

266/6400

पावती

Original/Duplicate

Thursday, November 25, 2021

नोंदणी क्र.: 39M

3:45 PM

Regn.: 39M

पावती क्र.: 9981 दिनांक: 25/11/2021

गावाचे नाव: Somalwada

दस्तऐवजाचा अनुक्रमांक: नगन3-6400-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: विराज बिल्डकॉन लॉफे भागीदार विजय ओमप्रकाश दर्गन

नोंदणी फी

रु. 30000.00

दस्त-हाताळणी फी

रु. 400.00

पुढाची संख्या: 20

एकूण:

रु. 30400.00

आपणाम मूळ दस्त, यंत्रनेष प्रिट, सूची-२ अंदाजे
4:05 PM ह्या वेळेस मिळेल.

— राज्य निबंधक, वर्ग २२
... शहर क्र. ३.

वाजार मूल्य: रु. 10143000/-

मोबदला रु. 10200000/-

भरलेले मुद्रांक शुल्क : रु. 612000/-

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

टीडी/धनादेश/पे ऑर्डर क्रमांक: 2511202108586 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

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

टीडी/धनादेश/पे ऑर्डर क्रमांक: MH009202911202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH09202911202122E	BARCODE	[Barcode]		Date	25/11/2021-11:50:48	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 NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		VIRAJ BUILDCONS		
Location NAGPUR				Flat/Block No.		PLOT NO. 9		
Year 2021-2022 One Time				Premises/Building		MOUZA SOMALWADA		
Account Head Details			Amount in Rs.	Road/Street		NAGPUR		
0030046401 Stamp Duty			612000.00	Area/Locality		NAGPUR		
0030063301 Registration Fee			30000.00	Town/City/District		NAGPUR		
				PIN		4 4 0 0 1 5		
Remarks (If Any)				SecondPartyName=SHRI GOPCHAND ALIAS GOPE BHAGCHAND BUDHWANI-				
नगन - ३ ६४०० / २०२१ १ / २० 				Amount in		Six Lakh Forty Two Thousand Rupees Only		
Total				6,42,000.00		Words		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02202292021112505339	123470183	
Cheque/DD No.				Bank Date	RBI Date	25/11/2021-11:50:48	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दृश्य निबंधक कार्यालय नोदणी कारवायाच्या दस्ताखती लागू आहे. नोदणी न कारवायाच्या दस्ताखती खदर चलन लागू नाही.

Mobile No. : 9422119476

WITHIN THE JURISDICTION OF SUB REGISTRAR OFFICE, NAGPUR (CITY)

MOUZA - SOMALWADA

SALE DEED

FOR RS. 1,02,00,000/-
(Rupees One Crore Two Lac Only)

Sheet Nos. 342, 347, City Survey No. 608,
Item No. 20.327/342, @ Rs. 39,000/- Per Sq. Mtr.

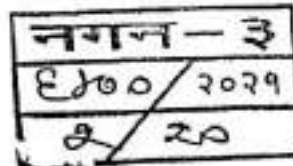
GOVT. READY RECKONER VALUE (FOR STAMP DUTY PURPOSE)
MARKET VALUE Rs. 1,01,43,000/- . STAMPS RS. 6,12,000/-

THIS SALE DEED is made and executed at Nagpur on this 25th day of
November, 2021.

BETWEEN

SHRI GOPCHAND ALIAS GOPE S/O BHAGCHAND BUDHWANI,
aged 81 years, occ. Retired, PAN. ADEPB 6048 F
r/o 12/77, Dayanand Nagar, Jaripatka, Nagpur -440 014.

hereinafter called as **VENDOR** (which expression shall unless repugnant to the
context or meaning thereof always mean and include the said Vendor, his
respective legal heirs, successors, executors, administrators and assignees) of
the **FIRST PART, AND**



VIRAJ BUILDCONS, a partnership firm, having its office at Manik Bhavan, 1st floor, Plot No. 7 & 8, Tatyapa Tope Nagar, WHC Road, Nagpur - 440015, PAN. AAUFV70279 acting through its partners ;

- 1) **SHRI VIJAY S/O OMPRAKASH DARGAN**,
age 57 years, occ. Business, PAN. ABHPD 8546 J
R/o Sai Nagar, Somalwada, Wardha Road, Nagpur- 440 025,
- 2) **SHRI RAJESHKUMAR S/O DHANRAJ BAJAJ**,
age 59 years, occ. Business, PAN. AALPB 3277 F
R/o Plot No. 368, Hanuman Nagar, Nagpur - 440 024,

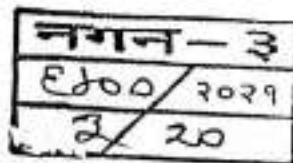
hereinafter called as **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, its respective legal heirs, successors, executors, administrators and assignees) of the **SECOND PART, AND**

WHEREAS the Vendor is an absolute owner of all that piece and parcel of land bearing **Plot No. 9**, admeasuring as per Sale Deed 270.760 Sq. Mtrs. and as per Regularization Letter of Nagpur Improvement Trust admeasuring 260.062 Sq. Mtrs. of Khasara No. 134/5, in the Malik Makbuja Layout, Nagpur, Mouza - Somalwada Sheet Nos. 342, 347, City Survey No. 608, Nagpur, Ward No. 75, Corporation House No. 1916/C/9, situated at Somalwada, Nagpur, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Nagpur, Tah. & Dist. Nagpur. AND

WHEREAS originally the aforesaid entire Khasara No. 134/5 was belonged to Shri Namdeo S/o Dhondba Mohile & Others. AND

WHEREAS, Shri Namdeo S/o Dhondba Mohile & Others sold the land to Shri Shrikant S/o Kailash Pathak & 14 Others including the Vendor by virtue of registered sale deed dated 25/02/1986 which is registered on 25/02/1986 in the Office of Sub - Registrar Nagpur No. 1 having Registration No. 391. AND

WHEREAS, thereafter Shri Shrikant S/o Kailash Pathak & Other 14 divided their respective shares by way of various plots by virtue of registered Partition Deed dated 28/08/2002 which is registered on the same date in the office of Sub-Registrar Nagpur No. 9 having registration No. 3475-2002. AND



WHEREAS the said property came under the unauthorized layout of Govt. namely as 1900 layout under the Gunthewari Act and the Govt. has handed over the development activities done through Nagpur Improvement Trust and Nagpur Improvement Trust has issued a demand note of Rs. 1,71,598/- for the said property in favour of the Vendor. AND

WHEREAS thereafter the Vendor deposited and paid the amount demanded by Nagpur Improvement Trust on 10/09/2015. AND

WHEREAS thereafter Nagpur Improvement Trust duly issued a Regularization Letter in favour of the Vendor vide Permit No. BE(WEST)/271, dated 29/10/2015. AND

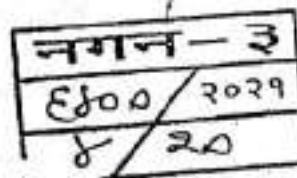
WHEREAS for various reasons and other good causes the Vendor has now decided to sell the said property to any interested buyer and to utilize the sale proceeds thereof in his best interests and for the benefit of his family members. AND

WHEREAS the Purchaser is being interested in buying the same and having got knowledge of the intention of the Vendor to sell the property, the Purchaser offered to purchase the same for a valuable sale consideration. AND

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair and reasonable, the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total sale consideration of Rs. 1,02,00,000/- (Rupees One Crore Two Lac Only).

AND WHEREAS the Purchaser is desirous of owning the said Plot No. 9 and the Vendor willing to sell the same to the Purchaser for the valuable sale consideration of Rs. 1,02,00,000/- (Rupees One Crore Two Lac Only). and the Purchaser has seen the site and have satisfied with respect to the title of Vendor to the said plot of land to the extent of the document shown by the Vendor.

WHEREAS The Purchaser has paid the sale consideration of the said property to the Vendor as such the Purchaser requested the Vendor to execute the sale deed in favour of the Purchaser and the Vendor has conceded to such request of the Purchaser and decided to execute the sale deed of said property in favour of the Purchaser.



NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS

- 1) That the sale consideration of a Total Sum of Rs. 1,02,00,000/- (Rupees One Crore Two Lac Only) has been paid by the Purchaser to the Vendor in following manners.

MODE OF PAYMENT

- a) Rs. 1,00,98,000/- Rupees One Crore Ninety Eight Thousand Only
Paid by D.D. No. 000115, Dt. 25/11/2021,
Drawn On HDFC Bank
- b) Rs. 1,02,000/- Rupees One Lac Two Thousand Only
TDS as per Income Tax Act, Section 194 I A

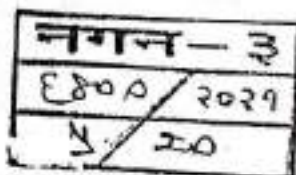
Rs. 1,02,00,000/- (Rupees One Crore Two Lac Only).
Total paid consideration

as such the Purchaser has paid full and final sale consideration of Rs. 1,02,00,000/- (Rupees One Crore Two Lac Only) to the Vendor a receipt whereof the Vendor does hereby acknowledge. And now nothing is to be taken to the vendor from the Purchaser.

- 2) In sale consideration thereof the Vendor does hereby Grant, convey and or transfer the said property for ever to hold the same by the Purchaser as absolute owner thereof and free from all encumbrances and or charges whatsoever.

3. THE VENDOR DOES COVENANT WITH THE PURCHASER AS FOLLOWS:

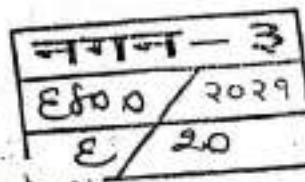
- a) The property hereby sold and or transferred shall be subject to the terms and condition which may or may not be incorporated in this deed but are incorporated in the original Sale deed and the same are binding on the Purchaser.
- b) The property hereby sold shall be quietly entered into upon, held enjoy and to receive there from the rent, profits by the Purchaser hereafter without any interruption and or disturbance by the Vendor or any other person claiming through him.



- c) The Vendor has done no act whereby the property hereby conveyed or sold is encumbered in any manner any where till this date or whereby the Vendor is debarred from transferring the same.
- d) The said plot and interest hereby sold is subsists and the Vendor has absolute rights and power to transfer the same to the Purchaser.
- e) The Vendor has paid all the dues with respect to the Corporation Taxes, and other charges, cessess, land revenue and any other Govt. or Semi Govt. dues accuring till the date of this sale deed
- f) The Vendor has no objection if the Purchaser mutates its name over the property hereby conveyed in all the relevant records wherever found necessary.
- g) The Vendor has delivered actual physical possession of the said property to the Purchaser on today in vacant condition and delivered all Original title deeds to the Purchaser.
- h) The description of the property hereby sold shall be taken to be correctly described in the schedule hereunder written and any misstatement, error and or omission if detected the same shall not annul this sale but all such misstatement, error and or omission shall always be subject to the correction by the Parties hereto.
- i) The Vendor has produced all the necessary documents such as mutated Akhive Patrika in the name of Vendor, Regularization Letter of Nagpur Improvement Trust, up to date paid Corporation Tax Receipt, at the time of registration of this sale deed.
- j) That the vendor has paid all dues and all other taxes levied on the said Property up to date of the Sale deed.

4. THE PURCHASER DOES HEREBY COVENANT WITH THE VENDOR AS FOLLOWS :

- a) The Purchaser shall hereafter get its name mutated in all the relevant records wherever found necessary and for which the Vendor has no objection.

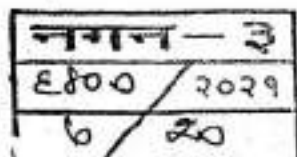


- b) The Purchaser shall hereafter regularly pay all the taxes, cesses, land revenue and other Govt. or semi Govt. dues with respect to its property as may be assessed from time to time from the date of this sale deed.
- c) The Purchaser shall always abide the zonal rules of construction made by the Nagpur Municipal Corporation and Nagpur Improvement Trust, Maharashtra Airport Development Authority and any other Government Authority.
- d) The Purchaser has paid the total cost of the said property and as such Purchaser is the absolute owner of the said property and has heritable and transferable rights thereto.
- e) That, the said property is free from any loan, lien, charge, attachment or any other encumbrance(s) whatsoever. That, there is no pending litigation pertaining to the said property before any court, legal forum or adjudicating authority(ies), restricting the authority, right and legal sanctity of the Vendor to transact this deed and to convey transfer and assign the said property in favour of the Purchaser without any encumbrances.
- f) In case of any dispute, matter will be settle mutually or in court of law having Jurisdiction of Nagpur.
- 5) The expenses on account of stamp duty, registration fees and other charges is borne & paid by the Purchaser.

SCHEDULE

DESCRIPTION OF THE PROPERTY HEREBY SOLD

All that piece and parcel of land bearing Plot No. 9, admeasuring as per Sale Deed 270.760 Sq. Mtrs. and as per Regularization Letter of Nagpur Improvement Trust admeasuring 260.062 Sq. Mtrs. of Khasara No. 134/5, in the Malik Makbaja Layout, Nagpur, Mouza - Somalwada Sheet Nos. 342, 347, City Survey No. 608, Nagpur, Ward No. 75, Corporation House No. 1916/C/9, situated at Somalwada, Nagpur, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Nagpur, Tah. & Dist. Nagpur and bounded as under :-



मालमत्ता पत्रक

मालमत्ता पत्रक					६४
मुद्रा/पेस : सोवतकाका		तालुका/प.पु.का. १,प.पु.का.२ मागपुर			जिल्हा : मागपुर
मदर मुताबत कमील	मिद संबर	मार्ग संबर	क्षेत्र पॉ.सी.	पादपानिधार	पादपानिधार दि.संख्या कायदापत्रांदा किंवा भूकमीकां तपवित्त जमीन ह्याका कायदापत्रांनी ती मिदत वेळ
६४८			५४४४.८०	६४४४	

सुविधाधिकार	पोस्ट डिप्लोमा मे.सा.सा.सी.एन.डी. १५८-१५९/२००५ योजना दि. २८.३.०५ अतिरिक्त अभिलेख सुविधा अधिकार प्राप्त कर वासनाईस कर, ५००/दि.१०.१२.०५/एनटीएस/१५९/२००५ दि. ६ मार्च २००६ कार्ये पदातीत अर्जाद्वारे वासनाईस कर प्राप्त कर वासनाईस अर्जा दि. ३०.०५.२००६ दि. ३.६.०६
टक्कापा मुक्त कारखाना	
वर्ष: १९९९	कोटी
पट्टीदार	
दस्तावेज	
दस्तावेज	

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नगन - ३
६०० / २०२१
९ / २०







Nagpur Improvement Trust

(Regularization of Unauthorized Construction/Plot/Layout)

Permit for Regularisation of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No. 10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : BENWASH 271

Case No. : 200306064594

Dated : 29/OCT/2015

Layout No. : 1900/Som/2853

Name of Applicant / Plot Holder	GOPCHAND BHAGCHAND BUDHWANI		
Address	12/77, DAYANAND NAGAR JARIPATKA, NAGPUR -14		
Application No. & Date	Application No. 146795 dt. Aug 29, 2002		
Mouza & Khasra	Somalwada-134/5		
Name of Layout	Malik Makbuja		
Plot Number	9		
Plot Area	As per Sale Deed	270.7600 (Sq.m)	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 28-AUG-2002 > Rs 1000.00 10-SEP-2015 => Rs 171599.00
Regularized Area	260.0620 (Sq.m)		
Built up Area	(Sq.m)		
Regularised san	(Sq.m)		
User for which the plot is regularised.	Residential	Subject to condition that N.O.C. be obtained from Airport Authority.	
Plot Area to be surrendered to NIT	10.6980 (Sq.m)		
Area of Construction to be demolished	(Sq.m)		

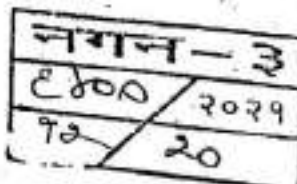
Schematic Plan

Reference :-

- 1) Plot Boundary Shown Thus
- 2) Area Surrendered to N.I.T. For Road Widening

DIMENSIONS OF PLOT IN METERS :-

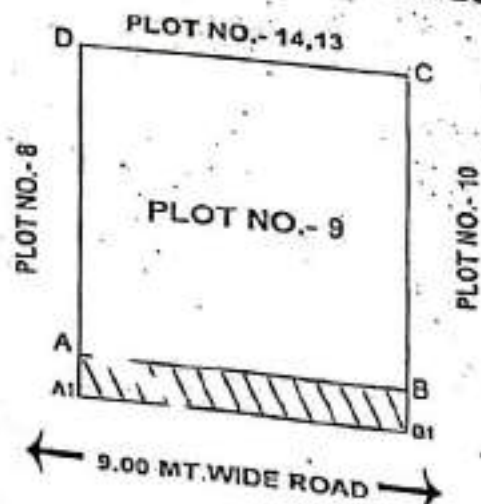
AA1 = 0.75 MT.	AB	14.250	MT.
BB1 = 0.75 MT.	BC	18.250	MT.
	CD	14.250	MT.
	DA	18.250	MT.



PLOT AREA AS PER SALEDEED	270.7600	Sq. M.
DEDUCT AREA FOR M. TANGENT,		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	10.697	Sq. M.
NET AREA REGULARIZED	260.062	Sq. M.



Scale: N.T.S.



अर्जदाराने दिनांक १२.२००१ पूर्वी पाडण्यात आलेले व हस्तांतरित करण्यात आलेले भूखंडाचा पुरावा व सादर केलेले हमीपत्र याचे आधारे

हे नियमितीकरण खालील अटी व शर्तीवर करण्यात येत आहे.

१) महाराष्ट्र शूटिंगरी विकास (नियमाधीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) अन्वये हा भूखंड अक्षयिक पापरामध्ये रूपांतर केले असल्याचे मानण्यात येतो म्हणून भूखंड धातूकाने अक्षयिक आकारणीची शुल्काचा भरणा तहसिलदार यांचे कडे करावा. मात्र या अधिनियमाचे कलम ३ (२) च्या नुसार नियमाधीन करण्यामुळे, जमिनीच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधीन करण्यापूर्वी त्याच्या धारकांकडे नसलेला असा मालकी हक्क किंवा दावा प्रदान केला जात नसल्याने नगर भुमापन कार्यालयाने आखिव पत्रिकेमध्ये नोंद घेण्यापूर्वी रेव्हन्यू रेकार्ड नुसार भूखंडधारकाची नियमितीकरण पूर्वी पासून मालकी हक्काची तपासणी करून आखिव पत्रिकेत नोंद घ्यावी.

अक्षयिक करचा भरणा करून शासनाचे सक्षम प्राधिकरणाकडून अशी नोंद "आखिव पत्रिकेत" आल्यानंतर त्याची साक्षात्कारित प्रत जोडून नाहरकत प्रमाण पत्र / नावाची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर सुधार प्रत्यास मध्ये स्विकारल्या जातील.

२) हे नियमितीकरण पु.एल.सी. / सक्षम अधिकरण / न्यायालय / नगर भुमापन / व इतर ठिकाणचे दावे असल्यास भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणाचा प्रभाव राहणार नाही. तसेच अर्जदाराने दिलेल्या माहितीमध्ये काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

३) अर्जदाराने नागपूर सुधार प्रत्यासचे नाहरकत प्रमाण पत्र घेतल्या शिवाय भूखंडाची विक्री/गहाण/हस्तांतरण विक्रीपर कर नये.

४) पूर्व परवानगी शिवाय भूखंडाचे विभाजन / एकत्रीकरण व इमारतीचे बांधकाम करू नये. रितसर इमारत परवाना (परिशिष्ट ड) घेऊन बांधकामास सुरवात करावी व परिशिष्ट 'क' / 'ग' / 'ह' प्रमाणे सुचना देऊन बांधकाम पूर्ण झाल्यानंतर परिशिष्ट 'क' प्रमाणे इमारत भोगबट प्रमाणपत्र प्राप्त करावे.

५) नकाशात पिचलया रंगाने दाखविलेले बांधकाम काढण्याची प्रक्रीया तसेच रस्त्याकरिता लागणा-या जागेचा तावा अर्जदाराने ३० दिवसात नागपूर सुधार प्रत्यासला हस्तांतरित करावयाचा आहे. मात्र तसे न केल्यास कोणतीही पूर्वसुचना न देता नागपूर सुधार प्रत्यास तर्फे कार्यवाही करण्यात येईल.

६) विकास नकाशातील आरक्षणे / रस्ते इत्यादीकरिता नागपूर सुधार प्रत्यासने घेतलेल्या जमिनीकरीता हस्तांतरणीय विकास हक्क/तुकसान भरपाई/पर्यायी भूखंड देण्याची जबाबदारी प्रत्यासची नाही. (कलम ३ (२) ग)

७) अभिन्यासामधील उपार्जित होण्याच्या प्रशमन शुल्काच्या रकमेच्या मर्यादित विन पुरवठ्या व्यतिरिक्त पायाभूत सुविधा पुरविण्यात येतील. असे शुल्क विकास नकाशातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रत्यास खर्च करेल. (कलम ६ (१)) मात्र भूखंडाचे क्षेत्रफळ / उपलब्धता / पोचमार्ग इत्यादी करिता नागपूर सुधार प्रत्यास जबाबदार राहणार नाही.

Encl:



200306064594

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to:

1. Executive officer, Nagpur Improvement Trust
 2. The Divisional officer WEST
- Nagpur Improvement Trust for information with a copy of regularised plans for record.

नगन-३
६००/२०२१
९३/२०





2020-21

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रशिब 01/04/2020 पासून 31/03/2021 यावेळी काढली जाईल त्यामुळे कापरस्कारा ती खोटी समजली)

रसीद क्रमांक : 02/2020-21/0345705

गोळा कारी नांव :

1916/C/9, PLOT NO 9 MALI MAKUJA KH.NO
134/5, KHAMLA BLOCK 2

पर क्रमांक : 1916/C/9

इवेक्स क्रमांक : 075121973 (Zone I Ward 75)

पर मालकाचे नाव : SHRI GOPCHAND BHAGCHAND BUDHWANI

वसिवाट्याचे नांव

तारीख पासून : 01-04-2014 का 31-03-2021 यावेळी.

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

कराचे नांव / Details of Tax	पुढावा / Arrears	चालू / Current	टीप / Remarks
साधारण कर (General Tax)	11,429.00	3,089.00	
पाणी कर (Water Tax)	2,108.00	2,108.00	
मलजल कर (Sewerage Tax)	6,235.00	1,685.00	
प्रकाश कर इ. (Light Tax/Free Tax)	368.00	140.00	
आग्नेय सेवा कर (Fire Service Tax)	520.00	140.00	
मलजल लाभ कर (Sewerage Bene. Tax)	444.00	140.00	
पाणी लाभ कर (Water Bene. Tax)	444.00	140.00	
राज्य कर (Street Tax)	444.00	140.00	
विशेष साफाई कर (Special Conservancy Tax)	0.00	0.00	
नगरपालिका उपकरण (Municipal Education Tax)	444.00	140.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
विरगळ (Misc.)	0.00	0.00	
शिक्षण (Educ. Cess)	3,117.00	842.00	
रोजगार हंगी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या विवासी इमारतीवरील मालमनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
घुट (Rebate)		0.00	
एकूण (Grand Total)	25,551.00	8,562.00	34,113.00

एकूण रक्कम अक्षरीत (In words total Rs.) Rupees Thirty Four Thousands One Hundred Thirteen Only

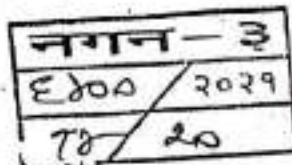
Cheque # 085860 Drawn on UNION BANK OF INDIA, Dated 25-02-2021

दिनांक : 25/02/2021

Generated By: Kiran

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

Full Signature of the Official



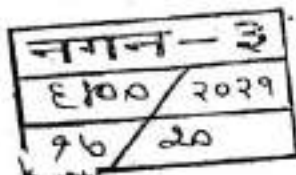
नगन-३	
६००	२०२१
१६	२०



[illegible]

Results

Prize





CHALLAN
MTR Form Number-6



GRN	MH009202011202122E	BARCODE	Date		25/11/2021-11:50:48	Form ID	25.1
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Registration Fee			Payer Details				
Office Name			NGP3_JT NAGPUR NO 3 SUB REGISTRAR		TAX ID / TAN (If Any)		
Location			NAGPUR		PAN No.(If Applicable)		
Year			2021-2022 One Time		Full Name		
Account Head Details			Amount In Rs.		Flat/Block No.		
0030046401 Stamp Duty			612000.00		Premises/Building		
0030063301 Registration Fee			30000.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SecondPartyName=SHRI GOPCHAND ALIAS GOPE BHAGCHAND		
					BUDHWANI-		
					Amount In		
					Six Lakh Forty Two Thousand Rupees Only		
					Words		
					FOR USE IN RECEIVING BANK		
Payment Details			BANK OF INDIA		Bank CIN		
Cheque/DD Details					Ref. No.		
Cheque/DD No.					02202292021112505339		
Name of Bank					123470183		
Name of Branch					Bank Date		
					RBI Date		
					25/11/2021-11:50:48		
					Not Verified with RBI		
					Bank-Branch		
					BANK OF INDIA		
					Scroll No. , Date		
					Not Verified with Scroll		



Department ID :

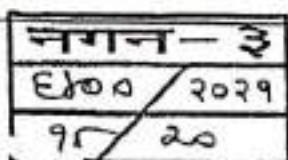
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9422119476

सदर धलन कोदक दुय्यम निबधक कार्यालय मोदणी कार्यालया दस्तोखती लागू आहे. मोदणी न कार्यालया दस्तोखती सदर धलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-268-6400	0004370695202122	25/11/2021-15:45:27	IGR385	30000.00
2	(IS)-268-6400	0004370695202122	25/11/2021-15:45:27	IGR385	612000.00
Total Defacement Amount					6,42,000.00



Print Date 25-11-2021 03:51:34

266/6400

गुरुवार, 25 नोव्हेंबर 2021 3:45 बजे.

वस्तु घोषवारा भाग-1

नगर 3 90120

दस्ता क्रमांक: 6400/2021

दस्ता क्रमांक: नगर 3 /6400/2021

वाजार मूल्य: रु. 1,01,43,000/-

मीबदला: रु. 1,02,00,000/-

घरसेमे मुद्रांक शुल्क: रु.6,12,000/-

डु. नि. सह. डु. नि. नगर 3 वांघे कार्यासयात

ज. क्र. 6400 घर दि. 25-11-2021

रोजी 3:44 बजे. वा. हजर केला.

पावती: 9981

पावती दिनांक: 25/11/2021

सावरकरगाराचे नाव: विराज बिल्डरॉन ठरु भाभीवार विजय श्रेमप्रकाश दर्शन

नौदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पुढांची संख्या: 20

दस्त हजर करणाऱ्याची सही:

एकुण: 30400.00

सह मुख्य निबंधक, वर्ग-2

नागपूर शहर क्र. 3.

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटके क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

निष्ठा क्र. 1 25 / 11 / 2021 03 : 44 : 14 PM ची वेळ: (सादर करण)

निष्ठा क्र. 2 25 / 11 / 2021 03 : 45 : 16 PM ची वेळ: (फी)

सह मुख्य निबंधक, वर्ग-2

नागपूर शहर क्र. 3.



25/11/2021 3 51:05 PM

सह सुव्ययम भाग-2

नमूना 3 20/20

सह सुव्ययम: 6400/2021

सह सुव्ययम: नमूना 3/6400/2021

सहायक प्रकार: विक्रीपत्र

अनु क्र.	पदाधारणे नाव व पत्ता	पदाधारणा प्रकार	छायाचित्र	संगठनाचा ठसा
1	नाम: सोपिचंद भागचंद कुधलाणी पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. 9373534477, रोड नं. रा. 12/77 स्वतंत्र नगर जरीपटका नागपूर, महाराष्ट्र, NAGPUR. पिन संख्या: ADBP86048F	मिहून घेणार वय: 81 स्वाभारी:		
2	नाम: विराज बिज्जकॉन तर्फे भागीदार विजय ओमप्रकाश दर्जन पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. 9373534477, रोड नं. रा. 12/77 स्वतंत्र नगर जरीपटका नागपूर, महाराष्ट्र, NAGPUR. पिन संख्या: AAUFV7027Q	मिहून घेणार वय: 81 स्वाभारी:		
3	नाम: विराज बिज्जकॉन तर्फे भागीदार राजेशकुमार धनराज मजरा पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. 9422145372, रोड नं. रा. 12/77 स्वतंत्र नगर जरीपटका नागपूर, महाराष्ट्र, NAGPUR. पिन संख्या: AAUFV7027Q	मिहून घेणार वय: 81 स्वाभारी:		

सह सुव्ययम करून घेणार सहायकीय विक्रीपत्र या दस्तऐवज करून घेणा-याची ओळख करून देण्याचे कसब करतात.
शिक्का क्र. 3 ची वेळ: 25 / 11 / 2021 03 : 48 : 08 PM

आलेख:-

आलेखीय इतर असे विविधित करण्यात येते ते दस्तऐवज करून देणा-याची ओळख करून देण्याची ओळख पटविताना

अनु क्र. पदाधारणे नाव व पत्ता

1 नाम: राधक राजेशकुमार मजरा --
वय: 25
पत्ता: इनुमान नगर, नागपूर
पिन संख्या: 440009

2 नाम: पंकज दामोदर मजरा --
वय: 40
पत्ता: Lokhande Nagar Nagapur
पिन संख्या: 440022



सह सुव्ययम निर्बंधक, वर्ग-2
नागपूर शहर क्र. 3

छायाचित्र संगठनाचा ठसा



शिक्का क्र. 4 ची वेळ: 25 / 11 / 2021 03 : 50 : 00 PM

शिक्का क्र. 5 ची वेळ: 25 / 11 / 2021 03 : 50 : 25 PM नोंदणी पुस्तक 1 मध्ये

सह सुव्ययम निर्बंधक, वर्ग-2,
नागपूर शहर क्र. 3.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRAJ BUILDCONS	eChallan	02202292021112505339	MH009202911202122E	612000.00	SD	0004370695202122	25/11/2021
2	VIRAJ BUILDCONS	eChallan		MH009202911202122E	30000	RF	0004370695202122	25/11/2021
3		DHC		2511202108586	400	RF	2511202108586D	25/11/2021

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

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नमूना 3 मुकाब

सह सुव्ययम निर्बंधक

मागील कार्यालया येते कि,

या सहायक एवज ... घेणे आहेत

6400 / 2021

सह सुव्ययम निर्बंधक, वर्ग-2

नागपूर शहर क्र. 3

Scanned with CamScanner