267/9124 **पावती** Original/Duplicate

Thursday,October 19 ,2023 नोंदणी क्रं. :39म

12:36 PM Regn.:39M

पावती क्रं.: 13903 दिनांक: 19/10/2023

गावाचे नाव: सिताबर्डी

दस्तऐवजाचा अनुक्रमांक: नगन4-9124-2023

दस्तऐवजाचा प्रकार : सेल सर्टिफिकेट

सादर करणाऱ्याचे नाव: दिलीप अमृतराव बोबडे पाटील . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:55 PM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.152052000 /-

मोबदला रु.155052000/-

भरलेले मुद्रांक शुल्क : रु. 8217756/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023199704218 दिनांक: 19/10/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009685800202324E दिनांक: 19/10/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH009685800202324E	BARCODE	Date 18/10/2023-14:06:26	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	DILIP AMRUTRAO BOBDE PATIL
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	MOUZA SITABULDI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	SecondPartyName=UNION BANK OF INDIA~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101815754	2834059634
Cheque/DD No.		Bank Date	RBI Date	18/10/2023-14:07:27	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 नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नगन-४
e928/२०२३
9/30

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR

Print Date 18-10-2023 02:07:47


नगन-४
e१२४/ २०२३
२/३०
THE JOINT SUB-REGISTRAR CLASS-2 NAGAN
सह दुय्यम निबंधक, वर्ग-२, नगण शहर क्र. ४

यूनियन बैंक ऑफ इंडिया Union Bank of India

आन्ध्रा Andhra | कार्पोरेशन Corporation

Stressed Asset Management Branch - Mumbai,
Ground Floor, Bharat House,
M.S. Marg, Fort, Mumbai-400023, Maharashtra
E-mail: samvmumbai@unionbankofindia.bank

IMPOUNDED
U/s 33 of M.S. Act. 1958
Collector of Stamps
Nagpur City

नमुना-४
९९२४/२०२३
३/३०

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

[Rule - 9 (6)]
SALE CERTIFICATE
(For Immovable property)

Whereas, the undersigned being the authorized officer of the Union Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) in exercise of the powers conferred under section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules 2002, sold on behalf of UNION BANK OF INDIA, Stressed Asset Management Branch, Mumbai in favour of DILIP AMRUTRAO BOBDE PATIL AT - 301, VIENNA PLOT NO 12, 4TH GULMOHAR CROSS ROAD, JVPD SCHEME, JUHU MUMBAI, 400049, INDIA, the immovable property shown in the schedule below is secured in favour of the Union Bank of India by M/s. L B Industries Pvt. Ltd. towards the credit facility of Rs.80,00,00,000/- (Eighty Crores Only) offered by the Union Bank of India. The undersigned acknowledge the receipt of the sale price of Rs.15,50,52,000/- (Rupees Fifteen Crore Fifty Lakhs Fifty Two Thousand Only) in full and handed over the delivery and possession of the scheduled property on "as is where is" and "as is what is" basis.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Part A - All that piece & parcel of Land admeasuring about 679.712 Sq mt i.e 7316.35 Sq ft being the Northern portion of the land bearing plot No. 5 admeasuring about 14574.75 Sq. Ft. 1354.04 Sq. Mtr out of Khasara No. 224 of MouzaSitabuldi bearing city survey No. 1659/1 Sheet No. 13/59, together with 2 stories building constructed and standing thereon having its Nagpur Municipal House No. 309-E, KH no 224, ward no. 66, Chitnavis Marg Civil Lines, Nagpur.

Part B - A piece of Land admeasuring North- South 18 meter and East-West towards North 27.95 meters and towards south 39.486 meters (Or AB 18 meters, BC 27.95 meters, CD 18 meters and DA 39.486 meters as per plan attached with the report)total area 558.18 Sq mt or 6007.876 Sqft comprising the total north east portion of the entire land that admeasures 8295.78 sq.mtrs (as per records of city survey the area is 8150.20 sq. mtr) being a portion of the entire land bearing Kh No. 224/1 of Mouza -Sitabuldi, including all other easementary rights, Appurpenant and belonging thereto baring corporation house No. 309(old no. 288), city survey no. 1659/1 and sheet no. 59 of Mouza -Sitabuldi situated at Shri Gangadharrao Chitnavis Marg (Old Henessy Road), 309, civil lines, ward no. 66 In Nagpur, Teh&Dist Nagpur, within The Limits of Nagpur Municipal Corporation And NIT.



Date: 20.07.2023

Place: Mumbai

UNION BANK OF INDIA Mumbai

Authorized officer
Union Bank of India

Certificate u/s 41 of the M. S. Act, 1958 (EVN)

Market Value — Office of the Collector of Stamps
Nagpur City 4600901
Rs. 15,20,52,000/- EVN. Case No. 399/2023
Date 17/10/2023

Received From Dilip Amrutrao Bobde - Bobde Patil

Residing at Nagpur

Insufficient stamp of Rs. 77,52,600/- chargeable under Article 16 of Schedule-I of M. S. Act, 1958 vide e-Challan GRN — dt. — and Penalty of Rs. 4,65,156/- u/s. 39 of M.S. Act, 1958 vide e-Challan GRN — dt. — Certified under section 41 of the M.S. Act, 1958 that the proper duty have been paid in respect of this instrument.

MH009405475202324E dt. 17/10/2023

MH009405666202324E dt. 17/10/2023

This certificate is subject to the provisions of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date 17/10/2023

Collector of Stamp's
Nagpur City

Jr. Dist. Registrar CL-I NAGPUR

ह आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये अपालेल्या नियमान्वये निर्गमित केलेले आहे परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी वरील नोंदणीची कार्यवाही करतील

17/10/2023

मुद्रांक जिल्हाधिकारी
नागपुर शहर

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

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

नगन - ४
९२४ / २०२३
४ / २२०

CHALLAN
MTR Form Number-6

GRN	MH009405475202324E	BARCODE	Date	12/10/2023-16:47:15	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on Unstampd or Insuff stampd doc IGR Mumbai	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	**Full Name**	DILIP AMRUTRAO BOBDE PATIL
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	.
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030053501 Amount of Tax	7752600.00	**Road/Street**	.
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	JOINT DISTRICT REGISTRAR NAGPUR URBAN EVN CASE NO 399/2023
Total	77,52,600.00	**Amount In Words**	Seventy Seven Lakh Fifty Two Thousand Six Hundred Rupees Only

DEFACED ₹7752600.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101218814	2833127298
Cheque/DD No.		Bank Date	RBI Date	12/10/2023-17:35:04	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 13/10/2023	

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

नागपूर-४
९२४/२०२३
4/30

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005040638202324	17/10/2023-14:40:39	IGR377	7752600.00
			Total Defacement Amount		**77,52,600.00**

Print Date 17-10-2023 02:40:49


Jr. Dist. Registrar CL-I


नगन – ४
९२४ / २०२३
६ / ३०
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 2
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. २

CHALLAN
MTR Form Number-6

GRN	MH009405666202324E	BARCODE	Date	12/10/2023-16:48:47	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Fine and Penalties IGR Rest of Maharashtra	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	**Full Name**	DILIP AMRUTRAO BOBDE PATIL
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1

Account Head Details	Amount In Rs.
0030055301 Fines	465156.00
Total	4,65,156.00

Remarks (If Any)

JOINT DISTRICT REGISTRAR NAGPUR URBAN EVN CASE NO 399/2023

Amount In Words: Four Lakh Sixty Five Thousand One Hundred Fifty Si x Rupees Only

DEFACED ₹465156.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101218840	2833127592
Cheque/DD No.		Bank Date	RBI Date	12/10/2023-17:36:09	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 13/10/2023	

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

नगन – ४ ९२४ / २०२३ 6/30

THE JOINT SUB-REGISTRAR OF ASSURANCE दुय्यम निबंधक, वर्ग-२, नागपुर

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005040664202324	17/10/2023-14:41:17	IGR377	465156.00
			Total Defacement Amount		**4,65,156.00**

Print Date 17-10-2023 02:41:25

नगन – ४
९२४ / २०२३
८/30



SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
			(DILIP AMRUTRAO BOBDE PATIL) PURCHASER

WITNESSES

I			WITNESS NO. 1
II	—	—	ADV. TUSHAR S. BHATT WITNESS NO. 2

नगन – ४
९२४ / २०२३
९ / ३०

