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Friday,August 11 ,2023
5:18 PM

पावती

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

पावती क्रं.: 15986 दिनांक: 11/08/2023

गावाचे नाव: अंबाझरी
दस्तऐवजाचा अनुक्रमांक: नगन1-9138-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे जूत रिवल्टी तर्फे भागीदार जुजर आमीर वली

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1080.00
पृष्ठांची संख्या: 54	
एकूण:	रु. 31080.00

DELIVERED ORIGINAL
REGISTERED DOCUMENT

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:38 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-1GP1
नागपूर शहर क्र. १

बाजार मुल्य: रु.101920000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 5096000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1080/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823119807714 दिनांक: 11/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006482151202324E दिनांक: 11/08/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH006482151202324E	BARCODE		Date	10/08/2023-11:34:14	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AATFJ5416A		
Office Name	NGP1_IGR SUB REGISTRAR NAGPUR 1			Full Name	June Realty through its Partner Juzar So Amir Vali		
Year	2023-2024 One Time			Flat/Block No.	Nazul Plot No. 154 Mouza Ambazari		
Account Head Details		Amount In Rs.		Premises/Building			
0030063301	Amount of Tax	30000.00		Road/Street	Nagpur		
				Area/Locality	Nagpur		
				Town/City/District			
				PIN		4 4 0 0 1 0	
				Remarks (If Any)	PAN2=AAKPC6442J~SecondPartyName=Dr Sanjiv Prakash alias Chandraprakash Chugh and others~		
Total		30,000.00		Amount In Words	Thirty Thousand Rupees Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023081012744	2822872444
Cheque/DD No.				Bank Date	RBI Date	10/08/2023-11:34:52	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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 10-08-2023 11:35:03

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0623119807714	**Date**	11/08/2023
Received from I, Mobile number 0000000000, an amount of Rs.1080/-, 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**	11/08/2023
Bank CIN	10004152023081107196	**REF No.**	358909982101
This is computer generated receipt, hence no signature is required.			



Office of the Collector of Stamp, NagpurCity

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

Received Adjudication Fee RS. **100/-** vide e-Challan GRN No. **MH004640620202324E** Dated **03-07-2023**.

9/08/2023

Collector of Stamps
NagpurCity

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

9/08/2023

मुद्रांक जिल्हाधिकारी
NagpurCity

Case No. **Adj/IGR377/119/2023**

Certificate Number: **CER-NAG-ADJ-IGR377-119-2023**

Market Value/Value (if any): **Rs. 101920000**

Consideration Amount (if any): **Rs. 101920000**

Received from **JUNE REALTY THROUGH ITS PARTNER JUZAR AMIR VALI** Residing at **183 Nagpur Shivaji Nagar Park main gate Nazul Plot No 154 Shivaji nagar 440010**. Stamp duty of **Rs. 5096000/- (Rs. Fifty Lakh Ninety Six Thousand only)**. Vide e-Challan GRN No **MH006274334202324E** Dated :- **05-8-2023** The defacement number is **0003339115202324**.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 5096000/- (Rs. Fifty Lakh Ninety Six Thousand only) with which this instrument is chargeable under Article Development agreement of Schedule I of the said Act, has been paid.**

This Certificate is subject to the provisions of section 53(A) of the said Act.

Jt. Dist. Registrar CL-I & Collector of Stamps NAGPUR CITY

Place: NagpurCity
Date: 9/8/2023

9/08/2023

Collector of Stamps
NagpurCity

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AGREEMENT OF DEVELOPMENT

(Market Value Rs. _____ as per item no. 23.365/28 page No. 615 of Mouza Ambajari of Govt. Ready reckoner for Stamp Duty purposes)

THIS AGREEMENT OF DEVELOPMENT is made on this 11th day of August **2023** between **1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh** aged about 67 years, Occupation Medical Practitioner R/o Plot no. 154, Opposite Shivaji Nagar Park, Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAKPC6442J; Aadhar UIN - 338897146607) **2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh** aged about 66 years, Occupation Engineer, R/o 713, Boar Circle, Fremont, CA94539, USA and **3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh** aged about 63 years, Occupation Business, R/o Plot no. 154, Opposite Shivaji Nagar Park, Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAZPC5970G; Aadhar UIN - 734957458753) hereinafter jointly called as **OWNERS/VENDORS/PARTY NO. 1**, the term shall always mean and include the PARTY NO. 1, their legal heirs, legal representatives, agents, executors, successors and assignees etc. and the Owner Nos 2 & 3 are acting through their constituted attorney **Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh** aged about 67 years, Occupation Medical Practitioner R/o Plot no. 154, Opposite Shivaji Nagar Park, Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAKPC6442J; Aadhar UIN - 338897146607) of the **FIRST PART**.

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AND

M/s. June Realty a partnership Firm, acting through its authorized Partner **Shri. Juzar S/o Amir Vali** aged about 39 years, occupation Business Aadhar UIN - 237678051645) R/o C/o Sadiqe & Co. 6, Mount Road, Nagpur-440001 hereinafter jointly called as the **DEVELOPER/PARTY NO. 2,** the term shall always mean and include the Developer, his/her/their legal successors, executors, representatives, assigns etc. of the **SECOND PART**

THIS AGREEMENT OF DEVELOPMENT NOW READS AS UNDER :

I. **WHEREAS**, the Owners/Vendors/Party no. 1 are the absolute joint owners and in Possession of the ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur alongwith The Residential House consisting of Ground & First Floor, totally admeasuring about 703.994 Sqm. (7577.72 Sft.) and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot hereinafter called as the "SAID PROPERTY". Each of the above owners owns 1/3rd undivided share in the above said Property; AND

II. **WHEREAS,** firstly All that Piece and Parcel of Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur was owned by Nikhil Bhartiya Pushkarana Seva Sangh who had acquired the same from Smt. Ratnadevi W/o Kedarnath Purohit having owned the above said Plot by her under the leasehold rights from the Govt. of Maharashtra for which is subsequently again renewed as per the deed of a deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur; AND

III. **WHEREAS,** thereafter, Nikhil Bhartiya Pushkarana Seva Sangh has sold the said Nazul Plot No. 154 to Dr. Chandraprakash S/o Diwanchand Chugh as per Sale deed dt. 5-11-1963 which is duly registered at the office of Sub Registrar, Nagpur; AND

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IV. **WHEREAS,** Dr. Chandraprakash S/o Diwanchand Chugh had constructed a building on the above said Plot no. 154. The Ground floor of the building is built in the Year 1966 & the First floor is built in the year 1990 as per the sanctioned building Plan bearing Building Permit No. CS/867/5990 dt. 3-5-1989 from the Nagpur Improvement Trust, Nagpur.:AND

V. **WHEREAS,** Dr. Chandraprakash S/o Diwanchand Chugh left for heavenly abode on 09-04-2021 intestate and his wife, Mrs. Swadesh W/o Chandraprakash Chugh predeceased him on 10-02-2003. Thus, after the death, Dr. Chandraprakash S/o Diwanchand Chugh has left behind his three sons namely 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh as his only legal heirs and successors who became joint owners of the above said Property by way of intestate succession and hence the above said Property is now jointly owned by 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh. Each one of them holding a 1/3rd undivided share in the above said Property ; AND

VI. **WHEREAS,** the Owners/Vendors/Party no. 1 are desirous of developing the above said property/plot by constructing the building according to the plan to be sanctioned by the Nagpur Municipal Corporation, Nagpur and to sell the undivided share in the above said Plot to the prospective purchasers of the Apartment on the Ownership basis, so that such persons purchasing such flats/Apartment will provide funds and contributions towards the cost of proportionate share in Land and of the construction of the apartment chosen by them and have the exclusive Ownership thereof along with the proportionate share in the common area, facilities and liabilities in the said proposed apartment scheme; AND

VII. **WHEREAS,** the Developer/Builder/Party no. 2 is a developer and well experienced in the real estate business has approached the Owners/Vendors/Party no. 1 and the Owners/Vendors/ Party no. 1 have 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 would be at his/its own cost and responsibilities construct the building on the said plot according to the sanctioned plan, the Owners/Vendors/Party no. 1 had decided to enter into an Agreement of Development with the Developer/Party No. 2:AND

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

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NOW THEREFORE THIS AGREEMENT OF DEVELOPMENT & SALE WITNESSETH AS UNDER :

1. **THAT,** the Owners/Vendors/Party no. 1 have agreed to hand over the development of the Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur alongwith The Residential House consisting of Ground & First Floor, totally admeasuring about 703.994 Sqm. (7577.72 Sft.) and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot (hereinafter called as "THE SAID PROPERTY") more particularly described in schedule "A" to the Developer/Builder/ Party no. 2 for developing an apartment scheme over it, to which the Developer/Builder/Party no. 2 has also agreed. The possession of the above said Plot of Land for the development of the same is handedover to the Developer/Party No. 2 by the Vendor/Party No. 1 tentatively on 14-1-2024 and/or at the time of execution & Registration of this Agreement of Development whichever is later.

2. **THAT,** the Developer/Builder/ Party no. 2 had specifically agreed to bear the following costs –

(i) All the fees of technical consultants in preparation of all necessary submission drawings for sanction from the Nagpur Municipal Corporation,

(ii) All the fees of technical consultants in preparation of all necessary working drawings (Architectural, Structural, Plumbing, Sanitary, Electrical & A.C. and all other services like firefighting, Rainwater Harvesting, Solar Heater Systems etc.)

(iii) To purchase all the FSI available on Premium or otherwise, T.D.R, T.O.D. etc for the development of the Proposed Apartment Building in the name of the Owners/Vendors/Party No. 1 however the cost will be borne by the Developer/Party No.2.

(iv) To deposit with the N.M.C. or any other Govt. Department/Competent Authority, the scrutiny fees, deposits or any other charges for obtaining the sanction from the N.M.C. or any other Department (including Electricity Company)

(v) To carry out the entire construction of the proposed Apartment Building including all Services, all as per the terms of N.M.C. sanction and agreed specifications, in a time bound manner and to bear all the costs for the same including submission of completion Plan and obtaining the "Occupation Certificate" from the N.M.C.

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3. **THAT,** in lieu of cost consideration of grant of the work of development of an apartment scheme by the Owners/Vendors/Party no. 1 in the building on the above said Plot/Property to the Developer/Builder/ Party no. 2, the Developer/Party no. 2 will provide such no. of Apartments equivalent to 45 % of the total allowable Built-up area/salable area and the Developer/Party No. 2 will get remaining Apartments equivalent to 55% of the total allowable Built-up area/salable area. Tentatively it is agreed that i) Two Apartments each on Eighth & Tenth floor will be allotted to Shri. Rajiv Chugh, ii) Two Apartments each on Fourth & Fourteenth floor will be allotted to Shri. Sanjiv Chugh and iii) Two Apartments each on Sixth & Twelfth floor will be allotted to Shri. Yogesh Chugh, However considering the above agreed percentage, the no. of Apartments will be finalized by the Parties hereto after the finalization of the Sanctioned Plan by the N.M.C. and Specifications mentioned in Schedule –B herein below and will be as declared in the Deed of Declaration of the Scheme and/or subsequent Correction deeds to the Deed of declarations of the scheme. The Owners/Vendors/Party no. 1 will retain the undivided share in the above said Land proportionate to the area of the Apartment as per the deed of declaration of the scheme and the Developer/Party No. 2 will be entitled to sell the remaining Apartments in the Scheme as described in detail in the Deed of Declaration of the Scheme and/or subsequent Correction deeds to the Deed of declarations of the scheme.

4. **THAT,** the Owners/Vendors/Party no. 1 assure the Developer/Builder/Party no. 2 that they have good, valid and marketable title in respect of the said Plot and that the same is absolutely free from all encumbrances, burdens, liens, charges, claims and disputes, etc., whatsoever, and that they have the present transferable interest in the said Plot and indemnify against all losses of Developer/Builder/Party no. 2 if the title of the said Plot is found defective. The Owners/Vendors/Party no. 1 assure the Developer/Builder/Party no. 2 that they have not entered into any type of the agreement in respect of the above said Plot with any person, which will create any type of charge on the above said Plot. The Owners/Vendors/Party no. 1 further agrees that the Developer/ Builder/Party no. 2 shall be entitled to call for any objections from person concerned or claiming to be concerned in the said Plot by issuing Public notices in news papers or any other way or manner as the Developer/Builder/Party no. 2 thinks fit at its own cost and on receiving such objections the Developer/Builder/Party no. 2 shall be entitled to call upon the Owners/Vendors/Party no. 1 to give replies explanations with reference to the same, duly supported by documentary proofs and in the event of them appearing to be subsisting burden, charges, encumbrances, claims or demand etc. whatsoever, the Owners/Vendors/Party no. 1 agree to clear such burden and transfer the undivided share in the above said Plot to the Developer/ Builder/Party no. 2 and/or prospective buyers free from all encumbrances, charges, liens, claims, demands and disputes etc.

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5. **THAT,** It is agreed that the New Apartments as per the specifications in the Schedule-B hereunder will be given to the Owners/Vendors/Party no. 1 within 30 Months from 14-1-2024 or from the date of handing over of possession of the Plot to the developer for development, whichever is later. Out of the total Constructed Apartments, the Apartments equivalent to 45 % of the total allowable Built-up area/salable area area will be retained by the Vendors/Owners/Party No. 1. If in case the Developer fails to handover the possession within the time specified hereinabove, the Developer will be liable to pay Rs. 25000/- per month per Apartment towards liquidated damages till the handing over of the completed Apartments to the Owners/Vendors/Party no. 1. . It is specifically agreed by the Developer that if in case Part Occupation Certificate for the building is to be procured, the Developer will procure the occupation certificate first for the portion retained by the owners.

6. **THAT,** the work of construction shall not be stayed or delayed by the Developer/Party No. 2 beyond the stipulated time except for the circumstances beyond their control like Natural disasters, fires, floods, labour strikes, epidemics, abnormal weather conditions, or acts of God. delay by the city/agency in approving permits or inspections and other items that are mutually acceptable in existing circumstances of facts.

7. **THAT,** the Developer/Builder/Party no. 2 will develop the said property consuming the available floor space ratio available today or if available more in future in any manner according to the sanctioned plans for Residential use as per the prevailing bye-laws subject to the modifications & variations as may be subsequently approved by the Nagpur Municipal Corporation uptill the completion of the Scheme. The Developer shall be entitled to display board on site, to advertise for sale of Apartment/Property and the Owners/Vendors/Party no. 1 hereby fully authorise the Developer/ Builder/ Party no. 2 to deal with transfer by way of sale of proportionate undivided share in the above said Plot of Land and the Apartment in the proposed building to any prospective buyers by entering into an agreement of sale and/or agreement of building construction, execute sale deeds except for the Apartments retained by Owners in the proposed building, and/or other required document for the price as the Developer/Builder/Party no. 2 may fix or agree upon in their absolute discretion, to receive all money from the buyers and to retain and use the same for the exclusive benefit of the Developer/Builder/Party no. 2 and the Owners/Vendors/Party no. 1 shall not be entitled to share any part of the same and shall also not question the accountability thereof in any manner whatsoever. The Owners/Vendors/Party no. 1 hereby assure the Developer/ Builder/ Party no. 2 to execute the Deed of declaration for full scheme & any other document/s for successful development of the Scheme & Transfer of the Apartments in the Scheme. The Developer has agreed to fully support the Party No. 1 in

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preparation of all the required Documents. It is agreed between the parties hereto that they will entrust the work of construction to Sadique & Co. If at all any other agency is to be chosen, it should be selected by mutual consent of the parties hereto.

8. **THAT,** if the Part of the Conservancy at the back of the Plot is allotted to the Owners/Party No. 1 and/or any increase in the allowable Floor space is granted during the period of this development Agreement or in future, then the additional Floor space available for the same after deducting the expenses of acquisition should be considered as the Part of the Plot shared by the Parties hereto in proportion of 45 % to 55 % as agreed hereinabove. It is proposed to convert the land into freehold status and hence it is further agreed between the Parties hereto that all the expenses required for the conversion of the land to freehold status will be shared in proportion of 45 % to 55 %.

9. **THAT,** the Owners/Vendors/Party no. 1 agree to transfer their share and interest as the undivided share and interest in the said plot calculated in respect of the total allowable construction on the above said Plot as and when required in favour of the Prospective Buyers of the Apartments and/or the above said Property 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 except the apartments retained by the Owners/Vendors/Party no. 1.

10. **THAT,** the stamp duty, registration charges and other incidental expenses for the execution of this Development Agreement shall be paid by the Developer/Party No. 2. However stamp duty, registration charges and other incidental expenses for the sale of all Apartments in the scheme will be borne by the Developer/Builder/Party no. 2 and/or prospective apartment purchasers.

11. **THAT,** the Owners/Vendors/Party no. 1 agree to extend all co- operation and execute such other writings which may be considered necessary for the successful development of an Apartment Scheme on the above said Plot and will 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.

12. **THAT,** the Owners/Party no.1 also agree to co-operate with the prospective buyers in forming the OWNERSHIP APARTMENT ASSOCIATION as per the Maharashtra Apartment Ownership Act 1970 for the management and care of the entire building.

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13. **THAT**, the expenses on account of the stamp duty, printing of sale deeds and other documents 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 but no such costs are recoverable from Party No. 1..

14. **THAT**, all arrears, taxes, cesses, ground rent, or any other liability/charge on the above said Plot and building if any, and all other outgoings etc. payable before giving possession of the above said plot for development to the Developer/Builder/Party no. 2 will be paid by the Owners/Vendors/Party no. 1 and the Developer/Builder/Party no. 2 and/or the prospective buyers will pay proportionately thereafter.

15. **THAT,** the Owners/Vendors/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 Apartment, RERA compliances as there is no privity of contract between the Owners/Vendors/Party no. 1 and the prospective buyers of the Apartment. The Developer further indemnifies Party No. 1 against all the losses from any of the disputes of Flat/Apartment purchasers and/or any mishap accident on the above said Plot while construction of the Building if occur in future.

16. **THAT,** the said Plot which is being 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

ALL THAT Piece & Parcel of the Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur alongwith The Residential House consisting of Ground & First Floor, totally admeasuring about 703.994 Sqm. (7577.72 Sft.) and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot and the above said Plot No. 154 is bounded as under :

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ON THE EAST -- 9.00 M wide Road.
ON THE WEST -- Conservancy Lane between Plot & beyond Plot No. 153.
ON THE NORTH -- 9.00 M wide Road.
ON THE SOUTH -- Plot Nos. 152 & 155

COMMON AREAS AND FACILITIES :

i) The parcel of the Plot of Land except the land for use as per Municipal Corporation bye-laws.

ii) Main Plumbing network throughout the buildings & Complex except in the individual apartments.

iii) Main Electric network throughout the buildings & Complex except in the individual apartments, Transformers & other electrical installations for the Complex.

iv) Main Sanitary network throughout the buildings & Complex except in the individual apartments.

v) Lifts, Pumps, electric lights in & around the Complex.

vi) In general all spaces, Parking areas, Roads, apparatus and installations existing for common use.

SCHEDULE - B

SPECIFICATIONS FOR THE APARTMENTS & BUILDING

Item			Specification
1.	Structure	:	R.C.C. framed structure.
2.	Walls	:	Conventional Burnt Bricks OR Fly Ash Bricks
3.	Plaster	:	Fanty Finish internal plaster and Double Coat Sand Faced External Plaster
4.	Flooring	:	900x900 sire Vitrified Tiles in Rooms, 300x300 Ceramic Tiles in Bathroom Floors & Balconies Kota Stone staircase landings, mid-landings, treads & risers.
5.	Flooring in Parking	:	Flooring in Parking shall be of paver tiles and that in the courtyard shall be of precast interlocking concrete pavers.
6.	Flooring in Toilets	:	Dado Glazed Tiles of size 300x450 or more upto full height in Toilets, Wash Balcony and above kitchen platform
7.	Door Frames	:	Doors Frames Non-Teak wooden Door Frames and Granite Frames with full moulding for Bathrooms/Toilets
8.	Door Shutters	:	35mm thick Flush Doors with both side lamination

Cont...10..

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9.	Windows	:	UPVC 3 track sliding Windows with UPVC Sliding fibre net & Powder quoted Aluminium Louvers of make & thickness along with M.S. Grills of 20kg/sam...
10.	Kitchen Platform	:	Black Granite Top laid over aluminium pipe frame with modular kitchen of basic level & Stainless Steel Sink
11.	Painting	:	All Internal Walls with roller applied oil based Lustre finish emulsion on surface finished with Birla white putty, External Walls with Exterior Emulsion Paint, Synthetic Emulsion to Door Frames, M.S. Grills &Railings
12.	Waterproofing-	:	Terrace, Toilet Sunks, Chaljas, Parapets etc. with chemical water proofing.
13.	Sanitary	:	Wares Somany-Pilkington OR Parryware OR Cera or equivalent one EWC and one 500x400mm size wash basin of white colour in each bathroom.
14.	Sanitary Pipes-	:	Supreme OR Kisan make SWR PVC pipes & fittings
15.	Drainage	:	Stone ware pipes OR PVC drainage pipes of Supreme make with conventional chambers.
16.	Internal Plumbing-	:	CPVC pipes & fittings
17.	External Plumbing	:	UPVC pipes & fittings
18.	Bathroom Faucets	:	Jaquar make basic range Bath mixers with shower, Basin Mixers, Angle Cocks, Bib Cocks, Pillar Cocks, Sink Cock, Hand Faucets.
19.	Security	:	Door Phone with camera & Screen, CC TV Cameras in the stairs, Lobby & Common Areas with all allied equipment including server.
20.	. Electrical Wiring-	:	Concealed Copper Wiring inside the flat & Armoured Aluminium Cable for External Wiring with MCB's & ELCB's in each flat.
21	Electrical Switches	:	Modular switches of basic range.

Cont...11..

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22.	Common Lighting-	:	All the floor lobbies, staircase mid-landings, stairs, terrace, parking an yards shall be illuminated with adequate lighting as approved by the PMC
23.	Power Backup-	:	All the common lighting & the elevators shall be provided with power back-up in the form of adequate capacity inverter and/or diesel generator
24.	Water Storage	:	Underground Sump of capacity calculated at 150 litres per capita pe minimum two days storage & Overhead Tank calculated at the same rate of one day capacity.
25.	Aqua guard Point	:	Aqua guard Point in each Kitchen
26.	Pumps & Equipment	:	Pumps & Equipment shall be of Standard make approved by PMC, which shall fill up the tank within one hour.
27.	Fire Fighting System-	:	Firefighting System shall be provided as per the DCR and/or the as per the condition NOC of the Fire Department..
28.	Rain Water Harvesting	:	Rain water harvesting system shall be provided as per the DCR.
29.	Garbage and Waste handling.	:	Proper arrangement for Garbage and Waste handling.
30.	Sanctioned Plan Conditions.	:	Any other requirement imposed by the Competent Authority in the conditions of the Building Sanction must be provided.
31.	Parking	:	Two numbered car parking slots and two scooter parking for each Apartment.
32.	Guard room and Gate office	:	Guard room and Gate office of 5 Sqm on ground floor shall be provided.
33.	Lifts	:	Minimum two Passenger Elevator with 8 persons capacity and one Service elevator with 6 persons capacity.
34.	Lightning Arrester	:	The building shall be provided with a Lightening Arrestor.

Cont...12..

नगन-१
९२३८/२०२३
२५/५८

35.	Security System	:	The building shall be provided with efficient security system like CCTV.
36.	Rainwater harvesting system.	:	The building shall be provided proper Rainwater harvesting system.
37.	Garbage and waste management	:	The building shall be provided proper arrangement of garbage and waste management.
38.	Open Spaces around building & Compound Wall.	:	The building shall be provided with internal pavement pathways, landscaping, lawns, Compound wall from all sides, gate, gate office (5 Sqm.) and guard room (10 sqm).

IN THE WITNESS WHEREOF, the parties hereto have read, understood & hence signed this Agreement of Development which is as per our instructions on the date, month and year mentioned first above in the presence of the following attesting witnesses :

Draft By. – Adv Sarang Kale



WITNESSES :

1.



(Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh)
For self & as a constituted attorney for Owner Nos. 2 & 3



2.



(Juzar S/o Amir Vahi)
Authorised partner for
M/s. June Realty
DEVELOPER / PARTY NO. 2

नगन – ९
९२३८ / २०२३
९६/५९

विकसन करारनामा, अभि. नि. प्र. अर्ज क्र. ७५०१-११६०२८ (Adj - 119)

सादर :-

विषय : मुल्यांकन अहवाल

मौजा –अंबाझरी (NMC) , तहसिल – नागपूर शहर , जि. नागपूर , भुखंड क्र.- १५४, शिट क्र. २३(२८)II, नभुक्र. –४३०, खसरा क्र. -

प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

१) लिहून देणार –डा. संजीव चुघ व इतर

२) लिहून घेणार – मेसर्स जुन रीअल्टी तर्फे श्री. जुझार अमीर वली

३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय - होय (डेव्हलपर्स)

४) दस्ताचा प्रकार - विकसन करारनामा (बांधकाम क्षेत्र विभागणी)

५) दस्त निष्पादित आहे/नाही? - नाही.

६) दस्तातील एकूण भुखंड क्षेत्रफळ - १३००.६४२ चौ.मी.

७) कॉर्नर भूखंड आहे काय? - नाही

८) हायवे सन्मुख आहे काय? - नाही. (९.० m wide road ,within metro corridor)

९) दस्तात दर्शविलेला मोबदला - - निरंक

१०) विकसन करारनामानुसार

जमीन मालकाचा हिस्सा – विकासक जमीन मालकाला एकुण ४५ टक्के बांधकाम देत आहे.

११) विकसन करारनामानुसार विकसक जमीन मालकाला देतअसलेले बांधकाम क्षेत्र – ४५ टक्के

१२) डिपॉझिट रक्कम नमूद आहे काय? – नाही

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

१४)या व्यतिरीक्त दस्तात नमूद बाबी – प्रकरणी सदर दस्त हा विकसन करारनामा (बांधकाम क्षेत्र विभागणी) चा आहे. Owner ला विकासक ४५ टक्के बांधकाम देत आहे. सोबत Architect Certificate Regarding Permissible FSI for Said plot संलग्न आहे. As per UDCPR ९.० meter ते १२.० meter width वरील भुखंडाकरीता व Metro Corridor मधील भुखंडाकरिता permissible FSI खालीलप्रमाणे आहे.

Basic FSI =१.१, premium FSI = १.९, Ancillary FSI = १.८ (६० percent)

TotalFSI – ४.८

UDCPR नुसार FSI चे मुल्य –

Premium FSI चेमुल्य –१३००.६४२ * १.९ * ४२१३०* ०.३५= ३,६४,३९,३७२/-

Ancillary FSI चेमुल्य –१३००.६४२ * १.८ * ४२१३०* ०.१०= ९८,६३,२८९/-

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एकुण मुल्य –४,६३,०२,६६१/-

१६) वर्ष २०२२-२३चे बाजार मुल्यदर तक्त्यानुसार –

मुल्य विभाग क्र. २३.३६५/२८ - जमीन दर – रु. ४२१३०/- प्र.चौ.मी , पृष्ठ क्र.– ६१५

१७) विकास योजना / प्रादेशिक योजना प्रस्ताव, आजुबाजुचा अनुज्ञेय वापर, मिळकत रस्त्यापासून अंतर्गत / रस्त्या सन्मुख आहे/नाही?, झोन / आरक्षण / बिनशेती / शेती अगर ना विकास –

१८) बाजार मुल्यदर तक्त्यातील दरानुसार **अंमलबजावणी सुचना ३२**चे अनुषंगाने होणारे मुल्यांकन आकडेवारी -

(अ)जमीन मालकास मिळणा-या हिश्श्याचे मुल्य -

१) RCC बांधकामाचे मूल्य – (१३००.६४२ * ४.८) * ०.४५ * २६६२० = ६२४३.०८२ * ०.४५ * २६६२० = २८०९.३८७ * २६६२० = ७,४७,८५,८७५/-

२) विकास शुल्क – २८०९.३८७ * ४२१३० * ०.०२ = २३,६७,१९०/-

३) जमीन मालकाच्या हिश्याच्या बांधकाम क्षेत्राकरीता लागणारा FSI खर्च – ०.४५ * ४,६३,०२,६६१= २,०८,३६,१९०/-

४) पार्कींग चे मुल्य – ०.२३१२५ * (२८०९.३८७/१.१) * (२६६२० * ०.२५) = ५९०.६१० * (२६६२०*०.२५) = ३९,३०,५०८/-

एकुण रुपये – १०,१९,१९,७६९/-

(ब) विकसनकर्त्यास मिळणा-या हिश्श्याचे मुल्य–

विकसनकर्त्याच्या हिश्याचे बांधकाम क्षेत्र = (१३००.६४२ * ४.८) * ०.५५) = ६२४३.०८२ * ०.५५ = **३४३३.६९५ चौ.मी.**

जमीन दर –४२१३०/- प्र.चौ.मी.

मुल्य–३४३३.६९५ * ४२१३० = १४,४६,६१,५६६/-

वजा FSI मुल्य =४,६३,०२,६६१/-

एकुण मुल्य = ९,८३,५८,९०६/-

क) दस्तात नमूद मोबदला – nil

नगन–१
९१३८/२०२३
१८/५४

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विकसन करारनाम्यात निश्चित होत असलेले एकूण मुल्य – रुपये १०,१९,१९,७६९ /-

(अ)व (ब) यापैकी जास्तीचे मुल्य – (अ)

मान्य / अमान्य

सहाय्यक नगर रचनाकार

सह जिल्हा निबंधक वर्ग-१,
नागपूर शहर

दिनांक– १९/०७/२०२३

टिप –As Per UDCPR table no १४R, parking for every ८० sq.mt. carpet area is १car + २ two wheeler + १ bicycle – as per table no ८a १२.५ sq.mt paer car, २.०० sq.mt. per two wheeler, २.०० sq.mr. per bicycle – त्यानुसार पार्कींग चे मुल्य परीगणीत केले आहे (सुचना क्र. १५ नुसार). Carpet ToBuilt up Factor १.१ as per सुचना क्र. ४. As per UDCPR premium FSI @ ३५ percent ASR rate, Ancillary FSI @ १० percent ASR Rate.

नगन – ९
९२८/२०२३
१९/४८

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CHALLAN

MTR Form Number-6

GRN	MH006274334202324E	BARCODE		Date	05/08/2023-18:08:21	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AATFJ5416A
Office Name	NAGPUR DISTRICT REGI NAGPUR URBAN	Full Name	June Realty through its Partner Juzar Amir Vali
Year	2023-2024 One Time	Flat/Block No.	Nazul Plot No 154 Mouza Ambazari
Account Head Details	Amount In Rs.	Premises/Building	
0030051701 Amount of Tax	5096000.00	Road/Street	Nagpur
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	Adjudication Case No 119/2023
₹ 5096000.00		Amount In Words	Fifty Lakh Ninety Six Thousand Rupees Only
Total	50,96,000.00		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	

Cheque-DD Details					
		Bank CIN	Ref. No.	69103332023080516430	2822077516
Cheque/DD No.		Bank Date	RBI Date	05/08/2023-18:09:10	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 07/08/2023	

Department ID : Mobile No. : 9822472504

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0003339115202324	09/08/2023-10:43:42	IGR377	5096000.00
			Total Defacement Amount		50,96,000.00

नगन - ९
९२८ / २०२३
२०/५४

Print Date 09-08-2023 10:43:45



महाराष्ट्र शासन

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

नविन प्रशासकीय इमारत क्र.-२, ए-विंग, ३ रा माळा, सिव्हील लाईन्स, नागपूर-४४०००१.
दूरध्वनी क्रमांक :- [०७१२] २५३८७८० Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in

जा.क्र./का.-७/आदेश/अभि.प्र.क्र.-११९/२०२३/ ५०३१ /२०२३ दिनांक :- २५ /०७/२०२३.

अभिनिर्णय प्रकरण क्रमांक :- ११९/२०२३

नगन-१
e23L/2023
29/48

-: अभिनिर्णय :-

****

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

संदर्भ :- आपला दिनांक १२/०७/२०२३ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

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

अभिनिर्णय :-

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

सदरच्या संलेखातील मिळकत ही मौजा अंबाझरी, तह. नागपूर शहर, जि. नागपूर, येथील शिट क्र.-(२३)२८II, न. भु. क्र.-४३०, वार्ड क्रं. ७३, भुखंड क्र.-१५४, म. न. पा. घर क्र.१८३, चे एकुण क्षेत्रफळ १३००.६४२ चौ. मी. [१४०००.०० चौ. फु.] इतके आहे.

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

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक १९/०७/२०२३ रोजी मुल्यांकन अहवाल सादर केलेला असुन, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र.-११९/२०२३ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये १०,१९,१९,७६९/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ९,८३,५८,९०६/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये निरंक नमुद आहे. म्हणुन मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य रुपये १०,१९,१९,७६९/- समजा रुपये १०,१९,२०,०००/- इतके निश्चित करण्यात करण्यात आलेले आहे.

-२-

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये १०,१९,२०,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (२)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ५०,९६,०००/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये ५०,९६,०००/- इतके मुद्रांक शुल्क देयआहे. सबब अभिनिर्णय देण्यात येत आहे.

१] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२[१][ब] खाली प्रमाणित करुन देण्यात येईल.

२] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.

३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. मुख्य नियंत्रक महसुल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल.

४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहुन आदेश देत आहे.

५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहुन आदेश देण्यात येत आहे.

६] उपरोक्त आदेशातील **मिळकतीचे बाजारमुल्य मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

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

उक्त रक्कमेचा भरणा ग्रासप्रणालीच्या https://gras.mahakosh.gov.in/echallan/frmIndes.php/ किंवा https://gras.mahakosh.gov.in/igr/ या संकेतस्थळावर जावून **NPJ1_JTDISTRICT REGI NAGPUR URBAN** या कार्यालयाचे नावे मुद्रांक शुल्काची रक्कम **००३००५१७०१** या संगणकीय लेखाशिर्षात करावा व त्याबाबतची ई-चलान या कार्यालयास सादर करावी.





[तानाजी ल. गंगावणे]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

महाराष्ट्र शासन

मालमत्ता पत्रक

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

ULPIN: 88238921444

88238921444

गाव/पेठ : अंबाझरी	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर

नगर भूमापन क्रमांक	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा मालमत्ता तसेच्या आणि त्याच्या फेरतपासणीची नियत वेळ
४३०		१२९७.७०	ब	[१९४-००] [३१.३.७५] सन १९८४-८५ चे खास-याद्यामागील.मा.क.१३२/एन ऐ ई-४८/७८-७९ मधील मा.जिल्हा-धिकारी यांचा दि.———चेआदेशान्वये नवकरण मंजूर.वार्षिक रेन्ट ५८२-००मुदत-३१.३.२००५रवा./-न.भू.अ.क्र.३ नागपूर.

सुविधाधिकार :	-
हक्काचा मूळ धारक : वर्ष : १९७०	H महाराष्ट्र सरकार
पट्टेदार :	L [श्री. डॉ.चंद्रप्रकाश यल्प विनायक धुप]
इतर भार :	-
इतर शेरे :	-

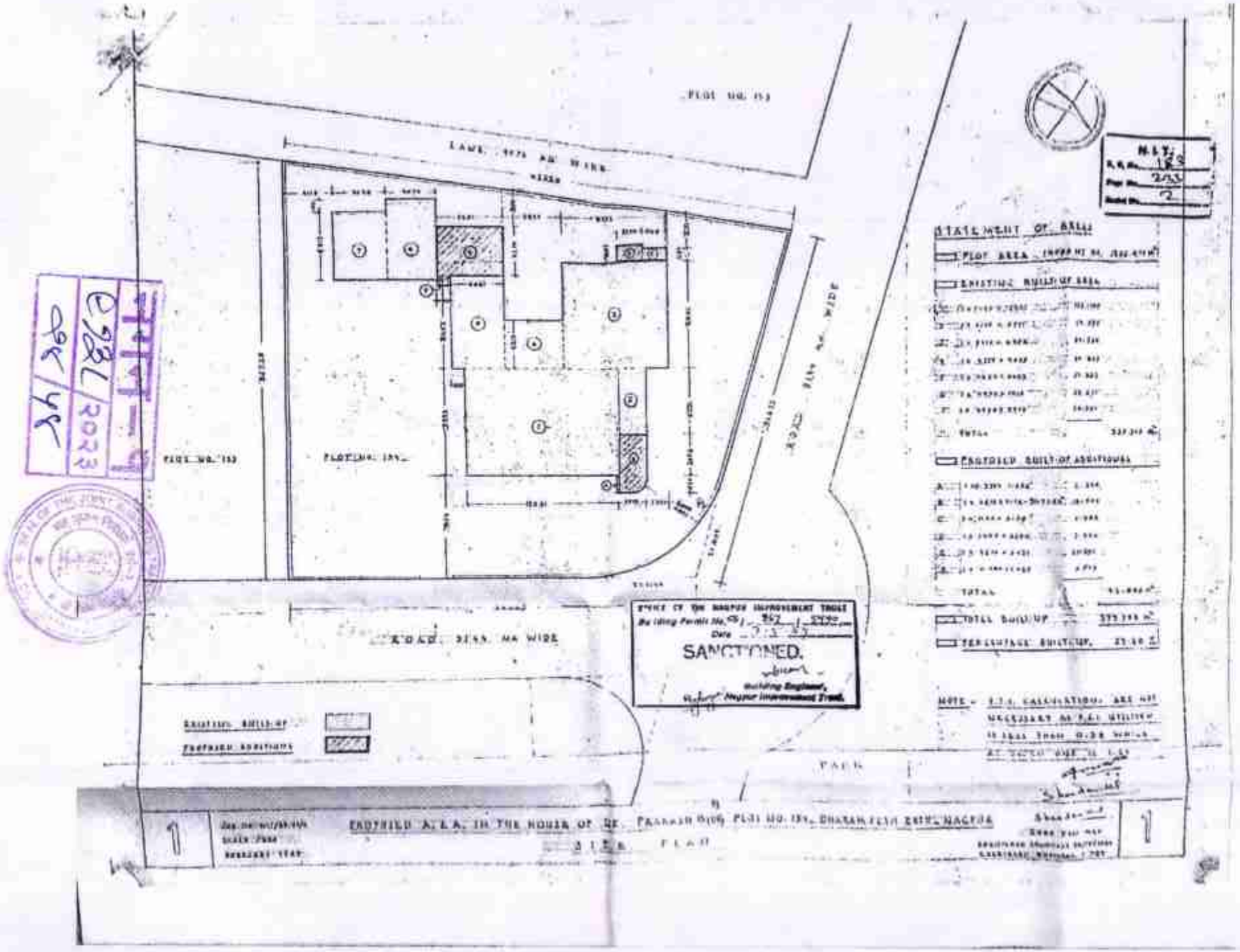
दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
24/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सा.मू.५/नि.८/अंबाझरी नॉद/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.अंबाझरी/फे.क्र.१४७ दिनांक २४/०६/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद असेली क्षेत्र १२९७.७० चौ.मी अक्षरी एक हजार दोन ते सत्तरवणत व्यापित स्तर चौ.मी दाखल केले.			फेरफार क्र. २७३ प्रमाणे सही- 24/06/2015 न.भू.अ.क्र.३, नागपूर
02/04/2023	विशेष फेरफार वारस नोंद - उर्फ चंद्रप्रकाश विनायक धुप हे दिनांक ०९/०८/२०२१ रोजी मृत्यु झालेने वारस प्रतिज्ञापत्र क्र. १२९०७४०३२१२८४०००७८८१ दिनांक ०६/०२/२०२३ अन्वये वारस नोंद दर्ज.		H डॉ.सौमीत्र प्रकाश उर्फ चंद्रप्रकाश धुप L राजीव चंद्रप्रकाश उर्फ प्रकाश धुप योगेश प्रकाश उर्फ चंद्रप्रकाश धुप	फेरफार क्र. १४३५१ प्रमाणे सही- 02/04/2023 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हि मिळकत पत्रिका (दिनांक **02/04/2023 02:04:58 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही साक्षी शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **17/04/2023 03:04:37 PM**

मिळकत पत्रिकेची सत्यता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000030064381** हा क्रमांक वापरावा.

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९२८/२०२३
९३५४



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CHALLAN

MTR Form Number-6

GRN	MH014146045202223E	BARCODE	Date	23/01/2023-11:30:13	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAZPC5970G
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Yogesh Prakash Chugh
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Nazul Plot No 154
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Shivaji nagar, Nagpur
0030063301 Registration Fee	100.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AAKPC6442J~SecondPartyName=Dr Sanjiv Prakash Chugh~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	8910333202301231243 2	2789055670
Cheque/DD No.		Bank Date	RBI Date	23/01/2023-11:31:00	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-१ ९२३ २०२३ २४/४

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Print Date 23-01-2023 11:31:11

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2301202310599	Date	23/01/2023
Received from I, Mobile number 0000000000, an amount of Rs.280/-, 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	10004152023012308947	REF No.	302346921471
This is computer generated receipt, hence no signature is required.			

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नाग-१
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GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT I, Yogesh S/o Prakash Chugh aged about 62 years, Occupation Business, R/o Plot no. 154, Opposite Shivaji Nagar Park, Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAZPC5970G; Aadhar UIN - 734957458753) hereinafter called as the **EXECUTANT,** the term unless repugnant to the context there of shall always mean and include his legal heirs, legal successors, executors, representatives, assignees etc. do hereby appoint and constitute my real brother, **Dr. Sanjiv S/o Prakash Chugh** aged about 66 years, Occupation Medical Practitioner R/o Plot no. 154, Opposite Shivaji Nagar Park, Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAKPC6442J; Aadhar UIN - 338897146607) as my true and Lawful attorneys to act on my behalf and I hereby authorise him as under:

I. **WHEREAS**, the Executant, alongwith his two brothers 1) Dr. Sanjiv S/o Prakash Chugh and 2) Shri. Rajiv S/o Prakash Chugh are the absolute joint owners & in possession of the ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur alongwith The Residential House consisting of Ground & First Floor, totally admeasuring about 703.994 Sqm. (7577.72 Sft.) and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot hereinafter called as the "SAID PROPERTY". Each of the above owners owns 1/3rd undivided share in the above said Property; AND

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II. **WHEREAS,** firstly All that Piece and Parcel of Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur was owned by Nikhil Bhartiya Pushkarana Seva Sangh who has acquired the same from Smt. Ratnadevi W/o Kedarnath Purohit having owned the above said Plot by her under the leasehold rights from the Govt. of Maharashtra for which is subsequently again renewed as per the deed of a deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur.

III. **WHEREAS,** thereafter, Nikhil Bhartiya Pushkarana Seva Sangh has sold the said Nazul Plot No. 154 to Dr. Chandraprakash S/o Diwanchand Chugh as per Sale deed dt. 5-11-1963 which is duly registered at the office of Sub Registrar, Nagpur.

IV. **WHEREAS,** Dr. Chandraprakash S/o Diwanchand Chugh had constructed a building on the above said Plot no. 154 as per the sanctioned building Plan bearing Building Permit No. CS/867/5990 dt. 3-5-1990 from the Nagpur Improvement Trust, Nagpur.

V. **WHEREAS,** Dr. Chandraprakash S/o Diwanchand Chugh left for heavenly abode on 09-04-2021 intestate and Mrs. Swadesh W/o Chandraprakash Chugh predeceased him on 10-02-2003. Thus, after the death of Dr. Chandraprakash S/o Diwanchand Chugh has left behind his three sons namely 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh as his only legal heirs and successors who became joint owners of the above said Property by way intestate succession and hence the above said Property is now jointly owned by 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh. Each one of them holding a 1/3rd undivided share in the above said Property ; AND

VI. **WHEREAS,** the Executant alongwith their brothers wants to develop the above said property and also wants to retain Apartments in the proposed scheme or otherwise. I also want to gift some of my share in the above said Property within my family. I, being preoccupied abroad and due to my daily schedule,. it is not possible for me to come to India frequently and to go together to any office in office hours, to do and/or to undergo any formalities of the Development Sale & transfer of the above said Property, hence I hereby appoint, empower and constitute the above said attorney to do the following acts as under :

Cont., 3 ..

नगन-9 9953 2022 8 98

नगन-9 2231 2022 2L 98

1. **THAT,** the said attorney has a power to sign on all documents on my behalf in respect of the above said property for the successful Development, Sale, Gift & Transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property.

2. **THAT,** the said attorney has also a power to swear affidavits, to sign and to furnish documents & Plans to Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department City survey Department, Urban Land Ceiling department, Department of Income Tax, M.S.E.B., any other local authority or Govt. or Semi Govt. department on my behalf for any type of work e.g. to mutate the above said Property on our name, to sign the Sanctioned Building Plans, and to sign on any other document on my behalf for the successful Development of the above said Property.

3. **THAT,** the said attorney has also a power to sign on my behalf to execute the Agreement of Sale, Gift Deed, Development Agreement, Sale Deed & Mortgage deed, Deed of Declaration/Revised or Correction to Deed of Declaration of the Scheme, Correction Deed, Cancelation Deed, Confirmation Deed, Construction Agreement, MOU etc., and to sign on any other document on my behalf for the Successful Development, Sale, Gift & Transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property.

4. **THAT,** my attorney is authorized to appear and represent before all local, nazul, revenue authorities, Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department City survey Department, Urban Land Ceiling department, Department of Income Tax, M.S.E.B., civil, criminal or any other court for the purpose of getting sanction of any kind, getting any work executed, sale, registration or to defend any suit or to appear, to apply, to engage counsel and/or Engineer/Architect, to file statements, affidavits, maps etc. in all courts and/or offices pertaining to any matter in respect of the above said property upto supreme court of India.

5. **THAT,** the said attorney is authorized to open, operate & close bank account(s) in my/joint names with my brothers in any Nationalized / Private / Multinational / Co-operative Bank (s) required for successful . Development, Sale, Gift & Transfer of the above said Property

6. **THAT,** the above said attorney is also authorized to empower the Developer, Contractor and/or any other person authorizing him/her to do any or all acts for which the said attorney is authorized by me.

7. **THAT,** the said attorney is also authorized to execute and to present before the proper registering authority for registration of any document in respect of the above said Property on my behalf and/or to admit the execution on thereof my behalf to complete the

नगन - ९
९९३८ / २०२३
२९५१

नगन - ९
९९८३ / २०२३
५ / १४

registration work for the successful Development, Sale, Gift & transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property. .

8. **THAT,** the said attorney is authorized to act as my Attorney or Agent in relation to the matters aforesaid and all other matters not specifically mentioned but connected therewith as may be considered necessary to do by the attorney on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

9. **THAT,** I hereby promise to affirm all things, acts done by my lawful attorney as stated by me and shall always be deemed to be ratified and binding on me and I further undertake to ratify them expressly if so desired by anyone.

IN WITNESS WHEREOF I have signed this Power of Attorney at Nagpur on this 23rd day of **January 2023** in presence of the attending witnesses after reading and understanding the same which is according to my instructions and desire.

Draft by – Adv Sarang. Kale.



WITNESSES :

1. _____



(Yogesh S/o Prakash Chugh)
EXECUTANT

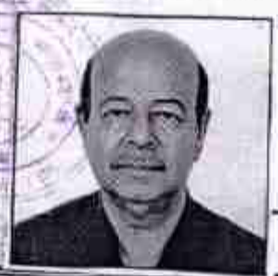


2. _____

नगन – ९
९९६३ | २०२३
८ | ९४

The Power of attorney holder has signed this deed in acceptance of the power.

नगन – ९
८२३८ | २०२३
३०/५८



(Dr. Sanjiv S/o Prakash Chugh)
POWER OF ATTORNEY HOLDER

महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 88236921444

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

88236921444

गाव/पेठ : अंबाझरी	तालुका/न.भू.का. : न.भू.अ.३ नागपूर				जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा गाळ्याचा तपशील आणि त्याचा केलेल्यासंबंधी नियत वेळ
४३०			१२९७.७०	ब	[१९४-००][३१.३.७५]सन १९८४-८५ चे खसरापत्रकानुसार.स.अ.१३२/एन ऐ ई-४८/७८-७९ सहील ना.जिल्हा-धिकारी यांचा दि.———चेअरदेशाप्रमाणे नवकरण मंजूर.वार्षिक रेन्ट ५८२-००सुरुवात-३१.३.२००५सका./-न.भू.अ.क्र.३ नागपूर.

सुविधाधिकार :	-
हक्काचा शुल्क पात्रक : वर्ष : १९७०	H महाराष्ट्र सरकार
पट्टेदार :	L श्री. श्री.चंद्रप्रकाश बल्द दिवानचंद पुरा
इतर भार :	-
इतर शेरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(चा), पट्टेदार(रा) किंवा भार (इ)	शासकिय
24/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.व./अंबाझरी गौंड/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.अंबाझरी/पै.क्र.१७०३ दिनांक २४/०६/२०१५अन्वये फेरफार चौकशी गौंदयाधिपतील क्षेत्र व सिटकत पत्रिकेपतील क्षेत्र मेळात असलेने सिटकत पत्रिकेपर नगुद अंबरी क्षेत्र १२९७.७० चौ.मी अक्षरी एक हजार तीन से सत्याण्णव दशांश स्क्वेर मीटर केले.			फेरफार क्र. १७०३ प्रमाणे सही- 24/06/2015 न.भू.अ.क्र.३,नागपूर

हि सिटकत पत्रिका (दिनांक **11/01/2021 09:03:47 AM** रोजी) डिजिटल स्वाक्षरी पेली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

सिटकत पत्रिका डाउनलोड दिनांक **21/01/2023 07:01:27 PM**

पेमाश पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000001648092** हा क्रमांक वापरावा.

नगन-9 / 9963 / 2023 / 6 / 98

नगन-9 / 9831 / 2023 / 39 / 48


नगन – १
१९८३ / २०२३
६ / १४


नगन – १
८२३८ / २०२३
३२/४४

IDENTITY CARDS













नगन – १
१९६३ / २०२३
१८

नगन – १
९२४८ / २०२३
३३ / ४५


नगन – ৭
৭৭৫৩ | ২০২৩
১০ | ১৪
नगन – ৭
৩৭২८ | ২০২৩
২৪ | ৭৪

CHALLAN
MTR Form Number-6

GRN - MH014146045202223E	BARCODE	Date 23/01/2023-11:30:13	Form ID 48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAZPC5970G
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Yogesh Prakash Chugh
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Nazul Plot No 154
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Shivaji nagar, Nagpur
0030063301 Registration Fee	100.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AAKPC6442J~SecondPartyName=Dr Sanjiv Prakash Chugh~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230123124 32	2789055570
Cheque/DD No.		Bank Date	RBI Date	23/01/2023-11:31:00	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. 0000000000

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-264-1163	0007060138202223	24/01/2023-15:47:50	IGR383	100.00
2	(iS)-264-1163	0007060138202223	24/01/2023-15:47:50	IGR383	500.00
			Total Defacement Amount		600.00

नागन-9 2023 3448

नागन-9 9963 2023 99 98

Print On 23-01-2023 03:55:23

264/1163

मंगळवार, 24 जानेवारी 2023 3:48 म.नं.

दस्त गोषवारा भाग-1

नगन1 9319

दस्त क्रमांक: 1163/2023

दस्त क्रमांक: नगन1 /1163/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 1163 वर दि.24-01-2023

रोजी 3:45 म.नं. वा. हजर केला.

पावती:1910 पावती दिनांक: 24/01/2023

सादरकरणाराचे नाव: योगेश प्रकाश चूध . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकुण:	380.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-ब) जेव्हा इलाख्या लघुवाद न्यायालय अधिनियम@1882 याखालील दाव्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्र. 1 24 / 01 / 2023 03 : 45 : 37 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 01 / 2023 03 : 46 : 29 PM ची वेळ: (फी)

SEAL OF THE SUB-REGISTRAR, CLASS-2, NAGPUR

नगन – १
०२३८ / २०२३
२६/५४

24/01/2023 3:54:55 PM

दस्त गोषवारा भाग-2

नगन1 2812/23
दस्त क्रमांक:1163/2023

दस्त क्रमांक :नगन1/1163/2023
दस्ताचा प्रकार :-आममुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉ. संजीव प्रकाश चुघ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 154, शिवाजी नगर पार्क समोर, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAKPC6442J	पॉवर ऑफ अटॉर्नी होल्डर वय :-66 स्वाक्षरी:-		
2	नाव:योगेश प्रकाश चुघ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 154, शिवाजी नगर पार्क समोर, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAZPC5970G	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत आममुखत्यारनामा या दस्त ऐवजा करता दिलेचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 01 / 2023 03 : 49 : 32 PM

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

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. स्वाक्षरीत प्रत माहिती पुष्टीलेखाशी जोडे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	कुलमुखत्यार देणार योगेश प्रकाश चुघ . .	24/01/2023 03:53:08 PM	योगेश प्रकाश चुघ M XXXX XXXX 8753	
2	पॉवर ऑफ अटॉर्नी होल्डर डॉ. संजीव प्रकाश चुघ . .	24/01/2023 03:52:52 PM	डॉ. संजीव प्रकाश चुघ M XXXX XXXX 6607	

शिक्का क्र.4 ची वेळ:24 / 01 / 2023 03 : 53 : 09 PM

शिक्का क्र.5 ची वेळ:24 / 01 / 2023 03 : 53 : 36 PM नोंदणी पुस्तक 4 मधे

सादरकर्त्याची नोंदणी प्रयोजित करण्यात येते कि, या दस्ताला एकूण 02 पाने आहेत.

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN	Amount	Used At	Deface Number	Deface Date
1	Yogesh Prakash Chugh	eChallan	69103332023012312432	MH014146045202223E	500.00	SD	0007060138202223	24/01/2023
2		DHC		2301202310599	280	RF	2301202310599D	24/01/2023
3	Yogesh Prakash Chugh	eChallan		MH014146045202223E	100	RF	0007060138202223	24/01/2023

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

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. १, तारीख 24/1/2023 ते 24/1/2023

नगन-१
E23L 2023
2L 48

1163/2023

Know Your Rights as Registrants

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

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

24/01/2023 3:54:55 PM

दस्त गोषवारा भाग-2

नगन1 9813

दस्त क्रमांक:1163/2023

दस्त क्रमांक :नगन1/1163/2023

दस्ताचा प्रकार :-आममुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉ. संजीव प्रकाश चुघ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 154, शिवाजी नगर पार्क समोर, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:AAKPC6442J	पॉवर ऑफ अटॉर्नी होल्डर वय :-66 स्वाक्षरी:-		
2	नाव:योगेश प्रकाश चुघ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 154, शिवाजी नगर पार्क समोर, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर AAZPC5970G	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी सदरील आममुखत्यारनामा चा दस्त ऐवज करुन देण्याचे कबुल केलाने.
सिद्धा क.3 ची वेळ:24 / 01 / 2023 03 : 49 : 32 PM

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

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रमाणीकरणाद्वारे पडताळण्यात आली आहे. स्वाक्षरीचा प्रत्य माहितीनुसार आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	कुलमुखत्यार देणार योगेश प्रकाश चुघ . .	24/01/2023 03:53:08 PM	योगेश प्रकाश चुघ M XXXX XXXX 8753	
2	पॉवर ऑफ अटॉर्नी होल्डर डॉ. संजीव प्रकाश चुघ . .	24/01/2023 03:52:52 PM	डॉ. संजीव प्रकाश चुघ M XXXX XXXX 6607	

9953 नंदरी नोंदवहीतील प्रमाणित करण्यात येते कि, या दस्तात एकूण 22 पाने आहेत.

शिक्का क्र.4 ची वेळ:24 / 01 / 2023 03 : 53 : 09 PM

शिक्का क्र.5 ची वेळ:24 / 01 / 2023 03 : 53 : 36 PM नोंदणी पुस्तक 4 मध्ये

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Defacement Number	Deface Date
1	Yogesh Prakash Chugh	eChallan	691033320230123124 32	MH014146045202223E	500.00	SD	0007060138202223	24/01/2023
2		DHC		2301202310599	280	RF	2301202310599D	24/01/2023
3	Yogesh Prakash Chugh	eChallan		MH014146045202223E	100	RF	0007060138202223	24/01/2023

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

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. १,
तारीख 24/01/2023

नगन-१
E23L/2023
2L/48

1163/2023

Know Your Rights as Registrants

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

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

264/1163
मंगळवार, 24 जानेवारी 2023 3:48 म.नं.

दस्त गोषवारा भाग-1

नगन1 9319
दस्त क्रमांक: 1163/2023

दस्त क्रमांक: नगन1 /1163/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 1163 वर दि.24-01-2023

रोजी 3:45 म.नं. वा. हजर केला.

दस्त हजर करणाऱ्याची सही:

पावती:1910 पावती दिनांक: 24/01/2023

सादरकरणाराचे नाव: योगेश प्रकाश चूष . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकुण:	380.00

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ९

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ९

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-ब) जेव्हा इलाखा लघुवाद न्यायालय अधिनियम@1882 याखालील दाव्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्र. 1 24 / 01 / 2023 03 : 45 : 37 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 01 / 2023 03 : 46 : 29 PM ची वेळ: (फी)

HON. REGISTRAR, CLASS-2, NAGPUR सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ९ SEAL OF THE OFFICE

नगन-९
९२३८/२०२३
२७/४४

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
BU 892734
12 MAY 2023
Stamp Head Clerk / St. Clerk

GENERAL POWER OF ATTORNEY

नगन-१
०२३८ / २०२३
३९ ५४

4690

92.44.29

2.30.9 पुकार

स्वाक्षरी

राहुल [illegible] पुटके

[illegible] नं. 39/9

[illegible] नाशिक शहर

[illegible] 25.12.040

[illegible] मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT I, Rajiv S/o Chandraprakash alias Prakash Chugh aged about 65 years, Occupation Engineer, R/o 713 Boar Circle, Fremont, CA 94539, USA hereinafter called as the **EXECUTANT,** the term unless repugnant to the context there of shall always mean and include his legal heirs, legal successors, executors, representatives, assignees etc. do hereby appoint and constitute my real brother Dr. **Sanjiv S/o Prakash alias Chandraprakash Chugh** aged about 66 years, Occupation Medical Practitioner R/o Plot no 154 Opposite Shivaji Nagar Park Shivaji Nagar, Nagpur-440010 (Income Tax Pan AAKPC5442J Aadhar UIN - 338897146607) as my true and Lawful attorneys to act on my behalf and I hereby authorise him as under:

I. **WHEREAS**, the Executant, alongwith his two brothers 1) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh and 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh are the absolute joint owners & in possession of the ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1300.642 Sqm (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur alongwith The Residential House consisting of Ground & First Floor totally admeasuring about 703.994 Sqm (7577.72 Sft.) and also along with all the fixtures electric fittings, easement or other rights attached to the above said Plot hereinafter called as the 'SAID PROPERTY"

II. **WHEREAS**, firstly All that Piece and Parcel of Nazul Plot No. 154, admeasuring about 1300.642 Sqm. (14000.00 Sft.) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur was owned by Nikhil Bhartiya Pushkarana Seva Sangh who had acquired the same from Smt. Ratnadevi W/o Kedarnath Purohit having owned the above said Plot by her under the leasehold rights from the Govt. of Maharashtra.

III. **WHEREAS**, thereafter, Nikhil Bhartiya Pushkarana Seva Sangh has sold the said Nazul Plot No. 154 to Shri. Chandraprakash alias Prakash S/o Diwanchand Chugh as per Sale deed dt. 5-11-1963 which is duly registered at the office of Sub Registrar, Nagpur. The lease of the above said Plot is subsequently again renewed in the name of Shri. Chandraprakash Diwanchand Chugh as per the deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur.

Cont. 2

नगद - ९
९३८ | २०१३
८९ | ४८

Rajiv Chugh

IV. WHEREAS, Shri Chandraprakash alias Prakash S/o Diwanchand Chugh had constructed a building on the above said Plot no 154 as per the sanctioned building Plan bearing Building Permit No CS/867/5990 dt 3-5-1990 from the Nagpur Improvement Trust, Nagpur

V. WHEREAS, Shri Chandraprakash alias Prakash S/o Diwanchand Chugh left for heavenly abode on 9-04-2021 intestate and Mrs. Sharda W/o Chandraprakash Chugh predeceased him on 10-02-2003 Thus, after the death of Shri Chandraprakash alias Prakash S/o Diwanchand Chugh has left behind his three sons namely 1) Dr Sanjiv S/o Prakash alias Chandraprakash Chugh, 2) Shri Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri Yogesh S/o Prakash alias Chandraprakash Chugh as his only legal heirs and successors who became joint owners of the above said Property by way intestate succession and hence the above said Property is now jointly owned by 1) Dr Sanjiv S/o Prakash alias Chandraprakash Chugh, 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh. Each one of them holding a 1/3rd undivided share in the above said Property ; AND

VI. WHEREAS, myself alongwith my brothers want to develop the above said property and also want to retain Apartments in the proposed scheme or otherwise. I also want to gift some of my share in the above said Property within my family. I, being preoccupied abroad and due to my daily schedule, it is not possible for me to come to India frequently and to go together to any office in office hours, to do and/or to undergo any formalities of the Gift, Development Sale & transfer of the above said Property, hence I hereby appoint, empower and constitute the above said attorney to do the following acts as under :

1. THAT, the said attorney has a power to sign on all documents on my behalf in respect of the above said property for the successful Development, Sale, Gift & Transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property.

2. THAT, the said attorney has also a power to swear affidavits, to sign and to furnish documents & Plans to Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department City survey Department, Urban Land Ceiling department, Department of Income Tax, M.S.E.B., any other local authority or Govt. or Semi Govt. department on my behalf for any type of work e.g. to mutate the above said Property on our names, to sign the Sanctioned Building Plans, and to sign on any other document on my behalf for the successful Development, Gift of the above said Property.

3. THAT, the said attorney has also a power to sign on my behalf to execute the Agreement of Sale, Gift Deed, Development Agreement, Sale Deed & Mortgage deed, Deed of Declaration/Revised or Correction to Deed of Declaration of the Scheme, Correction Deed, Cancelation Deed, Confirmation Deed, Construction Agreement, MOU etc., and to sign on any other document on my behalf for the Successful Development, Sale, Gift & Transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property.

Cont 3

नगन-9
C78L/2022
82/46

4. THAT, my attorney is authorized to appear and represent before all local nazul revenue authorities Nagpur Improvement Trust, Nagpur Municipal Corporation Town Planning Department City survey Department, Urban Land Ceiling department Department of Income Tax M.S.E.B., civil criminal or any other court for the purpose of getting sanction of any kind, getting any work executed, sale, registration or to defend any suit or to appear, to apply, to engage counsel and/or Engineer/Architect, to file statements, affidavits, maps etc. in all courts and/or offices pertaining to any matter in respect of the above said property upto supreme court of India

5. THAT the said attorney is authorized to open operate & close bank account(s) in my/joint names with my brothers in any Nationalized / Private / Multinational / Co-operative Bank (s) required for successful Development, Sale, Gift & Transfer of the above said Property

6. THAT, the above said attorney is also authorized to empower the Developer, Contractor and/or any other person authorizing him/her to do any or all acts for which the said attorney is authorized by me

7. THAT, I hereby confirm the photograph of my attorney as under



8. THAT, the said attorney is also authorized to execute and to present before the proper registering authority for registration of any document in respect of the above said Property on my behalf and/or to admit the execution on behalf my behalf to complete the registration work for the successful Development, Sale, Gift & transfer of the above said Property and/or apartments in the proposed Apartment Scheme on the above said Property..

9. THAT, the said attorney is authorized to act as my Attorney or Agent in relation to the matters aforesaid and all other matters not specifically mentioned but connected therewith as may be considered necessary to do by the attorney on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

Cont 4

नागन - ९
९२३८ / २०२३
८३/१८


नगन-१
८२३L/२०२३
४६/५४

10. THAT, I hereby promise to affirm all things, acts done by my lawful attorney as stated by me and shall always be deemed to be ratified and binding on me and I further undertake to ratify them expressly if so desired by anyone.

IN WITNESS WHEREOF I have signed this Power of Attorney at Nagpur on this **10th** day of **February 2023** in presence of the attending witnesses after reading and understanding the same which is according to my instructions and desire.

WITNESSES :



1. Jogaro M Ryali
Jogaro Mallikarjuna Ryali



Rajiv Chugh
(Rajiv S/o Chandraprakash alias Prakash Chugh)
EXECUTANT





PLEASE SEE ATTACHED NOTARY CERTIFICATE

Feb 10, 2023

2. Sunethra Ryali
Sunethra Ryali





Rakesh Ankhka
Deputy Consul General
Consulate General of India
San Francisco (USA)

3097/23

APR 1 1 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
Secretary of State

This Certificate is not valid for use anywhere within the United States of America, its territories or possessions

APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. Country: Pays / País:	United States of America
This public document — Le présent acte public / El presente documento público	
2. has been signed by — a été signé par — ha sido firmado por	*Dapinder Bhagrath*
3. acting in the capacity of — agissant en qualité de — quien actúa en calidad de	*Notary Public, State of California*
4. bears the seal / stamp of — est revêtu du sceau / timbre de — y está revestido del sello / timbre de	*Dapinder Bhagrath , Notary Public, State of California*

Certified
Attesté / Certificado

5. at — à / en	Sacramento, California	6. the — le / el día	*26th day of February 2023*
7. by — par / por	Secretary of State, State of California		
8. N° — sous n° — bajo el número	*67707*		
9. Seal / stamp: — Sceau / timbre — Sello / timbre		10. Signature: — Signature — Firma:	

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.
This Apostille does not certify the content of the document for which it was issued.
To verify the issuance of this Apostille, see: apostille.sos.ca.gov/
Texte certifié pour constituer une Apostille sous la Convention de La Haye du 5 Octobre 1961, lorsque présenté dans un pays qui n'est pas partie à cette Convention. Dans ce cas, le certificat doit être présenté à la section consulaire de la mission qui représente ce pays.
Este Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del documento público que ostenta.
Esta Apostilla no certifica el contenido del documento para el cual se expidió.
Esta Apostilla se puede verificar en la dirección siguiente: apostille.sos.ca.gov/
Este certificado no constituye una Apostilla en virtud del Convenio de La Haya de 5 de octubre de 1961 cuando se presente en un país que no sea parte de dicho Convenio. En estos casos, el certificado debe ser presentado a la sección consular de la misión que representa a ese país.

Secretary of State
OFFICE OF THE SECRETARY OF STATE

नगन-9
E2BL/2023
88/96

घोषणा पत्र

मी Sanjiv Chug. या द्वारे घोषित करतो की, दुय्यम निबंधक No.1 यांचे कार्यालयात Development Agr. या **शीर्षकाचा** दस्त नोंदणीसाठी सादर करण्यात आला आहे, श्री. Rajiv Chug. व ई. यांनी दि. 11/8/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/**निष्पादित** करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मय्यत आलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: समक्ष आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 11 / 8 /2023

कुलमुखत्यारपत्रधारकाचे

नाव व सही

नगन-१
९२३८/२०२३
४६/५६


नगन-१
E92L/२०२३
8L/४४

IDENTITY CARDS

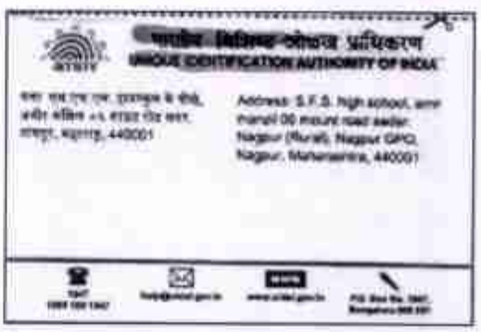






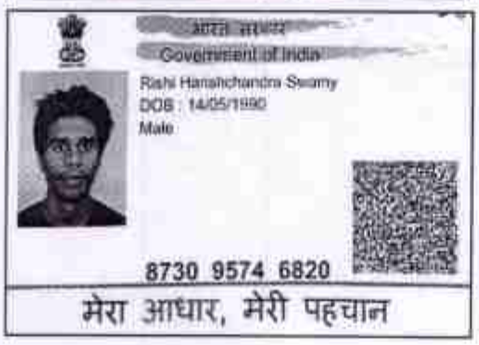

















नगन-१
E28L/२०२३
५०/४८

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

Receipt of Document Handling Charges

PRN	0823119807714	**Receipt Date**	11/08/2023

Received from I, Mobile number 0000000000, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 9138 dated 11/08/2023 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 1080
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	11/08/2023
Bank CIN	10004152023081107196	**REF No.**	358909982101
Deface No	0823119807714D	**Deface Date**	11/08/2023

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

नगन - १
९२३५/२०२३
५१/५४

नगम-१
९९८/२०२३
५४/५६

2023/9138
शुक्रवार,11 ऑगस्ट 2023 5:19 म.नं.

दस्त गोषवारा भाग-1

नगन1 48/48
दस्त क्रमांक: 9138/2023

दस्त क्रमांक: नगन1 /9138/2023

बाजार मुल्य: रु. 10,19,20,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.50,96,000/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 9138 वर दि.11-08-2023

रोजी 5:16 म.नं. वा. हजर केला.

पावती:15986 पावती दिनांक: 11/08/2023

सादरकरणाराचे नाव: **मे जून रियल्टी तर्फे भागीदार जुजर आमीर वली**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1080.00
पृष्ठांची संख्या: 54	
एकुण:	31080.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ५

सह दुय्यम निबंधक, वर्ग-२ नागपूर शहर क्र. ५

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्र. 1 11 / 08 / 2023 05 : 16 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 08 / 2023 05 : 18 : 44 PM ची वेळ: (फी)

11/08/2023 5 21:49 PM

दस्त गोषवारा भाग-2

नगन1 48/48
दस्त क्रमांक:9138/2023

दस्त क्रमांक :नगन1/9138/2023
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:संजीव प्रकाश उर्फ चंद्रप्रकाश चुग हे स्वत: करीता व राजीव प्रकाश उर्फ चंद्रप्रकाश चुग व योगेश प्रकाश उर्फ चंद्रप्रकाश चुग तर्फे आमु म्हणुन . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9823056616, रोड नं: 154 शिवजी नगर नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:AAKPC6442J	लिहून देणार वय :-67 स्वाक्षरी:-		
2	नाव:मे जून रियल्टी तर्फे भागीदार जुजर आमीर वली पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9822472504, रोड नं: सादिक अँड कंपनी 6, माउंट रोड, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:AATFJ5416A	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 08 / 2023 05 : 21 : 10 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर सं. ९

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे, त्याविषयीचे प्रोफाईल माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून घेणार मे जून रियल्टी तर्फे भागीदार जुजर आमीर वली	11/08/2023 05:21:29 PM	जुजर अमीर वाली M XXXX XXXX 1645	
2	लिहून देणार संजीव प्रकाश उर्फ चंद्रप्रकाश चुग हे स्वत: करीता व राजीव प्रकाश उर्फ चंद्रप्रकाश चुग व योगेश प्रकाश उर्फ चंद्रप्रकाश चुग तर्फे आमु म्हणुन .	11/08/2023 05:22:10 PM	डॉ. संजीव प्रकाश चुघ M XXXX XXXX 6607	

शिक्का क्र.4 ची वेळ:11 / 08 / 2023 05 : 22 : 11 PM

सह दुय्यम निबंधक, वर्ग-२
NSP1
नागपूर शहर सं. ९

नंदरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तला एकूण 48 पाने आहेत.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used As	Deface Number	Deface Date
1		Certificate	119/2023	NAGPUR	5096000	SD		
2		DHC		0823119807714	1080	RF	0823119807714D	11/08/2023
3		eChallan		MH006482451202324E	30000	RF	0003417690202324	11/08/2023

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

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर सं. ९
दि. 23 माहे ऑग सन 2023

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