

270/11631
Friday, November 10, 2023
1:35 PM

पावती

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

गोवाचे नाव: वारंगा
दस्तावेजाचा अनुक्रमांक: नमन7-11631-2023
दस्तावेजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: प्रिती आशिष गांजरे

पावती क्र.: 14115 दिनांक: 10/11/2023

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

एकूण: रु. 30600.00

आपणाम मूळ दस्त, यवलेले मुद्रा/मुची-२ अदाजे
1:55 PM ह्या वेळेस मिळेल.

सर्व दस्तावेज निबंधक, वर्ग २,
मिनापुर प्रान्तिन क्र. ७

वाजार मूल्य: रु. 23136300/-
मोबदला रु. 21100000/-
भरलेले मुद्रांक शुल्क: रु. 1157000/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123106603793 दिनांक: 10/11/2023
वेळेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010876245202324E दिनांक: 10/11/2023
वेळेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6



GRN	MH010876245202324E	BARCODE	Date		09/11/2023-18:42:28	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name			PREETI ASHISH GANJARE
Location			NAGPUR		Flat/Block No.			
Year			2023-2024 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			MOUZA WARANGA
0030046401 Stamp Duty			1157000.00		Area/Locality			NAGPUR
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN			4 4 1 1 0 8
					Remarks (If Any)			
					SecondPartyName=SHYAM BALWANTRAO DHOMNE-			
					Amount In			Eleven Lakh Eighty Seven Thousand Rupees Only
					Words			
Total			11,87,000.00					
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	69103332023110922220	2837901968		
Cheque/DD No.			Bank Date	RBI Date	09/11/2023-19:37:45	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9503727893

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुख्य निबंधक कार्यालय नोंदणी करवाया दस्तासारी लागू आहे. नोंदणी न करवाया दस्तासारी सदर चलन लागू नाही.

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नगन-७
११६३१/२०२३
१/३०



मार्ग-१०
११६३९/२०२१
२/३०



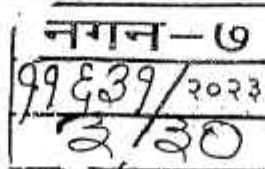
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SALE DEED VALUED AT RS. 2,11,00,000.00 ONLY
(RUPEES TWO CRORE ELEVEN LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 2,31,40,000.00 ONLY)

THIS DEED OF SALE is made on this 10th Day of NOVEMBER, 2023
 BETWEEN : (1) **SHRI. SHYAM S/o BALWANTRAO DHOMNE**, Aged 59 Years,
 Occupation - Agriculturist & Business, PAN ACAPD6029J, AADHAR UID 9262 4556
 4955, Resident of Plot No. 521, Professor Colony, Hanuman Nagar, Nagpur-440009,
 Tahsil and District - NAGPUR; AND (2) **SHRI. VIJAY S/o KRISHNARAO RASAL**, Aged
 54 Years, Occupation - Agriculturist, PAN ABSPR0342R, AADHAR UID 2682 1897
 6353, Resident of Lokesh Bhavan, 131/1, Somwari Quarter, Nagpur-440024, 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, administrators,
 executors, successors and assigns of the **ONE PART**.

AND

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DR. MRS. PREETI ASHISH GANJARE, Aged 40 Years, Occupation – Medical Practitioner, PAN AAOPW9527A, AADHAR UID 9478 8543 5281, Resident of Flat No. 202, Arunodaya Apartments, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER**, as well as her heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

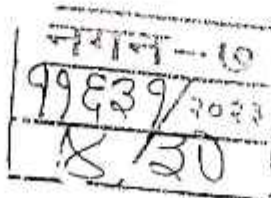
WHEREAS the Vendors named hereinabove own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written '**said Property**'; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Himmatrao Namdeorao Zoting, Shri. Pandurang Namdeorao Zoting, Shri. Janrao Namdeorao Zoting, Shri. Shalik Namdeorao Zoting and Shri. Pundlik Namdeorao Zoting, as a recorded Owner thereof being their separate property; AND

WHEREAS the aforesaid Shri. Himmatrao Namdeorao Zoting, Shri. Pandurang Namdeorao Zoting, Shri. Janrao Namdeorao Zoting, Shri. Shalik Namdeorao Zoting and Shri. Pundlik Namdeorao Zoting lateron in their turn transferred the aforesaid property by way of Sale to Shri. Lomesh Ganesh Dehare and Shri. Nilesh Ganesh Dehare, by a Sale Deed Dated 25-04-1996, which is duly Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 433 on Pages 53 to 61 at Sr. No. 4053 on even date; AND

WHEREAS the aforesaid Shri. Lomesh Ganesh Dehare and Shri. Nilesh Ganesh Dehare lateron in their turn transferred the aforesaid property by way of Sale to Shri. Shyam Balwantrao Dhomne and Shri. Vijay Krishnarao Rasal, the Vendors named hereinabove, by a Sale Deed Dated 13-07-2007, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1, at Sr. No. 4479 on even date. As a result therefore the Vendors have now become an exclusive, absolute and full owners of

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the aforesaid property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 423 dated 25-08-2007; AND

WHEREAS for variety of reasons and other good causes the aforesaid Vendors have now jointly decided to sell his aforesaid property to any willing buyer and to utilise the Sale Proceeds in their own interests and for the benefits of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling his aforesaid property and the Purchaser hereinabove named having expressed her desire and willingness to purchase the same jointly for a fairly good price, the Vendors have agreed to sell his aforesaid entire property to the Purchaser for a total valuable consideration of Rs. 2,11,00,000/- (Rupees Two Crore Eleven Lakh) Only upon the following terms and conditions.

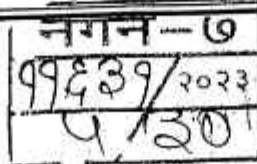
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 2,11,00,000/- (Rupees Two Crore Eleven Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipts whereof the respective Vendors does hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 11,00,000=00 (Rupees Eleven Lakh) Only paid by the Purchaser to the Vendors (favouring Shri. Vijay Krishnrao Rasal) by RTGS vide UTR No. MAHBR52023110715782936 Dated 07-11-2023,

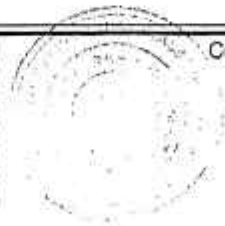
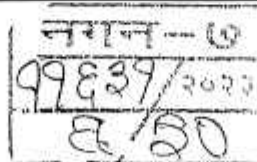
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through Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.

- Rs. 12,07,500=00 (Rupees Twelve Lakh Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendors (favouring Shri. Vijay Krishnrao Rasal) by RTGS vide UTR No. MAHBR52023110815793204 Dated 08-11-2023, through Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.
- Rs. 31,38,050=00 (Rupees Thirty One Lakh Thirty Eight Thousand Fifty) Only paid by the Purchaser to the Vendors (favouring Shri. Vijay Krishnrao Rasal) by RTGS vide UTR No. MAHBR52023110915801565 Dated 09-11-2023, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.
- Rs. 24,94,375=00 (Rupees Twenty Four Lakh Ninety Four Thousand Three Hundred Seventy Five) Only paid by the Purchaser to the Vendors (favouring Shri. Vijay Krishnrao Rasal) by Cheque No. 321675 Dated 27-12-2023, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.
- Rs. 24,94,375=00 (Rupees Twenty Four Lakh Ninety Four Thousand Three Hundred Seventy Five) Only paid by the Purchaser to the Vendors (favouring Shri. Vijay Krishnrao Rasal) by Cheque No. 321678 Dated 27-03-2024, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.
- Rs. 1,15,700=00 (Rupees One Lakh Fifteen Thousand Seven Hundred) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Vijay Krishnrao Rasal) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
- Rs. 42,38,050=00 (Rupees Forty Two Lakh Thirty Eight Thousand Fifty) Only paid by the Purchaser to the Vendors (favouring Shri. Shyam Balwantrao Dhomne) by RTGS vide UTR No. MAHBR52023110915801492 Dated 09-11-2023, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.



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Rs. 30,98,125=00 (Rupees Thirty Lakh Ninety Eight Thousand One Hundred Twenty Five) Only paid by the Purchaser to the Vendors (favouring Shri. Shyam Balwantrao Dhomne) by Cheque No. 321676 Dated 27-12-2023, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.

Rs. 30,98,125=00 (Rupees Thirty Lakh Ninety Eight Thousand One Hundred Twenty Five) Only paid by the Purchaser to the Vendors (favouring Shri. Shyam Balwantrao Dhomne) by Cheque No. 321677 Dated 27-03-2024, Drawn on Bank of Maharashtra Nagpur, the receipt whereof is hereby acknowledged by Vendors.

Rs. 1,15,700=00 (Rupees One Lakh Fifteen Thousand Seven Hundred) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Shyam Balwantrao Dhomne) towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 2,11,00,000=00 (TOTAL RUPEES TWO CRORE ELEVEN LAKH ONLY).

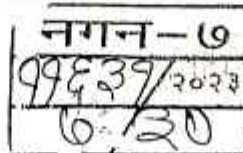
(2) THAT THE VENDORS do hereby covenants with the PURCHASER as follows :-

i) THAT Vendors does hereby covenant that they have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

ii) THAT the Vendors further assure the Purchaser that the property hereby sold is the self acquired property belonging to them alone having purchased the same by them from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

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iv) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchaser.

v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and to do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and their heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT, the Vendors do hereby state and declare that the entire area as per 7/12 extract is available on site and there is no deviation. In case if any claim is made by any body in future, then the Vendors will clear the same.

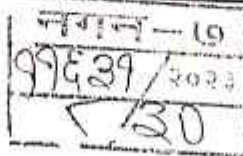
vii) THAT the Vendors have today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition without any reservations and limitation and the Purchaser have taken over the possession of the same from the Vendors.

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

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

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

xi) THAT the Purchaser have now become the exclusive, absolute and full owners of the aforesaid property with transferable rights therein.



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

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

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

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

xvi) THAT the Purchaser shall mutate its name in revenue record as the absolute owners of the property hereby purchased.

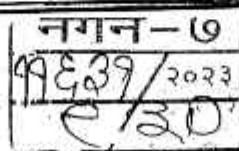
(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Vendors.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	BY ROAD,
ON THE WEST	-	BY SURVEY NO. 107,
ON THE NORTH	-	BY RAILWAY CROSSING,
ON THE SOUTH	-	BY SURVEY NO. 105.

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

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

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

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

xvi) THAT the Purchaser shall mutate its name in revenue record as the absolute owners of the property hereby purchased.

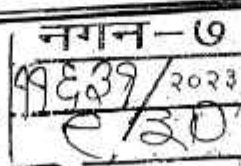
(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Vendors.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA - WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class - 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waranga in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under:

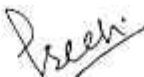
ON THE EAST	-	BY ROAD,
ON THE WEST	-	BY SURVEY NO. 107,
ON THE NORTH	-	BY RAILWAY CROSSING,
ON THE SOUTH	-	BY SURVEY NO. 105.

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

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (SHYAM BALWANTRAO DHOMNE)
02			2)  (VIJAY KRISHNARAO RASAL) <u>VENDORS</u>
03			 (DR. MRS. PREETI ASHISH GANJARE) <u>PURCHASER</u>

WITNESSES :

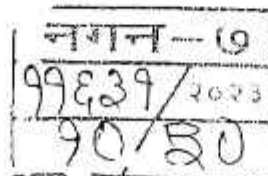
(1) 
Lokeshkumar Chaudhary



(2) 
Dinesh M. Nakhate



DINESH M. NAKHATE



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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिलेख पत्रक)

[महाराष्ट्र ग्रामीण सहाय्य अधिकार अधिलेख अधिनियम १९६० (संघीय अधिनियम १९६०) विवरण, १९६१ भारतीय विधान १, ५, ६ आणि ७]

गाव :- बारागा (535911)

ULPIN : 35529637082

तालुका :- नागपूर (ग्रामीण)

भूमापन क्रमांक व उपविभाग : 106

दिनांक :- नागपूर

35529637082

ध. धारणा पद्धती : भौगोलिक वर्ग - 1

गोमते स्थानिक नाव :

क्षेत्र, एकक व आकाराची	खाली क्र.	भौगोलिक वर्ग	क्षेत्र	आकार	मी. च.	फ. च.	वृत्त, खंड व इतर अंश
क्षेत्र एकक : इ. मा. चौ. मी.	165	गाव नमुना सात (अधिकार अधिलेख पत्रक)	1.5700	7.27	(123)	(123)	गोमते स्थानिक नाव
अ) संपूर्ण क्षेत्र		विषय : भूमापन					इतर अधिकार
विषय : 1.57.00		संपूर्ण क्षेत्र					क. 423 दि. 25/8/2007 दि. 423
संपूर्ण क्षेत्र							क. 102, 106 दि. 22/7/96 दि. 1020
संपूर्ण क्षेत्र : 1.57.00							
ब) संपूर्ण क्षेत्र							
(संपूर्ण क्षेत्र)							
अ) (अ)							
अ) (ब)							
संपूर्ण क्षेत्र : 0.00.00							
संपूर्ण क्षेत्र (अ+ब) : 1.57.00							
संपूर्ण क्षेत्र : 7.27							
संपूर्ण क्षेत्र							
संपूर्ण क्षेत्र							
संपूर्ण क्षेत्र (102)							

गाव नमुना सात (पिकाची नोंदवही)									
[महाराष्ट्र ग्रामीण सहाय्य अधिकार अधिलेख अधिनियम १९६० (संघीय अधिनियम १९६०) विवरण, १९६१ भारतीय विधान १, ५, ६ आणि ७]									
गाव :- बारागा (535911)									
तालुका :- नागपूर (ग्रामीण)									
भूमापन क्रमांक व उपविभाग : 106									
पिकाधारणीत सेवांचा तपशील									
वर्ष	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
2022-23	खरीप	165	विषय	संपूर्ण क्षेत्र	1.5700				
	खरीप	165*							
	खरीप	165*							
	खरीप	165*							

टीप : * सदरची नोंद मोबाइल अॅप द्वारे पेमेंट आर



ग्राम अधिकारी

सात तालुका

"या प्रतिलिपि प्रतिलिपिची प्रतिलिपि ही प्रतिलिपि आहे."

दिनांक :- 27/10/2023

संकेतिक क्रमांक :- 27090009910850000102023118

(सदर :- श्री. वसंत नंदीकर, जिल्हा)

तालुकी प्रमाण :- भौगोलिक (स.स.स. 74) गा :- नागपूर (ग्रामीण) दि. 27/10/2023

https://mahafarfar1.enlightcloud.com/DDM/PgHtml/7

नगपूर - ७
99639/2023
99/50

2023

नगल-७
११६३१/००००
१२/१०

Green

वर्ष: 2023-24		गाव नमुना आठ-अ		10/27/2023	
		धारण जमिनीची नोंदवही (कृषिक)			
		(आसामीवार खतावणी -- जमाबंदी पत्रक)			
गाव: वारणा		तालुका: नागपूर (ग्रामीण)		जिल्हा: नागपूर	
गाव नमुना	भूमापन क्रमांक व	क्षेत्र	वसुलीसाठी	एकूण	
सहा मधील	उपविभाग क्रमांक				
नोंद					
	लागवडी योग्य क्षेत्र	पोटरखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील मुकसान.
	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	जि.प.	ग्रा. प.
(१)	(२)	(३अ)	(३ब)	(३क)	(४)
					(५)
					(६अ)
					(६ब)
					(७)
खाते क्रमांक	विजय कृष्णराव रसाळ, शाम बळवंतराव दोमणे				
165					
संयुक्त खाते	106	1.57.00	0.0000	1.57.00	7.27
एकूण		1.57.00	0.0000	1.57.00	7.27

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

दिनांक :- 27/10/2023

सांकेतिक क्रमांक :- 2709000090108850800102023220

(गाव :- श्री. सविश नंदकिशोर निवारी)

हस्ताक्षरी सादर :- पोहगाव (त.सा.नं. 74) ता :- नागपूर (ग्रामीण) जि :- नागपूर



ग्राम अधिकारी

नागपूर

नगन-७

१९३९/२०२३
१३/३०



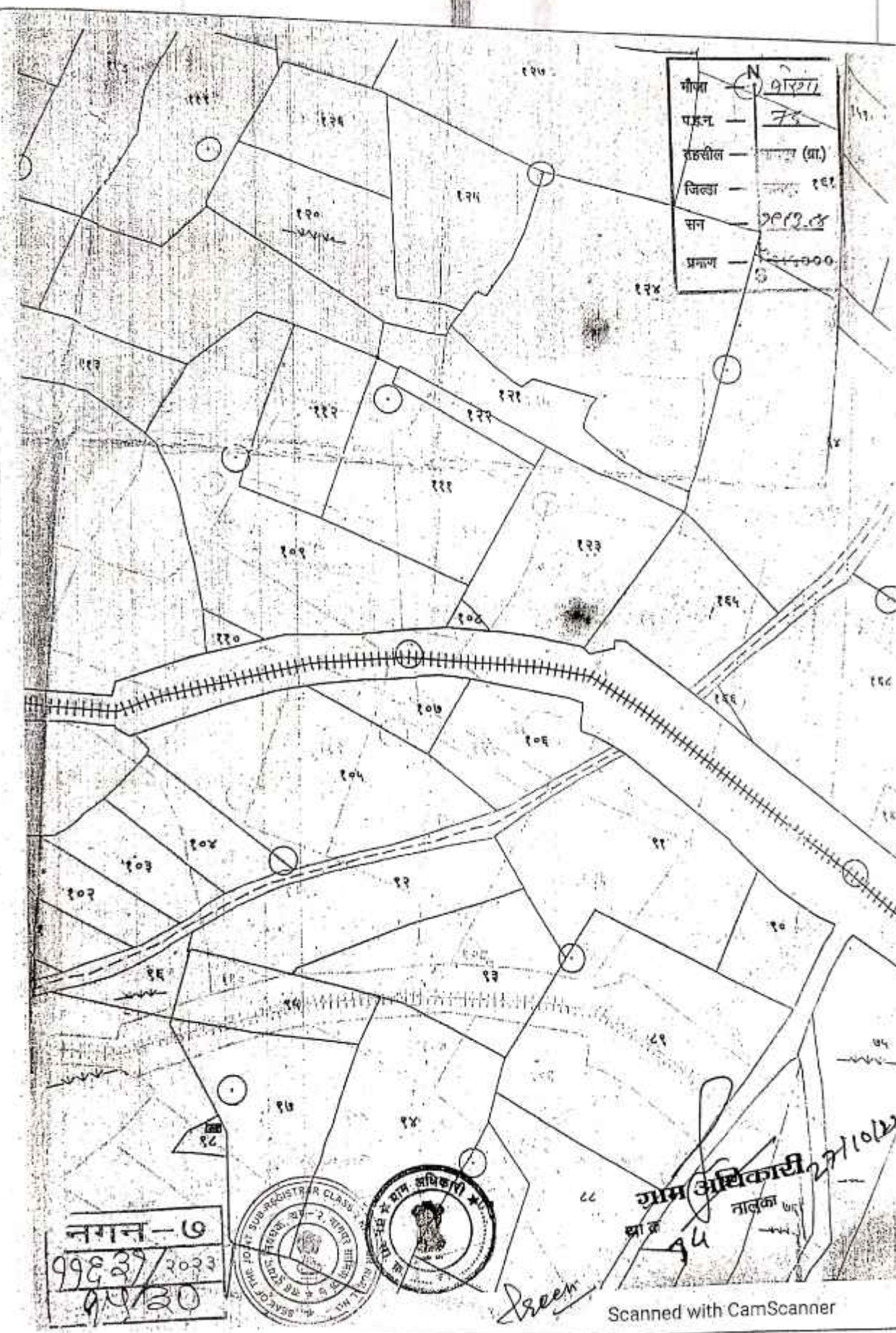
<https://mahaferfar1.enlightcloud.com/DDM/Report8a>

27/10/2023

99839/2000
98/20



Prasen



गीता N 9/27/23
पञ्च - 75
हहसील - गणप (मा)
जिल्हा - 151
सन - 2023-24
प्रमाण - 1000

नगन-७
99837/2023
9/9/20



ग्राम अधिकारी 27/10/23
नालका 1000
३५

Green

Scanned with CamScanner

नमन - (१)
१९३९/२०२१
१९/३०

Free

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र.

टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/

प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/

प्र.क्र.१२२(ब)ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे

पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन

दाखला देण्यात येत आहे.

01. DP Sheet Number : 126

02. Tahsil Name : Nagpur (Rural)

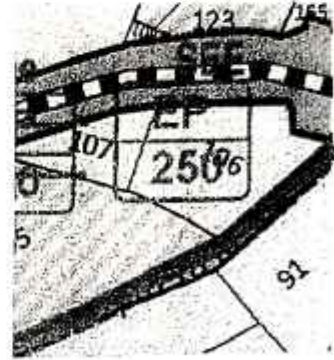
03. Mouza : Waranga

04. Khasra No : 106

05. Land Use as per DP : Out of Sector, Agriculture, 18.00 M. Road Widening.

06. Sanctioned EP : As Per EP-250 Residential Zone Excluding Modification S118/M27 and Including Modification S118/M18

07. Sanctioned SM :-



Date : 19/10/2023



6202310197

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारात परवानगी म्हणून उपयोग करता येणार नाही.

२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.

४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अवघा सार्शकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

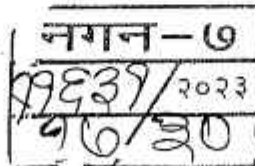
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.

६) सदर भाग नकाशा हा प्रमाणात नाही.

७) अर्जदाराने चुकीची माहिती पुरविल्याने सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल

Prepared By : AATAYWADE

Approved By : MSKEDAR



Green



Scanned with OKEN Scanner



11160024071



गाय नमुना बांदा (विकांची नोंदवली)
[महापंचायत जमीन महसूल अधिकार अधिलेख आणि नोंदवड्या (तयार करणे व सुविधेतील ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- पारदगाव (५३६१६६) तालुका :- समरेड जिल्हा :- नागपूर

महसूल क्रमांक व उपविभाग २९९/२

			विकासातील क्षेत्राचा तपशील						सातवडीसाठी उपलब्ध असलेली जमीन		मंजूर
वर्ग	प्रमाण	खती क्रमांक	विकासा प्रकार	विकासाचे नाव	माल मालिका	जमल मालिका	माल मालिकाचे प्रमाण	एकक	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी		
२०२०-२१	खरीप							चराई घड	०.०१००		
			निर्मळ	कापूस		०.८०००					
			निर्मळ	भात	०.५०००						
२०२२-२३	खरीप	१००८१*	निर्मळ	कापूस	०.८०००		सरकारी कालवा				
			निर्मळ	भात	०.५०००		सरकारी कालवा				
	सांख्यिक वर्ष	१००८१*						चराई घड	०.०१००		

टीप :- नोंदवडीची नोंद नोंदवड्यात जम ठार घेण्यात आलेली आहे

नमूना - ७
११६३९/२०२३
१९/२०



Seen

Valuation ID : 20231110685

मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)

10 November 2023, 10:45:40 AM

नमून 7

मूल्यांकनाचे वर्ष : 2023

जिल्हा : नागपूर

तालुका : नागपूर (ग्रामीण)

गावाचे नाव : वारंगा 105

क्षेत्राचे नांव : Rural

विभागाचे नाव : 6

सर्वे नंबर/गट नंबर : 106

मूल्यदर : Rs.4180 /-

मिळकतीचा प्रकार : खुली

जमिनीचा प्रस्तावित वापर : शिरायत शेत जमिन

जमिनीचा दर : (50 % on 4180) = Rs.2090 /- (Change of Zone)

मिळकतीचे क्षेत्र : 1.57 हेक्टर

मोजमापनाचे एकक : हेक्टर

Zone Change Primary Notification: Yes

Rules Applicable : 23 फ , 16 ब

1. 500 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 2090 /-

500 चौ.मीटर क्षेत्रासाठी मूल्य = 500×2090
= 1045000/-

2. 1500 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 1881/-

1500 चौ.मीटर क्षेत्रासाठी मूल्य = 1500×1881
= 2821500/-

3. 2000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 1672 /-

2000 चौ.मीटर क्षेत्रासाठी मूल्य = 2000×1672
= 3344000/-

4. 6000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर = 1463 /-

6000 चौ.मीटर क्षेत्रासाठी मूल्य = 6000×1463
= 8778000/-

5. 5700 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर = 1254 /-

5700 चौ.मीटर क्षेत्रासाठी मूल्य = 5700×1254
= 7147800/-

जमिनीचे एकत्रित अंतिम मूल्य - मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य + मिळकतीचे क्षेत्र (5) मूल्य

= $1045000 + 2821500 + 3344000 + 8778000 + 7147800$

= Rs.23136300/-

= २ दोन करोड एकतीस लाख छत्तीस हजार तीन शें /-

Green

नमून-७
९९६३९/२०२३
२०/२०

नमन-७
११६३७/२०१३
२१/३०



Green

माझे आधार, माझी ओळख

विजय कृष्णराव रसाल
Vijay Krishnarao Rasal
जन्म तारीख/DOB: 15/11/1969
पुरुष/MALE

2682 1897 6353

VID: 9162 7355 5548 8605

माझे आधार, माझी ओळख

विजय कृष्णराव रसाल, पदवीपट्टा बसला सहाय्यक
कॉ. नं. 135/1, चौमाली बस्ती, हनुमान नगर व.अ.
नागपूर, महाराष्ट्र - 440009

Address:
S/O Krishnarao Rasal, Near Yashwantrao
Chavan Shala, Q.N. 135/1, Somwar
Quarter, Hanuman Nagar S.O., Nagpur,
Maharashtra - 440009

2682 1897 6353
VID: 9162 7355 5548 8605

प्रीती अश्विनी गंजारे
Priyati Ashish Ganjare
जन्म तारीख/DOB: 06/06/1981
महिला/Female

9478 8543 5281

प. नं. 5040, अश्विनी गंजारी, जर्जर व हाऊस विभाग
सावित्री बॉर्डर कॉलोनी, हनुमान नगर व.अ. नागपूर,
महाराष्ट्र - 440009

Address: W/O Ashish Ganjare, Quarter No
M-60 Nandanwan Housing Board Colony,
Near Haseenbhai Police Chokki,
Nandanwan, Hanuman Nagar, Nagpur,
Maharashtra, 440009

9478 8543 5281

श्याम बाबुरावराव धोमणे
Shyam Baburao Dhokane
जन्म वर्ष/Year of Birth: 1964
पुरुष/Male

9262 4556 4955

आधार - सामान्य माणसाचा अधिकार

पता: डी.सी.नगर, बंगला जवळ, प्लॉट नं.
521, हनुमान नगर, प्रोफेसर कॉलोनी,
हनुमान नगर व.अ. नागपूर, महाराष्ट्र - 440009

Address: near D.C.N. Bungal, plot
no. 521, hanuman nagar, professor
colony, Hanuman Nagar S.O.,
Hanuman Nagar, Nagpur,
Maharashtra, 440009

श्याम बाबुरावराव धोमणे
Shyam Baburao Dhokane
जन्म वर्ष/Year of Birth: 1964
पुरुष/Male

9262 4556 4955

श्याम बाबुरावराव धोमणे
Shyam Baburao Dhokane
जन्म वर्ष/Year of Birth: 1964
पुरुष/Male

9262 4556 4955

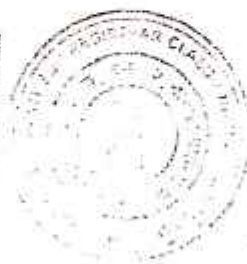
श्याम बाबुरावराव धोमणे
Shyam Baburao Dhokane
जन्म वर्ष/Year of Birth: 1964
पुरुष/Male

9262 4556 4955

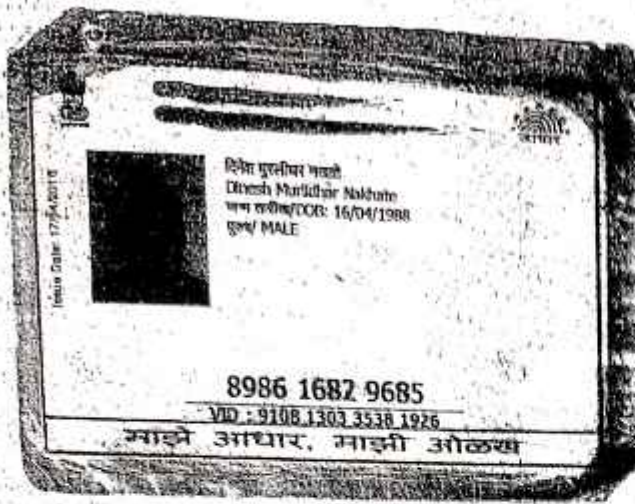
नगन-७
११६३९/२०२३
३२/२०



नमन-७
११६३१/२०२३
२३/३०



Seen



नगन-७
११६३१/२०२३
१४/१०



नमन-७
११६३१/२०
२५/३०



Green

CHALLAN
MTR Form Number-6



GRN	MH010876245202324E	BARCODE			Date	09/11/2023-18:42:28	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name NGPTJT NAGPUR NO 7 SUB REGISTRAR					Full Name PREETI ASHISH GANJARE			
Location NAGPUR					Flat/Block No.			
Year 2023-2024 One Time					Premises/Building			
Account Head Details					Road/Street			
0030046401 Stamp Duty					Area/Locality			
1157000.00					Town/City/District			
0030063301 Registration Fee					PIN			
30300.00					4 4 1 1 0 8			
					Remarks (If Any)			
					SecondPartyName=SHYAM BALWANTRAO DHOMNE-			
					Amount In			
					Eleven Lakh Eighty Seven Thousand Rupees Only			
					Words			
					11,87,000.00			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN			
					Ref. No.			
					89103332023110022220			
Cheque/DD No.					Bank Date			
					RBI Date			
					09/11/2023-19:37:45			
Name of Bank					Not Verified with RBI			
Name of Branch					Bank-Branch			
					IDBI BANK			
					Scroll No. , Date			
					Not Verified with Scroll			

Department ID :

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9503727893
 यादर नमन कोस दूवस निदयक कोसनिदाद मोदणी कनवययस्य दस्तरादी लागू आहे. मोदणी न कनवययस्य दस्तरादी यादर जतन हाय
 नही.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-270-11631	0005700472202324	10/11/2023-13:35:51	IGR389	30000.00
2	(IS)-270-11631	0005700472202324	10/11/2023-13:35:51	IGR389	1157000.00
Total Defacement Amount					11,87,000.00

Page 1/1

नगन-७
११६३१/२०२३
२६/३०



Print Date 10-11-2023 01:37:03

Preer

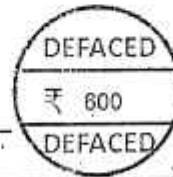


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1123106603793 Receipt Date 10/11/2023

Received from GANJRE, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 11631 dated 10/11/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

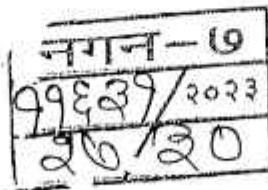


Payment Details

Bank Name	SBIN	Payment Date	10/11/2023
Bank CIN	10004152023111003557	REF No.	331423072345
Deface No	1123106603793D	Deface Date	10/11/2023

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

Seen



270/11631

शुक्रवार, 10 नोव्हेंबर 2023 1:36 म.नं.

दरत गोपवारा भाग-1

नगन7 25/30

दम्न क्रमांक: 11631/2023

दम्न क्रमांक: नगन7 /11631/2023

वाजार मुल्य: रु. 2,31,36,300/-

मोवदला: रु. 2,11,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,57,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयाने

अ. क्र. 11631 चर दि.10-11-2023

गेजी 1:34 म.नं. या. द्रजर केला.

पावती:14115

पावती दिनांक: 10/11/2023

मादरकरणाचे नाव: प्रिती काशिष गांजरे

मोवणी फी

रु. 30000.00

दम्न ज्ञानाळणी फी

रु. 600.00

पुष्टाची संख्या: 30

मकुण: 30600.00

दम्न द्रजर करणाऱ्याची मही:

सह दुय्यम निबंधक, वर्ग-2,
नागपूर ग्रामिण क्र. ७

सह दुय्यम निबंधक, वर्ग-2,
नागपूर ग्रामिण क्र. ७

दम्नाचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (मीन) कोणत्याही प्रागर्गनायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात:

गिह्ना क्र. 1 10/11/2023 01:34:50 PM ची वेळ: (मादरीकरण)

गिह्ना क्र. 2 10/11/2023 01:35:41 PM ची वेळ: (फी)



दम्न

10/11/2023 1 45:23 PM

दम्प क्रमांक : नमन 7/11631/2023

दम्पनाचा प्रकार :- विहीनपत्र

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दमा प्रमाणित
1	नाम: शाम बळवंतराव होमणे पत्ता: प्लॉट नं. 521, डोकमर कॉलनी, हनुमान नगर, नागपूर, महाराष्ट्र. पिन संख्या: ACAPD6029J	लिहून देणार वय :- 59 स्वाक्षरी:-		
2	नाम: विजय कृष्णराव रमाळ पत्ता: प्लॉट नं. 131/1, मोहबागी बार्डर, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: ABSPR0342R	लिहून देणार वय :- 54 स्वाक्षरी:-		
3	नाम: प्रिती आशिष गोंजारे पत्ता: प्लॉट नं. 202, अल्फोदवा अपार्टमेंट, धर्मोली, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AAOPW9527A	लिहून देणार वय :- 40 स्वाक्षरी:-		

दरमिद दम्पतेकडून दम्पनाचा प्रकार निष्पत्तीत विक्रीपत्र वा दम्प ऐवज करून दिव्याचे करून घेतले.
शिक्का क्र.3 ची वेळ: 10 / 11 / 2023 01 : 43 : 57 PM

साह दुर्यम निबंधक, दर्ग-2,
नागपूर ग्रामिण क्र. ७

टीप:- दम्पतेकडून निष्पत्तीत दम्पनाचा प्रकार निष्पत्तीत विक्रीपत्र वा दम्प ऐवज करून दिव्याचे करून घेतले. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार शाम बळवंतराव होमणे	10/11/2023 01:44:43 PM	शाम बळवंतराव होमणे M 1172449241085857792
2	लिहून देणार विजय कृष्णराव रमाळ	10/11/2023 01:44:20 PM	विजय कृष्णराव रमाळ M 1171787106513145856
3	लिहून देणार प्रिती आशिष गोंजारे	10/11/2023 01:45:09 PM	प्रिती आशिष गोंजारे F 1172449314364481536

शिक्का क्र.4 ची वेळ: 10 / 11 / 2023 01 : 45 : 12 PM

साह दुर्यम निबंधक, दर्ग-2,
नागपूर ग्रामिण क्र. ७

Free