

267/10947

पावती

Original/Duplicate

Monday, December 19, 2022

नोंदणी क्र.: 39म

4:56 PM

Regn.: 39M

पावती क्र.: 16827 दिनांक: 19/12/2022

गावाचे नाव: पैताला

वस्तुऐवजाचा अनुक्रमांक: नगन4-10947-2022

वस्तुऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स श्री कंस्ट्रक्शन वर्क प्रोप्रायटर श्री सचिन अशोक खरे वर्क कबुली जवाब देणार
अविनाश रवींद्र देशमुख,

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

DELIVERED

एकूण:

रु. 30920.00

आपणान मूळ दस्त, बंधनेल प्रिंट, सुनी-२ अंदाजे
5:12 PM ह्या वेळेस मिळेल.

NGP4

बाजार मूल्य: रु. 66228673.84/-

मोबदला रु. 60000000/-

भरलेले मुद्रांक शुल्क: रु. 4636100/-

सह दुय्यम निर्बंधक वर्ग-२

नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1912202221382 दिनांक: 19/12/2022

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012367250202223M दिनांक: 19/12/2022

विक्रेते नाव व पत्ता:



CHALLAN
MTR Form Number-6



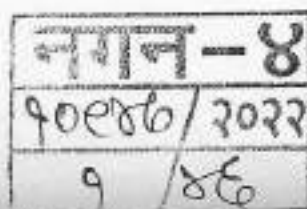
SRN	MH012367250202223M	BARCODE			Date	19/12/2022-12:38:34	Form ID	25.1
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		TAX ID / TAN (If Any)						
Type of Payment		Registration Fee		PAN No.(If Applicable)				
Office Name		NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		CHARUDATTA ARVIND GUDADHE		
Location		NAGPUR		Flat/Block No.		EWS PLOT KH NO 107/3-7 AND 107/4 MOUZA		
Year		2022-2023 One Time		Premises/Building		JAITALA		
Account Head Details		Amount in Rs.						
0030046401 Stamp Duty		4636100.00		Road/Street		JAITALA NAGPUR		
00063301 Registration Fee		30000.00		Area/Locality		NAGPUR		
				Town/City/District				
				PIN		4 4 0 0 3 6		
				Remarks (If Any)				
				SecondPartyName=SHREE CONSTRUCTION-				
Total		46,66,100.00		Amount in Words		Forty Six Lakh Sixty Six Thousand One Hundred Rupees Only		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		00040572022121954837		CPACHQJZX1
Cheque/DD No.		Bank Date		RBI Date		19/12/2022-12:38:36		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.

Mobile No. : 9372221101

सदर चलान केवल मुख्य निबंधक कार्यालय नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चलान लागू नाही.



लगन-४
१०९४६/२०२२
२/४६



‘‘श्री’’

SALE DEED

VALUED AT RS. 6,00,00,000.00 ONLY

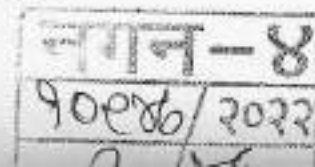
(RUPEES SIX CRORE ONLY)

MARKET VALUE RS. 6,62,29,000.00 ONLY

**THIS DEED OF SALE is made at NAGPUR on this 19TH Day of
DECEMBER 2022, BETWEEN :-**

**(1) SHRI. PRAFULLA S/o VINODRAO GUDADHE, Aged about 47
Years, Occupation - Business, {PAN - AATPG8710A}, {UID No. 9985
7094 0499}, {Mobile No. 9822228497}, (2) SHRI. ATUL S/o
VINODRAO GUDADHE, Aged about 45 Years, Occupation - Business, {PAN
- AGMPG1515E}, {UID No. 9084 8319 6422}, {Mobile No.
9822228497}, (3) SHRI. CHARUDATTA S/o ARVINDRAO GUDADHE,
Aged about 38 Years, Occupation - Business, {PAN - ALNPG0227B}, {UID
No. 8789 8198 2399}, {Mobile No. 9822228497}, (4) SHRI. CHETAN
S/o ARVINDRAO GUDADHE, Aged about 36 Years, Occupation - Business,
{PAN - ALNPG0293K}, {UID No. 7222 5565 9188}, {Mobile No.
9822228497}, All Residents of Jaitala, Nagpur-440036, Tahsil and District
- NAGPUR, hereinafter 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 and assigns of the **ONE PART.****

AND



M/S. SHREE CONSTRUCTION, A Proprietary Concern, having its Office at 262, Maharshree Shivpada Apartments, West High Court Road, Bajaj Nagar, Nagpur and acting through its **Proprietor - SHRI. SACHIN S/o ASHOK KHARE**, Aged about 41 Years, Occupation - Business, Resident of Plot No. Q-20, "Shree Residency", Laxminagar, Nagpur-440022, Tahsil and District - NAGPUR, hereafter called the "**PURCHASER**", which expression shall, Unless repugnant to the context or meaning thereof always mean and include the said **PROPRIETORY CONCERN** and its **PROPRIETOR**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART. {PAN - ALKPK7087Q}, {UID NO. 3242 2858 2156}, {Mobile No. 9823120337}**

WHEREAS, the Vendors hereinabovenamed jointly own and possess and in possession of the property comprising **ALL THOSE** Pieces and parcel of land bearing **EWS Plot Nos. A & B**, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, **{Total admeasurements 2516.2870 Sq. Mtrs.,}**, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA - JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, hereinafter referred to as the "**said property**"; AND

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 of MOUZA - JAITALA, P.S.K. 44 admeasuring 0.93 Hectares, Rental Rs. 2.97, 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, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, Originally belonged to Shri. Narayan Raut, being his separate property; AND

WHEREAS, consequent upon the death of Shri. Narayan Raut leaving behind him, his widow Smt Manjulabai Narayan Raut, 3 son namely Shri. Asaram Narayan Raut, Shri. Krushna Narayan Raut, Shri. Maroti Narayan Raut and only daughter namely Mrs. Rekha Ramkrushna Pangul, as the only legal heirs of the deceased; AND

WHEREAS, the aforesaid Smt Manjulabai Narayan Raut and Mrs. Rekha Ramkrushna Pangul relinquished his right, title and interest in respect of the said property in favour of Shri. Maroti Narayan Raut, by a Deed of

Release dated 04/01/2013, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-5, in Book No. 1, at Sr. No. 389 on even date; AND

WHEREAS, the aforesaid Shri. Asaram Narayan Raut left for heavenly abode on 22/12/2012 and consequent upon his death his share and interest in the said property devolved upon his Widow Smt. Sindhutai Asaram Raut, only son Master Sameer Asaram Raut and 2 daughters Miss. Priyanka Asaram Raut and Miss. Darshana Asaram Raut, by way of Intestate succession, being the only legal heirs of the deceased; AND

WHEREAS, the aforesaid Shri. Krushna Narayan Raut and Shri. Maroti Narayan Raut Smt. Sindhutai Asaram Raut, Master Sameer Asaram Raut, Miss. Priyanka Asaram Raut, Miss. Darshana Asaram Raut, later on transferred the aforesaid property comprising Khasra No. 107/3-7 of MOUZA - JAITALA, P.S.K. 44 by way of Sale to Shri. Prafulla Vinodrao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindrao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 28/02/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-8, in Book No. 1, at Sr. No. 305 on even date; AND

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/4 of MOUZA - JAITALA, P.S.K. 44 admeasuring 0.78 Hectares, Rental Rs. 2.72, 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, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, Originally belonged to Shri. Dinesh Ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe, being his ancestral property; AND

WHEREAS, the aforesaid Shri. Dinesh Ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe later on transferred the aforesaid Kh. No. 107/4 of MOUZA - JAITALA P.S.K. 44 admeasuring 0.78 Hectares, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR by way of Sale to Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 20/11/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 8101 on even date; AND

WHEREAS, as a result therefore the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe

and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, have now become the Joint/Co-owners of the aforesaid property comprising Kh. Nos. 107/3-7 & 107/4 of Mouza - Jaitala with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS, the aforesaid Kh. Nos. 107/3-7 & 107/4 of MOUZA - JAITALA converted for Non-Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-382/2015 dated 15/04/2015 passed in Revenue Case No. 305/NAP-34/2014-2015; AND

WHEREAS, for the purpose of development of said land the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe entered into an Agreement of Development with Nagpur Improvement Trust on 17/04/2015 upon several terms and conditions contained therein; AND

WHEREAS, in terms of the said Agreement, the Assistant Director, Town Planning, Nagpur Improvement Trust, has recommended and approved the layout Plan of said land vide its Letter No. ADTP/PL./1981 Dated 17/04/2015; AND

WHEREAS, the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove have jointly applied to Nagpur Municipal Corporation for release of EWS Plot (A) & (B) and Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has released the Plots vide Letter No. म.न.पा./नरवि/८९० dated 11/08/2020, and as per the said Release Letter of EWS Plot (A) admeasuring 2331.4847 Sq. Mtrs. & EWS Plot (B) admeasuring 184.8025 Sq. Mtrs., Total Area of EWS Plot 2516.2870 Sq. Mtrs.; AND

WHEREAS, as a result therefore the Vendors hereinabovenamed have now become an exclusive, absolute, joint and full Owners of the property comprising **ALL THOSE** Pieces and parcel of land bearing **EWS Plot Nos. A & B**, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, **{Total admeasurements 2516.2870 Sq. Mtrs.,}**, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA - JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR with heritable and transferable rights therein

and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS, for various cogent reasons and good causes the Vendors hereinabovenamed have now jointly decided to sell the aforesaid property comprising EWS Plot Nos. A & B, situated at Jaitala, Nagpur in Tahsil and District - Nagpur and more particularly described in the schedule hereunder written jointly to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their family members; AND

WHEREAS, the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendors to sale the property, he offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed his desire and willingness to Purchase the same for a fairly good price, the Vendors after detailed negotiations have now jointly agreed to sell the same to the Purchaser for a total consideration of **Rs. 6,00,00,000/- (Rupees Six Crore Only)** (in which the expenses in respect of Stamp Duty & Registration Fee for this Deed are included) upon the following terms and conditions.

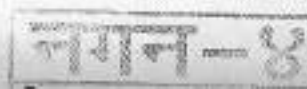
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 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 an absolute, exclusive and full owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of **SALE** to the Purchaser **ALL THOSE** Pieces and parcel of land bearing **EWS Plot Nos. A & B**, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, **{Total admeasurements 2516.2870 Sq. Mtrs.,}**, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA - JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute, exclusive and full owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment,

Corporation Taxes, Development Charges, Cesses, Society's dues and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT

- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001201, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001202, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001203, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001204, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001205, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 11,86,750/- (Rupees Eleven Lakh Eighty Six Thousand Seven Hundred & Fifty Only) paid by the Purchaser to the Vendors (Shri. Prafulla Gudadhe) by Cheque No. 001206, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

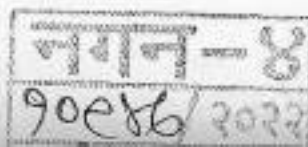


- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001207, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001208, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001209, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001210, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001211, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 11,86,750/- (Rupees Eleven Lakh Eighty Six Thousand Seven Hundred & Fifty Only) paid by the Purchaser to the Vendors (Shri. Atul Gudadhe) by Cheque No. 001212, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001213, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001214, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001215, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001216, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001217, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 11,86,750/- (Rupees Eleven Lakh Eighty Six Thousand Seven Hundred & Fifty Only) paid by the Purchaser to the Vendors (Shri. Charudatta Gudadhe) by Cheque No. 001218, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001219, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001220, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001221, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001222, Dated 26/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001223, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 11,86,750/- (Rupees Eleven Lakh Eighty Six Thousand Seven Hundred & Fifty Only) paid by the Purchaser to the Vendors (Shri. Chetan Gudadhe) by Cheque No. 001224, Dated 30/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 47,00,000/- (Rupees Forty Seven Lakh Only) paid by the Purchaser to the Vendors by RTGS UTR No. BARBR52022121900852267, Dated 19/12/2022, Drawn on Bank of Baroda, South Ambazari Road Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 5,53,000/- (Rupees Five Lakh Fifty Three Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) and undertaken to credit the same in the appropriate account of Income Tax Department.
- RS. 6,00,00,000/- (RUPEES SIX CRORE ONLY)**
=====

(Stamp duty)



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

- i) THAT the Vendors have good, valid and marketable title to the property hereby sold and have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said property and that there are no acquisition, requisition or any such or other proceedings in relation to the said property and no notice of lis-pendens has been filed in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said property to take place in accordance with the terms hereof.
- ii) THAT the Vendors further assures the Purchaser that the Property hereby sold is the self acquired property belonging to them alone having purchased the same by them jointly 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 Vendors further undertakes, agree and assures the Purchaser that there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority.
- iv) 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.
- v) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.
- vi) THAT the Vendors have done no act whereby the property hereby sold/transferred is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendors hereby assures

the Purchaser that there are no legal impediment of what-so-ever nature for transfer of the said property by them in favour of the Purchaser.

vii) 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 his heirs, legal representatives, successors and assigns etc. as may reasonably be required.

viii) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Rents, Demands, Claims, Revenue, Cesses, Penalties and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid only upto the date of Registration of this Sale Deed, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments in respect of the said property hereby sold. Hereafter all such taxes and dues shall be borne and paid by the Purchaser.

ix) THAT the Vendors hereby declares that they are in peaceful possession and enjoyment of the said property and that there are no tenants, occupants or squatters on the said property and thus the Vendors have this day delivered the actual and physical possession of the property bearing EWS Plot Nos. A & B, situated at Jaitala, Nagpur in Tahsil and District - Nagpur hereby sold/transferred to the Purchaser in vacant condition at the time of execution of this Sale Deed without any limitation and reservation and the Purchaser hereby accepted the same in vacant condition.

x) THAT the Vendors will support any application made by the Purchaser for mutation of his name on the property hereby sold/transferred and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

xi) THAT the property 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.

xii) THAT the Vendors have delivered all the Original Documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

xiii) THAT in case if the Purchaser is deprived of the whole or any part of the property hereby sold/transferred 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 and shall always indemnify the Purchaser against any loss or damages.

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees and Misc. Expenses, etc., have been agreed to be borne and paid by the Vendors.

(4) THAT wherever in this Sale Deed 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 versa.

(5) 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.

(6) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(7) THAT this Sale Deed is subject to jurisdiction of the competent Civil Court at Nagpur.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

{Item No. 30.432/41(593), Plot @ Rs. 26,320/- Per Sq. Mtrs., Page No. 727}

ALL THOSE Pieces and parcel of land bearing **EWS Plot Nos. A & B**, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, **{Total admeasurements 2516.2870 Sq. Mtrs.,}** being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA - JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and the same is bounded as under :-

- ON THE EAST - BY OTHER KHASRA.
- ON THE WEST - BY OPEN SPACE.
- ON THE NORTH - BY 9 MTRS WIDE ROAD & PLOT NO. 11.
- ON THE SOUTH - BY NALAH.

IN WITNESS WHEREOF the **VENDORS** and the **PURCHASER** herein above 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 :- Adv. Ritesh C. Mahendra}

WITNESSES:



(1)



(1)

(PRAFULLA VINODRAO GUDADHE)



(2)

(ATUL VINODRAO GUDADHE)



(3)

(CHARUDATTA ARVINDRAO GUDADHE)





(4) *C.A. Gudadhe*
(CHETAN ARVINDRAO GUDADHE)
"VENDORS"



FOR M/S. SHREE CONSTRUCTION

(Signature)
(SACHIN ASHOK KHARE)
Proprietor
"PURCHASER"



(2) *Rajadhe*



नगन-४
१०६४६/२०२२
१४/४६





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 94253996116

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर नूमापन) विधम, १९६९ यातील विधम ७ नमुना "ड"]



94253996116

गाव/पेठ : जयताळा		तालुका/न.मु.का. : न.मु.अ.३ नागपूर			जिल्हा : नागपूर
नगर नूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा वाढ्याचा तपशील आणि त्याच्या फेरितपासणीची निश्चित वेळ
६२८			८५७७.६०	क	

सुविधाधिकार :	-
हक्काचा मूळ धारक :	-
वर्ष : १९७०	-
पट्टेदार :	-
इतर मार :	-
इतर नोंद :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(पा), पट्टेदार(प) किंवा मार (इ)	साध्यांकन
१६/०४/२०१५	आदेशान्वये - मा.जिल्हाधिकारी नागपूर यांचे कडील आदेश पत्र क्र प्रसभुतकर जिल्हाधिकारी/कावि ३८२/२०१५ अ. नोंद जयताळा पत्र नं ४४ अ तपशील नागपूर शहर रा मा क्र ३०५/ एन ए पी ३७/२०१४-१५ दि १५/४/१५ अन्वये मीजा जयताळा पत्र नं ४४ तालुका नागपूर शहर सर्व क्रमांक १०४/३-४, १०४/४ आराजी १,४१९ हे वार मार जेव १०१००.०० चौ.मी जाले पैकी सद प्रत्येक संबालक मार रचना नागपूर शहर जयताळा नागपूर यांनी मंजूर केलेल्या अधिनियम क्र १४१९ हे वार मार जेव १४१००.०० चौ.मी जागीस विवाही परवानगी मिळाल्यामुळे शेती ऐवजी क वर्ग वर्ज तालेव महसुली ४/१२ प्रमाणे धरकावे नाव.		म श्री. प्रफुल विनोद गुढवे श्री. अतुल विनोद गुढवे श्री. चारुदत्त अरविंद गुढवे श्री. विलेन अरविंद गुढवे	किरादार क्र. ३४५७ प्रमाणे सही- १६/०४/२०१५ न.मु.अ.क्र.३, नागपूर
१७/०२/२०१६	खरेदीने - र.व.क २३२६ दि १२/४/१५ अन्वये क्र ३४०००००/- मध्ये ख क्र १०४/३-४ १०४/४ मयिल मु क्र १० क्षेत्र १४१९.४४९ चौ.मी जाला श्री प्रफुल विनोद गुढवे -३ यांचे फसूल खरेदीने नोंद		म मे चारले विस्फुट तर्फे श्री. विरिष भासवंत कपले	किरादार क्र. ३८०३ प्रमाणे सही- १७/०२/२०१६ न.मु.अ.क्र.३ नागपूर
१७/०२/२०१६	खरेदीने - र.व.क २३२६ दि १२/४/१५ अन्वये क्र ३४०००००/- मध्ये ख क्र १०४/३-४ १०४/४ मयिल म क्र १ क्षेत्र २०४४.११५ चौ.मी जाला श्री प्रफुल विनोद गुढवे व ३ यांचे फसूल खरेदीने नोंद		म मे चारले विस्फुट तर्फे श्री. विरिष भासवंत कपले	किरादार क्र. ३८०४ प्रमाणे सही- १७/०२/२०१६ न.मु.अ.क्र.३ नागपूर
१९/१२/२०१६	खरेदीने - र.व.क ३४९५ दि २५/४/१५ अन्वये क्र २४०००००/- मध्ये ख क्र २०६/३-६, १०४/४ मयिल म क्र ६ क्षेत्र १६४.१४९ चौ.मी जाला प्रफुल विनोद गुढवे -३ यांचे फसूल खरेदीने नोंद		म [श्री. संदीप वंभतल विरलरे]	किरादार क्र. ४२३८ प्रमाणे सही- १९/१२/२०१६ न.मु.अ.क्र.३ नागपूर
१९/१२/२०१६	खरेदीने - र.व.क ३४९५ दि २५/४/१५ अन्वये क्र २४०००००/- मध्ये ख क्र १०४/३-६, १०४/४ मयिल मु क्र ७ क्षेत्र १६४.१४९ चौ.मी जाला प्रफुल विनोद गुढवे -३ प्रफुल विनोद गुढवे		म श्री. विम मिशीर डे	किरादार क्र. ४२३९ प्रमाणे सही- १९/१२/२०१६ न.मु.अ.क्र.३ नागपूर

संगणक



02/12/2022	विशेष केरफार खरेदी नोंद - सह दु.नि.नागपूर ४ संघेकडील र.द.क्र. १५४७/२०२२ दिनांक १४/०३/२०२२ अन्वये सी रेसिडेन्सी मधील चौथा गाळा गाळा क्र.२०२ बांधील क्षेत्र ५४.०९५ चौ.मी. अवि.शि. १.८२५ टक्के सह मिळकत खरेदीने नोंद दर्ज	सह दु.नि.नागपूर ४ १५४७/२०२२ १७/०३/२०२२	४	विशेष आकरातली भोरखळे	केरफार क्र. १०४५ प्रमाणे सही- 02/12/2022 न.मु.अ. नगर प्रशासन अधिकारी क्र.३ नागपूर
14/12/2022	विशेष केरफार खरेदी नोंद - सह दु.नि.नागपूर ३ संघेकडील र.द.क्र. २०१५/२०२२ दिनांक २६/०३/२०२२ अन्वये शस्त्र हार्डट्स विंग सी मधील दुसरा गाळा गाळा क्र. २०२ बांधील क्षेत्र ४२.००५ चौ.मी. अवि.शि. २.४५५ टक्के सह मिळकत खरेदीने नोंद दर्ज	सह दु.नि.नागपूर ३ २०१५/२०२२ २६/०३/२०२२	४	हेमलता नरेंद्र बाळे	केरफार क्र. १०४३ प्रमाणे सही- 14/12/2022 न.मु.अ. नगर प्रशासन अधिकारी क्र.३ नागपूर
14/12/2022	विशेष केरफार खरेदी / गहाळखत / लारम नोंद - नोटीस ऑफ इंटिमेशन २३९३ दि १४/५/२०२२ अन्वये सी रेसिडेन्सी पहिला गाळा गाळा क्र.१०२ बांध ५५.२६ चौ.मी सह चारक सविन असोस खरे घांटी कार्ड क्र २६५८२०००/- बँक ऑफ महाराष्ट्र बांध्या वसुन गहाळ बँडव्यासी नोंद दर्ज.		४	बँक ऑफ महाराष्ट्र	केरफार क्र. १०८५ प्रमाणे सही- 14/12/2022 न.मु.अ. नगर प्रशासन अधिकारी क्र.३ नागपूर

हा मिळकत पत्रिका (दिनांक 14/12/2022 09:12:41 PM चेची) डिजिटल स्वाक्षरी केली असल्यामुळे स्वाक्षरी कोणत्याही सही विषयकची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 15/12/2022 01:12:14 PM

वैधता पडतल्याची साही <https://digitalaffairs.mahabhami.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100902598354 हा क्रमांक वापरता.

डिजिटल स्वाक्षरी (सही)



नगन-४
१०९४६/२०२२
१८/८६





महाराष्ट्र शासन

मालमत्ता पत्रक

LILPIN: 81565060965

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर नुमापन) नियम, १९६९ खालील नियम ७ नमुना "ड"]



81565060965

गाव/पेठ : जयताळा	तालुका/न.मु.अ. : न.मु.अ.३ नागपूर				जिल्हा : नागपूर
नगर नुमापन क्रमांक	सिट नंबर	प्लॉट नंबर	खेज चौ.मी.	धारमाधिकार	शासनाला दिलेल्या आकाराची किंवा मात्ताचा तपशील आणि त्याच्या क्रेतपासणीची विषय वेळ
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सुविधाधिकार :	-
हक्काचा मूळ धारक :	
वर्ष : १९७२	
पट्टेदार :	-
इतर मार :	-
इतर श्रेय :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(प), पट्टेदार(प) किंवा मार (स)	संज्ञांकन
१६/०४/२०१५	आदेशान्वये - मा.जिल्हाधिकारी नागपूर यांचे कडील आदेश पत्र क्र ३२२०००००/जिल्हाधिकारी कार्यालय/३८३/२०१५ न मीना जयताळा मह नं ६४ ज खरीदत नागपूर शहर नं ३०५/एन ए सी ३४/२०१५-१५ नि १५/३४/१५ जयते मीना जयताळा मह नं ६४ तालुका नागपूर शहर सर्वे क्र १०७३/३-४, १०७३/४ अंशानी १.३५ हे आर महामयेव ५४५००.०० चौ.मी जागे पैकी सहायक संचालक नगर रचना नागपूर सुधार प्रणयस नागपूर खेजी मंजूर केलेल्या खनिचास क्षेत्र अंशानी १.३५ हे आर महामयेव ५४५००.०० चौ मी जागेस निवासी पत्तागणी मिळाल्यामुळे शेती ऐवजी क वर्ग वर्ज तसेच महसुली ४/५२ प्रमाणे धारकांनी नावाची नोंद वर्ज.		म श्री. प्रफुल्ल विनोद गुडवे श्री. अतुल विनोद गुडवे श्री. पारसल अरविंद गुडवे श्री. पेल्ल अरविंद गुडवे	क्रमांक क्र. ३४५७ प्रमाणे सही- १६/०४/२०१५ न.मु.अ. क्र.३, नागपूर
१६/१२/२०२१	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ३ यांचेकडील र.व.क्र. ६६१६/२०२० दिनांक ०४/१४/२०२० अन्वये न.मु.अ. ६२९ मु.अ. ३, क्षेत्र ४३१.५२० चौ.मी. श्री प्रफुल्ल विनोद गुडवे व इतर तीन यांचे कडून खरेदीने नोंद वर्ज	सह दु.नि.नागपूर ३ ६६१६/२०२० ०४/१४/२०२०	म सुरेश वीलतराव इंगोले	क्रमांक क्र. ८३२५ प्रमाणे सही- १६/१२/२०२१ न.मु.अ. नगर नुमापन अधिकारी क्र.३ नागपूर
०४/०६/२०२२	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. २२४५/२०२२ दिनांक ०४/०३/२०२२ अन्वये र.व.क्र. १०७३/३-४ व १०७३/४ मु.अ. ११ क्षेत्र १३२८.४२९० चौ मी सह मिळाला प्रफुल्ल विनोद गुडवे व इतर ४ यांच्या कडून खरेदी केलेल्या नावाची नोंद वर्ज.	सह दु.नि.नागपूर ४ २२४५/२०२२ ०४/०३/२०२२	म मेसर्स मंगुलाम देवतकर सर्व तर्फे अधिकृत भागीदार श्री. मंडोकरर नामराय सुपे	क्रमांक क्र. ८६८५ प्रमाणे सही- ०४/०६/२०२२ न.मु.अ. नगर नुमापन अधिकारी क्र.३ नागपूर
०९/११/२०२२	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. २१५५/२०२१ दिनांक ०५/०३/२०२१ अन्वये श्री रेमिडेन्सी अपार्टमेंट पथील ठाऊ माळा बाजळ क्र चौ-१० बांध क्षेत्र २७.७२४ चौ मी अर्षि क्रि ०.९४१५६ रस मिळकत मे श्री कन्स्ट्रक्शन तर्फे सविन अशोक खरे यांच्या कडून खरेदीने नोंद वर्ज.	सह दु.नि.नागपूर ४ २१५५/२०२१ ०५/०३/२०२१		क्रमांक क्र. ८९८८ प्रमाणे सही- ०९/११/२०२२ न.मु.अ. नगर नुमापन अधिकारी क्र.३ नागपूर

नमो - ४



हे मिळकत पत्रिका (दिनांक 09/11/2022 02:11:19 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे एकर कोमलपट्टी सही विरूपाची आवश्यकता नाही.

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मिळकत पत्रिका डाउनलोड दिनांक 15/12/2022 01:12:05 PM



वेबसाईट पडताळणीसाठी <https://digitalsathara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळाला 0917100002489538 हा क्रमांक वापरावा.

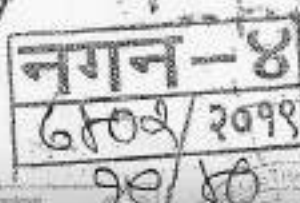
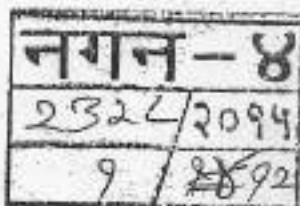
नमून-४
१०९४६/२०२२
२०/०६



CHALLAN
MTR Form Number-6

GRN	MH000793719201516E	BARCODE	12/05/2015-11:13:21		Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps IGR Rest of Maharashtra		TAX ID (If Any)			
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR		PAN No. (If Applicable)			
Location	NAGPUR		Full Name	PRAFULLA VINODRAO GUDADHE		
Year	2015-2016 Annual From 01/04/2015 To 31/03/2016		Flat/Block No.	MOUZA JAITALA		
Account Head Details		Amount In Rs.	Premises/Building			
0030046401 Sale of NonJudicial Stamp		500.00	Road/Street	0		
			Area/Locality	JAITALA NAGPUR		
			Town/City/District			
			PIN	4 4 0 0 3 6		
			Remarks (If Any)	PAN2--PN=CHARUDATTA ARVIND GUDADHE- CA=		
			Amount In Words	Five Hundred Rupees Only		
Total		500.00				
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	REF No.	68103338015051210488 65297008	
Cheque/DD No			Date	12/05/2015-11:13:53		
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9372221103



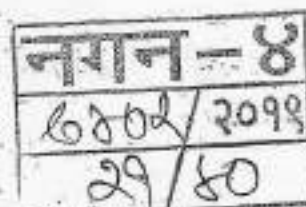
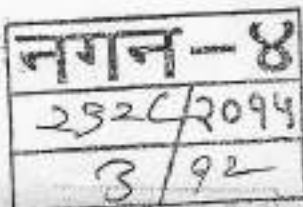


POWER OF ATTORNEY (FOR ADMISSION)

This POWER OF ATTORNEY is made and executed on this 12th day of May-2015
by

- 1) Shri. Prafulla S/o Vinodrao Gudadhe, aged about 39 years Occupation- Business
 - 2) Shri. Atul S/o Vinodrao Gudadhe, aged about 37 years Occupation- Business
 - 3) Shri. Chetan S/o Arvind Gudadhe, aged about 28 years Occupation- Business
- All R/o. Jaitala, Nagpur-440036.

..2..

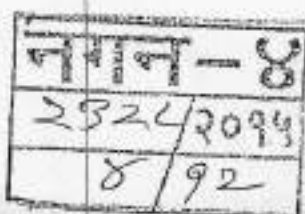
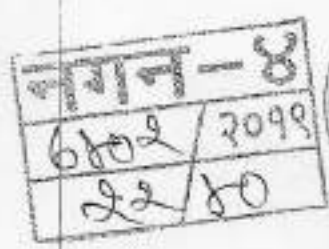


WHEREAS We are Partner and Proprietor of Various Firms and We are also joint owners of various properties. During the course of business we are required to execute the various deeds and documents viz. Agreement to Sale, Sale Deed, Correction Deed, Exchange Deed, Transfer Deed, Lease Deed, Release Deed, Deed of Declaration etc, on behalf of the firms, also in the capacity of Attorney Holder and in our individual capacity & jointly and to register the same in accordance with the law in force And

Whereas during the course of the business we have to executes various agreement, sale deeds and other related documents, however due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before competent registration officer / Authorities and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf in respect of the aforesaid deeds and documents. And Whereas SHRI CHARUDATTA ARVIND GUDADHE Aged about 31 years Occupation-Business Resident of Jaitala, Nagpur-440036 is ready and willing to act on our behalf as our Lawful Attorney for the above purposes.

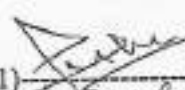
NOW THEREFORE THIS DEED WITNESS AS UNDER

We the executants named hereinabove do hereby nominate, constitutes and appoint SHRI CHARUDATTA ARVIND GUDADHE Aged about 31 years Occupation-Business Resident of Jaitala, Nagpur-440036, as our Constituted Attorney to do and perform the following acts and things that is to say,
To present the deeds and documents executed by us before the Competent registering Authority and to admit the contents of the documents to the extents of our execution only.



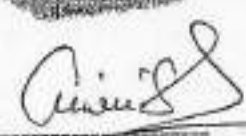
IN WITNESS WHEREOF, I CHARUDATTA ARVIND GUDADHE, have willingly signed and executed this Deed of Power of Attorney at my own accord and free will at Nagpur on the day, date and year first above written.

WITNESSES :

1) 
(Shri. Prafulla Vinodrao Gudadhe)



Shri. Prafulla Vinodrao Gudadhe

2) 
(Shri. Atul Vinodrao Gudadhe)



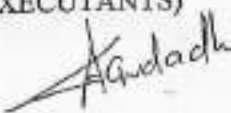
Shri. Atul Vinodrao Gudadhe


(Shri. Chetan Arvind Gudadhe)



Shri. Chetan Arvind Gudadhe

(EXECUTANTS)



Mr. Charudatta Arvind Gudadhe
(Constituted Attorney)



नगन-४
६४०२/२०१९
०३/४०



नगन-४, २४/१५

हे मुखत्यार वर श्री/अमर्ता... सफल विनोदराव गुडधे

वय... ३८ वर्ष... निवासी... नागपूर

यांनी तारीख... २२/५/१५... रोजी माझे सनद सही

करून दिली. त्यांच्या ओळखी विषयी श्री. विनोद

प. प. २४३... वय... ३८ वर्ष... निवासी... नागपूर

यांनी माझी खात्री करून दिली आहे

२२/५/१५

कि. ३९०/-

पा. क्र. - ३९४४,

दि. २२/५/१५

नगन-४
२३२८/२०१५
५/१२



सही वसाला अनुक्रमे १ ते ५ :
पाने अनुक्रमे १ ते ५ वरून घेतले
आंतरांगीय समाविष्ट नाही.



मंगळवार, 12 मे 2015 12:41 म.नं.

दस्त मोबबारा भाग-1

नगन-4

दस्त क्रमांक: 2328/2015

90.92

दस्त क्रमांक: नगन-4/2328/2015

बाजार मुल्य: रु. 00/-

मोबबला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. नगन-4 यांचे कार्यालयात

पावती: 3147

पावती दिनांक: 12/05/2015

अ. क्र. 2328 भर दि. 12-05-2015

सावरकरणाराचे नाव: श्री प्रफुल्ल विनोदराव मुदघे - -

रोजी 12:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकुण: 340.00

सह. न्याय निबंधक, वर्ग-२
नागपूर शहर क्र. ४

सह. न्याय निबंधक, वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: अ वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे योग्यतीही स्वावर मागवता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 12/05/2015 12:33:47 PM ची वेळ: (सावरकरणारा)

शिक्का क्र. 2 12/05/2015 12:33:57 PM ची वेळ: (फी)



नगन-४

6/5/2015

24/80



नगन-४

6/5/2015





12/05/2015 12:44:02 PM

दस्त गोधवारा भाग-2

नगन-4

दस्त क्रमांक: 2328/2015

दस्त क्रमांक: नगन-4/2328/2015

दस्तावेजाचा प्रकार: जयमुखाच्या कामा

799.92

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री प्रफुल्ल विनोदराव गुडघे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जयताळा, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: AATPG8710A	कुलमुखत्यार देणार वय: 39 स्वाक्षरी:		
2	नाव: श्री. चेतन अरविंद गुडघे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जयताळा, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ALNPG0293K	कुलमुखत्यार देणार वय: 27 स्वाक्षरी:		
3	नाव: श्री. अतुल विनोदराव गुडघे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जयताळा, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: AGMPG1515E	कुलमुखत्यार देणार वय: 37 स्वाक्षरी:		
4	नाव: श्री. नाकदत्त अरविंद गुडघे -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जयताळा, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ALNPG0227B	पॉवर ऑफ अटॉर्नी होल्डर वय: 31 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत आग्रहप्रत्यारोपिताना जयमुखाच्या कामातून दस्तऐवज करून देण्यात येत आहे. शिक्का क्र.3 ची वेळ: 12/05/2015 12:35:23 PM

बोळवण:-

खागील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-नाम वृत्तीश: बोळवणतून या यांची बोळवण पटवितात

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. राम धनराज पठाडे -- वय: 43 पत्ता: जयताळा, नागपूर. पिन कोड: 440036		
2	नाव: श्री गिरीश भगवंतराव गुडघे -- वय: 28 पत्ता: जयताळा, नागपूर. पिन कोड: 440036		

नगन-8

6802/2099

2E/80



शिवका क्र.4 ची वेळ: 12/05/2015 12:36:12 PM

शिक्का क्र.5 ची वेळ: 12/05/2015 12:36:26 PM नोंदणी पुस्तक 4 मध्ये

NGP दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

EPayment Details



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१ नंबराचे बुकाचे
२३२८ नंबरी नोंदला



सह दुय्यम निबंधक, वर्ग-२
नागपुर शहर क्र. ४,
१२ मार्च २०१५

प्रमाणित करण्यात येते की, या दस्तऐवजात
कुण १२ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपुर शहर क्र. ४

नगन-४
६४०२/२०१९
३०/४०



नगन-४
१०६४६/२०२२





ID: MH01185065202021E		BARCODE		Date: 04/02/2021-18:31:27		Form ID: 48(f)	
Department: Inspector General of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment: Registration Fee				PAN No. (If Applicable)			
Office Name: NGRS, JT NAGPUR NO 4 SUB REGISTRAR				Full Name		SACHIN ASHOK KHARE	
Location: NAGPUR				Floor/Block No.		NAGPUR	
Year: 2020-2021 One Time				Premises/Building			
Account Head Details		Amount in Rs.		Road/Street		NAGPUR	
0030040401 Stamp Duty		500.00		Area/Locality		NAGPUR	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 4 0 0 0 2	
				Remarks (If Any)			
				SecondPartyName: AVINASH RAVINDRA DESHMUKH			
Total		600.00		Amount in Words		Six Hundred Rupees Only	
Payment Details: IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				60103332021030420398		2658573086	
Name of Bank				Bank Date		RBI Date	
				04/02/2021-18:32:17		Not Verified with RBI	
Name of Branch				Bank Branch		IDBI BANK	
				Scroll No. , Date		Not Verified with Scroll	

Department ID: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर सलग कॅवळ दृष्ट्या निश्चय कार्यालयत मोदणी कडल्यानच दस्तऐवजी लागू आहे. मोदणी न कडल्यानच दस्तऐवजी सदर घालन लागू नाही.

नगन-८	
९५३	२०२१
१	१९



नगन-४	
१०९५६	२०२१

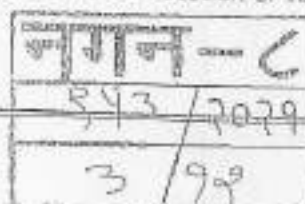


“श्री”

POWER OF ATTORNEY
(FOR ADMISSION)

KNOW ALL MEN BY THESE PRESENTS THAT, I

SHRI. SACHIN S/o ASHOK KHARE, Aged about 42 Years, Occupation - Business, Resident of Plot No. Q-20, Flat No. 202, "Shree Residency", Laxmi Nagar, Nagpur - 440022, Tahsil & District - NAGPUR, {PAN - ALKPK7087Q}, {UID NO. 3242 2858 2156}, (for myself & in my capacities as Proprietor of M/S. SHREE CONSTRUCTION, as Partner of M/S. SHREE CONSTRUCTION, having its Registered Office at 262, Maharshree Shivpada Apartments, W.H.C. Road, Bajaj Nagar, Nagpur & Constituted Attorney for various Land Owners, etc.,) do hereby nominate, constitute and appoint SHRI. AVINASH S/o RAVINDRA DESHMUKH, Aged about 41 Years, Occupation - Service, Resident of Plot No. 165, Bholebaba Nagar, Janki Nagar, Nagpur - 440024, Tahsil and District - NAGPUR, {UID NO. 7434 4590 9533}, as my True and Lawful Attorney only for the purpose of admission of the execution of various documents executed by me.



10086/2022



2

WHEREAS, I, the aforesaid Executant is Proprietor of M/S. SHREE CONSTRUCTION and Partner of M/S. SHREE CONSTRUCTION, having its Registered Office at 262, Maharshree Shivpada Apartments, W.H.C. Road, Bajaj Nagar, Nagpur. Similarly I hold General Power of Attorney from various land Owners in respect of construction and promotion/development of lands; AND

WHEREAS, in the aforesaid capacities, I am required to execute various deeds and documents viz. Agreement To Sell, Sale Deed(s), Correction Deed(s), Transfer Deed(s), Deed of Declaration, Cancellation Deeds, Apartment Deed, General Power of Attorney, Gift Deed, etc., in respect of various properties and to get the same registered in accordance with the law in force; AND

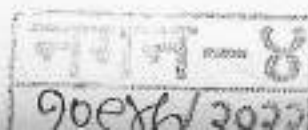
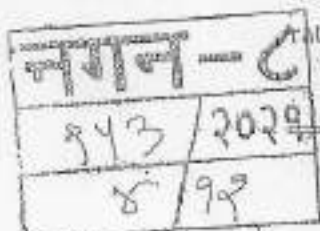
WHEREAS, due to pre-occupation and other assignments it is neither possible nor convenient for me to remain present before Competent Registration Officer/Authorities and it has therefore become expedient and necessary for me to appoint someone to admit the execution of the documents on my behalf in respect of the aforesaid project. And Whereas SHRI AVINASH S/o RAVINDRA DESHMUKH, Aged about 41 Years, Occupation - Service, Resident of Plot No. 165, Bholebaba Nagar, Janki Nagar, Nagpur - 440024, Tahsil and District - NAGPUR, is ready and willing to act on my behalf as my Lawful Attorney for the above said purposes.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER :

I, the Executant named hereinabove do hereby nominate, constitute and appoint SHRI AVINASH S/o RAVINDRA DESHMUKH, Aged about 41 Years, Occupation - Service, Resident of Plot No. 165, Bholebaba Nagar, Janki Nagar, Nagpur - 440024, Tahsil and District - NAGPUR, as my Constituted Attorney to do and perform the following acts and things that is to say :-

TO PRESENT THE DEEDS AND DOCUMENTS EXECUTED BY ME BEFORE THE COMPETENT REGISTERING AUTHORITY AND TO ADMIT THE CONTENTS OF THE SAID DOCUMENTS TO THE EXTENT OF MY EXECUTION ONLY.

AND I, the Executant named hereinabove further state that the acts and things done by my said Constituted Attorney in admission of the said documents shall be binding on me as if I have done the same. I undertake to ratify the acts and things done or Deeds or Documents admitted by him.



IN WITNESS WHEREOF I, the aforesaid Executant have signed and executed this Deed of Power of Attorney at NAGPUR on this 5th Day of FEBRUARY, 2021.

{Drafted By:- Adv. Ritash C. Mahendra}

WITNESSES:



(1) V. V. Vaidya
(MR. V. V. VAIDYA)



(SACHIN ASHOK KHARE)
EXECUTANT



(AVINASH R. DESHMUKH)
CONSTITUTED ATTORNEY



(2) R. C. Mahendra
(Adv. R. C. MAHENDRA)

दिनांक ०५/०२/२०२१
हे मुख्यालय या मी/श्रीमती. सचिन अशोक खरे
यांचे वकील अ. व. व. वैद्य नावाचे
कारण दिले. ज्याचे वकील अ. व. व. वैद्य
सहकाराने अ. व. व. वैद्य यांचे
या अ. व. व. वैद्य यांचे अ. व. व. वैद्य आहे.
दि. ०५/०२/२०२१
पा.क. ०५/०२/२०२१
प्र.स. ०५/०२/२०२१
सह अ. व. व. वैद्य यांचे अ. व. व. वैद्य
नावाचे अ. व. व. वैद्य

इसलान् कुठला पालने मळी
अदरक दखलामळे कुठली
खेडामळे कामूळ कुठली
कोताळ कोठामळे मळी
उठेली पाली

नगन-८
५५३/२०२१
५/१९



सह अ. व. व. वैद्य यांचे अ. व. व. वैद्य
नावाचे अ. व. व. वैद्य

-४
२०२१/२०२२



27/953

मुद्रांक: 05 फेब्रुवारी 2021 11:03 म.पू.

दस्त सोपवारा भाव-1

नगर 8

97-92

दस्त क्रमांक: 953/2021

दस्त क्रमांक: नगर 8 /953/2021

साधारण शुल्क: रु. 00/-

सोपवारा: रु. 01/-

भरतेचे मुद्रांक शुल्क: रु. 000/-

मु. नि. मंड. 5 नि. नगर 8 पांच कार्यालयात

पावती: 1374

पावती दिनांक: 05/02/2021

अ. क्र. 953 मर दि. 05-02-2021

सादरकार्याचाचे नाव: अविनाश रवींद्र देशमुख

तेजी 11:01 म.पू. वा. हुंजर केला

तोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पुष्टीची संख्या: 12

एकूण: 340.00

दस्त हुंजर करण्याची तारीख:

मुद्रांक शुल्क, मर-2,

पावती क्र. 1374

दस्ताचा प्रकार: आमसुलतारनामा

मुद्रांक शुल्क: 8 जेव्हा तो प्रतिफलार्थ देण्यात येईल त्यावेळी त्यामुळे नगरातील त्याच्याकडूनच विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 05 / 02 / 2021 11 : 01 : 44 AM (नगर 8 कार्यालयात)

शिक्का क्र. 2 05 / 02 / 2021 11 : 02 : 38 AM (नगर 8 कार्यालयात)



नगर 8

90000/2022





पंजीयन क्रमांक-2

पंजीयन क्रमांक-2

पंजीयन क्रमांक-2

05/02/2021 11:05:14 AM

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

क्र.सं.	पंजीयन क्रमांक	पंजीयन क्रमांक	पंजीयन क्रमांक	पंजीयन क्रमांक
1	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021
2	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

क्र.सं.	पंजीयन क्रमांक	पंजीयन क्रमांक	पंजीयन क्रमांक	पंजीयन क्रमांक
1	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021
2	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021	पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	SACHIN ASHOK KHARE	eChallan	68108332021020420398	MH011185095202021E	500.00	SD	0005215331202021	05/02/2021
2		DHC		0402202117140	240	RF	0402202117140D	05/02/2021
3	SACHIN ASHOK KHARE	eChallan		MH011185095202021E	100	RF	0005215331202021	05/02/2021

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

853/2021

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- Get print immediately after registration.

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

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021

पंजीयन क्रमांक: 853/2021





भारत सरकार
GOVERNMENT OF INDIA



प्राफुल्ल विनोदराव गुडधे
Prafulla Vinodrao Gudadhe
जन्म तिथि / DOB : 25/08/1975
पुरुष / MALE

9985 7094 0499



आधार - आम आदमी का अधिकार

PERMANENT ACCOUNT NUMBER
AATPG2710A

नाम / NAME
PRAFULLA VINODRAO GUDADHE

पिता का नाम / FATHER'S NAME
VINODRAO YASHWANTRAO GUDADHE

जन्म तिथि / DATE OF BIRTH
25-08-1975

सहचर / SIGNATURE

COMMISSIONER OF INCOME TAX, MUMBAI

PERMANENT ACCOUNT NUMBER

AGMPG1515E

नाम / NAME

ATUL VINODRAO GUDADHE

पिता का नाम / FATHER'S NAME

VINODRAO YASHWANTRAO GUDADHE

जन्म तिथि / DATE OF BIRTH

25-01-1977

सहचर / SIGNATURE

Gudadhe

आयकर विभाग - १, नागपुर

COMMISSIONER OF INCOME TAX, NAGPUR

आयकर विभाग

INCOME TAX DEPARTMENT

CHARUDATTA A GUDADHE

ARVIND YASHWANTRAO GUDADHE

20/07/1984

Permanent Account Number

ALNPG0227B

Arvindadhe

भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

CHETAN ARVIND GUDADHE

ARVIND YASHWANTRAO GUDADHE

01/07/1986

Permanent Account Number

ALNPG0293K

Arvindadhe

Signature

भारत सरकार

GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA



चारुदत्त अरविंद गुडधे
Charudatta Arvind Gudadhe
जन्म तिथि / DOB : 20/07/1984
पुरुष / Male

8789 8198 2399



आधार - सामान्य माणसाचा अधिकार

90886/2022
36/88

भारत सरकार
GOVERNMENT OF INDIA



चेतन अरविंद गुडधे
Chetan Arvind Gudadhe
जन्म तिथि / DOB : 01/07/1986
पुस्तिंगी / MALE

7222 5565 9188



आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शिवम चंद्राज पठाडे
Shivam Chandraj Pathade
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



9944 0632 2111

9944 0632 2111

नगन-४
१०८४६/२०२२
३८/४६



भारत सरकार
GOVERNMENT OF INDIA

अविनाश रविंद्र देशमुख
Avinash Ravindra Deshmukh

जन्म वर्ष / Year of Birth: 1979
पुरुष / Male

7434 4500 9533

आधार - सामान्य माणसाचा अधिकार

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH31 20100111292 DOY: 21-08-2002
Valid Till: 21-08-2027 (NT)

22-06-2022
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
GOV DOY
LMV 12-11-2010
MCWG 23-08-2002

FORM 7
RULE 16 (2)

DOB: 28-02-1967 BG

Name: RAJESH BAHADURE
S/O of: BASURAO
Add: JASHIM NAGAR
NAGPUR
NAGPUR (URBAN), NAGPUR
PIN: 440024

Signature & ID of
Issuing Authority: MH31

Signature/Thumb
Impression of Holder

भारत सरकार
Government of India

सतीश वामनराव मेथम
Satish Wamanrao Meshram

जन्म तारीख/DOB: 22/09/1985
पुरुष/ MALE

7482 7888 7332

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
श्रीलला माता मंदिर, १६ अदिवसी सोसायटी अंबर
कोलनी धाबे अमरावती रोड, दाढा, नागपूर,
महाराष्ट्र - 440023

Address:
Shilala mata mandir, 86 adivasi society
amber colony dhabe amravati road,
Dabha, Nagpur,
Maharashtra - 440023

7482 7888 7332

QR Code with Photograph

नमन-४
9008/2020



पता : C/O विजय गवने, प.न. १६५,
जोलेबाबा नगर नागरी नगर, नागपुर,
महाराष्ट्र, ४४००२४

Address: C/O Vijay Gavhne,
P.N. 165, Bhole Baba Nagar
Janki Nagar, Nagpur,
Maharashtra, 440024

1047
020 256 1347

hol@bhole.gov.in

www.bhole.gov.in

P.O. Box No. 1347
Nagpur-440 001

नगन-४
१०९४६/२०२३
१०/४६



Valuation ID : 202212196385

मूल्यंकनाचे वर्ष :	2022
जिल्हा :	नागपूर
तालुका :	तालुका - नागपूर (ग्रामीण)
उपमूल्य विभाग :	30.432/41(593)-डिफेंस रेल्वेच्या दक्षिणेकडील, रेल्वेमार्ग व नाला पामधील अभिन्यास शिट नं.41(593)
क्षेत्राचे नांव :	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोपमपनाचे एकक
26320	47180	52420	63550	0	चौ मीटर

मिळकतीचे क्षेत्र : 2516.287 चौ. मीटर Layout Plot

Applicable Rules : 16 क

1. 2516.287चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 26320/-

2516.287चौ. मीटर क्षेत्रासाठी मूल्य = 2516.287 * 26320

= 66228673.84/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

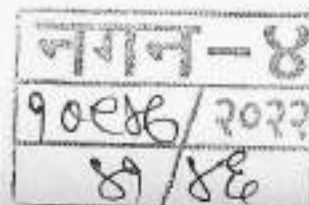
= 66228673.84 + 0

= Rs.66228673.84/-

= २ सहा करोड बासठ लाख अष्टावीस हजार सहा चौ चौपाहत्तर /-

Home

Print



न-४
१०८४६/२०२२
४२/४६





GRN	MH012367250202223M	BARCODE		Date	19/12/2022-12:38:34	Form ID	25.1
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee		TAX ID / TAN (If Any)	
						PAN No.(If Applicable)	
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	
Location				NAGPUR		CHARUDATTA ARVIND GUDADHE	
Year				2022-2023 One Time		Flat/Block No.	
						EWS PLOT KH NO 107/3-7 AND 107/4 MOUZA	

Account Head Details		Amount In Rs.									
0030046401	Stamp Duty	4636100.00	Road/Street	JAITALA NAGPUR							
0030053301	Registration Fee	30000.00	Area/Locality	NAGPUR							
			Town/City/District								
			PIN		4	4	0	0	3	6	
			Remarks (If Any) SecondPartyName=SHREE CONSTRUCTION~								
			Amount In	Forty Six Lakh Sixty Six Thousand One Hundred Rupe							
Total		46,66,100.00	Words	es Only							



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank C/I/N	Ref. No.	00040572022121954837	CPACHQJZX1
Cheque/DD No.		Bank Date	RBI Date	19/12/2022-12:38:38	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 :

Mobile No. : 9372221101

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

सदर चालन केवल मुख्यमन्त्रिणा कार्यवाहक नोटिणी कसयव्याच्या दस्तासाठी लागू आहे. नोटिणी न कसयव्याच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-10947	0006136185202223	19/12/2022-16:58:22	IGR386	30000.00

GRN : MH012367250202223M Amount : 46,66,100.00 Bank : STATE BANK OF INDIA Date : 19/12/2022-12:38:34

2	(IS)-267-10947	0006136185202223	19/12/2022-16:56:22	IGR386	4636100.00
Total Deferencement Amount					46,66,100.00

नगन-४
१०९४६/२०२२
४४/४६



गोमबाद, 19 डिसेंबर 2022 4:56 म.नं.

दस्त क्रमांक: 10947/2022

दस्त क्रमांक: नगन4 /10947/2022

वाजार मूल्य: रु. 6,62,28,674/-

मोवदला: रु. 6,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.46,36,100/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

पावनी:16827

पावनी दिनांक: 19/12/2022

अ. क्र. 10947 वर दि.19-12-2022

सादरकरणाचे नाव: मेसर्स श्री कंस्ट्रक्शन रफे प्रोप्रायटर श्री सचिन अशोक
खरे रफे कबुली जबाब देणार अविनाश रवींद्र देशमुख ,

रोजी 4:50 म.नं. वा. हजर केला.

मोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकुण: 30920.00

दस्त हजर करणाऱ्याची मही:

रहस्यनिर्बंधक वर्ग-०
नागपूर शहर क्र. ४रहस्यनिर्बंधक वर्ग-०
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विक्रीपत्र

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

शिक्का क्र. 1 19 / 12 / 2022 04 : 50 : 54 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 12 / 2022 04 : 52 : 17 PM ची वेळ: (फी)



19/12/2022 4:59:19 PM

संगणक क्रमांक: 10947/2022

उत्पादका प्रकार: विक्रीपत्र

अनु क्र. पत्रकाराचे नाव व पत्ता

पत्रकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव: मेमर्स थी कंस्ट्रक्शन तर्फे प्रोप्रायटर थी सचिन अशोक खरे तर्फे कबुली जबाब देणार अविनाश रवींद्र देशमुख ,
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं.:
प्लॉट नं 165, भोलेबाबा नगर, जानकी नगर, नागपूर, महाराष्ट्र,
नागपूर,
पिन नंबर: ALKPK7087Q

लिहून देणार
वय: 42
स्वाक्षरी:

- 2 नाव: चारुदात अरविंदराव गुडधे स्वतः करीता व तसेच प्रफुल विनोदराव गुडधे, अतुल विनोदराव गुडधे व जेतन अरविंदराव गुडधे तर्फे कबुली जबाब देणार म्हणून .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं.:
जवडाळा, नागपूर , महाराष्ट्र, नागपूर,
पिन नंबर: ALNPG0227B

लिहून देणार
वय: 38
स्वाक्षरी:

बरील दस्तऐवज करून देणार तपासणीत विक्रीपत्र जा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ: 19/12/2022 04:53:31 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पत्रकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पत्रकाराप्यान आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मेमर्स थी कंस्ट्रक्शन तर्फे प्रोप्रायटर थी सचिन अशोक खरे तर्फे कबुली जबाब देणार अविनाश रवींद्र देशमुख ,	19/12/2022 04:53:57 PM	अविनाश रवींद्र देशमुख M XXXX XXXX 9533
2	लिहून देणार चारुदात अरविंदराव गुडधे स्वतः करीता व तसेच प्रफुल विनोदराव गुडधे, अतुल विनोदराव गुडधे व जेतन अरविंदराव गुडधे तर्फे कबुली जबाब देणार म्हणून .	19/12/2022 04:55:02 PM	चारुदात अरविंद गुडधे M XXXX XXXX 2399

शिफा क्र. 4 ची वेळ: 19/12/2022 04:55:13 PM

9 नंदराचे बुकाचे
90886 नंदरी नोंदला

सहस्रमुख निबंधक वर्ग-2

नागपूर शहर क्र. ४
Payment Details.

सहस्रमुख निबंधक, वर्ग-2,
नागपूर शहर क्र. ४.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	CHARUDATTA ARVIND GUDADHE	eChallan	00040572022721954837	MH012367250202223M	4636100.00	SD	0006136185202223	19/12/2022
2		DHC		1912202221382	920	RF	1912202221382D	19/12/2022
3	CHARUDATTA ARVIND GUDADHE	eChallan		MH012367250202223M	30000	RF	0006136185202223	19/12/2022

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

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सहस्रमुख निबंधक, वर्ग-2
नागपूर शहर क्र. ४

10947/2022