264/7354

Tuesday,November 24 ,2020

5:41 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 12024 दिनांक: 24/11/2020

गावाचे नाव: जरीपटका

दस्तऐवजाचा अनुक्रमांक: नगन1-7354-2020

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स कुकरेजा ईन्फ्रास्ट्रक्चरस तर्फे पार्टनर श्रावण घनश्यामदास कुकरेजा तर्फे कबुली जवाब देणार सुरेंद्र नत्थूमल ढोलवानी .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 30800.00

DELIVERED ORIGINAL
REGISTERED DOCUMENT

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:57 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.4500000 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 135000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202013450 दिनांक: 24/11/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007374878202021E दिनांक: 24/11/2020

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH007374878202021E	BARCODE		Date	24/11/2020-17:01:45	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Ms Kukreja Infrastructures
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	Plot No.24
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	135000.00
0030063301 Registration Fee	30000.00
Total	1,65,000.00

Road/Street	Mouza Jaripatka						
Area/Locality	Nagpur						
Town/City/District							
PIN		4	4	0	0	1	4
Remarks (If Any)	SecondPartyName=Sohanlal Nanakchand Jaggi~						
Amount In Words	One Lakh Sixty Five Thousand Rupees Only						

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020112489954	CKO5183543
Cheque/DD No.		Bank Date	RBI Date	24/11/2020-17:24:05	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890008400

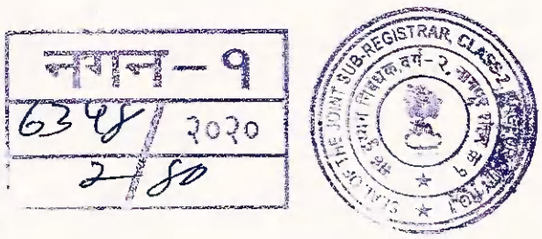
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नगन-9
6348/2020
9/20

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

Print Date 24-11-2020 05:05:28


नमूना-१
634/2020
2/80
OFFICE OF THE JOINT SUB-REGISTRAR, CLASS-2
संयुक्त निबंधक वर्ग-२, जालंधर

SALE DEED

GOVT. (R.R.) VALUE	**:**	**Rs. 39,00,000/-**
VALUED AT	**:**	**Rs. 45,00,000/-**
STAMPS AFFIXED	**:**	**Rs. 1,35,000/-**
REGISTRATION FEES	**:**	**Rs. 30,000/-**

Item No.: 10.219/58 **Rate: 30,600/- Sq. Mtr.**

This **DEED OF SALE** is made and executed at Nagpur on this **24th DAY OF NOVEMBER 2020** between:

1] **Shri SOHANLAL s/o NANAKCHAND JAGGI,**
Aged about 86 years, Occupation : Nil,
R/o.: Near Sheetal Apartment, House No. 76, New Colony,
Nagpur – 440 001.
PAN : ADGPJ 9610C
AADHAAR No. 5093 9286 7535

hereinafter called and referred to as the "**VENDOR**", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDOR, as well as his heirs, legal representatives, executors, administrators, assignees etc Party No. 1 of the First Part.

AND

2] **M/s KUKREJA INFRASTRUCTURES (**PAN: AAMFK 0684L)
through its partner,
Shri SHRAVAN s/o. GHANSHYAMDAS KUKREJA,
Aged about 38 years, Occupation: Business,
Adhar No. 4771 1877 2199
Phone no. : 98900 08400
At Plot No. 17, Sushila Layout, Ring Road, Jaripatka, Nagpur

नागपूर-१
6348 2020
3 80

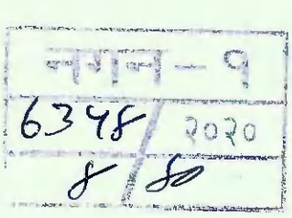
hereinafter called and referred to as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER-Firm**, as well its heirs, legal representatives, executors, administrators, assignees etc Party No. 2 of the Second Part.

WHEREAS, the VENDOR is sole and absolute owner of ALL THAT property viz. piece and parcel of Land admeasuring North-South 48'-10 1/2" and East-West 26'.10" towards South and 25'.1" North total area **1152 sq. ft. i.e. 107.423 sq. mtr.** out of Municipal Corporation **Plot no. 24** being part of Municipal Corp No. 339/0+5 situated in New Colony, Ward no. 34/60, out of **Mouza Jaripatka, City Survey no. 1862**, Chalta no. 101, **Sheet no. 207/58**, Tahsil and District Nagpur, alongwith right to use the common passage of 9'.9" from the road from Southern side and from the Eastern side of the block.

(Hereinafter called and referred to as the "Said Property".)

AND WHEREAS, the VENDOR has purchased this property from **Shri DEVCHAND s/o DULICHAND BANIA** vide sale deed dated 21.06.1993 registered at Serial No. 3575 before the Sub-Registrar, Nagpur- 11.

AND WHEREAS, the VENDOR is having legal and marketable title over the property to deal in any manner. The VENDOR having left no interest in retaining the said property and for his own family needs and for the betterment of living for himself and for his family has agreed to sell the above property to the PURCHASER for the total consideration of **Rs. 45,00,000/- (Rs. Forty Five Lakh Only).**





AND WHEREAS, the parties hereto had due deliberations and discussions and in consequence thereof they have arrived at and agreed upon certain terms and conditions. However it is desirable to reduce the terms and conditions so settled and agreed into writing as under:

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER

1] THAT, in pursuance of the agreement and in consideration of **Rs. 45,00,000/- (Rs. Forty Five Lakh Only)** paid by the PURCHASER to the VENDOR in the manner given below, the receipt whereof the VENDOR does hereby acknowledge, the VENDOR as the absolute and full owner of the said property described above, does hereby grant, convey, assign and transfer the ownership rights by way of sale to the PURCHASER the said property more particularly described in the schedule written hereunder and also including all the rights and easement etc. appurtenant thereto, TO HOLD the same to and unto the PURCHASER as the absolute owner thereof forever and free from encumbrances of all kinds whatsoever.

MANNER OF PAYMENT

Rs. 7,00,000/- paid by cheque no. 379483 dated 09.11.2020 Drawn on Sadhana Sahakari Bank Ltd, Jaripatka Branch, Nagpur.

Rs. 38,00,000/- paid by cheque no. 028198 dated 23.11.2020 Drawn on Axis Bank Ltd., Jaripatka Branch, Nagpur.

==========

Rs. 45,00,000/- TOTAL PAID

==========

नगर-१
6348/2020
4/80

SEAL OF THE JOINT SUB REGISTRAR, CLASS-II NAGPUR CITY NO.1

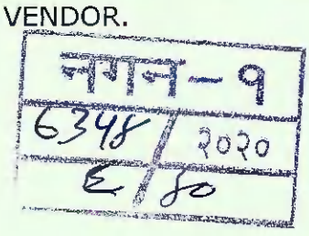
The VENDOR does hereby acknowledge to have received the above amount of **Rs. 45,00,000/- (Rs. Forty Five Lakh Only)** from the PURCHASER and further undertakes that no more amount whatsoever is outstanding or due against the PURCHASER in any manner.

2] THAT, the VENDOR does hereby covenant with the PURCHASER as follows:

I] THAT, the VENDOR has a good, valid, legal, lawful and marketable title to the property hereby sold and that he has absolute right and full authority to transfer the same by way of sale to the PURCHASER absolutely and for ever.

II] THAT, the VENDOR has delivered the vacant possession of the said property to the PURCHASER. Henceforth, the PURCHASER shall hold and enjoy the said property without any interruption or disturbance from the VENDOR or any person claiming through under or in trust for him and without any disturbance or interruption by any other person whatsoever. The PURCHASER is at liberty to use the said property in any manner it deems fit.

III] THAT, the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the PURCHASER. The VENDOR further covenants unto the PURCHASER that the said property is free from all or any encumbrance, claims, charges or mortgages. The VENDOR further does hereby declare that the said property is not the subject matter of any legal dispute, attachment or any notice of any kind whatsoever. The VENDOR undertakes to indemnify the PURCHASER in case any loss is caused to the PURCHASER on account of any claim or any defect in the title of the VENDOR.





IV] **THAT,** the VENDOR further assures to the PURCHASER that he has not transferred the said property by way of gift, sale, mortgage, lease or in any other manner whatsoever to anybody else till date.

3] **THAT,** the VENDOR assures to the PURCHASER that the property hereby sold is the separate and self acquired property belonging to him and that none except he has any manner of right, title or interest whatsoever in respect of same.

4] **THAT,** the property hereby sold shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof but the same shall always be subject to correction by the parties hereto.

5] **THAT,** the VENDOR undertakes that he shall extend all and every reasonable co-operation to the PURCHASER and execute such documents and applications as may be reasonably required from him from time to time, for the purposes of more perfectly enjoyment of the said property by the PURCHASER including the applications for transfer and mutation of the said property in the Government Records.

6] **THAT,** all expenses on account of preparation of this Sale Deed including the cost of stamp duty and registration fees have been paid by the PURCHASER.

7] **THAT,** the VENDOR has delivered the original Sale Deed and title deeds pertaining to the property to the PURCHASER.

नगर-9
6348 / 2020
6 / 80

SEAL OF THE JOINT SUB REGISTRAR, CLASS

8] THAT, the VENDOR has paid and discharged all the tax liabilities upon the said property alongwith the payment of electric dues, maintenance charges etc till this date. If any arrears are found in future, the same shall be paid and cleared by the VENDOR and the VENDOR undertakes to indemnify the PURCHASER to that extent.

9] THAT, the VENDOR has assured the PURCHASER that the aforesaid property is free from all encumbrances, lien or mortgage and no litigation is pending with respect to the same before any Court of Law. So also the VENDOR also hereby assures the PURCHASER that he has not entered into any agreement of sale or transferred the said property to any body else other than the PURCHASER. In case of any harm or loss caused to the PURCHASER, the VENDOR undertakes to compensate all such losses as per the actual prevailing market value of the property.

10] THAT, the PURCHASER has executed a power of attorney dated 21.01.2015 for presentation in favour of Shri Surendra s/o Nathumal Dholwani registered at Sr. No. 727 before the Sub-Registrar Nagpur 1.

10] THAT, the parties have agreed that in case there is any misunderstanding between them arising out of this deed or the transaction or the subject matter of the property, the same shall be resolved through arbitration as contemplated under Arbitration and Conciliation Act, 1996 (as amended).

SCHEDULE OF PROPERTY HEREBY SOLD

ALL THAT property viz. piece and parcel of Land admeasuring North-South 48'-10 1/2" and East-West 26'.10" towards South and 25'.1" North total area 1152 sq. ft. i.e. **107.423 sq. mtr.** out of Municipal Corporation **Plot no. 24** being part of

नगन–१
६३५ / २०२०
5/80

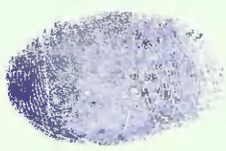
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Municipal **Corp No. 339/0+5,** in New Colony, Ward no. 34/60, **Mouza Jaripatka, City Survey no. 1862, Sheet no. 207/58,** Chalta no. 101, Tahsil and District Nagpur, alongwith right to use the common passage of 9'.9" from the road from Southern side and from the Eastern side of the block and bounded as under:

On the East	:	another block of same property
On the West	:	open land,
On the North	:	Nallah,
On the South	:	Passage and another block of same property and beyond road.

IN WITNESS WHEREOF THIS DEED is signed, sealed and delivered by the within named parties hereto at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.





नागपूर - 9
6348 / 2020



Shri SOHANLAL s/o NANAKCHAND JAGGI
[VENDOR]





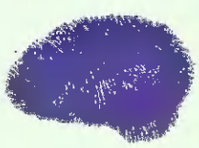
M/s KUKREJA INFRASTRUCTURES
through its partner,
Shri SHRAVAN s/o. GHANSHYAMDAS KUKREJA
[PURCHASER]

WITNESSES:

1.







2.






नगन-१
6348 / २०२०
10 / 10

Kanuja Plot

(0026)

आ. नि. व. नि. अ. अधि, नि. १९८२ (नि. १९-९-९८)

1862

आरोप पत्रिका

मौ. उमरपटका

१८९२	५१२८९	इ

सन १९८० धारक:- सुंदरनगर पालीका नागपूर

पट्टेदार- देविचंद दुर्लीचंद बनोया

(१) १०.१०.९६	रजनोंदे- रु. ८५०/- ४२८/२	(१) श्री सुरेंद्रसिंग	पे.क्र. ३१६५
	सन २१/८/९७ ते ३५०००/-	आनंदसिंग भुल्लर	
	नजुक धोरण २५ की.रु. १८०.		
	मौ. मुद: श्री देवीचंद दुर्लीचंद	२) श्रीमती सुरजीत कौर	
	यकीमा जोपे या मुक्त व्यवहारे	३. गुरुदेव सिंग आनंद	
	केलमने रजनोंदे रद्द करणे आहे	पे.क्र. ३१६५	
	रद्द.		

सत्यप्रतिलिपी

नगर-१
६३९४ / २०२०.
१२/८

SUB-REGISTRAR, CLASS-2, NAGPUR CITY

000269

3	8	4
रुक्मिणी सोडे देवताळे - र.ह.क्र. ४३३५ (आ) दिनांक-२४/५/१५ व त्रिमूर्ती मोबादला हक्क कोळे देवताळे श्रीमती सुनंदा कोवे व इ. यांनी मौजे गडचुर्ला येथील १४०० चौ.फुटा क्षेत्र आपला हक्क व कब्जा श्री सुरेश मोंगा आजाबत्ते मुक्रर करुन दिल्याचे व्यवहार करीता लेखा वाचे कामी दर्ज-	श्रीमती सुनंदा कोवे व इ. यांचे नाव कमी	फे.फ. ३१७५

भा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख पुणे यांचेकडील परिपत्रक क्र./भा.भू.१/वि.प. आकारी नोंद /२०१ दि. १२/१२/९५ अन्वये विऊकृत पत्रिकेचे अंकी रु. एक हजार एकरी = मु.अ.क्र.३ नागपूर.
.... महाराष्ट्र पुरुषकि.... चौमी. केले

५/१०९ २०१९	प्रतिपत्रार्थ :- र.ह.क्र. २८३८ दि. २०१५/१९ अन्वये नागपूर महानगर पालिका यांचे मु.नं. २५ क्षेत्र ८९९.८ चौ.मी. मिळकत धारक दिनांक ३१/३/२०१३ पर्यंत प्रतिपत्रे दिल्याने पत्रव्यवहार नाही.	मे कुकरेजा इन्फ्रास्ट्रक्चर तर्फे भागीदार श्री. श्रावण धनश्याम कुकरेजा	फे.क्र. ७९९४

सत्यप्रतिलिपी मु.अ.क्र.३ नागपूर

30/9/19

शिरस्तेदार
सह भूमापन अधिकारी क्र. ३.
नागपूर

नगन-१
६३४८ | २०२०
१२ | ४०

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

267891

या प्रमाणित नक्कल बाबत पावती क्र. ६७१
दिनांक 30/9/19 अन्वये रक्कम रु. ५-२० पै.
अक्षरी रक्कम रुपये
आपले वाचे



18 JUN 1993

Additional Treasury Officer
NAGPUR

दूय्यम निबंधक
नागपूर-११

दूय्यम निबंधक
नागपूर-११

SALE DEED VALUED RS. 75,000=00
(RUPEES SEVENTY FIVE THOUSAND ONLY)

THIS DEED OF SALE made this 21st day of June 1993 at NAGPUR between :-

नगल-१
६३४८ / २०२०
९३ / ८०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2

Shri. Sohanlal son of Nanakchand Jaggi
aged 57 years, Occupation Service
resident of New Colony Nagpur.

herinafter called PURCHASER which term shall unless repugnant to the context whereof mean and include his heirs, executors, administrators, representatives and assigns of ONE PART.

AND

Shri.Devchand son of Dulichand Bania
aged 51 years, Occupation Landlord
resident of New Colony Nagpur

hereinafter called VENDOR which term shall unless repugnant to the context whereof mean and include his heirs, executors, administrators, representatives and assigns of OTHER PART.

WHEREAS the aforesaid VENDOR owns and possesses a plot of land bearing Municipal Plot No. 24 together with houses consisting of Blocks standing thereon bearing Municipal Corporation House No. 339/0 + 5 situate in New Colony Ward No. 60, Nagpur.

AND WHEREAS the aforesaid VENDOR desired to sell 1152.00 Square Feet i.e. 107.423 Square meters of land out of the said plot No. 24 together with a single storeyed house standing thereon being part of Municipal Corporation House No. 339/0 + 5 situated in New Colony, Nagpur described fully in the schedule hereunder and contracted with the aforesaid PURCHASER for the sale of the same for a consideration of Rs. 75,000 = 00

6345 2020
25/10

(Rupees Seventy Five Thousand only) vide agreement dated 18-8-1988. The aforesaid PURCHASER has paid a sum of Rs. 25,000=00 (Rupees Twenty Five Thousand) to the VENDOR at the time of agreement. The balance amount of Rs. 50,000=00 (Rupees Fifty Thousand) was agreed to be paid by PURCHASER to the VENDOR at the time of registration of the sale deed before the Registration Authority. The VENDOR did not execute and register the sale deed in favour of the PURCHASER on the stipulated date. The PURCHASER therefore, filed a Civil Suit for specific performance of contract against the VENDOR, in Spl. Civil Suit No. 647/88 (Sohanlal Vs. Devchand) of the Court of 3rd Jt. Civil Judge Senior Division Nagpur. The learned court of 3rd Jt.C.J.Sr. Dn Nagpur passed the Judgement and Decree on 2-11-1991 granting Decree for specific performance and ordering the VENDOR to execute and register the Sale Deed in favour of the PURCHASER and also directing the PURCHASER to deposit the amount of Rs. 50,000=00 in court. The PURCHASER deposited the amount of Rs. 50,000=00 in Court on dated 4-1-1992 vide C.C.D.No. C-997. The VENDOR did not execute and register the Sale Deed in favour of the PURCHASER within stipulate period. Hence the PURCHASER filed a Special Darkhast No. 79/92 in the Court of 3rd Jt Civil Judge Senier Division, Nagpur (Sohanlal -Vs- Devchand) praying that the sale deed may be executed and registered by the Court on behalf of the VENDOR. The VENDOR did not execute and register the sale deed inspite of notice. Hence the Court was please to order the sale deed to be executed by Court.

NOW THIS DEED OF SALE WITNESSETH THAT

1. In pursuance of agreement dated 18-8-1988 and the Judgement and Decree dated 2-11-1991 passed by the 3rd Joint Civil Judge Senior Division Nagpur in special Civil Suit No. 647/88 (Sohanlal Vs. Devchand) and in consideration of Rs,. 75,000=00 (Rupees Seventy Five Thousand) out of which amount the aforesaid PURCHASER has paid a sum

नागपूर-9
6348 2020
99 80

of Rs. 5,000=00 (Rupees Five Thousand) in cash and Rs. 20,000=00 (Rupees Twenty Thousand only) by cheque No. 012119 dated 18-8-1988 of State Bank of India Kingsway Branch Nagpur favouring VENDOR, total Rs. 25,000=00 (Rupees Twenty Five Thousand only) to the VENDOR as Earnest Money at the time of execution of the agreement, the receipt of which amount the aforesaid VENDOR hereby acknowledges and the balance amount of Rs.50,000=00 (Rupees Fifty Thousand only) is deposited by PURCHASER in Civil Court vide C.C.D. No.C-997 dated 4-1-1992 in pursuance of the Judgement and Decree dated 2-11-1991. Thus the aforesaid PURCHASER has paid the entire sale consideration of Rs. 75,000=00 (Rupees Seventy Five Thousand) to the aforesaid VENDOR, the receipt of which amount the aforesaid VENDOR hereby acknowledges, the aforesaid VENDOR does hereby sell, transfer, convey and assign all right, title, claim and interest in the property described fully in the schedule hereunder unto the PURCHASER absolutely.

2. WHATEVER rights in the soil or sub-soil appurtenant the said property and hitherto enjoyed by the VENDOR or to which he was otherwise entitled to as owner thereof are hereby specifically sold, conveyed and assigned in favour of the PURCHASER in amplification of any right which the VENDOR may have acquired under any law, usage or custom.

3. That the property sold herewith and described in the schedule hereunder is the absolute property of the VENDOR and he has full and absolute rights, to sell, transfer, convey and assign the same. No other person whatsoever has any right, title or interest in the same. In the event of any claim made by any person and/or in the event of any defect in the title of the VENDOR is found and the PURCHASER is put to any loss or suffer any damage, the VENDOR shall indemnify the same to the PURCHASER.

नमुना-9
6348/2020
92/80

4. THAT the property agreed to be sold and described in the schedule hereunder is free from all encumbrances, charge, mortgage, lien, attachment whatsoever. The VENDOR has not been a party to any transaction nor has he done any act, deed or thing whereby any lien or charge is created over the property. In the event of any such thing found and the PURCHASER is put to any loss or suffers any damage the VENDOR shall indemnify the same to the PURCHASER to that extent.

5. THAT the VENDOR shall pay upto date Corporation Tax, Non-agriculture Assessment Tax,Cess,Levies etc. levied on the property upto the date of the sale deed. The VENDOR agrees to pay all arrears of taxes, cess, levies etc. that may be found due upto the date of the sale deed. In the event the PURCHASER is required to pay any arrears of taxes, land Revenue etc. due on the property upto the data of this deed, the VENDOR shall indemnify the same to the PURCHASER.

6. THAT the VENDOR covenant that he and all persons claiming through or under him shall and will from time to time and at all times to come hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all acts, deeds and things necessary for the beneficial use and enjoyment of the property.

7. That the property is not under acquisition of Nagpur Improvement Trust. The same also does not fall under any sanctioned scheme of Nagpur Improvement Trust. Hence permission from Nagpur Improvement Trust under section 22/A of Registration Act is not necessaary.

8. That the VENDOR has delivered possession of the property to the PURCHASER today. The PURCHASER has now become full and absolute owner of the same. The PURCHASER shall use and enjoy the said property in the manner he likes without any

hindrance, obstruction objection, claim or demand by or from the VENDOR or any persons or person claiming through or under him.

9. That the VENDOR does not own vacant land in excess of the ceiling limit laid down under Urban Land (Ceiling and Regulation) Act, 1976. Hence permission of the Competant Authority, Urban Land Ceiling, Nagpur under section 27 of the said Act is not necessary. However the parties are filing declaration under section 27 of the said Act before the Registration Authority.

10. That the PURCHASER shall get his name mutated in the Municipal Corporation, City Survey, Land Revenue and other Government and Semi-Government offices and Department. The VENDOR shall assist the PURCHASER for the same.

SCHEDULE OF PROPERTY

A Plot of land admeasuring North-south 48'-10 1/2" and East-West 26'-10" towards South and 25'-1" North total Area 1152 Sq.Ft. i.e. 107-423 Square Meters out of Municipal Corporation Plot No. 24 together with a single storeyed house standing thereon bearing part of Municipal Corp. No. 339/0+5 situated in New Colony Ward No. 34/60 Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and bounded over as under :-

On the North	:	Nallah
On the South	:	Passage and Block of VENDOR and beyound Road.
On the East	:	Block of VENDOR
On the West	:	Open land of VENDOR.

नगान-१५
6348 2020
15 10

There shall be passage of 9'-9" vide from the Road from Southern side and from the Eastern side of the Block. This passage shall be common passage for the property sold and other blocks of the plot.

There are existing laterines towards the North-West corner of the plot. The said laterines are for the use and enjoyment of the occupiers of the bolcks. The PURCHASER shall construct his own laterine within the limits sold to him. However the PURCHASER shall be entitled to connect the sewer and waste line to the existing chamber which is at the North-West corner.

The house is an old construction and is about 60 years old. It is constructed in open foundation with tiled roof and shahbad flooring. The buitt up area of the property is 462.75 Sq.Ft.

The property forms part of City Survey No. 1862 Chalta No. 101, Sheet No. 207/58 of Mouza Jaripatka, Nagpur.

IN WITNESS WHEREOF the aforesaid VENDOR has put his hands at NAGPUR on the day and year first mentioned above.

WITNESSES

On behalf of VENDOR Devchand Dulichand Bania

1.

नगन – ७
6348 / २०२०
१८/80

2.

VENDOR

21-6-93

3rd Jt. Civil Judge
Sr. Dn. Nagpur

Shri M.G. Kayanc
and H. Civil Judge Sr.Dn.
Nagpur.

1) Shri Abdul Aziz Abdul Sattar
Nazir Civil Judge Sr. Dn.
Nagpur.

2) Shri Lalit Santosh Jain
Advocate Nagpur

Abdul Aziz A.Sattar service
R/o Chhaoni Nagpur -

21/6/93

Nazir 21-6-93
Civil Judge (Sr.Dn)
Nagpur

Nazir 21-6-93
Civil Judge (Sr.Dn)
Nagpur

Ajain.
दि २१-६-९३

दुय्यम निबंधक
सह दु नि II

606
228 ते 280 पृष्ठांचे
3668 नंबरची नोंदवही

दुय्यम निबंधक नागपूर

दि 29 पाने 6 सन 1993

नगन-9
6348 / 2020
20 / 80

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II

Seal of the Joint Sub Registrar
NAGPUR City-II

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2014 ©

LM 888895

13 JAN 2015

Stamp Duty Clerk / St. Clerk

नगन – १

४ | ६२८ / २०१५

१/१२

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

POWER OF ATTORNEY

FOR PRESENTATION

नगन – १

६३४ / २०१५

२१/१५

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

TO whom these presents shall come

KUKREJA INFRASTRUCTURES,

THROUGH ITS PARTNER,

Shri SHRAWAN s/o. GHANSHYAMDAS KUKREJA,

Aged about 32 years, Occupation: Business,

R/o. Kukreja Nagar, Jaripatka, Nagpur

PAN : AHXPK 1314P

on this 21st day of JANUARY 2015 do hereby appoint, nominate and constitute

१) दस्ताचा प्रिझर्वेशन, टॅक्स पान...	(२१००)
२) दस्त नोंदणी करण्यास उशीर झाला ?	होय/नाही
३) नोंदणी होणार असलेल्या मुख्य नियंत्रक एसबीकडील कोड	मुख्य नियंत्रक ग्र..
४) मिळकतीचे वर्णन	
५) मोबदला रुपये	
६) मुद्रांक शिल्लक	
७) दस्तऐवज चलनाद्वारे	
८) इतर आकार	
९) मुद्रांक शुल्क	
१०) इतर फी	रुपये २१३८
११) मुद्रांक विक्रेता	

16 JAN 2015

डी. टी. जाधव

मुद्रांक विक्रेता, ला. क्र. १/८५, कोड क्र. ४६०१००४
जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

नगन--१
६३४/२०२०
२२/१०

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.1

नगन--१
६२८/२०१५
२/१२

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.1

AND I HEREBY AGREE TO CONFIRM AND RATIFY all and whatever such other act or acts, deeds and things or proceedings that may be done lawfully by my said attorney on my behalf and in my name by virtue of this power of attorney and the same shall be binding on me and be of full force and effect as if the same were done, executed or made by me personally.

नगन – ९
६२६ / २०१५
४ / १२

IN WITNESS WHEREOF I have executed this Power of Attorney on the day, above written, in the presence of attesting witnesses and it shall be binding on my Legal Representatives, Assigns, Executors, Administrators, Heirs and Successors etc.

N.L. Yadav

WITNESSES

KUKREJA INFRASTRUCTURES
THROUGH ITS PARTNER,







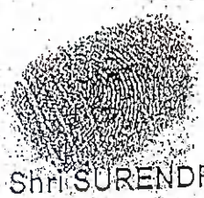
SHRAWAN s/o. GHANSHYAMDAS KUKREJA
EXECUTANT



N.L. Yadav



I accept the above presents



Shri SURENDRA S/O NATHUMAL DHOLWANI
(Duly Constituted Attorney)

नगन – ९
६३४८ / २०२०
२३ / १०

अर्यन्टीकेशन क्र. २२/१५ मे कुकरेजा इंफ्रास्ट्रक्चर्स तर्फे पार्टनर
हे मुखत्यार पत्र श्री/श्रीमती सुरेंद्र नाथुमल धोलवानी सह्य करणारे श्रावण कुकरेजा
वय ३२ व्यवसाय व्यापार रा. जरीपटका
नागपूर यांनी तारीख २२/१/१५ रोजी माझे समक्ष सही
करुन दिला. ज्याला ओळखी विषयी श्री. अमित
देविदास गायकवाड वय ३३ व्यवसाय व्यापारी
रा. नागपूर यांनी माझी खात्री करुन दिली आहे.

दि. २२/१/१५
फि.रु. २५
पु.क्र. ४४३३०९८
दि २२/१/१५

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

सदरहू दस्तावर १ ते ६ पानावर
अक्षर ओळीवर पुठल्याही प्रकारचा
आंतर ओळ मजकूर नाही.
तसेच खाडाखोड आढळून आली
नाही.

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

नगन – 9
626 / 2094
3 / 92

Shri SURENDRA S/O NATHUMAL DHOLWANI,
Aged about 53 years, Occupation : Private Work,
R/o. 531, 532, Ahuja Nagar, Jaripatka, Nagpur

as my lawful and constituted attorney to do the following acts, deeds and things for me in my name and on my behalf.

WHEREAS, I am a partner of the firm M/s Kukreja Infrastructures. The firm is the owner of many properties including the flats, plots, etc. The firm is also going to purchase many other properties in its name and I am the authorized signatory on behalf of the firm.

AND WHEREAS, since I do not get much time, and due to my personal difficulties, I am not in a position to spare time and to remain present in the office of the Sub-Registrars, to register the documents pertaining to the property, like the Agreements of sale, Sale Deeds, Correction Deeds, Deed of Declaration, etc and hence I have decided to execute this power of attorney in favour of my duly constituted attorney to do and cause to be done the following acts, deeds and things for me in my name and on my behalf in respect of the said property.

1] To admit and present and appear for and on my behalf before the Sub-Registrars, regarding the registration of the documents which are already signed and executed by me, for its registration and also to do all other acts, deeds, things etc which are necessary for registration of the documents.

2] To admit my signatures appearing on the documents presented for registration.

3] To swear affidavits, sign applications and submit it in the office of the Sub-Registrar Nagpur, Nagpur Improvement Trust, Nagpur Municipal Corporation, City Survey, Electricity Office, Tahsildar office etc and other Offices.

नगन – 9
6398 / 2020
28 / 80

KUKREJA
INFRASTRUCTURES
builders and developers

Date : .....

AUTHORITY LETTER / CONSENT LETTER

This is to state that we the following persons are the partners of M/s KUKREJA INFRATRUCTURES having place of business at Kukreja Complex, Nara Road, Jaripatka, Nagpur. The names of the partners are :

(1) Shri VIRENDRA s/o GHANSHYAMDAS KUKREJA,
Aged about 37 years, Occupation : Business, R/o. 91-92, Kukreja Nagar, Jaripatka, Nagpur

(2) Shri SHRAWAN s/o GHANSHYAMDAS KUKREJA,
Aged about 33 years, Occupation : Business, R/o. 91-92, Kukreja Nagar, Jaripatka, Nagpur

नगन-9
626 / 2094
9 / 92

That, the firm M/s KUKREJA INFRASTRUCTURES is the owner of many properties including flats, plots etc.

That, the firm has to execute documents like Agreements, Sale Deeds, Deed of Declaration etc in favour of the prospective buyers and any of the partner can sign the said documents and register the same. Similarly, the firm can also purchase the properties in its name.

नगन-9
6348 / 2020
29 / 80

Block No. 1-B, 1st Floor, Kukreja Complex, Nara Cement Road, Jaripatka, Nagpur-14.
Ph.: 0712-2655813 E-mail: sk@kinfra.in / vgk_kukreja@rediffmail.com



नगन – ९
6348 २०२०
22/50



नगन – ९
626 / 20
4 / 92



KUKREJA
INFRASTRUCTURES
builders and developers

नागपूर — 9
626 /2015
6 /92

That, by this authority letter / consent letter, this is to state that the partner **Shri SHRAWAN s/o GHANSHYAMDAS KUKREJA** has been authorized to execute and register power of attorney (for presentation purposes) to **Shri SURENDRA s/o NATHUMAL DHOLWANI.**

This is to state that the acts done on the basis of the said power of attorney by the said attorney will be binding upon the partnership firm regarding the said property.

Hence this authority letter / consent letter is signed by the partners at Nagpur on this 21t day of January 2015.

नागपूर — 9
6348 /2020
25 /10





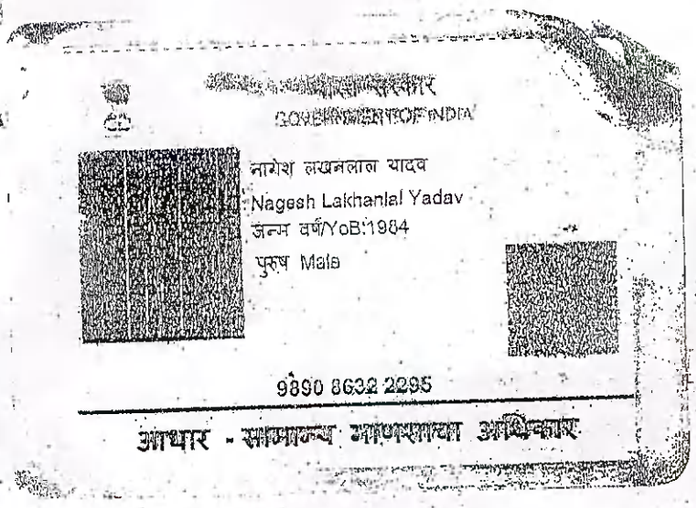
Shri VIRENDRA son of GHANSHYAMDAS KUKREJA

Shri SHRAWAN son of GHANSHYAMDAS KUKREJA
BOTH PARTNERS OF M/s KUKREJA INFRASTRUCURES.

Block No. 1-B, 1st Floor, Kukreja Complex, Nara Cement Road, Janipatka, Nagpur-14.
Ph.: 0712-2655813. E-mail : sk@kinfra.in / vgk_kukreja@rediffmail.com

नगन–१
634 / २०२०
२८/१०

नगन – १
६२६ / २०१५
८ / १२

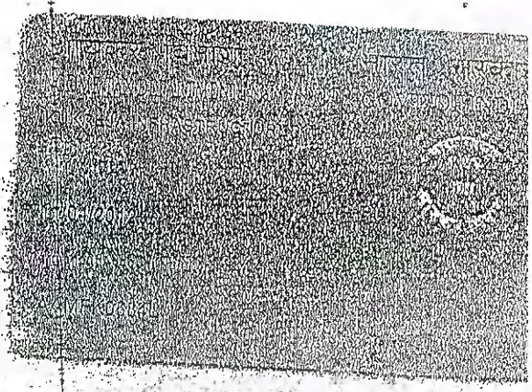


भारत सरकार
GOVERNMENT OF INDIA

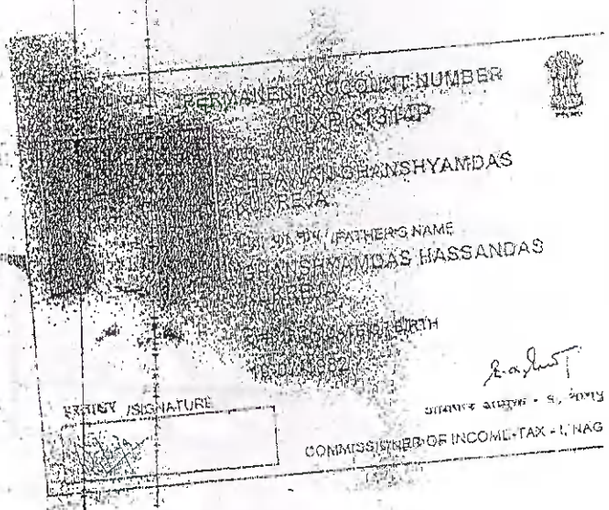
नागेश लखनलाल यादव
Nagesh Lakhanlal Yadav
जन्म वर्ष/YoB:1984
पुरुष Male

9890 8632 2295

आधार - सामान्य माणसाचा अधिकार







PERMANENT ACCOUNT NUMBER
ATXPB4391P

GHANSHYAMDAS

FATHER'S NAME
GHANSHYAMDAS HASSANDAS

DATE OF BIRTH
19/07/1982

SIGNATURE

COMMISSIONER OF INCOME-TAX - I, NAG





INCOME TAX DEPARTMENT
GOVT OF INDIA

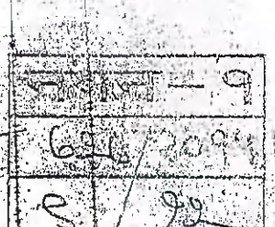
SURENDRA DHOLVANI

NATHUMAL DHOLVANI

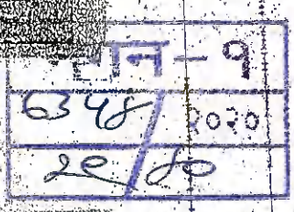
30/07/1961

Permanent Account Number
ALTPD4082B

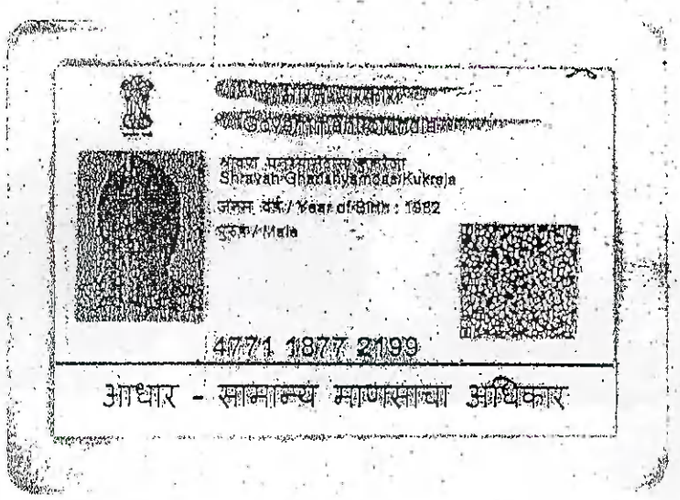
Signature





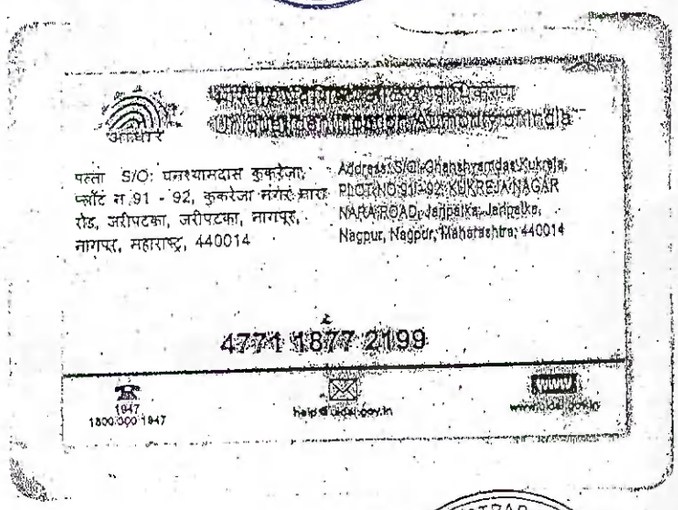




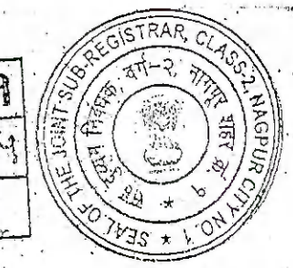


नगन – १
६३५ / २०२०
१० / ५०





नगन – १
६२६ / २०१५
१० / १२



Summary1 (GoshwaraBhag-1)

264/727
शुक्रवार,23 जानेवारी 2015 4:38 म.नं.

दस्त गोषवारा भाग-1

नगन1 9919
दस्त क्रमांक: 727/2015

दस्त क्रमांक: नगन1 /727/2015

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

भरलेले मुद्रांक शुल्क: रु. 100/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात
अ. क्रं. 727 वर दि.23-01-2015
रोजी 4:30 म.नं. वा. हजर केला.

पावती:747 पावती दिनांक: 23/01/2015

सादरकरणाराचे नाव: मे.कुकरेजा इंफ्रास्ट्रक्चर तर्फे पार्टनर श्री श्रावण घनश्यामदास कुकरेजा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकुण:	340.00

दस्त हजेर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे ठेका व्यक्तीला [illegible] किंवा तिच्यातर्फे काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 23 / 01 / 2015 04 : 30 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 01 / 2015 04 : 30 : 57 PM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

नगन-१
534 2020
39 50

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

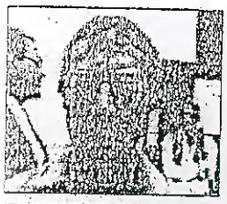
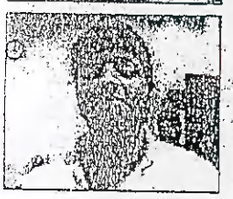
Summary-2(दस्त गोषवारा भाग - २)

23/01/2015 4 41:49 PM

दस्त गोषवारा भाग-2

नगन1 92192
दस्त क्रमांक:727/2015

दस्त क्रमांक :नगन1/727/2015
दस्ताचा प्रकार :-जनरल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री सुरेन्द्र नत्थुमल ढोलवानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 531,532, अहुजा नगर, जरीपटका, नागपुर, महाराष्ट्र, नागपूर. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-53 स्वाक्षरी:-		
2	नाव:मे कुकरेजा इंफ्रास्ट्रक्चर तर्फे पार्टनर श्री श्रावण घनश्यामदास कुकरेजा , - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जरीपटका, नागपुर, , पॅन नंबर:AHXPK1314P	कुलमुखत्यार देणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत जनरल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 01 / 2015 04 : 31 : 45 PM

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. रमेश अर्जुनदास जशनानी - - वय:48 पत्ता:जरीपटका नागपूर पिन कोड:440014	स्वाक्षरी	 
2	नाव:श्री चंदु भाऊरावजी इंगोले - - वय:30 पत्ता:झिंगाबाई टाकळी नागपूर पिन कोड:440030	स्वाक्षरी	 

6348 2020
32 50

शिक्का क्र.4 ची वेळ:23 / 01 / 2015 04 : 33 : 31 PM

शिक्का क्र.5 ची वेळ:23 / 01 / 2015 04 : 33 : 48 PM नोंदणी पुस्तक 4 मध्ये

६ नंबरचे बुक्साचे
६३८ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ९५ पाने आहेत.

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

सह दुय्यम निबंधक, वर्ग-२, 727 /2015
नागपूर शहर क्र. १,
दि. २२ महे ०१ सन २०१५

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback - Registrants may E-mail at feedback.isarita@gmail.com

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १ SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO. 1

घोषणापत्र

मी श्री/श्रीमती सुरेंद्र जन्मभूमल ढोलवानी
या द्वारे घोषित करतो की, दुय्यम निबंधक क्र. 1 यांचे कार्यालयात
विक्रीपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे. श्री/श्रीमती मेसर्स कुकरेजा इन्फ्रास्ट्रक्चर
व इतर यांनी दि. 23/01/2015 रोजी मे. दुय्यम निबंधक कार्यालय क्र.
1 येथे दस्त क्रमांक 4/727/15 अन्वये मला दिलेल्या कुल
मुख्त्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करुन कबुली जवाब दिला आहे. सदर कुलमुख्त्यारपत्र लिहुन देणार यांनी रद्द केलेले
नाही किंवा कुलमुख्त्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही
किंवा अन्य कोणत्याही कारणामुळे वरील कुलमुख्त्यारपत्र रद्दबातल ठरलेले नाही.
सदरचे कुलमुख्त्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम
आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम
८२ अन्वये मी शिक्षेस पात्र राहील, याची मला पु-। जाणीव आहे.

दिनांक : 24/11/2020

(----------)

कुलमुख्त्यारपत्र धारकाचे नांव

व सही

नमुना-9
6348/2020
33/0

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

भारत सरकार
GOVERNMENT OF INDIA



सोहनलाल नानकचंद जग्गी
Sohanlal Nanakchand Jaggi
जन्म वर्ष / Year of Birth : 1934
पुरुष / Male

5093 9286 7535

आधार – सामान्य माणसाचा अधिकार

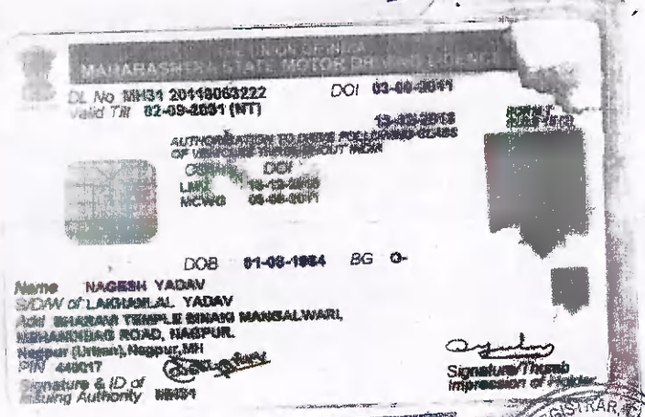
भारत सरकार
GOVERNMENT OF INDIA

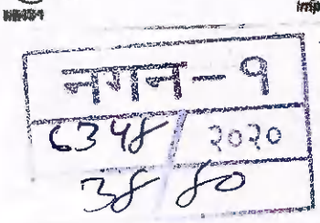


सुरेंद्र नत्थुराम ढोलवानी
Surendra Natthuram Dholwani
जन्म तिथि / DOB : 30/07/1961
पुरुष / MALE

5166 1268 5678

आधार - आम आदमी का अधिकार







भारत सरकार
GOVERNMENT OF INDIA



मुकेश चंद्र सोहनलाल जग्गी
Mukesh Chander Sohanlal Jaggi
जन्म तारीख / DOB : 10/02/1968
पुल्लिंगी / MALE

8910 8321 2834

आधार - सामान्य माणसाचा अधिकार

भारत सरकार.
आधार
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61584/00098

To,
रिषभ गुलाबराव देशमुख
Rishabh Gulabrao Deshmukh
S/O: Gulabrao Deshmukh
PLOT NO 32
NARI ROAD
KADU LAYOUT
Uppalwadi
Uppalwadi Nagpur Nagpur
Maharashtra 440026
9765012834

01/03/2013

Ref: 752 / 13D / 445297 / 445356 / P

SH369351384DF

आपला आधार क्रमांक / Your Aadhaar No. :

7542 1793 4112

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



रिषभ गुलाबराव देशमुख
Rishabh Gulabrao Deshmukh
जन्म वर्ष / Year of Birth : 1997
पुरुष / Male

7542 1793 4112

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O नानकचंद जग्गी, शितल अपार्टमेंट के पास, हाउस नं ७६,न्यू कॉलोनी, नागपूर, Nagpur GPO, महाराष्ट्र, 440001

Address : S/O Nanakchand Jaggi, NEAR SHEETAL APARTMENT, HOUSE NO 76,NEW COLONY, Nagpur (Urban), Nagpur GPO, Nagpur, Maharashtra, 440001

1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O नत्थुराम ढोलवानी, गल्ली नं २, प्लॉट नं ५३१/५३२ आहुजा नगर नारा रोड जरीपटका, जरीपटका स.ओ, नागपूर, महाराष्ट्र, 440014

Address:
S/O Natthuram Dholwani, GALLI NO 2, PLOT NO 531/532 AHUJA NAGAR NARA ROAD JARIPATKA, Jaripatka S.O, Nagpur, Maharashtra, 440014

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

नागपूर-१
६३४८ २०२०
३५/८०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR-2 CITY NO.1

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O सोहनलाल जग्गी, शीतल अपार्टमेंट, ७६, न्यू कॉलोनी, नागपूर, नागपूर, महाराष्ट्र, 440001

Address:
S/O Sohanlal Jaggi, NEAR SHEETAL APPARTMENT, 76, NEW COLONY, Nagpur (Urban), Nagpur, Maharashtra, 440001

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202011246545

24 November 2020 04:32:31 PM

मूल्यांकनाचे वर्ष	2020
जिल्हा	नागपूर
तालुका	तालुका नागपूर (ग्रामीण)
उपमूल्य विभाग	10.219/58-मेकोसाबाग वस्तीच्या पुर्वेकडील कच्या घराची (झोपडपटटी सदृष्य वस्ती) सिंधी निर्वासित वसाहत ,हरिजन वस्ती , मुकुंद कॉलनी शिट क्र 58
क्षेत्राचे नांव	Nagpur Muncipal Corporation
सर्वे नंबर/ गट नंबर	1862

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
30600	47280	56100	68100	0	चौ. मीटर

मिळकतीचे क्षेत्र 107.423 चौ. मीटर Layout Plot

1 107.423चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =30600/-

107.423चौ. मीटर क्षेत्रासाठी मुल्याकंन = 107.423*30600

=3287143.8/-

जमीनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=3287143.8 + 0

= **Rs.3287143.8/-**

Home Print

नगन-१
6348 २०२०
32/80

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

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2411202013450	**Receipt Date**	24/11/2020

Received from Ms Kukreja Infrastructures, Mobile number 9890008400, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 7354 dated 24/11/2020 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	24/11/2020
Bank CIN	10004152020112406854	**REF No.**	CHF0169181
Deface No	2411202013450D	**Deface Date**	24/11/2020

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

नागपुर-१
6348 २०२०
36/80

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2 सह दुय्यम निबंधक वर्ग-२, नागपुर

CHALLAN
MTR Form Number-6

GRN	MH007374878202021E	BARCODE		Date	24/11/2020-17:01:45	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Ms Kukreja Infrastructures
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	Plot No.24
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	135000.00
0030063301 Registration Fee	30000.00
Total	1,65,000.00

DEFACED ₹165000.00 DEFACED

Road/Street	Mouza Jaripatka		
Area/Locality	Nagpur		
Town/City/District			
PIN		4 4 0 0 1 4	
Remarks (If Any)	SecondPartyName=Sohanlal Nanakchand Jaggi~		
Amount In Words	One Lakh Sixty Five Thousand Rupees Only		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020112489954	CKO5183543
Cheque/DD No.		Bank Date	RBI Date	24/11/2020-17:24:05	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890008400

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-264-7354	0003350444202021	24/11/2020-17:41:13	IGR383	30000.00
2	(iS)-264-7354	0003350444202021	24/11/2020-17:41:13	IGR383	135000.00
			Total Defacement Amount		**1,65,000.00**

नागपूर-१ 6348 २०२० 30/12

THE CHIEF JOINT SUB-REGISTRAR, CLASS-I NAGPUR CITY NO.1

Print Date 24-11-2020 05:44:23

264/7354
मंगळवार,24 नोव्हेंबर 2020 5:41 म.नं.

दस्त गोषवारा भाग-1

नगन1 3C/80
दस्त क्रमांक: 7354/2020

दस्त क्रमांक: नगन1 /7354/2020

बाजार मुल्य: रु. 45,00,000/- मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,35,000/-

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

अ. क्रं. 7354 वर दि.24-11-2020

रोजी 5:35 म.नं. वा. हजर केला.

पावती:12024 पावती दिनांक: 24/11/2020

सादरकरणाराचे नाव: मेसर्स कुकरेजा ईन्फ्रास्ट्रक्चरस तर्फे पार्टनर श्रावण घनश्यामदास कुकरेजा तर्फे कबुली जवाब देणार सुरेंद्र नत्थूमल ढोलवानी .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्टांची संख्या: 40	
एकुण:	30800.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: विक्रीपत्र

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

शिक्का क्रं. 1 24 / 11 / 2020 05 : 35 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 11 / 2020 05 : 37 : 37 PM ची वेळ: (फी)

SEAL OF THE SUB-REGISTRAR, CLASS 2, NAGPUR CITY NO. 1
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

24/11/2020 5 43:54 PM

दस्त गोषवारा भाग-2

नगन1 10150
दस्त क्रमांक:7354/2020

दस्त क्रमांक :नगन1/7354/2020
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोहनलाल नानकचंद जग्गी . , पत्ता:प्लॉट नं: ., माळा नं: 9890008400, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शीतल अपार्टमेंट जवळ हाउस न. 76 न्यू कॉलोनी नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:ADGPJ9610C	लिहून देणार वय :-86 स्वाक्षरी:-		
2	नाव:मेसर्स कुकरेजा इन्फ्रास्ट्रक्चरस तर्फे पार्टनर श्रावण घनश्यामदास कुकरेजा तर्फे कबुली जबाब देणार सुरेंद्र नत्थूमल ढोलवानी . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं.17, सुशीला ले-ऑउट, रिंग रोड, जरीपटका, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAMFK0684L	लिहून घेणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 11 / 2020 05 : 39 : 01 PM

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

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिषभ गुलाबराव देशमुख . . वय:23 पत्ता:प्लॉट न. 32 नारी रोड कडू लेआउट उप्पलवाडी नागपूर पिन कोड:440026 स्वाक्षरी		
2	नाव:मुकेश चंद्र सोहनलाल जग्गी . . वय:52 पत्ता:शीतल अपार्टमेंट जवळ हाउस न. 76 न्यू कॉलोनी नागपूर पिन कोड:440001 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:24 / 11 / 2020 05 : 40 : 10 PM

9
३४८ नंबराचे बुकाचे नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण 10 पाने आहेत.

शिक्का क्र.5 ची वेळ:24 / 11 / 2020 05 : 40 : 17 PM नोंदणी पुस्तक 1 मध्ये

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

SUB-REGISTRAR, CLASS-2, NAGPUR
सह दुय्यम निबंधक वर्ग-२, नागपूर शहर क्र. १

Payment Details

sr.	Purchaser	Type	Verification:no/Vendor	GRN/Licence	Amount	Used For	Defaced Number	Deface Date
1	Ms Kukreja Infrastructures	eChallan	000405720201124899544	MH007374878202021E	135000.00	SD	0003350444202021	24/11/2020
2		DHC		2411202013450	800	RF	2411202013450D	24/11/2020
3	Ms Kukreja Infrastructures	eChallan		MH007374878202021E	30000	RF	0003350444202021	24/11/2020

R.S.Dhole
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १
तारीख 24 माहे 11 सन 2020

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

7354 /2020

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