267/10841 **पावती** Original/Duplicate

Friday,December 15 ,2023 नोंदणी क्रं. :39म

11:20 AM Regn.:39M

पावती क्रं.: 16526 दिनांक: 15/12/2023

गावाचे नाव: सिताबर्डी

दस्तऐवजाचा अनुक्रमांक: नगन4-10841-2023

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: मेसर्स साई आर्नव रियल्टी प्रा. लि. तर्फे संचालक श्री. सौरव सुबिरकुमार मुकर्जी

DELIVERED

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 30720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:40 AM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.49044621.84 /-

मोबदला रु.100200000/-

भरलेले मुद्रांक शुल्क : रु. 7014000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223153001145 दिनांक: 15/12/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012356484202324E दिनांक: 15/12/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH012356494202324E	BARCODE		Date	13/12/2023-18:30:06	Form ID	25.2

Department	Inspector General Of Registration	**Fayer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	SAI AARNAV REALTY PRIVATE LIMITED
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	.
		Premises/Building	
Road/Street	MOUZA SITABULDI		
Area/Locality	NAGPUR		
Town/City/District			
PIN	4 4 0 0 1 2		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	7014000.00
0030063301 Registration Fee	30000.00
Total	70,44,000.00

Remarks (If Any)

SecondPartyName=KUSUM VIJAYKUMAR PANCHMATIA~

Amount In Words: Seventy Lakh Forty Four Thousand Rupees Only

Payment Details	IDBI BANK	**FOR USE IH RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023121321868	2843171454
Cheque/DD No.		Bank Dato	RBI Date	13/12/2023-19:30:23	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. : 9503727893

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 नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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Print Date 13-12-2023 07:30:34

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OF THE JOINT SUB-REGISTRAR, CLASS-2 (NAGAON)

1A-2324-1820

AGREEMENT TO SELL FOR RS. 10,02,00,000.00 ONLY

(RUPEES TEN CRORE TWO LAKH ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS. 4,90,45,000.00 ONLY)

Zone/Item No. 6.173/59 Page 338 Rs. 60,180/- (ASR 2023-24)

THIS **AGREEMENT TO SELL** is made and executed at NAGPUR on this 15th Day of DECEMBER, 2023 BETWEEN : **(1) MRS. KUSUM W/o VIJAYKUMAR PANCHMATIA,** Aged 75 Years, Occupation – Business, PAN AEFPP0236A & AADHAR 8193 5002 7117; AND **(2) SHRI. RAJIV S/o VIJAYKUMAR PANCHMATIA,** Aged 48 Years, Occupation – Business, PAN ADPPP0688R & AADHAR 4178 1243 1089, Both Residents of Plot No. 5, Chitnavis Marg, Civil Lines, Nagpur-440001, Tahsil and District – NAGPUR, hereinafter both jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OHE PART**.

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THE JOINT SUB-REGISTRAR CLASS-II, नागपुर शहर

AND

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M/S. SAI AARNAV REALTY PRIVATE LIMITED A Company duly Incorporated under the Companies Act, 1956/2013 bearing Incorporation Certificate No. U43900 MH2023 PTC408475, PAN ABLCS4537K, having its Registered Office at First Floor, Sai Point House, Near Minal Apartments, Ganeshwadi, Thane-400601 and acting through its Director **SHRI. SOURAV MUKERJI S/o SUBIR KUMAR MUKERJI,** Aged 54 Years, Occupation – Business, PAN ATLPM0372M & AADHAR 2066 5554 2723, Resident of Godhuli, Kadbi Chowk, Nagpur - 440014, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **COMPANY** and its **DIRECTORS**, as well as, its liquidators, administrators and assigns of the **OTHER PART.**

WHEREAS the Vendors named hereinabove are the Joint/Co-owners of ALL THAT Piece and Parcel of land containing by admeasurement 7258.40 Sq. Ft. (OR 674.328 Sq. Mtrs.) comprising the Southern Portion of Plot No. 5 being a portion of the entire land bearing Kh. No. 224 of Mouza – SITABULDI Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 309/E/1, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written, hereinafter referred to as **'said Property'**; AND

WHEREAS ALL THAT Piece and Parcel of land comprising Kh. No. 224 of Mouza – SITABULDI, bearing Corporation House No. 309, City Survey No. 1659 and Sheet No. 13/59, Chalta No. 2 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, Circle No. 20 and Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Shri. Gangadhar S/o Madhavrao Chitnavis and others, being their separate property; AND

WHEREAS the said Shri. Gangadhar S/o Madhavrao Chitnavis and others lateron jointly transferred the said entire property by way of Sale to Shri Vallabh Co-operative Housing Society Limited, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/1131 Dated 30-11-1981 having its Office at Nagpur by a Sale Deed Dated 20-3-1982, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2492(P) on 23-4-1982; AND

WHEREAS the said Shri Vallabh Co-operative Housing Society Limited lateron prepared a layout of the said entire land by carving out various Residential Plots of different sizes therein for the allotment to its Share Holder Members; AND

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WHEREAS the said Society lateren transferred a Piece of land out of its aforesaid layout bearing Plot No. 5 containing by admeasurement 14475.75 Sq. Ft. (OR 1354.05 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 224 of Meuza – SITABULDI, bearing City Survey No. 1659 and Sheet No. 13/59 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR by way of Sale to its Share Holder Members namely Shri. Vijay S/o Laxmidas Panchmatia, Shri. Jaidev S/o Laxmidas Panchmatia and Smt. Umaben W/o Laxmidas Panchmatia, by Sale Deed Dated 21-8-1982, which is duly Registered in the Office of Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 472 on Pages 39 to 42 at Sr. No. 5600(P) on 25-8-1982; AND

WHEREAS the said Shri. Vijay S/o Laxmidas Panchmatia, Shri. Jaidev S/o Laxmidas Panchmatia and Smt. Umaben W/o Laxmidas Panchmatia lateron constructed a Double Storeyed Residential House on the said Plet No. 5 covering a totai Built-up area of 679.712 Sq. Mtrs., bearing Corporation House No. 309E, City Survey No. 1659/2 and Sheet No. 13/59 of Meuza – SITABULDI in accerdance with the Plan duly sanctioned and approved by the Assistant Building Engineer of the Nagpur Municipal Corporation vide his Building Permit No. 19/EPR/66 Dated 31-1-1984; AND

WHEREAS during her life time the said Smt. Umaben W/o Laxmidas Panchmatia executed her LAST WILL AND TESTAMENT on 19-12-2007 and thereby she had bequeathed her Undivided 1/3rd share and interest in the said property to her 2 sons namely Shri. Vijay and Shri. Jaidev absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Smt. Umaben W/o Laxmidas Panchmatia breathed her last on 14-4-2009 and consequent upon her death/demise, her Undivided 1/3rd share and interest in the said property devolved upon her 2 sons namely Shri. Vijay and Shri. Jaidev in terms of her Last Will Dated 19-12-2007; AND

WHEREAS the said Shri. Vijay S/e Laxmidas Panchmatia and Shri. Jaidev S/o Laxmidas Panchmatia lateron effected a Partition of the said entire property comprising Plot No. 5 Togetherwith the existing Double Stereyed Residential House standing thereen in between them on 21-5-2010 and thereby a Piece of land containing by admeasurement 7258.40 Sq. Ft. (OR 674.328 Sq. Mtrs.) comprising the Southern Portion of the said Plot No. 5 Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs. was allotted to the exclusive share of Shri. Vijay S/o Laxmidas Panchmatia absolutely forever with heritable and transferable rights therein. By the same Deed of Partition the remaining Piece of land

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containing by admeasurement 7316.35 Sq. Ft. (OR 679.712 Sq. Mtrs.) comprising the Northern Portion of the seid Plot No. 5 Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs. was alletted to the exclusive share of Shri. Jaidev S/o Laxmidas Panchmatia absolutely forever with heritable and transferable rights therein. The said Double Stereyed House was vertically partitioned between the said 2 Brothers. The said Deed of Partition Dated 21-5-2010 is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2567 on even date; AND

WHEREAS the said Shri. Vijay S/o Laxmidas Panchmatia lateron transferred his aforesaid property comprising the Southern Portion of the said Plot No. 5 containing by admeasurement 7258.40 Sq. Ft. (OR 674.328 Sq. Mtrs.) Togetherwith the existing Double Storeyed Residential Heuse standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., bearing Corporation House No. 309/E/1, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI by way of Gift to his wife Mrs. Kusum W/o Vijaykumar Panchmatia and son Shri. Rajiv S/e Vijaykumar Panchmatia, the Vendors hereinabovenamed, jointly by Gift Deed Dated 7-12-2018, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1at Sr. No. 6325 on 10-12-2018. As a result therefore the Vendors have new become the Joint/Co-owners of the said Southern Portion of Plot No. 5 Togetherwith the existing structure standing thereen with heritable and transferabie rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS the Vendors had given the said property as collateral security towards the Loan availed by M/s. Rajiv Traders from Axis Bank; AND

WHEREAS the Purchaser named hereinabove is desirous and wishes to develop adjacent properties comprising (i) The Northern Portion of the said Plot Ne. 5 containing by admeasurement 7316.35 Sq. Ft. (OR 679.712 Sq. Mtrs.) Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., bearing Corporation House No. 309/E, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI AND (ii) All That Piece and Parcel of land admeasuring North-South 18.00 Mtrs. and East-West towards Nerth 27.95 Mtrs. and towards South 39.486 Mtrs. equal to 558.18 Sq. Mtrs. (OR 6007.876 Sq. Ft.) comprising the North-East Portion of the entire land containing by total admeasurement 8295.78 Sq. Mtrs. (as per City Survey Records the area is 8150.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 224/1 of Mouza – SITABULDI, bearing Corporation House No. 309 (Old No. 288), City Survey No. 1659/2 and Sheet No. 59 of Mouza – SITABULDI, situate at Shri. Gangadharrao Chitnavis Marg, Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR and thus the Purchaser has given an offer to the Vendors to sell their plot of land to it, so

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that it could construct a Residential Apartment Scheme Project alongwith a Double storeyed Bugalow on the Rear side (North-East side) of said plot of land; AND

WHEREAS considering the said offer, the Vendors have decided to sell its aforesaid property to the Purchaser and to utilise the sale proceeds thereof in their best interest and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 10,02,00,000/- (Rupees Ten Crore Two lakh) Only upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

(1) THAT the Vendors will SELL and the Purchaser will BUY ALL THAT Piece and Parcel ef land containing by admeasurement 7258.40 Sq. Ft. (OR 674.328 Sq. Mtrs.) comprising the Southern Portion of Plet No. 5 being a portion of the entire land bearing Kh. No. 224 of Mouza – SITABULDI Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., including all connections, fittings and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 309/E/1, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR more particularly described in the scheduled here under written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property.

(2) That the total Sale Consideration agreed is Rs. 10,02,00,000/- (Rupees Ten Crore Two lakh) Only, which the Purchaser have agreed to pay to the Vendors in the following manner :

MANNER OF PAYMENT :

Rs. 1,00,00,000=00 (Rupees One Crere) Only paid by the Purchaser to the Vendors (favouring Mrs. Kusum Vijaykumar Panchmatia) by RTGS vide UTR No. BKIDR52023121400140049, dated 14-12-2023, the receipt whereof is hereby acknowledged by the Vendors.

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Rs. 90,99,000=00 (Rupees Ninety Nine Thousand) Only paid by the Purchaser to the Vendors (favouring Mrs. Kusum Vijaykumar Panchmatia) by RTGS vide UTR No. BKIDR52023121400127892, dated 14-12-2023, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 1,00,00,000=00 (Rupees One Crore) Only paid by the Purchaser to the Vendors (favouring Shri. Rajiv S/o Vijaykumar Panchmatia) by RTGS vide UTR No. BKIDR52023121400123870, dated 14-12-2023, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 90,99,000=00 (Rupees Ninety Nine Thousand) Only paid by the Purchaser to the Vendors (favouring Shri. Rajiv S/o Vijaykumar Panchmatia) by RTGS vide UTR No. BKIDR52023121400127691, dated 14-12-2023, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 1,00,00,000=00 (Rupees One Crore) Only agreed to be paid by the Purchaser to the Vendors (favouring Mrs. Kusum Vijaykumar Panchmatia) at the time of registration of the Sale Deed.

Rs. 1,00,00,000=00 (Rupees One Crore) Only agreed to be paid by the Purchaser to the Vendors (favouring Shri. Rajiv S/o Vijaykumar Panchmatia) at the time of registration of the Sale Deed.

Rs. 4,10,00,000=00 (Rupees Four Crore Ten Lakh) Only adjusted by way of sale of THE UNDIVIDED 5.99 PERCENT (proportionate land share relatable to Bungalow) share and interest in ALL THAT Piece and Parcel of land containing by admeasurement 1,912.22 Sq. Mtrs. being the Plot No. 5 and the adjacent land thereto, being a portion of the entire land bearing Kh. No. 224 and 224/1 of Mouza – SITABULDI TOGETHERWITH the Ground plus One Storeyed Residential Bungalow covering FSI/ Built-up area of 464.50 Sq.Mtrs., towards the Rear side i.e. North-East portion ALONGWITH right of exclusive usage of the land lying underneath and open area surrounding the said proposed Bungalow in all totally admeasuring 464.50 Sq.Mtrs. AND also the Right of common passage leading to Chitnavis Marg passing through northern side of Plot No. 5 having minimum

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width of 3.60 meters within the side margin, bearing City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR, to be owned by the Vendor from the Purchaser after completion of the said Bungalow.

Rs. 10,02,000=00 (Rupees Ten Lakh Two Thousand) Only deducted by the Purchaser from the sale consideration payable to the Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken te credit the same in the appropriate account of Income Tax Department.

RS. 10,02,00,000=00 (TOTAL RUPEES TEN CRORE TWO LAKH ONLY)

* THAT the Party No. 1 being the Owner of the Bungalow on Rear side, shall be entitled to have access through side margin space of Apartment Scheme shall be of minimum 3.60 Mtrs. wide all the times having free and uninterrupted access alongwith the Apartment Owners through the side margin area covered under the Apartment Scheme for approach from Chitnavis Marg. Such access being through side margin space of Apartment Scheme shall be of minimum 3.60 mtrs. wide all the times.

* THAT the Vendors shall immediately upon registration of this Agreement obtain a No Due Certificate from the Mortgage ef Axis Bank and shall deliver original documents of the property hereby agreed to be sold to the Purchaser within a period of 8 (EIGHT) days from the date of this Agreement.

(3) THAT the Venders hereby assure the Purchaser that the property hereby agreed to be sold is the separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatseever in respect of the said property.

(4) THAT all taxes, charges, rents, demands, ciaims, revenue, cesses, penalties and all other dues and outstanding tewards Non Agricultural Assessments, Corporation Taxes, Cesses, Electricity & Water charges in respect of the said Property have been paid and/or shall be caused te be paid by the Vendors and the Vendors shall continue to pay the same till handing over the possession of the said Property to the Purchaser.

(5) THAT the Vendors undertake and assure that they have good, valid and marketable title and absolute right and full authority to convey and transfer the said

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property to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisitien, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

(6) THAT the Vendors undertake, agree and assure that there is ne legal / revenue dispute pending against the said property before any court, legal forum, judicial and/er adjudicating authority(ies).

(7) THAT the property hereby agreed to be sold is believed and 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 agreement / contract, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

(8) THAT the Vendors agree and confirm that the Purchaser shall be entitled to issue Public Netice in newspapers for inviting claims, if any, of any third party over or in respect of the said property.

(9) THAT the Vendors are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property. The Vendors shall deliver the actual physical possession of the property hereby agreed to be sold to the Purchaser in vacant cendition at time of registration of the Sale Deed.

(10) THAT the Purchaser shall get the sanctioning of the Buiiding Plan of the proposed Project including the said Bungalow within a period of 6 (SIX) Months from the date hereof.

(11) THAT the sale will be completed within a period of 15 (FIFTEEN) days from the date of receipt of sanctioned Building Plan for the entire Plot No. 5 admeasuring 14475.75 Sq. Ft. (OR 1354.05 Sq. Mtrs.) alongwith the adjacent land admeasuring 558.18 Sq. Mtrs. towards eastern side of Plot No. 5 by amalgamating the same, and the Vendors executing a proper Sale Deed in favour of the Purchaser or their nominee(s) and the Purchaser paying the monitery sale consideration to the Vendors in the manner stipulated in clause 2 above. In case of delay on the part of Vendors to deliver possession of the property hereby agreed to be sold within the stipulated time period,

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then the Vendors will be liable to pay damages to the Purchaser from the due date of possession till the date of handing over the actual physicai possession thereof.

(12) THAT it is clearly understood and agreed by the Vendors that pending Registration of the Sale Deed the Purchaser intends to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Buiiding thereon consisting of various self-contained separate Apartments therein and One Bungaiow towards the Eastern portion of said property. The Vendors do hereby agree to sign the Amalgamation Plans, proposed/revised Building Pians, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Pians. The Vendors also agrees to extend all the necessary co-operation and render aii assistance to the Purchaser in the matter of securing sanction to the proposed/revised Plans, provided the Purchaser pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Vendors who in their turn agrees to return back to the Purchaser such sums as may be refunded to her/him/them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipai Corporation, Nagpur.

(13) THAT the Vendors hereby aliowed and permitted the Purchaser to use and utiiize the available F.S.I./Metro, ToD, T.D.R. and Premium for construction of the new Multistoreyed Buiiding on the said Plot of iand.

(14) THAT the Vendors are separateiy executing an irrevocable General Power of Attorney empowering and autherising the Purchaser to sign/execute the Amalgamation Plans, proposed/revised Building Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans, as well as the Sale Deed relating to said property and to do all things necessary to complete the transfer of the property hereby agreed to be developed/soid and this power will not be withdrawn or revoked by the Vendors until the transactions envisaged herein is completed in all respects.

(15) THAT in case either ef the parties (i.e. Vendors or Purchaser) fails or neglects to fulfill and observe all or any of the obligations on their/its part as hereinabove contained or otherwise required by law as stipulated above, the other Party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings. Under such event this Agreement will be specifically enforceable under the relevant provisions of the Specific Relief Act, 1963 and the parties will not be entitled raise any plea, as to it's non-enforcement. In case any such plea is raised then this agreement will be deemed to be an Agreement of Sale, in part performance of the terms and conditions of this Agreement, as envisaged by the provisions of Section 53(A) of the Transfer of Property Act, 1882.

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(16) THAT this agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.

(17) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the seme found to be faise, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(18) THAT the Vendors shall deliver all the Original documents relating to the property hereby agreed to be sold to the Purchaser at the time of Registration of the Sale Deed.

(19) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cest of stamp duty and registration fees payable thereon have been agreed to be borne by the Purchaser.

(20) THAT wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land containing by admeasurement 7258.40 Sq. Ft. (OR 674.328 Sq. Mtrs.) comprising the Southern Portion of Plot No. 5 being a portion of the entire land bearing Kh. No. 224 of Mouza – SITABULDI Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation Heuse No. 309/E/1, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza – SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 86 in Tahsil and District – NAGPUR and bounded as under :

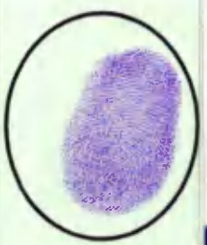
ON THE EAST	-	**PROPERTY OF CHITNAVIS,**
ON THE WEST	-	**CHITNAVIS MARG,**
ON THE NORTH	-	**NORTHERN PART OF PLOT NO. 5 BELONGING TO SHRI. DILIP BOBDE PATIL,**
ON THE SOUTH	-	**PROPERTY OF CHITNAVIS.**

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabove named have fuily examined and read over this DEED OF AGREEMENT TO SELL before execution and the same is drafted as per their own say & instructions and the contents

Contd. ...

नगन – ४
९०८८९ / २०२३
१२ / ३ ई

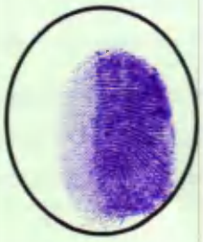
whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SMT. KUSUM VIJAYKUMAR PANCHMATIA)
02			2) (RAJIV VIJAYKUMAR PANCHMATIA) **VENDORS**
03			**FOR M/S. SAI AARNAV REALTY PRIVATE LIMITED** (SOURAV MUKERJI) Director **PURCHASER**

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

1			**WITNESS NO. 1**

नागपुर - ४
९०८९ / २०२३
९३ / ३८

II			WITNESS NO. 2

नगन – ४
१०८४१/२०२३
१४/३८

Contd. ...

महाराष्ट्र शासन

मालमत्ता पत्रक

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

ULPIN: **68862681907**

68862681907

गाव/पेठ : **सीताबर्डी**	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 भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१६५९/२			१३५२.८०	क	शासन ठरविल त्या दराने गै.का.सा.पात्र

सुविधाधिकार :
हक्काचा मूळ धारक : **वर्ष : १९७०**
पट्टेदार :
इतर भार :
इतर शेरे :

नगप्र-४
९०८४/२०२३
१५/३६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
16/09/1983	खरेदीने पोटहिस्सा मोजणी वरुन न.भु.क्र.३ आदेश १६/९/८३		H विजय लक्ष्मीदास पंचमठीया जयदेव लक्ष्मीदास पंचमठीया [श्रीमती. उमाबेन लक्ष्मीदास पंचमठीया गहाण बोझा फे.क्र ९८५७]	सही- 16/09/1983 न. भु .अ. क्र ३ नागपूर
06/07/2010	मेमो ऑफ इन्टी दि. २७/४/०८ अन्वये अ धारक विजय लक्ष्मीदास पंचमालिका व इतर २ यांनी भु.क्र. १६५९/२ मधील भु.क्र. ५ क्षेत्र १३५४.०४ चौमी वर रु. ४०७५ चार करोड पंच्याहत्तर लाख घेवून सदर मिळकत गहाण केल्याने		H तारणदार युनियन बॅक ऑफ इंडिया गांधीबाग नाग गहाण बोझा नोंद कायम	फ़ेरफ़ार क्रं. ४६९७ प्रमाणे सही- 06/07/2010 न.भू.अ.क्रं.३, नागपूर
19/05/2016	मृत्युपत्राने - उमाबेन लक्ष्मीदास पंचमतिया मृत्यु दि १४/४/०९ मृत्यु पूर्वी त्यांनी करुण ठेवलेल्या मृत्युपत्र दि १९/१२/०७ अ. न. भु क्र १६५९/२ वरील १/३ हिस्सा शामला जयदेव पंचमतीया यांना बदल केल्याने नोंद		H [शामला जयदेव पंचमतीया फे क्र. १००५४]	फ़ेरफ़ार क्रं. ७८९२ प्रमाणे सही- 19/05/2016 न. भु .अ. क्र ३ नागपूर
26/12/2018	गहाण खत- धारक श्रीजयदेव लक्ष्मीदास पंचमतीया व इतर +२ यांनी र. द. क्र १४७८ दि १७/३/१८ अन्वये युनियण बॅक ऑफ इंडिया यांच कडुन रु ८०,००००/- कर्ज घेतलेने भु -५ क्षेत्र १३५ चौ मी मिळकतीवर गहाण बोझा नोद		H युनियण बॅक ऑफ इंडिया गहाणाचा बोझा	फ़ेरफ़ार क्रं. ९८५७ प्रमाणे सही- 26/12/2018 न. भु .अ. क्र ३ नागपूर
12/03/2019	आदेशाने- मा. जिल्हा अधिक्षक भुमि अभिलेख नागपूर यांचे कडील आदेश क्रमांक / भु -३ पुनर्विलोकन परवानगी सिताबर्डी /२०१९ आ क्र ९०३ कवि ११२ दि ५/२/२०१९ महाराष्ट्र जमीन महसुल अधिनिया १९६६ चे कलम २५८ अन्वये मा. नगर भुमापन अधिकारी क्र ३ नागपूर याचेकडील ओदश क्रमांक न. भु / मौज सिताबर्डी येथील नगर भुमापन क्रमांक १६५९/२ या मिळकतीच्या आखीव पत्राकिवरील फेरफार क्रमांक ७८९२ दि १९/५/२०१६ अन्वये श्री शामल जयदेव पंचमतीया यांचे नावाने घेण्यात आलेली फेरफार नोंद रदद करुन श्रीमती उमाबेन लक्ष्मीदास पंचमतीया यांचे दि १९/१२/०८ रोजीचे मृत्युपत्रानुसार श्री विजय पंचमतीचा व श्री जयदेव पंचमतीया यांचे नाव दाखल करण्याबाबत आदेशान्वये नोंद			फ़ेरफ़ार क्रं. १००५४ प्रमाणे सही- 12/03/2019 न.भू.अ.क्र ३. नागपूर
24/04/2019	जमिन विभागणी (वाटप) र.द.क्र २५६७ दि २१/५/१० धारक श्री विजयभाई लक्ष्मीदास पंचमतिया व श्री जयदेव भाई लक्ष्मीदास पंचमतीया यांनी न.भू.क्र १६५९/२ क्षेत्र १३५२.८ चौ.मी मिळकतीमध्ये आपसी वाटणीपत्र श्री विजय भाई लक्ष्मीदास पंचमतीया यांचे हक्कात क्षेत्र ६७४.३२८ चौ.मी व श्री जयदेवभाई लक्ष्मीदास पंचमतीया यांचे हक्कात क्षेत्र ६७९.७१२ चौ.मि मिळकती नोद		H [श्री. विजयभाई लक्ष्मीदास पंचमतीया [क्षेत्र ६७४.३२८ चौ.मी]] श्री. जयदेवभाई लक्ष्मीदास पंचमतीया क्षेत्र६७९.७१२चौ.मी	फ़ेरफ़ार क्रं. १००९५ प्रमाणे सही- 24/04/2019 न.भू.अ.क्र ३. नागपूर
24/04/2019	बक्षिसपत्र र.द.क्र ६३२५ दि १०/१२/१८ अन्वये धारक श्री विजयभाई ऊर्फे विजयकुमार लक्ष्मीदास पंचमतीया यांनी आपले हक्कातील मिळकत ख.क्र २२४ भू.क्र ५ क्षेत्र ६७४.३२८ चौ.मी मिळकतीचे बक्षिसपत्र करून दिलेने नावाची नोंद		H कुसुम विजयकुमार पंचमतीया राजीव विजयकुमार पंचमतीया बोझा नोंद फे.क्र १०९००	फ़ेरफ़ार क्रं. १००९६ प्रमाणे सही- 24/04/2019 न.भू.अ.क्र ३. नागपूर
18/01/2021	गहाणखत धारक राजी विजयकुमार पंचमतीया व इतर अधिक १ यांनी भू.क्र ५ क्षेत्र ६७४. चौ.मी मिळकतीवर ॲक्सीस बॅक लि यांचे कडून नोटीस ऑफ इंटिमेशन ७२८ दि २४/५/१९ व ९१० दि २८/३/१६ रु ३०००००० अधिक २५०००००० अधिक कर्ज घेतलेने गहाण बोझा नोंद		H ॲक्सीस बॅक लि गहाण बोझा नोंद	फ़ेरफ़ार क्रं. १०९०० प्रमाणे सही- 18/01/2021 न.भू.अ.क्र ३. नागपूर

हे डाऊनलोड पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक **14/06/2021 10:06:24 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **13/12/2023 07:12:05 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000001710707** हा क्रमांक वापरावा.

नगन-४ / ९०८४१ / २०२३ / ९६/३६

PARTITION PLAN
AT —

PLOT NO — 5
MOUZA — SITABULDI
KHASRA NO — 224
CITY SURVEY NO — 1659/1
CORPORATION HOUSE NO — 309/F
CHITNAVIS MARG
CIVIL LINES
NAGPUR-
PIN CODE NO — 440001

TOTAL PLOT AREA - 1354.64 sqM (14574.75 sqFT)

TOTAL BUILT UP AREA = 635.894 sqM

PROPERTY FALLEN IN SHARE OF

PARTY NO 1
SHRI. VIJAY LAXMIDAS PANCHMATIA

PLOT AREA - 674.328 sqM (7258.40 sqFT)
BUILT UP AREA — 317.947 sqM
MARKED AS - C-D-E-F-G-H-C

PARTY NO — 2
SHRI - JAIDEO LAXMIDAS PANCHMATIA

PLOT AREA - 679.712 sqM (7316.35 sqFT)
BUILT UP AREA - 317.947 sqM
MARKED AS - A-B-C-D-E-F-A

JAIDEO L. PANCHMATIA

VIJAY [illegible] PANCHMATIA

SITE PLAN FOR
MR. VIJAY PANCHMATIA
MR. JAIDEV PANCHMATIA
SMT. UMABEN LAXMIDAS PANC
HOUSE NO 309 A, WARD NO
SHRI. C.M. CHITNAVIS MARG
DR HENNESSY ROAD, CIVIL LI

A
F
G
E
D
C
H
B

9.932
19.387
10.713
3.415
PARTY NO - 1
PARTY NO - 2
47.033
11.849
12.651

ANAND [illegible]
04, HINDUSTA
WANDHA PO
TEL NO. -

नगन - ४
९०८४९ | २०२३
९६ | ३८


नगन-४
१०८१
२०२३
२८
३८

महावितरण
महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

File No : 1-101/400-M
CB 6.1.8

BILL NO (GGN): 000002134166826

GSTIN:27AAECM2933K1ZB

ग्राहक क्रमांक : 410010588646 मोबाईल/ईमेल :83xxxxxx53

KUSUM VIJAYKUMR PANCHAMATIYA
PLOT NO.5 CIVIL LINENAGPUR NAGPUR 440001

देयक दिनांक	: 06-09-2023
देयक रक्कम रु	: 34050.00
देय दिनांक	: 26-09-2023
या तारखे नंतर भरल्यास	: 34220.00

Scan this QR Code with BHIM App for UPI Payment

बिलींग युनिट	: 4678/CIVIL LINE S/DN./NAGPUR CIVIL LINES	पुरवठा दिनांक	:04-05-1985
दर संकेत **	: 92/LT I Res 3-Phase	मंजुर भार	:10.00 KW
पोल क्रमांक	: A/349	सुरक्षा ठेव जमा (रु)	:10499.55
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी.	:1/01/1111/0219/4678746	चालु रिडिंग दिनांक	:02-09-2023
मिटर क्रमांक	: 07653383133	मागील रिडिंग दिनांक	:02-08-2023
रिडींग ग्रुप	: A1		

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
3586	2195	1.00	819	0	819

Meter Status: Normal
Bill Period: 1.03/

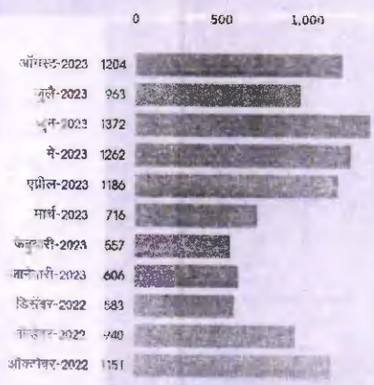
महत्वाचे

छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन रिबेट मिळवा. माहिती करण्यासाठी - https://consumerinfo.mahadiscom.in/goGreen.php (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यात मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणत: 02-10-2023 रोजी तारखेला होईल

तुमचे मोबाईल नंबर व ईमेल पत्ता तक्रेचा तत्काळ निवारण करण्यासाठी www.mahadiscom.in\ConsumerPortal\QuickAccess येथे भेट द्या

"ऑनलाइन पेमेंट सुविधा https://wss.mahadiscom.in/wss किंवा मोबाईल ॲप महावितरण द्वारे ही सुद्धा आपले वीजबिल ऑनलाईन भरणे सुलभतेचा अवलंब करा आणि कार्यालयीन वेळेत वीजबिल भरण्यासाठी रांगेत उभे राहणे टाळा. helpdesk_pune@mahadiscom.in या ईमेलवर संपर्क साधा."



मीटर तपशील	
सप्टेंबर-2022	1066
सप्टेंबर-2023	819

मध्यवर्ती तक्रार निवारण केंद्र 24X7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या वरील स्थळ www.mahadiscom.in > ConsumerPortal > CGRF वावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत

QR कोड्द्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल

This Electricity Bill neither reflects a title nor is to be used as a proof of ownership of any Property or Premises

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01410010588646
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
o Bill Amount:<As per bill>
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

तुमची पसंती आम्हाला सांगा
ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे ?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.
9326508274 वर 'OPINION' व्हाट्सअप्प करा किंवा ॲप डाऊनलोड करा
QR कोड स्कैन करा
ऍप डाउनलोड करा
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India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org
App मध्ये सर्वे भरा आणि आकर्षक बक्षीस जिंका
For Advt. : sales@axismyindia.org

स्थळप्रत बिलींग युनिट : 4678 ग्राहक क्रमांक :410010588646 पी. सी. :A1 दर : 92

अंतिम तारीख	26-09-2023	Rs. 34050.00	
या तारखे पर्यंत भरल्यास	15-09-2023	Rs. 33940.00	
या तारखे नंतर भरल्यास	26-09-2023	Rs. 34220.00	

बँकेची स्थळप्रत:
बिलींग युनिट : 4678 ग्राहक क्रमांक :410010588646 डिटिसी क्र. :4678746 पी. सी. A1 दर: 92

अंतिम तारीख	26-09-2023	Rs. 34050.00
या तारखे पर्यंत भरल्यास	15-09-2023	Rs. 33940.00
या तारखे नंतर भरल्यास	26-09-2023	Rs. 34220.00

46781410010588646260920230000340500170001509230110

9/09/2023

महा वितरण
महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

File No : 1-102/400-M
CB 6.1.8

BILL NO.(GGN): 000002134164031

GSTIN:27AAECM2933K1ZB

ग्राहक क्रमांक : 410022321467 मोबाईल/ईमेल :88xxxxxx14

MR. RAJIV VIJAYKUMAR PANCHMATIA
H.NO.309/E; NEAR SONALI NUCIVIL LINE NAGPUR 440001

देयक दिनांक	:	06-09-2023
देयक रक्कम रु	:	440.00
देय दिनांक	:	26-09-2023
या तारखे नंतर भरल्यास	:	440.00

बिलींग युनिट	: 4678/CIVIL LINE S/DN./NAGPUR CIVIL LINES	पुरवठा दिनांक	:08-08-2017
दर संकेत **	: 92/LT I Res 3-Phase	मंजुर भार	:4.00 KW
पोल क्रमांक	: 0A-349	सुरक्षा ठेव जमा (रु)	:5006.69
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी.	:1/01/1111/0220/4678746	चालु रिडिंग दिनांक	:03-08-2023
मिटर क्रमांक	: 05317024188	मागील रिडिंग दिनांक	:02-08-2023
रिंडीग ग्रुप	: A1		

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
,1181	51181	1.00	0	0	0

Meter Status: Normal
Bill Period: 0.03/PD Final Bill/

Scan this QR Code with BHIM App for UPI Payment

QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल

मध्यवर्ती तक्रार निवारण केंद्र 24X7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत

महत्वाचे

छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :- https://consumerinfo.mahadiscom.in/gogreen.php (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजुला डाव्या कोपऱ्या मध्ये उपलब्ध आहे.)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकीचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in\ConsumerPortal\QuickAccess येथे भेट द्या

"ऑनलाइन पेमेंट सुविधा https://wss.mahadiscom.in/wss किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पेमेंट सुविधेचा अवलंब करा आणि ... helpdesk_pg@mahadiscom.in वर कळवावा"



For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01410022321467
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
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For Advt. : sales@axismyindia.org

तुमची पसंती आम्हाला सांगा
ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे ?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.
9326508274 वर 'OPINION' व्हाट्सअप्प करा किंवा ॲप डाऊनलोड करा

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QR कोड स्कैन करा
ॲप डाउनलोड करा
App मध्ये सर्वे भरा आणि आकर्षक बक्षीस जिंका

axis MY INDIA

स्थळप्रत	बिलींग युनिट : 4678	ग्राहक क्रमांक :410022321467	पी. सी. : A1	दर : 92	या तारखे पर्यंत भरल्यास	15-09-2023	Rs. 440.00
अंतिम तारीख	26-09-2023	Rs. 440.00			या तारखे नंतर भरल्यास	26-09-2023	Rs. 440.00

बँकेची स्थळप्रत: डिटिसी क्र. : 4678746

बिलींग युनिट :	4678	ग्राहक क्रमांक :410022321467	पी. सी.	A1	दर: 92	अंतिम तारीख	26-09-2023	Rs. 440.00
						या तारखे पर्यंत भरल्यास	15-09-2023	Rs. 440.00
						या तारखे नंतर भरल्यास	26-09-2023	Rs. 440.00

46781410022321467260920230000004400000001509230000

नागन – ४
१०८४/२०२३
२०/३८

2022-2023

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

GEOCIVIC

(हि रसिद 01/04/2022 पासून 31/03/2023पावेतो वापरली जाईल.त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक: RCPT2223141384 **मोहल्याचे नांव:**

घर क्रमांक: 309/E/1

यूपीन: **इंडेक्स क्रमांक:** 066006775

घर मालकाचे नांव: SAU. KUSUM VIJAYKUMAR PANCHMATIYA AND SHRI. RAJEEV VIJAYKUMAR PANCHMATIYA

वहिवाटदाराचे नांव :

घरचा पत्ता:

तारीख पासून : 01-04-2020 ता 31-03-2023 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	15458	7343	Partial Payment
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	7154	3398	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	594	282	
अग्नी सेवा कर (Fire Service Tax)	596	283	
मलजल लाभ कर (Sewerage Bene. Tax)	596	283	
पाणी लाभ कर (Water Bene. Tax)	596	283	
पथ कर (Street Tax)	596	283	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर(Municipal Education Tax)	596	283	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	10717	0	
रा.स.शी.कर (Educn. Cess)	3576	1788	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठया निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	5962	1553	
सुट (Rebate)	0	0	
एकूण (Grand Total)	46441	15779	

एकूण रक्कम अक्षरी रू (In words total Rs.) SIXTY-TWO THOUSAND TWO HUNDRED AND TWENTY RUPEES ONLY

Received Amount : 62,220.00

(If payment is made by cheque this receipt is valid subject to realization of cheque)

Cheque No. : 061228	Cheque Date: 28/07/2022	Bank Name: Axis Bank

दिनांक: 08/09/2022

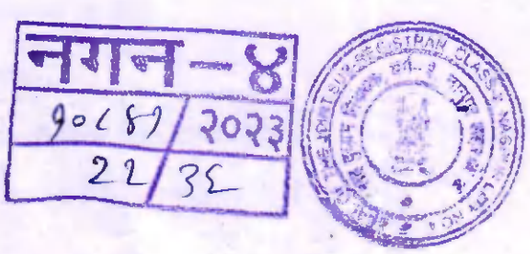
वसूल करणाराची पूर्ण सही

Generated By: PawanMuttemwar02

Full Signature of the Official

This is a computer generated receipt, signature is not required. Please visit website http://www.nmcnagpur.gov.in




नगन – ४
9087 / 2023
22 / 32

6325264

13-12-2023

Note:-Generated Through eSearch Moduie,For original report piease contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर ।

दस्त क्रमांक : 6325/2018

नोदंणी :

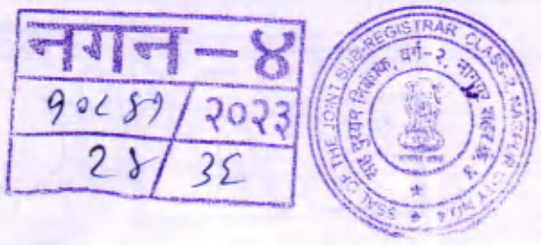
Regn:63m

गावाचे नाव : 1) सिताबर्डी

(1)विलेखाचा प्रकार	गिफ्ट
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	50515000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: इतर माहिती: विभाग नं 6.173/59 दर रु 63500/- प्रती चौरस मिटर प्रमाणे पान नं 338 मौजा सिताबर्डी शिट नं 13/59 नगर भुमापन क्र 1659/1 वार्ड नं 66 चिटनवीस मार्ग सिव्हील लाईन नागपूर तह जि नागपूर येथील खसरा नं 224 मधील प्लॉट नं 5 आराजी 1354.05 चौरस मिटर असुन यामधील दक्षिणेकडील भाग आराजी 674.328 चौरस मिटर असुन यावर 317.9475 चौरस मिटर मध्ये दोन मजलीचे 33 वर्षेजुने बांधकाम केलेले आहे याचा कारपोरेशन घर नं 309/ई हा आहे((C.T.S. Number : 1659/1 ; Plot Number : 5 ;))
(5) क्षेत्रफळ	1) 674.328 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विजयभाई उर्फ विजयकुमार लक्ष्मीदास पंचमतीया - - वय:-68; पत्ता:--, -, -, 9422i3740, 309 ई चिटनवीस मार्ग सिव्हील लाईन नागपूर, बूरेआऊ ऑफ़ ईणेस , MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440001 पॅन नं:-AEFPP0233F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुसुम विजयकुमार पंचमतीया - - वय:-62; पत्ता:--, -, -, 9096607794, प्लॉट नं 5 चिटनविस मार्ग सिव्हील लाईन नागपूर, बूरेआऊ ऑफ़ ईणेस , MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440001 पॅन नं:-AEFPP0236A 2): नाव:-राजीव विजयकुमार पंचमतीया - - वय:-42; पत्ता:--, -, -, 888888834i4, प्लॉट नं 5 चिटनविस मार्ग सिव्हील लाईन नागपूर,, बूरेआऊ ऑफ़ ईणेस , MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440001 पॅन नं:-ADPPP0688R
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	10/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6325/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1010500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

नगन-४
901 87 / 2023
29 / 38

THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक, वर्ग-२ नागपूर

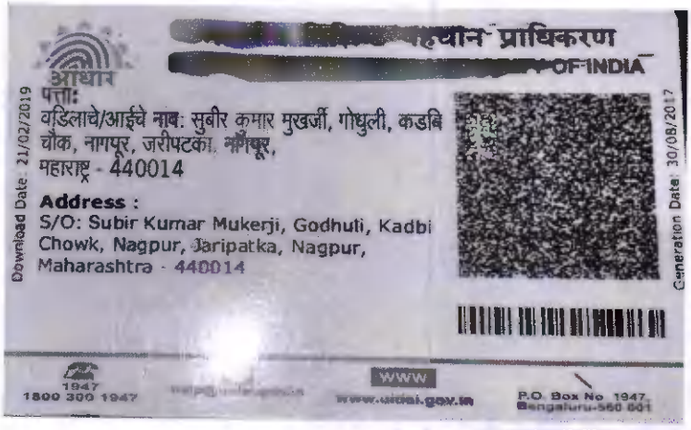

नगन-४
९०८४१ २०२३
२४ ३८



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATLPM0372M
नाम / Name
SOURAV MUKERJI
पिता का नाम / Father's Name
SUBIR KUMAR MUKERJI
जन्म की तारीख / Date of Birth
03/07/1969
हस्ताक्षर / Signature



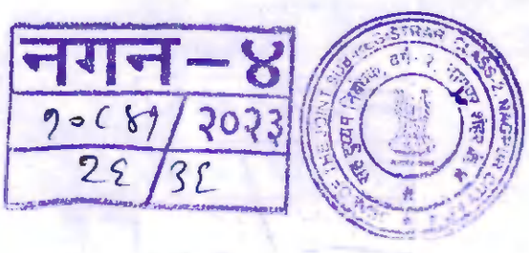
[redacted]
सौरव मुखर्जी
Sourav Mukerji
जन्म तारीख/DOB: 03/07/1969
पुरुष/ MALE
Mobile No: 9823041082
2066 5554 2723
VID : 9127 2696 9210 1360
माझे आधार, माझी ओळख



[redacted] प्राधिकरण
[redacted] OF INDIA
आधार
पत्ता:
वडिलाचे/आईचे नाव: सुबीर कुमार मुखर्जी, गोधुली, कडबि चौक, नागपूर, जरीपटका, नागपूर,
महाराष्ट्र - 440014
Address :
S/O: Subir Kumar Mukerji, Godhuli, Kadbi Chowk, Nagpur, Jaripatka, Nagpur,
Maharashtra - 440014
Download Date: 21/02/2019
Generation Date: 30/08/2017
1947
1800 300 1947
www.uidai.gov.in
P.O. Box No 1947, Bengaluru-560 001

नगन - ४
१२८१ / २०२३
२४ / ३६




नगन-४
१०८१/२०२३
२६/३८

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPP0688R



नाम /NAME

RAJIV VIJAYKUMAR PANCHMATIA

पिता का नाम /FATHER'S NAME

VIJAY LAXMIDAS PANCHMATIA

जन्म तिथि /DATE OF BIRTH

19-06-1975

हस्ताक्षर /SIGNATURE

Panchmatia

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX , VIDARBH

[redacted] सरकार



राजीव विजयकुमार पंचमतीया

Rajiv Vijaykumar Panchmatia

जन्म तिथि/ DOB: 19/06/1975

पुरुष / MALE

4178 1243 1089

मेरा आधार, मेरी पहचान

[redacted] OF INDIA

आधार

पता:

आत्मज: विजयकुमार पंचमतिया,
प्लाट न 309 उमा बिल्डिंग,
चिटनवीस मार्ग, सिविल लाइन्स,
नागपुर (रूरल), नागपुर,
महाराष्ट्र - 440001

Address:

S/O: Vijaykumar Panchmatia,
plot no 309 uma building,
chitanvis marg, civil lines,
Nagpur (Rural), Nagpur,
Maharashtra - 440001

4178 1243 1089

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

भारत सरकार

GOVERNMENT OF INDIA



कुसुम विजयकुमार पंचमतिया

Kusum Vijaykumar Panchamatia

जन्म वर्ष / Year of Birth : 1949

स्त्री / Female

8193 5002 7117

आधार -- सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता W/O विजयकुमार पंचमतिया,
सोनाली नर्सिंग होम के सामने, ३०९-ई
सिविल लाईन, नागपुर, नागपुर जिमिओ,
महाराष्ट्र, 440001

Address: W/O Vijaykumar Panchamatia, OPP. SONALI NARSING HOME, 309-E CIVIL LINE, Nagpur (Rural), Nagpur GPO, Nagpur, Maharashtra, 440001

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

नगन-४
९०८४/२०२३
२६/३६



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEFPP0236A



नाम /NAME

KUSUM VIJAYKUMAR PANCHMATIA

पिता का नाम /FATHER'S NAME

TRIBHOVANDAS CHAKUBHAI BHAMMAR

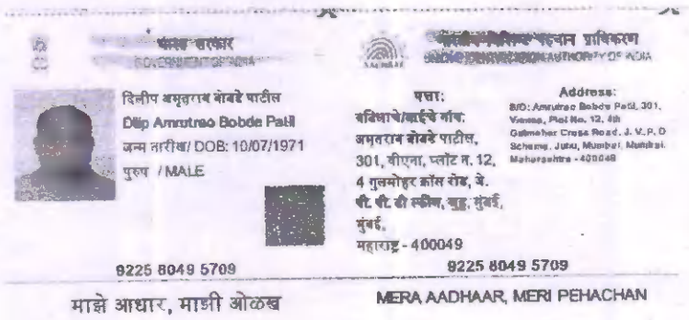
जन्म तिथि /DATE OF BIRTH

09-11-1949

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX , VIDARBH



भारत सरकार
GOVERNMENT OF INDIA

दिलीप अमृतराव बोबडे पाटील
Dilip Amrutrao Bobde Patil
जन्म तारीख/ DOB: 10/07/1971
पुरुष / MALE

9225 8049 5709

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
वडिलांचे/बाईचे नाव:
अमृतराव बोबडे पाटील,
301, वीएना, प्लॉट न. 12,
4 गुलमोहर क्रॉस रोड, जे.
वी. पी. डी स्कीम, जुहू, मुंबई,
मुंबई,
महाराष्ट्र - 400049

Address:
S/O: Amrutrao Bobde Patil, 301,
Vienna, Plot No. 12, 4th
Gulmohar Cross Road, J. V. P. D
Scheme, Juhu, Mumbai, Mumbai,
Maharashtra - 400049

9225 8049 5709

MERA AADHAAR, MERI PEHACHAN

नगन – ४
९०८९/२०२३
२८/३८



भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1338/10473/19773

To
संजय कुमार ओमप्रकाश दर्गन
Sanjay Kumar Omparkash Dargan
S/O: Omparkash Dargan
plot no 701 / 801 amrta manor
rabindranath tagore road
civil line
Nagpur (Urban)
Nagpur Maharashtra - 440001
9890009991

Signature Not Verified

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 8582

VID : 9169 3967 0735 8389

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार



संजय कुमार ओमप्रकाश दर्गन
Sanjay Kumar Omparkash Dargan
जन्म तिथि/DOB: 22/08/1961
पुरुष/ MALE

Issue Date: 06/05/2014

XXXX XXXX 8582

VID : 9169 3967 0735 8389

मेरा आधार, मेरी पहचान

नग न – ४
१०८१/२०२३
२८/३८

OF THE JOINT SUB-REGISTR
सह दुय्यम निबंधक, क


नगन – ४
९०८१ / २०२३
३० / ३८
THE JOINT SUB REGISTRAR CLASS-2 NAGPUR CITY NO. 2
सह दुय्यम निबंधक वर्ग-२, नागपूर

मौजा मिलावर्दी

मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)

Valuation ID 20231215429 15 December 2023,09:58:32 AM

मूल्यांकनाचे वर्ष	2023
जिल्हा	नागपूर
मूल्य विभाग	तालुका : नागपूर (ग्रामीण)
उप मूल्य विभाग	6.173/59-सायन्स कॉलेज ते आकाशवाणी चौक या मार्गाच्या पुर्वेकडील व पश्चिमेकडील पामरोडच्या दक्षिणे कडील, पुर्व उच्च न्यायालय मागाच्या पुर्वे कडील व टेंपल बाजार मार्गाच्या उन्तरेकडील भागातील वसाहाती.शिट नं.59
क्षेत्राचे नांव	Nagpur Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
60180	77320	101000	123400	0	चौ. मीटर

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र-	317.94चौ. मीटर	एकूण क्षेत्र-	674.328चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.26620/-
मिळकतीचा वापर-	स्वतंत्र भुखंडावरील औद्यागिक इमारत			Bulk Land	

Sale Type - First Sale
Salc/Rcsale of built up Property constructed after circular dt.02/01/2018

खुल्या क्षेत्राचे मूल्यांकन

1. 674.328चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.60180/-

=674.328चौ. मीटर क्षेत्रासाठी मूल्य = 674.328 * 60180

=Rs.40581059.04/-

खुल्या जमीनीचे एकत्रित मूल्य = मिळकतीचे क्षेत्र (1) मूल्य
= 40581059.04
=Rs.40581059.04/-

बांधीव क्षेत्राचे मूल्यांकन

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार बांधकामाचा दर * Factor

= 26620 * 1

= Rs.26620/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 26620 * 317.94
= Rs.8463562.8/-

Applicable Rules : ,6 (iii) अ

बांधीव क्षेत्राचे एकत्रित मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 8463562.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

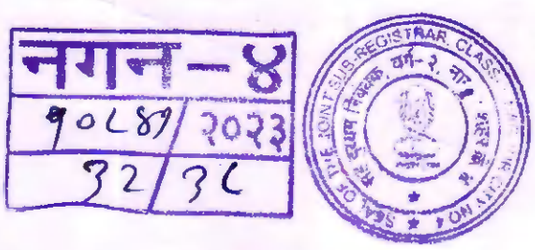
=Rs.8463563/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य
= 8463563 + 40581059.04
=**Rs.49044621.84/-**
== रु चार करोड़ नव्वद लाख चव्वेचाळीस हजार सहा शे बावीस /-

Home Print

नगन - ४
९०८४१/२०२३
३१/३८

SUB-REGISTRAR CLASS-2 NAGPUR-1 दुय्यम निबंधक, वर्ग-२, नागपूर-१


नगन – ४
१०८४१ २०२३
३२ ३८

CHALLAN
MTR Form Number-6

GRN	MH012356494202324E	BARCODE		Date	13/12/2023-18:30:06	Form ID	25.2

Department	inspector Generai Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	SAI AARNAV REALTY PRIVATE LIMITED
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	MOUZA SITABULDI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	SecondPartyName=KUSUM VIJAYKUMAR PANCHMATIA~
		Amount In Words	Seventy Lakh Forty Four Thousand Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	7014000.00
0030063301 Registration Fee	30000.00
Total	70,44,000.00

DEFACED ₹7044000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023121321868	2843171454
Cheque/DD No.		Bank Date	RBI Date	13/12/2023-19:30:23	Not Verified with RBI
Name of Bank		Bank-Branch		iDBI BANK	
Name of Branch		Scroll No. , Date		100 , 14/12/2023	

Department ID :
Mobile No. : 9503727893

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.

नागन-४
९०८९/२०२३
३३/३८

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-267-10841	0006516295202324	15/12/2023-11:20:45	IGR386	30000.00
2	(iS)-267-10841	0006516295202324	15/12/2023-11:20:45	IGR386	7014000.00
			Total Defacement Amount		**70,44,000.00**

Print Date 15-12-2023 11:23:23

267/10841
शुक्रवार,15 डिसेंबर 2023 11:21 म.पू.

दस्त गोषवारा भाग-1

नगन4 38136
दस्त क्रमांक: 10841/2023

दस्त क्रमांक: नगन4 /10841/2023

बाजार मुल्य: रु. 4,90,44,622/- मोबदला: रु. 10,02,00,000/-

भरलेले मुद्रांक शुल्क: रु.70,14,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 10841 वर दि.15-12-2023

रोजी 11:19 म.पू. वा. हजर केला.

पावती:18526 पावती दिनांक: 15/12/2023

सादरकरणाराचे नाव: मेसर्स साई आर्नव रियल्टी प्रा. लि. तर्फे संचालक श्री. सौरव सुबिरकुमार मुकर्जी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकुण:	30720.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४
NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४
NGP4

दस्ताचा प्रकार: विक्री करारनामा

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 15 / 12 / 2023 11 : 19 : 41 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 12 / 2023 11 : 20 : 39 AM ची वेळ: (फी)



15/12/2023 11 26:32 AM

दस्त गोषवारा भाग-2

नगन4 39/38
दस्त क्रमांक:10841/2023

दस्त क्रमांक :नगन4/10841/2023
दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कुसुम विजयकुमार पंचमतीया पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 5, चिटनविस मार्ग, सिव्हील लाईन्स, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AEFPP0236A	लिहून देणार वय :-75 स्वाक्षरी:-		✓
2	नाव:राजीव विजयकुमार पंचमतीया पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 5, चिटनविस मार्ग, सिव्हील लाईन्स, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ADPPP0688R	लिहून देणार वय :-48 स्वाक्षरी:-		✓
3	नाव:मेसर्स माई आर्नव रियल्टी प्रा. लि. तर्फे संचालक श्री. सौरव मुबिरकुमार मुकर्जी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोधुली, कडबी चौक, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ABLCS4537K	लिहून घेणार वय :-54 स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 12 / 2023 11 : 25 : 51 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संजय कुमार ओमप्रकाश दर्गन . . वय:62 पत्ता:सिव्हील लाइन, नागपूर पिन कोड:440001		✓
2	नाव:दिलीप अमृतराव बोबडे पाटील . . वय:52 पत्ता:जुहु मुंबई पिन कोड:400049		✓

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:15 / 12 / 2023 11 : 26 : 25 AM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAI AARNAV REALTY PRIVATE LIMITED	eChallan	69103332023121321868	MH012356494202324E	7014000.00	SD	0006516295202324	15/12/2023
2		DHC		1223153001145	720	RF	1223153001145D	15/12/2023
3	SAI AARNAV REALTY PRIVATE LIMITED	eChallan		MH012356494202324E	30000	RF	0006516295202324	15/12/2023

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

10841 /2023

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2. Get print immediately after registration.

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

९ नंबराचे बुकाचे
९०८४९ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
य: दस्तीला एकुण ३६ पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं. ४,
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JOINT SUB REGISTRAR CLASS-2 NAG. वर्ग-२ नागपूर