

270/10070

पावती

Original/Duplicate

Monday, December 28, 2020

नोंदणी क्र.: 39म

11:18 AM

Regn.: 39M

पावती क्र.: 11626 दिनांक: 28/12/2020

गावाचे नाव: पिपळा

दस्तऐवजाचा अनुक्रमांक: नगन7-10070-2020

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: स्वामी बिल्डीर्स एन्ड डेव्हलपर्स तर्फे भागीदार श्री. निमीन भाग्योत्तराव उपरे..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण

रु. 30720.00

आपणास मूळ दस्त, बॅबनेल प्रिंट, सूची-२ अंदाजे
11:38 AM ह्या वेळेस मिळेल.सह दुय्यम निदेश NGR-2
नागपूर ग्रामिण क्र. ७

बाजार मूल्य: रु. 44660000/-

मोबदला रु. 96700000/-

भरलेले मुद्रांक शुल्क : रु. 2901000/-

1) देयकाचा प्रकार: DHC रकम: रु. 720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2612202008077 दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009024680202021E दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN MH009024680202021E		BARCODE		Date 25/12/2020-18:20:38		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		SWAMI BUILDERS AND DEVELOPERS	
Location NAGPUR							
Year 2020-2021 One Time				Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		2901000.00		Road/Street		MOUZA PIPLA	
0030063301 Registration Fee		30000.00		Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 3 4	
				Remarks (If Any)			
				SecondPartyName=SHRI RAVI MADAN KASHIKAR-			
Total		29,31,000.00		Amount In		Twenty Nine Lakh Thirty One Thousand Rupees Only	
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				09103332020122518980		2650676328	
Cheque/DD No.				Bank Date		RBI Date	
				25/12/2020-18:21:37		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुरयम निबंधक कार्यालयत मोदणी करारव्याख्या लानु आहे. मोदणी न करारव्याख्या दस्तावेजी सदर चालन लागू नसती.

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Mobile No. : 9823211700

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SALE DEED VALUED AT RS. 9,67,00,000.00 ONLY
(RUPEES NINE CRORE SIXTY SEVEN THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 4,46,60,000.00 ONLY)

Zone/Item No. 11.4 Page 1322 @ Rs. 4,400/- PSM BULK LAND (ASR 2020-21)

THIS SALE DEED is made on this 26 Day of DECEMBER, 2020
BETWEEN :

Contd. . .

(1) **SHRI. RAVI S/o MADAN KASHIKAR**, Aged 76 Years, Occupation - Agriculturist, Income Tax PAN ACYPK2618N & AADHAR UID 5019 6738 3498, Resident of Behind Magan Wadi, Ram Nagar, Wardha, Pin Code No. 442001, District - WARDHA;

(2) **MRS. VARSHA W/o MADHAV SHEMBEKAR**, Aged 71 Years, Occupation - Agriculturist, Income Tax PAN ACAPS9717Q & AADHAR UID 9714 3459 6951, Resident of 57, PMG Housing Society, Madhav Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR;

(3) **MRS. SHUBHANGI W/o MAKRAND SAOJI**, Aged 62 Years, Occupation - Agriculturist & Business, Income Tax PAN ACAPS9752K & AADHAR UID 4354 5722 0583, Resident of Plot NO. 7, Giripeth, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR;

(4) **MRS. JAYMALA W/o VIJAY KASHIKAR**, Aged 67 Years, Occupation - Housewife, Income Tax PAN AARPK6381R & AADHAR UID 7997 7023 6061, Resident of Flat No. 401, Dinkar Apartments, Tikekar Road, Dhantoli, Nagpur, Pin Code No. 440012, Tahsil and District - NAGPUR;

(5) **MRS. PRATIMA W/o DILIP RODI**, Aged 52 Years, Occupation - Agriculturist, Income Tax PAN AATPR1787L & AADHAR UID 7638 1280 7126, Resident of Plot No. 12-A, Ramkrishna Housing Society, Narendra Nagar, Nagpur, Pin Code No. 440015, Tahsil and District - NAGPUR;

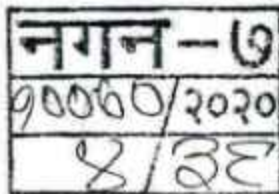
(6) **SHRI. MANISH S/o LAXMAN AURANGABADKAR**, Aged 42 Years, Occupation - Agriculturist, Income Tax PAN AHEPA8922E & AADHAR UID 2544 1273 7716, Resident of Plot No. 28, Dandige Layout, Shankar Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR;

(7) **SHRI. ASHISH S/o LAXMAN AURANGABADKAR**, Aged 36 Years, Occupation - Agriculturist, Income Tax PAN AJQPA6287J & AADHAR UID 2334 2226 8581, Resident of Plot No. 28, Dandige Layout, Shankar Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR;

(8) **SHRI. VIJAY S/o BALWANT UMALKAR**, Aged 57 Years, Occupation - Agriculturist, Income Tax PAN AAHPU8776E & AADHAR UID 7106 8488 0823, Resident of Flat No. 301, Janardan Apartments, Aath Rasta Chowk, Laxmi Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR; AND

(9) **SHRI. VISHAL S/o BALWANT UMALKAR**, Aged 50 Years, Occupation - Agriculturist, Income Tax PAN AAMPU8659D & AADHAR UID 9672 1044 9762, Resident of Plot No. 90, Near Shree Ram Mandir, Ram Nagar, Nagpur, Pin Code No. 440033, Tahsil and District - NAGPUR;

hereinafter all jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS**, as well as their respective heirs, legal representatives, administrators, executors, successors and assigns of the **ONE PART**.



AND

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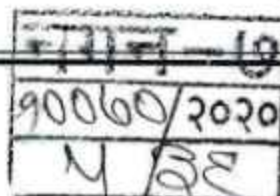
M/S. SWAMI BUILDERS AND DEVELOPERS, A Partnership Firm, having its Office at Godrej Anandam, F-3, Ganeshpeth, Nagpur-440018 and acting through its Partner **SHRI. NITIN S/o MAROTRAO UPARE**, Aged 40 Years, Occupation – Business, Income Tax PAN AAOPU6035F & AADHAR UID 2700 4008 0485, Resident of Sneha Nagar, Gajanan Maharaj Mandir Road, Chandrapur, Pin Code No. 442401, Tahsil and District – CHANDRAPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendors jointly own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.43 Hectare, Rental Rs. 12.00, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described schedule hereunder written; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.43 Hectare, Rental Rs. 12.00, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Parasram Mahadev Wagh, being his separate property and the same is also accordingly mutated in his name in all relevant record; AND

WHEREAS the aforesaid Shri. Parasram Mahadev Wagh left for heavenly abode on 17-07-1997 consequent upon his death the said property devolved upon his Widow Smt. Zingubai Parasram Wagh, 3 sons namely Shri. Murlidhar Parasram Wagh, Shri. Keshao Parasram Wagh and Shri. Naresh Parasram Wagh and 4 married daughters namely Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the said Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge relinquished all their rights, title and interest in the said property in favour of Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh, Shri. Keshao Parasram Wagh and Shri. Naresh Parasram Wagh, by a Deed of Relinquishment Dated 24-01-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 605 on even date; AND



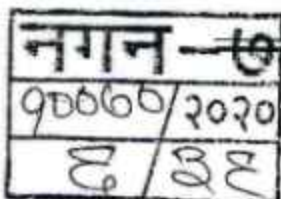
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WHEREAS the aforesaid Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh, Shri. Naresh Parasram Wagh and Shri. Keshao Parasram Wagh executed a Partition Deed on 09-09-2004 and in terms of which the aforesaid property comprising Eastern Portion of Kh. No. 122 having an area of 1.62 Hectares (4.00 Acres) of Mouza Pipla came to the share of Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh and Shri. Naresh Parasram Wagh and remaining portion i.e. Western Portion of Kh. No. 122 having an area of 0.81 Hectares (i.e. 2.00 Acres) of Mouza - Pipla came to the share of Shri Keshao Parasram Wagh and the said Partition Deed is duly registered in the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 5838/04 on 13-09-2004; AND

WHEREAS, by an Agreement dated 24-02-2004, the aforesaid Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh and Shri. Naresh Parasram Wagh have agreed to sell their land admeasuring 1.62 Hectares to Shri. Mukesh Gaurishankar Agrawal, Shri. Dinesh Gaurishankar Agrawal, Shri. Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal upon the several terms and conditions. By the aforesaid Agreement the aforesaid Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh and Shri. Naresh Parasram Wagh have further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said Shri. Mukesh Gaurishankar Agrawal, Shri. Dinesh Gaurishankar Agrawal, Shri. Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal or the nominee(s) appointed by them; AND

WHEREAS the said Shri. Mukesh Gaurishankar Agrawal, Shri. Dinesh Gaurishankar Agrawal, Shri. Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal dropped the idea of purchasing the said property and after due consultation with the said Smt. Zingubai Parasram Wagh, Shri. Murlidhar Parasram Wagh and Shri. Naresh Parasram Wagh, they have jointly transferred the aforesaid property by way of Sale to Shri. Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, (the Vendor No. 2 named hereinabove) Mrs. Pratima Dilip Rodi, (the Vendor No. 5 named hereinabove) Shri. Ravi Madan Kashikar, (the Vendor No. 1 named hereinabove) Mrs. Jaymala Vijay Kashikar, (the Vendor No. 4 named hereinabove) Shri. Laxmanrao Prabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji (the Vendor No. 3 named hereinabove) jointly, by a Sale Deed Dated 05-12-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3372 on even date; AND

WHEREAS, the aforesaid Shri. Keshao Parasram Wagh had agreed to sell his property comprising 0.81 Hectare comprising Western portion of Kh. No. 122 to M/s. Vaishnavi Estate upon the several terms and conditions. By the aforesaid Agreement the aforesaid Shri. Keshao Parasram Wagh has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said M/s. Vaishnavi Estate or the



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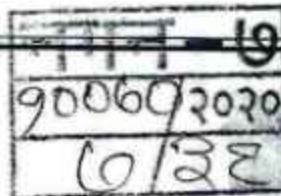
nominee(s) appointed by them. Accordingly a General Power of Attorney dated 10-01-2005 was executed in favour of (1) Sandeep Ramdas Pendke and (2) Shri. Tushar Chandrabhan Padgilwar which is duly registered S.R. 10, Book No. 1, Sr. No. 184 on 11-01-2005; AND

WHEREAS the said M/s. Vaishnavi Estate dropped the idea of purchasing the said property and further contracted to sell the said property to M/s Shrikrushnarpan Builders and Developers. However in turn said M/s Shrikrushnarpan also dropped the ideal to purchase the property. Subsequently, the aforesaid Shri. Keshao Parasram Wagh alongwith M/s. Vaishnavi Estate and M/s. Shrikrushnarpan Builders and Developers, as Consentors jointly transferred the aforesaid property comprising Western Portion of Kh. No. 122 having an area of 0.81 Hectares by way of Sale to Shri. Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, (the Vendor No. 2 named hereinabove) Mrs. Pratima Dilip Rodi, (the Vendor No. 5 named hereinabove) Shri. Ravi Madan Kashikar, (the Vendor No. 1 named hereinabove) Mrs. Jaymala Vijay Kashikar, (the Vendor No. 4 named hereinabove) Shri. Laxmanrao Prabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji (the Vendor No. 3 named hereinabove) jointly, by a Sale Deed Dated 05-12-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3371 on even date; AND

WHEREAS consequent upon the death the aforesaid Shri. Balwant Motiram Umalkar his death his 1/7th share and interest in the said property devolved upon his 2 sons namely Shri. Vijay Balwant Umalkar and Shri. Vishal Balwant Umalkar (the Vendors No. 8 and 9 named hereinabove); AND

WHEREAS consequent upon the death the aforesaid Shri. Laxmanrao Prabhakar Aurangabadkar his death his 1/7th share and interest in the said property devolved upon his 2 sons namely Shri. Manish Laxman Aurangabadkar and Shri. Ashish Laxman Aurangabadkar (the Vendors No. 6 and 7 named hereinabove). As a result therefore the Vendors have now become the Joint/Co-owners of the aforesaid property comprising Kh. No. 122 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in their names in 7/12 Extract; AND

WHEREAS for variety of reasons and other good causes the aforesaid Vendors have now jointly decided to sell ALL THAT Piece and Parcel of Agricultural land having an area of 1.62 Hectares (i.e. 4.00 Acres) out of Khasra No. 122 of MOUZA – PIPLA, P.S.K. 38, having a total area of 2.43 Hectare (i.e. 6.00 Acres) Rental Rs. 12.00, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR to any willing buyer and to utilise the Sale Proceeds in their own interests and for the benefits of their respective family members; AND



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WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors have agreed to sell the aforesaid property to the Purchaser for a total valuable consideration of Rs. 9,67,00,000/- (Rupees Nine Crore Sixty Seven Lakh) Only upon the following terms and conditions.

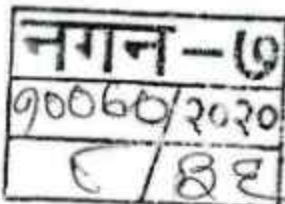
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

That in pursuance of the said Agreement and in consideration of a total sum of Rs. 9,67,00,000/- (Rupees Nine Crore Sixty Seven Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipts whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of Agricultural land having an area of 1.62 Hectares (i.e. 4.00 Acres) out of Khasra No. 122 of MOUZA – PIPLA, P.S.K. 38, having a total area of 2.43 Hectare (i.e. 6.00 Acres) Rental Rs. 12.00, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipia in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owners therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

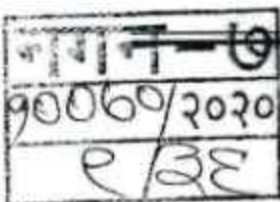
MANNER OF PAYMENT :

Rs. 85,71,429=00 (Rupees Eighty-Five Lakh Seventy-One Thousand Four Hundred Twenty-Nine) Only paid by the Purchaser to the Vendors (Favoring Shri. Ravi Madan Kashikar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 85,71,429=00 (Rupees Eighty-Five Lakh Seventy-One Thousand Four Hundred Twenty-Nine) Only paid by the Purchaser to the Vendors (Favoring Mrs. Varsha Madhav Shembekar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.



- Rs. 85,71,429=00 (Rupees Eighty-Five Lakh Seventy-One Thousand Four Hundred Twenty-Nine) Only paid by the Purchaser to the Vendors (Favoring Mrs. Shubhangi Makrand Saoji) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 85,71,429=00 (Rupees Eighty-Five Lakh Seventy-One Thousand Four Hundred Twenty-Nine) Only paid by the Purchaser to the Vendors (Favoring Mrs. Jaymala Vijay Kashikar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 85,71,429=00 (Rupees Eighty-Five Lakh Seventy-One Thousand Four Hundred Twenty-Nine) Only paid by the Purchaser to the Vendors (Favoring Mrs. Pratima Dilip Rodi) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 42,85,714=00 (Rupees Forty-Two Lakh Eighty-Five Thousand Seven Hundred Fourteen) Only paid by the Purchaser to the Vendors (Favoring Shri. Manish Laxman Aurangabadkar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 42,85,714=00 (Rupees Forty-Two Lakh Eighty-Five Thousand Seven Hundred Fourteen) Only paid by the Purchaser to the Vendors (Favoring Shri. Ashish Laxman Aurangabadkar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 42,85,714=00 (Rupees Forty-Two Lakh Eighty-Five Thousand Seven Hundred Fourteen) Only paid by the Purchaser to the Vendors (Favoring



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Shri. Vijay Balwant Umalkar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 42,85,714=00 (Rupees Forty-Two Lakh Eighty-Five Thousand Seven Hundred Fourteen) Only paid by the Purchaser to the Vendors (Favoring Shri. Vishal Balwant Umalkar) by Transfer ID No. SW111220/SDMC9299604 Dated 11-12-2020 drawn on AXIS Bank, Ravinagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 51,39,250=00 (Rupees Fifty-One Lakh Thirty-Nine Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Shri. Ravi Madan Kashikar) by Cheque No. 011214 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 51,39,250=00 (Rupees Fifty-One Lakh Thirty-Nine Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Varsha Madhav Shembekar) by Cheque No. 011215 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 51,39,250=00 (Rupees Fifty-One Lakh Thirty-Nine Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Shubhangi Makrand Saoji) by Cheque No. 011216 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 51,39,250=00 (Rupees Fifty-One Lakh Thirty-Nine Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Jaymala Vijay Kashikar) by Cheque No. 011217 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

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Rs. 51,39,250=00

(Rupees Fifty-One Lakh Thirty-Nine Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendors (Favoring Mrs. Pratima Dilip Rodi) by Cheque No. 011218 Dated 26-12-2020

Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 25,69,625=00 (Rupees Twenty-Five Lakh Sixty-Nine Thousand Six Hundred Twenty-Five) Only paid by the Purchaser to the Vendors (Favoring Shri. Manish Laxman Aurangabadkar) by Cheque No. 011220 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

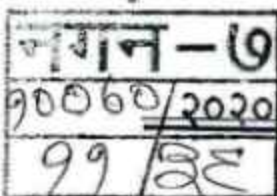
Rs. 25,69,625=00 (Rupees Twenty-Five Lakh Sixty-Nine Thousand Six Hundred Twenty-Five) Only paid by the Purchaser to the Vendors (Favoring Shri. Ashish Laxman Aurangabadkar) by Cheque No. 011221 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 25,69,625=00 (Rupees Twenty-Five Lakh Sixty-Nine Thousand Six Hundred Twenty-Five) Only paid by the Purchaser to the Vendors (Favoring Shri. Vijay Balwant Umalkar) by Cheque No. 011222 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 25,69,625=00 (Rupees Twenty-Five Lakh Sixty-Nine Thousand Six Hundred Twenty-Five) Only paid by the Purchaser to the Vendors (Favoring Shri. Vishal Balwant Umalkar) by Cheque No. 011224 Dated 26-12-2020 Drawn on AXIS Bank, Ravinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 7,25,250=00 (Rupees Seven Lakh Twenty-Five Thousand Two Hundred Fifty) Only deducted by the Purchasers from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 0.75% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 9,67,00,000=00 (TOTAL RUPEES NINE CRORE SIXTY SEVEN LAKH ONLY)



Contd. . .

(2) THAT THE VENDORS do hereby covenant with the PURCHASER as follows:-

i) THAT Vendors do hereby covenant that they have good, valid and marketable title to their aforesaid property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever.

ii) THAT the Vendors further assures to the Purchaser that the property hereby sold is the separate property belonging to them alone and none except them has got any manner of right, title or interest whatsoever in respect of the same.

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

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.

v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and their heirs, legal representatives, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendors have today delivered the actual physical possession of aforesaid property hereby sold to the Purchaser in vacant condition and the Purchaser have taken over the possession of the same.

vii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

नगन-७
१००६९२०२०
१२/३६



THAT the Vendors does hereby state and declare that their title to aforesaid property is, clear, marketable, heritable and transferable without any restriction or limitation of any nature whatsoever. In case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any predecessor in-title or any encumbrance or charge to which this sale is

not subject, the Vendors of this transaction shall rectify and make good of the same out of his own cost and expenses from his other properties and shall keep the Purchaser fully indemnified against any loss/damages.

ix) THAT the Vendors is the absolute Owner of aforesaid property with unrestricted rights of alienation of the same, and that other than the Vendors, no other Person(s) have any right, title, interest and/or claim of whatsoever nature in or upon the said property and he is absolutely entitled to deal with his aforesaid property as he may deem fit without any legal impediment(s) or any other impediment(s) or disability(ies) of whatsoever nature.

x) The Vendors have not alienated the said property in any manner whatsoever nor any other arrangement(s) for development or otherwise of the aforesaid property with any other person(s), nor they have issued any power(s) of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with or develop the said property in any manner howsoever.

xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchasers but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

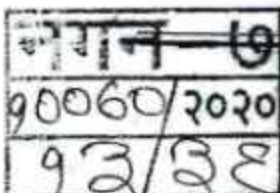
xii) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xiii) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion for development purpose.

xiv) THAT the Vendors covenants with the Purchaser that the property hereby agreed to be sold are not under any reservation/ acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant that he does not hold total agricultural land more than prescribed Ceiling Limits.

xv) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser.

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



Contd. . .

xvii) THAT the Purchaser shall hereafter pay the land revenue and all other outgoings, charge, as may be levied by the Revenue Authority on the said property and shall always keep the Vendors indemnified against the same.

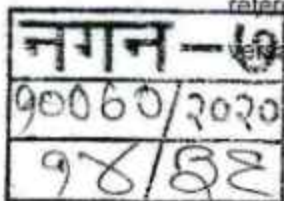
xviii) THAT the Purchaser shall mutate their names in revenue record as the absolute Co-owners of the property hereby purchased.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendors hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the aforesaid property and /or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchasers in relation to the said property or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/ or initiated against the Purchaser.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been borne and paid by the Purchaser.

(4) THAT the Parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(5) THAT wherever in this Deed of Sale/Conveyance the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice



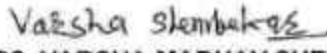
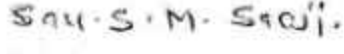
SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land having an area of 1.62 Hectares (i.e. 4.00 Acres) out of Khasra No. 122 of MOUZA – PIPLA, P.S.K. 38, having a total area of 2.43 Hectare (i.e. 6.00 Acres) Rental Rs. 12.00, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST - KHASRA NO. 121,
 ON THE WEST - KHASRA NO. 123,
 ON THE NORTH - REMAINING PART OF KHASRA NO. 122,
 ON THE SOUTH - KHASRA NO. 124.

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

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (RAVI MADAN KASHIKAR)
02			2)  (MRS. VARSHA MADHAV SHEMBEKAR)
03			3)  (MRS. SHUBHANGI MAKRAND SAOJI)

नगन-७
 १००६०/२०२०
 १५/३३



Contd. . .

04



4) Sav-Jaymala V. Kashikar.
(MRS. JAYMALA VIJAY KASHIKAR)

05



5) *Sanp Rodi*
(MRS. PRATIMA DILIP RODI)

06



6) *Manish A*
(MANISH LAXMAN AURANGABADKAR)

07



7) *Ashish*
(ASHISH LAXMAN AURANGABADKAR)

08



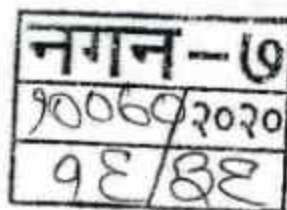
8) *Vijay B Umalkar*
(VIJAY BALWANT UMALKAR)

09



9) *Vishal*
(VISHAL BALWANT UMALKAR)

VENDORS



Contd. . .

10



FOR M/S. SWAMI BUILDERS AND
DEVELOPERS


(NITIN MAROTRAO UPARE)

Partner

PURCHASER

WITNESSES :-

I





WITNESS NO. (1)

(AKASH D. CHAWLA)

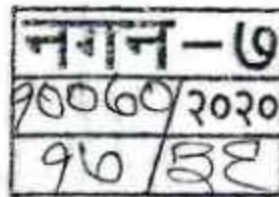
II





WITNESS NO. (2)

(Ravi Thanni)



1

नगन-७
१००६०/२०२०
१८/६६



1



महाराष्ट्र शासन
गाव नमुना सात
अधिकार अभिलेख पत्रक

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

गाव :- पिपळा तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 2894 व दिनांक : 13/08/2020
भूमापन क्रमांक व उपविभाग : 122

भूमापन क्रमांक व उपविभाग 122	भूधारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकता	हे.आर.चौ.मी	वर्षा माधव शेंबेकर				(785)	1187
जिरायत	2.43.00	प्रतिभा दिलीप रोडी				(785)	कुळाचे नाव
बागायत	-	जयमाला विजय काशिकर				(785)	इतर अधिकार
तरी	-	रवी भद्रन काशिकर				(785)	इतर
वरकत	-	शुभांगी मकरंद सावजी				(785)	दि. 01/09/2006 खरेदी प्रमाणे (785)
इतर	-	सत्यमन प्रभाकर औरंगाबादकर				(2764)	
एकूण क्षेत्र	2.43.00	मनिस लक्ष्मण औरंगाबादकर				(2764)	
पोट-खराब (सागवडीस अयोग्य)	-	आशिष लक्ष्मण औरंगाबादकर				(2764)	
वर्ग (अ)	-	बळवंत मोलिराम उमाळकर	2.43.00	12.00		(2894)	
वर्ग (ब)	-	विजय बळवंत उमाळकर				(2894)	
एकूण पो.ख.	0.00.00	विशाल बळवंत उमाळकर				(2894)	
आकारणी	12.00	सामाईक क्षेत्र	2.43.00	12.00			
जुडी किंवा विशेष	-						
आकारणी	-						
जून फेरफार क्र. (785),(2645)							सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव :- पिपळा तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 2894 व दिनांक : 13/08/2020
भूमापन क्रमांक व उपविभाग : 122

पिकाखालील क्षेत्राचा तपशील											सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र											निर्मळ पिकाखालील क्षेत्र			
घटक पिके व प्रत्येकाखालील क्षेत्र														
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2020-21	खरीप							सोयाबीन		2.4000	घराई पड	0.0300		

"या प्रमाणित प्रतीसाठी की दृष्टीन मिलात."
दिनांक :- 25/12/2020
सांकेतिक क्रमांक :- 200900901084300001220201506



(नाब :- विकास रामेश्वर सावरकर)
तलाठी साक्षात :- पिपळात :- नागपूर (ग्रामीण) जि :- नागपूर

नगन-७
२००६०/२०२०
१९/१९



नगन-७
१००६७/२०२०
२०/३८



वर्ष: 2020-21

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव: पिपळा

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी एकूण	लागवडी योग्य पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर	जि.प. शा. प.	एकूण
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)	(८)
खाते क्रमांक 1187	आशिष लक्ष्मण औरंगाबादकर , जयमाला विजय काशिकर , प्रतिभा दिलीप रोडी , मनिष लक्ष्मण औरंगाबादकर , रवी मदन काशिकर , वर्षा माधव शेंबेकर , विजय बळवंत उमाळकर , विशाल बळवंत उमाळकर , शुभांगी मकरंद सावजी .	0.0000	2.43.00	12	0	0	0	0	12	12
संयुक्त खाते	एकूण	2.43.00	0.0000	2.43.00	12	0	0	0	12	12

"या प्रमाणित प्रतीसाठी फी म्हणून ₹१०० रुपये मिळाले"
दिनांक :- 25/12/2020
सांकेतिक क्रमांक :- 27090009010843000101220202307



(नाव :- विकास रामेश्वर सावरकर)
तलाठी साक्षा :- ता :- नागपूर (ग्रामीण) जि :- नागपूर

ग्राम अधिकारी

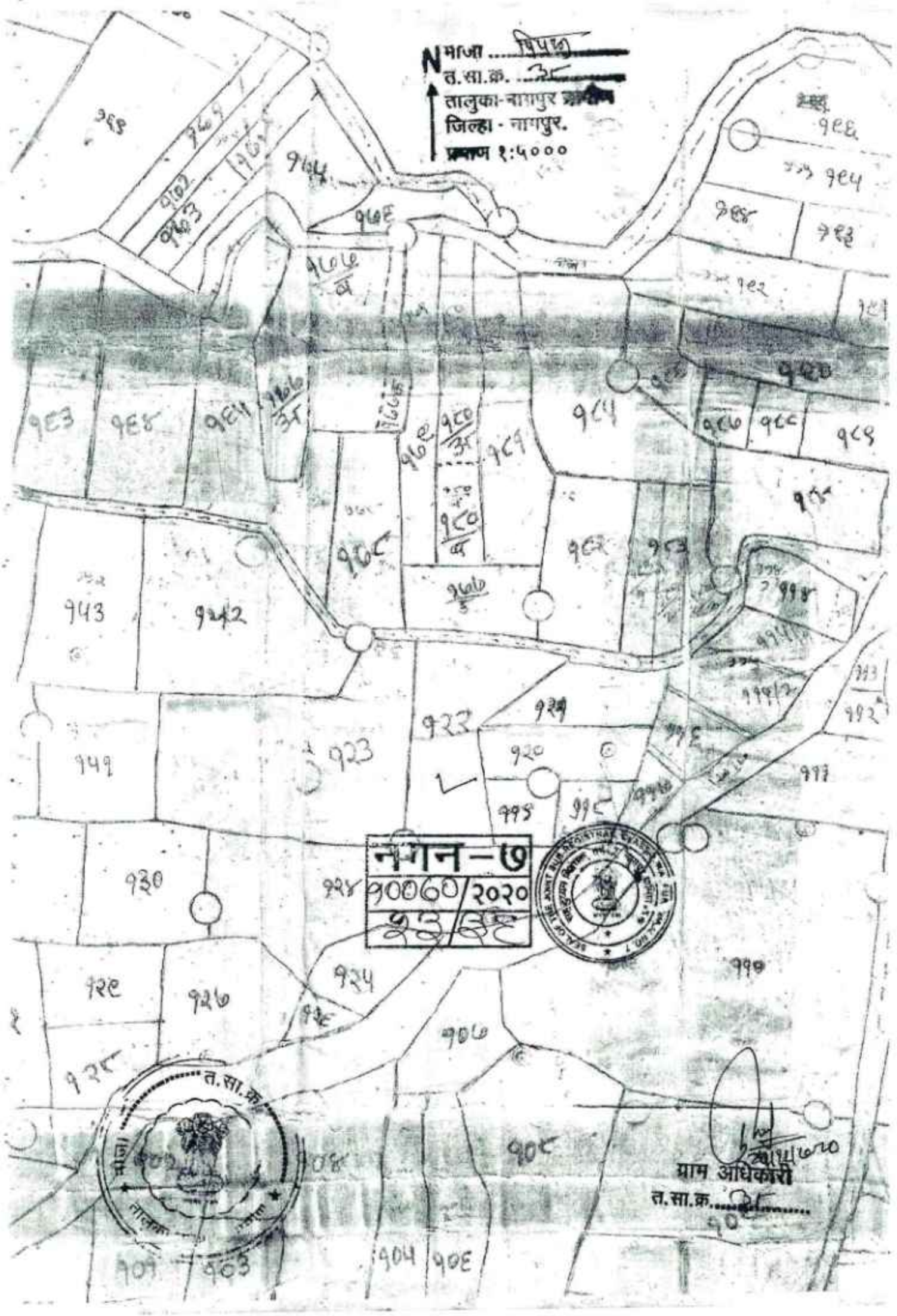
नगन-७
१००६०/२०२०
२९/१२



नगन-७
१००६०/२०२०
२२/३६



N माळा विपदा
 त.सा.क्र. ३८
 तालुका-नागपुर जिल्हा-नागपुर.
 प्रमाण १:५०००



नमन-७
 १००६०/२०२०
 २३/३८



ग्राम अधिकारी
 त.सा.क्र. ३८

नगन-७
१००६०/२०२०
२४/३६



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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 :- न.र./भा.न./नामप्रविष्टा/५२०४

दिनांक : १४/१२/२०२०.

प्रति,

श्री. विशाल बळवंत उमाळकर इतर सातवाराप्रमाणे,
रा. प्लॉट नं. ९०, राम नगर, राम मंदिर जवळ, नागपूर-४४००३३.

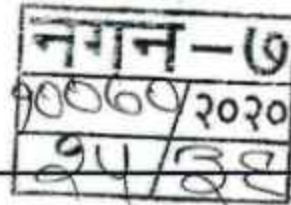
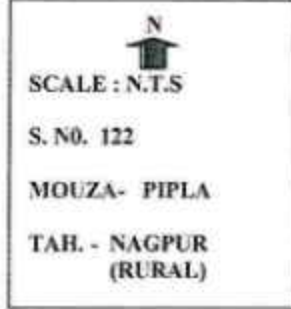
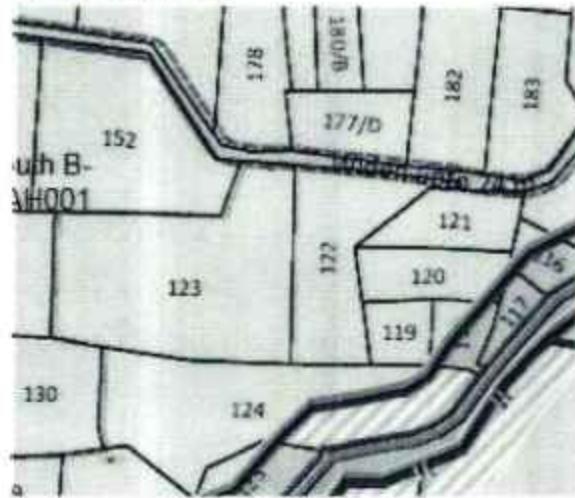
विषय :- मौजा पिपळा, खसरा क्र. १२२, तह. नागपूर (ग्रामिण), जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक ११/१२/२०२० चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

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

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- South B Sector.

झोन :- "निवासी & 24.0 m. Road Widening"

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारात परवानगी म्हणून उपयोग करता येणार नाही.

२) सदर 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 मुळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.

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

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण

14/12/2020

नगन-७
१००६०/२०२०
बिह/बिह



भारत सरकार
GOVERNMENT OF INDIA

वर्षा माधव शेंबेकर
Varsha Madhav Shembekar
जन्म वर्ष / Year of Birth: 1948
लिंग / Gender: Female

5019 6738 3498

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address
W/O रवी काशीकर, र.६,
वार्ड नं. १५, समनवाडी नगर,
माथे, राम नगर, बंधा, पंधा,
महाराष्ट्र - 442001

57 पीएमजी हाउसिंग
सोसाइटी, पीएमजी हास
जवळ माधव नगर, शंकर
नगर, शंकर नगर, नागपूर
महाराष्ट्र, 440010

Aadhaar - Aam Admi ka Adhikar

स्थायी खाते क्रमांक / PERMANENT ACCOUNT NUMBER
ACYPK2618N

नाम / NAME
RAVI MADAN KASHIKAR

पिता या मातेचे नाव / FATHER'S NAME
MADAN MADHARAO KASHIKAR

जन्म तारीख / DATE OF BIRTH
26-04-1944

आधार अधिकारी, पंधा
COMMISSIONER OF RECORDS & SURVEY, PANDHA

भारत सरकार
GOVERNMENT OF INDIA

वर्षा माधव शेंबेकर
Varsha Madhav Shembekar
जन्म वर्ष / Year of Birth: 1948
लिंग / Gender: Female

9714 3459 6951

आधार - सामान्य माणसाचा अधिकार

Varsha shembekar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address
57 पीएमजी हाउसिंग
सोसाइटी, पीएमजी हास
जवळ माधव नगर, शंकर
नगर, शंकर नगर, नागपूर
महाराष्ट्र, 440010

57 PMG housing society, near
PMG hall madhav nagar,
Shankar Nagar, Shankar
Nagar, Nagpur
Maharashtra, 440010

Aadhaar - Aam Aadmi ka Adhikar

स्थायी खाते क्रमांक / PERMANENT ACCOUNT NUMBER
ACAP59717Q

नाम / NAME
VARSHA MADHAV SHEMBEKAR

पिता या मातेचे नाव / FATHER'S NAME
VASANT DNYANESH

जन्म तारीख / DATE OF BIRTH
02-03-1948

आधार अधिकारी, पंधा
COMMISSIONER OF RECORDS & SURVEY, PANDHA

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

नॉटिफिकेशन क्रमांक / Notification No: 1218/17517/03/124

पत्ता: Address
श्री. रवी माधव शेंबेकर
Bhaskar Mahadik Road
W/O Madhav M. Shembekar
A/2, Thakur Road, Ch. and
Nagar, Nagpur
Bhaskar Mahadik Road
Nagpur
Maharashtra 440010
440010

Ref: 124/194/2000/180007/17

आपला आधार क्रमांक / Your Aadhaar No.:
4354 5722 0583

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

वर्षा माधव शेंबेकर
Varsha Madhav Shembekar
जन्म वर्ष / Year of Birth: 1948
लिंग / Gender: Female

4354 5722 0583

स्थायी खाते क्रमांक / PERMANENT ACCOUNT NUMBER
ACAP59717Q

नाम / NAME
VARSHA MADHAV SHEMBEKAR

पिता या मातेचे नाव / FATHER'S NAME
VASANT DNYANESH

जन्म तारीख / DATE OF BIRTH
02-03-1948

आधार अधिकारी, पंधा
COMMISSIONER OF RECORDS & SURVEY, PANDHA

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नॉटिफिकेशन क्रमांक / Notification No: 0635/13927/01/115

पत्ता: Address
श्री. रवी माधव शेंबेकर
Bhaskar Mahadik Road
W/O Madhav M. Shembekar
A/2, Thakur Road, Ch. and
Nagar, Nagpur
Bhaskar Mahadik Road
Nagpur
Maharashtra 440010
440010

Ref: 124/194/2000/180007/17

आपला आधार क्रमांक / Your Aadhaar No.:
4354 5722 0583

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

वर्षा माधव शेंबेकर
Varsha Madhav Shembekar
जन्म वर्ष / Year of Birth: 1948
लिंग / Gender: Female

4354 5722 0583

स्थायी खाते क्रमांक / PERMANENT ACCOUNT NUMBER
ACAP59717Q

नाम / NAME
VARSHA MADHAV SHEMBEKAR

पिता या मातेचे नाव / FATHER'S NAME
VASANT DNYANESH

जन्म तारीख / DATE OF BIRTH
02-03-1948

आधार अधिकारी, पंधा
COMMISSIONER OF RECORDS & SURVEY, PANDHA

नगन-७
१००६०/२०२०
१७/६६





भारत सरकार
Unique Identification Authority of India
Government of India

सामंजस ईआर / Enrollment No: 12078077302406

श्री.
विनायक बाबू उमाकर
Vinaayak Babur Umakar
S/O: Balwant Umakar
Aan No. 92,
Maha Raju Nagar, Naga
University Campus,
University Campus, Naga
Maharashtra 440003
9022291719

Ref: 1987/21/83432/304279/P



9672091185F7



आपका आधार क्रमांक / Your Aadhaar No.:

9672 1044 9762

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



विनायक बाबू उमाकर
Vinaayak Babur Umakar
जन्म ति. / Year of Birth: 1972
पुरुष / Male



9672 1044 9762

आधार - आम आदमी का अधिकार

आधार - आम आदमी का अधिकार
PERMANENT ACCOUNT NUMBER
AAMP08800
श्री. विनायक
SERIAL BALWANT UMALKAR
श्री. विनायक - आपका आधार
BALWANT MOTILAL UMALKAR
आधार नं. / Aadhaar No.: 20-08-1972
आधार - आम आदमी का अधिकार
GOVERNMENT OF INDIA



भारत सरकार
Government of India



विनायक बाबू उमाकर
Vinaayak Babur Umakar
जन्म ति. / DOB: 05/07/1980
पुरुष / MALE

Unique ID: 9672091185F7

2700 4008 0485

VID: 9137 3328 8049 7199

माझी आधार, माझी ओळख



भारत सरकार
Unique Identification Authority of India



पता:
विनायक बाबू उमाकर, श्री. विनायक, महा राजू नगर,
महा राजू नगर, नगा,
महाराष्ट्र - 440003

Address:
S/O: Balwant Umakar, Sneh Nagar, Gajanan
Maharaj Mandir Road, Chandrapur,
Chandrapur, Maharashtra - 440003



2700 4008 0485

VID: 9137 3328 8049 7199

1047

help@uidai.gov.in

www.uidai.gov.in

नगन-७
१००६०/२०२०
२९/३९



MAHARASHTRA MOTOR DRIVERS LICENSE

DL No: MH51 18848912945 DOB: 14-06-1984
Valid Till: 12-06-2025 (RT)

FORM 7
RULE 18 (C)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOV
MCWG 14-06-1984
LNV 14-06-1984

DOB: 14-06-1984 SG:

Name: AKASH CHAWLA
S/D/W of DHARAMDASI
Add: PLOT NO. 53, PREM NIWAS,
CHITRAVIS LAYOUT, BYRAMJI TOWN,
KATOL ROAD, NAGPUR,
PIN: 440013

Signature & ID of
Issuing Authority: MH51 2014174

Signature/Thumb
Impression of Holder

भारत सरकार, Government of India

राहुल कन्हैयालाल थानवी
Rahul Kanhaiyalal Thanvi
जन्म तिथि/DOB: 15/06/1986
पुरुष/ MALE

Download Date: 25/12/2023

Issue Date: 26/03/2018

7457 6241 2420
VID : 9190 2556 0860 8045

मेरा आधार, मेरी पहचान

भारत सरकार, Government of India

पत्ता:
S/O कन्हैयालाल थानवी, फ्लैट नं 301, साई अनेंद
अपार्टमेंट, कोठी रोड महाल नगपुर, महाराष्ट्र - 440032

Address:
S/O Kanhaiyalal Thanvi, flat no 301, sai
anand apartment, kothli road mahal nagpur,
Mahal, Nagpur,
Maharashtra - 440032

7457 6241 2420
VID : 9190 2556 0860 8045

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

नगन-७
90060/2020
30/38



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)	
Valuation ID : 202012267907	26 December 2020,04:52:34 PM
मूल्यांकनाचे वर्ष :	2020
जिल्हा :	नागपूर
तालुका :	नागपूर (ग्रामीण)
गावाचे नाव :	नीजा : पिपळा 58
क्षेत्राचे नाव :	Influence Area
मूल्य विभाग/उपमूल्य विभाग :	11/11.4
सर्वे नंबर/गट नंबर :	122
मिळकतीचा प्रकार :	खुली
मिळकतीचे क्षेत्र :	16200 चौ. मीटर Bulk Land
वार्षिक मूल्य दर	
तक्यानुसार	Rs.4400 /-
जमिनीचा दर	
Zone Change Primary Notification:	No
जमीन बिनशेती झाली	Rs.4400 /-
नाही.जमिनीचा दर:	
वापराचा दाखला इतर	
प्रथम विक्री	
Applicable Rules :	16 व
1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =4400/-	
500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 4400	
=2200000/-	
2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =3520/-	
1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 3520	
=5280000/-	
3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =2640 /-	
2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2640	
=5280000/-	
4. 12200चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 40 % मूल्य दर =1760/-	
12200चौ. मीटर क्षेत्रासाठी मूल्य = 12200 * 1760	
=21472000/-	
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य	
=2200000 + 5280000 + 5280000 + 21472000	
= Rs.34232000/-	

Home Print

नगन-७
१००६०/२०२०
८९/२८



नगन-७
२०२०





DEFACED
₹2931000.00
DEFACED

नगन-७
१००६०/२०२०
३३/३६



Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-270-10070	0004188142202021	28/12/2020-11:18:29	30000.00
2	(IS)-270-10070	0004188142202021	28/12/2020-11:18:29	2901000.00
Total Defacement Amount				29,31,000.00

न्याय-७

	२०२०





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

Receipt of Document Handling Charges

PRN 2612202008077

Receipt Date 28/12/2020

Received from SWAMI BUILDERS AND DEVELOPERS, Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 10070 dated 28/12/2020 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur

DEFACED

₹ 720

DEFACED

Payment Details

Bank Name IBKL

Payment Date 26/12/2020

Bank CIN 10004152020122607420

REF No. 2655194544

Deface No 2612202008077D

Deface Date 28/12/2020

This is computer generated receipt, hence no signature is required.

नगन-७
१००६०/२०२०
३३/३३



270/10070

सोमवार, 28 डिसेंबर 2020 11:18 म.पू.

दस्त गोपवारा भाग-1

नगन7

दस्त क्रमांक: 10070/2020

दस्त क्रमांक: नगन7 /10070/2020

बाजार मूल्य: रु. 4,46,60,000/-

मोबदला: रु. 9,67,00,000/-

भरलेले मुद्रांक शुल्क: रु.29,01,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयत

अ. क्र. 10070 वर दि.28-12-2020

रोजी 11:17 म.पू. बा. हजर केला.

पावती:11626

पावती दिनांक: 28/12/2020

सादरकरणाचे नाव: स्वामी बिल्डीस एन्ड डेव्हलपर्स तर्फे
भागीदार श्री. नितीन मारोतराव उपरे. .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्र. ७

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 28 / 12 / 2020 11 : 17 : 26 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 12 / 2020 11 : 18 : 20 AM ची वेळ: (फी)

सह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्र. ७





28/12/2020 11:28:39 AM

दस्त गोपबारा नाम-2

मनन7

3413E

दस्त क्रमांक:10070/2020

दस्त क्रमांक:मनन7/10070/2020

दस्ताचा प्रकार:-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. रवी मदन काशीकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: मंगल बाडी अथा बाहुला, राम नगर, वर्धा , महाराष्ट्र, वर्धा, पिन नंबर:ACYPK2618N	मिहून देणार वय :-76 स्वाक्षरी:-		
2	नाव:श्री. वर्धा माधव शेंबेकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: 57, पीएमसी हाऊसिंग सोसायटी, माधव नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:ACAPS9717Q	मिहून देणार वय :-71 स्वाक्षरी:-		
3	नाव:श्री. सुभाषी मकरंद साबजी .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 7, गिरीपेठ, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:ACAPS9752K	मिहून देणार वय :-62 स्वाक्षरी:-		
4	नाव:श्री. जयमाता विजय काशीकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 401, दिनकर अपार्टमेंट, टिकेकर रोड, धंजोनी, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAAPK6381R	मिहून देणार वय :-67 स्वाक्षरी:-		
5	नाव:श्री. प्रतिभा दिनीप रोडी .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 12-ए, रामकृष्ण हाऊसिंग सोसायटी, गेरेड नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAATPR1787L	मिहून देणार वय :-52 स्वाक्षरी:-		
6	नाव:श्री. मनिष लक्ष्मण औरंगाबादकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 28, दांडीचे वेळकड, शंकर नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAHEPA8922E	मिहून देणार वय :-42 स्वाक्षरी:-		
7	नाव:अश्विनी लक्ष्मण औरंगाबादकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 28, दांडीचे वेळकड, शंकर नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAJQPA6287J	मिहून देणार वय :-42 स्वाक्षरी:-		
8	नाव:विजय बळवंत उमाळकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 301, जगदीन अपार्टमेंट, जाड रस्ता चौक, लक्ष्मी नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAHPU8776E	मिहून देणार वय :-57 स्वाक्षरी:-		
9	नाव:श्री. विशाल बळवंत उमाळकर .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: प्लॉट नं. 90, श्री राम मंदीर जवळ, राम नगर, नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AAAMPU8859D	मिहून देणार वय :-50 स्वाक्षरी:-		
10	नाव:स्वामी विठ्ठल एण्ड डेव्हलपर्स तर्फे भागीदार श्री. विठ्ठल मारीतराव उपरे .. पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं.: खेड नगर, राजानन महाजन मंदीर रोड, खेडपूर , महाराष्ट्र, खेडपूर. पिन नंबर:AAOPU6035F	मिहून देणार वय :-40 स्वाक्षरी:-		

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अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:श्री. राहुल पावनी ..
वय:44
पत्ता:महाल, नागपूर
पिन कोड:440032

स्वाक्षरी

सह दुय्यम निवेदक वर्ग-2

नागपूर ग्रामिण क्र. ७

छायाचित्र

अंगठ्याचा ठसा



2 माह:बी. आकाश चावला . .
वय:45
पता:बैरामजी टाउन, नागपूर
पिन कोड:440013

माह:बी. आकाश चावला . .
वय:45
पता:बैरामजी टाउन, नागपूर
पिन कोड:440013



दिनांक: 28 / 12 / 2020 11 : 27 : 50 AM

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