Receipt (pavti)

274/1781
riday,March 25 ,2022
7:22 PM

पावती

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

पावती क्रं.: 2471 दिनांक: 25/03/2022

गावाचे नाव: **शंकरपूर**
दस्तऐवजाचा अनुक्रमांक: **नगन(ग्रा)-1781-2022**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **मे. लीवरेज रेयालीटीस तर्फे भागीदार श्री. मनीष श्रीचंद दासवानी - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2480.00
पृष्ठांची संख्या: 124	
एकूण:	रु. 32480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:42 PM ह्या वेळेस मिळेल.

DELIVERD

NGR10

बाजार मुल्य: रु.21456000 /-
मोबदला रु.26800000/-
भरलेले मुद्रांक शुल्क : रु. 1608000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2503202214341 दिनांक: 25/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2503202214276 दिनांक: 25/03/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChalian रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015359101202122E दिनांक: 25/03/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH015359101202122E	**BARCODE**	**Date** 25/03/2022-14:30:16	**Form ID** 25.1

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		**Full Name**	MS LEVERAGE REALITIES THROUGH ADITYA U GUPTA
Location NAGPUR			
Year 2021-2022 One Time		**Flat/Block No. Premises/Building**	KH NO 123
Account Head Details	**Amount In Rs.**	**Road/Street**	MOUZA SHANKARPUR
0030046401 Stamp Duty	1608000.00	**Area/Locality**	0.57 H R
0030063301 Registration Fee	30000.00	**Town/City/District**	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=GOPAL N PANPALIYA~
Total	16,36,000.00	**Amount In Words**	Sixteen Lakh Thirty Eight Thousand Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	00040572022032512814 CKT2171910
Cheque/DD No.		Bank Date	RBI Date	25/03/2022-14:24:34 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

PRN- 26032022204833
DT- 26/03/2022
AMT- 220

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१०८१ / २०२२
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Print Date 25-03-2022 02:36:57

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2503202214276	**Date**	25/03/2022
Received from Purchaser, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to he registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	25/03/2022
Bank CIN	10004152022032511387	**REF No.**	CHJ0160757
This is computer generated receipt, hence no signature is required.			

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2503202214341	**Date**	25/03/2022
Received from Purchaser, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	25/03/2022
Bank CIN	10004152022032511443	**REF No.**	CHJ0160833
This is computer generated receipt, hence no signature is required.			

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१७८१ / २०२२
२ / १३५

सह दुय्यम निबंधक वर्ग-२, नागपूर ग्रामीण क्र. १० ★ BEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR RURAL NO.10

DEED OF SALE

for the Purpose of valuation valued at Rs. 2,68,00,000/- and the requisite Stamp duty of Rs. 16,08,000/- and Registration charges of Rs. 30,000/- paid alongwith

THIS **DEED OF SALE** is made and executed at Nagpur on this 25th day of March, 2022 in between:

1. Shri Gopal s/o Narayandas Panpaliya, aged about 59 years, Occupation – Business, PAN NO. AATPP8674L AADHAR NO 9303 0836 5697 Mobile No 94221 56468. R/o Balaji Plot, Near Mudholkarpeth, Amravati-444 601

2. Shri Amol Ashok Soni, aged about 33 years, Occupation- Business, PAN BEUPS7468P, AADHAR NO 4619 7440 7070, Mobile No 98237 13575. R/o Janardhanpeth, Amravati-444 601

3. Shri. Kartik s/o Bharat Kalantri, aged about 56 years, Occupation- Business, PAN NO. AYDPK3048H, AADHAR NO 4493 0970 0787 Mobile No 97303 11999. R/o 105, Heritage Apartments, Civil Lines, Nagpur.

4. Shri Rameshwar s/o Shivprasad Gaggad, aged about 61 years, Occupation: Business,PAN NO. ABBPG8859K, AADHAR NO. 5914 5086 9713, Mobile No 95451 35212, R/o Mangilal Plots, Camp Amravati-444 602

5. Shri Rajendra s/o Parasram Somani, aged about 71 years, Occupation: Business, PAN NO. ACMPS1658Q), AADHAR NO 3592 6765 2066, Mobile No 93701 52194, R/o Badnera Road, Near Mahesh Bhavan, Amravati - 444 605

6. Ms. Kumud w/o Vijay Kiri, Through Power of Attorney Shri Vijay Manilal Kiri aged about 59 years, PAN AAMPK7158D, Aadhar No. 9437 7227 0963 Mobile No 99604 58383 Occupation: Business, R/o B-504, Satguru Sharan-II, Chafekar Bandu Marg, Mulund (E), Mumbai - 400 081

7) Priya d/o Pravin Malu @ Priya w/o Gagan Grover aged about 34 years, Occupation: Business, PAN NO ANMPM6051E, Aadhar No. 9392 2318 2894, Mobile No 83290 57797 R/o Ambapeth, Amravati, Tah. and District: Amravati – 444 601

8) Purva d/o Pravin Malu @ Purva w/o Devashish Rathi, aged about 29 years, Occupation: Service, PAN NO. AYOPM4395E, Aadhar No. 7647 2557 2062 Mobile No 88069 69088 R/o Ambapeth, Amravati, Tah. and District: Amravati – 444 601.

Vendors No. 7 and 8 are the Legal heirs of Late Shri Pravin s/o Balkrushnaji Malu, aged about 58 years, Occupation- Business, PAN NO. AFLPM5446C R/o Shri Maropant Joshi Colony, Amravati, Tah. And District: Amravati represented by their Authorized Signatory and Power of Attorney Shri Varuu s/o Pranam Malu, aged about 29 years, Occupation: Business R/o Ghanshyan Nagar, Saturna, Amravati, Tah. and District: Amravati- 444 606

hereinafter jointly referred to and called as the "Vendors" which expression shall uuless repugnant to the coutext or meaning thereof, be deemed to include their legal heirs, successors, executors, representatives, assigns, any person or person representing on their behalf of the first part;

A N D

M/s. Leverage Realities, a Partnership Firm having its Registered Office at FF-1/2/3, Fourth Floor, Girish Heights, Kamptee Road, Sadar, Nagpur - 440001 through its Authorized Signatory

1) Shri Aditya s/o Umesh Gupta aged about 37 years, resideut of Rajnagar, Nagpur

2) Shri Manish s/o Shrichand Daswani about 41 years, resident of Jaripatka, Nagpur

Hereinafter referred to and called the "PURCHASER(S)" which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said PURCHASER(S), it's legal representatives successors, administrators, assignees etc. of the SECOND PART; **(PAN No. AAJFL4552F)**

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WHEREAS, the Vendors hereto are family friends and having a joint intention to enter into collective farming have purchased various properties jointly and severally for the benefit of their families and they are the owners in possession of All that piece and parcel of Land situated at Mouza Shankarpur, P.H. No. 42, Tah. Nagpnr (Rural), District: Nagpur, Class one, and one such property is having the following description:

Khasra/ Survey No.	Total Area	Revenue	Revenue account No.	Area Purchased
123	0.57 Ha	02.12	2177	0.57 Hectares

The property is bounded by letters JNMKJ as shown in the map attached is bounded as under:

ON THE EAST	:	Field No. 39
ON THE WEST	:	Field No. 51
ON THE NORTH	:	Field No. 38 (Part – 0.55 Ha)
ON THE SOUTH	:	Field No. 47

The aforesaid land is acquired by the Vendors from Shri Prabhakar s/o Jagoba Manekar with consent of Shri Milind Dattatraya Mahajan vide Registered Sale Deed dated 20.10.2015 which is duly registered with the Office of Sub-Registrar Nagpur (Rural) -10 at Sr. No. 7246-2015

AND WHEREAS, after having purchased the said property, the Vendors hereto have mutually utilized the property for their personal benefits and each Vendors hereto has agreed to take a collective decision in respect of the use of the property.

AND WHEREAS, considering the age of some of the Vendors and the distanee factor, the Vendors hereto for the benefit of their families have collectively taken a decision to dispose off the property and have entered into an Oral Agreement with the Purchaser.

AND WHEREAS, during the pendency of the agreement and before finalization of this Sale Deed one of the Vendors namely Shri Praveen s/o Balkrishna Maloo expired on 07/09/2021.

WHEREAS Mr. Praveen Balkrishna Maloo before his death has executed a Registered Will dated 19.4.2018 which is duly registered with the Office of the Sub-Registrar, Amravati at Sr. No. 1431/2018 whereby he has bequeathed the share in the present property in favour of the Vendors No. 7 and 8 only.

WHEREAS, the Vendors No. 7 and 8 have further executed a Registered Power of Attorney in favour of Mr. Varun s/o Pranam Malu PAN NO. BMOPM4302A, AADHAR NO 9559 6853 9007. which is also duly registered with the Office of the Sub-Registrar Amravati at Sr. No. 3648/2021 dated 28.9.2021 and Sr. No. 3604/2021 dated 23.9.2021.

AND WHEREAS the parties hereto having performed their respective part of the commitments, time has become ripe for the Vendors to execute the Sale Deed of the said property more particularly described in the schedule hereunder

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and get the same registered to transfer, convey, abandon, assign and surrender all the rights, title and interest in the said property including the Leasehold rights in favour of the Purchaser(s) and now this Sale Deed Covenants as under:

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER: -

1) That the Consideration of total sum of Rs. 2,68,00,000/- (Two Crores Sixty Eight Lacs only) has been paid by the Purchaser to the Vendors from time to time in the manner appearing herein the Receipt whereof the Vendors do hereby Jointly and severally acknowledge towards full and final consideration, the Vendors as the absolute owners do hereby nnequivocally and absolutely transfers, conveys, abandons, assigns and surrender all their rights, title and interest in All that piece and parcel of Land situated at Mouza Shankarpur, P.H. No. 42, Tah. Nagpur (Rural), District: Nagpur, Class 1, Khasra No. 123, admeasuring about 0.57 Hectares marked Letters JNMKJ in the map annexed hereto more particularly described in the schedule hereinunder, which shall form part and parcel of this Sale in favour of the PURCHASER. The said property is more particularly described in the schedule written hereunder which shall form the part and parcel of present deed.

3) That the Purchaser have made the aforesaid payment in the following manner to the Vendors:

MANNER OF PAYMENT

Rs 21,17,500/- Vide Transfer on 10/06/21 to Gopal Narayandas Panpaliya

Rs 1,75,000/- Vide Transfer on 30/06/21 to Gopal Narayandas Panpaliya

Rs 17,50,000/- Vide Transfer on 10/08/21 to Gopai Narayandas Panpaliya

Rs 6,47,500/- Vide Transfer on 17/02/22 to Gopal Narayandas Panpaliya

Rs 21,17,500/- Vide Transfer on 09/06/21 to Amol Ashok Soni

Rs 1,75,000/- Vide Transfer on 30/06/21 to Amol Ashok Soni

Rs 17,50,000/- Vide Transfer on 10/08/21 to Amol Ashok Soni

Rs 6,47,500/- Vide Transfer on 23/02/22 to Amol Ashok Soni

Rs 12,10,000/- Vide Transfer on 09/06/21 to Kartik Bharat Kalantri

Rs 1,00,000/- Vide Transfer on 30/06/21 to Kartik Bharat Kalantri

Rs 10,00,000/- Vide Transfer on 10/08/21 to Kartik Bharat Kalantri

Rs 3,70,000/- Vide Transfer on 23/02/22 to Kartik Bharat Kalantri

Rs 10,89,000/- Vide Transfer on 09/06/21 to Rameshwar Shivprasad Gaggad

Rs 90,000/- Vide Transfer on 30/06/21 to Rameshwar Shivprasad Gaggad

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Rs 9,00,000/- Vide Transfer on 10/08/21 to Rameshwar Shivprasad Gaggad

Rs 3,33,000/- Vide Transfer on 24/02/22 to Rameshwar Shivprasad Gaggad

Rs 12,10,000/- Vide Transfer on 10/06/21 to Rajendra Parasram Somani

Rs 1,00,000/- Vide Transfer on 30/06/21 to Rajendra Parasram Somani

Rs 10,00,000/- Vide Transfer on 10/08/21 to Rajendra Parasram Somani

Rs 3,70,000/- Vide Transfer on 21/02/22 to Rajendra Parasram Somani

Rs 6,05,000/- Vide Transfer on 09/06/21 to Kumud Vijay Kiri

Rs 50,000/- Vide Transfer on 30/06/21 to Kumud Vijay Kiri

Rs 5,00,000/- Vide Transfer on 10/08/21 to Kumud Vijay Kiri

Rs 1,85,000/- Vide Transfer on 22/02/22 to Kumud Vijay Kiri

Rs 21,00,000/- Vide Transfer on 13/04/21 to Praveen Maloo

Rs 24,80,000/- Vide Transfer on 19/06/21 to Praveen Maloo

Rs 3,10,000/- Vide Transfer on 30/06/21 to Praveen Maloo

Rs 31,00,000/- Vide Transfer on 10/08/21 to Praveen Maloo

Rs 1,59,000/- Vide Transfer on 24/02/22 to Priya Praveen Maloo

Rs 1,59,000/- Vide Transfer on 24/02/22 to Purva Praveen Maloo

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Rs. 2,68,00,000/- Total (Rs. Two Crore Sixty-Eight Lacs Only)

That the Vendors do hereby collectively acknowledge the reeeipt of the aforesaid amount towards full and final consideration. That the payments made and payable herein to either of the Vendors shall always mean to have been acknowledged by all the Vendors collectively by virtue of the power so conferred jointly and severally.

3) That the Vendors have good, valid marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely for ever.

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

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5) That the Vendors have not done no act whereby the property hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchaser.

6) That the Vendors further assnre to the Purchaser that they or any person claiming on their behalf have not transferred any share in the said property by way of sale, gift, mortgage, Will, lease or in any other manner whatsoever to anybody else till date. That the property is neither encumbered nor mortgaged to any financial institution.

7) That the Vendors have delivered the actual and physical possession of the said property hereby sold to the Purchaser in vacant condition, that the Purchaser shall hold the said property, with all transferable rights therein.

8) That in case the Purchaser is deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendors or of any eneumbrances or charge on the same to which this Sale is not subject to, the Vendors shall make good all the losses to the Purchaser. That the property is free from any charge, lien, mortgage etc, and if the same is found at later stage, the charge of the same shall be on the other properties held by the Vendors.

9) That the Vendor No. 7 and 8 have confirmed that the WILL has been acted upon and neither they nor any of the other legal heirs have any right or claim in the said property. They are not claiming any right of pre-emption whatsoever and the Vendor No. 7 and 8 including the POA in personal capaeity shall keep the Purchaser(s) indemnified in all respects.

10) That the Vendors will support any application made by the Purchaser for mutation of name on the property hereby sold and will render all necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records. That the Vendors shall ensnre that the name of the Purchaser is mutated in all relevant records, City Survey etc. However, all the costs, charges, transfer charges shall be paid by the Purchaser.

11) That the property hereby sold is believed and shall be taken to be correctly described in the schedule hereinunder written and if any mis-statement error, or omlssion shall be discovered the same shall not annnl this sale, nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement error, or omission will always be subject to correctlon by the parties hereto.

12) That, the property hereby sold is not the subject matter of any suit or other legal proceedings nor there is any prohibitory order or appointment of receiver or attachment etc. in respect thereof. The said property is also not given by way of security, surety, guarantee nor any undertaking is given by the Vendors in respect of the same thereby preventing it from transferring the same by way of sale to the Purchaser.

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13) That, the said property presently is also not the subject matter of acquisition, requisition or any compulsory purchase nor it has any such notice.

14) That all rights, title and interest in the property hereby sold including the Leasehold rights including that of renewal to which the VENDORS would have otherwise entitled as an owner there on are hereby specifically sold, transferred, conveyed and assigned to the PURCHASER absolutely free from encumbrances.

15) That all taxes, cess, fees and other impost leviable on the said land till the execution of this Agreement has been paid by the Vendors. That the Purchaser shall pay the taxes, cess, fees whatsoever in respect of the said land collectively or individually as may be assessed from time to time hereinafter.

16) That all rights, title and interest in the property hereby sold including the Transferable rights to which the Vendors would have otherwise entitled as a owner thereof are hereby specifically sold, transferred, conveyed and assigned to the Purchaser absolutely free from encumbrances.

17) That the Vendors have this day delivered all the copies of original documents relating to the property hereby sold to the Purchaser.

18) That the Vendors have obtained the necessary clearances and have transferred assigned and conveyed all the rights whatsoever vest with them, however all documentation if any required shall be done by the Purchaser at it's expenses hereinafter.

19) That all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and registration fees payable thereon have been borne and paid by the Purchaser, the stamp duty paid is as per the Govt. Rates.

20) That the contract is a conclnded contract and shall not be determined, rescinded or annulled in any circnmstances.

21) That in case of any dispute being raised by either party arising out of the present Sale Deed and a letter to that effect shall construe itself to be a dispute raised and, in such circumstances, the matter/dispute shall be referred to the Arbitration and the Arbitrator shall be appointed with the mutual consent of both the Parties. The decision of the Arbitrator shall be final and binding on all the parties and the jurisdiction of all other Courts shall be ousted. The place of arbitral tribunal shall be at Nagpur only.

22) That for all matters not covered by this Sale Deed, the provisions of transfer of property Act shall be applicable.

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९७८९ / २०२२
E / 934

SCHEDULE OF PROPERTY REFERRED ABOVE: -

All that piece and parcel of Land situated at Mouza Shankarpur, P.H. No. 42, Tah. Nagpur (Rural), District: Nagpur, Class one having the following description:

Khasra/ Survey No.	Total Area	Revenue	Revenue account No.	Area Purchased
123	0.57 Ha	02.12	2177	0.57 Hectares

The Property is bounded by Letters JNMKJ as per map attached and is bounded as under:

ON THE EAST	:	Field No. 39
ON THE WEST	:	Field No. 51
ON THE NORTH	:	Field No. 38(Part – 0.55 Ha)
ON THE SOUTH	:	Field No. 47

IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands, put their signature to this Memorandum of AGREEMENT of SALE at Nagpur after having been explained and understood the contents in vernacular in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES: -

1) Ajay Kumar.
Ajay Kumar.





SHRI GOPAL S/O NARAYANDAS



SHRI AMOL ASHOK SONI

2)



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१० / १३५



SHRI KARTIK S/O BHARAT KALANTRI,



SHRI RAMESHWAR S/O SHIVPRASAD GAGGAR



SHRI RAJENDRA S/O PARASRAM SOMANI



MS. KUMUD W/O VIJAY KIRI,



PRIYA D/O PRAVIN MALU @
PRIYA W/O GAGAN GROVER



PURVA D/O PRAVIN MALU @
PURVA W/O DEVASHISH RATHI
BOTH REPRESENTED BY
POA SHRI VARUN PRANAM MALU
VENDORS

नगन-II-10	
7/07/1	2022
99	934



M/S LEVERAGE REALITIES through its
PARTNER
SHRI ADITYA UMESH GUPTA
PURCHASER(S)



M/S LEVERAGE REALITIES through its
PARTNER
SHRI MANISH SHRICHAND DASWANI
PURCHASER(S)

नगन-ग्रा-१०
१७८१ | २०२२
१२ | १३५

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा.क्रमांक :– नर/भान/नामप्रविप्रा/१४०८२ दिनांक :०२/०३/२०२२.

प्रति,

श्री. प्रविण बाळकृष्णजी मालू व इतर सातबाराप्रमाणे
४ था माळा, गिरिष हाईट्स सदर,
नागपूर–४४०००१.

विषय :– मौजा **शंकरपूर,** खसरा क्र. **१२३,** तह. **नागपूर (ग्रामिण),** जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

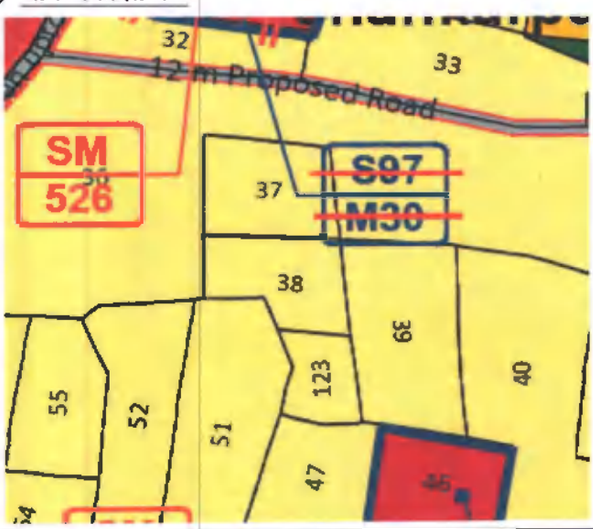
संदर्भ :– आपला दिनांक **२३/०२/२०२२** चा अर्ज.

.....

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये भागश: मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :–



N
SCALE : N.T.S
S. N0. : 123
MOUZA- SHANKARPUR
TAH. - NAGPUR (RURAL)

ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :– South B Seetor.

झोन :– "निवासी "

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 नूसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद जावक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य धरल्या जाईल.

६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

नगन-ग्रा-१०
१७८१/२०२२
१३/१३५

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण


नगन-ग्रा-१०
१७८१ / २०२२
१४ / १२५

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- शंकरपूर (५३५८७८) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग १२३
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	११५८	[अमोल अशोक सोनी			]	(२९३८)	कुळाचे नाव व खंड
		[कार्तिक भरत कलंत्री			]	(२९३८)	
अ) लागवड योग्य क्षेत्र		[कुमुद विजय किरी	०.५७.००	२.१२	]	(२९३८)	इतर अधिकार
जिरायत ०.५७.००		[गोपाल नारायणदास पनपालिया			]	(२९३८)	इतर
बागायत -		[प्रविण बालकृष्णजी मालु			]	(२९३८)	भो.वर्ग २ चे भो.वर्ग १ करण्यात आले.दि.२७/६/०५
एकुण		[राजेंद्र परसरामजी सोमानी			]	(२९३८)	(३५०)
ला.यो. क्षेत्र ०.५७.००		[रामेश्वर शिवदास गग्गड			]	(२९३८)	इतर
		------सामाईक क्षेत्र------	०	०			खरेदि नोन्द (१७२७)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	२१७७	अमोल अशोक सोनी				(२९३८)	प्रलंबित फेरफार : नाही.
वर्ग (अ) -		कार्तिक भरत कलंत्री				(२९३८)	
वर्ग (ब) -		कुमुद विजय किरी				(२९३८)	शेवटचा फेरफार क्रमांक : २९३८ व दिनांक :
एकुण		गोपाल नारायणदास पनपालिया				(२९३८)	०६/०३/२०२२
पो.ख.क्षेत्र ०.००.००		पुर्वा प्रविण मालु				(२९३८)	
		प्रिया प्रविण मालु				(२९३८)	
एकुण क्षेत्र ०.५७.०० (अ+ब)		राजेंद्र परसरामजी सोमानी				(२९३८)	
		रामेश्वर शिवदास गग्गड				(२९३८)	
आकारणी २.१२		------सामाईक क्षेत्र------	०.५७००	२.१२			
जुडी किंवा विशेष आकारणी							

नगन-ग्रा-१०
१७८१ / २०२२
१५ / १३५

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR RURAL NO.10

जुने फेरफार क्र : (३५०) (१६९९) (१७२७)

सीमा आणि भुमापन चिन्हे

या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०६/०३/२०२२:०४:५६:१४ PM रोजी) व गा.न.नं.१२ (दि. १९/१२/२०२०:०४:२८:३१ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : २५/०३/२०२२ : १२:५१:१० PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 09091000011199304 हा क्रमांक वापरावा.

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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- शंकरपूर (५३५८७८)　　तालुका :- नागपूर (ग्रामीण)　　जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग　१२३

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
						चटक पिके व प्रत्येकाखालील क्षेत्र									
वर्षे	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१७-१८	खरीप											पडळ	०.५७००		
२०१८-१९	खरीप											पडळ	०.५७००		
२०१९-२०	संपूर्ण वर्ष											चालू पड	०.५७००		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

ई महाभूमि

नगन-ग्रा-१०
१७८१ / २०२२
१६ / १२५

या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०६/०३/२०२२:०४:५६:१४ PM रोजी) व गा.न.नं.१२ (दि. १९/१२/२०२०:०४:२८:३१ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : २५/०३/२०२२ : १२:५१:१० PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 0909100001199304 हा क्रमांक वापरावा.

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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १० [

गाव :- शंकरपूर तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
2938	फेरफाराचा प्रकार : अनोंदणीकृत कुमारी प्रिया प्रविण मालु यांनी अर्ज दिला की, गट क्रमांक/सर्व्हे क्रमांक 38 , 37/1/2/क/2 व 123 वरील खातेदार प्रविण बाळकृष्णजी मालु हे दिनांक 07/09/2021 रोजी खातेदार प्रविण बाळकृष्णजी मालु यांचे नावाने मौजा-शंकरपुर सर्व्हे क्रमांक 38 आराजी 0.55 हे.आर. 37/1/2/क/2 आराजी 1.60 हे.आर. 123 आराजी 0.57 हे.आर. वर्णनाची शेती असून प्रविण बाळकृष्णजी मालु हे दिनांक 07/09/2021 रोजी मृत झाले असल्यामुळे त्यांनी आपली मुलगी नामे 1) प्रिया प्रविण मालु 2) पुर्वा प्रविण मालु यांना वरील सर्व्हे क्रमांक 38 आराजी 0.55 हे.आर. 37/1/2/क/2 आराजी 1.60 हे.आर. 123 आराजी 0.57 हे.आर. याना मृत्युपत्र लेख (नोंदणीकृत) दस्त क्रमांक 1431 दिनांक 19/04/2018 दुय्यम निबंधक अमरावती क्रमांक 1 रोजी साक्षीदार 1) आकाश बाळकृष्णजी मालु 2) सुरज अशोककुमार तलाठा यांचा समक्ष मृत्युपत्र दिल्यावरुण नोंद हितसंबंधितांना नोटीस बजावल्याचा दि. 03/02/2022 फेरफार नोंद निर्गतीचा दि. 06/03/2022 (श्री. दिपक वासुदेवराव गादे) तलाठी शंकरपूर साझा वेळा हरिश्चंद्र ता. नागपूर (ग्रामीण) जि. नागपूर	123, 37/1/2/क/2, 38 एकूण :- 3	दिनांक. 21/02/2022 : .. मृत्यूपत्र नोंदणीकृत आहे. अर्जदार प्रिया प्रवीण मालू यांनी अर्ज सादर केल्यावरून फेर फार नोंद.नमुना 9 नोटीस तामील.तलाठी यांनी फेर फार प्रकरण सादर मयत खातेदार प्रवीण बालकृष्णा मालू हे दिनांक ०७ /०९ /२०२१ ला मृत्यू पावले .मृत्यू दाखला पाहीला .सदर जमिन प्रकरण उजर / आक्षेप प्राप्त नसल्याचे तलाठी यांनी प्रकरण सादर केले . मृत्यूपत्र र.नों.क्र. १४३१ दि. १९ /04 / 2018 सह .दुय्यम नि. अमरावती शहर ०१ चे मृत्युपत्रानुसार नोंद प्रमाणित (दिलीप भाउराव खुळगे) मंडळ अधिकारी:- हुडकेश्वर ता.: नागपूर (ग्रामीण) जि.: नागपूर दि.: 06/03/2022

"या प्रमाणित प्रतीसाठी रु. १५/- फक्त मिळाले."
दिनांक :- 07/03/2022
सांकेतिक क्रमांक :- 27090009010852000032022388

(नाव :- श्री. दिपक वासुदेवराव गादे
तलाठी साझा :- वेळा हरिश्चंद्रता :- नागपूर (ग्रामीण) जि :-नागपूर

नगन-ग्रा-१०
१७८१ / २०२२
१०/१३५

गाव नमना बारा (शिकांची नोंदवही)



3/7/2022

वर्ष:2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)
तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

गाव: शंकरपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(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 2177	अमोल अशोक सोनी , कार्तिक भरत कलंत्री , कुमुद विजय किरी , गोपाल नारायणदास पनपालिया , पुर्वा प्रविण मालु , प्रिया प्रविण मालु , राजेंद्र परसरामजी सोमानी , रामेश्वर शिवदास गग्गड .								
सामाईक खाते	123	0.57.00	0.0000	0.57.00	2.12	0	0	0	2.12
	37/1/2/क/2	1.60.00	0.0000	1.60.00	6.02	0	0	0	6.02
	38	0.55.00	0.0000	0.55.00	2.34	0	0	0	2.34
	एकूण	**2.72.00**	**0.0000**	**2.72.00**	**10.48**	**0**	**0**	**0**	**10.48**

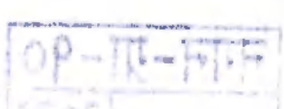
"या प्रमाणित प्रती[illegible]ठी फी म्हणून १५ [illegible] मिळाले."
दिनांक :- 07/03/2022
सांकेतिक क्रमांक :- 27090090[illegible]0037022237

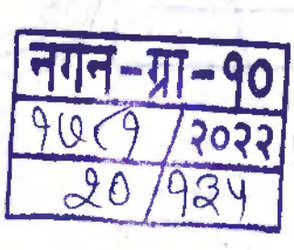
(नाव :- श्री. दिपक वासुदेवराव गादे)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

तलाठी साझा क्र.....
तह नागपूर (ग्रामीण)

नगन-ग्रा-१०
१७८१ / २०२२
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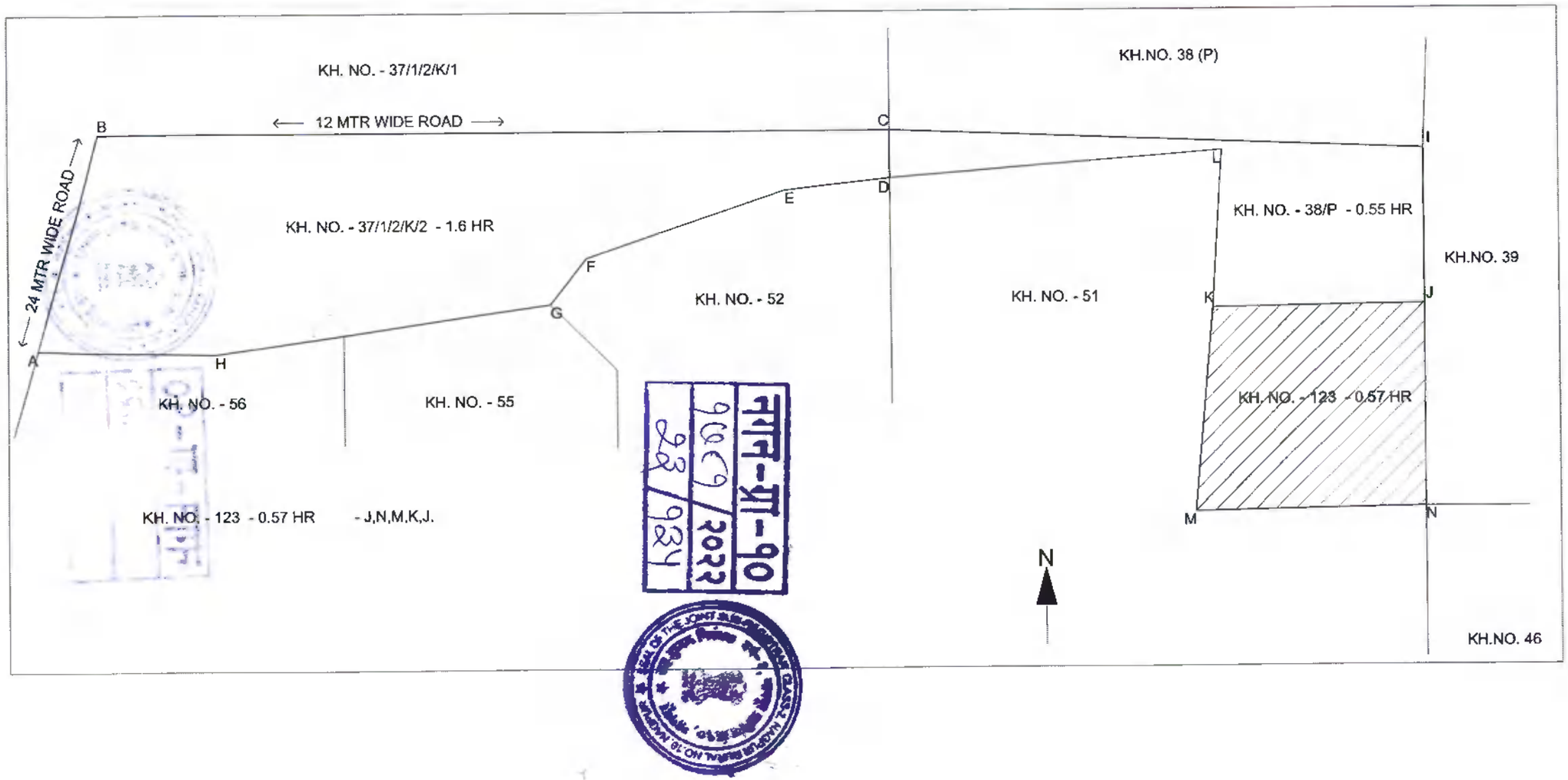

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२०/१२५



नगन-ग्रा-१०
१७१९ /२०२२
२१ /१२५

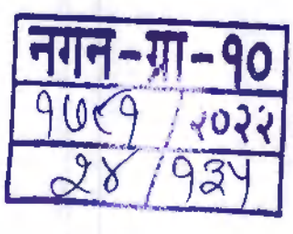
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२२ / १३५

JOINT SUB-REGISTRAR CLASS-2 NAGPUR RURAL NO. 10


KH. NO. - 37/1/2/K/1
KH.NO. 38 (P)
12 MTR WIDE ROAD
24 MTR WIDE ROAD
B
C
I
L
D
E
F
G
H
A
KH. NO. - 37/1/2/K/2 - 1.6 HR
KH. NO. - 38/P - 0.55 HR
KH.NO. 39
KH. NO. - 52
KH. NO. - 51
K
J
KH. NO. - 56
KH. NO. - 55
KH. NO. - 123 - 0.57 HR
KH. NO. - 123 - 0.57 HR - J,N,M,K,J.
M
N
N
KH.NO. 46






नगन-ग्रा-१०
१७९ / २०२२
२४ / १२५


SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10

Saturday,July 04 ,2015
9:24 AM

पावती

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

पावती क्रं.: 7306 दिनांक: 04/07/2015

गावाचे नाव: मुलुंड
दस्तऐवजाचा अनुक्रमांक: करल2-6333-2015
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: कुमुद विजय किरी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 380.00
पृष्ठांची संख्या: 19	
एकूण:	रु. 480.00

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 380/-

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२५/१२५

Registered original Deed
along with C. D. delivered
On 06 JUL 2015

CHALLAN
MTR Form Number-6

करल-२ IV
6333 | 9 | 9e
२०१५

GRN	MH002034723201516E	BARCODE	Date	02/07/2015-15:31:59	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Stampe		TAX ID (If Any)		
	Purchase of Franking Code SoS Mumbai only		PAN No. (If Applicable)		
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name	MRS KUMUD VIJAY KIRI	
Location	MUMBAI				
Year	2015-2015 One Time		Flat/Block No.	FLAT NO B/504 SATGURU SHARAN II	
Account Head Details		Amount In Rs.	Premises/Building		
0030045501	Amount of Tax	500.50	Road/Street	CHAPHEKAR BANDHU MARG	
			Area/Locality	MULUND EAST MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 8 1	
			Remarks (If Any)	GENERAL POWER OF ATTORNEY	
Total		500.00	Amount In Words	Five Hundred Rupees Only	
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	69103320150702135 20 | 66603196
Cheque/DD No			Date	02/07/2015-15:33:03	
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scroll No., Date	Not Verified with Scroll	

Mobile No. : 9324812056

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST.

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२६ / १३५

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

करल-१ ४
६३३३ | २ | १८
२०२१

GENERAL POWER OF ATTORNEY
(without consideration)

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. KUMUD VIJAY KIRI, Age 53 years, (PAN: AAMPK7158D), having permanent address at Flat No. B/504, Satguru Sharan II, Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, DO HEREBY SEND GREETINGS:-

WHEREAS due to preoccupancy of work it is not possible for me to attend the matters involving my presence and therefore, I desire to appoint, nominate and constitute an Attorney in the manner hereinafter appearing;

NOW KNOW YE ALL AND THESE PRESENTS WITHNESSTH, that I, MRS. KUMUD VIJAY KIRI, do hereby nominate, constitute and appoint my Husband, MR. VIJAY MANILAL KIRI, Age 59 years, (PAN: AAEPK5420E), Hindu, Indian Inhabitant, having permanent address at Flat No. B/504, Satguru Sharan II, Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, (hereinafter referred to as 'the said Attorney') as my true and lawful Attorney for me and on my behalf to do all or any of the acts, matters and things and to exercise all or any of the powers mentioned herein below, that is to say :-

I intend to purchase an immovable property in the form of Flat/Plot (Agricultural/Non-Agricultural)/Shop/Commercial premises) hereinafter for the sake of brevity referred to as 'the said Immovable Property').

a) To negotiate with the Builder/Developer/Seller and enter into Agreement for Sale and Transfer or such other Agreements, on such terms and conditions as my Attorney may think fit and to make payment of the agreed consideration to the seller either in whole or in part and to write or sign such letters, applications, vouchers, forms as may be necessary.

b) To sign and execute all such Agreements, Deeds in respect of Purchase of the said immovable property on my behalf which are required to be signed by me in my capacity as the Purchaser of the said Immovable Property.

c) For me and on my behalf to present for registration any documents executed by me or to be executed by me and to appear before the Sub-Registrar of Assurances, or such other competent officer or office in respect of any document/s to be executed by me and for me and on my behalf to admit execution of such documents executed in respect of the purchase of the said Immovable Property.

d) To get the membership of the society formed of all the occupants of the said building in respect of the said Immovable Property and for that purpose to sign the necessary deeds, applications, forms etc., and also for that purpose to correspond with and/or appear before the office bearer of the said society, the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies or any other officer or Authority Concerned.

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२६ / १२४

e) To attend and participate in all the meetings and proceedings from time to time and to obtain various documents issued in my name by the society.

f) To appear on my behalf and represent me before all Concerned Authorities to make declarations and undertakings and to make such documents as may be necessary/required or advisable for or in connection with transfer of the said Immovable Property.

g) To pay all taxes, rates, maintenance expenses and other outgoings, in respect of the said Immovable Property on my behalf and to obtain valid receipts for such payments.

h) To do all acts, deeds and things for me and on my behalf and to cause the attendance of mine as executing party to any documents before the concerned Sub-Registrar of Assurances, to make any applications or submissions in writing for the purpose of effectively registering of any documents as my said attorney may deem fit and proper.

i) To represent me and to appear on my behalf before the Municipal Corporation Authorities or any Revenue Authority in connection with any matters relating to the said Immovable Property.

j) To incorporate my name in the Records of Rights and to sign and execute all such Application, Documents in respect of the said immovable property on my behalf which are required to be signed by me in my capacity.

k) To give on Leave & License Basis the said Immovable Property to intending parties or persons and to negotiate with such parties or persons for the monthly compensation and security deposit and also to enter into Agreement for Leave & License or Cancellation Deed of such Leave and License Agreement or such other Agreements in respect of the said Immovable Property on such terms and conditions as the said Attorney may think fit.

l) To receive the Security Deposit as also the monthly compensation in respect of the said Immovable Property and also to discharge proper valid receipts for such payments received and the same deposited in my bank account.

m) To lodge such Leave and License Agreement in respect of the said Immovable Property for registration with the Sub-Registrar of Assurances and to admit execution thereof before such authorities and for the purpose aforesaid to write or sign such letters, applications, vouchers, forms as may be necessary.

n) To obtain possession of the said Immovable Property on termination or prior determination of the Leave and License Agreement.

o) To institute and to defend any suit or action or any proceedings against any persons in respect of the matters relating to or concerning the acts, things and deeds need to be done relating to and/or every other thing mentioned above or pertaining to the said Immovable Property.

2, I may desire to sell the said Immovable Property any time in future. I shall sign the necessary documents if required. I therefore hereby authorize my Constituted Attorney to do following acts, deeds with regard to the sell of the said Immovable Property:

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a) To negotiate with the purchaser who intends to purchase the said Immovable Property. To receive payment from such intending buyer on my behalf either in whole or in part and give receipt/s therefor in full or partial discharge. Deposit my share in my bank account and there shall be no dispute amongst us in relation to the same,

b) To sign and execute Agreement/s, Deed/s and to sign and execute all such documents such as Circulars, letters, bills, affidavits, declarations, bonds and such other writings which may be necessary in respect of transfer of the above said Immovable Property in the name of the intending purchaser/s.

c) To lodge such Agreement, Deed for registration with the Sub-Registrar of Assurances. To present the Deed/Agreement for sale of the said Immovable Property and any other documents in respect of the said Immovable Property for registration, to admit execution of the same before the Sub-Registrar having authority for the same and to get the said Agreement, Cancellation Deed, Rectification Deed & Deed/s registered and to do all acts, deeds, matters and things, which my said Attorney shall consider necessary for conveying the said Immovable Property as fully and effectually in the name of the said intending buyer in all respect as I could do myself.

d) To appear and represent me before any and all Concerned Authorities and Parties as may be necessary, required or advisable for or in connection with the registration of the Agreement for sale of said Immovable Property.

e) To represent me and to appear on my behalf before the Municipal Corporation Authorities or any Revenue Authority in connection with any matters relating to the said Immovable Property.

f) To enter upon, occupy and possess the said Immovable Property, safeguard the same from trespasser or misuse and to do all such other acts, deeds, matters and things as may be necessary for the protection of the said Immovable Property before handing over the possession of the said Immovable Property to Intending Purchaser/s.

g) To attend and participate in all the meetings and proceedings from time to time and to obtain various documents issued in my name by the society.

h) To pay all taxes, rates, society charges, maintenance, expenses and other out goings, in respect of the said Immovable Property and to obtain valid receipts for such payments till the possession of the Immovable Property is with me.

i) To help the intending buyer to get the said Immovable Property transferred in his/her name as per the terms and conditions of the Agreement in

K. S. Vaijnath

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करल-२ ५
६३८३ ५ १९

respect of the said Immovable Property and for that purpose to sign the necessary deeds, applications, forms etc., and also for the purpose to correspond with and/or appear before the office bearer of the said society, the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies or any other officer or Authority Concerned, if required.

3. To sign and execute all such documents such as letters, bills, affidavits, declarations, bonds and such other writings which may be necessary.

4. To open and operate all my Bank Accounts current as well as saving accounts either in single name or jointly with any other person including the said Attorney & to deal with my Deposits, Fixed Deposits, Bonds, NSC, Insurance Policies, Securities and attend the matters relating to any other investments in various Banks, Post Office, Financial Institutions and companies held by me in my name and to sign and endorse all cheques, Hundis, drafts, slips, Bills of Exchange, Fixed Deposits, PPF, NSS, NSC, policy, investment, receipts and other negotiable instruments and to accept and receive on my behalf money orders and telegraphic transfer of money. For removal of doubts, I hereby direct that unless there is an express direction to the contrary, this authority shall extend to all the existing accounts as well as any other accounts that may be opened in future. To operate all my Bank Accounts & to deal with my Deposits, Fixed Deposits, Bonds, NSC, Insurance Policies, Securities and attend the matters relating any other investments in various Banks, Post Office, Financial Institutions and companies held by me in my name. To operate D'MAT Account and also to open new D'MAT account and sign all such applications and comply with all formalities and all such acts to facilitate smooth trading of such accounts.

5. To give consent on my behalf for the transfer of all Bank Accounts & Deposits, Fixed Deposits, Securities and any other investments in various Banks, organizations, Post Office and companies held by me in my name.

6. To buy, sell, hypothecate Shares (Equity Shares, Preference Shares), Debentures (whether secured or unsecured), Bonds, Govt. Securities standing in my name and jointly with any other person and trading of Equity Shares, Bonds, Debentures, Exchange Traded funds, Derivatives (Equity and Commodities) through broker/other approved intermediary by opening an account with them or through current broker and to sign and execute all such required applications, declarations, undertakings etc. for

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the same and comply with all formalities and all such acts to facilitate smooth trading of Equity Shares, Bonds, Debentures etc.

7. To appear before any judicial or other official and to represent me in all matters before any Income Tax Officer/s, Assistant Commissioner/s through such Advocate, Tax Consultants, Chartered Accountant, as the said Attorney may deem fit in connection with my assessment and for that purpose sign all such forms, applications, writings etc.

8. To sign, seal and verify Income Tax, Wealth Tax and any other Tax returns on my behalf and to call for, compile and furnish such information as may be required for preparation of and completion of Income Tax, Wealth Tax or any other Tax assessment and to file appeals and petitions before such Income Tax, Wealth Tax Authorities as the said Attorney may deem fit.

9. To accept service of any notice, summons or letters issued by the Income Tax Officers, Assistant Commissioners or by any Government or Semi-Government authorities, bankers or by the court or any other correspondence which is received through the postal department.

10. To appear in any court or courts of justice in India or any other Court where so ever, to all actions, suits, information or complaints that is, are or shall or may be had, brought, commenced or prosecuted against, and to defend the same or suffer judgment or obtain decree in any other action, suit, information or complaint as the said Attorney shall be advised or think proper and for that purposes to sign all documents as may be necessary and to appear before all officers of the said court whether revenue, Municipal, Judicial or otherwise and to execute all such documents in my name.

AND to sign all letters, correspondence and other documents and to execute and perform any other act, deed, matter or things whatsoever which ought to be done, executed or performed or which in the opinion of my said Attorney ought to be done, executed or performed in or about my concern and engagements of every nature and kind whatsoever as fully and effectually to all intents and purposes as I myself could do if I was personaliy present and did the same, it being my intent and desire that all matters and things respecting the same shall be under the full management and direction of my said Attorney.

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I do hereby for myself, my heirs, executors and administrators agree to allow, ratify and confirm all and whatsoever my said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I MRS. KUMUD VIJAY KIRI, have hereunto set and subscribed my signature on the _____ day of July, 2015.

SIGNED, SEALED AND DELIVERED BY]
THE WITHINNAMED GRANTOR]
MRS. KUMUD VIJAY KIRI] K.V.Kiri
]
IN THE PRESENCE OF.....]
SUBRAMANIAN NATARAJAN



SIGNED, SEALED AND DELIVERED BY]
THE WITHINNAMED GRANTEE]
MR. VIJAY MANILAL KIRI] V.M.Kiri
]
IN THE PRESENCE OF.....]
P.A. Josc



नगल-ग्रा-१०
१६८१ / २०२२
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करल-१ IV

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THE SEAL OF THE SUB REGISTRAR KURLA-2

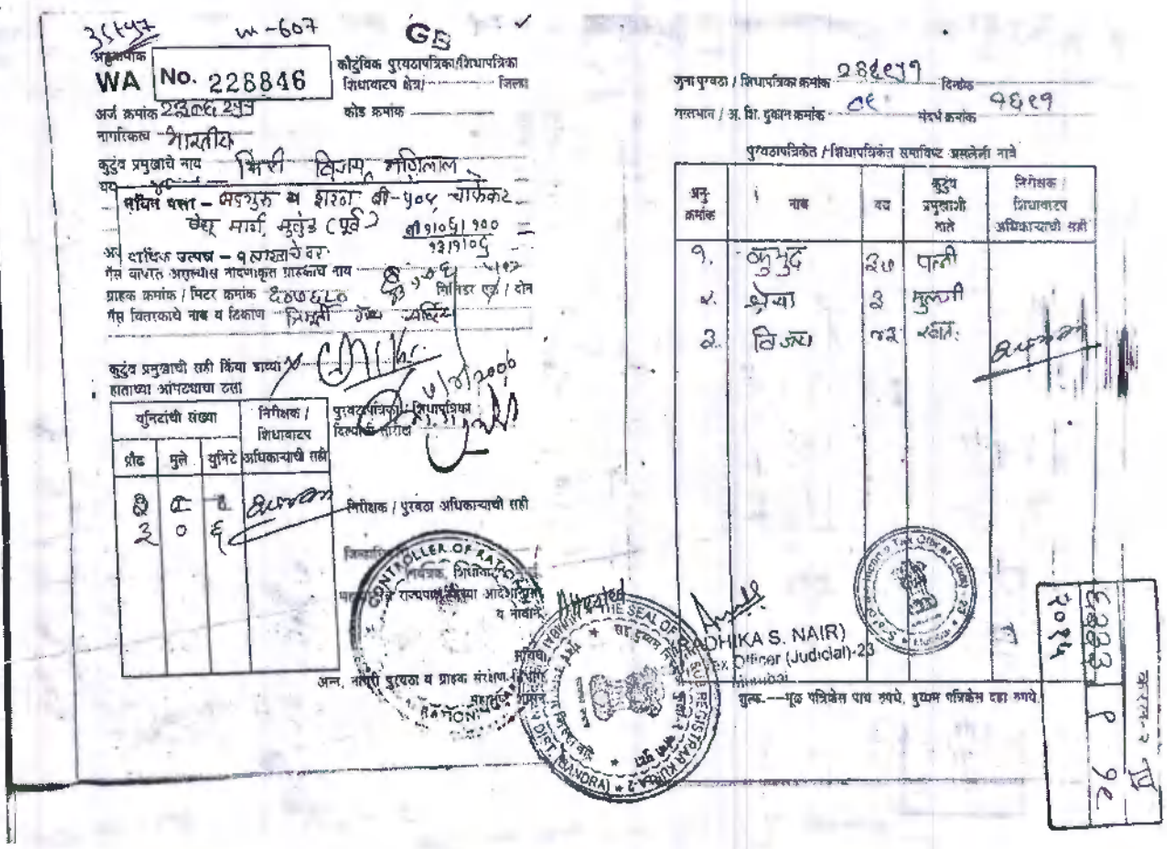
MUMBAI SUBURBAN DIST. (BAN...

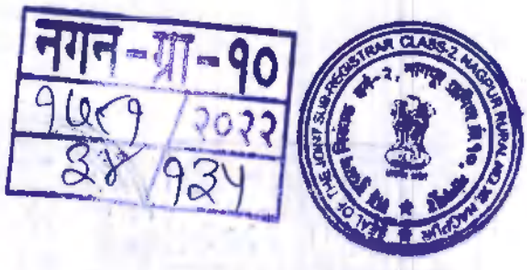
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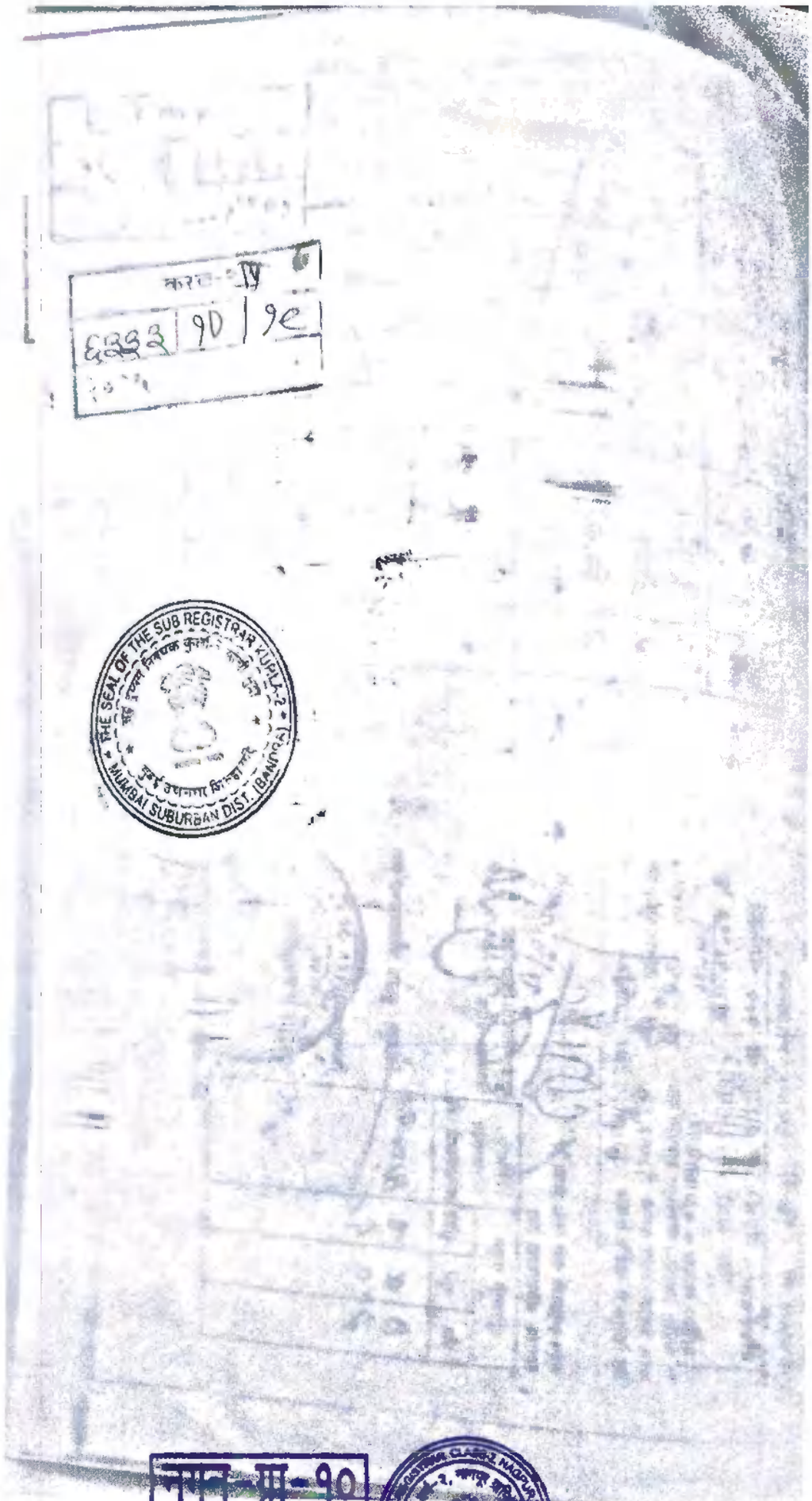
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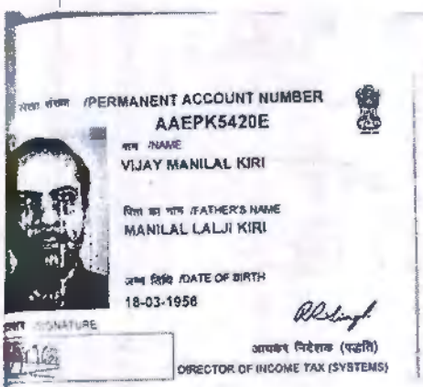
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THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10


WA No. 228846
कौटुंबिक पुरवठापत्रिका/शिधापत्रिका
नागरिकत्व
कुटुंब प्रमुखाचे नाव
पत्ता
अर्ज क्रमांक
कोड क्रमांक
ग्राहक क्रमांक / मिटर क्रमांक
गॅस वितरकाचे नाव व ठिकाण
कुटुंब प्रमुखाची सही किंवा डाव्या हाताच्या अंगठ्याचा ठसा
युनिटांची संख्या
प्रौढ
मुले
युनिटे
निरीक्षक / शिधावाटप अधिकाऱ्याची सही
पुरवठापत्रिका / शिधापत्रिका दिल्याचे तारीख
निरीक्षक / पुरवठा अधिकाऱ्याची सही
जुना पुरवठा / शिधापत्रिका क्रमांक
दिनांक
गस्तभान / अ. शि. दुकान क्रमांक
संदर्भ क्रमांक
पुरवठापत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे
अनु. क्रमांक
नाव
वय
कुटुंब प्रमुखाशी नाते
निरीक्षक / शिधावाटप अधिकाऱ्याची सही
RADHIKA S. NAIR)
Ex Officer (Judicial)-2
Mumbai
शुल्क.---मूळ पत्रिकेस पाच रुपये, दुय्यम पत्रिकेस दहा रुपये.


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१७८१ / २०२२
४६ / १३५





OP-N-1117

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-२, झन्डेवालान एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the Issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

कुरल-२ १७
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O: विजय किरी, बी 504 सतगुरु शरण 2, चाफ़ेकर बन्धु मार्ग, खँडोबा मंदिर के पास, मुलुड ईस्ट, मुंबई, मुलुड ईस्ट, महाराष्ट्र, 400081

Address
W/O: Vijay Kiri, B 504 Satguru Sharan 2, Chaphekar Bandhu marg, near Khandoba Mandir, mulund East, Mumbai, Mulund East, Maharashtra, 400081

7328 7229 4397

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

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

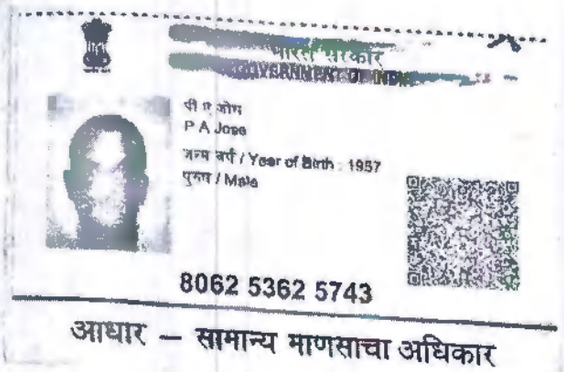
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9437 7227 0963

help@uidai.gov.in



नगन-ग्रा-१०
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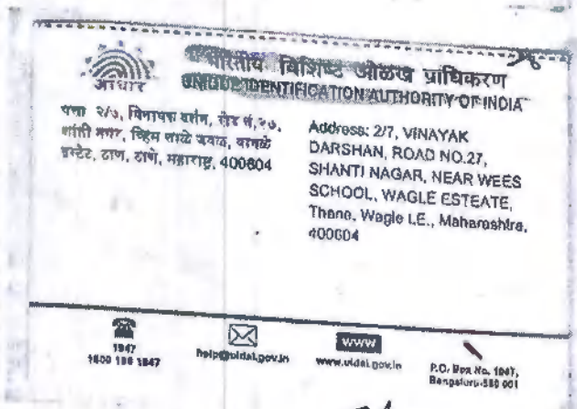


भारत सरकार
GOVERNMENT OF INDIA

पी ए जोस
P A Jose
जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

8062 5362 5743

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: २/७, विनायक दर्शन, रोड नं.२७, शांती नगर, व्हिस लाटे जवळ, वागळे इस्टेट, ठाणे, ठाणे, महाराष्ट्र, 400604

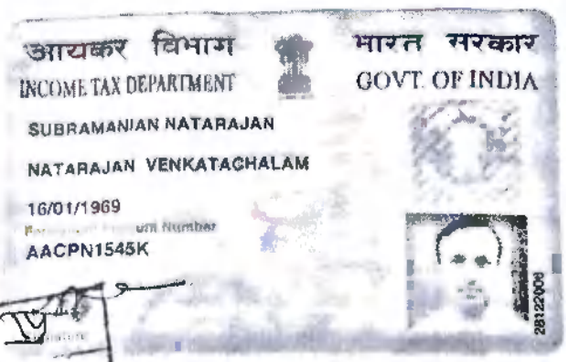
Address: 2/7, VINAYAK DARSHAN, ROAD NO.27, SHANTI NAGAR, NEAR WEES SCHOOL, WAGLE ESTEATE, Thane, Wagle I.E., Maharashtra, 400604

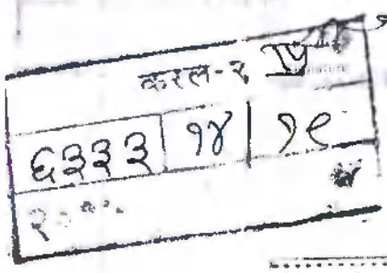
1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

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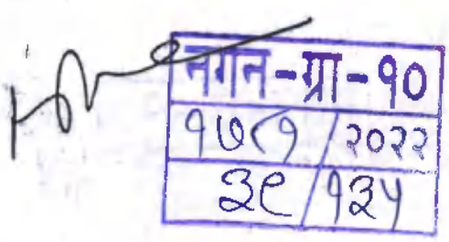

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUBRAMANIAN NATARAJAN
NATARAJAN VENKATACHALAM
16/01/1969
AACPN1545K


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भारत सरकार
Government of India
सुब्रमणीयन नटराजन
Subramanian Natarajan
जन्म वर्ष / Year of Birth 1969
पुरुष / Male
8481 7008 3287
आधार - सामान्य माणसाचा अधिकार


THE SEAL OF THE SUB REGISTRAR


Unique Identification Authority of India
पत्ता: फ्लॅट नो 2,विश्राम गृह सीएचएस,यू1,सेक्टर 6 अय्यप्पा मंदिर श्री नगर,वागले एस्टेट ठाणे वेस्ट, ठाणे, वागले आय इ., महाराष्ट्र, 400604
Address: flat no 2 vishram griha CHS,u1 sector 6 near ayyappa temple, shree nagar wagle estate thane west, Thane, Wagle I.e., Maharashtra, 400604
8481 7008 3287
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1800 300 1947
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REGISTRAR CLASS-2, NAGPUR RURAL