

270/2427

पावती

Original/Duplicate

Thursday, March 16, 2023

नोंदणी क्र. 39म

3:13 PM

Regn. 39M

पावती क्र.: 2922 दिनांक: 16/03/2023

गावाचे नाव: बोरखेडी

दस्तावेजाचा अनुक्रमांक: नमन7-2427-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणान्याचे नाव: सहयोग प्रॉपर्टीज तर्फे भागीदर संतुकर मारोतराव हुंबडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणाम मूळ दस्त, बंदनेल प्रिंट, सूची, नोंदणी

3:28 PM ह्या वेळेस मिळेल.

सह मुख्य निबंधक, रु. २,
नागपूर प्रांतिव क्र. ५.

वाजार मूल्य: रु. 69108000/-

मोबदला रु. 65000000/-

भरलेले मुद्रांक शुल्क: रु. 4146600/-

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202303631 दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016841481202223E दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH016841461202223E	BARCODE								Date	15/03/2023-19:08:37			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)																	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR										Full Name				SAHAYOG PROPERTIES													
Location NAGPUR																											
Year 2022-2023 One Time										Flat/Block No.																	
Account Head Details								Amount In Rs.		Premises/Building																	
0030045401 Stamp Duty								4148600.00		Road/Street				MOUZA BORKHEDI													
0030063301 Registration Fee								30000.00		Area/Locality				NAGPUR													
										Town/City/District																	
										PIN						4		4		1		1		0		8	
										Remarks (If Any)																	
										SecondPartyName=MAYA RAJKUMAR KALE-																	
										Amount in				Forty One Lakh Seventy Six Thousand Six Hundred Rupees Only													
Total								41,76,600.00		Words																	
Payment Details IDBI BANK										FOR USE IN RECEIVING BANK																	
Cheque/DD Details										Bank CIN		Ref. No.		69103332023031521094						2797805406							
Cheque/DD No.										Bank Date		RBI Date		15/03/2023-19:43:00						Not Verified with RBI							
Name of Bank										Bank Branch				IDBI BANK													
Name of Branch										Scroll No., Date				Not Verified with Scroll													

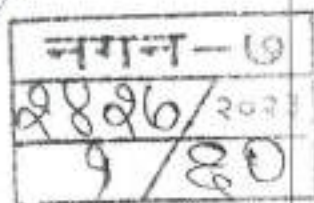
Department ID :

Mobile No. : 9422119559

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

साथ सातम वीसत दुसऱ्या निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासोरी जाय आहे. नोंदणी न करवावयाच्या दस्तासोरी सादर घेतल जाय

[Signature]



SALE DEED VALUED AT RS. 6,50,00,000.00 ONLY
(RUPEES SIX CRORE FIFTY LAKH ONLY)
MARKET VALUE RS. 6,91,10,000.00 ONLY

THIS DEED OF SALE is made on this 16 Day of **MARCH, 2023**
 BETWEEN:

(1) **MRS. MAYA W/o RAJKUMAR KALE (SMT. MAYA DILIP KALE)**, Aged 58 Years, Occupation – Agriculturist, PAN AIRPK5087C & AADHAR UID 7676 6107 5206, Mobile No. 9730005534, Resident of Plot No. 185, Hingna Road, Near Indo Convent, Rajendra Nagar, Near octroi Naka, Nagpur-440036, Tahsil-Nagpur(Rural) and District-NAGPUR

(2) **MISS. VIRSHREE D/o DILIP KALE**, Aged 35 Years, Occupation – Agriculturist, PAN BSXPK4071K & AADHAR UID 6694 6657 7597, Mobile No. 7887776095, Resident of Plot No. 185, Hingna Road, Near Indo Convent, Rajendra Nagar, Near octroi Naka, Nagpur-440036, Tahsil-Nagpur(Rural) and District-NAGPUR;

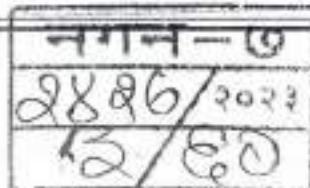
(3) **SHRI. SHANTARAM S/o VITHOBA alias VITHALRAO KALE**, Aged 75 Years, Occupation – Agriculturist, PAN ABUPK4584G & AADHAR UID 7382 6347 6215, Mobile No. 9860915956, Near Medical College Road Plot No. 56, Hanuman Nagar, Behind Tajshree TVS, Hauman Nagar, S.O., Nagpur-440009, Tahsil and District-NAGPUR;

(4) **SHRI. ASHOK S/o VITHOBA alias VITHALRAO KALE**, Aged 67 Years, Occupation – Agriculturist, PAN ACXPK3168L & AADHAR UID 8953 0043 1077, Mobile No. 9850316353, Resident of Plot No. Plot No. 50, Near Water Tank, Wanjari Nagar, Ajni, Nagpur-440003, Tahsil and District-NAGPUR;

(5) **SMT. PUSHPABAI W/o AJABRAO THAKRE (Mrs. Rajani Ajabrao Thakre)**, Aged 69 Years, Occupation – Agriculturist, & AADHAR UID 5699 1033 8932, Mobile No. 9881139768, Resident of Plot No. 757, Umrer Road, Sudampuri, Mirchi Bazar, Hanuman Nagar, S.O., Nagpur-440009; Tahsil and District-NAGPUR;

(6) **SMT. KANTA W/o DINESHRAO KALE**, Aged 65 Years, Occupation – Agriculturist, PAN BVJPK1975M & AADHAR UID 7574 0536 0244, Mobile No. 9960676641, Plot No. 56, Hanuman Nagar, Behind Tajshree TVS, Hauman Nagar, S.O., Nagpur-440009; Tahsil and District-NAGPUR;

(7) **MRS. VIDYA W/o NARESH BAWANKAR (Nee Miss. Vidya Dineshrao Kale)**, Aged 45 Years, Occupation – Agriculturist, PAN ALHPB5963B & AADHAR UID 8165 0607 6951, Mobile No. 9769234851, Resident of House No. 47, Behind Jattewar



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Sabhagraha, kamgar Nagar, Sakardara, Hanuman Nagar, Nagpur-440009, Tahsil and District-NAGPUR;

(8) **MRS. SHITAL W/o NILESH THAKARE**, Aged 44 Years, Occupation – Agriculturist, PAN AYEPT7164J & AADHAR UID 3474 6137 1175, Mobile No. 7262815527; Resident of Sarang M building, Flat No. 201, Sinhadgad Road, Nanded phata, Nanded City, Pune-411041;

(9) **MISS. NEHA D/o DINESHRAO KALE**, Aged 34 Years, Occupation – Agriculturist, PAN GERPK4275N & AADHAR UID 8027 2851 8870, Mobile No. 9865662361, Resident of Plot No. 56, Hanuman Nagar, Behind Tajshree TVS, Hauman Nagar, S.O., Nagpur-440009; Tahsil and District-NAGPUR;

(10) **SMT. JAYASHRI Wd/o YASHAVANT KALE**, Aged 70 Years, Occupation – Agriculturist, PAN ASGPK7477D & AADHAR UID 5417 2065 5769, Mobile No. 9850085033, Plot No. 56, Hanuman Nagar, Behind Tajshree TVS, Hauman Nagar, S.O., Nagpur-440009; Tahsil and District-NAGPUR;

(11) **SHRI. RAJESH S/o YASHWANT KALE**, Aged 49 Years, Occupation – Agriculturist, PAN AFIPK3954J & AADHAR UID 8571 9432 9242, Mobile No. 9730007191, Resident of Flat No. E-903, Mont vert Grande, Pashan Sutarwadi Link Road, Near Sai Chowk, Pashan, Armament, Pune-411021;

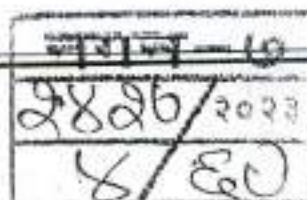
(12) **SHRI. NILAY S/o YASHWANT KALE**, Aged 41 Years, Occupation – Agriculturist, PAN ANRPK0928P & AADHAR UID 4345 0487 9268, Mobile No. 8446210223, Resident of Flat No. E-1104, Mont vert Grande, Pashan Sutarwadi Link Road, Near Sai Chowk, Pashan, Armament, Pune-411021;

(13) **MRS. PRANJALI W/o DHIRAJ SAWAI**, Aged 46 Years, Occupation – Agriculturist, PAN AVKPS7821G & AADHAR UID 3374 4034 8230, Mobile No. 9823162128, Resident of 5A, Tuljai, Near Dr. Sawai Maternity, Children Hospital, Narayan Nagar, Rukmini Nagar, Amravati-444606;

hereinafter all jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS**, as well as their respective heirs, legal representatives, executors, administrators, and assigns of the **ONE PART**.

AND

SAHAYOG PROPERTIES, A Partnership Firm, having its Office at Plot No. 25, LIC Colony, Deo Nagar, Ajni, Nagpur-440015, (PAN AEYFS1540K) acting through its partners (1) **SHRI. SANTUKRAO S/o MAROTRAO HAMBARDE**, Aged 53 Years, Occupation – Business, PAN AAEPH9502L, AADHAR UID 7242 5135 7612, Mobile No. 9422119559, Resident of 08, Vishnupuri, Indira Niwas, Vishnupuri, Nanded-431601, (2) **SHRI. SACHIN S/o SUBHASHRAO CHADAWAR**, Aged 47 Years, Occupation – Business, PAN AFFPC3556D, AADHAR UID 9195 2494 8962, Mobile No. 9923225557, E-mail ID: sachin.chadawar@gmail.com, Resident of Plot No. 25, LIC Colony, Deo Nagar, Ajni, Nagpur-440015, tahsil and District-NAGPUR; AND (3) **SHRI. PAWAN S/o PRADEEP CHADAWAR**, Aged 37 Years, Occupation – Business, PAN AGAPC9526B, AADHAR UID 2605 3071 6068, Mobile No. 9881818888, Resident of P No. 6-H No-1-7-



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416, Ashok Nagar, Taroda Bk., Nanded-431605, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendors named hereinabove are joint/Co-owners and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 14 of MOUZA – BORKHEDI, having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the **Schedule** hereunder written; AND

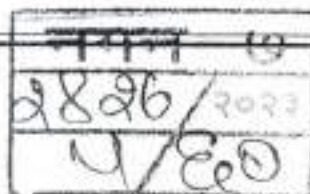
WHEREAS ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 14 of MOUZA – BORKHEDI, having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vithobaji Khemaji Kale, as recorded Owner thereof; AND

WHEREAS during the course of time in terms of a Family Settlement Dated 04-10-1979 effected by Shri. Vithobaji Khemaji Kale, in terms of which the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 14 of MOUZA – BORKHEDI, having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR, was allowed to the exclusive share of Shri. Dilip Vithobaji Kale; AND

WHEREAS the aforesaid Shri. Dilip Vithobaji Kale left for heavenly abode on 21-10-1989 leaving behind him, his widow Smt. Maya Dilip Kale, and only daughter Miss. Virshri Dilip Kale and Mother Smt. Kamalabai Vithobaji Kale, as the only legal heirs, who inherited the property of Shri. Dilip Vithobaji Kale, by way of intestate succession; AND

WHEREAS during the course of time the aforesaid Smt. Maya Dilip Kale, and Miss. Virshri Dilip Kale, have jointly filed a Regular Civil Suit before the 4th Joint Civil Judge, Senior Division, Nagpur, which was registered as Reg. Civil Suit No. 1781/95 on 27-05-1995 for partition and separate possession in respect of the aforesaid property; AND

WHEREAS during the course of time the aforesaid Smt. Kamalabai Wd/o Vithobaji Kale left for heavenly abode on 23-11-1993 and consequent upon her death her



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share in the said property devolved upon her husband Shri Vithobaji Khemaji Kale, and four sons namely Shri. Dinesh, Shri. Yashwant, Shri. Shantaram and Shri. Ashok and only daughter Miss. Rajni as her only legal heirs, who inherited her the share in the said entire property by way of intestate succession; AND

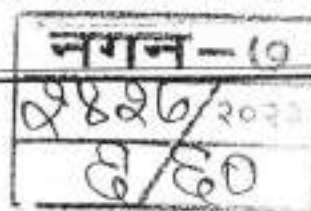
WHEREAS the aforesaid Reg. Civil Suit No. 1781/95 pending before the 4th Joint Civil Judge, Senior Division, Nagpur, was decreed with cost and declared that the aforesaid Smt. Maya Dilip Kale, and Miss. Virshri Dilip Kale alongwith legal heirs of Late Smt. Kamlabai Vithobaji Kale are entitled to receive their share in the said property. As a result therefore the aforesaid property is now free from encumbrances of all kinds whatsoever; AND

WHEREAS during the course of time the aforesaid Shri. Dinesh Vithobaji Kale left for heavenly abode on 07-04-2005 leaving behind him, his widow Smt. Kanta Dineshrao Kale, and 3 daughters namely (i) Miss. Neha Dineshrao Kale, (ii) Mrs. Vidya Naresh Bawankar and (iii) Mrs. Shital Nilesh Thakare, as his only legal heirs, who inherited the share of Shri. Dinesh Vithobaji Kale in the said property by way of intestate succession; AND

WHEREAS the aforesaid Shri. Yashwant Vithobaji Kale left for heavenly abode on 26-07-2003, leaving behind him, his widow Smt. Jayashri Yashavant Kale, 2 sons namely (i) Shri. Rajesh Yashwant Kale, (ii) Shri. Nilay Yashwant Kale, and only married daughter namely Mrs. Pranjali Dhiraj Sawai, as his only legal heirs, who inherited the share of Shri. Yashwant Vithobaji Kale in the said entire property by way of intestate succession; AND

WHEREAS consequent upon the death of Shri. Vithobaji Khemaji Kale, his share in the said property devolved upon (i) Smt. Maya Dilip Kale (Mrs. Maya Rajkumari Kale), (ii) Miss. Virshri Dilip Kale, (iii) Shri. Shantaram Vithobaji Kale, (iv) Shri. Ashok Vithobaji Kale, (v) Mrs. Rajani Ajabrao Thakre (Mrs. Pushpabai Ajabrao Thakre), (vi) Smt. Kanta Dineshrao Kale, (vii) Miss. Neha Dineshrao Kale, (viii) Mrs. Vidya Naresh Bawankar, (ix) Mrs. Shital Nilesh Thakare, (x) Smt. Jayashri Yashavant Kale, (xi) Shri. Rajesh Yashwant Kale, (xii) Shri. Nilay Yashwant Kale, and (xiii) Mrs. Pranjali Dhiraj Sawai by way of intestate succession. As a result therefore the aforesaid Vendors have now become the Joint/Co-owners of the aforesaid property comprising Kh./Survey/Gut No. 14, having an area of 1.94 Hectares, situated at Borkhedi, in Tahsil Nagpur (Rural) and District - NAGPUR with heritable and transferable rights therein; AND

WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 14 of MOUZA - BORKHEDI, P.S.K. 8 having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Tahsildar, Nagpur, vide its Order passed in the Revenue Case No. 124/LND-18/2017-18 dated 27-07-2018 and same is



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accordingly recorded in the Revenue Records vide Ferfar Entry No. 3615 dated 27-08-2018; AND

WHEREAS for cogent reasons and good causes the Vendors have now jointly decided to sell the said property bearing Kh. No. 14, having an area of 1.94 Hectares of Mouza – Borkhedi to any interested buyer and to utilise the sale proceeds thereof in their best interests and benefit of their family members; AND

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors have agreed to sell the said property to the Purchaser for a total valuable consideration of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakh) Only upon the following terms and conditions.

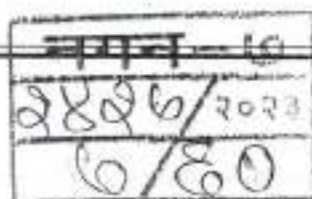
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipts whereof the respective Vendors do hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 14 of MOUZA – BORKHEDI, having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR, and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs 1,07,24,999=00 (Rupees One Crore Seven Lakh Twenty Four Thousand Nine Hundred Ninety Nine) Only paid by the Purchaser to the Vendors (Favoring Mrs. Maya Rajkumar Kale), by RTGS Vide UTR No. TAUBR22023031500001395, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.

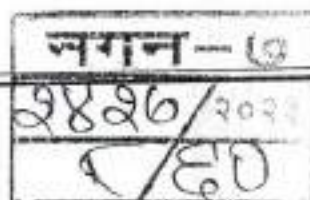
Rs. 1,08,334=00 (Rupees One Lakh Eight Thousand Three Hundred Thirty Four) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Maya Rajkumar Kale) towards Tax



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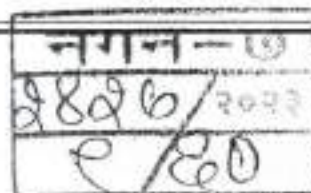
Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

- Rs. 1,07,24,999=00 (Rupees One Crore Seven Lakh Twenty Four Thousand Nine Hundred Ninety Nine) Only paid by the Purchaser to the Vendors (Favoring Miss. Virshree Dilip Kale), by RTGS Vide UTR No. TAUBR22023031600000125, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 1,08,334=00 (Rupees One Lakh Eight Thousand Three Hundred Thirty Four) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Virshree Dilip Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 21,45,000=00 (Rupees Twenty One Lakh Forty Five Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Shantaram Vithalrao Kale), by RTGS Vide UTR No. TAUBR22023031500000575, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 21,667=00 (Rupees One Lakh Eight Thousand Three Hundred Thirty Four) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Shantaram Vithalrao Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 21,45,000=00 (Rupees Twenty One Lakh Forty Five Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Ashok Vithalrao Kale), by RTGS Vide UTR No. TAUBR22023031500000570, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 21,667=00 (Rupees One Lakh Eight Thousand Three Hundred Thirty Four) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Ashok Vithalrao Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 21,45,000=00 (Rupees Twenty One Lakh Forty Five Thousand) Only paid by the Purchaser to the Vendors (Favoring Smt. Pushpabai Ajabrai Thakre), by RTGS Vide UTR No. TAUBR22023031500001415,



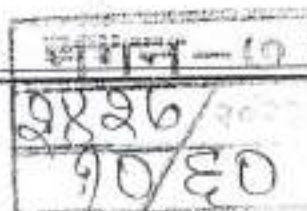
Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.

- Rs. 21,667=00 (Rupees Twenty One Thousand Six Hundred Sixty Seven) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Pushpabai Ajabrao Thakre) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Smt. Kanta Dineshrao Kale), by RTGS Vide UTR No. TAUBR22023031500000581, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Kanta Dineshrao Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Vidya Naresh Bawankar), by RTGS Vide UTR No. TAUBR22023031400000998, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Vidya Naresh Bawankar) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Shital Nilesh Thakare), by RTGS Vide UTR No. TAUBR22023031400001020, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Ra. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Shital Nilesh Thakare) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

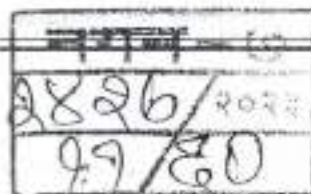


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- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Miss. Neha Dineshrao Kale), by RTGS Vide UTR No. TAUBR22023031500000581, Dated 15-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Neha Dineshrao Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Smt. Jayashri Yashavant Kale), by RTGS Vide UTR No. TAUBR220230314000001041, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Jayashri Yashavant Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Shri. Rajesh Yashwant Kale), by RTGS Vide UTR No. TAUBR220230314000001030, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Rajesh Yashwant Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Shri. Nilay Yashwant Kale), by RTGS Vide UTR No. TAUBR220230314000001053, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.



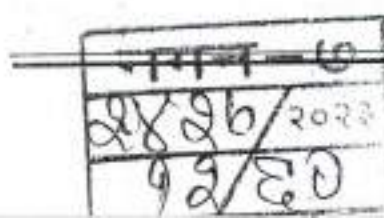
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Nilay Yashwant Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 5,36,250=00 (Rupees Five Lakh Thirty Six Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Pranjali Dhiraj Sawai), by RTGS Vide UTR No. TAUBR22023031400000986, Dated 14-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,417=00 (Rupees Five Thousand Four Hundred Seventeen) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Pranjali Dhiraj Sawai) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 21,45,000=00 (Rupees Twenty One Lakh Forty Five Thousand) Only paid by the Purchaser to the Vendors (Favoring Mrs. Maya Rajkumar Kale), by post dated Cheque No. 369298, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 21,667=00 (Rupees Twenty One Thousand Six Hundred Sixty Seven) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Maya Rajkumar Kale) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 21,45,000=00 (Rupees Twenty One Lakh Forty Five Thousand) Only paid by the Purchaser to the Vendors (Favoring Miss. Virshree Dilip Kale), by post dated Cheque No. 369302, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 21,667=00 (Rupees Twenty One Thousand Six Hundred Sixty Seven) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Virshree Dilip Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Shantaram Vitthalrao



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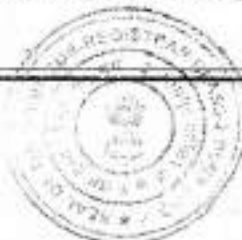
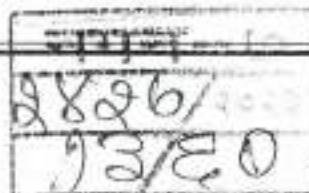
Kale), by post dated Cheque No. 369303, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.

Rs. 4,333=00	(Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Shantaram Vithalrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 4,29,000=00	(Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Ashok Vithalrao Kale), by post dated Cheque No. 369299, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 4,333=00	(Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Ashok Vithalrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 4,29,000=00	(Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Smt. Pushpabai Ajabrao Thakre), by post dated Cheque No. 369293, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 4,333=00	(Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Pushpabai Ajabrao Thakre), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Smt. Kanta Dineshrao Kale), by post dated Cheque No. 369297, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Kanta Dineshrao Kale), towards Tax Deducted at Source



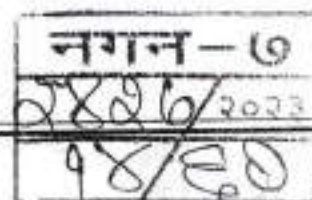
(TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring to Mrs. Vidya Naresh Bawankar), by post dated Cheque No. 369301, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Vidya Naresh Bawankar), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Shital Nilesh Thakare), by post dated Cheque No. 369304, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Shital Nilesh Thakare), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring to Miss. Neha Dinesh Rao Kale), by post dated Cheque No. 369294, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Neha Dinesh Rao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Smt. Jayashri Yashavant Kale), by post dated Cheque No. 369296, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.

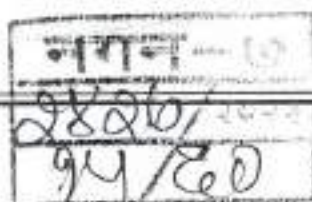


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Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Jayashri Yashavant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Shri. Rajesh Yashwant Kale), by post dated Cheque No. 369300, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Rajesh Yashwant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Shri. Nilay Yashwant Kale), by post dated Cheque No. 369295, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Nilay Yashwant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,07,250=00	(Rupees One Lakh Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Pranjali Dhiraj Sawai), by post dated Cheque No. 369292, Dated 16-05-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,083=00	(Rupees One Thousand Eighty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Pranjali Dhiraj Sawai), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

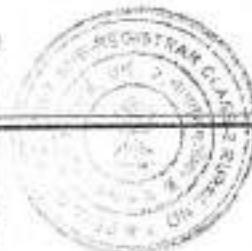
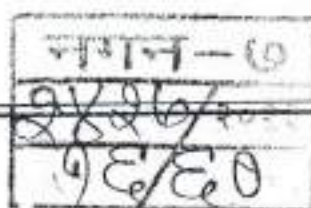


- Rs. 85,80,000=00 (Rupees Eighty Five Lakh Eighty Thousand) Only paid by the Purchaser to the Vendors (Favoring Mrs. Maya Rajkumar Kale), by post dated Cheque No. 369311, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 86,667=00 (Rupees Eighty Six Thousand Six Hundred Sixty Seven) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Maya Rajkumar Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 85,80,000=00 (Rupees Eighty Five Lakh Eighty Thousand) Only paid by the Purchaser to the Vendors (Favoring Miss. Virshree Dilip Kale), by post dated Cheque No. 369315, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 86,667=00 (Rupees Eighty Six Thousand Six Hundred Sixty Seven) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Virshree Dilip Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 17,16,000=00 (Rupees Seventeen Lakh Sixteen Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Shantaram Vithalrao Kale), by post dated Cheque No. 369316, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 17,333=00 (Rupees Seventeen Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Shantaram Vithalrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 17,16,000=00 (Rupees Seventeen Lakh Sixteen Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Ashok Vithalrao Kale), by post dated Cheque No. 369312, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.

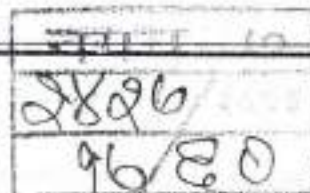


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Rs. 17,333=00	(Rupees Seventeen Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Ashok Vithalrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 17,16,000=00	(Rupees Seventeen Lakh Sixteen Thousand) Only paid by the Purchaser to the Vendors (Favoring Smt. Pushpabai Ajabrao Thakre), by post dated Cheque No. 369306, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 17,333=00	(Rupees Seventeen Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Pushpabai Ajabrao Thakre), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 4,29,000=00	(Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Smt. Kanta Dineshrao Kale), by post dated Cheque No. 369310, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 4,333=00	(Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Kanta Dineshrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 4,29,000=00	(Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Mrs. Vidya Naresh Bawankar), by post dated Cheque No. 369314, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
Rs. 4,333=00	(Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Vidya Naresh Bawankar), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.



- Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Mrs. Shital Nilesh Thakare), by post dated Cheque No. 369317, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Shital Nilesh Thakare), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Miss. Neha Dineshrao Kale), by post dated Cheque No. 369307, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Miss. Neha Dineshrao Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Smt. Jayashri Yashavant Kale), by post dated Cheque No. 369309, Dated 16-09-2023 Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Smt. Jayashri Yashavant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Rajesh Yashwant Kale), by post dated Cheque No. 369313 Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable



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to Vendor (i.e. Shri. Rajesh Yashwant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Shri. Nilay Yashwant Kale), by post dated Cheque No. 369308, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.

Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Nilay Yashwant Kale), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 4,29,000=00 (Rupees Four Lakh Twenty Nine Thousand) Only paid by the Purchaser to the Vendors (Favoring Mrs. Pranjali Dhiraj Sawal), by post dated Cheque No. 369305, Dated 16-09-2023, Drawn on Akola Urban Co-operative Bank Ltd., the receipt whereof is hereby acknowledged by the Vendors.

Rs. 4,333=00 (Rupees Four Thousand Three Hundred Thirty Three) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Mrs. Pranjali Dhiraj Sawal), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

RS. 6,50,00,000=00 (TOTAL SIX CRORE FIFTY LAKH ONLY)

THAT the aforesaid Vendors have requested the Purchaser that the Consideration payable by the Purchasers to the Vendors hereunder be paid by the Purchaser to the Vendors in the manner stipulated hereinabove, irrespective of their shares allowed under the suit decreed. The Purchaser have agreed to pay the sale Consideration as per the joint request of all the Vendors, since the same is an internal issue between the Vendors interse and the Purchaser is not concerned therewith. The Vendors do and each of them doth hereby agree and confirm that all payments made by the Purchaser to the Vendors in the aforesaid manner shall be deemed to be payments made to all the Vendors jointly by the Purchaser and all receipts acknowledged by the Vendors shall be deemed to be valid and sufficient receipts as if the same were given by all the Vendors jointly. Each of the Vendors expressly confirm that the Purchaser is not responsible for distribution of the Consideration among the Vendors interse in any proportion and the Purchaser having paid the entire Sale Consideration to the Vendors,

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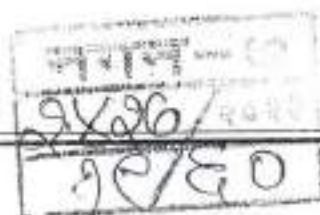
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have now agreed to execute a Sale Deed in respect thereof in favour of Purchaser in the following manner.

- * That validity of this Sale Deed is subject realization of Cheques as stipulated in the manner of payment.

(2) THAT THE VENDORS do hereby covenants with the PURCHASER as follows :-

- i) THAT Vendors do hereby covenant that they have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.
- ii) THAT the Vendors further assure the Purchaser that the property hereby sold is the ancestral property belonging to them alone, having acquired the same by them and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance, or interruption by any other person whosoever.
- iv) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchaser.
- v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and to do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and his heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.
- vi) THAT the Vendors have today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition without any reservations and limitation and the Purchaser has taken over the possession of the same from the Vendors.



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vii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge to which this sale is not subject, the Vendors will indemnify the Purchaser.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion.

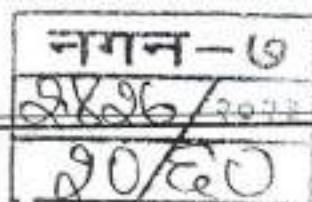
xii) THAT the Vendors covenant with the Purchaser that the property hereby sold is not under any acquisition / requisitions or any scheme of Government, nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant that they do not hold total agricultural land more than Ceiling Limits and nor they belong to any Tribal Community.

xiii) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchaser shall mutate his name in revenue record as the absolute owner of the property hereby purchased.

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.



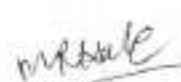
SCHEDULE OF PROPERTY
REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 14 of MOUZA – BORKHEDI, having an area of 1.94 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	BY KHASRA NO. 15,
ON THE WEST	-	BY ROAD,
ON THE NORTH	-	BY KHASRA NO. 13/1 & 13/2,
ON THE SOUTH	-	BY 9.00 MTRS. WIDE ROAD.

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

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (MRS. MAYA RAJKUMAR KALE) (SMT. MAYA DILIP KALE)
02			2)  (MISS. VIRSHRI DILIP KALE)




2826
29/80

Contd.

03



3)

(SHANTARAM VITHALRAO KALE)

04



4)

(ASHOK VITHALRAO KALE)

05



5)

(SMT. PUSHPABAI AJABRAO THAKRE)

(MRS. RAJANI AJABRAO THAKRE)

06



6)

(SMT. KANTA DINESHRAO KALE)

07



7)

(MRS. VIDYA NAREESH BAWANKAR)

(Nee Miss. Vidya Dineshrao Kale)

08



8)

(MRS. SHITAL NILESH THAKARE)

नगन-७
२४२७/२६२३
२२/६०



Contd.

09



9)

(MISS. NEHA DINESHRAO KALE)

10



10)

(SMT. JAYASHRI YASHAVANT KALE)

11



11)

(RAJESH YASHWANT KALE)

12



12)

(NILAY YASHWANT KALE)

13



13)

(MRS. PRANJALI DHIRAJ SAWAI)

VENDORS

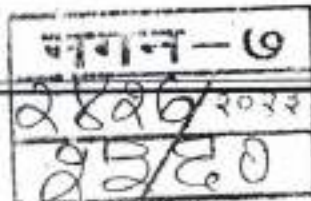
14



1)

(SANTUKRAO MAROTRAO HAMBARDE)

FOR SAHAYOG PROPERTIES



Contd.

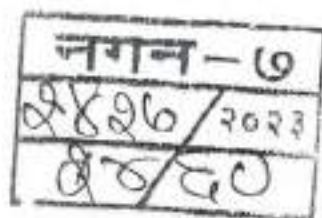
15			2)	 (SACHIN SUBHASHRAO CHADAWAR)
----	---	---	----	---

16			3)	 (PAWAN PRADEEP CHADAWAR) Partners PURCHASER
----	--	--	----	---

WITNESSES : The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			 WITNESS NO. 1
---	---	---	--

II			 WITNESS NO. 2
----	---	---	--





पराशर्यु ज्योतिष ब्रह्मसूत्र अध्याय १ अथिमेकः अथिमेकः अथिमेकः (वरुणः काशे व सुविद्योऽथि देवके) निष्य, १९७१ मासि निष्य ३,५,६ अथि ५

भूसाखल तन्त्रांक व उपविभाग : 14

[illegible]

35968)

जिल्हा :- नागपूर

वर्ष		हंगाम	खाता क्रमांक	विकाया प्रकार	विकास नुसार	मालक	अवतल स्थिति	अल मिनमावे साधन	एकक	वेळ
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2021-22	21	खरब			८२	३.००	०.३०००			०.३०००
2021-22	22	खरब	५१				०.५०००			०.५०००
			५१	निपट	३		०.५०००			०.५०००
			५१	निपट	३		०.५०००			०.५०००
2022-23	23	खरब	५१				०.५०००			०.५०००
			५१	निपट	३		०.५०००			०.५०००
			५१	निपट	३		०.५०००			०.५०००

नगर-७
२४०६/२०२३
२५/६०



68-मी. दूरी पर
नामधारा (रिप)

<https://mahaferfar1.enlightcloud.com/DDM/PgHtml712>

14.03.2029

२०२२-२३

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आराखीदार खतावणी -- जमावदी पत्रक)
तालुका: नागपूर (ग्रामीण)

गाव: भोरखेडी

गाव नमुना भूमापन क्रमांक व
तहा मधील उपविभाग क्रमांक
नोंद

क्षेत्र

वसुलीसाठी

लागवडी योग्य
क्षेत्र

पोटखराब क्षेत्र

एकूण क्षेत्र

आकारणी
किंवा जुडी

दुमाला
जमिनीवरील
नुकसान.

स्थानिक उपकर

(हे.आर.चौ.मी) (हे.आर.चौ.मी) (हे.आर.चौ.मी)

जि.प. प्रा.प.

(१)

(२)

(३अ)

(३ब)

(३क)

(४)

(५)

(६अ)

(६ब)

खाली क्रमांक अशोक विठोबा काळे, कांता विनेश काळे, जयश्री यशवंतराव काळे, निलय यशवंतराव काळे, नेहा विनेश काळे, पुष्पाबाई
13245 अजायराव ठाकरे, प्रानली धिरज सवाई, भाया राजकुमार काळे, रावेश यशवंतराव काळे, विद्या रोश बाचनकर, बिरश्री विनायक
काळे, शांताराम विठोबा काळे, शिवाल गिलेश ठाकरे.

सामाईक खाते 14

1.94.00

0.0000

1.94.00

7.5

0

0

0

एकूण

1.94.00

0.0000

1.94.00

7.5

0

0

0

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 14/03/2023

सांकेतिक क्रमांक :- 270900090108920000320232133

(वाच :- मंडळीक इराका रोख)

तहाडी साक्षा :- मोहगांव (त.सा.क्र.74) ता :- नागपूर (ग्रामीण)

नगन-७
४४२६/२०२३
२६/६०



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४४२६/२०२३
मोहगांव
१४/०३/२०२३

<https://mahaferfar1.enlightcloud.com/DDM/Report&a>

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नगन-७
२४२७/२०२३
२७/६०



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७९२ २५३१४३१

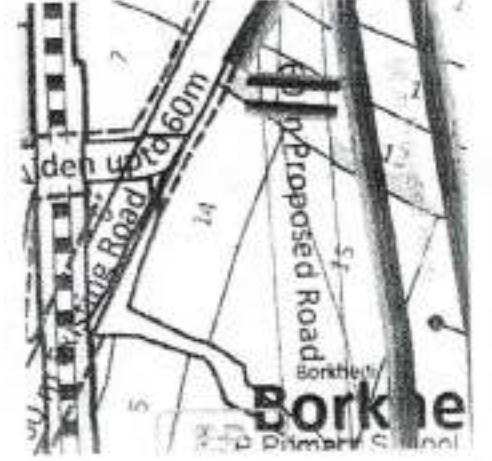
नागपूर महानगर प्रदेश विकास योजना

महानगर प्रदेशाक निर्माण व नगर रचना अधिनियम १९६६ चे कलम ३१ (१), अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. दिनांक-२४.१६/१२.०२/२०१८/एस.एम./नवि-१, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. दिनांक-२४.१६/१२.०२/२०१८/ई.सी./२०१६/नवि-१, दिनांक ०५/१०/२०१८ अन्वये सद्यः मंडळ तसेच अधिसूचना क्र. दिनांक-२४.१६/१२.०२/२०१८/ई.सी./२०१६/नवि-१, दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर

झोन दाखला / प्रमाणपत्र :-

भास नकाशा :-

मंडळ विकास योजना नकाशा नुसार विषयांकीत जागेचे
गांठभाग उल्लेख नमूद झालेले संपूर्ण खस-काचा झोन
दाखला देण्यात येत आहे.

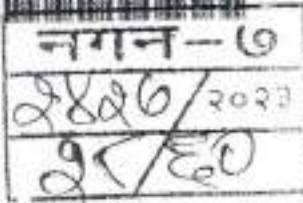


01. DP Sheet Number : 118
02. Tahsil Name : Nagpur (Rural)
03. Mouza : Borkhedi
04. Khasra No : 14
05. Land Use as per DP : South C Sector, Residential, 60.00 M. Road Widening
06. Sanctioned EP : As Per EP-191 60.00 M. Proposed Road is deleted and included in Adjoining zone
07. Sanctioned SM :-

Date : 18-01-2023



62033010925



CHANDRASHEKHAR
KAPGATE
Digitally signed by
CHANDRASHEKHAR
KAPGATE
Date: 2023.02.08
15:12:41 +05'30'

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

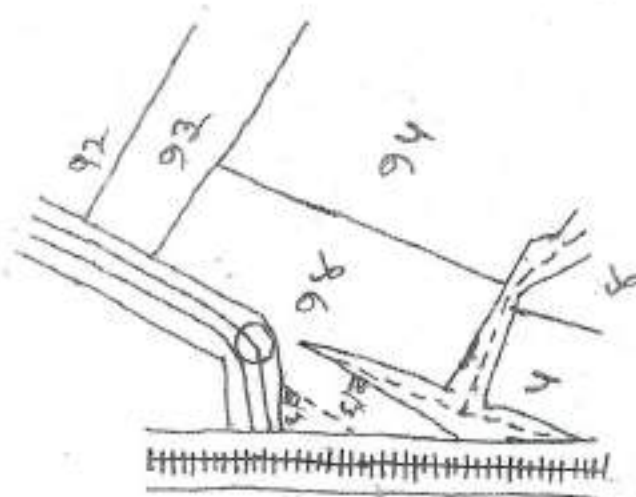
- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारात परवानगी म्हणून उपयोग करता येणार नाही.
- २) सदर झोन दाखला हा मानकी नकाशाच्या पुढील प्रमाणे झाला असा येणार नाही.
- ३) नविन/जुना मकान झालेल्या सर्व कर्मांक/गट कर्मांक यात अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
- ४) उल्लेख नुसार प्रमाणित झालेल्या सर्व कर्मांक/गट कर्मांक यात अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
- ५) सदर दाखला करील नमूद नकाशा कर्मांक दिवसांनुसार केवळ तीन महिन्यांपर्यंत झाला समजल्या जाईल.
- ६) सदर भाग नकाशा हा प्रमाणित नाही.
- ७) अर्जदाराचे कुठल्याही मकानाचे पुरविल्याचे सिद्ध झाल्यास सदर दाखला रद्द समजल्या जाईल.

नगन-७
२४६६/२०२०
२२/६०



१


 ज.स. अ.स. ७४-सा.इ.सा.प
 ज.स. अ.स. ७४-सा.इ.सा.प
 ज.स. अ.स. ७४-सा.इ.सा.प
 ज.स. अ.स. ७४-सा.इ.सा.प



नगन-७
२४२६/२०२३
३०/६०



CH

सिमांकन प्रमाणपत्र.

तलाठी कार्यालय मोहगांव

प्रमाणित करण्यात येते की, नांव अशोक पिठोबा कोळे व इतर

राह आसपूर तालुका आसपूर जिल्हा आसपूर

संपादन तहिवसी आहेत व त्यांची कास्तकारी जमीन मांजा बोरबेडी पटन ६४

वरील सर्व क्रमांक १४ आरती १५६ हे आरप्रमाणे असून चतुःसिमा जालील प्रमाणे आहे.

दिशा कास्तकाराचे नाव/ गट नंबर/इतर

पुढील १) क्र. नं. १५ अशोक सिंह भीमसिंह गोतम व इतर या बोरबेडी ~~अशोक~~

वरील १) — बोड (रस्ता)

पुढील २) क्र. नं. १५१ भावेडा चंदुधाल कारीण व इतर

व) क्र. नं. १३१ अनिताबेन भरतकुमार ठळकर या आसपूर

वरील १) — बोड (रस्ता)

वरील अमंदाराच्या कास्तकारी जमिनीचे मौज्यावर जाऊन निरीक्षण केले असता गट नंबर १४ चे नकाशाप्रमाणे केलेले सिमांकन वर नमूद केलेल्या चतुःसिमा वरील आहत.



अशोक
सहायक तलाठी
मोहगांव
ता. आसपूर जिल्हा आसपूर
३/११/२०२३

नगन-७
२४२६/२०२३
३९/६०



अशोक

पृष्ठ - १०
१४२६/१५४१
६२/६०



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
GERPK4275N

नाम / Name
NEHA DINESHRAO KALE

पिता का नाम / Father's Name
DINESHRAO KALE

जन्म तिथि / Date of Birth
05/07/1989

सहस्र / Signature



समाप्ति क्रम / Enrolment No.: 2722/40181/11552

उपस्थिति / Present
To
श्री. नेहा दिनेशराव काले
श्री. नेहा दिनेशराव काले
एन. दिनेशराव काले
प्लॉट नं. 99, महारानी नगर
बैकाल टागोर टव्स
महारानी नगर-50
पुणे महाराष्ट्र-411004
9554622961

सहस्र / Signature

आपका / Your No.
6027 2851 8870
VID : 9159 9279 8222 4248

मेरा / मेरी पहचान

भारत सरकार
Government of India

श्री. नेहा दिनेशराव काले
श्री. नेहा दिनेशराव काले
जन्म तिथि: 05/07/1989
लिंग FEMALE

आपका / Your No.
6027 2851 8870
VID : 9159 9279 8222 4248

मेरा / मेरी पहचान

नरान-७
2826/202
53/80



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILAY Y KALE

YASHWANT VITTHALRAO KALE

20/01/1982

Permanent Account Number
ANRPK0928P

Signature



भारत सरकार
Government of India



निलय यशवंतराव काले
Nilay Yashwantrao Kale
जन्म तारीख / DOB 20/01/1982
पुरुष / Male



4345 0487 9268

आधार - सामान्य माणसाचा अधिकार
de
Nilay Kale



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: यशवंतराव काले, फ्लॅट
नं. E-1104, मॉड वॉर्ल्ड ग्रांड्स, पाषाण
सुतारवाडी लिंक रोड, माई चौक जवळ
पाषाण, पाषाण, अहमदनगर, पुणे
महाराष्ट्र, 411021

Address: S/O: Yashwantrao Kale, Flat
No. E-1104, Mod Vard Grand: Pashan
Sutarwad Link Road Near Sai Chowk,
Pashan, Pashan, Ahmदनगर, Pune,
Maharashtra, 411021

4345 0487 9268



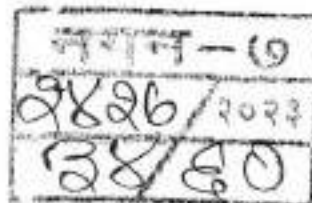
1947
100 300 1947



pa@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
SHITAL MILESH THAKARE
DINESH VITTHAL KALE
15/06/1979
Permanent Account Number
AYEP7184J
Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

डिजिटल निवेदन ठाणे
Shital M. Thakare
जन्म तारीख/DOB: 15/06/1979
लिंग/ GENDER: FEMALE
Mobile No: 9922331331

3474 6137 1175
VID : 9101 2272 5928 3414

माझे आयकर, माझी ओळख

Download Date: 04/03/2021

Issue Date: 24/03/2021

भारतीय विविध पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
सारांग एम बिल्डिंग, फ्लॅट नं 201, सिंगड रोड, नंदेड
काटा, नंदेड जिल्हा, पुणे जिल्हा, पुणे,
महाराष्ट्र - 411041

Address:
sarang M building, flat no 201, singhad
road, nanded phate, nanded city, Pune
City, Pune,
Maharashtra - 411041

3474 6137 1175
VID : 9101 2272 5928 3414

1947

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नगन-७
२४२६/२०२३
२५/२०



Shital M. Thakare

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOU PRANJALI DHIRAJ SAWAI

Y V KALE

12/08/1977

Permanent Account Number

AVKPS7821G

Signature



भारत सरकार Government of India	
भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India	
नामांकन क्रम/ Enrolment No.: 2821/12012/00015	
To श्रीमती धीराज सावाई Pranjali Dhiraj Sawai W/O Dhiraj Sawai SA Tufai Near Dr. Sawai Maternity, Children Hospital Narayan Nagar Rajhemi Nagar S.O Amravati Maharashtra - 446606 9823162913	
Signature 	
आपका आधार क्रमांक / Your Aadhaar No. : 3374 4034 8230 VID : 9182 5433 7480 3993	
मेरा आधार, मेरी पहचान	
भारत सरकार Government of India	
	श्रीमती धीराज सावाई Pranjali Dhiraj Sawai जन्म तिथि/DOB: 12/08/1977 लिंग/ GENDER: FEMALE
3374 4034 8230 VID : 9182 5433 7480 3993	
मेरा आधार, मेरी पहचान	

नगन-७
2826/2023
28/80



आयकर विभाग	भारत सरकार
TAX DEPARTMENT	GOVT OF INDIA
श्री श्री दिलीप काले	
DILIP KALE	
706/1988	
6894 6577 738	

भारत सरकार	
GOVT OF INDIA	
श्री श्री दिलीप काले	
DILIP KALE	
706/1988	
6894 6577 738	

नगन-७
२४२६/२०२३
३६/६०



[Handwritten signature]

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABUPK4584G

पुरुष / NAME
SHANTARAM VITHALRAO KALE

पिता का नाम / FATHER'S NAME
VITHALRAO KALE

जन्म तिथि / DATE OF BIRTH
15-06-1948

हस्ताक्षर / SIGNATURE

COMMISSIONER OF INCOME-TAX, VIDARISH



भारतीय विशिष्ट आयकर प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉंदविषयाना क्रमांक / Enrollment No 1104/10003/11347

To,
शान्तराम विठ्ठलराव काळे
Shantaram Vitthalrao Kale
S/O Vitthalrao Kale
NEAR MEDICAL COLLEGE PLOT NO. 56, HANUMAN
NAGAR
Hanuman Nagar S.O
Hanuman Nagar Nagpur
Maharashtra 440009
9860915056

Ref: 676 / 10E / 797850 / 798376 / P



UE4414912171N



आपला आधार क्रमांक / Your Aadhaar No.:

7382 6347 6215

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शान्तराम विठ्ठलराव काळे
Shantaram Vitthalrao Kale
जन्म वर्ष / Year of Birth : 1948
पुरुष / Male



नगन-७
2826/2022
25/60



7382 6347 6215

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH YASHWANTRAO KALE
YASHWANTRAO VITHALRAO KALE

03/06/1974
Permanent Account Number
AFIPK3054J

Signature

23/06/2010

भारत सरकार
GOVERNMENT OF INDIA

राजेश यशवंतराव काळे
Rajesh Yashwantrao Kale
जन्म तारीख / DOB: 03/06/1974
पुरुष / MALE

6571 9432 9242

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: यशवंतराव काळे, फ्लॅट
नं. ई-903, मॉडर्न ग्रॅन्ड,
पाषाण सुतारबादी लिंक
रोड, साई चौक जवळ,
पाषाण, पापण, पुणे,
महाराष्ट्र - 411021

Address:
S/O: Yashwantrao Kale, Flat No. E-
903, Modern Grand, Pashan
Sutarwadi Link Road, Near Sai
Chok, Pashan, Pashan, Pune,
Maharashtra - 411021

6571 9432 9242

Aadhaar-Aam Admi ka Adhikar

नगन-७
२४२६/२०२३
३९/६०



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALHPB5963B

नाम / Name
VIDYA BAWANKAR

पिता का नाम / Father's Name
DINESH VITHHALRAO KALE

जन्म की तारीख
Date of Birth
17/03/1978

हस्ताक्षर / Signature



भारत सरकार
GOVERNMENT OF INDIA

विद्या नरेश बावनकर
Vidya Naresh Bawankar

जन्म तारीख / DOB: 17/03/1978

महिला / FEMALE

8165 0607 6951

आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
घर नं-47, जट्टेकार सभागृह
सांग, कामगार नगर,
साकरवरा, हनुमान नगर,
नागपूर,
महाराष्ट्र - 440009

Address:
House No-47, Behind Jattekar
Sabhagruha, Kamagar Nagar,
Sakardara, Hanuman Nagar,
Nagpur,
Maharashtra - 440009



1947
1008 165 1347

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1347,
Bangalore-560 021

नगन-७
२४२६/२०२३
१८०/६०





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉदणी क्रमांक/Enrolment No.: 1190/10398/34568

To: Maya Rajkumar Kale
(माया राजकुमार कळे)
W/O Rajkumar Kale
Plot No. 185
Hingna Road
Near Indo Convent
Rajendra Nagar, Near Gatra Naka
Nagpur (Urban)
Nagpur
Maharashtra - 440039

Date: 23/08/2011

Ref. No.: 00007182-00069035-00068741-



UB 04117492 0 IN

आपला आधार क्रमांक / Your Aadhaar No.:

7676 6107 5205

आधार – सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



माया राजकुमार कळे
Maya Rajkumar Kale
जन्म वर्ष / Year of Birth: 1955
स्त्री / Female

7676 6107 5205



आधार – सामान्य माणसाचा अधिकार

स्थायी खाते संख्या

/PERMANENT ACCOUNT NUMBER

AIRPK5087C



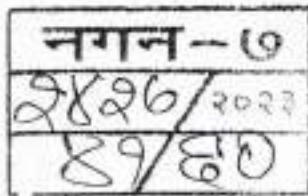
नाम (NAME)

MAYA RAJKUMAR KALE

पिते या नाव / FATHER'S NAME

ANANDRAO BALKRISHNA DHOTE

दिवस दिनांक / DATE OF BIRTH



(Signature)

PERMANENT ACCOUNT NUMBER
ACXPK31681

NAME
ASHOK VITHALRAO KALE

FATHER'S NAME
VITHALRAO KHEMADI KALE

DATE OF BIRTH
21-06-1958

SIGNATURE
Ashok

COMMISSIONER OF INCOME TAX, VIDARBH

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॉदणी क्रमांक / Enrolment No.: 2722/40031/64461

To
अशोक विठ्ठलराव काले
Ashok Vithalrao Kale
S/O Vithalrao Kale
Plot N.50
Wanjarl Nagar
Near Water Tank
Avt S.O.
Nagpur, Maharashtra - 440003
9890011111

आपला आधार क्रमांक / Your Aadhaar No. :
8953 0043 1077
VID : 9115 7451 3126 2439

माझे आधार, माझी ओळख

अशोक विठ्ठलराव काले
Ashok Vithalrao Kale
जन्म तारीख DOB: 21/06/1958
पुरुष MALE

8953 0043 1077
VID : 9115 7451 3126 2439

माझे आधार, माझी ओळख

नगन-७
२४२६/२०२३
१४२/६०

आयकर विभाग
INCOME TAX DEPARTMENT

JAYSHREE Y KALE

SHANKARRAO MAHADEV BHOYAR

26/06/1953

Permanent Account Number
ASGPK7477D


Signature



भारत सरकार
GOVERNMENT OF INDIA



जयश्री यशवंत काले
Jayashree Yashavant Kale
जन्य तारीख / DOB : 26/06/1953
महिला / FEMALE

5417 2065 5769



आधार - सामान्य माणसाचा अधिकार



भारतीय विविध पहचान प्राधिकरण
INDIAN MULTIMEDIA AUTHORITY OF INDIA

पत्ता
W/O यशवंत काले, यशवंत जनरल स्टोर
जवळ, पॉट नं. 58, हनुमन नगर, हनुमन
नगर स.ओ, नागपूर, महाराष्ट्र, 440009

Address:
W/O Yashavant Kale, Near
mamata Janaral Store, Plot
no. 58, Hanuman Nagar,
Hanuman Nagar S.O, Nagpur,
Maharashtra, 440009



1947
1888 208 1947

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Bengaluru-560 001

नगन-७
2826/2023
83/80



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KANTA KALE
SHESHRAO KASHINATAJI DHONE

25/06/1958
Permanent Account Number
BVJPK1975M

Signature



भारत सरकार
GOVT OF INDIA

कान्ता दिनेशराव काले
Kanta Dineshwar Kale

जन्म वर्ष / Year of Birth : 1958
स्त्री / Female

7574 0536 0244

आधार - सामान्य माणसाचा अधिकार




भारत सरकार
GOVT OF INDIA

कान्ता दिनेशराव काले, वैद्यकीय
चौकटबंद, प्लॉट नं. 56, हनुमान नगर,
हनुमान नगर क.व.ड., नागपूर - महाराष्ट्र,
440003

Address: W/O Dineshwar Kale,
near medical chowk, plot no. 56,
hanuman nagar, Hanuman Nagar
S.O, Hanuman Nagar, Nagpur,
Maharashtra, 440003

1947
1800 100 1947

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P.O. Box No. 1947,
Bangalore-560 591

नगन-७
2826/2022
88/80



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHADAWAR SACHIN SUBHASHRAO
SUBHASH MADHAVRAO CHADAWAR

05/08/1976
Permanent Account Number
AFFPC3556D

[Signature]
Signature

[Photo]

भारत सरकार
Government of India

सचिन सुभाषराव चादवार
Sachin Subhashrao Chadawar
जन्म तारीख / DOB: 05/08/1976
पुरुष / Male

9195 2494 8962

- सामान्य माणसाचा अधिकार

नगन-७
२४२६/२०२३
४५/६०



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

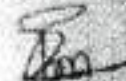
SANTUKRAO MAROTRAO HAMBARDE

MAROTRAO HONAJI HAMBARDE

02/02/1970

Permanent Account Number

AAEPH9502L


Signature



20012015

भारत सरकार
GOVERNMENT OF INDIA

 सन्तुक्राव मारोत्राव हम्बार्डे
Santukrao Marotrao
Hambarde
जन्म तारीख/DOB: 02/02/1970
पुरुष / MALE

7242 5135 7612

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
S/O. मारोत्राव हम्बार्डे, 08,
विष्णुपुरी, इंदूर निकास,
विष्णुपुरी, नांदेड,
महाराष्ट्र - 431601
S/O. Marotrao Hambarde, 08,
Vishnupuri, Indur Nikas,
Vishnupuri, Nanded,
Maharashtra - 431601

7242 5135 7612

Aadhaar-Aam Admi ka Adhikar

नगन-७
२४२६/२०२३
२६/६०



भारत सरकार
GOVERNMENT OF INDIA

राजेश कपिल देशमुख
Rajesh Kapil Deshmukh
जन्म तिथि/DOB: 30/12/1974
पुरुष/ MALE

6361 0381 8909
VID : 9150 9741 6390 1254
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
प्लॉट नं 53, लोकमान्य ग्रुह निर्माण संस्था, बेसा टी पॉइंट,
डीचहाके साव्हागुहा, बेसा, नागपुर,
महाराष्ट्र - 440034

Address:
Plot No 53, Lokmanya Gruha Nirman Sanstha,
Besat T Point, Behind Dichehake Sabhagruha,
Besat, Nagpur,
Maharashtra - 440034

6361 0381 8909
VID : 9150 9741 6390 1254

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भारत सरकार
GOVERNMENT OF INDIA

विजय गंगधर लखडे
Vijay Gangadhar Lakde
जन्म तारीख/DOB: 25/02/1984
पुरुष/ MALE
Mobile No: 9764717991
3811 3708 6336
VID : 9178 1915 3155 9471

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
वडगाव, नागपुर,
महाराष्ट्र - 441122

Address:
Wadgaon, Nagpur,
Maharashtra - 441122

3811 3708 6336
VID : 9178 1915 3155 9471

www.uidai.gov.in

नगन-७
२४२६/२०२३
२६/६०



Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAWAN PRADEEP CHADAWAR

PRADEEP GAJANANRAO CHADAWAR

28/03/1986

Income Tax Account Number

AGAPC9526B

Signature



भारत सरकार
Government of India



पवन प्रदीप चाडवार
Pawan Pradeep Chadawar
जन्म तिथि/DOB: 28/03/1986
पुरुष/ MALE

2605 3071 6066

VID: 9145 9759 4509 2382

मेरा आधार, मेरी पहचान



राष्ट्रीय चिह्नित पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O प्रदीप चाडवार, नंदेड, पी नं- 6-एच-न-1-7-416
अशोक नगर, तरोडा बुद्रुक, नंदेड,
महाराष्ट्र - 431605

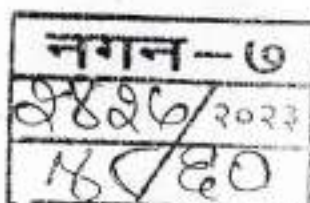
Address:
S/O Pradeep Chadawar, nanded, p no- 6-h-
no-1-7-416 ashok nagar, Taroda Bk.,
Nanded,
Maharashtra - 431605



QR Code with Photograph

2605 3071 6066

VID: 9145 9759 4509 2382



भारतीय सरकार
GOVERNMENT OF INDIA



पुष्पाबाई अजाबराव ठाकरे
Pushpabai Ajabirao Thakre

जन्म वर्ष / Year of Birth : 1954
स्त्री / Female

5699 1033 8932

आधार - सामान्य माणसाचा अधिकार

भारतीय विनिश्चित ओळख प्रतीकरण
INDIAN NATIONAL IDENTIFICATION AUTHORITY OF INDIA

पता : W/O अजाबराव पांडुरंगजी
ठाकरे, प्लॉट नं. ७५७, उमरेड रोड,
मुंदामपुरी, मिरची बेजर, हनुमान नगर
स.ओ. नगपुर, महाराष्ट्र, 440009

Address: W/O Ajabirao
Pandurangji Thakre, Plot No.
757, Umir Road, Surampuri,
Mirchi Bezer, Hanuman Nagar
S.O. Naggur, Maharashtra,
440009


1847
1225 193 1847


आधार@india.gov.in


www.india.gov.in


P.O. Box No. 1947,
Bengaluru-560 093

नगन-७
२४२६/२०२३
४९/६०



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जगन-७
२४२६
१०/६०



]

मूल्यांकनाचे वर्ष: 2023
जिल्हा: नागपूर
तालुका: नागपूर (ग्रामीण)
परगणना विभाग: 6.1.2-महात्म्यासन्मुख रहिवास व इतर वापराच्या विकसनक्षम जमिनी
क्षेत्रीय मंडळ: Nagpur Municipal Corporation
मिळकतीचा क्रमांक: सर्व्हे नंबर-14

वार्षिक मूल्य दर लक्ष्यानुसार जमिनीचा दर

घुली जमीन	निवासी शहानिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
(300)	22410	28000	33000	0	चौ. मीटर

मिळकतीचे क्षेत्र: 19400 चौ. मीटर Bulk Land

Applicable Rules: 16 ब

1. 4000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर =5200/-

4000 चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 5200
=2600000/-

2. 1500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90% मूल्य दर =4680/-

1500 चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 4680
=7020000/-

3. 2000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80% मूल्य दर =4160/-

2000 चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 4160
=8320000/-

4. 6000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70% मूल्य दर =3640/-

6000 चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 3640
=21840000/-

5. 9400 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60% मूल्य दर =3120/-

9400 चौ. मीटर क्षेत्रासाठी मूल्य = 9400 * 3120
=29328000/-

जमिनीचे एकाच अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य + मिळकतीचे क्षेत्र (5) मूल्य

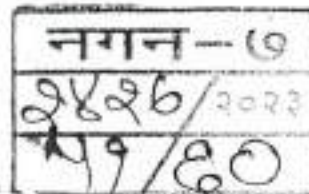
=2600000 + 7020000 + 8320000 + 21840000 + 29328000

Rs. 69108000/-

= सहा करोड एक्क्याण्णव लाख आठ हजार /-

Home

Print



Handwritten signature

नगन-७
२४२७/२०००
५२/४०





4176600.00

Total

नगन-७
२४९६/२०२३
५३/६०



16-03-2023 03:14:35

नगन-७
२४२६/२०२३
५४/६०



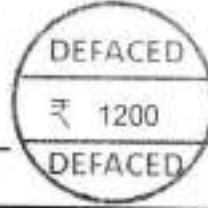


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1603202303631	Receipt Date	16/03/2023
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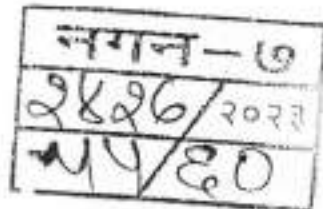
Received from SAHAYOG PROPERTIES, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 2427 dated 16/03/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name	SBIN	Payment Date	16/03/2023
Bank CIN	10004152023031603266	REF No.	307535730110
Deface No	1603202303631D	Deface Date	16/03/2023

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



[Handwritten signature]

नगन-१०
२४२६
५८/६१०



S

270/2427

गुन्वारा 16 मार्च 2023 3:14 म.नं.

दस्त गोपवारा भाग-1

नगन7

46160

दस्त क्रमांक: 2427/2023

दस्त क्रमांक: नगन7 /2427/2023

काजारा मूल्य: ₹. 6,91,08,000/-

मोबदला: ₹. 6,50,00,000/-

संयोजन मुद्रांक शुल्क: ₹.41,46,600/-

बु. नि. म.ह. बु. नि. नगन7 बांचे कार्यालयात

पावती:2922

पावती दिनांक: 16/03/2023

म. क्र. 2427 वर दि.16-03-2023

सादरकरणाचे नाव: सहयोग प्रॉपर्टीज तर्फे भागीदर संतुकर मारोतराव हंवडे

सोनी 3:08 म.नं. वा. हजर केला.

नोदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1200.00

पृष्ठांची संख्या: 60

एकूण: 31200.00

दस्त हात करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,

नागपूर प्रांतिग क्रं. ७,

सह दुय्यम निबंधक, वर्ग-२,

नागपूर प्रांतिग क्रं. ७,

उत्तराचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
 विभाग प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995
 अन्वये प्रकाशित झालेल्या वार्षिक चिक्कपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

मिळाले: 1 16 / 03 / 2023 03 : 08 : 09 PM ची वेळ: (सादरीकरण)

मिळाले: 2 16 / 03 / 2023 03 : 08 : 50 PM ची वेळ: (फी)



16/03/2023 3 20:47 PM

दस्तावेज क्रमांक: 2427/2023

दस्तावेज प्रकार: विहीन

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: माया राजकुमार काळे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 185, विजया रोड, ईश कॉन्वेंट जवळ, राजेंद्र नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AIRPK5087C	विहीन देशात वय: 58 स्वाक्षरी:		
2	नाम: विरधी दिवीय काळे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 185, विजया रोड, ईश कॉन्वेंट जवळ, राजेंद्र नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: BSXPK4071K	विहीन देशात वय: 35 स्वाक्षरी:		
3	नाम: भांनाराम विठोबा काळे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 56, इमरान नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABUPK4584G	विहीन देशात वय: 75 स्वाक्षरी:		
4	नाम: अशोक विठोबा काळे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 50, साधना टाकीजवळ, राजेंद्र नगर, अजनी, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACXPK3168L	विहीन देशात वय: 67 स्वाक्षरी:		
5	नाम: गुणवार्डे अनामिका डावरे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 757, उमरेंद्र रोड, सुदामपुरी, विधी वाजार, इमरान नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:	विहीन देशात वय: 69 स्वाक्षरी:		
6	नाम: राजा दिनेश काळे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 58, इमरान नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: BVJPK1975M	विहीन देशात वय: 65 स्वाक्षरी:		
7	नाम: विद्या संजय वावनेकर पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 47, जेठवार यशमनरा मागे, कामगार नगर, महाराष्ट्र, नागपूर. पिन नंबर: ALHPB5963B	विहीन देशात वय: 45 स्वाक्षरी:		
8	नाम: शिवाजी निवेश डावरे पत्ता: फ्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, फ्लॉट नं. 201, मिहिरा रोड, नांदेड फाटा, पुणे, महाराष्ट्र, पुणे. पिन नंबर: AYERT7164J	विहीन देशात वय: 44 स्वाक्षरी:		

५९/६०

3/18/23, 3:21 PM

Summary-2

- 9 नाव:नेहा दिनेश काळे
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. 56, हनुमान नगर, ताजधी टीव्हीएम मार्ग, हनुमान नगर,
नागपूर, महाराष्ट्र, नागपूर.
पॅन नंबर:GERPK4275N
- 10 नाव:जयधी यशवंतराव काळे
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. 56, हनुमान नगर, ताजधी टीव्हीएम मार्ग, हनुमान नगर,
नागपूर, महाराष्ट्र, नागपूर.
पॅन नंबर:ASGPK7477D
- 11 नाव:राजेश यशवंतराव काळे
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. ई-903, सोन्ट बर्ड प्लॉट, पश्चिम मुशारवाडी, निरं रोड, माई
बीक जवळ, पुणे, महाराष्ट्र, पुणे.
पॅन नंबर:AFIPK3954J
- 12 नाव:नितय यशवंतराव काळे
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. ई-903, सोन्ट बर्ड प्लॉट, पश्चिम मुशारवाडी, निरं रोड, माई
बीक जवळ, पुणे, महाराष्ट्र, पुणे.
पॅन नंबर:ANRPK0928P
- 13 नाव:प्राजनी धिरज सवाई
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
5A, तुळजाई, डॉ. सवाई मॅटेरिनिटी, विल्डन हॉस्पिटल, भारावण नगर,
रुख्मीनी नगर, अमरावती, महाराष्ट्र, अमरावती.
पॅन नंबर:AVKPS7821G
- 14 नाव:महयोग प्रांपटीज लॉफे भागीदर मंतुकर मारोतराव ठंबरे
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
08, विष्णुपुर्णि, इंदिरा निवास, विष्णुपुर्णि, नांदेड, महाराष्ट्र, नांदेड.
पॅन नंबर:AEYFS1540K
- 15 नाव:महयोग प्रांपटीज लॉफे भागीदर सचिन सुभाषराव बडावार
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. 25, एन आर सी कॉलनी, देव नगर, अजनी, नागपूर,
महाराष्ट्र, नागपूर.
पॅन नंबर:AEYFS1540K
- 16 नाव:महयोग प्रांपटीज लॉफे भागीदर पवन प्रदिप बडावार
पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
प्लॉट नं. 6, शांकर नं. 1-7-416, अशोक नगर, नरोरा वि.के., नांदेड,
महाराष्ट्र, नांदेड.
पॅन नंबर:AEYFS1540K

निहून देणार
वय :-34
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-70
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-49
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-41
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-46
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-53
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-47
स्वाक्षरी:-

[Signature]



निहून देणार
वय :-37
स्वाक्षरी:-

[Signature]



शेवट -

आपला दम असे दिवडीत करताना की ते इन्फॉर्मल करन देणार-वारा लकीश: सोडवताना, व त्यांची भोळस पडवितात

अनु.क. १४४आपले नाव व पत्ता

1. साहयगी, विजय गंगाधर नरके,,
वय: 31
पत्ता: रा. जवगांव, नागपूर
पिन कोड: 441122

[Signature]

स्वाक्षरी

छायाचित्र



संगठनाचा दम



2. साहयगी, कपील देवगुज,,
वय: 47
पत्ता: रा. चंदा, नागपूर
पिन कोड: 440034

[Signature]

स्वाक्षरी



मिथ्या क.४ ची वेळ: 16 / 03 / 2023 03 : 15 : 59 PM

सह दुर्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण कें. ७,
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAHAYOG PROPERTIES	eChallan	69103332023031521094	MH016841481202223E	4146600.00	SD	0008377423202223	16/03/2023
2		DHC		1603202303631	1200	RF	1603202303631D	16/03/2023
3	SAHAYOG PROPERTIES	eChallan		MH016841481202223E	30000	RF	0008377423202223	16/03/2023

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

2427 /2023

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१ नंबराचे बुकाचे
२४२६ नंबरी नोंदला
प्रमाणित करण्यास येते कि,
या दस्ताला एकुण... पाने आहेत

सह दुर्यम निबंधक वर्ग-२
नागपूर ग्रामिण कें. ७,
दि. १६ मार्च ०३ सन २०२३



- 1) Control
- 2) map
- 3) for fire
- 4) Adulteration
- 5) for profit