264/2637
Wednesday,April 22 ,2015
5:46 PM

पावती

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

पावती क्रं.: 2700 दिनांक: 22/04/2015

गावाचे नाव: लेंढरा
दस्तऐवजाचा अनुक्रमांक: नगन1-2637-2015
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. इम्प्रेसा सेन्ट्रल तर्फे भागीदार श्री. जुझेर वली आमीर झोएब वली - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 30480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे
5:59 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.45055000 /- मोबदला: रु.37000000/-
भरलेले मुद्रांक शुल्क : रु. 2252800/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000415824201516E दिनांक: 22/04/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

DELIVERED

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ex-2(सूची - २)

22/04/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1
दस्त क्रमांक : 2637/2015
नोदंणी :
Regn:63m

गावाचे नाव : **1) लेंढरा**

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	37000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	45055000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: मौजा लेंढरा,मधील प्लॉट न. 4,शीट न.(17A)2/II,सिटी सर्वे न. 81,एकूण आराजी 971.579 चौ. मी.,(सिटी सर्वे रेकॉर्ड प्रमाणे 909.70 चौ. मी.)पैकी पश्चिमेकडील भाग एकूण आराजी 506.579 चौ. मी.,कार्पो.घर क्र. 116,वार्ड न. 71. Item No. 17.269/17A Page No. 489 @ Rate Rs. 55,200/- Per Sq. Mt.((Plot Number : 4 ; C.T.S. Number : 81 ;))
(5) क्षेत्रफळ	1) 506.57 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीमती कमलादेवी सीताराम आचार्य - - वय:-87; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न. 4, भगवागर लेआउट, नागपूर., महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AKCPA8126D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. इम्प्रेसा सेन्ट्रल तर्फे भागीदार श्री. जुझेर वली आमीर झोएब वली - - वय:-28; पत्ता:-, -, -, -, माउंट रोड, सदर, नागपूर., Bureau Of Mines, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440001 पॅन नं:-ADLPV0309B
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/04/2015
(10)दस्त नोंदणी केल्याचा दिनांक	22/04/2015
(11)अनुक्रमांक,खंड व पृष्ठ	2637/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2252800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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CHALLAN

MTR Form Number-6

GRN	MH000415755201516E	BARCODE	Date	22/04/2015-12:01:55	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Customer-Direct Payment	TAX ID (If Any)	
	Sale of Non Judicial Stamps IGR Rest of Maha	PAN No. (If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	M/s Impresse Central
Location	NAGPUR		
Year	2015-2016 One Time	Flat/Block No.	81
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Sale of NonJudicial Stamp	2252800.00	Road/Street	506.579 Sq Mtr
		Area/Locality	Lendhra
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=~PN=Kamaladevi S Acharya~CA=
		Amount In Words	Twenty Two Lakh Fifty Two Thousand Eight Hundred Rupees Only
Total	2252800.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572015042290024	CK65200159
Cheque/DD No		Date		22/04/2015-12:02:54	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No : Not Available

नगन-१
२९३७/२०१५
९/२४

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

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CHALLAN

MTR Form Number-6

GRN	MH000415824201516E	BARCODE	Date	22/04/2015-12:03:01	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fees		TAX ID (If Any)		
	Ordinary Collections IGR		PAN No. (If Appliacable)		
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	M/s Impressa Central	
Location	NAGPUR				
Year	2015-2016 One Time		Flat/Block No.	81	
Account Head Details		Amount In Rs.	Premises/Building		
0030063301	Amount of Tax	30000.00	Road/Street	506.579 Sq Mtr	
			Area/Locality	Lendhra	
			Town/City/District		
			PIN	4 4 0 0 1 0	
			Remarks (If Any)	PAN2=~PN=Kamaladevi S Acharya~CA=	
			Amount In Words	Thirty Thousand Rupees Only	
Total		30000.00			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	00040572015042290077 CK65200282
Cheque/DD No			Date		22/04/2015-12:03:50
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Mobile No. : Not Available

नगन – १
२६३६/२०१५
२/२४

SEAL OF JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

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नगन – १
२६२६ / २०१५
3 / 24

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

AGREEMENT OF DEVELOPMENT AND PROMOTION

FOR RS. 3,70,00,000.00 ONLY

MARKET VALUE RS. 4,50,55,000.00 ONLY

Item No. 17.269/17A Page No. 489 Rate @ Rs. 55,200 Per Sq. Mtr.

THIS AGREEMENT OF DEVELOPMENT AND PROMOTION is made on this 22nd Day of APRIL, 2015 BETWEEN SMT. KAMALADEVI W/o DR. SITARAM ACHARYA, Aged 87 Years, Occupation - Housewife, Resident of Plot No. 4, Bhagwagar Layout, Nagpur-440010, Tahsil and District - NAGPUR **(PAN AKCPA8126D)**, hereinafter called the OWNER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said OWNER, as well as, her heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

Kamla Acharya

. Contd. . .

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M/S. IMPRESSA CENTRAL, A Partnership Firm having its Office at Shrikrishna Residency, Dahake Layout, Khare Town, Dharampeth, Nagpur-440010 and acting through its Partner SHRI. JUZER VALI S/o AMIR ZOEB VALI, Aged 28 Years, Occupation - Business, Resident of Mount Road, Sadar, Nagpur-440001, Tahsil and District – NAGPUR **(PAN ADLPV0309B)**, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 4 in Civil Station Expansion Scheme, containing by admeasurement 10458 Sq. Ft. (OR 971.579 Sq. Mtrs.) (As per City Survey Records the area is 909.70 Sq. Mtrs.) bearing City Survey No. 81 and Sheet No. (17A)2/II of Mouza – LENDHRA, situate at Bhagwagar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District – NAGPUR, belongs to Smt. Kamaladevi W/o Dr. Sitaram Acharya, the Owner hereinabovenamed, having been acquired the same by her from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 18-8-1960 and ending on 17-8-2020 by an Indenture of Lease Dated 5-9-1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 94 on Pages 31 to 33 at Sr. No. 3137(P) on 8-9-1992. As a result therefore the Owner hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records; AND

WHEREAS the Owner has constructed a Residential House and other Superstructures on the Eastern Side of the said Nagpur Improvement Trust Leasehold Plot No. 4 covering a total Built-up area of about 386.744 Sq. Mtrs. bearing Corporation House No. 116, City Survey No. 81 and Sheet No. (17A)2/II of Mouza – LENDHRA in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/8752/6213 Dated 23-2-1968. The said Plan is lateron Revised and it bears Revised Building Permit No. CS/5437/6213 Dated 17-11-1998; AND

WHEREAS the Owner has now decided to develop the WESTERN PORTION of the said Plot No. 4 containing by admeasurement 506.579 Sq. Mtrs. into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops/Chambers/Single Room Tenements and self contained separate Apartments therein; AND

Kamla Acharya

Contd. . .

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2536/2090
8/25

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