

267/501

पावती

Original/Duplicate

Friday, January 12, 2024

2:48 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 786

दिनांक: 12/01/2024

गावाचे नाव: अजनी

दस्तऐवजाचा अनुक्रमांक: नगन4-501-2024

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: धरकुल इन्फ्रा तर्फे प्रोग्रायटर उमकांत वितेलराव मेंडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

DELIVERED

एकूण:

रु. 30640.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
3:08 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 21482100/-

मोबदला रु. 12238958/-

भरलेले मुद्रांक शुल्क: रु. 1074200/-

मह. दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124127502150 दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013858197202324E दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013858197202324E	BARCODE	11012024-192251		Date	11/01/2024-19:22:51	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		BAWPM1216M		
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		GHARKUL INFRA		
Location NAGPUR				Flat/Block No.		City Survey No. 2879 Plot No. 242		
Year 2023-2024 One Time				Premises/Building				
Account Head Details				Amount in Rs.				
0030046401 Stamp Duty				1074200.00		Road/Street Mouza AJNI		
0030063301 Registration Fee				30000.00		Area/Locality Nagpur		
				Town/City/District				
				PIN		4 4 0 0 1 5		
				Remarks (If Any)				
				PAN2=ABMPD1854C-SecondPartyName=YASHWANT BHALCHANDRA				
				DESHPANDE AND OTHERS-CA=21482040				
				Amount in Eleven Lakh Four Thousand Two Hundred Rupees Only				
Total				11,04,200.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		00040572024011160208
				Bank Date		RBI Date		11/01/2024-19:24:23
Cheque/DD No.						Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयत मोदणी कचरायाया दस्तासाली लागू आडे . मोदणी न कचरायाया दस्तासाली सदर चलन लागू
वाली .

Mobile No. : 9970835722

नगन-४
५०९/२०२४
९/३२



नगन-४	
५०९	२०२४
२	२२



AGREEMENT OF DEVELOPMENT

(Item No. 19.316/82 Page No. 541@ ₹. 46,400/- per Sq. Mtrs.)

OWNER SHARE VALUE RS. 1,22,38,958/- ONLY

DEVELOPER SHARE VALUE RS. 2,14,82,040/- ONLY

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 12th Day of JANUARY, 2024 BETWEEN :

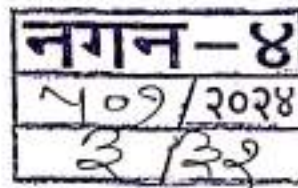
(1) **MR. YASHWANT S/o BHALCHANDRA DESHPANDE**, Aged about 59 Years, (Income Tax PAN – ABMPD1864C) (Aadhar No. 3525 8824 5894), (Mobile No. 9823689005) Resident of 9, Shri Swami Samarth Nagar, Bachelor Road, Behind New Arts College, Wardha, Pin Code No. 442001, Tahsil and District – WARDHA,

(2) **MRS. ANJALI alias KSHAMA W/o DATTATRAYA LONKAR**, Aged about 61 Years, (Income Tax PAN – ADNPL0513H) (Aadhar No. 5003 1556 1870), (Mobile No. 9975214359) Resident of Plot No. 50, 51, Flat No. 302, Shiv Apartments, Near Kachore Lawn, Gitanjali Society, Manish Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR,

(3) **MRS. ANITA W/o ANIL VIRODKAR**, Aged about 55 Years, Occupation – Housewife, (Income Tax PAN – AAUPV8938Q) (Aadhar No. 2165 6285 8397), (Mobile No. 9420252980) Resident of 74A, Rajiv Nagar, Wardha Road, Somlwada, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR and

(4) **MR. MANDAR S/o YASHWANT DESHPANDE**, Aged about 30 Years, (Income Tax PAN – BJMPD0322C) (Aadhar No. 6293 5694 8019), (Mobile No. 9561804102) Resident of 9, Shri Swami Samarth Nagar, Bachelor Road, Behind New Arts College, Wardha, Pin Code No. 442001, Tahsil and District – WARDHA, hereinafter all jointly called the **OWNERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **OWNERS**, as well as their respective heirs, legal representatives executors, administrators, successors and assigns of the **ONE PART**.

AND



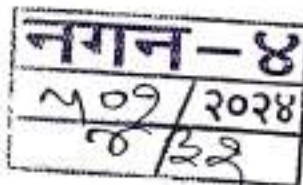
GHARKUL INFRA, A Proprietary Concern, having it's Office at Plot No. 24/25, Mangalmurti Apartment, Flat No. 102, Parivartan Square, Vidnyan Nagar, Manewada Road, Nagpur, Pin Code No. 440034 and acting through its Sole Proprietor **SHRI. UMAKANT S/o VITTHALRAO MENDHE**, Aged about 40 Years, Occupation - Business, (Income Tax PAN - BAWPM1216M), (Aadhar Card No. 4186 6706 3230) (Mobile No. 9970835722), Resident of Plot No. 21, Shailesh Nagar, Wathoda Ring Road, Nagpur, Pin Code No. 440035, Tahsil and District - NAGPUR (Maharashtra State) hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PROPRIETARY CONCERN** and its **PROPRIETOR**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Owners hereinabove named in an absolute and full Joint Owners and in possession of the property comprising **ALL THAT** Piece and Parcel of land bearing **Plot No. 242**, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by **admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of **Mouza - AJNI**, P.S.K. 9, **TOGETHERWITH** the existing Residential House standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 2879** and Sheet No. 82(669) of **Mouza - Ajni**, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District - NAGPUR, hereinafter referred to as the "said property"; AND

WHEREAS **ALL THAT** Piece and Parcel of land bearing **Plot No. 242**, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by **admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of **Mouza - AJNI**, P.S.K. 9, bearing **City Survey No. 2879** and Sheet No. 82(669) of **Mouza - Ajni**, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District - NAGPUR, Originally belonged to Mr. Bhalchandra Narhar Deshpande, being his separate property having purchased the same by him from Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 24.03.1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur at Registered Sr. No. 377(P) on 24.03.1972; AND

WHEREAS the aforesaid Mr. Bhalchandra Narhar Deshpande lateron constructed a Residential House on the said Plot of land; AND

WHEREAS during the course of time the aforesaid Mr. Bhalchandra Narhar Deshpande left for heavenly abode on 05.02.1990 and consequent upon his demise



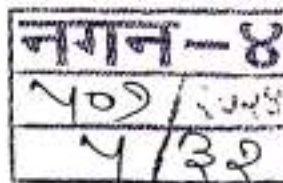
his aforesaid property devolved upon his legal heirs are (1) Smt. Asha Bhalchandra Deshpande, (2) Mr. Yashwant Bhalchandra Deshpande, (3) Mrs. Anjali alias Kshama Dattatraya Lonkar, (4) Mrs. Anita Anil Virodkar jointly by way of intestate succession being only heirs of the deceased and the same is accordingly mutated in their joint names in all relevant records (each of them having undivided 1/4th share and interest in the said property); AND

WHEREAS, during her life time the aforesaid Smt. Asha Bhalchandra Deshpande has executed her last WILL AND TESTAMENT on 14.12.2014 and thereby she bequeathed her undivided 1/4th share in the aforesaid property bearing Plot No. 242 together with the existing Residential housed standing thereon in favour of her Grandson namely Mr. Mandar Yashwant Deshpande, absolutely forever with heritable and transferable rights therein and the said WILL is duly Notarised by the Adv. Sanjay Deshpande vide Notary Entry No. 529 dated 14.12.2014, That latereon the said Smt. Asha Bhalchandra Deshpande left for heavenly abode on 08.09.2018 and consequent upon her death/demise, her undivided 1/4th share in the aforesaid property bearing Plot No. 242 together with the existing Residential housed standing thereon devolved upon Mr. Mandar Yashwant Deshpande became the full Owner of the said property in terms of the aforesaid Last Will and Testament Dated 14.12.2014 with heritable and transferable rights therein; AND

WHEREAS as a result therefore the aforesaid (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, the Owners named hereinabove have now become an exclusive, absolute and full Owner of the property with heritable and transferable rights therein and the same is also mutated in their joint names in all relevant records and also mutated in the Property Card of City Survey department; AND

WHEREAS the Owners hereinabove named have now decided to develop the said Plot No. 242 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and the Owners further decided to retain the proportionate Undivided share and interest in the said Plot No. 242 Togetherwith the 4 (Four) Apartments i.e. bearing Apartment Nos. 301, 401, 501, and 601 on the THIRD, FOURTH, FIFTH and SIXTH FLOOR respectively; AND

WHEREAS the Owners being thus desirous of retaining proportionate Undivided Land share and interest in the said Plot No. 242 and the Developer hereinabove named, who is a well experienced Builder of the City having expressed its desire and willingness to undertake the proposed work of Development, the Owners after detailed negotiations with the Developer have now agreed to entrust



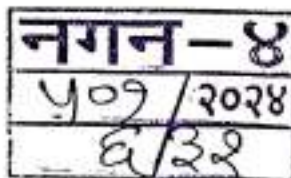
the entire work of Development of the said property comprising the said **Plot No. 242** to the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP, the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 242**, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement **315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of **Mouza – AJNI, P.S.K. 9, TOGETHERWITH** the existing Residential House standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 2879** and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the Developer has specifically agreed to construct at its own cost 4 Apartments.

(i) THAT, the Developer has further specifically agreed to construct at it's own cost 4 (Four) Apartments i.e. 1 (One) Apartment on the THIRD FLOOR bearing No. 301 covering a Built-up area of approximately 102.00 Sq. Mtrs. to the Owner No. 1 **Mr. Yashwant Bhalchandra Deshpande**, 1 (One) Apartment on the FOURTH FLOOR bearing No. 401 covering a Built-up area of approximately 102.00 Sq. Mtrs. to the Owner No. 3 **Mrs. Anita Anil Virodkar**, 1 (One) Apartment on the FIFTH FLOOR bearing No. 501 covering a Built-up area of approximately 102.00 Sq. Mtrs. to the Owner No. 2 **Mrs. Anjali alias Kshama Dattatraya Lonkar** and 1 (One) Apartment on the SIXTH FLOOR bearing No. 601 covering a Built-up area of approximately 102.00 Sq. Mtrs. to the Owner No. 4 **Mr. Mandar Yashwant Deshpande**, thus total Built-up area of approximately 408.00 Sq. Mtrs. of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plan as may be sanction by the Development Authority which is proposed to be sanctioned and to give, grant and handover the same to the Owner hereinabove named in duly finished and completed condition within 24 (Twenty Four) Months from the date of Building Map sanctioned by the Development Authority or from the date of handing over possession whichever is later. The cost of construction of the Apartments on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Owners shall be borne by the Developer. (That for purpose of calculation of Stamp Duty cost of construction of Apartments of Owners



shall be 102.00 Sq. Mtrs. + 102.00 Sq. Mtrs. + 102.00 Sq. Mtrs. + 102.00 Sq. Mtrs. = 408.00 Sq. Mtrs. total Built-up area/construction area x Cost of construction as per ready reckoner Rs. 26,620/- = Rs. 1,08,61,000/-)

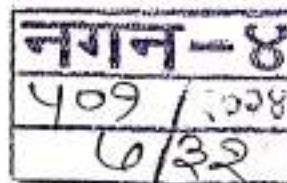
(ii) That it is specifically understood and agreed by and between the parties hereto that all the Original title deeds relating to the said property shall be handed over to the Developer on executing this agreement and Developer will produce the same as and when the same are required for verification and/or for any purpose without assigning any excuse or reason.

(iii) THAT the Owners hereby allow and permitted the Developer to demolish the existing structure standing on the said Plot of land after execution of this Agreement exclusively from and out of its own costs and expenses. All the old building material taken out therefrom shall always belongs to the Developer with a right of disposal upon the same.

(iv) That the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme to be constructed on the said Plot of land hereby agreed to be developed from any Financial Institution and mortgage the said property or any part thereof (Excluding 4 (Four) Apartments allotted to the Owners as mentioned above) to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan Togetherwith the interest accrued thereon shall be of the Developer alone and the Owners shall not be responsible for such loan amount. However it shall be obligatory on the part of Developer to obtain before the date of delivery of possession to the existing Owners the release letter from the Bank/Financial Institutions for and in respect of the Apartments agreed to be retained by the Owners.

(v) THAT it is specifically understood and agreed by the Developer that during the period of building construction activities, the Developer shall pay Rent @ Rs. 12,000/- (Rupees Twelve Thousand) Only Per Month to the Owner No. 4 Mr. Mandar Yashwant Deshpande till the date of delivery of possession of Apartments retained by the Owners to the Owners. On delivery of the actual physical possession of the said new Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. That the Developer hereby declare that he will not pay any shifting charges, brokerage to the Owners and will not pay rent to the other Owners.

(vi) THAT the Owners hereby allows and permits the Developer to use and consume the electricity and water from the existing connections for the proposed construction works. However the Bills of the same shall be borne and paid by the Developer alone to the concerned department.



(3) THAT the Owners hereby assure the Developer that he/she/they shall obtain all the necessary Permissions/No Objection Certificates/Papers/Documents required for completion of the said proposed transaction of Development from various Government/Semi-Government/Local Bodies/Offices/Nagpur Improvement Trust/Nagpur Municipal Corporation and shall deliver the same in Original to the Developer immediately on its receipt. However the expenses required for procuring such documents shall be borne and paid by the Developer.

(4) THAT the Owners further assures the Developer that the property hereby agreed to be develop is their separate ancestral property belonging to them alone and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same

(5) THAT the Owners agree and undertake that they shall not create any third party rights in respect of the said property and shall not do any act whereby the title to the said property may become defective. The Owners do hereby assure the Developer that they have not entered into any agreement before execution of this agreement and this is the first agreement they have executed with the Developer.

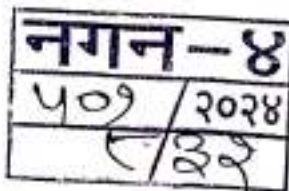
(6) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Society Dues, Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. If any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of execution of this Agreement.

(7) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed.

(8) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(9) THAT on completion of the construction and possession of the chosen apartments retain by the Owners from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its representatives at the time of Registration of the Sale Deed(s).

(10) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting



of various Self contained separate Apartments therein. The Owners do hereby agree to sign the revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for such Revised Plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust or Nagpur Municipal Corporation in the names of the Owner who in its turn agrees to return back to the Developer such sums as may be refunded to them by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

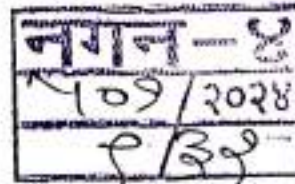
(11) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s).

(12) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per the sanctioned Plan and/or after getting the Revised Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. That the developer shall be responsible for any unauthorized construction and any objection if any raised by development authority

(13) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(14) THAT the Developer shall have full liberty to advertise for the sale of the Built-up spaces (excluding 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Owners) as mentioned above out of the Multistoreyed building proposed to be constructed on the said Plot No. 242 Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(15) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the



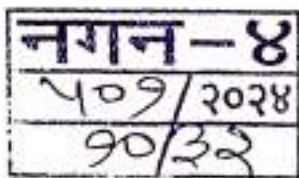
Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(16) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed multistoreyed building upon the said Plot of land hereby agreed to be developed and they shall have absolute right and full authority and power to develop the said land in accordance with the sanctioned Plans or the revised Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (excluding 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Owners) in the proposed multistoreyed building alongwith the proportionate Undivided share and interest in the said Plot of land to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion.

(17) That the Developer hereby undertakes to indemnify the Owners from any violation of sanction building plan or the order of Government or any Civil or Criminal Case or Consumer Forum/Commission that may be filed by prospective purchaser/s or any authority against the Owners and Developer and for which the Developer will be solely responsible.

(18) THAT the draft of Agreement to Sell and Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs. The Developer acting as a Power of Attorney Holder of Land Owner shall be under obligation to execute the Agreement of Sale or Sale Deed.

(19) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty, Registration Fees and incidental expense etc. payable thereon is borne and paid by the Developer/Prospective Buyers except apartments retained by the Owners which are to be borne by Developer only. It specifically made clear that stamp duty, registration fees, taxes as applicable and other expenses on account of preparation of Deed of Apartments of the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Owners shall be borne and paid by the Developer. And Owners only liable to pay electric meter connection charges, expenses to the Developer.

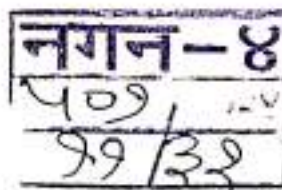


(20) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorizing any person(s) to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Building Maps, Revised Building maps, Applications, Affidavit, declarations and all other kinds of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney(s) to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless they confirms from the Owners that they have already received the balance consideration and possession of the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Owners from the Developer.

(21) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds, Correction Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers.

(22) THAT in case the Developer fails or neglect to fulfill and observe all or any of the obligations on their part as hereinabove contained the Owners shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Developer and in such event the Developer will be liable to reimburse all costs and damages to the Owner.

(23) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owner is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.



(24) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax, and Capital Gain Tax liabilities, penalty if any, arising out of this transaction. And developer shall be liable to pay tax liabilities arising out of sale of all apartments.

(25) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(26) THAT the Developer hereby assures the Owners that it shall submit the building plans / Revised plans of the proposed Multistoreyed Building to the Nagpur Improvement Trust / Nagpur Municipal Corporation and shall start the construction of the proposed Multistoreyed Building within 2 (TWO) Months from the date of sanction of Plan(s) from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur or from the date of vacant possession which ever is later.

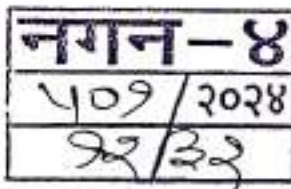
(27) THAT on registration of the Sale Deed(s), the Owner agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyers in all relevant records.

(28) THAT the Developer also agrees to pay M.S.E.D.C.L. For obtaining electric and Water Meter charges, GST or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owners indemnified against the same. In the like manner the Owners do hereby allow and permit to Developer to install a Transformer for supply of Electricity to the Owners of the proposed Multistoreyed Building as per the Rules and Regulations of the M.S.E.D.C.L. However the expenses required for such installation shall be borne and paid by the Developer/Prospective purchasers to the concerned Department.

(29) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, common Water and Electricity connections and meters in the proposed building.

(30) THAT the Developer hereby agreed that they shall execute Deed of Apartment in respect of the Apartments retained by the Owners or the nominee(s) appointed by them for their Apartments.

(31) THAT the Developer shall be entitled to amalgamate adjoining Plot No. 241 if he thinks fit and if the F.S.I. in relation to the said Plot No. 242 is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the



same in its absolute discretion. the total number of flats after amalgamation will be approximately 21 flats, therefore the entire project will be registered under RERA.

(32) THAT in case of any accident/mishap occurred at the time of construction then in such event Owners shall not be liable to any criminal action nor shall liable to pay any compensation or liability and Developer shall be solely responsible for the same.

(33) THAT after completion of proposed building Developer shall pay to maintain Building construction one time maintenance Rs. 1,00,000/- to the each owners.

(34) THAT the Developer will provide Solar energy plant 5 kv for common area, lift, pump house, pit parking etc. at his own cost. The Solar plant for Flat No. 301, 401, 501 and 601 will be installed by Developer simultaneously as per requirement of the owners during construction and the cost will be paid by the respective owners.

(35) THAT the Specification agreed by the Developer is annexed with this Agreement as Annexure I & Annexure-II.

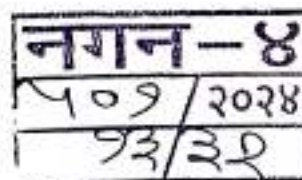
(36) THAT the Owners do hereby assure the Developer that he has not entered any agreement before execution of this agreement and this is the first agreement they have executed with the Developer. He further declares that there is no any Court Case pending in any Court at present.

(37) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

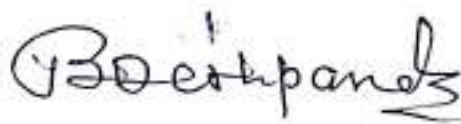
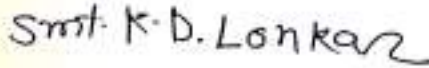
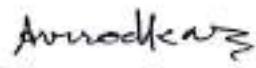
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing Residential House standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and bounded as under:

ON THE EAST	-	Plot No. 274/275,
ON THE WEST	-	15 Mtrs. Road,
ON THE NORTH	-	Plot No. 241,
ON THE SOUTH	-	Plot No. 243.



IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.
Drafted by Adv. Ashwin Pandit as per instruction by the parties hereto

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			 1) (YASHWANT BHALCHANDRA DESHPANDE)
02			 2) (MRS. ANJALI alias KSHAMA DATTATRAYA LONKAR)
03			 3) (MRS. ANITA ANIL VIRODKAR)
04			 4) (MANDAR YASHWANT DESHPANDE) <u>OWNERS</u>
05			FOR M/s GHARKUL INFRA  (UMAKANT VITTHALRAO MENDHE) Sole Proprietor <u>DEVELOPER</u>

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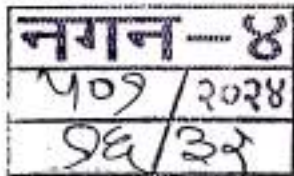
SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
WITNESSES :-			
01			
02			

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ANNEXURE -I**SPECIFICATION**

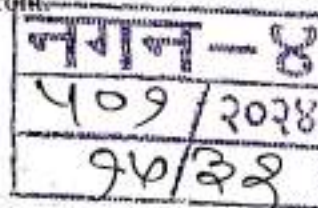
- All Room false ceiling gypsum board
- PVC False Ceiling at Balcony & Bathroom
- Wall Dado 2 x 4' upto 8' and Floor 2' x 2'
- Wires RR Kable ; Havels
- Switches Anchor Penta
- A.C. Point All oom 3BH
- T.V. Cable Hall and M.Bed
- Internet and T.V. Cable wire provision
- Floor Tile Varmora 2' x 4'
- False Ceiling Lights
- Kadappa Wardrobe expense bear by Owner
- Railing MS - Spray paint / Glass S.S.
- Staircase with Granite
- KONE / Johnoson / Schindler Elevator
- CCTV in Society
- Bathroom WPC Door
- Door PAN Wood
- 6 Trolley 1 Pull out in Modular Kitchen semi-modular
- Window Granite on single side
- Aluminum powder coated 3 track S.S. Mosquito Jali
- Window Glass sapphire Blue
- Flush : Metropol
- Common Solar is given by Builder and individual solar will be paid by individual
- Electric meter should transfer to current owner name.
- Bore well



Annexe II

Flat scheme Specification :-

1. Structure & wall
 - External wall 150 mm & Internal wall 115 mm Thick.
 - Plaster: External Side Sand Faces plaster on same part.
 - Plastering & Internal side funny finish plaster.
 - Separate Utility Balcony.
 - Bombay Style Balcony With Large Window.
2. Internal Finish
 - All Rooms with POP with Bathroom Included.
 - Vitrified tiles 2X4 in all rooms.
 - 2X4 All floor Tiles.
 - 2X4 Bathroom Wall Tiles
 - Supreme Quality internal wall finish with plastic emulsion.
 - Over three coats of putty finished surface.
 - LED lightings in POP Ceilings.
3. Kitchen
 - Modular Kitchen with Granite top kitchen platform & stainless steel sink.
 - Glazed ceramic tiles on full level.
 - Dry Balcony with Electric Point for Washing Machine.
 - Provision of water purifier & chimney point in kitchen.
4. Bathroom
 - Concealed plumbing with branded sanitary fittings. (Cera, Jaquar)
 - Designer Bathroom wall Tiles on wall.
 - WPC Bathroom Doors.
5. Doors/ Windows
 - All Main Doors by Branded Bajaj.
 - All Doors of Pinewood including Bathroom With Laminates.
 - Internal Decorative Laminated Flush Doors with RCC Frame.
 - Powder Coated Aluminum Sliding Windows with Painted M.S. Safety Grills.
 - Main Door in Branded steel doors.
6. Electrification
 - Concealed wiring with circuit breakers.
 - Premium Quality modular switch with adequate electrical points. (Polycab, Havell, RAR)
 - Cable Points in hall & all Bedroom.
 - Provision for AC point in hall & Bedroom.
 - 24x7 CCTV Digital and Online Surveillance
7. Parking
 - Sufficient Two & Four Wheeler Parking. (Allotted or Elevated Parking)
8. Lift
 - 6 & 8 Passenger Lift for Reputed Brand with Automatic Doors. (Jonson,
9. Flat Amenities
 - Staircase in kota/Granite.
 - Steel Railing with Toughen Glass in Front.
 - False Ceiling
 - POP in Drawing Hall And Entire Flat



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Item No. 19.316/82 Page No. 541@ ₹. 46,400/- per Sq. Mtrs. Plot No. 242			
Basic FSI	1.1 + Premium 0.9	=	2
	+ 60% Ancillary		1.2
	Total FSI		3.2

Owners Share			
Apartment Retain by Owners	102 Sq. Mtrs. x 4 = 408 x Rs. 26620/-	=	Rs. 1,08,60,960/-
Development Charge	408 Sq. Mtrs. x 46400/- = 1,89,31,200/- X 4%		Rs. 7,57,248/-
Parking Share	12.5 x 4 = 50 x 26620/- x 25%		Rs. 3,32,750/-
	Rent Rs. 12,000/- x 24 Month to one Owner		Rs. 2,88,000/-
	TOTAL OWNERS SHARE	=	Rs. 1,22,38,958/-

Developer Share			
Total Built-up Area	Total F.S.I. 3.2 x Land area 315 x total Built-up area	1008	
	Less		
	Area retained by owners	408	
	Balance area 600 x 46400/-	=	Rs. 2,78,40,000/-
(A) Premium	315 x 0.9 x 46400 = 1,31,54,400/- x 35%	=	Rs. 46,04,040/-
(B) Ancillary	315 x 1.2 x 46400 = 1,75,39,200/- x 10%	=	Rs. 17,53,920/-
		(A) + (B) =	Rs. 63,57,960/-
	Developers share Rs. 2,78,40,000/- - Rs. 63,57,960/- = Rs. 2,14,82,040/-		



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महाराष्ट्र शासन

मालमत्ता पत्रक



70269001488

ULPIN 70269001488

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूभाग) विभाग, १९६९ यातील विभाग ३ नमुना "ड"]

गाव/पेठ : अजनी		तालुका/ज.पू.का. : न.पू.अ.३ नागपूर			जिल्हा : नागपूर
नगर भूभागाचे क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारकाधिकार	मालमत्ता दिलेल्या आकाराची किंवा माझ्याकडे लपतील आणि त्याच्या फेरित्यासाठीची विवत वेळ
२८७८			३१५.००	क	मालमत्ता दिलेल्या आकाराची किंवा माझ्याकडे लपतील आणि त्याच्या फेरित्यासाठीची विवत वेळ

सुविधाधिकार :	
हक्काचा मुळ धारक :	॥
वर्ष : १९७०	[जमीनी विभागाची को-ऑपरेटिव्ह सोसायटी अजनी के.क. १२४४]
पट्टेदार :	
इतर मार :	
इतर गोष्टी :	

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दिनांक	व्यवहार	शेड क्रमांक	प्रतिष्ठान (पं.) किंवा भाग (इ)	साक्षात्करण
07/02/2003	खोटीने र.द.क्र. ५७३ दि. २५/०२/२००२ मध्ये ६३५००/- अतिरिक्तित लॉन्गवेल्युन मु.क्र. २५५ शेड ३५५.०० चौ.मी. खोटी येतल्यामुळे.	५	[सुवाकर केवळ बडगे के.क्र. ५३५५]	केरकार के. ५३५५ प्रमाणे सही- 07/02/2003 न.पु.अ.क्र.३ नागपूर
07/02/2003	आजल हक्काचे सुवाकर बडगे हे दि. ५८/१०/२००१ रोजी निघून झाले दि. ०१/५/२००२ मध्ये प्रतिष्ठानप्रमाणे येथील वसत नोंद.	५	[श्रीमती, गिता सुवाकर बडगे] [सौ. मंजिरी रमाकांत कपडे] [सुवाटी वैजली सुवाकर बडगे के.क्र. ५६५८७ अन्वये] आजल सुवाकर बडगे	केरकार के. ५३५५ प्रमाणे सही- 07/02/2003 न.पु.अ.क्र.३ नागपूर
16/08/2010	खोटीने र.द.क्र. ५३२३ दि. २६/०८/१० अन्वये र. ३५०००/- मध्ये मु.क्र. २५५ शेड ६/५ दुसरा माळा शेड ६३.२० चौ.मी.ची सुवाकर केवळ बडगे यांचे कडून खोटी केवळाने गजाली नोंद	५	श्री. सुरेंद्र रामकुमार वेपळ	केरकार के. ५३२३ प्रमाणे सही- 16/08/2010 न.पु.अ.क्र.३ नागपूर
23/08/2010	खोटीने र.द.क्र. ५५९५ दि. १७/८/१० अन्वये र. ३५०००/- मध्ये मु.क्र. २५५ शेड ६/६० चौ.फुट ५/६ टाकले अ.मि. हिस्सा सुवाकर केवळ बडगे यांचे कडून खोटी केवळाने गजाली नोंद	५	श्री. धेंडकांत मनोहर राव काळे	केरकार के. ५५९५ प्रमाणे सही- 23/08/2010 न.पु.अ.क्र.३ नागपूर
23/08/2010	खोटीने र.द.क्र. ५३२३ दि. २६/०८/१० अन्वये र. ३५०००/- मध्ये मु.क्र. २५५ शेड ६/६ टाकले पहिला माळा श्री सुवाकर केवळ बडगे यांचे कडून खोटी केवळाने गजाली नोंद	५	श्री. मोहन रतन काळोडे	केरकार के. ५३२३ प्रमाणे सही- 23/08/2010 न.पु.अ.क्र.३ नागपूर
23/08/2010	खोटीने र.द.क्र. ५७३ दि. २६/०८/१० अ.क. ५६५०००/- मध्ये मु.क्र. २५५ शेड ६/६ चौ.मी. पहिला माळा अ.मि. ६/६ टाकले अ.मि. हिस्सा श्री सुवाकर केवळ बडगे यांचे कडून खोटी केवळाने गजाली नोंद	५	श्री. सुनील विठोबाजी कुमारे	केरकार के. ५३२३ प्रमाणे सही- 23/08/2010 न.पु.अ.क्र.३ नागपूर
05/05/2015	या व्यवहाराची आनुकूल आणि संवातल पुढी अभिलेख (न.राज्य पुणे नॉनकॉस्टल परिषदक क.ना.पु.५/नि.५/अडली नोंद/२०१५ पुणे दि.०६/३/२०१५ व इतरातील आदेशा क.न.पु.अ.नं./के.क्र.५७७४ दिनांक ०५/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील शेड व मिळकत पत्रिकेवरील शेड केवळ आलातने मिळकत पत्रिकेवर नमूद अंकी शेड ३५५.०० चौ.मी.अडली तीन से.पेरा चौ.मी.वाळत केले.			केरकार के. ५७७४ प्रमाणे सही- 05/05/2015 न.पु.अ.क्र.३ नागपूर
19/07/2017	हक्कलोट शेड र.द.क्र. २७३१ दि. २६/५/२०१७ अन्वये गिता सुवाकर बडगे, मंजिरी रमाकांत कपडे व वैजली लीवर मोरे यांची आपल्या हक्कावरील मु.क्र. २५५ शेड ३५५.०० चौ.मी. पैकी आपल्या अधिभाज्य हिस्सा हक्क श्री. आजल सुवाकर बडगे यांचे हक्कात संक्रमणाने त्यांचे गजाली नोंद केली.		हक्क लोटलेल्याचे नोंद केली.	केरकार के. ५६८७ प्रमाणे सही- 19/07/2017 न.पु.अ.क्र.३ नागपूर
18/06/2018	किड आल अर्दी - र.द.क्र. ५५५० दि. २५/०८/२०१८ अन्वये गिता अर्दी, मातेल तळ मजला र.द.क्र. ५-५ शेड ६३.२ चौ.मी. अ.मि. ६/६, ५६.६६ टाकले सह किड अर्दी अर्धवेतने नोंद.	५	श्री. आजल सुवाकर बडगे	केरकार के. ५६८७ प्रमाणे सही- 18/06/2018 न.पु.अ.क्र.३ नागपूर
18/06/2018	किड आल अर्दी - र.द.क्र. ५५५० दि. २५/०८/२०१८ अन्वये गिता अर्दी, मातेल तळ मजला र.द.क्र. ५-५ शेड ६३.२ चौ.मी. अ.मि. ६/६, ५६.६६ टाकले सह किड अर्दी अर्धवेतने नोंद केली.	५	श्री. आजल सुवाकर बडगे	केरकार के. ५६८७ प्रमाणे सही- 18/06/2018 न.पु.अ.क्र.३ नागपूर

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डिजिटल सत्यापन (दिनांक 16/02/2022 02:02:29 PM से) डिजिटल सत्यापन केनी अस्वयंप्रति त्वारा कोषवाही सही सिद्धादी जायसकल गही,

डिजिटल सत्यापन केनी अस्वयंप्रति दिनांक 27/10/2023 01:10:46 PM

डिजिटल सत्यापन केनी <https://digisatkhara.mahabhumi.gov.in/D5LR/Login/VerifyPropertyCard> में सत्यापन संख्या 0917100001882587 का सत्यापन वापस।

Signature and Stamp are not visible



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२४/३२



TO WHOSOEVER IT MAY CONCERN

This states that Vishal Architects has proposed to develop the property belonging to Shri. Yashwant Deshpande & 3 others, Chhatrapati Nagar, Nagpur 440015. The details of which are as under:

All that piece and parcel of land bearing Plot no.242 out of the sanctioned layout of Chhatrapati Shivaji Co-operative Housing Society Ltd., Nagpur containing by admeasurement 315.00 sq.mt. (3390 Sq.ft.) being a portion of the entire land bearing Kh. Nos. 66, 67/2, 67/5 & 67/6 of Mouza- Ajni, S. K. 9, bearing Corporation House No. 1226/242, City Survey No. 2878 & Sheet No. 82(669) of Mouza Ajni situated at Chhatrapati Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward no. 5 in Tah. & District Nagpur & bounded as under: -

ON THE EAST OF PLOT NO. 242
ON THE WEST OF PLOT NO. 242
ON THE SOUTH OF PLOT NO. 242
ON THE NORTH OF PLOT NO. 242

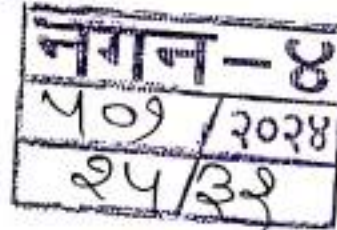
- 274 & 275 PLOT NOS.
- 15.00 MT. WIDE ROAD
- PLOT NO. 243
- PLOT NO. 241

- 1) Plot Area of 241
- 2) Basic FSI (1.10)
- 3) Premium FSI on TOD 90%
- 4) Total Area [Add 2+3]
- 5) Ancillary FSI (60%) [4X0.60]
- 6) Total Permissible built/up [4+5]
- 7) Total FSI 3.20

- 315.00 sq.mt.
- 346.50 sq.mt.
- 283.50 sq.mt.
- 630.00 sq.mt.
- 378.00 sq.mt.
- 1008.00 sq.mt.
- 1008.00 sq.mt.



Vishal



Ar. Vishal Khedikar
B.Arch, M.Arch (Urban Design)

नगन-४
५०९/२०२४
२६/३३





भारत सरकार
GOVERNMENT OF INDIA
मोहन शंकर काकडे
Mohan Shankar Kakde
जन्म वर्ष / Year of Birth : 1948
पुरुष / Male



6209 1309 2311

आधार - सामान्य माणसाचा अधिकार



अजय सुधाकर बडगे
Ajay Sudhakar Badge
जन्म तारीख / DOB : 18/01/1975
पुस्त्रि / MALE



5849 8741 0198

आधार - सामान्य माणसाचा अधिकार



Umakant Vitthalrao Mendhe
DOB: 01/07/1983
Male



4186 6706 3230

मेरा आधार, मेरी पहचान



क्षमा दत्तात्रय लोणकर
Kshama Dattatraya Lonkar
जन्म तारीख / DOB : 09/04/1962
महिला / FEMALE



5003 1556 1871

आधार - सामान्य माणसाचा अधिकार



यशवंत बालचंद्र देशपांडे
Yashwant Bhalchandra Deshpande

जन्म वर्ष / Year of Birth : 1964
पुरुष / Male

3525 8824 5894



आधार - सामान्य माणसाचा अधिकार



अनिता अनिल विरोडकर
Anita Anil Virodkar
जन्म तारीख / DOB : 22/08/1968
महिला / FEMALE



2165 6285 8397

आधार - सामान्य माणसाचा अधिकार



मंदार यशवंत देशपांडे
Mandar Yashwant Deshpande

जन्म वर्ष / Year of Birth : 1993
पुरुष / Male



6293 5694 8019

आधार - सामान्य माणसाचा अधिकार



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

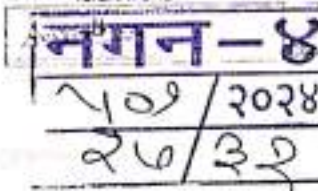
AAUPV8938Q

नाम / NAME
ANITA ANIL VIRODKAR

पिता का नाम / FATHER'S NAME
BHALCHANDRA NARAHAR
DESHPANDE

जन्म तिथि / DATE OF BIRTH
22-08-1968

हस्ताक्षर / SIGNATURE





पता:
स/ए. राजीव नगर मधील रोड
सोमवडा, खाम्हा, नागपूर,
महाराष्ट्र, 440025

आधार प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
74-A, Rajeev nagar wardha road
somawada, Khamsa S.O,
Nagpur, Maharashtra, 440025



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No. 1947,
Bangalore-560 001



पता:
W/O दत्तात्रय लोकार, प्लॉट नं. 50, 51 फ्लॉट
नं. 302, शिव अपार्टमेंट, काकोरी सोन बाग,
गोतर्जाळी सोसायटी, मनिश नगर, नागपूर,
महाराष्ट्र, 440015

आधार प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
W/O Dattatraya Lonkar, Plot
no. 50, 51 Flat no. 302, Shiv
Apts., Near Kachore Lawn,
Goatnjal Society, Manish
Nagar, Nagpur, Maharashtra,
440015



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No. 1947,
Bangalore-560 001



पता:
S/O सुधाकर बाडगे, प्लॉट नं. 369, शंकर
नगर, नागपूर, महाराष्ट्र, 440010

आधार प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
S/O Sudhakar Badge, PLOT
NO. 369, SHANKAR NAGAR,
NAGPUR, Nagpur, Maharashtra,
440010



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

UMAKANT VITTHAL MENDHE
VITTHAL MENDHE

01/07/1983
Permanent Account Number
BAWPM1216M

Signature

भारत सरकार
GOVT. OF INDIA



नगन-४
५०९/२०२३
२५/३२

पता: प्लॉट नं. १८, अभय
नगर, माहोवडा रिंग रोड,
पारवती नगर S.O., नागपूर,
महाराष्ट्र, 440027

आधार प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Plot No 18, Abhay
Nagar, Mahowada Ring Road,
Parvati Nagar S.O., Nagpur,
Maharashtra, 440027

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

MANDAR YASHWANT DESHPANDE
YASHWANT BHALCHANDRA
DESHPANDE
17/09/1993
Permanent Account Number
BJMPD0322C

Signature

भारत सरकार
GOVT. OF INDIA





CHALLAN
MTR Form Number-6



GRN	MH013858197202324E	BARCODE	Date		11/01/2024-19:22:51	Form ID	25.2	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name			GHARKUL INFRA
Location			NAGPUR		Flat/Block No.			City Survey No, 2879 Plot No, 242
Year			2023-2024 One Time		Premises/Building			Mouza AJNI
Account Head Details			Amount In Rs.		Road/Street			Nagpur
0030046401 Stamp Duty			1074200.00		Area/Locality			Town/City/District
0030063301 Registration Fee			30000.00		PIN			4 4 0 0 1 5
Remarks (If Any)			PAN2=ABMPD1864C-SecondPartyName=YASHWANT BHALCHANDRA DESHPANDE AND OTHERS-CA=21482040					
Amount In			Eleven Lakh Four Thousand Two Hundred Rupees Only					
Words			11,04,200.00					
Payment Details			STATE BANK OF INDIA					
Cheque/DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		00040572024011160208 IKDCPGFBR8	
Name of Bank			Bank Date		RBI Date		11/01/2024-07:23:39 Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA			
Scroll No. , Date			12 , 12/01/2024					

Department ID :

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

सदर चालन केवल दृश्यन निबंधक कार्यालयात नोंदणी करण्याच्या दस्तऐवजासाठीच वैध आहे. अननोंदणीत दस्तऐवजासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-501	0007330378202324	12/01/2024-14:48:32	IGR386	30000.00
2	(IS)-267-501	0007330378202324	12/01/2024-14:48:32	IGR386	1074200.00
Total Defacement Amount					11,04,200.00

267/501

शुक्रवार, 12 जानेवारी 2024 2:48 म.नं.

दस्त गोपवारा भाग-1

नगन4

30/32

दस्त क्रमांक: 501/2024

दस्त क्रमांक: नगन4 /501/2024

बाजार मूल्य: रु. 2,14,82,100/- मोबदला: रु. 1,22,38,958/-

भरलेले मुद्रांक शुल्क: रु.10,74,200/-

डु. नि. सह. डु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 501 वर दि.12-01-2024

रोजी 2:47 म.नं. वा. हजर केला.

पावती:786

पावती दिनांक: 12/01/2024

सादरकरणाऱ्याचे नाव: परकुल इन्फ्रा तर्फे प्रोप्रायटर उमकांत
बितेकराब मेंदे

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकुण: 30640.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर ग्रं. ४

दस्ताचा प्रकार: विकसनकारनामा

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 क्र. 1 12 / 01 / 2024 02 : 47 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 01 / 2024 02 : 48 : 24 PM ची वेळ: (फी)

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर ग्रं. ४



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GHARKUL INFRA	eChallan	00040572024011160208	MH013858197202324E	1074200.00	SD	0007330378202324	12/01/2024
2		DHC		0124127502150	640	RF	0124127502150D	12/01/2024
3	GHARKUL INFRA	eChallan		MH013858197202324E	30000	RF	0007330378202324	12/01/2024

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

501 /2024

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१ नंवराचे बुकाचे
 ५०१ नंवरी नोंदला
 प्रमाणित करण्यात येते कि,
 या दस्तावेज एवढ्या उर पावेल असेल.
 सह दुय्यम निबंधक, वर्ग-२,
 नागपूर शहर कें. ४
 दि. १२ माहे ०१ सन २०२४

नगन-४	
५०१	२०२४
३२	३२

