

273/4037

Friday, April 26, 2024

3:20 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4678 दिनांक: 26/04/2024

मावाचे नाव: कोतेवाडा त.सा.क.72

दस्तऐवजाचा अनुक्रमांक: हुगन-4037-2024

दस्तऐवजाचा प्रकार : विक्रीपत्र

मादर करणाऱ्याचे नाव: मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश ओंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

DELIVERED

एकूण:

रु. 30540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:40 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
हिंगणा.

वाजार मूल्य: रु.21226000 /-

मोबदला रु.66800000/-

भरलेले मुद्रांक शुल्क : रु. 4008000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424268809897 दिनांक: 26/04/2024

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001121214202425M दिनांक: 26/04/2024

विक्रेते नाव व पत्ता:



DELIVERED

1000



CHALLAN
MTR Form Number-6

8036



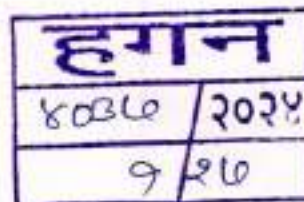
GRN	MH001121214202425M	BARCODE			Date	24/04/2024-18:46:08		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name HGN_HINGNA SUB REGISTRAR					Full Name		MAHALAXMI HABITATS LLP THROUGH RAHUL				
Location NAGPUR							JAGDISH BONDRE AND OTHER				
Year 2024-2025 One Time					Flat/Block No.		KH NO 43/2/A				
Account Head Details				Amount In Rs.	Premises/Building						
0030046401 Stamp Duty				4008000.00	Road/Street		MOUZA KOTEWADA				
0030063301 Registration Fee				30000.00	Area/Locality		NAGPUR				
					Town/City/District						
					PIN			4	4	1 1 1 0	
					Remarks (If Any)						
					SecondPartyName=BHAJANLAL BHIMANDAS KEWALRAMANI HUF						
					THROUGH BHAJANLAL BHIMANDAS KEWALRAMANI-						
					Amount In		Forty Lakh Thirty Eight Thousand Rupees Only				
Total					40,38,000.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332024042512767		741133355		
Cheque/DD No.					Bank Date	RBI Date	25/04/2024-15:10:58		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. : 7385182509

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 करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.



हगन	
8036	2028
२	२७

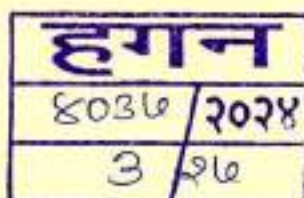


SALE DEED FOR RS. 6,68,00,000/- ONLY
(RUPEES SIX CRORE SIXTY EIGHT LAKH ONLY)
READY RECKONER VALUE RS. 2.12,26,000/- ONLY
(Zone/Item No. 8.2.2, Page No. 1427, Rate 2880/- Per Sq. Mtrs.)

THIS DEED OF SALE is made at HINGNA on this 26 Day of April 2024
BETWEEN: -

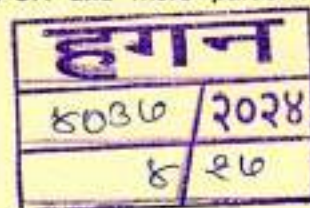
BHAJANLAL BHIMANDAS KEWALRAMANI, H.U.F. acting through its Karta
SHRI. BHAJANLAL S/o BHIMANDAS KEWALRAMANI, Aged about 50 Years,
Occupation-Agriculturist, PAN NO. AAFHB6434E, AADHAR UID NO. 5699 6991 9054,
Mobile No. 9370933313, Resident of Block No. 9-B, Behind Mahatma Gandhi School,
Jaripatka, Nagpur-440014, Tahsil and District-NAGPUR. Hereinafter called the
"VENDOR", which expression shall unless repugnant to the context or meaning thereof,
always mean and include the said "HINDU UNDIVIDED FAMILY and its CO-
PARCENERS", as well as, their respective heirs, legal representatives, executors,
administrators, successors and assigns of the **ONE PART.**

AND



M/s. MAHALAXMI HABITATS LLP (PAN NO. ACAFM2479B) a Registered Limited Liability Partnership Firm, having its Registered Office at N-103-104, Laxmivihar Apartments, Beside Hotel Airport Centre Point, Wardha road, Somalwada, Nagpur-440025, acting through its Partners (1) **SHRI. RAHUL S/o JAGDISH BONDRE**, Aged about 42 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 7077 3261 1826, Mobile No. 9850540601, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur-440025, Tahsil and District-NAGPUR, (2) **SHRI. AMIT S/o SURENDRA KHEMKA**, Aged about 43 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 6254 9979 2838, Mobile No. 9764441121, Resident of Plot No. 66, Mount Road, Opp. Railway Bunglow Sadar, Nagpur-440001, Tahsil and District-NAGPUR, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED (PAN NO. AAXCA1799E)** a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45201MH2022PTC384903, having its Registered Office at Flat No. 303, Plot No. 40, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010 acting through its Authorized Director **MISS. DISHA D/o ANISHKUMAR CHHAJED**, Aged about 24 Years, Occupation-Business and Agriculturist, AADHAR UID NO. 5478 9768 2645, Mobile No. 7768863007, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR AND (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED (PAN NO. ABICS9209H)** a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45309MH2022PTC386309, having its Registered Office at N-103-104, Laxmi Vihar Apartments, Beside Hotel Airport Centre Point, Wardha Road, Somalwada, Nagpur-440025 acting through its Authorized Director **SHRI. HARSH S/o ANISH CHHAJED**, Aged about 26 Years, Occupation-Business and Agriculturist, AADHAR UID NO. 6302 8015 9408, Mobile No. 8939364222, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR. Hereinafter called the "**PURCHASERS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **LIMITED LIABILITY PARTNERSHIP FIRM and its PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendor hereinabove named are an exclusive, absolute and full owner and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and more particularly described in schedule hereunder written; AND



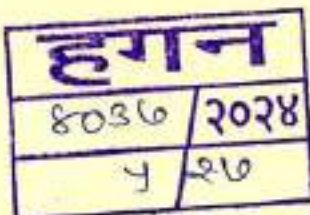
WHEREAS ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 12 and 11/3 of MOUZA-KOTEWADA, P. S. K. 72, Situated at Village-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, originally belonged to Shri. Mahadev Vithoba Randive, being his separate property. The said Khasra/Survey/Gut Nos. 12 and 11/3 later on renumbered as Khasra/Survey/Gut No. 43; AND

WHEREAS consequent upon the death the aforesaid Shri. Mahadev Vithoba Randive leaving behind him, his Widow Smt. Bindabai Wd/o Mahadev Randive and Four sons namely 1) Shri. Dnyaneshwar Mahadev Randive, 2) Shri. Shankar Mahadev Randive, 3) Shri. Vishwanath Mahadev Randive and 4) Shri. Sitaram Mahadev Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS the aforesaid 1) Smt. Bindabai Mahadev Randive, 2) Shri. Dnyaneshwar Mahadev Randive, 3) Shri. Shankar Mahadev Randive, 4) Shri. Vishwanath Mahadev Randive and 5) Shri. Sitaram Mahadev Randive have a Mutual Understanding/Partition Deed on 28-11-1991 and in terms of which the aforesaid property comprising Old Khasra/Survey/Gut No. 11/3 having an area of 3.70 Hectares came to the share of Shri. Dnyaneshwar Mahadev Randive absolute forever with heritable and transferable rights therein. The said land bearing Khasra/Survey/Gut No. 11/3 renumbered as Khasra/Survey/Gut No. 43/2; AND

WHEREAS out of the said property a portion was acquired by the Special Land Acquisition Officer, Pench Prakalpa, and Nagpur for Ring Road and the land was accordingly reduced by 1.39 Hectors, Passed in Revenue Case No. 39/A-65/1997-98. As per acquisition the said land was divided in two portions and the said Shri. Dnyaneshwar Mahadev Randive, owner of the New Khasra/Survey/Gut No. 43/2/A having an area of 0.96 Hectares and another Khasra/Survey No. 43/4 having an area of 1.36 Hectares of Mouza-Kotewada; AND

WHEREAS the aforesaid Shri. Dnyaneshwar Mahadev Randive later on entered into an Agreement to Sell Dated 19-11-2014 relating to the aforesaid property comprising New Khasra/Survey Nos. 43/2/A and 43/4 with Shri. Paras Subhashchandra Jain. By the same Agreement to Sell the aforesaid Shri. Dnyaneshwar Mahadev Randive has further specifically agreed to execute a proper Sale Deed relating to the said property in favor of the said Shri. Paras Subhashchandra Jain or the Nominee(s) appointed by him. The said Agreement to Sell is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4749-2014 on even date; AND



WHEREAS in pursuance of the said Agreement the said Shri. Paras Subhashchandra Jain has paid the entire agreed Sale Consideration to the aforesaid Shri. Dnyaneshwar Mahadev Randive from time to time by various cheques, the receipt whereof is hereby acknowledged by the aforesaid Shri. Dnyaneshwar Mahadev Randive; AND

WHEREAS the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a General Power of Attorney in favor of Shri. Paras Subhashchandra Jain on 19-11-2014, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 4, bearing Registration No. 4750-2014 on even date; AND

WHEREAS the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a Sale Deed relating to the aforesaid property in favor of Shri. Paras Subhashchandra Jain, by a Sale Deed Dated 20-04-2017, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1583-2017 on even date; AND

WHEREAS the aforesaid Shri. Paras Subhashchandra Jain later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to Bhajanlal Bhimandas Kewalramani, H.U.F., the Vendor named hereinabove, by a Sale Deed Dated 22-11-2018, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4861-2018 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Manner of Payment and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 676-2019 on 29-01-2019. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 695, Dated 19-07-2019; AND

WHEREAS for variety of reasons and other good causes, the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchasers hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell their aforesaid entire property to the Purchasers for a total valuable consideration of Rs. 6,68,00,000/- (Rupees Six Crore Sixty Eight Lakh Only) upon the following terms and conditions



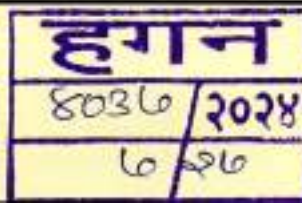
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 6,68,00,000/- (Rupees Six Crore Sixty Eight Lakh Only) Paid by the Purchasers to the Vendor in the manner appearing herein below, the receipts whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASERS the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS 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 up to date.

MANNER OF PAYMENT: -

- Rs. 1,80,87,000/- (Rupees One Crore Eighty Lakh Eighty Seven Thousand Only) Paid by the Purchaser to the Vendor by RTGS vides UTR No. HDFCR52024042651712728, Dated 25-04-2024. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 2,40,22,500/- (Rupees Two Crore Forty Lakh Twenty Two Thousand Five Hundred Only) Paid by the Purchaser to the Vendor by Cheque No. 000005, Drawn on HDFC Bank, Shivaji Nagar Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 2,40,22,500/- (Rupees Two Crore Forty Lakh Twenty Two Thousand Five Hundred Only) Paid by the Purchaser to the Vendor by Cheque No. 000006, Drawn on HDFC Bank, Shivaji Nagar Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 6,68,000/- (Rupees Six Lakh Sixty Eight Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

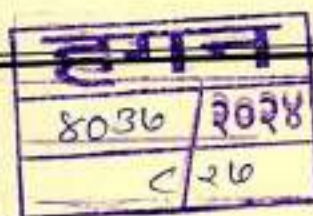
Rs. 6,68,00,000/- (TOTAL RUPEES SIX CRORE SIXTY EIGHT LAKH ONLY)



Contd. ...

(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows: -

- i) THAT Vendor do hereby covenant that it has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.
- ii) THAT the Vendor further assures the Purchasers that the property hereby sold is the separate property belonging to it alone having purchased the same by it exclusively out of its own earnings and savings and that none except it 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 Purchasers without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.
- iv) THAT the Vendor has paid up to 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 Vendor undertakes to pay the same to the Purchasers or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchasers.
- v) THAT the Vendor 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 Purchasers and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.
- vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition without any reservations and limitation and the Purchasers has taken over the possession of the same from the Vendor.
- vii) THAT the Vendor shall support any application made by the Purchasers for mutation of name on the property hereby sold and shall render necessary assistance to the Purchasers in obtaining mutation thereof in favor of the Purchasers in all relevant Government Records.
- viii) THAT in case the Purchasers is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor will indemnify the Purchasers.



ix) 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 Purchasers but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchasers have now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.

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

xii) THAT the Vendor covenants with the Purchasers that the property hereby sold is not under any acquisition/requisitions or neither any scheme of Government, nor any Court case is pending in any Civil/Revenue Courts. The Vendor further Covenants that he does not hold total agricultural land more than Ceiling Limits and nor it belongs to any Tribal Community.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it has debarred from transferring the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.

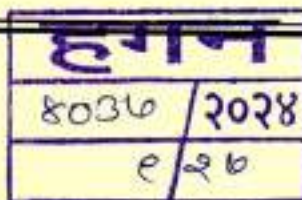
xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchasers shall mutate its name in revenue record as the absolute owner 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 Vendor.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and bounded as under –

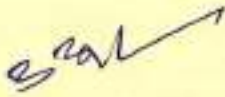


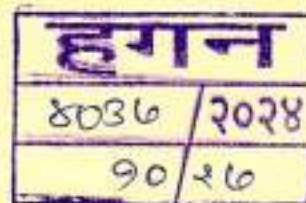
Contd. ...

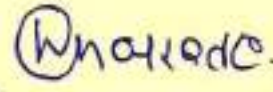
ON THE EAST - BY KHASRA/SURVEY NO. 43/1,
 ON THE WEST - BY MOUZA-SUMTHANA SHIV,
 ON THE NORTH - BY RING ROAD,
 ON THE SOUTH - BY KHASRA/SURVEY NO. 42.

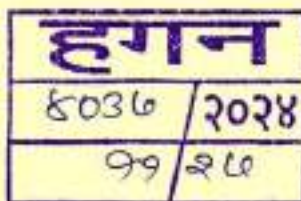
IN WITNESS WHEREOF the **VENDOR** and the **PURCHASERS** hereinabove named have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without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

Drafted by: - Adv. Sandeep Shastri

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			 BHAJANLAL BHIMANDAS KEWALRAMANI H.U.F. acting through its Karta (BHAJANLAL BHIMANDAS KEWALRAMANI) VENDOR
02			FOR M/s. MAHALAXMI HABITATS LLP 1)  (RAHUL JAGDISH BONDRE)
03			2)  (AMIT SURENDRA KHEMKA)



04			FOR AHDA ADIFICATORS PRIVATE LIMITED 3)  (MISS. DISHA ANISHKUMAR CHHAJED) Authorized Director
05			FOR MAHALAXMI AEDIFICATORS PRIVATE LIMITED 4)  (HARSH ANISH CHHAJED) Authorized Director <u>PURCHASERS</u>
<u>WITNESSES:</u> The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.			
I			 (Prakash Pordhi) <u>WITNESS NO. 1</u>
II			 (Himanshu Nayade) <u>WITNESS NO. 2</u>



हगन	
४०३७	२०२४
१२	२७





महाराष्ट्र सरकार

गाय नमुना सारा (अधिकार अनिलेख पत्रक)

[महाराष्ट्र जमीन मजबूत अधिकार अधिलेख आणि नोंदवहा (हजार करणे व सुविधातीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- कोरेवाडा त.सा.क.७२ (५३६०७४)

गावुका :- डिंगना

जिल्हा :- नागपूर



PU-ID : 31893248832

मुद्रापत्र क्रमांक व तारीख

४३/२/अ

31893248832

पुढारभा पद्धती भोगवट्यादार वर्ग :- १

होताचे स्थानीक पत्र :

लेख, एकक व आकारणी	खोशे क्र.	भोगवट्यादाराचे नाव	होश	आकार	पो.ख.	फेरफार क्र.	मुळ, खंड व इतर अधिकार
होशचे एकक हे.अ.र.पो.नी	५५४	[प्रथम मुद्रापत्रावरून घेतले]				(६५९)	मुळाचे नाव व खंड
अ.सांगकड योग्य क्षेत्र	६२६	मजलसाल भोगवट्यादार	०.९६.००	१.९५		(६५९)	इतर अधिकार
गिरावळ	०.९६.००	कोरेवाडानी(एच.यु.एफ.)					इतर
सांगकड	-						मुद्रापत्राद्वारे प्रकरणी (२७२)
एकूण							इतर
जा.पो.क्षेत्र	०.९६.००						खरेदीमुळे नाव दर्ज (५४७)
							इतर
१०.पोटखराब क्षेत्र (ह्यापत्रक असोण्या)							खरेदी (६५९)
परि (अ)	-						प्रत्येक फेरफार : नाही.
परि (ब)	-						
एकूण							होशवहा फेरफार क्रमांक : ६९५ व दिनांक : १९/०४/२०१९
पो.ख.क्षेत्र	०.००.००						
एकूण क्षेत्र	०.९६.००						
(अ+ब)							
आकारणी	१.९५						
जुडी किंवा विशेष आकारणी							

भूमिअधिलेख निवेदन
ई महाभूमी

हगन
४०३६ / २०२४
९३ / २६



जुलै फेरफार क्र. : (३) (४) (२७२) (५४७)

सीमा आणि मुद्रापत्र दिशे :



हा गाय नमुना क्रमांक ७ दिनांक १४/०४/२०२४ १०:५५ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाय नमुना क्रमांक १२ या वेळी स्वयंप्रमाणित असल्यामुळे ४५/१२ अधिलेखन व नोंदवहाची वही किंवावारी आवश्यक नाही.

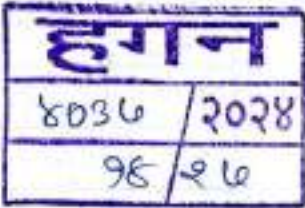
४५/१२ आदेशावर दि. : १४/०४/२०२४ : १३:३४:४७ PM, वेबसाईट वडावारीसाठी <https://dg.mahabhumi.gov.in/> या संकेत स्थळाला याकडे ०९१११०८०९१११३२११०१ क्रमांक दाखवा.

पृष्ठ क्र. ५/२



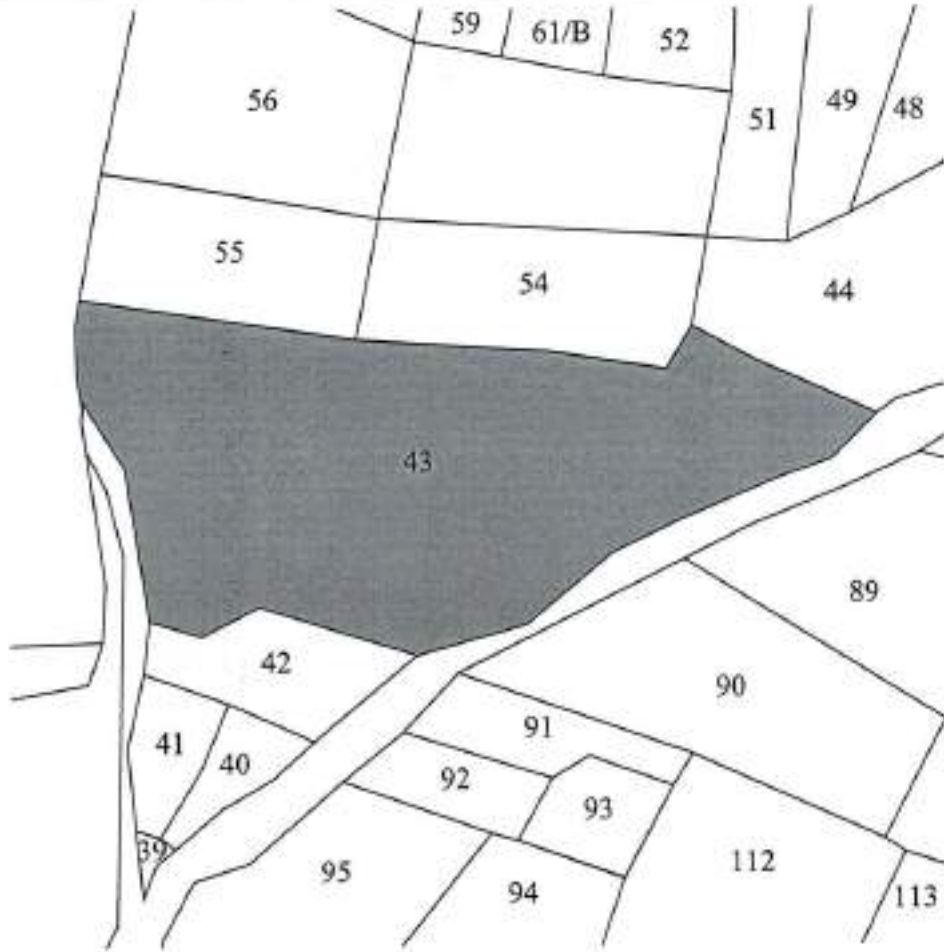
गाव नमुना द्वारा (पिकाची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (हावत करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- कोलेवाडा त.सा.क.७२ (५३६०७४)			लातुका :- डिंगण					जिल्हा :- नागपूर		
भूगणन क्रमांक व उपविभाग			४३/२/अ							
			पिकाव्हातील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		गेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	एकरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.बी.सी	हे.आर.बी.सी			हे.आर.बी.सी	
२०२०-२१	खरीप							बराई पड	०.०६००	
			निर्मळ	काजुल		०.९०००				
२०२२-२३	खरीप	६२६*	निर्मळ	काजुल		०.९०००				
	संपूर्ण वर्ष	६२६*						बराई पड	०.०६००	

टीप :- * सदरची नोंद गोबंदल ऑन द्वारे घेवत आलेली आहे



Plot Report

Rural, District : नागपूर, Taluka : हिंगणा, Village : कोतेवाडा त.सा.क.72,



हगन	
8036	2028
94	26



हगन	
8036	2028
9E	26



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

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 ०५/०९/२०१८ 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 आणि शासन निर्णय क्र. टिपीएस-२४२२/१८६९/प्र.क्र. २७/२०२३/नवि/-९ दिनांक ०५/०९/२०२३ अन्वये सुधार योजना रद्द.

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	: 110
02. Tahsil Name	: Hingna Tahasil
03. Mouza	: Kotewada
04. Khasra No	: 43
05. Land Use as DP	: South A-Sector, Residential, Recreation Open Space, 60.00M.Wide Existing Road, Road.
06 Road as per Improvement Scheme	: 36.0 M. & 80.0 M. Wide I.S. Road's.
07. Sanctioned EP	: -
08. Sanctioned SM	:
Date : 25-04-2024	



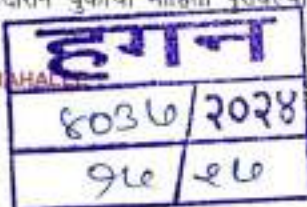
RAJESH
WASUDEO
VIRMALWAR

Digitally signed by
RAJESH WASUDEO
VIRMALWAR
Date: 2024.04.25
13:12:42 +05'30'

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू 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 अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला बरोल नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
६) सदर भाग नकाशा हा प्रमाणात नाही.
७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिद्ध झाल्यास सदर दाखला रद्द समजण्यात येईल.

Prepared By : VPM/AHAL

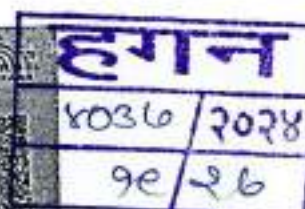


गुजराती भाषा में लिखित दस्तावेज़



हगन
8036/2028
9C/26





भारत सरकार
GOVERNMENT OF INDIA

राहुल जगदीश बोरे
Rahul Jagdish Bonore
जन्म तारीख/ DOB: 05/11/1982
पुरुष / MALE

7077 3261 1826

आधार - आम आदमी का अधिकार

हगन
8036 / 2028
20 / 26



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नं १७, खामला रोड, सोनेगाव
तलाव जवळ, पैराडाईज सोसायटी, न्यू
सोनेगाव, नागपूर, महाराष्ट्र - ४४००२५

Address:
Plot No 17, Khamla Road, Near
Sonegaon Lake, Paradise Soc,
New Sonegaon, nagpur, Nagpur,
Maharashtra - 440025

1947
1890 300 1947

help@uidai.gov.in www.uidai.gov.in

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

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

नोंदविण्याचा क्रमांक / Enrollment No 1104/10257/02488

To,
अश्वि सुनेंद्र खाम्का
Ashi Surendra Khamka
S/O: Surendra Khamka
PLOT NO. 66
MOUNT ROAD
OPP. RAILWAY BUNGLOW SADAR
Nagpur (Urban)
Nagpur Nagpur (urban) Nagpur
Maharashtra 440001
9784441121

Ref: 1363 / 64B / 884001 / 884142 / P

SH879946355SET

आपला आधार क्रमांक / Your Aadhaar No. :
6254 9979 2838

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

भजन भीमदास केवलरामाने
Bhajan Bhimandas Kewalamani
जन्म तारीख/DOB: 15/12/1974
पुरुष / MALE

5699 6991 9054
VID : 9159 4065 4724 3828

माझे आधार, माझी ओळख

भारत सरकार
Government of India

अश्वि सुनेंद्र खाम्का
Ashi Surendra Khamka
जन्म तारीख / DOB : 23/03/1981
पुरुष / Male

6254 9979 2838

आधार - सामान्य माणसाचा अधिकार

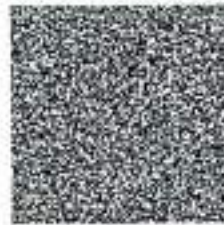


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00921/13448

To
हिमंशु किशोर नकाडे
Himanshu Kishor Nakade
S/O Kishor Nakade,
C/O PRADIP CHOURASIYA,
PLOT NO. 11, NEW KAILASH NAGAR, MANEWADA ROAD,
VTC: Parvati Nagar S.O.,
District: Nagpur,
State: Maharashtra,
PIN Code: 440027,
Mobile: 8928775661



Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

6529 6769 8814

VID : 9166 2138 3825 7154

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



हिमंशु किशोर नकाडे
Himanshu Kishor Nakade
जन्म तिथि/DOB: 21/11/1990
पुरुष MALE

आधार पहचान का प्रमाण है, नागरिकता का प्रमाण नहीं है।
इसका उपयोग सार्वजनिक (ऑनलाइन प्रमाणिकरण, या ऑफलाइन सेवाएं/ऑनलाइन एप्लिकेशन के साथ) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6529 6769 8814

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विकास प्रभाकर जाडे
Vikas Prabhakar Zade
जन्म तिथि/DOB: 04/02/1990
पुरुष MALE

आधार हा ओळखीचा दुरासा आहे, नागरिकता किंवा जन्मतारीखीचा नाही.
हे फक्त खाजगी/सार्वजनिक सेवांसाठी आहे (ऑनलाइन प्रमाणिकरण किंवा ऑफलाइन सेवा/ऑनलाइन एप्लिकेशन).
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8389 5751 4586

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्ता:
गैलॅक्सी मॅन्शन सेवन, फ्लॅट नं. 02, डी पी रोड, इंडियन
ऑईल पेट्रोल पंप जवळ, बेतारोडी, नागपूर, महाराष्ट्र,
नागपूर,
महाराष्ट्र - 440037

Address:
Galaxy mention Seven, Flat No.02, D P Road,
Near Indian Oil Petrol Pump, Betarodi,
Nagpur, PO: Beta Road, DIST: Nagpur,
Maharashtra - 440037



8389 5751 4586

VID : 9122 4587 4533 4322

1947 | help@uidai.gov.in | www.uidai.gov.in

Wholesale

हगन
8036/2028
29/26



हगन

8036	2028
२२	२७



मूल्यांकनाचे वर्ष : 2024
 जिल्हा : नागपूर
 तालुका : हिंगणा
 उपमूल्य विभाग : 8.2.2-रिंगरोड वरील रहिवास व इतर वापराच्या नव्याने विकसनक्षमता प्राप्त झालेल्या जमिनी/ भुखंड
 क्षेत्राचे नांव : C class Palika

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

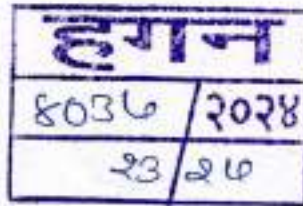
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
2880	* 33350	38350	41690	0	चौ. मीटर

मिळकतीचे क्षेत्र 9600 चौ. मीटर Bulk Land

Applicable Rules : 16 व

- 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2880/-
 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 2880
 =1440000/-
- 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2592/-
 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 2592
 =3888000/-
- 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =2304/-
 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2304
 =4608000/-
- 5600चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =2016/-
 5600चौ. मीटर क्षेत्रासाठी मूल्य = 5600 * 2016
 =11289600/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य
 =1440000 + 3888000 + 4608000 + 11289600
 = Rs. 21225600/-
 = ₹ दोन करोड बारा लाख पंचवीस हजार सहा शें /-

[Home](#)
[Print](#)


सह दुय्यम निबंधक वर्ग-२
 हिंगणा.

273/4037

शुक्रवार, 26 एप्रिल 2024 3:21 म.नं.

दस्त मोघबारा भाव-1

हगन

२५-२७

दस्त क्रमांक: 4037/2024

दस्त क्रमांक: हगन /4037/2024

बाजार मूल्य: रु. 2,12,26,000/-

मोबदला: रु. 6,68,00,000/-

भरलेले मुद्रांक शुल्क: रु.40,08,000/-

दु. नि. सह. दु. नि. हगन यांचे कार्यालयात

अ. क्र. 4037 वर दि.26-04-2024

रोजी 3:19 म.नं. वा. हजर केला.

पावती:4678

पावती दिनांक: 26/04/2024

सादरकरणाचे नाव: मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण: 30540.00

दस्त हजर करणाऱ्याची सही:

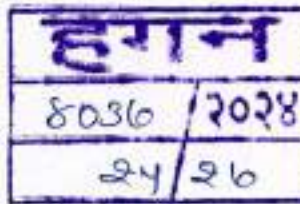
सह दुय्यम निबंधक वर्ग-२
हिंगणा.सह दुय्यम निबंधक वर्ग-२
हिंगणा.

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 26 / 04 / 2024 03 : 19 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 04 / 2024 03 : 20 : 35 PM ची वेळ: (फी)





दस्त गोपबारा भाग-2

हंगन

३६ २७

26/04/2024 3 28:18 PM

दस्त क्रमांक:4037/2024

दस्त क्रमांक :हंगन/4037/2024

वस्तुचा प्रकार :-वित्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ह्याचाचित्र	ठसा प्रमाणित
1	नाव:भजनलाल भीमनदास केवलरामानी(एच.यु.एफ.) च्या तर्फे अधिकृत स्वाक्षरीकर्ता भजनलाल भीमनदास केवलरामानी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: आधार नंबर 5699 6991 9054, रोड नं: राहुणार ब्लॉक नंबर 9 महात्मा गांधी शाळे च्या मागे जरीपटका नागपुर, महाराष्ट्र, NAGPUR. पिन नंबर:AAFHB6434E	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:मेमर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल अमरीश बोदरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: आधार नंबर 7077 3261 1826, रोड नं: राहुणार प्लॉट नंबर 17 खामला रोड सोनेगांव तलाव जवळ पैराडाइस सोसाइटी न्यू सोनेगांव नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-42 स्वाक्षरी:-		
3	नाव:मेमर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (2) अमित सुरेन्द्र खेमका पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: आधार नंबर 6254 9979 2838, रोड नं: राहुणार प्लॉट नंबर 66 मॉडेल रोड रेल्वे बंगलो समोर सडर नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-43 स्वाक्षरी:-		
4	नाव:मेमर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (3) एण्चडीए एडिफिकेटर्स प्रायव्हेट लिमिटेड कंपनी तर्फे अधिकृत संचालक दिशा अनिशकुमार छाजेड पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: आधार नंबर 5478 9768 2645, रोड नं: राहुणार प्लॉट नंबर 303 मंगलम अपार्टमेंट खरे दाउन धरमपेठ नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-24 स्वाक्षरी:-		
5	नाव:मेमर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (4) मेमर्स महालक्ष्मी एडिफिकेटर्स प्रायव्हेट लिमिटेड कंपनी तर्फे अधिकृत संचालक हर्ष अनिश छाजेड पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: आधार नंबर 6302 8015 9408, रोड नं: राहुणार प्लॉट नंबर 303 मंगलम अपार्टमेंट खरे दाउन धरमपेठ नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-26 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तबाकथील वित्रीपत्र चा दस्त ऐवज करून दिव्याचे कडुल करतात.
शिफा क्र.3 ची वेळ:26 / 04 / 2024 03 : 22 : 11 PM

ओळख:-

खालील इसम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

सह दुय्यम निबंधक वर्ग-२
हिंगणा.

अनु क्र.	पक्षकाराचे नाव व पत्ता	ह्याचाचित्र	ठसा प्रमाणित
1	नाव:प्रकाश गुलाबराव पारधी वय:33 पत्ता:मोहगांव खदान मु धानेगांव भंडारा पिन कोड:441915		
2	नाव:हिमांशु किशोर नाकाडे वय:28 पत्ता:राहुणार प्लॉट नंबर 11 माणेबाडा रोड न्यू कैलाश नगर पार्वती नगर नागपुर पिन कोड:440027		

दस्तऐवज निष्पादनाचा कडुलीखवाव देणाऱ्या अनु क्र. 1, 2, 3, 5, या पक्षकारांची ओळख संमती-आधारित - आधार प्रचालीद्वारे पडताळण्यात आली आहे. त्याबाबत ग्राम
माहिती पुढीलप्रमाणे आहे.

हंगन	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
४०३७ २०२४	अधिकृत स्वाक्षरीकर्ता	26/04/2024 03:23:09 PM	भजन भीमनदास केवलरामानी M 1205846445338943488
1 ३६ २७	भजनलाल भीमनदास केवलरामानी		

2	सिद्धन घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोंदरे	26/04/2024 03:22:52 PM	राहुल जगदीश बोंदरे M 1183717205097340928	
3	सिद्धन घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (2) अमित सुरेन्द्र खेमका	26/04/2024 03:23:26 PM	अमित सुरेन्द्र खेमका M 1210466467512406016	
4	सिद्धन घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (4) मेसर्स महालक्ष्मी एडिफिकेटर्स प्रायव्हेट लिमिटेड कंपनी तर्फे अधिकृत संचालक हर्ष अनिश छाजेड	26/04/2024 03:24:50 PM	हर्ष अनिशकुमार छाजेड M 1186277876481740800	

शिवका क्र.4 ची वेळ: 26 / 04 / 2024 03 : 28 : 07 PM

सह दुय्यम निबंधक वर्ग-२
हिंगणा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHALAXMI HABITATS LLP THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan	69103332024042512767	MH001121214202425M	4008000.00	SD	0000694922202425	26/04/2024
2		DHC		0424268809897	560	RF	0424268809897D	26/04/2024
3	MAHALAXMI HABITATS LLP THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan		MH001121214202425M	30000	RF	0000694922202425	26/04/2024

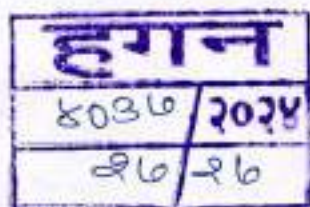
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4037 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



९ नंबराच बुकाचे
४०३६ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण २६ पाने आहेत.



सह दुय्यम निबंधक, वर्ग-२

हिंगणा

दि. २६ माह ०४ सन २०२४