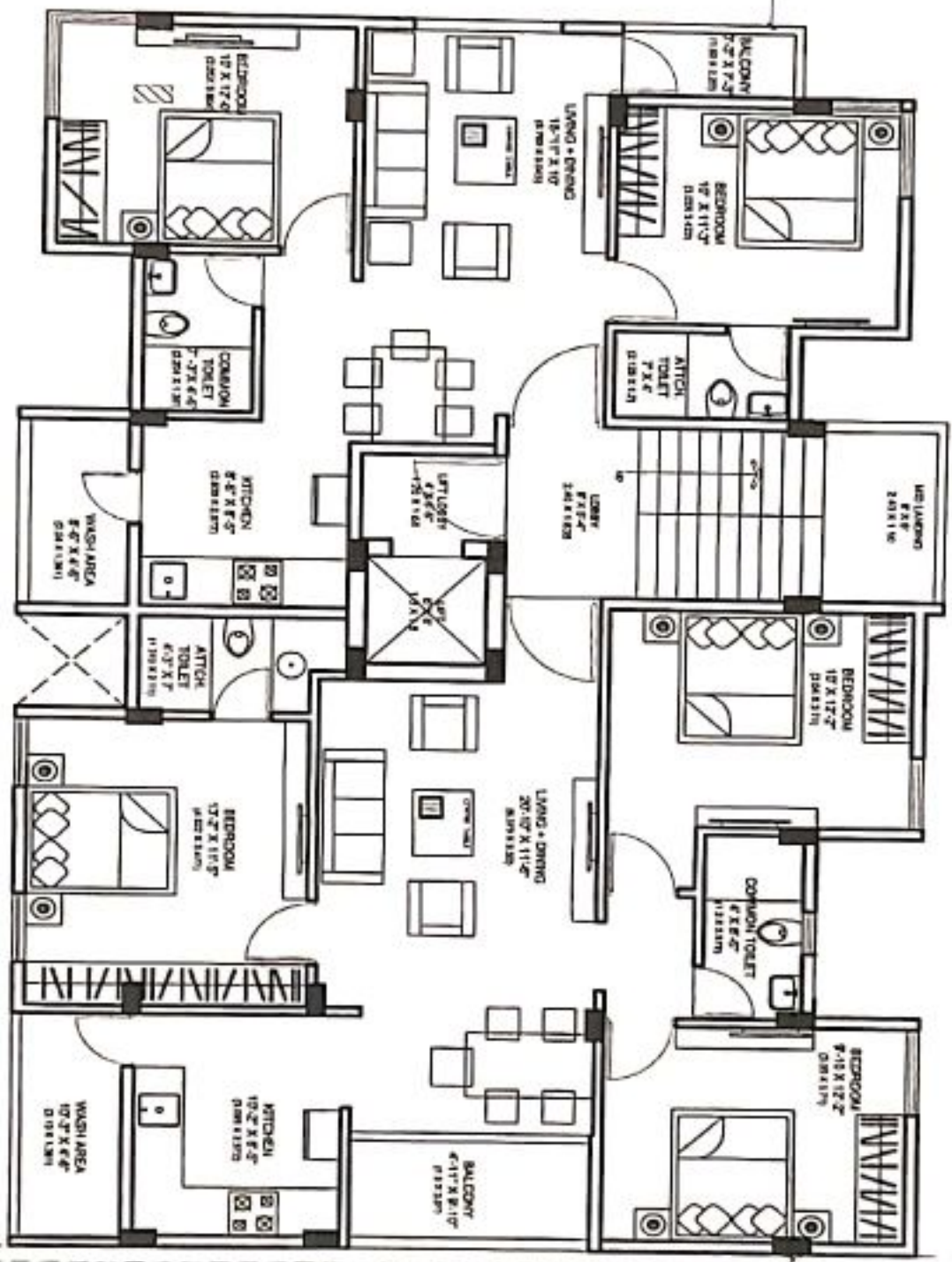
2306 FLAT BUILT UP AREA - 127.83 SQ.M. (1375 sq.ft)
2306 FLAT BUILT UP AREA - 17.547 SQ.M. (1890 sq.ft)



40' WIDE ROAD



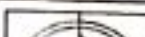
1st, 2nd & 3rd Floor Plan



नगन - 9
7734
29



AREA PER FLOOR	
2306 FLAT BUILT UP AREA (including projections) - 47.877 SQ.M. (513.125 sq.ft)	
2306 FLAT BUILT UP AREA (excluding projections) - 19.139 SQ.M. (206.91 sq.ft)	
TOTAL 2306 FLAT - 67.016 SQ.M. (720.03 sq.ft)	
2306 FLAT BUILT UP AREA (including projections) - 15.200 SQ.M. (163.18 sq.ft)	
2306 FLAT BUILT UP AREA (excluding projections) - 15.200 SQ.M. (163.18 sq.ft)	
TOTAL 2306 FLAT - 30.400 SQ.M. (326.36 sq.ft)	
COMMON SPACE BUILT UP AREA (including projections) - 19.241 SQ.M. (207.17 sq.ft)	
COMMON SPACE BUILT UP AREA (excluding projections) - 19.241 SQ.M. (207.17 sq.ft)	
TOTAL COMMON SPACE - 38.482 SQ.M. (414.34 sq.ft)	

THIS DRAWING IS THE PROPERTY OF ANURADHA & JAYANT TIKKAS ASSOC. IT SHALL NOT BE COPIED, REPRODUCED OR USED IN ANYWAY OR PUBLISHED IN WHOLE OR IN PARTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT ALL DIMENSIONS SHALL BE CHECKED AND CORRELATED WITH THE RELEVANT ARCHITECTURAL, STRUCTURAL AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCY OR DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK. DIMENSIONS ARE TO BE READ, DO NOT SCALE THE DRAWING.	DESCRIPTION	SCALE	HTS	ANURADHA & JAYANT TIKKAS ASSOCIATES ARCHITECTS, INTERIOR DESIGNERS & URBAN PLANNERS 18/C CORPORATION COLONY, N. A. ROAD, NAGPUR-440033 PHONE NO- 0712-2142115, E-MAIL - jayantarch@yahoo.com	PROJECT		
					APPARTMENT SCHEME FOR MR SHIRKE AT LAXMINAGAR		
	REVISION & DATE	DATE	30/09/2022			DRAWING TITLE	
		DEALT	PRATH			TYPICAL FLOOR PLAN	01
	PRINTS ISSUED TO	CHK	JVT				

नान - 9	
7937	2023
22	28



IDENTITY CARDS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHFO8948E

नाम / Name
OLASWITA CONSTRUCTION

संस्थापन / Date of Incorporation / Formation
18/03/2022

27032022

भारत सरकार
GOVERNMENT OF INDIA

सुशील सुरेश शिर्के
Sushil Suresh Shirke

जन्म तारीख / DOB: 29/11/1971

पुरुष / MALE

0716 0570 1385

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHQPM7324L

नाम / NAME
SEEMA MUKESH MANJAREKAR

पिता का नाम / FATHER'S NAME
SUDHAKAR MUNDIE

जन्म तिथि / DATE OF BIRTH
29-02-1964

हस्ताक्षर / SIGNATURE
श्री सीमा मंजरेकर

आयकर अधिकारी - ए. नागपुर
COMMISSIONER OF INCOME-TAX - I, NAGPUR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: सुरेश शिर्के, प्लॉट नं.
13/बी, नॉर्थ अंबाजरी रोड,
शिव मंदिर क्या समोर,
कॉर्पोरेशन कॉलोनी,
यूनिवर्सिटी कैंपस, नागपुर,
महाराष्ट्र - 440033

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

8716 0570 1385

भारत सरकार
Government of India

सीमा मुकेश मंजरेकर
Seema Mukesh Manjarekar

जन्म तारीख / DOB: 29/02/1964

स्त्री / Female

2003 6697 2767

माझे आधार, माझी ओळख

नोंदविषयाचा क्रमांक / Enrollment No.: 2189/32101/71124

To:
सीमा मुकेश मंजरेकर
Seema Mukesh Manjarekar
W/O: Mukesh Manjarekar
Plot No. 53, Flat No. 301
Gururaj Apartment
Prasad Nagar
Ranapratap Nagar
Ranapratap Nagar Nagpur Nagpur
Maharashtra 440022
9766461504

Ref: 1403 / 055 / 194184 / 194238 / P

5B321912255FH

भारत सरकार
Government of India

अनंद वसंतराव कांबळे
Anand Vasantrao Kambale

जन्म तारीख / DOB: 04/09/1971

पुरुष / Male

4925 9784 4601

आधार - सामान्य माणसाचा अधिकार

नोंदविषयाचा क्रमांक / Enrollment No 1210/17514/00777

To:
अनंद वसंतराव कांबळे
Anand Vasantrao Kambale
S/O Vasantrao Kambale
Plot No. 74-B, Ram Nagar
Til Road
Opp. Rakson's Bungalow Ram Nagar
Shankar Nagar S.O
Shankar Nagar Nagpur
Maharashtra 440010
7122537771

Ref: 829 / 213 / 895018 / 895924 / P

SH427968265FT

भारत सरकार
GOVERNMENT OF INDIA

संजय रमेशचंद्र चवरे
Sanjay Rameshchandra Chavare

जन्म तारीख / DOB: 20/07/1978

पुरुष / MALE

5307 2127 5728

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Rameshchandra Chavare,
BEHIND OF SHANTI ENG.
WORK SHOPS, WARD NO. 5,
GALANAH NAGAR, HINGNA,
Nagpur, Maharashtra, 440016

1947
1803 300 1947

नगनि - ९
९२३५ २०२३
२४ २५



मूल्यांकन पत्रक (शहरी क्षेत्र - विकसनकरारनामा)					
Valuation ID	202301241653				24 January 2023, 11:23:39 AM
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				सर्व्हे नंबर /न. भू. क्रमांक :
वापर :	विकसनकरारनामा				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
53440	69910	90420	102960	0	चौ. मीटर
क्षेत्राची माहिती					
विकसनकरारनामा -	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	निवासी सदनिका	बांधकामाचे वर्गीकरण -	1-आर सी सी
एकूण जमिनीचे क्षेत्र -	87.892चौ. मीटर	एकूण बांधीव क्षेत्र -	210.7026चौ. मीटर	जमीन मालकाचे क्षेत्र -	65.739चौ. मीटर
विकसनकर्त्याचे क्षेत्र -	144.9636चौ. 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.248684/-		
C) A + B =			Rs.336750/-		
D) विकसनकर्त्याच्या हिश्याच्या जागेचे क्षेत्र * जमिनीचा दर =			Rs.7746855/-		
अंतिम मूल्य - Rs.7746855/-					
- ₹ सत्पाहत्तर लाख सैह्वाळीस हजार आठ शे पंचावन्न /-					

[Home](#)
[Print](#)

77.46.855

15.00.000

92.46.855

15.79.520

76.67.335/-

Sw

76.68.000

नगन - 9
2234/2023
24/25





CHALLAN
MTR Form Number-6



GRN	MH014171724202223E	BARCODE			Date	23/01/2023-14:47:42	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AAHFO8948E			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name Ojaswita Construction			
Location NAGPUR					Flat/Block No. Share in the Southern Portion of the Plot No. S-3			
Year 2022-2023 One Time					Premises/Building			
Account Head Details				Amount in Rs.				
0030046401 Stamp Duty				383400.00				
0030063301 Registration Fee				30000.00				
				Road/Street City Survey No. 173 Mouza AJNI				
				Area/Locality Nagpur				
				Town/City/District				
				PIN 4 4 0 0 2 2				
				Remarks (If Any)				
				PAN2=AHQPM7324L-SecondPartyName=Mrs Seema Mukesh				
				Manjrekar-				
				Amount in Four Lakh Thirteen Thousand Four Hundred Rupees On				
				Words ly				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332023012316912 2789108600			
Cheque/DD No.					Bank Date RBI Date 23/01/2023-14:48:30 Not Verified with RBI			
Name of Bank					Bank-Branch IDBI BANK			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दय्यम नितेशक कार्यालयात नोदणी करावयाच्या दस्तारासाठी लागू आहे. इतर ठिकाणी याचा वापर होऊ नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-264-1135	0007045856202223	24/01/2023-12:01:55	IGR383	30000.00
2	(IS)-264-1135	0007045856202223	24/01/2023-12:01:55	IGR383	383400.00
Total Defacement Amount					4,13,400.00

264/1135

मंगळवार 24 जानेवारी 2023 12:03 म.नं.

दस्त गोपवारा भाग-1

नगन 1 26/25

दस्त क्रमांक: 1135/2023

दस्त क्रमांक: नगन 1 /1135/2023

बाजार मुल्य: रु. 76,68,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.3,83,400/-

दु. नि. सह. दु. नि. नगन 1 यांचे कार्यालयात

अ. क्र. 1135 वर दि.24-01-2023

रोजी 11:58 म.पू. वा. हजर केला.

पावती:1879

पावती दिनांक: 24/01/2023

सादरकरणाचे नाव: सीमा मुखेश मांजरेकर..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

२८

एकूण: 30560.00

५ २०१५-१०/२५

दस्त हजर करणाऱ्याची सही:

सहाय्यक निबंधक, वग-२.
नागपूर शहर क. ९

सहाय्यक निबंधक, वग-२.
नागपूर शहर क. ९

दस्ताचा प्रकार: विकसनकारनामा

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

शिक्षा क्र. 1 24 / 01 / 2023 11 : 58 : 59 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 01 / 2023 12 : 00 : 34 PM ची वेळ: (फी)





24/01/2023 12:10:32 PM

दस्तावेज क्रमांक: 1135/2023

दस्तावेजा प्रकार: विकसनकरनामा

दस्तावेज गोपचारा भाग-2

नमून 1

दस्तावेज क्रमांक: 1135/2023

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:नीमा मुकेश मोहरेकर ..
पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. खर्चक नं. .. रोड नं.:
53 गुलवर्ग अर्वाटमेंट प्रवाह नगर जीवाला नागपूर, महाराष्ट्र, नागपूर, स्वाक्षरी:-
पिन नंबर:AHQPM7324L

निवृत्त देशात

वय :-58

स्वाक्षरी:-

4 अर्वाटमेंट प्रवाह नगर



- 2 नाव:श्रीज्योतिषा कंदुकशान लक्ष्मी भार्गवाचार्य सुशिल सुदेश शिर्के
पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. खर्चक नं. .. रोड नं.:
गुलवर्ग अर्वाटमेंट प्रवाह नगर जीवाला नागपूर, महाराष्ट्र, नागपूर, स्वाक्षरी:-
पिन नंबर:AAHFO8948E

निवृत्त देशात

वय :-

स्वाक्षरी:-

Vijay



वर्गीत दस्तावेज करून देणार न्यायाधीश विकसनकरनामा चा दस्तावेज करून दिल्याचे कळवून देणार.
शिक्का क्र.3 ची वेळ:24 / 01 / 2023 12 : 07 : 50 PM

ओळख:-

खालील दस्तावेज असे निवेदीन करणार की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

मह दुय्यम निबंधक, वर्ग-2
नागपूर शहर क. ०

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:आनंद धनंजय काळवाडे ..
वय:51
पत्ता:राह. राम नगर, नागपूर
पिन कोड:440010

आनंद धनंजय काळवाडे
स्वाक्षरी



- 2 नाव:मंजय रमेशराव चवरे ..
वय:45
पत्ता:ममर्ष नगर नागपूर
पिन कोड:440003

मंजय रमेशराव चवरे
स्वाक्षरी



शिक्का क्र.4 ची वेळ:24 / 01 / 2023 12 : 09 : 02 PM

NGP1

मह दुय्यम निबंधक, वर्ग-2,

नागपूर शहर क. ०

sr.	Purchaser	Type	Verification no	Amount	Used At	Deface Number	Deface Date
1	Ojaswita Construction	eChallan	69103332023012316912	383400.00	SD	0007045856202223	24/01/2023
2		DHC		560	RF	2301202310698D	24/01/2023
3	Ojaswita Construction	eChallan		30000	RF	0007045856202223	24/01/2023

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

9934 नंबराचे बुकाने
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तऐवज एकूण 2 राने आहेत.



1135 /2023

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