

274/1851
Friday, March 01, 2024
11:00 AM

पावती

Original/Duplicate
नोदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2449 दिनांक: 01/03/2024

गावाचे नाव: पिलकापार
वस्तुऐवजाचा अनुक्रमांक: गवन(रा)-1851-2024
वस्तुऐवजाचा प्रकार: विक्रीपत्र
सादर करण्याचा नाव: मे. गंगाभाई इन्फ्रास्ट्रक्चर व्ही पी प्रायिवट लि. 1 सुनित विजय खोत्रागडे

होवणी फी ₹. 30000.00
दस्त ह्याचामधी फी ₹. 640.00
पुढाची रक्कम: 32

एकूण: ₹. 30640.00

आपणास मूळ दस्त, संवनेल प्रिंट, सुची-२ बंधने
11:20 AM ह्या वेळेस मिळेल.

पत्र व्यवस्था निदेशक, वर्धन-३,
नागपूर प्रांतीय क्र.१०, नागपूर

बानार मुल्य: ₹. 39280500/-
मोबदला ₹. 60000000/-
भरलेले मुद्रांक शुल्क: ₹. 3000000/-

1) वेचकाचा प्रकार: DMC रक्कम: ₹. 640/-
डीडी/भ्रमादेशाचे ऑर्डर क्रमांक: 0224297811175 दिनांक: 01/03/2024
विक्रेते नाव व पत्ता:
2) वेचकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/भ्रमादेशाचे ऑर्डर क्रमांक: MH016407589202324E दिनांक: 01/03/2024
विक्रेते नाव व पत्ता:

(Signature)



CHALLAN
MTR Form Number-6



GRN	MH016407589202324E	BARCODE	MTR Form Number-6		Date	28/02/2024-16:12:02	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)		ABAF03040F		
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		GANGAMAI INFRASTRUCTURE		
Location NAGPUR				Flat/Block No.		Khasra No. 593		
Year 2023-2024 One Time				Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		Mouza PILKAPAR		
0030046401 Stamp Duty		3000000.00		Area/Locality		Nagpur Rural		
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN		441108		
				Remarks (If Any)				
				PAN2=ACZPA8648K--SecondPartyName=SHAKEELA BEGAM				
				MOHAMMAD ASLAM---Marketval=39280500				
				Amount In Thirty Lakh Thirty Thousand Rupees Only				
Total		30,30,000.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		00040572024022833462 IKCCQUEAA5
Cheque/DD No.				Bank Date		RBI Date		28/02/2024-16:24:12 Not Verified with RBI
Name of Bank				Bank-Branch		STATE 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.
सदर चालन केवल दस्तावेज निकास कार्यालय में ही कटाववाला दर्जोसाठी लागू आहे. सोदणी न करतावयाला दस्तावेजी सदर चालन लागू नाही.

नगन-ग्रा-१०
९८५१/२०२४
९/२२



नगन-ग्रा-१०	
१८५१	२०२४
२	३२



SALE DEED FOR ₹. 6.00.00.000/- ONLY**(RUPEES SIX CRORE ONLY)****MARKET VALUE ₹. 3.92.80,500/- ONLY**

(Zone No. 3 Page No. 1396)

THIS DEED OF SALE is made at NAGPUR (RURAL) on this 29 Day of FEBRUARY, 2024 BETWEEN :- (1) MRS. SHAKEELA BEGAM MOHAMMAD ASLAM, Aged 45 Years, Occupation - Agriculturist & Business, (Income Tax PAN - ACZPA9846K) (Aadhar No. 4081 2068 0757) (Mobile No. 7798097916) (E-mail Id - abduladnankhan4500@gmail.com), Residents of Shirke Galli, Bamanwadi, Mahal, Nagpur, Pin Code No. 440018, Tahsil and District - NAGPUR and (2) MRS. FARHEEN MOHAMMAD FIROZ SHEIKH, Aged 48 Years, Occupation - Agriculturist & Business, (Income Tax PAN - BBQPM1794K) (Aadhar No. 7276 7099 8412) Resident of 301, Vyankatesh Apartments, Ruikar Road, Mahal, Nagpur, Pin Code No. 440018, Tahsil and District - NAGPUR, hereinafter both 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, executors, administrators, successors & assigns of the ONE PART.

AND

Mrs. GANGAMAI INFRASTRUCTURE, a Partnership Firm, having its Office at Block No. 112, Fortune Empire, Opp. Tajshree Honda Showroom, Beltarodi Road, Bessa, Nagpur, (Income Tax PAN - ABAFG3949F) (E-mail Id - gangamaiinfrastructure@gmail.com) acting through its Partners (1) MR. SUMIT S/o VIJAY KHOBRAGADE, Aged about 28 Years, Occupation - Business, (Aadhar No. 4473 7979 1236) (Mobile No. 8055076099) Resident of Near N.I.T. Garden, Quarter No. 42/4, Somwari Quarter, Hanuman Nagar, Nagpur, Pin Code No. 440009, Tahsil and District - NAGPUR; (2) MR. KAILAS VITTHAL SHINDE, Aged about 39 Years, Occupation - Business, (Aadhar No. 4528 3980 2858) (Mobile No. 8275756025) Resident of Saakhed, Buldhana, Pin Code No. 443201, (3) MR. DILIP DEVRAOJI GAT, Aged about 64 Years, Occupation - Business, (Aadhar No. 8078 3814 5799) (Mobile No. 8960621636) Resident of Near Lalitkala Bhawan, P.T.S. Out No. 121, Chandur Nagar,

नगन-ग्री-१०	
१८५१	२०२४
३	३२

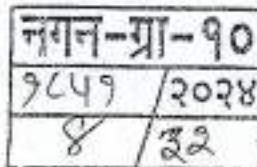


Hanuman Nagar, Nagpur, Pin Code No. 440009, Tahsil and District – NAGPUR, (4) MR. MOTILAL S/o JIYALAL CHAUDHARI, Aged about 46 Years, Occupation – Business, (Aadhar No. 3280 0771 8842) (Mobile No. 9595377557) Resident of Flat No. 608, Fortune Empire, Beltarodi Road, Nagpur, Pin Code No. 440034, Tahsil and District – NAGPUR and (5) MR. SHRIHARI S/o JIYALAL CHAUDHARI, Aged about 40 Years, Occupation – Business, (Aadhar No. 8846 9288 7415) (Mobile No. 9325353289) Resident of Plot No. 12, Purna Housing Society, Manish Nagar, Somalwada, Nagpur, Pin Code No. 440034, Tahsil and District – NAGPUR, 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 & assigns of the OTHER PART.

WHEREAS, the Vendors named hereinabove jointly are an exclusive, absolute and full joint Owners and in possession of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khata No. 457 of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR and more specifically described in the schedule hereunder written; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59, having an area of 6.44 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Mr. Dama Jairam Akare, as a recorded owner thereof being his separate property and the same is mutated in the his name in all relevant records as per Records of Rights of 1954-55; AND

WHEREAS during the course of time the aforesaid Mr. Dama Jairam Akare left for heavenly abode on 23.11.2000 and his wife namely Mrs. Malanbai Dama Akare predeceased him on 07.04.1996 and consequent upon their demise/death, the aforesaid property devolved upon his Four Sons namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare & (4) Mr. Gulabrao Damaji Akare and Four married Daughters namely (1) Mrs. Kamla Mahadeorao Kawale, (2) Smt. Prabhavati Hemraj Khobragade, (3) Mrs. Parbate Mahadeorao Hiredkar & (4) Mrs. Mukta Gulabrao Wadibhasme jointly by way of



succession being the only heirs of the deceased and the same is mutated in their joint names in all relevant records; AND

WHEREAS out of the aforesaid legal heirs namely (1) Mrs. Kamla Mahadeorao Kawale, (2) Smt. Prabhavati Hemraj Khobragade jointly lateron relinquished/released all their respective rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 alongwith Khasra Nos. 23, 38, 68, 21/2, 22/2, 49/1, 51, 49/3, 74, 71/2, 71/3, 72/1, 73, & 62/1 in the said Mouza and land of Mouza Salai Godhani in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare and (4) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 25.05.2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 3229/2007 on 25.05.2007 and same is accordingly mutated in their joint names in all relevant records; AND

WHEREAS out of the aforesaid legal heirs namely Mrs. Mukta Gulabrao Wadibhasme lateron relinquished/released all her rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 alongwith Khasra Nos. 23, 38 & 68 in the said Mouza and Khasra Nos. 105 & 109 of Mouza Salai Godhani in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare and (4) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 03.07.2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 4227/2007 on 03.07.2007 and same is accordingly mutated in their joint names in all relevant records; AND

WHEREAS during the course of time the aforesaid Co-owner namely Mr. Shankarrao Damaji Akare lateron relinquished/released all his rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Rangrao Damaji Akare and (3) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 08.05.2014, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 4740/2014 on 08.05.2014 and same is accordingly mutated in their joint names in all relevant records; AND

WHEREAS the aforesaid (1) Mr. Krushnarao Damaji Akare, (2) Mr. Rangrao Damaji Akare and (3) Mr. Gulabrao Damaji Akare jointly lateron partitioned their aforesaid property comprising Agricultural land bearing Khasra No. 59, having an

नगन-ग्रा-१०
१८५१/२०२४
५/३२



area of 8.44 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza - PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Pilkapar in Tahsil - Nagpur (Rural) and District - NAGPUR in between them by executing a Partition Deed and they applied to the Tahsildar, Bramhapuri for sub-division of land in accordance to their respective separate possession of the aforesaid property. Accordingly, considering their request, the Tahsildar, Nagpur (Rural) vide its Order Dated 16.07.2019 passed in Revenue Case No. 04/S.R.V.-43/2018-19, the land admeasuring 4.80 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Krushnarao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/3, having an area of 4.80 Hectare R. In the like manner, the land admeasuring 0.82 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Rangrao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/2, having an area of 0.82 Hectare R. and the land admeasuring 0.82 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Gulabrao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/1, having an area of 0.82 Hectare R.; AND

WHEREAS the aforesaid Mr. Krushnarao Damaji Akare lateron transferred/sold his aforesaid property comprising Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, Khat No. 390, held in Bhogwatdar Class-1 Rights of Mouza - PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Pilkapar in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to (1) Mrs. Shakeela Begum Mohammad Aslam and (2) Mrs. Farheen Mohammad Firoz Sheikh, the Vendors named hereinabove, by a Sale Deed Dated 06.06.2022, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 4818/2022 on 07.06.2022; AND

WHEREAS as a result therefore the aforesaid (1) Mrs. Shakeela Begum Mohammad Aslam and (2) Mrs. Farheen Mohammad Firoz Sheikh, the Vendors named hereinabove jointly have now become an exclusive, absolute and full Joint Owners of the property bearing Khasra No. 59/3 with heritable and transferable rights

नगन-ग्रा-१०
१८५१/२०२४
६/३२



therein and the same is mutated in their joint names in all relevant records and also recorded in the 7/12 Extract; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell their aforesaid separate and self-acquired property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling their aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of ₹ 6,00,00,000/- (Rupees Six Crore Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT in consideration of a total sum of ₹ 6,00,00,000/- (Rupees Six Crore Only) paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof do hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER, the said property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwalder Class-1 Rights, Khate No. 457 of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the SCHEDULE hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 698641 Dated 24.08.2023, Drawn on State

नगन-ग्रा-१०
१८५१/२०२४
६/३२



Bank of India, the receipt whereof is hereby acknowledged by the Vendors.

25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 955585 Dated 24.08.2023, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendors.

25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 050930 Dated 06.09.2023, Drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendors.

25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 000931 Dated 11.09.2023, Drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendors.

50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 345732 Dated 20.04.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 345733 Dated 20.04.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 345734 Dated 20.04.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Shakeela Begam
Farheen Sheikh

नगन-ग्रा-१०
१८५१/२०२४
८/३२



- 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 345724 Dated 20.04.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 345725 Dated 20.06.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 345726 Dated 20.06.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 345727 Dated 20.06.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 345728 Dated 20.06.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 47,00,000/- (Rupees Forty Seven Lakh Only) paid by the Purchaser to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam by Cheque No. 345729 Dated 20.06.2024, Drawn on State Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- 47,00,000/- (Rupees Forty Seven Lakh Only) paid by the Purchaser to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh by Cheque No. 345730 Dated 20.06.2024, Drawn on State

नगन-ग्रा-१०	
१८५१	२०२४
८	३२



Bank of India, Besa, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

3,00,000/- (Rupees Three Lakh Only) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. 1 Mrs. Shakeela Begam Mohammad Aslam towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.

3,00,000/- (Rupees Three Lakh Only) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. 2 Mrs. Farheen Mohammad Firoz Sheikh towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.

₹. 6,00,00,000/- (TOTAL RUPEES SIX CRORE ONLY)

(2) THAT the Vendors do hereby covenant with the Purchaser as follows:-

(i) THAT the Vendors hereby specifically declare that they have received the entire agreed Sale consideration from the Purchaser and consequentially therefore they have now nothing to receive from the Purchaser against the instant transaction of Sale.

(i) THAT the Vendors have good, valid and marketable title to the property i.e. Agricultural land hereby sold and they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

(ii) THAT the Vendors further assure the Purchaser that the Property i.e. Agricultural land hereby sold is their separate self-acquired property belonging to them alone having acquired the same by them from and out of their own earnings and savings and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(iii) THAT the property/ Agricultural land hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.

नगन-ग्रा-१०
१८५१/२०२४
१०/३३



(iv) THAT the Vendors 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 their respective heirs, legal representatives, successors and assigns etc. as may reasonably be required

(v) THAT the Vendors have paid upto this date all dues with respect to Agricultural Assessment, Land Revenue, Cesses and all other charges and all other outgoings etc. levied on the Agricultural Land hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments.

(vi) THAT the Vendors have this day delivered the actual and physical possession of the entire Agricultural land to the Purchaser alongwith crop, trees, shrubs etc standing thereon at the time of Registration of this Sale Deed.

(vii) THAT the Vendors will support any application made by the Purchaser for mutation of its name in all the relevant records as regards the Agricultural Land/property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

(viii) THAT the Agricultural land hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

(ix) THAT the Vendors have delivered all the Original/relevant documents relating to the Agricultural land hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(x) 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 Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

नगन-ग्रा-१०	
१८५१	२०२४
११	३२



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

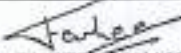
SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwalder Class-1 Rights, Khate No. 457 of Mouza - PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Pilkapar in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 59/2 & 54.
ON THE WEST	-	SALAI ROAD.
ON THE NORTH	-	KHASRA NO. 52.
ON THE SOUTH	-	KHASRA NO. 51.

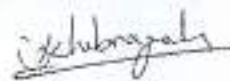
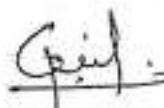
IN WITNESS WHEREOF THE VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR (RURAL) in presence of the attesting witnesses signing as such on the day first above written.

Digitized by Shri. Arvind Kumar for instructions

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	<u>VENDORS</u> SIGNATURE & FULL NAME
01			1)  (MRS. SHAKEELA BEGAM MOHAMMAD ASLAM)
02			2)  (MRS. FARHEEN MOHAMMAD FIROZ SHEIKH)

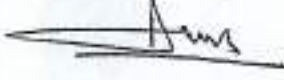
नगन-ग्रा-१०
१८५१/२०२४
१२/३२



03			FOR M/s. GANESHMAI INFRASTRUCTURE 1)  (SUMIT VIJAY KHOBRAGADE)
04			2)  (KAILAS VITTHAL SHINDE)
05			3)  (DILIP DEVRAOJI GAT)
06			4)  (MOTILAL JHALAL CHAUDHARI)
07			5)  (SHRIHARI JIYALAL CHAUDHARI) Partners PURCHASER
WITNESSES :-			
01			

नगन-ग्रा-१०
१८५१/२०२४
१२/३२



02			

नगन-ग्रा-१०
१८५१/२०२४
१४/३२



अज्ञात दिनांक : 20/02/2024



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संपादकरीत व सुविधीत ठेवणे) नियम, १९७९ यादीत नियम ३, ५, ६ आणि ८)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

गाव :- पिलकापार
(535887)

PU-ID : 27737893259

भूमापन क्रमांक व उपविभाग : 59/3

खेताचे स्थानिक नाव :

भू-धारणा पद्धती : भोगवटादाराचे नांव :-

क्षेत्र, एकक व आकारणी	खेता क्र.	भोगवटादाराचे नांव	क्षेत्र आकार चौ.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक ह.अ.र.प. २२	(228)	(मनोज कुमार भारोतराव कोरवाते)	(778)	कुळचे नाव व खंड
अ) संपादकरीत क्षेत्र	457	सरदार मोहम्मद फिरोज	(778)	इतर अधिकार
ब) संपादकरीत क्षेत्र		शरीफा बेगम मोहम्मद अख्तर	(778)	प्रतिबंधित क्षेत्र : नाही.
कुल चौ.ख. 4.48.00		सावर्धक क्षेत्र	4.88.00 77.58	खेताचे पत्ताकार क्रमांक : 778 व दिनांक : 13/08/2022
क) संपादकरीत क्षेत्र (संपादकरीत क्षेत्र)				
चौ.ख. (ह.)				
चौ.ख. (व.)				
चौ.ख. (घ.)				
चौ.ख. (ङ.)				
चौ.ख. (६.)				
चौ.ख. (७.)				
चौ.ख. (८.)				
चौ.ख. (९.)				
चौ.ख. (१०.)				
चौ.ख. (११.)				
चौ.ख. (१२.)				
चौ.ख. (१३.)				
चौ.ख. (१४.)				
चौ.ख. (१५.)				
चौ.ख. (१६.)				
चौ.ख. (१७.)				
चौ.ख. (१८.)				
चौ.ख. (१९.)				
चौ.ख. (२०.)				
चौ.ख. (२१.)				
चौ.ख. (२२.)				
चौ.ख. (२३.)				
चौ.ख. (२४.)				
चौ.ख. (२५.)				
चौ.ख. (२६.)				
चौ.ख. (२७.)				
चौ.ख. (२८.)				
चौ.ख. (२९.)				
चौ.ख. (३०.)				
चौ.ख. (३१.)				
चौ.ख. (३२.)				
चौ.ख. (३३.)				
चौ.ख. (३४.)				
चौ.ख. (३५.)				
चौ.ख. (३६.)				
चौ.ख. (३७.)				
चौ.ख. (३८.)				
चौ.ख. (३९.)				
चौ.ख. (४०.)				
चौ.ख. (४१.)				
चौ.ख. (४२.)				
चौ.ख. (४३.)				
चौ.ख. (४४.)				
चौ.ख. (४५.)				
चौ.ख. (४६.)				
चौ.ख. (४७.)				
चौ.ख. (४८.)				
चौ.ख. (४९.)				
चौ.ख. (५०.)				
चौ.ख. (५१.)				
चौ.ख. (५२.)				
चौ.ख. (५३.)				
चौ.ख. (५४.)				
चौ.ख. (५५.)				
चौ.ख. (५६.)				
चौ.ख. (५७.)				
चौ.ख. (५८.)				
चौ.ख. (५९.)				
चौ.ख. (६०.)				
चौ.ख. (६१.)				
चौ.ख. (६२.)				
चौ.ख. (६३.)				
चौ.ख. (६४.)				
चौ.ख. (६५.)				
चौ.ख. (६६.)				
चौ.ख. (६७.)				
चौ.ख. (६८.)				
चौ.ख. (६९.)				
चौ.ख. (७०.)				
चौ.ख. (७१.)				
चौ.ख. (७२.)				
चौ.ख. (७३.)				
चौ.ख. (७४.)				
चौ.ख. (७५.)				
चौ.ख. (७६.)				
चौ.ख. (७७.)				
चौ.ख. (७८.)				
चौ.ख. (७९.)				
चौ.ख. (८०.)				
चौ.ख. (८१.)				
चौ.ख. (८२.)				
चौ.ख. (८३.)				
चौ.ख. (८४.)				
चौ.ख. (८५.)				
चौ.ख. (८६.)				
चौ.ख. (८७.)				
चौ.ख. (८८.)				
चौ.ख. (८९.)				
चौ.ख. (९०.)				
चौ.ख. (९१.)				
चौ.ख. (९२.)				
चौ.ख. (९३.)				
चौ.ख. (९४.)				
चौ.ख. (९५.)				
चौ.ख. (९६.)				
चौ.ख. (९७.)				
चौ.ख. (९८.)				
चौ.ख. (९९.)				
चौ.ख. (१००.)				

गाव नमुना सात (अधिकार अभिलेख पत्रक)
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संपादकरीत व सुविधीत ठेवणे) नियम, १९७९ यादीत नियम २९)
गाव :- पिलकापार (535887)
तालुका :- नागपूर (ग्रामीण)
जिल्हा :- नागपूर
भूमापन क्रमांक व उपविभाग : 59/3
पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	खेता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	सराई घड	सराई घड	सराई घड
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.अ.र. चौ.ख.	ह.अ.र. चौ.ख.			ह.अ.र. चौ.ख.	
2018-19	सराई घड							सराई घड	4.8800	
2019-20	सराई घड							सराई घड	4.8800	
2020-21	सराई घड	366				1.8800		सराई घड	4.8800	
2021-22	सराई घड	457	मिनाळ	साधारण				सराई घड	4.8800	
2022-23	सराई घड	457*						सराई घड	4.8800	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले.
दिनांक :- 20/02/2024
सांकेतिक क्रमांक :-

(नाव :- मनोज कुमार भारोतराव कोरवाते)
वडाठी साक्षा :- विकासात :- नागपूर
(ग्रामीण) जि :- नागपूर

ग्राम अधिकारी
वडाठी साक्षा क्र. ४०
तहसिल नागपूर (ग्रामीण)

20-Feb-24

https://mshafir...

गाव नमुना १०
१८५१/२०२४
१५/३२



नगन-ग्रा-१०
१८५१/२०२४
७६/३२



वर्ष: 2023-24		गाव नमुना आठ-अ (आसामीवार खतावणी - जमाबंदी पत्रक) तालुका: नागपूर (ग्रामीण)		2/20/2024		जिल्हा: नागपूर			
गाव	भूमापन नमुना क्रमांक व सहा उपविभाग मधील नोंद	क्षेत्र	वसुलीसाठी	एकूण					
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
लागवडी योग्य पोटखराब क्षेत्र		क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर			
(हे.आर.चौ.मी)		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.			
खाते फरहीन मोहम्मद फिरोज, शकीला बेगम मोहम्मद अरसम.									
क्रमांक 457									
सामाईक खाते 59/3	4.80.00	0.0000	4.80.00	17.58	0	0	0	0	17.58
एकूण	4.80.00	0.0000	4.80.00	17.58	0	0	0	0	17.58

*या प्रमाणित प्रतीसाठी फी मध्ये मिळालेली रक्कम
दिनांक :- 20/02/2024
सांकेतिक क्रमांक :- 27090009010861000022024261

(नाव :- मनीष कुमार मारोतराव कोरवाते)
तलाठी साक्षात :- दिनांक :- नागपूर (ग्रामीण) जि. नागपूर

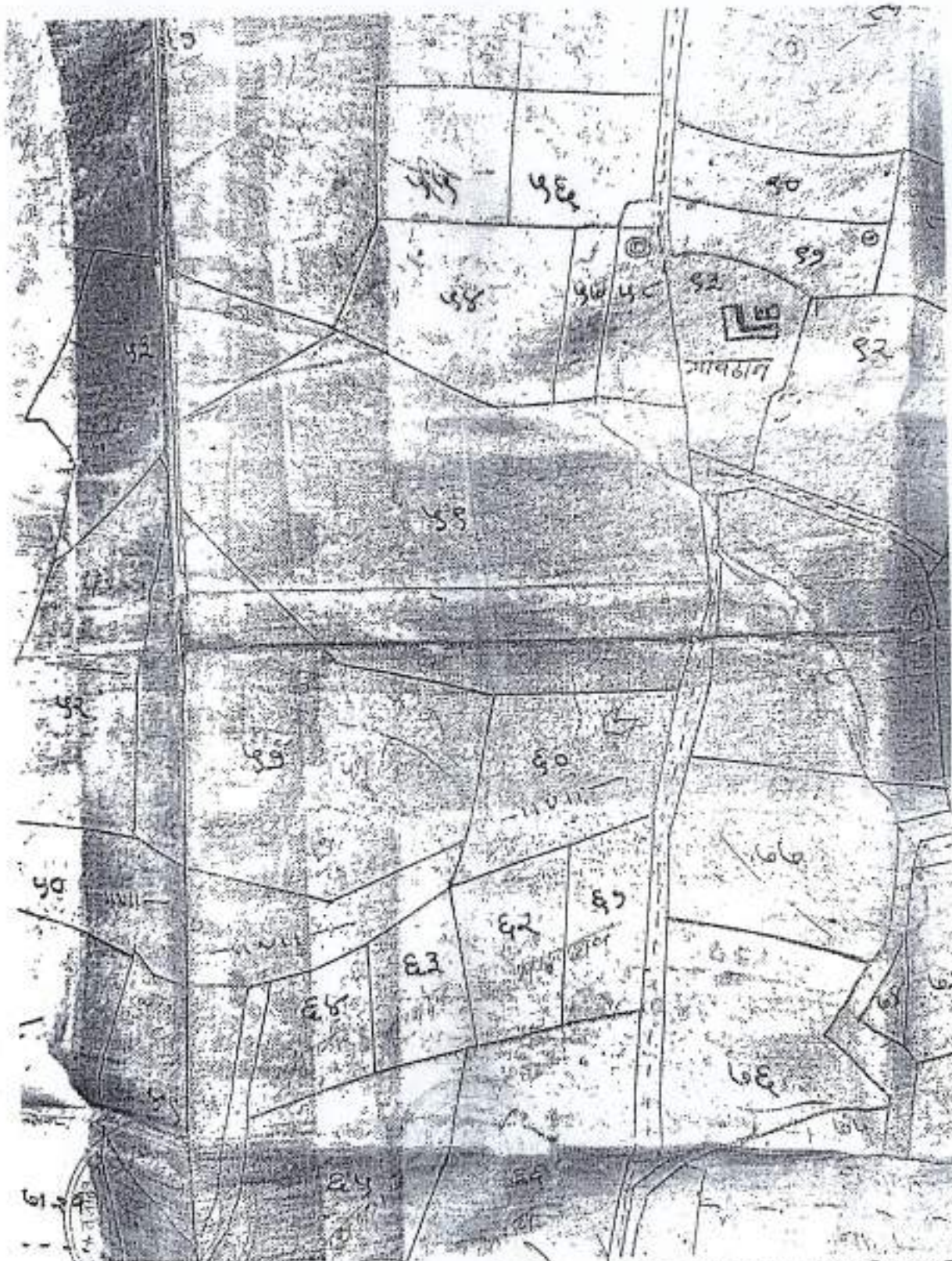
ग्राम अधिकारी
तलाठी साक्षात :-
तालुका नागपूर (ग्रामीण)

नगन-ग्रा-१०
१८५१/२०२४
१६/३२



नगन-ग्रा-१०	
१८५१	२०२४
१८	३२





ग्राम-प्रा-१०
 १८५१ / २०२४
 १८ / २२



ग्राम अधिकारी
 तलाठी साक्षात ५०
 तलाठी नमपुर (ग्रामिण)

Scanned with CamS

नगन-ग्रा-१०	
१८५७	२०२४
२०	३२





नाम-ग्रा-१०
१८५१/२०२४
२१/३२



ग्राम अधिकारी
सलाही खासा रु. ४०
सहायक नागपूर (ग्रामिण)

Scanned with CamS

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम ३१ (१) अन्वये राज्याच्या 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 धगडा: 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

झोन दाखला / प्रमाणपत्र :-

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

भाग नकाशा :-

01. DP Sheet Number : 112
02. Tahsil Name : Nagpur (Rural)
03. Mouza : Pilkapar
04. Khasra No : 59
05. Land Use as per DP : Out of Sector, Agriculture, 18.00 M Road Widening.
06. Sanctioned EP :-
07. Sanctioned SM :-



Date : 27-12-2023.



62023122621

RAJESH
WASUDEO
VIRMALWAR

Digitally signed by
RAJESH WASUDEO
VIRMALWAR
Date: 2023.12.27
15:14:31 +05'30'

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

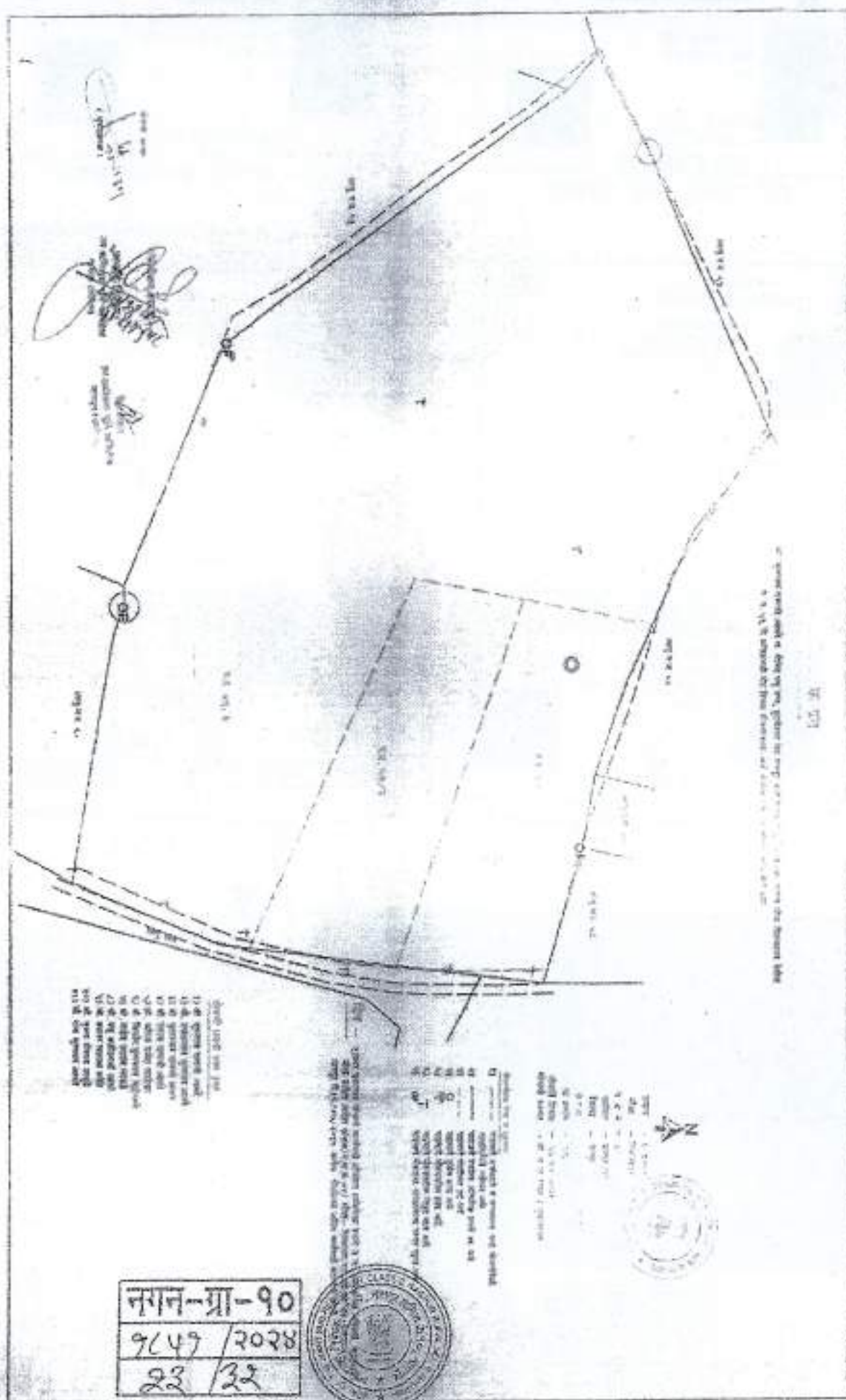
- टीप :- १) या भाग नकाशाचा न झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करणे येणार नाही.
२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य भरता येणार नाही.
३) नविन/पुनः एकत्रित झालेल्या सर्व्हे कर्मांक/गट कर्मांक बाबत अर्जदार यांनी आपल्या सारांश कारी करावी.
४) वगळलेल्या भूभागावर प्रस्तावाबाबत कोणतीही शाका अवकाशांकरिता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य भरण्यात येईल.
५) सदर दाखला वरील नमुद बाबत कर्मांक दिवसांपासून कोणताही महत्वापरयंत ग्राह्य समजल्या जाईल.
६) सदर भाग नकाशा हा प्रमाणित नाही.
७) अर्जदाराचे चुकीची मालकी मालकीमुळे मिळत असल्यास सदर मालकी मालकीमुळे समजण्यात येईल.

Prepared By : AATAYWADE

Approved By : MSKEDAR

नगर-ग्रा-९०
९८५९/२०२४
२२/३३





नगन-ग्रा-१०
 १८५१/२०२४
 २३/३२



भारत सरकार
GOVERNMENT OF INDIA

अजी कृष्णजी उगले
Aji Krushnaji Ugale
DOB: 29/05/1995
Male

3357 6215 0712

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

श्रीधर विनायक चौधरी
Shrihar Jyoti Chaudhari
वर्ष / Year of Birth: 1984
पुरुष / Male

8846 9288 7415

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

मोहिल विनायक चौधरी
Mohil Jyoti Chaudhari
वर्ष / DOB: 26/06/1978
पुरुष / MALE

3280 0771 8842

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

कालस विठ्ठल शिंदे
Kalus Vitthal Shinde
वर्ष / DOB: 16/01/1994
पुरुष / MALE

4528 3980 2858

माझा आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

दिलीप देवराजी गोड
Dilip Devraji God
वर्ष / Year of Birth: 1959
पुरुष / Male

8078 3814 5799

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

सतीश विनायक जोशी
Satish Vinayak Joshi
वर्ष / DOB: 06/03/1986
पुरुष / MALE

8941 3424 2909

माझा आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी खात्या संख्या कार्ड
Permanent Account Number Card

ABAFG3649F

गंगामा INFRASTRUCTURE

निगम / गंगामा INFRASTRUCTURE

03/10/2025

भारत सरकार
GOVERNMENT OF INDIA

सुरेश विठ्ठल शिंदे
Suresh Vitthal Shinde
DOB: 29/08/1990
Male

4473 7979 1238

मेरा आधार, मेरी पहचान

नगन-ग्रा-१०
१८५९/२०२४
२४/३२





भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

Address: House No. 101, Hudeeshwar
Road, Kharsak, Sela Gadhwal,
Bainagadhi, Nagpur, Maharashtra,
441204



3357 6215 0712



1847



help@uaid.gov.in



www.uaid.gov.in



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O. विनायक चौधरी, प्लॉट नं. 1,
प्लॉट नं. 12, प्रभा अपार्टमेंट, रंगना चौ.
हार्दिक सोसायटी, श्री राम कुटी पन्ना
बाग, कर्नाट नगर, विवेकानंद नगर,
नागपूर, विवेकानंद नगर, महाराष्ट्र,
440015

Address: S/O. Jyoti Chaudhari,
PLAT NO. 1, PLOT NO. 12,
PRANAV APT, PRERNA CO.
HOUSING SOCIETY, BESIDE
SHREE RAMKUTTI, MANISH
NAGAR, Vivekanand Nagar,
Nagpur, Maharashtra, 440015



1847



help@uaid.gov.in



www.uaid.gov.in



P.O. Box No. 1847,
Bainagadhi-440001



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: प्लॉट नं. 605, फोर्ट्यून एम्पायर डायमंड पार्क पार्लोरी रोड
नागपूर, ४४००३१
प्लॉट नं. - 440031



3280 0771 8842

VID : 9181 0312 6822 3840



1847



help@uaid.gov.in



www.uaid.gov.in



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: विवेकानंद नगर, विवेकानंद रोड, पार्लोरी रोड, नागपूर,
महाराष्ट्र - 440001



4528 3980 2858

VID : 9181 9332 3942 3251



1847



help@uaid.gov.in



www.uaid.gov.in



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O देवदासी राव, बसिण नगर
नगर बाजार, चौकी-नं. 1 रंगना
नगर, इंदुल नगर बू.ब. नागपूर,
महाराष्ट्र - 440009

Address: S/O Dondaji Gal, NEAR
LALIT KALA BHAVAN, P.T.S.
QTR NO 121 CHANDAN NAGAR,
Harman Nagar S.O., Harman
Nagar, Nagpur, Maharashtra,
440009



1847



help@uaid.gov.in



www.uaid.gov.in



P.O. Box No. 1847,
Bainagadhi-440001



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O विनायक चौधरी, प्लॉट नं. 215, हुदेष्वर रोड, ४४
नागपूर, विवेकानंद नगर, इंदुल नगर, नागपूर,
महाराष्ट्र - 440034



8941 3424 2909

VID : 9155 0372 8944 9744



1847



help@uaid.gov.in



www.uaid.gov.in

Created on 2024/03/24



भारतीय विशिष्ट-ओळख प्राधिकरण
Unique Identification Authority of India

Address: S/O Vidy Shekhar, near P.T.
Station, Quarter no. 42N, Jashwanth Nagar,
Harman Nagar S.O. P.O., DIST. Nagpur,
Maharashtra, 440009



4473 7979 1238



1847



help@uaid.gov.in



www.uaid.gov.in

नगर-ग्रा-१०
९८५९/२०२४
२५/३२



 <p>भारत सरकार Government of India</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>
 <p>फारheen फिरोज शेख Farheen Firoz Sheikh जन्म तिथि/DOB: 06/07/1974 लिंग/SEX: FEMALE</p>	<p>पता: W/O: Firoz Sheikh, Plot No 301, Rumar Road, Near Ghate Hotel, Woldarjara, Maharashtra Bazar, Nagpur, Maharashtra - 440018</p>
<p>7278 7099 8412 VID: 9123 0627 5257 8288</p>	<p>7278 7099 8412 VID: 9123 0627 5257 8258</p>
माझी आधार, माझी ओळख	माझी आधार, माझी ओळख

Fake

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>  <p>भारत सरकार GOVT OF INDIA</p>	<p>स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ACZPA9846K</p>
 <p>फारheen फिरोज शेख Farheen Firoz Sheikh जन्म तिथि/DOB: 06/07/1974 लिंग/SEX: FEMALE</p>	 <p>शकिला बेगम मोहद अस्लम SHAKILA BEGAM MOHD ASLAM पिता या वधू / FATHER'S NAME ABDUL HARIS KHAN जन्म तिथि / DATE OF BIRTH 07-07-1989</p>
<p>पिता या वधू / Father's Name KISHOR BABULAL RAJKOTIA</p>	<p>हस्ताक्षर / SIGNATURE</p>
<p>आयकर अधिकारी / Commissioner of Income Tax, VDD</p>	<p>आयकर अधिकारी, विदर्भ COMMISSIONER OF INCOME TAX, VDD</p>

 <p>भारत सरकार Government of India</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>
 <p>शकिला बेगम Shakila Begum जन्म तिथि/DOB: 07/07/1989 लिंग/SEX: FEMALE</p>	<p>पता: W/O: Mohammad Aslam, Bamanwadi Mahal, Shyam Lalji's Chowk, Shirke Gali, Mahatma Jyoti Bazar, Nagpur, Maharashtra - 440018</p>
<p>4081 2068 0757 VID: 9112 0568 8477 8359</p>	<p>4081 2068 0757 VID: 9112 0568 8477 8359</p>
मेरी आधार, मेरी पहचान	मेरी आधार, मेरी पहचान

Shakila Begum

नगन-ग्रा-९०
९८५१/२०२४
२६/३२



मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)	
Validation ID : 202402291758	29 February 2024, 11:38:23 AM
मूल्यांकनार्थी वर्ग :	2623
जिल्हा :	नागपूर
तालुका :	नागपूर (ग्रामीण)
गावाचे नाव :	मिठकापार 82
क्षेत्राचे नांव :	Rural
विभागाचे नाव :	3
सर्व्ही नंबर गट नंबर :	59
मूल्यदर :	Rs.2580 -
मिळकतीचा प्रकार :	खुली
जमिनीचा प्रस्तावित वापर :	जिरामश खेती जमिन
जमिनीचा दर :	(50 % on 2580) = Rs.1290 /- (Change of Zone)
मिळकतीचे क्षेत्र :	4.8 हेक्टर
मोठ्याएवढे एकक :	हेक्टर
Zone Change Primary Notification: Yes	
Produce Reportable:	71 फी. 10 थ
<p>1. 400 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100 % मूल्य दर =1290 -</p> <p>300 चौ.मीटर क्षेत्रासाठी मूल्य = 500 * 1290</p> <p>= 645000/-</p> <p>2. 1500 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 90 % मूल्य दर =1161/-</p> <p>1500 चौ.मीटर क्षेत्रासाठी मूल्य = 1500 * 1161</p> <p>= 1741500/-</p> <p>3. 3000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 80 % मूल्य दर =1032 -</p> <p>2000 चौ.मीटर क्षेत्रासाठी मूल्य = 2000 * 1032</p> <p>= 2064000/-</p> <p>4. 4000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 70 % मूल्य दर =903 -</p> <p>1000 चौ.मीटर क्षेत्रासाठी मूल्य = 1000 * 903</p> <p>= 903000/-</p> <p>5. 3000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 60 % मूल्य दर =774/-</p> <p>3000 चौ.मीटर क्षेत्रासाठी मूल्य = 3000 * 774</p> <p>= 2341200/-</p> <p>जमिनीचे एकत्रित अंतिम मूल्य -मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य</p> <p>=645000 + 1741500 + 2064000 + 903000 + 2341200</p> <p>= Rs.39280500/-</p> <p>= १ तीन करोड अण्णव लाख ऐंशी हजार पाच सौ /-</p>	

नगन-ग्रा-९०
९८५९/२०२४
२६/३२



Print



CHALLAN
MTR Form Number-6



GRN	MH01640789202324E	BARCODE	[Barcode]		Date	28/02/2024-16:12:02	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)		ABAF03946F		
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		GANGAMAI INFRASTRUCTURE		
Location NAGPUR				Flat/Block No.		Khasra No. 58/3		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			Mouza PILKAPAR
0030048401 Stamp Duty			3000000.00		Area/Locality			Nagpur Rural
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN			4 4 1 1 0 8
					Remarks (If Any)			
					PAN2=ACZPA8848K--SecondPartyName=SHAKEELA BEGAM			
					MOHAMMAD ASLAM--Marketval=30280500			
					Amount In			Thirty Lakh Thirty Thousand Rupees Only
			30,30,000.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024022833462	K0CQUEAAS	
Cheque/DD No.				Bank Date	RBI Date	28/02/2024-04:12:48	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		60 , 28/02/2024		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दफ्तर नित्यक कार्यालयक बोर्डकी कम्प्यूटरवा दस्तावेजी लागू आई. मोटेजी न कम्प्यूटरवा दस्तावेजी सदर लागू नही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-274-1851	0008728137202324	01/03/2024-11:00:40	ICR539	30000.00
2	(S)-274-1851	0008728137202324	01/03/2024-11:00:40	ICR539	3000000.00
Total Defacement Amount					30,30,000.00

नगन-ग्रा-१०
१८५१/२०२४
२८/२२



Print Date 01-03-2024 11:07:22



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

Receipt of Document Handling Charges

PRN 0224297811175

Receipt Date 01/03/2024

Received from GANGAMAI INFRASTRUCTURE, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 1851 dated 01/03/2024 at the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.

DEFACED

₹ 640

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/02/2024

Bank CIN 10004152024022910574

REF No. IGAQXVBPF5

Deface No 0224297811175D

Deface Date 01/03/2024

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

नगन-ग्रा-१०
१८५१/२०२४
२८/३२



274/1851

शुक्रवार, 01 मार्च 2024 11:00 म.पू.

दस्त नोंदवारा भाग-1

नगन(रा)

30-32

दस्त क्रमांक: 1851/2024

दस्त क्रमांक: नगन(रा) /1851/2024

वाजारा मुल्य: रु. 3,92,80,500/-

भीषदता: रु. 8,00,00,000/-

वारलेले मुद्रांक शुल्क: रु.30,00,000/-

डु. लि. सह. दु. वि. नगन(रा) यांचे कार्यालय

अ. क्र. 1851-वर दि.01-03-2024

रोजी 10:59 म.पू. वा. हुनर कैला,

पावती:2449

पावती दिनांक: 01/03/2024

सावरकरपारचे नाव: मे. नंगामाई इन्फ्रास्ट्रक्चर सर्वे प्राणीदार अ. 1 सुमित
विजय खोत्रागडे

नोंदणी फी

रु. 30000.00

दस्त हस्ताक्षरी फी

रु. 640.00

पृष्ठांची संख्या: 32

दस्त हुनर करगल्याची सही:

एमुणा: 30640.00

NGR10

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शान्तिनगर क. १०, नागपूर
दस्ताचा प्रकार: विक्रीपत्र

NGR10

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शान्तिनगर क. १०, नागपूर

मुद्रांक शुल्क: (वीग) कोयत्याही शासनभायतीच्या वृद्धीतील सेवान किंवा उपखंड (दोन) मध्ये समूह न करण्यात आलेल्या अशा कोयत्याही सेवान.

लिखा क्र. 1 01 / 03 / 2024 10 : 59 : 40 AM ची वेळ: (सावटीकरण)

लिखा क्र. 2 01 / 03 / 2024 11 : 00 : 33 AM ची वेळ: (फी)





01/03/2024 11:08:19 AM

दस्तावेजकार भाग-2

पत्रांक/39

39-39

दस्तावेजकार: 1851/2024

दस्तावेजकार: 1851/2024
दस्तावेजकार: निधीपत्र

क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	उत्ता प्रमाणित
1	नाम: शर्मिष्ठा देवराव मोहम्मद अल्लम पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, व्हॉल मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACZPA9848K	विहून देवार वय: 45 स्वाधरी: <i>Sharmista</i>		
2	नाम: फरहीन मोहम्मद फिरोज पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. 301, मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: BBQPM1794K	विहून देवार वय: 48 स्वाधरी: <i>Farheen</i>		
3	नाम: मे. गंगामाई इन्कान्द्रकर ठके भागीदार क. 1 सुमिल विठ्ठल जोशी पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, एल.आर्.टी. मॉडेल बिल्डिंग, इतर नंबर 42/4, सोनवारी इतर, पुनवान नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABAFG3949F	विहून देवार वय: 28 स्वाधरी: <i>Me. Gangamai</i>		
4	नाम: मे. गंगामाई इन्कान्द्रकर ठके भागीदार क. 2 वैराग विठ्ठल जोशी पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABAFG3949F	विहून देवार वय: 39 स्वाधरी: <i>Me. Gangamai</i>		
5	नाम: मे. गंगामाई इन्कान्द्रकर ठके भागीदार क. 3 विहीन देवराव जोशी पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABAFG3949F	विहून देवार वय: 44 स्वाधरी: <i>Me. Gangamai</i>		
6	नाम: मे. गंगामाई इन्कान्द्रकर ठके भागीदार क. 4 विहीन देवराव जोशी पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABAFG3949F	विहून देवार वय: 46 स्वाधरी: <i>Me. Gangamai</i>		
7	नाम: मे. गंगामाई इन्कान्द्रकर ठके भागीदार क. 5 विहीन देवराव जोशी पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १, मल्ल, बामनवाडी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ABAFG3949F	विहून देवार वय: 40 स्वाधरी: <i>Me. Gangamai</i>		

वरील दस्तऐवज वरील देवार उपाययोजना निधीपत्र या दस्तऐवज वरील दस्तऐवज करून घ्यावा.
दिनांक 01/03/2024 11:08:39 AM

सह मुख्य निदेशक, वर्ग-२,

नागपूर प्राणीय क. १०, नागपूर

टीप:-

दस्तऐवज निष्पादनाचा अनुसंधानाचा दिनांक सर्व पत्रकारांची यादीस संदर्भित आहे. याद्वारे पत्रकारांचे पत्रकारांचे वरील आहे. याद्वारे पत्रकारांचे पत्रकारांचे वरील आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून देवार शर्मिष्ठा देवराव मोहम्मद अल्लम	01/03/2024 11:08:13 AM	शर्मिष्ठा देवार F 1205884402219355160
2	विहून देवार फरहीन मोहम्मद फिरोज	01/03/2024 11:05:45 AM	फरहीन फिरोज शेख F 1212996676555984896



3	विठ्ठल बेकार वे. गंगामाई इन्फ्रास्ट्रक्चर वर्क भागीदार क्र. 1 बुधिन विजय सोडागडे	01/03/2024 11:05:28 AM	बुधिन विजय सोडागडे M 1212990602218079360	
4	विठ्ठल बेकार वे. गंगामाई इन्फ्रास्ट्रक्चर वर्क भागीदार क्र. 2 कैलास विठ्ठल शिंदे	01/03/2024 11:05:10 AM	कैलास विठ्ठल शिंदे M 1210159511333588992	
5	विठ्ठल बेकार वे. गंगामाई इन्फ्रास्ट्रक्चर वर्क भागीदार क्र. 3 विनीत देवरावजी गाव	01/03/2024 11:04:49 AM	विनीत देवरावजी गाव M 1212990434573942784	
6	विठ्ठल बेकार वे. गंगामाई इन्फ्रास्ट्रक्चर वर्क भागीदार क्र. 4 मोहीनाल विवालात चौधरी	01/03/2024 11:04:28 AM	मोहीनाल विवालात चौधरी M 1189512577371820032	
7	विठ्ठल बेकार वे. गंगामाई इन्फ्रास्ट्रक्चर वर्क भागीदार क्र. 5 बीहरी विवालात चौधरी	01/03/2024 11:04:00 AM	बीहरी विवालात चौधरी M 1210495283190325248	

दस्तावेज क्र.4 ची वेळ: 01 / 03 / 2024 11 : 06 : 14 AM

NGR10

साह दुष्यम निबंधक, वर्ग-२,

नागपूर

गंगामाई इन्फ्रास्ट्रक्चर वर्क, १०, नागपूर

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GANGAMAI INFRASTRUCTURE	eChallan	00040572024022833462	MH016407589202324E	3000000.00	SD	0008728137202324	01/03/2024
2		DHC		0224297811175	640	RF	0224297811175D	01/03/2024
3	GANGAMAI INFRASTRUCTURE	eChallan		MH016407589202324E	30000	RF	0008728137202324	01/03/2024

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

1851 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (5 pages on a slot) printout after scanning.
2. Get print immediately after registration.

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

नगन-ग्रा-१०
१८५१/२०२४
३२/३२



१ नंबरचे दुकाचे
१८५१ नंबरची नोंदला
प्रमाणित करण्यात देते कि,
या दस्तावेजा एवढ्या पाले आहेत.

साह दुष्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर
दि. ०१ मार्च ०३ सन २०२४

1-3-24
1.26