



CHALLAN
MTR Form Number-6



GRN	MH015705210202122E	BARCODE	0 1 5 0 1 5 7 0 5 2 1 0 2 0 2 1 2 2 E		Date	30/03/2022-12:37:57	Form ID	25.2	
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Registration Fee					PAN No.(If Applicable)				
Office Name NGPS_FT NAGPUR NO 5 SUB REGISTRAR					Full Name RAJ VAISHAV INFRA				
Location NAGPUR					Flat/Stock No. JARIPATKA				
Year 2021-2022 One Time					Premises/Building				
Account Head Details				Amount in Rs.	Road/Street NAGPUR				
0030046401 Stamp Duty				100000.00	Area/Locality NAGPUR				
0030063351 Registration Fee				30000.00	Town/City/District				
					PIN 4 4 0 0 0 1				
					Remarks (If Any)				
					SecondPartyName=SHRI ABHAY MANCHARE				
					CHANDURKHAR-CA=30000000-Marketval=30000000				
					Amount in Words Eighteen Lakh Thirty Thousand Rupees Only				
Total				18,30,000.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	00040972022033023558	CCT2522314	
Cheque/DD No.					Bank Date	RBI Date	30/03/2022-12:24:39	Not Verified with RBI	
Name of Bank					Bank Branch		STATE BANK OF INDIA		
Name of Branch					Scrub No., Date		Not Verified with Scrub		

Department ID

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

Mobile No. : 9373103100

खट्टर चालन कोडक दुरुयम निषेधक कायलियत नोदणी कचववाया दख्खकादी लागू आहे. नोदणी वा कचववाया दख्खकादी खट्टर चालन लागू नाही.

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Print Date 30-03-2022 12:39:04

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0404202207438	Date 04/04/2022
Received from MS RAJVAJBHAV INFRA, Mobile number 7122767995, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 04/04/2022
Bank CIN 10004152022040406807	REF No. CHJ0884053
This is computer generated receipt, hence no signature is required.	

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202४/202२
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SALE DEED

VALUED AT RS. 3,00,00,000/-

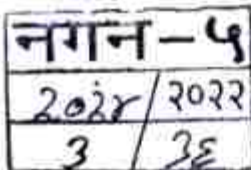
(RS. THREE CRORE ONLY)

M.V RS. 2,98,73,000/-

Mudda Kr. 10,220/4 @ Rs 34,200/- Sq.Mtrs, Page No. 392

THIS DEED OF SALE is executed at Nagpur on this 31st Day of MARCH 2022 BY AND BETWEEN:

01. **SHRI ABHAY S/O MANOHAR CHANDURKAR**, {PAN: AAQPC6357E} {UID:908056199230} aged about 63 years, Occupation: Business/Agriculturists, Resident of Sathe Marg, Dhantoli, Nagpur here-in-after known and referred to as **"THE SELLER"** which expression shall unless repugnant to the context or meaning thereof always mean and include THE SELLER as well as his heirs, legal representatives, executors, administrators, successors and assigns of THE FIRST PART, AND;
02. **M/S RAJVAIBHAV INFRA**, {PAN: AAOFR0903R}, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at Plot No. 45-46, Omkar Nagar Square, Shukla Nagar, Opp Shirdham Mandir, Babulkheda, Nagpur, acting through its Partners,
- i) **SHRI PARESH S/O VRIJLAL PATEL**, {UID:2813 1526 2980} {PAN: ADEPP6266A} aged about 51 years, Occupation: Business, Resident of 75, Laxmi Niwas, Lakadganj, Nagpur, Tahsil and District : Nagpur.
- ii) **SHRI PRAKASH S/O BALKRISHNA BENDE**, {UID:9293 0606 1418} {PAN: ABQPB2727E} aged about 67 years, Occupation: Business, Resident of Plot No. 18, Tilak Nagar, Nagpur, Tahsil and District : Nagpur here-in-after known and referred to as the **"PURCHASER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the Purchaser Partnership Firm as well as it's Partners, their heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART, AND;



WHEREAS, the SELLER was the sole and exclusive owner and in possession of ALL THAT piece and parcel of portion of land out of Kh. No. 6/2, admeasuring about 0.10 Hectares i.e. 0.25 Acres, Land Revenue Rs. 2.25 per year, with Occupant Class -1 Rights, situated at Mauza: JARIPATKA, bearing City Survey No.-3, Sheet No.4, Tahsil And District: NAGPUR and more particularly described in the schedule hereunder written, here-in-after known and referred to as the said Property, AND;

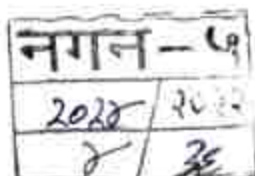
WHEREAS, as per the Ferfar Entry No. 441 dt. 01.03.1998 as appearing in the records of City Survey property card vide Case No.239/97 dt. 23.01.1998 initially Late Shri Madhukar S/o Narhar Chandurkar was the owner in possession of said land out of Kh. No. 6/2, admeasuring about 0.10 Hectares i.e. 0.25 Acres as per Revenue records of 7/12 and Adhikar Abhilekh Panji by virtue of the order of 3rd Civil Judge Nagpur dt. 06.08.1954, AND;

WHEREAS, Late Shri Madhukar S/o Narhar Chandurkar gifted said land admeasuring about 0.25 Acres to his nephew Shri Abhay Manohar Chandurkar the SELLER herein by Gift Deed dt. 21.04.1989 registered with Sub Registrar Nagpur at Sr. No. 5830 in Book No.1 at Registration No. 5802(chh) dt. 21.04.1989, AND;

WHEREAS, by virtue of said Gift Deed dt. 21.04.1989 the SELLER herein is the absolute owner of land admeasuring 0.25 Acre i.e. 0.10 Hectares and accordingly the name of Shri Madhukar s/o Narhar Chandurkar is deleted in the records of City Survey by entry No.442 and the name of the SELLER is recorded as the owner of the said land, AND;

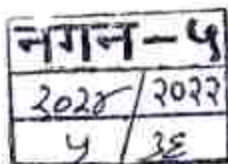
WHEREAS, accordingly the necessary mutation entries for the first ownership of Late Shri Madhukar S/o Narhar Chandurkar and thereafter the ownership of the SELLER herein by virtue of said Gift Deed dt.21.04.1989 was done in the City Survey record simultaneously vide case no. 239/97 dt. 23.01.98 under a change entry no. 441 and 442 dt.01.03.1998, AND;

WHEREAS, the SELLER being not interested in retaining the said land decided to sell the said land to an interested buyer for a consideration so as to utilize the sale consideration for the best interest of himself, AND



WHEREAS, the PURCHASER being Partnership Firm in the business of construction, development of real estate and being interested to acquire above said land for its business purposes for developing it in to an apartment scheme thereof, it's partner Shri Paresh Vrijlal Patel approached the SELLER and offered a very good price and the SELLER being not interested in retaining the said land agreed to Sell the said land (admeasuring 0.25 Acres) and after deduction of proposed road net area remained 873.466 Sq. Mtrs., bearing Kh. No. 6/2, City Survey No. 3, Mauza: JARIPATKA to the Partnership Firm the PURCHASER herein for a consideration of Rs. 3,00,00,000/- (RUPESS THREE CRORE ONLY) on PURCHASER partnership Firm agreeing to pay the agreed consideration partly in terms of money and partly by way of transferring two apartment units in the already constructed Apartment Scheme owned by the PURCHASER known as RAJVAIBHAV HILL situated at Plot No. 29, Khotari Lay-out, Kachimet, Amravati Road, Nagpur agreeing inter-alia that the SELLER will execute the Sale Deed relating to said property in favour of THE PURCHASER or its nominee(s), and entered into an Agreement to Sell dt. 25.07.2021 agreeing on various terms and condition thereof agreeing inter-alia that the SELLER will execute a Sale Deed relating to said property in favour of PURCHASER on receipt of the consideration partly in terms of money and partly by getting Two Apartment Units in the scheme of the PURCHASER developer firm by getting it transferred under a registered documents of conveyance, AND;

WHEREAS, the PURCHASER having paid the entire agreed consideration to the SELLER partly in terms of money and partly by way of adjusting the sale consideration against the cost of two apartments being agreed to be transferred to the SELLER simultaneously by executing a Agreement to Sell of two constructed Apartments bearing No. 303 and 304 situated at Third Floor in its scheme of Rajvaibhav Hill situated at Plot No. 29, Khotari Lay-out, Kachimet, Amravati Road, Nagpur, it has now become necessary for the SELLER to execute and register the Sale Deed of said Property in favour of PURCHASER and transfer all rights, title and interest in the said property in favour of the PURCHASER.



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NOW THEREFORE, THIS DEED OF SALE WITNESSES AS FOLLOWS :

01. That in consideration of total sum of RS. 3,00,00,000/- (RUPEES THREE CRORE ONLY) paid by the PURCHASER to the SELLER as per manner appearing here-in-below, partly in terms of money and partly by adjusting the Sale consideration of Two Apartment Units No 303 and 304 being agreed to be sold to the SELLER, the receipt whereof the SELLER hereby acknowledges as beneficial owner thereof hereby grants, assigns, conveys and transfer by way of sale to the PURCHASER the property being ALL THAT piece and parcel of land bearing Kh. No. 6/2, admeasuring about 873.466 Sq. Mtrs. (0.10 Hectares i.e. 1000.00 Sq. Mt. Less area of the proposed Road of 126.534 Sq. Mtrs.) Land Revenue Rs. 2.25 per year, with Occupant Class -I Rights, situated at Mauza: JARIPATKA, bearing City Survey No.-3, Sheet No. 4, Tahsil and District : NAGPUR and more particularly described in Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue/Non Agricultural Assessments, Corporation Taxes, Electricity Charges, cesses etc. payable upto date.

MANNER OF PAYMENT

RS. 21,00,000/-

(RS. TWENTY ONE LAKH ONLY) Paid by the PURCHASER to the SELLER by account payee Cheque No. 040971 drawn on Shri Kanyaka Nagrik Sahkari Bank Ltd., Chandrapur Sitaburdi Branch, Nagpur.

RS. 42,00,000/-

(RS. FORTY TWO LAKH ONLY) Paid by the PURCHASER to the SELLER by account payee Cheque bearing No. 822647 drawn on State Bank of India, Dharampeth, Nagpur.

RS. 66,00,000/-

(RS. SIXTY SIX LAKH ONLY) Paid by the PURCHASER to the SELLER by RTGS through Cheque No. 033621 drawn on Shri Kanyaka Nagrik Sahkari Bank Ltd., Chandrapur Sitaburdi Branch, Nagpur.

Praveen Singh Patel
Anil Chaudhary

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RS. 78,00,000/-

(RS. SEVENTY EIGHT LAKH ONLY) as agreed paid by the PURCHASER to the SELLER by account payee Cheque No. 033622 drawn on Shri Kanyaka Nagrik Sahkari Bank Ltd., Chandrapur Sitaburdi Branch, Nagpur to be deposited and realized by the SELLER on the Purchaser getting the sanction of the Building Plan from the concerned sanctioning Authority.

RS. 2,00,000/-

(RS. TWO LAKH ONLY) as agreed paid by the PURCHASER to the SELLER by account payee Cheque No. 033623 drawn on Shri Kanyaka Nagrik Sahkari Bank Ltd., Chandrapur Sitaburdi Branch, Nagpur

RS. 88,00,000/-

(RS. EIGHTY EIGHT LAKHS ONLY) Paid by the PURCHASER to the SELLER by way of adjustment against the Sale Consideration for the sale of Two Apartments No. 303 and 304 situated on Third Floor of the Apartment Scheme owned by the Purchaser Developers Firm known as Rajvaibhav Hills situated at Plot No. 29, Khotari Lay-out, Kachimet, Amravati Road, Nagpur excluding the stamp duty registration charges and corpus fund deposit, GST and other expenses to be incurred for registration of Agreement to sell and Sale Deed by the SELLER herein.

Rs 3,00,000/-

TDS as per the provisions of Sec.194IA of the Income Tax Act 1961.

RS. 3,00,00,000/-

RUPESS THREE CRORE ONLY

02. THAT the SELLER do hereby covenant with the PURCHASER that he has good, valid and marketable title to the property hereby sold and that he has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever.

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03. THAT the SELLER further assure the PURCHASER that the property hereby sold is his separate property, received under a Gift and belonging to him and none except himself has acquired any manner of right, title and interest of any kind whatsoever in respect of the same and the same is free from all encumbrances, charges or mortgage whatsoever.

04. That THE SELLER assures to the PURCHASER that he has done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to THE PURCHASER.

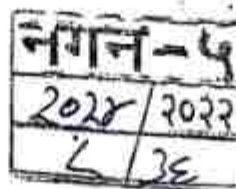
05. THAT the SELLER further assures to the PURCHASER that he has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else as on date nor the same has been given as security to anyone.

06. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASER without any interruption or disturbance by the SELLER or any person claiming through under or in trust for him and without any lawful disturbance or interruption by any other person whosoever.

07. THAT the SELLER will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER and its Partners, their heirs, successors and assigns etc. as may reasonably be required.

08. THAT the SELLER has paid upto this date all dues with respect to non-agricultural assessments, Corporation Taxes, Cesses, Electricity and Water Charges 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 SELLER undertakes to pay the same and keep the PURCHASER always indemnified against such payments.

09. THAT the SELLER has delivered the actual physical possession of the property hereby sold to the PURCHASER in vacant condition at the time of execution of this Sale Deed and the PURCHASER has taken over the same.



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10. THAT the SELLER will support any application made by the PURCHASER for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER for obtaining the mutation in respect thereof in favour of the PURCHASER in all relevant records.

11. 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 shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

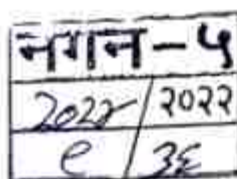
12. THAT the SELLER has delivered copy of relevant original Title Deed, other documents and papers related to the property hereby sold to the PURCHASER at the time of execution of this Sale Deed.

13. THAT the parties to this Sale Deed mutually agreed that, some portion of the land i.e. 126.534 Sq. Mtrs. will be acquired for development purposes by the Civic authorities. That in lieu of such acquisition, the authorities would offer TDR in respect of the said land to the owner i.e. SELLER here-in. The PURCHASER hereby assures and confirms that it would have no right or claim over the said TDR and the SELLER shall only have right over the same and can deal with the TDR for which the PURCHASER shall have no objection and would further co-operate and help the SELLER in all possible manner to deal with the TDR. The PURCHASER further undertakes that he would not claim any money for transfer of said TDR in favour of the SELLER.

14. THAT in case the PURCHASER is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLER or any encumbrance or charge on the same to which this sale is not subject, the SELLER will indemnify the PURCHASER in all respects.

15. That the SELLER covenants with the PURCHASER that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.

16. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are born and paid by PURCHASER.



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing Kh. No. 6/2, admeasuring about 873.466 Sq. Mtrs. (0.10 Hectares i.e. 1000.00 Sq. Mt. Less area of the proposed Road of 126.534 Sq. Mtrs.) Land Revenue Rs. 2.25 per year, with Occupant Class -I Rights, situated at Mauza: JARIPATKA, bearing City Survey No.-3, Sheet No. 4, Tahsil and District : NAGPUR and the same is bounded as under:

ON THE NORTH : 18 MT. WIDE ROAD
ON THE EAST : KRUSHNAARJUN APARTMENT
ON THE WEST : TRIMURTI APARTMENT
ON THE SOUTH : OPEN LAND OF NAWAB AND ROAD

IN WITNESS WHEREOF, We the parties said above have placed our signatures on this DEED OF SELL on the day first here-in-above at Nagpur in presence of witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

WITNESSES :



01. *[Signature]*
[Smt. Neelg H. Jaiswal]



[Signature]
SHRI ABHAY M. CHANDURKAR
SELLER

02. *[Signature]*
[Adv. Shruhi Pillare]

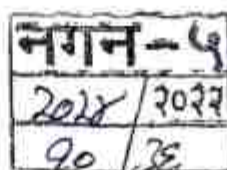
FOR M/S RAJVAIBHAV INFRA



[Signature]
SHRI PARESV V. PATEL



[Signature]
SHRI PRAKASH B. BENDE
Partners
PURCHASER



हरफार क. दिनांक (आवक क्र. ०९५२२०१०१०३०३३)

प्रमाणपत्र				
प्रमाणपत्र				
प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र
प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र	प्रमाणपत्र

॥ आरंभ ॥
[गीता]

व्यवहार	पक्ष क्रमांक	निर्दिष्ट बांधकाम/पट्टेदार(स) किंवा धार	सहाकारक
१. र.के. न.एन.ए.पी. ३७/१९८३-८८ दि. २८.१२.८८ मधील रॉडवर्धी १५३०० मी.मी.	३५	३५ [रतनलाल मोहनलाल] अनूपलाल मोहनलाल गणेशरत्नलाल मोहनलाल [सुदेशबाई मोहनलाल के.अ. २२८ दि. २५.२.९७] शरदबाईबाई त्रिपालल केदारलाल त्रिपालल हा धारी	केदारलाल के. ५०२ प्रमाणे सही- ०२/०५/९८९ न.मु.अ.अ.३ नागपूर
२. अ.प्रभिल्लाधिकारी मुलगावी अर्जुन लोचन विठ्ठल बांधा मजाला अ.५८/६८५-९९८० प्रमाणे क्षेत्र १५४.९५ मी.मी. लागू मिळवावुळे अ.अ.६३४/९२-९३.	३६	३६ [श्री. पु.सु.कोतण रतनलाल साहू के.अ. ६७४/२८८०२]	केदारलाल के. २९९ प्रमाणे सही- ०८/०२/९९३ न.मु.अ.अ.३ नागपूर
३. अ.प्रभिल्लाधिकारी मु.एल.सी. नागपूर बांधा आदेश अ.रा. मा.अ.८९-८७ दि. २७ फेब्रुवारी ९६८८ प्रमाणे क्षेत्र ४७२८.९६ मी.मी. दिल्यामुळे.	३७	३७ [श्री. विजयलाल मनोहरलाल साहू. रा. सही. के.अ. ६७२/२८८०२]	केदारलाल के. ३०० प्रमाणे सही- ०८/०२/९९३ न.मु.अ.अ.३ नागपूर
४. अ.प्रभिल्लाधिकारी नागपूर मु.एल.सी. बांधा आवेश म. रा. मा.अ.८५/८० प्रमाणे व दि. २८ जाने १९८३ ला क्षेत्र ४२८.९६ मिळवावुळे. अ.अ.६३४/९२-९३.	३८	३८ [श्री. अनूपलाल मनोहरलाल साहू के.अ. ६७४/२८८०२]	केदारलाल के. ३०१ प्रमाणे सही- ०८/०२/९९३ न.मु.अ.अ.३ नागपूर
५. वसती अ/५२ नुसार सही नं.८/५ पैकी ३.२५ एकत (१.३१६) क्षेत्र, को. वि. हाय- वॉर्ड नागपूर बांधे फाईलीवरील अटीत नं. ७५/६९ निमताने तारिख १८ मार्च १९७४ नुसार बांधे दिले (सी)	३९	३९ १ एस रामकृष्ण सुब्रह्मनियम २ एस रामनाथन एस. सुब्रह्मनियम ३ श्रीमती. पार्वती एस. सुब्रह्मनियम ४ एस राजगोपालन एस. सुब्रह्मनियम ५ श्रीमती. कायलस्मी एस. महादेवन ६ श्रीमती. विशालस्मी अमल ए. अक्षयचरण ७ श्रीमती. कल्याणी एस. सी. शंकरन ८ श्री श्री. कुन्ममुती मनोजेश एस. कुन्ममुती श्रीमती. जयलक्ष्मी गणेशन	केदारलाल के. ६३० प्रमाणे सही- ०५/०५/९९५ न.मु.अ.अ.३ नागपूर

नगिन-५	
2022	2022
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[illegible]

2021-22

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2021 पासून 31/03/2022 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती छोटी समजावी)

रसीद क्रमांक : 05/2021-22/0022563

मोहल्याचे नांव : 627, CHHAWANI - 440001

घर क्रमांक : 627

इन्टेन्स क्रमांक : 60001703 (Zone:10 Ward:60)

घर मालकाचे नांव : MR. ABHAY MANOHAR CHANDURKAR

वॉटिंग्डादाचे नांव

तारीख पासून : 01-04-2020 ला 31-03-2022 पावेतो

If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नाव / Details of Tax	वसुली / Arrears	धातु / Current	टोप / Remarks
सामान्य कर (General Tax)	9,557.00	9,557.00	Advance Payment
पाणी कर (Water Tax)	0.00	0.00	
नल्लस कर (Sewerage Tax)	4,485.00	4,485.00	Advance amount
प्रकाश कर व (Light Tax/Fire Tax)	4,325.00	4,325.00	
अग्नी सेवा कर (Fire Service Tax)	374.00	374.00	₹ 1642
नल्लस लाभ कर (Sewerage Bene. Tax)	374.00	374.00	From Year: 2022
पाणी लाभ कर (Water Bene. Tax)	374.00	374.00	To Year: 2023
पथ कर (Street Tax)	374.00	374.00	Note: Adjustment of advance amount in subsequent years is subject to revision of taxes if any in the meantime
विशेष साफाई कर (Special Conservancy Tax)	0.00	0.00	
नगर शिक्षण उपकरणां (Municipal Education Tax)	374.00	374.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
किस्को (Misc.)	2,570.00	0.00	
शैक्षणिक कर (Educn. Cess)	4,378.00	4,378.00	
ए.एस.एस. कर (E.G.S. Cess)	1,081.00	1,081.00	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
बुट (Rebate)		2,024.00	
एकूण (Grand Total)	28,266.00	23,672.00	53,580.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Fifty Three Thousands Five Hundred Eighty Only

Received Cash: 53580

दिनांक : 27/05/2021

वसूल करणाराची पूर्ण सही

Generated By: ANANT Tembhurkar

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Signature of the Official

नगरपालिका-५
2021/2022
93/35



1. **GENERAL INFORMATION**
 2. **PROJECT NAME**
 3. **PROJECT NO.**
 4. **DATE**
 5. **SCALE**
 6. **BY**
 7. **CHECKED BY**
 8. **APPROVED BY**
 9. **REVISIONS**
 10. **REMARKS**



नमन-५
 2028/2023
 98/38





2021-22

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(हिं रसिद 01/04/2021 पासून 31/03/2022 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 05/2021-22/0022563

मोहल्याचे नांव : 827, CHHAWANI - 440001

घर क्रमांक : 627

इलेक्ट्रिकल क्रमांक : 60001703 (Zone:10 Ward:60)

घर मालकाचे नांव : MRL. ABHAY MANOHAR.CHANDURKAR

वहिवतदारचे नांव

तारीख पासून : 01-04-2020 ला 31-03-2022 पावेतो

payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे माग / Details of Tax	वसुली / Arrears	धन / Current	टिप / Remarks
सामान्य कर (General Tax)	9,557.00	9,557.00	Advance Payment Advance amount: ₹ 1642 From Year: 2022 To Year: 2023 Note: Adjustment of advance amount in subsequent years is subject to revision of taxes if any in the meantime.
पाणी कर (Water Tax)	0.00	0.00	
मलनल कर (Sewerage Tax)	4,485.00	4,485.00	
प्रकाश कर (Light Tax/Tree Tax)	4,325.00	4,325.00	
अग्नी सेवा कर (Fire Service Tax)	374.00	374.00	
मलनल लाभ कर (Sewerage Bene. Tax)	374.00	374.00	
पाणी लाभ कर (Water Bene. Tax)	374.00	374.00	
फुल कर (Street Tax)	374.00	374.00	
विशेष साफाई कर (Special Conservancy Tax)	0.00	0.00	
नगर शिक्षण कर (Municipal Education Tax)	374.00	374.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
किरण (Misc.)	2,570.00	0.00	
रा.स.श.कर (Educn. Cess)	4,378.00	4,378.00	
राजपार इपी कर (E.G.S. Cess)	1,081.00	1,081.00	
मोठ्या निवासी इमारतीवरील आसनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
रुट (Rebate)		2,024.00	
एकूण (Grand Total)	28,266.00	23,672.00	53,580.00

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Fifty Three Thousands Five Hundred Eighty Only

Received Cash: 53580

दिनांक : 27/03/2021

वसूल करण्याची पूर्ण नोंद

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Full Signature of the Official

नगन-५
2028/2022
96/3E





भारत सरकार



Paresh Vrijlal Patel

DOB : 1970/08/08

MALE

XXXX XXXX 2980

Address:

S/O Vrijlal Patel, PLOT N. 75 LAXMI NIWAS,
BHANDARA ROAD, NEAR PATIDAR BHAVAN,
nagpur, LAKADGANJ, Nagpur, Maharashtra,
440008



DigiLocker
Verified



आधार-आम आदमी का अधिकार

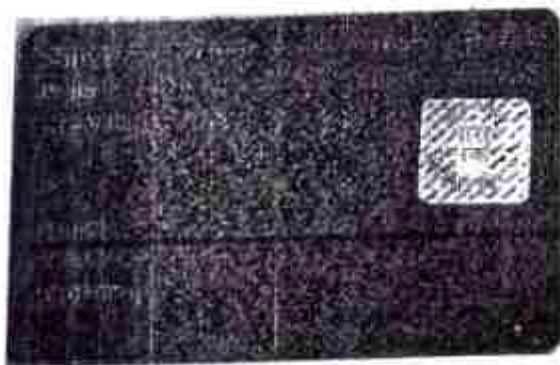


नगन-५
2022/2022
90/36






 प्रकाश बालकृष्ण बेंडे
 Prakash Balkrishna Bende
 जन्म तारीख/DOB: 28/04/1953
 लिंग/ MALE
 Mobile No: 9422123372
 9293 0606 1418
 माझो आधार, माझी ओळख



नगन-५	
2028	2022
29	38



PERMANENT ACCOUNT NUMBER

AAQPC8357E

TAXPAYER'S NAME

ASHAY MANOHAR CHANDURKAR

FATHER'S NAME

MANOHAR MANOHAR CHANDURKAR

DATE OF BIRTH

09/05/2013

SIGNATURE

Signature

COMMISSIONER OF INCOME TAX, NAGPUR

भारत सरकार

Unique Identification Authority of India

आयकर विभाग, नागपुर

नामांकन क्र. AAQPC8357E

To,
श्री अशय मनोहर चंदुरकार
Ashay Manohar Chandurkar
sahne marg
Ganesh
Pahwardhan Ground
Pahwardhan Ground Nagpur Nagpur
Maharashtra 445012
9822200424

09/05/2013



भारत सरकार
Government of India



नगन-५
2022/2023
23/3E





District Bar Association Nagpur



IDENTITY CARD

Name: SHRUTE RAMKRISHNAJI
PILLARE (Advocate)
Address: Plot no. 102, Shewani Nagar,
Near Majal Dar, Pardi,
Nagpur-440038
Contact No: +91-9873167738
Reg. No. & Date: MAN/803/2018. 08/04/2018
with Bar council of Mh. & Goa

Adv. Ramkrishnaji
Secretary D.B.A. Nagpur



Sony

Adv. Ramkrishnaji
Secretary D.B.A. Nagpur

नगन-५
2020/2022
24/28





सत्यमेव जयते
GOVERNMENT OF INDIA



Date: 28/04/2023
DOB: 28/04/1953
MALE

XXXX XXXX 2980

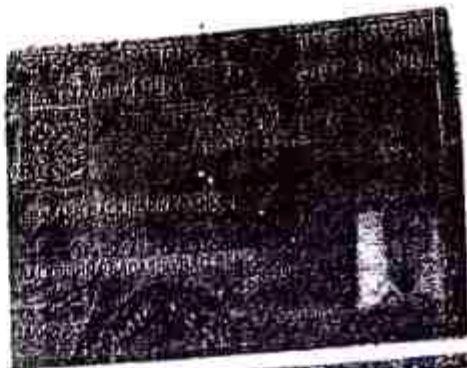
Address:

S/O. Viljal Patel Plot No. 53, KAMINIWALA
BHANDARA ROAD NEAR C.E.T. ANANDWADI
NAGPUR, LAKADUAN, Nagpur, 440008



DigiLocker
Verified

आधार-आम आदमी का अधिकार

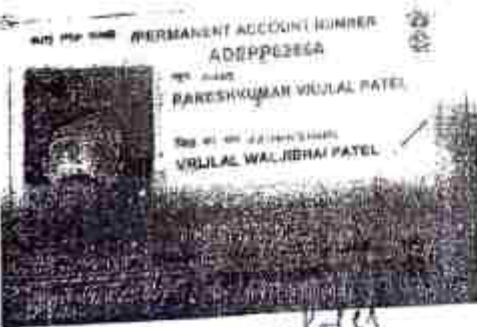


नाम: प्रकाश बाळकृष्ण डेंडे

Prakash Balakrishna Dende
J.M. 28/04/1953
G.M. MALE
Mobile No. 9422125333

9293-0606 1418

माझे आधार, माझी ओळख



Pankeshkumar Patel

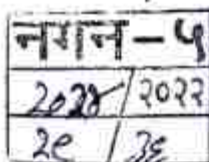
[Handwritten signature]

2028-2029
26/38



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Name	Page
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References

Plant:

नामांक-५
२०२४ / २०२२
२६ / ३६





CHALLAN
MTR Form Number-6



QAN MH01676921020122E		BARCODE		Date 30/03/2022-12:37:57		Form ID 252	
Department Inspector General Of Registration				Payer Details			
Slamo Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name NGPS ,IT NAGPUR NO 6 SUB REGISTRAR				Full Name		RAJ VAIBHAV INFRA	
Location NAGPUR				Flat/Block No.		JABPATKA	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
000045401 Stamp Duty			1800000.00		NAGPUR		
000053301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					4 4 0 0 0 1		
					Remarks (If Any)		
					SecondPartyName=SHRI ABHAY MANCHAR		
					CHANDURKAR-CA=30000000-Marketval=30000000		
			Amount In		Eighteen Lakh Thirty Thousand Rupees Only		
			Words				
			18,30,000.00				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank C/N		Ref. No	
				00040572022030023555		CKT2522314	
Cheque/DD No.:				Bank Date		RBI Date	
				30/03/2022-12:38:54		31/03/2022	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. . Date		90 . 31/03/2022	

Department ID: 9373103103
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
महाराष्ट्र न्यायपालिका दफतरी, मुंबई
महाराष्ट्र न्यायपालिका दफतरी, मुंबई

Validity unknown

Digitally signed by D. J. SUR
VIRTUAL TRE SUR
MILWAUKEE, WI
Date: 2002.04.06
13:22:01
Reason: See JTR
Go Ramon

Sl. No.	
1	(95)-268-2024
2	(95)-268-2024

Sl. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0600063674202223	04/04/2022-17:18:45	IGR387	30000.00
2	0600063674202223	04/04/2022-17:18:45	IGR387	180000.00
Total Defacement Amount				18,30,000.00

Print Date 05-04-2022 01:22:01

नगन-५३
2022/2023
39 3E





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

Receipt of Document Handling Charges

PRN 0404202207439

Receipt Date 06/04/2022

Received from MS RAJVAIBHAV INFRA, Mobile number 7122767995, an amount of Rs. 720/-, towards Document Handling Charges for the Document to be registered on Document No. 2024 dated 04/04/2022 at the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.

DEFACED

₹ 720

DEFACED

Payment Details

Bank Name SBIN

Payment Date 04/04/2022

Bank CIN 10004152022040406807

REF No. CHJ0884053

Deface No 0404202207439D

Deface Date 04/04/2022

This is computer generated receipt, hence no signature is required

नगन-५
2028/2022
33/38



288/2024
नगरपालिका 04 एप्रिल 2022 5:19 म.मं.

दस्तावेज नं. 1

नगरपालिका 34/22
दस्तावेज नं. 2024/2022

दस्तावेज नं. 2024/2022

बाजार शुल्क: रु. 2,98,73,000/-

भोवदला: रु. 3,00,00,000/-

भरनेने मुद्रांक शुल्क: रु. 18,00,000/-

डु. नि. सह. डु. नि. नगरपालिका कार्यालय

म. नं. 2024 म. दि. 04-04-2022

रोडी 5:16 म.मं. वा. दुबई केला.

सावनी: 3226

पावनी दिनांक: 04/04/2022

सादरकारणार्थ नगर: मेसर्स राजवैभव इन्फ्रा वर्क प्रा. लि. बागीचर परेड विजयलाल पटेल

नोटिफी की

म. 30000.00

दस्तावेज नं. की

रु. 720.00

प्राप्ति संख्या: 36

मकुल: 30720.00

दस्तावेज नं. कार्यालयी सही:

सहस्रमुख

सहस्रमुख निबंधक वर्ग- 2

नागपुर शहर क्र. 4

दस्तावेज नं. विहीन

मुद्रांक शुल्क: (एक) कोणावाही महानगरपालिकेच्या हद्दीत किंवा त्यातून बाहेर असलेल्या कोणावाही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये समुद्र न केलेल्या कोणावाही नागरी क्षेत्रात

मिळाले: 1 04 / 04 / 2022 05 : 16 : 34 PM ची वेळ: (सादरीकरण)

मिळाले: 2 04 / 04 / 2022 05 : 17 : 33 PM ची वेळ: (पी)

सहस्रमुख

नगर दुष्काळ निबंधक NGPS. 2

नागपुर शहर क्र. 4



04/04/2022 5:22:31 PM

इस गीतकार भाग-2

पान नं. 35/36
इस कागज: 2024/2022

इस कागज: नवम्बर 5/2024/2022
इस कागज: विहीन

क्र.सं.	पत्रकारिता के नाम व पता	पत्रकारिता का प्रकार	छायाचित्र	अंगठ्याचा ठप्पा
1	नाम: अश्विनी वसोहर बागुलकर पता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: वाडे मार्ग, धोली, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAQPC6357E	विहीन पत्रकारिता वर्ग: 63 स्वाक्षरी:		
2	नाम: मेसर्स राजवैभव इन्फ्रा लॅप्स भागीदार वरेश विजयलाल पटेल पता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: प्लॉट नं.: 45-46, ओमकार नगर चौक, शुक्ला नगर, शिवधाम मंदीर मगोर, बाबुळखेडा, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAQFR0903R	विहीन पत्रकारिता वर्ग: 51 स्वाक्षरी:		
3	नाम: मेसर्स राजवैभव इन्फ्रा लॅप्स भागीदार प्रकाश बाबूकिरण डेडे पता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: प्लॉट नं.: 45-46, ओमकार नगर चौक, शुक्ला नगर, शिवधाम मंदीर मगोर, बाबुळखेडा, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAQFR0903R	विहीन पत्रकारिता वर्ग: 67 स्वाक्षरी:		

हरीश इमार्गवज कलम देणार नकाराधीन विहीनपत्रकारिता या इमार्गवज कलम देणार नकाराधीन कलम करताना
शिफा क्र.3 ची वेळ: 04 / 04 / 2022 05:20:14 PM

ओळख:-
छापील इमार्गवज जमे विहीनपत्रकारिता की वे इमार्गवज कलम देणार नकाराधीन ओळखतात, व त्याची ओळख पटविताना

क्र.सं.	पत्रकारिता के नाम व पता	छायाचित्र	अंगठ्याचा ठप्पा
1	नाम: अश्विनी वसोहर बागुलकर वर्ग: 26 पता: भवानी नगर गाराही, नागपूर पिन नंबर: 440035		
2	नाम: नीना मनीष अचमकार वर्ग: 49 पता: खामना, नागपूर पिन नंबर: 440025		

शिफा क्र.3 ची वेळ: 04 / 04 / 2022 05:21:15 PM

सह दुय्यम निबंधक वर्ग- 2
नागपूर शहर क्र. 4

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJ VAIBHAV INFRA	eChallan	00040572022033023598	MH015769210202122E	1800000.00	SD	0000063674202223	04/04/2022
2		DHC		0404202207439	720	RF	0404202207439D	04/04/2022
3	RAJ VAIBHAV INFRA	eChallan		MH015769210202122E	30000	RF	0000063674202223	04/04/2022

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

1. Verify Scanned Document for correctness through furnished QR code after scanning.
2. Get print immediately after registration.

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

शिफा क्र.3 ची वेळ: 04 / 04 / 2022 05:21:15 PM
सह दुय्यम निबंधक वर्ग- 2
नागपूर शहर क्र. 4