264/5873
Monday,July 18 ,2022
12:01 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 11333 दिनांक: 18/07/2022

गावाचे नाव: **पोलीस लाईन**
दस्तऐवजाचा अनुक्रमांक: **नगन1-5873-2022**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **मोहम्मद आरिफ आझमी शेख .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 30400.00

DELIVERED ORIGINAL
REGISTERED DOCUMENT

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:19 PM ह्या वेळेस मिळेल.

NGP1

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्रं. ९

बाजार मुल्य: रु.5910000 /-
मोबदला रु.6600000/-
भरलेले मुद्रांक शुल्क : रु. 396000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1807202201759 दिनांक: 18/07/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015789943202122E दिनांक: 18/07/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH015789943202122E	BARCODE		Date	30/03/2022-13:54:50	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	MOHAMMAD ARIF AZMI SHAIKH
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	KH NO 1/1, PLOT NO 11
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	396000.00	Road/Street	MOUZA POLICE LINE TAKLI
0030063301 Registration Fee	30000.00	Area/Locality	222.96 SQ MTR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=BHARTESH MURAR GUPTE AND ONE~
Total	4,26,000.00	Amount In Words	Four Lakh Twenty Six Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022033054409	CKT2537458
Cheque/DD No.		Bank Date	RBI Date	30/03/2022-13:24:56	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. : 9371136790

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

SALE DEED

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Print Date 30-03-2022 01:56:31

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1807202201759	**Date**	18/07/2022
Received from Purchaser, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	18/07/2022
Bank CIN	10004152022071801595	**REF No.**	219939121931
This is computer generated receipt, hence no signature is required.			



SALE DEED

FOR RS.66,00,000/- ONLY

(RUPEES SIXTY SIX LAKHS ONLY)

READY RECKONER VALUE RS.59,10,000/- ONLY (Item No.13.242/7, of Mouza — Police Line Takli, **@ Rs.26,500/** (Open Land).

THIS DEED OF SALE is made and executed at NAGPUR on 30th Day of March, 2022.

BETWEEN

1) **SHRI BHARTESH S/O LATE MURAR GUPTE,** aged 49 yrs, occ. service, Resident of Plot No.11, State Bank Colony, Behind Police Line Takli, Anant Nagar, Katol Road, Nagpur-440013. **(PAN NO.AHWPG2671G), (Aadhar No.9431 5863 5832), (Mobile No.9766320596).**
2) **KU SHILPA D/O LATE MURAR GUPTE (NAME BEFORE MARRIAGE) & SMT SHILPA W/O ABHIJIT GUPTE, (NAME AFTER MARRIAGE),** aged about 50 years, occ. Household, Resident of Main Road, Khaparde Bagichya Amravati-444601. **(PAN NO.BMAPG5828F), (Aadhar No.2213 7904 9276), (Mobile No.9766320596).**

hereinafter Jointly referred to and 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 heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

MOHAMMAD ARIF AZMI SHAIKH, aged about 56 years, occ. business, Resident of Flat No.202, Birendra Apartment, Chhaoni, Nagpur-440013, hereinafter referred to and called **"the PURCHASER",** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART. (PAN NO.ADMPA4925D), (Aadhar No.4091 0730 8046), (Mobile No.9371136790).**

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WHEREAS the subject of the instant deed is ALL THAT Piece and Parcel of Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), along with the structure standing thereon, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, NMC House No.242/11, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, including all connections, fittings, electric and water meter and all other easementary rights appurtenant and belonging thereto (more fully described in the schedule herein under written and hereinafter referred to as "the said property").

AND WHERAS all that piece and parcel of land bearing Khasra No.1/1, of Mouza Police Line Takli, Tahsil & District Nagpur, was originally owned by State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur.

AND WHERAS State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, carved out a layout over the said land bearing Khasra No.1/1, of Mouza Police Line Takli, Tahsil and District Nagpur with an intention of transferring various plots carved out over it in favour of its members/prospective purchaser/s.

AND WHERAS the said State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, through its Secretary Shri Shawrar Shravan Zade, thereafter transferred the aforesaid Plot No.11 admeasuring about 222.96 sq.mts (2400 sq.fts), in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, in favour of Shri Murar Bhaskar Gupte (father of vendors herein), vide sale deed dated 18.2.1995 which was duly registered before the Sub Registrar, Nagpur No.11 at Serial No.1611(P).

AND WHEREAS the said Shri Murar Bhaskar Gupte, expired on 24.03.2013 and his wife Smt Vrunda Murar Gupte also expired prior to him on 28.08.2008, leaving behind him, One Son and One daughter i.e the vendors herein, to succeed & inherit by virtue of intestate succession the said Plot No.11 admeasuring about 222.96 sq.mts (2400 sq.fts), in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur.



AND WHEREAS by virtue of ownership and succession the vendors herein above named became the joint owners of the said property with heritable and transferrable rights, and have the absolute right, title and interest and discretion to dispose off the said property being the joint owners of the same.

AND WHEREAS the names of the Vendors herein above named have been duly mutated in the city survey and corporation records.

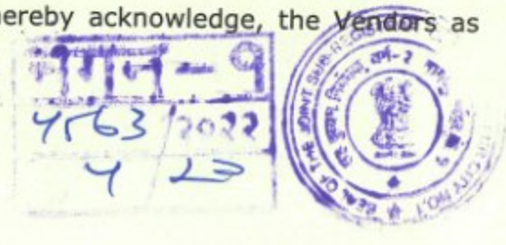
AND WHEREAS the Vendors assure that they are the absolute owners of all that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), along with the structure standing thereon, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, including all connections, fittings, electric and water meter and all other easementary rights appurtenant and belonging thereto.

WHEREAS for various cogent reasons and good causes the Vendors have now decided to sell ALL THAT Piece and Parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), along with the structure standing thereon, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, NMC House No.242/11, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, including all connections, fittings, electric and water meter and all other easementary rights appurtenant and belonging thereto, to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their family members.

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 agreed to sell the same to the PURCHASER for a total consideration of **Rs.66,00,000/- (Rupees Sixty Six Lakhs Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

(1) THAT in pursuance of the said consideration of a total sum of **Rs.66,00,000/- (Rupees Sixty Six Lakhs Only)** paid by the PURCHASER to the Vendors in the manner appearing herein below, the receipt whereof the Vendors do hereby acknowledge, the Vendors as



the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and Parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), along with the structure standing thereon, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, NMC House No.242/11, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, including all connections, fittings, electric and water meter and all other easementary rights appurtenant and belonging thereto, and more particularly described in the Schedule hereunder written, TO HOLD THE 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 Non-Agricultural Assessment, Corporation Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs.2,00,000/- **(Rupees Two Lakhs only)** paid vide Cheque bearing No.289763, dated 29.12.2021, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.1 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.1.

Rs.20,50,000/- **(Rupees Twenty Lakhs Fifty Thousand only)** paid vide Cheque bearing No.289765, dated 06.01.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.1 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.1.

Rs.22,50,000/- **(Rupees Twenty Two Lakhs Fifty Thousand only)** paid vide Cheque bearing No.289764, dated 06.01.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.2 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.2.

Rs.5,00,000/- **(Rupees Five Lakhs only)** paid vide Cheque bearing No.992746, dated 11.03.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.1 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.1.



Rs.5,00,000/- **(Rupees Five Lakhs only)** paid vide Cheque bearing No.992748, dated 11.03.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.2 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.2.

Rs.5,17,000/- **(Rupees Five Lakhs Seventeen Thousand only)** paid vide Cheque bearing No.992747, dated 28.03.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.1 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.1.

Rs.5,17,000/- **(Rupees Five Lakhs Seventeen Thousand only)** paid vide Cheque bearing No.992749, dated 28.03.2022, drawn on ICICI Bank, Civil Lines Branch, Nagpur by the PURCHASER to the Vendor No.2 in respect of the said property, receipt whereof is hereby acknowledged by the Vendor no.2.

Rs.66,000/- **(Rupees Sixty Six Thousand only)** deducted by the Purchaser from the Sale Consideration payable to the Vendor towards T.D.S. ©1% and credit the same in the appropriate account of Income Tax Department.

Total Sale Consideration Rs.66,00,000/- (Rupees Sixty Six Lakhs Only)

The Vendors do hereby acknowledge and admits the receipt of the amount of sale consideration in the manner aforesaid and nothing else remains to be paid to the VENDORS, under any circumstances whatsoever. In lieu whereof the VENDORS, do hereby grant, sell, convey, transfer and assign the said property more particularly described in the Schedule herein in favour of the PURCHASER absolutely and forever.

THAT The VENDORS do hereby covenant with the PURCHASER as follows :-

i) THAT the VENDORS have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of Sale to the PURCHASER absolutely forever.

ii) THAT the VENDORS assure the PURCHASER that the property hereby sold is their separate property belonging to them alone having acquired the same by them by virtue of intestate succession, and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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iii) THAT the VENDORS do hereby declare and covenant that the property hereby sold is free from all charges, lien, mortgages, easements, license and/or every sort of other encumbrances whatsoever and that the Vendors are free, competent and legally entitled to transfer/sell the aforesaid property to the PURCHASER.

iv) THAT the VENDORS do hereby transfer to the PURCHASER all rights, title, interests, claims of whatsoever nature in or to the said property hereby conveyed and every part thereof including the advantage of ancient rights, liberties, easements, privileges, appendages whatsoever to the said property, to hold the same absolutely forever.

v) THAT the PURCHASER shall be entitled to avail the benefits of all the easements attached to the property.

vi) THAT the VENDORS hereby assure that they have not done anything whereby the above said property is subject to any charge, lien, mortgage or attachment. The VENDORS do hereby declare and assure that the PURCHASER shall enjoy the property hereby sold to it peacefully and without any hindrance or objection and shall continue to enjoy the same absolutely forever as an exclusive, absolute and full owner thereof.

vii) THAT this Sale Deed have been executed by the VENDORS of their own free will after understanding import and implication of all terms and conditions of this deed and which shall be binding upon them and their successors, executors and assigns.

viii) 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 disturbance or interruption by any other person whosoever.

ix) THAT the PURCHASER shall now and hereafter hold, own and possess the property hereby sold to it as an absolute, and full Owner thereof for all times to come.

x) THAT the VENDORS have this day delivered the actual physical possession of the entire property hereby sold to the PURCHASER in vacant condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever.

xi) THAT the VENDORS shall support any application made by the PURCHASER for mutation of name on the property hereby sold and shall render necessary assistance for obtaining mutation thereof in favour of the PURCHASER in all relevant records.



xii) THAT the VENDORS have paid upto this date all dues with respect to Land Revenue, Taxes, levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDORS undertakes to pay the same to the PURCHASER or to the Competent Revenue Authority.

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

xiv) THAT the VENDORS have delivered all the Original/Relevant documents relating to the property hereby sold to the PURCHASER at the time of Registration of this Sale Deed.

xv) THAT the said property is not affected by any government notification for its use as public utility place, thoroughfare, public convenience area etc, and the same is not subject to any acquisition proceedings before any judicial, administrative revenue or adjudicating authority. The said property is also free from any attachment, lis- pendence or any other statutory proceedings, restraints or embargo of any kind whatsoever.

xvi) THAT any mis-discription or omission in the description of the said property shall not invalidate this transaction but all the same it shall be subject to correction by the parties hereto.

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

xviii) THAT the parties hereby specifically declare that the content of this Sale Deed is also explained to me in Vernacular (Urdu/Hindi/Marathi/English) and the same are understood and accepted by us.

SCHEDULE OF PROPERTY

All that piece and parcel of Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), along with the structure standing thereon, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, NMC House No.242/11, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bounded as under -:



EAST	:	By Plot No.10,
WEST	:	By Plot No.12,
NORTH	:	By Plot No.14,
SOUTH	:	By Road.

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



18/07/2022

1) SHRI BHARTESH S/O LATE MURAR GUPTE



2) KU SHILPA D/O LATE MURAR GUPTE (NAME BEFORE MARRIAGE) & SMT SHILPA W/O ABHIJIT GUPTE, (NAME AFTER MARRIAGE)

VENDORS



MOHAMMAD ARIF AZMI SHAIKH
PURCHASER



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10/20

WITNESSES:

1. SHOEB SHAUKAT



2. (Abhijit A. Gupte)

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

63

गाव/पेठ : पोलीस लाईन टाकळी	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६३			२२३.३०	क	

सुविधाधिकार
हक्काचा मुळ धारक H वर्ष:१९७१ [स्टेट बँक ऑफ इंडिया एम्पलाईज कोऑपरेटिव्ह हौसिंग सोसायटी नागपूर के.क्रं. १४०दि.२७.९.९६]
पट्टेदार
इतर भार
इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
०३/०९/१९९६	खरेदी हक्काने खरेदी खत क्रं.१५९२(छ) दि. ६.३.९५ नुसार प्लॉट न ११ क्षेत्र २४००/- चौ. फूट रक्कम रुपये ३६००/ मध्ये खरेदीने नांव दर्ज. . प्र.क्रं.१०२३।९६ दिनांक २७.९.९६		H [श्री. मुरार भास्कर गुप्ते]	फ़ेरफ़ार क्रं.१४० प्रमाणे सही- ३/९/९६ नगर भुमापन अधिकारी क्रं. ३ नागपूर
१८/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.९/मि.प./अक्षरी नोंद/२०१५ पुणे दि.०९/२/२०१५ व इकडील आदेश क्र.न.भू.पोलीस लाईन टाकळी/फे.क्रअन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी २२३.३ चौ.मी क्षेत्रअक्षरी दोन शे तेवीस पुर्णांक तीस चौ.मी दाखल केले.			फ़ेरफ़ार क्रं.२१२५ प्रमाणे सही- १८/०६/१५ नगर भुमापन अधिकारी क्रं. ३ नागपूर
०७/०६/२०२२	विशेष फेरफार वारस नोंद - धारक श्री. मुरार भास्कर गुप्ते हे दि. २४/०३/२०१३ ला व श्रीमती. वृंदा मुरार गुप्ते ह्या दि. २८/०८/२०१० ला मृत्यू पावले प्रतिज्ञापत्र क्र.८४००४५८३४० दि. २६/०२/२०२२ नुसार सदर मिळकतीवर वारसानाच्या नावाची नोंद दर्ज		H भारतेश मुरार गुप्ते शिल्पा अभिजित गुप्ते	फ़ेरफ़ार क्रं.३५४७ प्रमाणे सही- ०७/०६/२०२२ न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हि मिळकत पत्रिका (दिनांक ६/७/२०२२ ५:१५:४३ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ६/७/२०२२ ५:३२:४३ PM
वैधता पडताळणी साठी http://aaplesabhlekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन ०९१७१००००२१२७२१६ हा क्रमांक वापरावा.

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR
सह-१
4863 2022
19 20


সাব-৭
4863/2022
'22 20

2021-22

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

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

रसीद क्रमांक : 01/2021-22/0292059 मोहल्याचे नांव : 242/11, GOREWADA - 440001

घर क्रमांक : 242/11

इंडेक्स क्रमांक : 61001845 **(Zone:10 Ward:61)**

घर मालकाचे नांव : S.B.I.EMP.ALIVING CO.OP.HOU. SOC.LTD.NGP. OCCU.M.B.GUPTE

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2021 ता 31-03-2022 पावेतो.

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

कराचे नांव/ **Details of Tax**	बकाया/ **Arrears**	चालू/ **Current**	शेरा/ **Remarks**
सामान्य कर **(General Tax)**	0.00	0.00	
पाणी कर **(Water Tax)**	0.00	0.00	
मलजल कर **(Sewerage Tax)**	0.00	0.00	
प्रकाश कर वृ **(Light Tax/Free Tax)**	0.00	0.00	
अग्नी सेवा कर **(Fire Service Tax)**	0.00	0.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	0.00	0.00	
पाणी लाभ कर **(Water Bene. Tax)**	0.00	0.00	
पथ कर **(Street Tax)**	0.00	0.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
मनपा शिक्षण उपकर **(Municipal Education Tax)**	0.00	0.00	
सेवा शुल्क **(Service Charge)**	0.00	0.00	
नोटिस फी **(Notice Fee)**		0.00	
वारंट फी **(Warrant Fee)**		0.00	
किरकोळ **(Misc.)**	0.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	0.00	0.00	
रोजगार हमी कर **(E.G.S. Cess)**	0.00	0.00	
मोठया निवासी ईमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	365.00	
सुट **(Rebate)**		0.00	
एकूण(Grand Total)	0.00	365.00	365.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Three Hundred Sixty Five Only

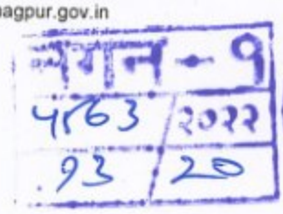
Online Transaction Number: WHD40857617740,Payment Dated: 21-01-2022

दिनांक : 21/01/2022

वसूल करणाराची पूर्ण सही

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

Full Signature of the Official





भारत सरकार
Government of India



शोएब शौकत अझहर
Shoeb Shaukat Azhar
जन्म तारीख/DOB: 17/12/1975
पुरुष/ MALE
Mo: 9823198050

7081 0536 7535

माझें आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नंबर 15, कटोल रोड, जाफर नगर, तिरुपती बैंक मागे, कातोलरोड, नागपूर, महाराष्ट्र - 440013

Address:
Plot Number 15, Katol Road, Jafar Nagar, Behind Tirupati Bank, Katolroad, Nagpur, Maharashtra - 440013

7081 0536 7535

Aadhaar -Aam Admi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA



मोहम्मद अरीफ अझमी शेख
Mohammad Arif Azmi Shaikh
जन्म तारीख / DOB : 01/07/1966
पुरुष / MALE

4091 0730 8046

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O मोहम्मद अयुब अझमी शेख, कॉर्पोरेशन ऑफिस के सामने, फ.नं.२०२, बिरेंद्र अपार्टमेंट छावणी, नागपूर, नागपूर, महाराष्ट्र, 440013

Address:
S/O Mohammad Ayub Azmi Shaikh, OPP.CORPORATION OFFICE, F.NO.202, BIRENDRA APARTMENT CHHAONI, NAGPUR, Nagpur, Maharashtra, 440013

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

भारत सरकार
Government of India



भारतेश मुरार गुप्ते
Bhartesh Murar Gupte
जन्म तारीख / DOB: 16/04/1973
पुरुष / Male

9431 5863 5832

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: मुरार गुप्ते, प्लॉट न 11 स्टेट बैंक कॉलोनी, बिहाइंड पोलीस लाइन टाकली, अनंत नगर बस स्टॉप, अनंत नगर, कातोलरोड, नागपूर, महाराष्ट्र, 440013

Print Date: 11/07/2021

Address: S/O: Murar Gupte, Plot No 11 State Bank Colony, Behind Police Line Takli, Anant Nagar Bus stop, Anant Nagar, Katolroad, Nagpur, Maharashtra, 440013

9431 5863 5832

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADMPA4925D

नाम/ Name
MOHAMMAD ARIF AZMI SHAIKH

पिता का नाम/ Father's Name
MOHAMMAD AYUB AZMI SHAIKH

जन्म की तारीख/ Date of Birth
01/07/1966

हस्ताक्षर / Signature

16012021

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GUPTE SHILPA ABHIJIT

MURAR BHASKARRAO GUPTE

08/02/1972
Permanent Account Number

BMAPG5828F

Signature



12122013

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHWPG2671G

नाम/ Name
BHARTESH MURAR GUPTE

पिता का नाम/ Father's Name
MURAR BHASKAR GUPTE

जन्म की तारीख/ Date of Birth
16/04/1973

हस्ताक्षर / Signature

21012021

नोंदणी - 9
4863 / 2022
14 / 20



भारत सरकार

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/92282/14513

To,
अभिजीत गुप्ते
Abhijeet Gupte
S/O: Arvind Gupte
gupte house
khaparde garden Amravati
Amravati
Amravati Amravati Amravati
Maharashtra 444601
7588243081

25/06/2013

Ref: 274 / 23H / 546172 / 546630 / P

SH186969066FT

आपला क्रमांक / Your No. :

6714 7684 5445

- सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



अभिजीत गुप्ते
Abhijeet Gupte
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male

6714 7684 5445

- सामान्य माणसाचा अधिकार

भारत सरकार

Government of India

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1300/20141/07659

To,
शिल्पा अभिजीत गुप्ते
Shilpa Abhijit Gupte
W/O: Abhijit Gupte
main road khaparde bagichya
Amravati
Amravati Amravati Amravati
Maharashtra 444601

19/03/2013

Ref: 649 / 16G / 1293695 / 1294755 / P

SH045460007FT

आपला क्रमांक / Your No.

2213 7904 9276

- सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



शिल्पा अभिजीत गुप्ते
Shilpa Abhijit Gupte
जन्म वर्ष / Year of Birth : 1972
स्त्री / Female

2213 7904 9276

- सामान्य माणसाचा अधिकार

नगन - १
४६३ / २०२२
१८ / २०

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202207181431

18 July 2022,11:47:37 AM

नगन1

मूल्यांकनाचे वर्ष :	2021
जिल्हा :	नागपूर
तालुका :	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग :	13.242/7-काटोल रोडच्या उत्तरेकडील पोलीस लाईन विभाग,अहबीब कॉलनी अनंतनगर,स्टेट बैंक कॉलनी जाफर नगर नागरिक सुधार समिती कामगार नगर इत्यादी वसाहती, शिट क्र.7
क्षेत्राचे नांव :	Nagpur Muncipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
26500	41420	50000	57600	0	चौ. मीटर

मिळकतीचे क्षेत्र	222.96 चौ. मीटर	Layout Plot
Applicable Rules :		,16 क

1. 222.96चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =26500/-

222.96चौ. मीटर क्षेत्रासाठी मूल्य = 222.96 * 26500

=5908440/-

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

=5908440 + 0

= **Rs.5908440/-**

= ₹ एकोणसाठ लाख आठ हजार चार शे चाळीस /-

Home Print

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ९

नगन-9
4863/2022
16/20

CHALLAN

MTR Form Number-6

GRN	MH015789943202122E	BARCODE		Date	30/03/2022-13:54:50	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	MOHAMMAD ARIF AZMI SHAIKH
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	KH NO 1/1, PLOT NO 11
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	396000.00	**Road/Street**	MOUZA POLICE LINE TAKLI
0030063301 Registration Fee	30000.00	**Area/Locality**	222.96 SQ MTR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=BHARTESH MURAR GUPTE AND ONE~
Total	4,26,000.00	**Amount In Words**	Four Lakh Twenty Six Thousand Rupees Only

DEFACED ₹ 426000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022033054409	CKT2537458
Cheque/DD No.		Bank Date	RBI Date	30/03/2022-01:56:20	31/03/2022
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		90 , 31/03/2022	

Department ID :

Mobile No. : 9371136790

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

सदर चलन केवल दस्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरावे .

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.07.18 12:11:23 IST
Reason: CRAS Secure Document
Location: India

Challan Defaced Details

नोंदणी - ९
४६३ / २०२२
९८ / २०

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-264-5873	0002539815202223	18/07/2022-12:01:11	IGR383	30000.00
2	(iS)-264-5873	0002539815202223	18/07/2022-12:01:11	IGR383	396000.00
			Total Defacement Amount		**4,26,000.00**

सह दुय्यम निबंधक, वर्ग २,
नागपूर शहर क्र. ९

Print Date 18-07-2022 12:11:23

264/5873
सोमवार,18 जुलै 2022 12:02 म.नं.

दस्त गोषवारा भाग-1

नगन1 9e(20
दस्त क्रमांक: 5873/2022

दस्त क्रमांक: नगन1 /5873/2022

बाजार मुल्य: रु. 59,10,000/- मोबदला: रु. 66,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,96,000/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्रं. 5873 वर दि.18-07-2022

रोजी 11:58 म.पू. वा. हजर केला.

पावती:11333 पावती दिनांक: 18/07/2022

सादरकरणाराचे नाव: **मोहम्मद आरिफ आझमी शेख .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्टांची संख्या: 20	
एकुण:	30400.00

दस्त हजर करणाऱ्याची सही:

NGP1 दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्रं. १ NGP1

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 क्रं. 1 18 / 07 / 2022 11 : 58 : 55 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 07 / 2022 11 : 59 : 51 AM ची वेळ: (फी)

दस्त गोषवारा भाग-2

नगन1 2020
दस्त क्रमांक:5873/2022

18/07/2022 12 09:31 PM

दस्त क्रमांक :नगन1/5873/2022
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भारतेश मुरार गुप्ते पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं.११, स्टेट बँक ऑफ कॉलनी, पोलीस लाईन टाकळी, अनंत नगर, काटोलरोड, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:AHWPG2671G	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:शिल्पा अभिजित गुप्ते पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: मेन रोड, खापर्डे बगीच्या, अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर:BMAPG5828F	लिहून देणार वय :-50 स्वाक्षरी:-		
3	नाव:मोहम्मद आरिफ आझमी शेख . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं.२०२ विरेंद्र अपार्टमेंट छावणी नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ADMPA4925D	लिहून घेणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 07 / 2022 12 : 05 : 21 PM

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ओळख:-
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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अभिजीत गुप्ते अरविंद गुप्ते . वय:54 पत्ता:अमरावती पिन कोड:444601		
2	नाव:शोएब शौकत अझहर . वय:47 पत्ता:जाफर नगर, काटोलरोड, नागपूर पिन कोड:440013		

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प्रमाणित करण्यात येते कि,
या दस्ताला एकूण 20 पाने जोडले.

शिक्का क्र.5 ची वेळ:18 / 07 / 2022 12 : 08 : 09 PM नोंदणी पुस्तक 1 मध्ये

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2		DHC		1807202201759	400	RF	1807202201759D	18/07/2022
3	MOHAMMAD ARIF AZMI SHAIKH	eChallan		MH015789943202122E	30000	RF	0002539815202223	18/07/2022

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