[illegible] पावती Original/Duplicate

Thursday, January 07, 2016 पावती क्र. :204

1:24 PM Regn. :IGR

पावती क्र. :201 दिनांक: 07/01/2016

दस्ताचे नाव :करारनामा

दस्तऐवजाचा अनुक्रमांक: वसई4-142-2016

दस्तऐवजाचा प्रकार :- रेडीरेकनर ठोकेदार

सादर करणाऱ्याचे नाव: मे. जी एस.पाटील डिव्हलपर्स भोगत रेडीरेकनर अंदे भागीदार दिनेश ओसवाल वगैरे .

मोबदला रु.	₹. 30000.00
दस्त हाताळणी फी	₹. 520.00
पृष्ठांची संख्या: 28	
एकूण:	₹. 30520.00

आपणास मूळ दस्त ,सबनेंट डिट्र.सुची-२ अंतर्गत 1:24 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वसई ४

DELIVERED

बाजार मूल्य: ₹.11424000/-

मोबदला: ₹.13384000/-

भरलेले मुद्रांक शुल्क : ₹. 669200/-

1) देयकाचा प्रकार: eSBTR/SimpleRecalp रक्कम: ₹.30000/-

रेडिरेकनर्दर्भ आर्टिर क्रमांक: MH008266534120151651 दिनांक: 07/01/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹.520/-

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

SECURED BANK & TREASURY RECEIPT (e-SBTR)

140644592132B1

CHAITALI [illegible]SANI

SBI - [illegible] LO?

[illegible] Manager

[illegible] LTD.

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT

ज्या नोंदला तर
मे/मेसर्स Gajanan Builders & Dev
आपली नियमावली क्रमांक CMI0906265340P015165
दिनांक 6.1.16 667-2091-
चलन क्रमांक 00038991+201116
दिनांक 7/1/2016 रोजी भरले आहे.

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

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AGREEMENT OF DEVELOPMENT
VALUED AT RS. 1,33,84,000.00 ONLY
MARKET VALUE RS. 1,14,24,000.00 ONLY

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 07th Day of JANUARY, 2016, BETWEEN M/s. VIJAY CONSTRUCTIONS, A Partnership Firm, having its Office at BO-1, Plot No. 8/19-B, 'Silver Palace', Dhantoli, Nagpur, (Permanent Account No. AACPV-9551-B) and acting through its Authorised Partner SHRI. PRAVIN S/o DAYABHAI PATEL, Aged about 56 Years, Occupation – Business, (Aadhar Unique Identity No. 647942108312), Resident of 6, S.P.T. Market Ghat Road, Nagpur, Tahsil and District – NAGPUR, hereinafter called the OWNER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTNERSHIP FIRM and it's PARTNERS, as well as their respective hoes, legal representatives executors, administrators, successors and assigns of the ONE PART.

AND

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M/s. SHRI GAJANAN BUILDERS & DEVELOPERS, A Partnership Firm, having its Office at Plot No. 61A, 'Shree Gajanan Apartments', Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440 013. (Permanent Account No. ACJFS6818F) acting through its Authorised Partner SHRI. DEEPAK S/o BHOLANATH SAHU, Aged about 29 years, Occupation - Business, (Permanent Account No. BKJPS4644C Unique Identity No. 426955176702), Resident of 13, Patel Nagar, Gorewada Road, Borgaon, Gitikhadan, Nagpur-13, Tahsil and District – NAGPUR, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTNERSHIP FIRM and it's PARTNERS, as well as their respective heirs, legal representatives executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Owner hereinabovenamed owns and possess ALL THAT Piece and parcel of land bearing Plot No. 51 (FIFTY ONE), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur containing by admeasurement 1088.1760 Square Meters (OR 11713.13 Square Feet), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8 including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and Nagpur Improvement Trust, Nagpur and more particularly described schedule hereunder written; AND

WHEREAS ALL THAT Piece and parcel of land bearing Plot No. 51 (Fifty One), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1128.7360 Square Meters (OR 12149.70 Square Feet), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, bearing Corporation House No. 808/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 and Nagpur Improvement Trust in Tahsil and District – NAGPUR, Originally belonged to Shri. Lalchand S/o Harichand Madane, being his separate and self acquired property, having purchased the same by him from Gokul Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 30-05-1990, which is duly registered at the Office of the Sub-Registrar, Nagpur, in Addl. Book No. 1 at Sr. No. 5333 on even date; AND

WHEREAS the said property is covered under the Scheme of 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust, Nagpur; AND

WHEREAS while regularization of the said Plot of land it's area came to be revised by the Nagpur Improvement Trust and consequently in accordance with the

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revised plan approved by the Nagpur Improvement Trust the said Plot No. 51 (Fifty One) is now admeasures 1088.1760 Square Meters (OR 11713.13 Square Feet); AND

WHEREAS the aforesaid Shri. Lalchand Harichand Madane having paid the necessary regularization/development charges to the Nagpur Improvement Trust, the Executive Engineer of the Nagpur Improvement Trust regularised the said Plot No. 51 (Fifty One) vide his Regularisation Permit No. BE(NE)1900(U/N)/1036 Dated 15-09-2005. As per the said Regularisation letter the area of the said Plot No. 51 (Fifty One) is shown and declared as 1088.1760 Square Meters instead of 1128.7350 Square Meters. Thus the area of the said Plot No. 51 (Fifty One) is at present 1088.1760 Square Meters (OR 11713.13 Square Feet); AND

WHEREAS the said Plot No. 51 (Fifty One) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 25-01-2006 passed in Revenue Case No. 1425/NAP-34/2004-2005 Dated 25-01-2006 of Mouza – Borgaon; AND

WHEREAS the aforesaid Shri. Lalchand HariChand Madane through his duly Constituted Attorney Shri. Ravindra Virendra Lashkare later on transferred the aforesaid property comprising Plot No. 51 (Fifty One) by way of sale to M/s. Greenwood Agro Forestry Private Limited, a Company duly incorporated under the provisions of the Companies Act, 1956, having its Registered Office at Business Plaza, Ramdaspeth, Nagpur, by a Sale Deed dated 08-04-2005, which is duly registered at the Office of the Sub- Registrar, Nagpur in Book No. 1, at Sr. No. 1210 on even date; AND

WHEREAS the aforesaid M/s Greenwood Agro Forestry Private Limited later on in its turn transferred the aforesaid property in favour of M/s Muniraj Developers, a Registered Partnership Firm, bearing Registration No. NGP/9465/06, having its Office at 75, Gokul/Joras Housing Society, Gorewada Road, Borgaon, Nagpur by a Sale Deed dated 21-11-2009, which is duly Registered at the Office of the Sub- Registrar, Nagpur-8 in Book No. 1 at Sr. No. 6309 on even date; AND

WHEREAS the said M/s Muniraj Developers lateron in its turn transferred/sold the said Plot No. 51 (Fifty One), situated at Borgaon, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Vijay Constructions, the Owner hereinabovenamed by a Sale Deed Dated 30-08-2011, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4, in Book No. 1 at Sr. No. 4819 on even date. As a result therefore the said M/s. Vijay Constructions 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 its sole name in all relevant records; AND

WHEREAS the Owner abovenamed lateron decided to develop the said property comprising Plot No. 51 (Fifty One) into a Residential Estate by constructing a

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Multistoreyed Building thereon consisting of various self contained separate Apartments therein, AND

WHEREAS accordingly it has prepared the Plan of the Multistoreyed Building proposed to be constructed on the said Plot No. 51 (Fifty One) and the same is duly sanctioned and approved by the Building Engineer (W) of Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(WEST)/Case No. 2714/Tracking No. 2012062803/7606/2440 Dated 02-07-2013, AND

WHEREAS the Owner hereinabovenamed has now dropped the idea of developing the said property and it has now decided to develop the said property comprising Plot No. 51 (Fifty One) containing by admeasurement 1088.1760 Square Meters (OR 11713.13 Square Feet) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein through any well experienced Builder of the City, AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer abovenamed upon the following terms and conditions

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and parcel of land bearing Plot No. 51 (FIFTY ONE), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1088.1760 Square Meters (OR 11713.13 Square Feet), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 75/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 806/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 1,33,84,000/- (Rupees One Crore Thirty Three Lac Eighty Four Thousand) Only, which the Developer has specifically agreed to pay to the Owner and to adjust in the following manner

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MANNER OF PAYMENT :-

Rs. 35,00,000.00	(Rupees Thirty Five Lac) Only paid by the Developer to the Owner by Cheque No. 000247 Dated 07-01-2016 Drawn on Bank of Baroda Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Owner.
Rs. 35,00,000=00	(TOTAL RUPEES THIRTY FIVE LAC ONLY).

THAT besides the aforesaid Cash consideration, the Developer has further specifically agreed to construct at its own costs 7 (SEVEN) Apartments bearing Nos. 101 on First Floor, 201, 204 on Second Floor, 301, 304 on Third Floor, 401, 404 on Fourth Floor, each covering a Built-up area of 70.60 Square Meters, thus total Built-up area of 494.20 Square Meters in the Multistoreyed Building propose to be constructed on the said Plot No. 51 (Fifty One) in accordance with the Plan an Specifications appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owner in duly finished and completed condition within a period of 22 (Twen / Two) Months from the date of this Agreement. The cost of construction of the said Built-up Premises (i.e. Apartments) chosen to be retained by the Owner is fixed at Rs. 98,84,000/- (Rupees Ninety Eight Lac Eighty Four Thousand) Only, which is inclusive of Service Tax, VAT and/or any other Statutory Taxes payable, Electrical and Water Meter charges and Deposits and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates.

THAT it is specifically agreed and understood by the Developer that it shall execute Deed of Apartments (i.e. for 7 Apartments retained by the Owner either in its favour i.e. Owner hereinabovenamed or the nominee(s) appointed by it in respect of the Apartments chosen to be retained by it for its exclusive use as mentioned hereinabove. The expenses required for Registration of such Apartments Deeds, such as Stamp Duty, Registration Fees, Misc. Expenses, Lawyer's Fees have been agreed to be borne and paid by the Owner. However in case of transfer of such Apartments in favour of the nominees of the Owner or prospective buyers then all such expenses for Stamp Duty, Registration Fees, Misc. Expenses, Lawyer's Fees shall be borne and paid by the Prospective Buyer(s).

(3) THAT the Owner further assures the Developer that the property hereby agreed to be developed/sold is its separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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(4) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non Agricultural Assessment, Corporation Taxes, Cesses and all other outgoings etc. if any levied on the property hereby agreed to be developed/sold and payable by the Owner only up-to the date of execution of this Agreement.

(5) THAT the Owner shall answer all the reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.

(6) THAT the property hereby agreed to be developed/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 Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(7) THAT on receipt of the balance sale consideration if any and possession of the chosen Apartments from the Developer as stated above, the Owner shall deliver the actual physical possession of the property hereby agreed to be developed/sold to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(8) THAT it is clearly agreed and understood by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property bearing Plot No. 51 (Fifty One) into a RESIDENTIAL ESTATE by constructing a Multistoried Building therein consisting of various self contained separate Apartments therein. The Owner does hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. It also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owner who in it's turn agrees to return back to the Developer such sums as may be refunded to it by such Local Authorities/ Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) THAT the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer as per sanctioned Building Plan or after getting the Revised Building Plan(s) sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur after the entire realisation is done.

(10) THAT the Owner does hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

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(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (Excluding the 7 Apartments chosen to be retained by the Owner as mentioned hereinabove) proposed to be constructed thereon Togetherwith the Undivided proportionate share and interest in the said Plot No. 51 (Fifty One) to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall it question the accountability thereof in any manner whatsoever. That each of the aforesaid Apartments agreed to be retained by the Owner shall have one allotted Car Parking Area on the Ground Floor and the corresponding Super Built-up area of each of the said Apartments shall be 1380 Square Feet which is inclusive of Balcony, Premium and other common areas and facilities alongwith approximately 100 Square Feet attached Terrace.

(12) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give its replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(13) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed building upon the said Plot No. 51 (Fifty One) hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the sanctioned Plan or the Revised Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces, (Excluding the 7 Apartments chosen to be retained by the Owner as mentioned hereinabove) in the proposed Multistoreyed Building alongwith the Undivided proportionate share and interest in the said Plot No. 51 (Fifty One) to the prospective buyers for such price as it may fix or agree upon in their absolute discretion.

(14) THAT the Owner shall on receipt of the balance sale consideration if any and possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot No. 51 (Fifty One) in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it for the proportionate price therefor and it/they shall also get the same duly registered in accordance with the law in force.

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(15) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(16) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(17) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements and all other kinds of documents on its behalf and also to carry out and observe all the obligations on its part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owner unless completion of the said Building and delivery of the chosen Apartments to the Owners.

(18) THAT in case the Owner fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(19) THAT the permission to commence and carry on the works of construction of the proposed Multistoreyed Building hereby granted by the Owner is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(20) THAT the Owner agrees to pay and discharge all its Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

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(21) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(22) THAT on registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot No. 51 (Fifty One) in favour of each such individual prospective buyer(s) in all relevant records.

(23) THAT the Owner does hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Complex/Scheme/Multistoreyed building as per the Rules and Regulations of the M.S.E.D.C. Ltd./SPANCO, Nagpur. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(24) THAT the Developer also agrees to pay Sales Tax or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owner indemnified against the same.

(25) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed Complex/Scheme/Multistoreyed building.

(26) THAT the Owner does hereby assure/confirm to the Developer that it has not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed/sold and it has absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(27) THAT the Developer hereby assures that it shall always indemnify the Owner against any monetary liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of voilation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

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

(29) THAT if the F.S.I. in relation to the said Plot No. 51 (Fifty One) is increased at any time in future, then in such event such increased F.S.I. shall always belongs to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion. Similarly the Developer shall have absolute right to purchase and utilise the Transferable Development Rights (T.D.R.) for construction on

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the said Plot No. 51 (Fifty One) and the Owner shall have no claims in any respect of said Transferable Development Rights (T.D.R.).

(30) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

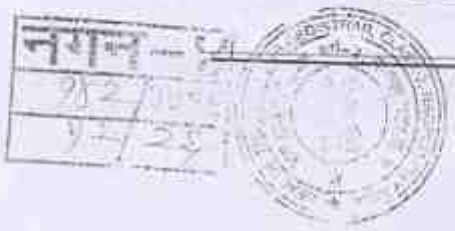
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Plot No. 51 (FIFTY ONE) out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1088.1760 Square Meters (OR 11713.13 Square Feet), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 809/C/51, City Survey No. 11 and Sheet No. 14-22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	PLTO NO. 44,
ON THE WEST	-	ROAD,
ON THE NORTH	-	PLOT NO. 52,
ON THE SOUTH	-	PLOT NO. 50.

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinaboveinnew have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT 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.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. VIJAY CONSTRUCTIONS (PRAVIN DAYABHAI PATEL) Authorised Partner OWNER



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FOR M/S. SHRI GAJANAN BUILDERS & DEVELOPERS

(DEEPAK BHOLANATH SAHU)
Authorised Partner
DEVELOPER

WITNESSES :

(1)

(2)

SPECIFICATIONS
"ANNEXURE-A"

Structural System : R.C.C. Frame Structure, Internal Wall 115 mm thick with putty plaster and external wall 150 thick masonry with sand face plaster.

POP : In Drawing and Dinning.

Painting : Internal : 3 coat emulsion paint on cement based putty finish. External : Water Proof paint of premium rand.

Flooring : Vetrified tiles in complete Apartment and anti skid tiles in bathroom and terrace.

Door/Window : Main Door : Besecure Branded Steel Door. Internal Door : R.C.C. Frame with Laminated Flush Doors. Windows : Aluminium Powder coated sliding window with mosquito net and M.S. Grill.

Kitchen : Black Graynite Platform, Stainless Steel Sink with provision of water purifier and ceramic tile Dado up to Lintel Level.

Toilet : Sanitary Wear – Hindware / Equivalent. Fitting : Jaguar / Prayag / Equivalent.

Wall Cladding : Classy Ceramic Tile up to lintal level.

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Site : M.S. Main Gate, Compound Wall complete brick masonry and cement concrete.

Water Supply : A common overhead water tank for domestic use and a sump for corporation water.

Electric Work : Concealed copper wiring with separate meter. PVC conduit pipe in wall with ISI fittings of standard quality. Concealed inverter wiring in every room. Modular Switches of Anchor / Equivalent, TV Cable and AC Point in 2 Bedrooms.

Amenities : Common Solar water heater for all bathrooms.
CCTV Camera.

Elevator : 6 passengers V3F Elevator KONE / Equivalent.

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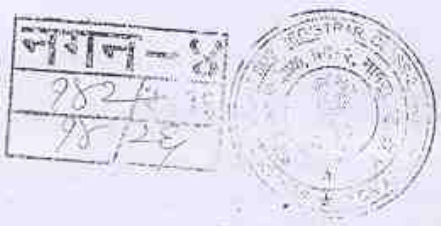

Contd.

मालमत्ता पत्रक

तिलहरा पोलीस -- बोरगांव मालमत्ता पत्रक क्र. -- म.मु.अ.अ.प.-३ जिल्हा -- नागपूर

अनु क्रमांक	क्षेत्र चौ.मी.	भाग/विभाग	शासनाच्या विभागाचा अथवा जिल्हा परिषदेचा अथवा अन्य संस्थेचा पत्र व्यवहाराचे नियंत्रण येते
१	१६८४.००	[शून्य]	-

मुल्यनिश्चिती -

इमारत पुढे पाठवा -

मुल्यन -

इमा मध्ये -

इमा शी -

दिनांक	तपशील	पोच क्रमांक	पोच क्रमांक (जा.) मुद्रांक (रु.) किंमत पत्र (रु.)	शेरा/संदर्भ
१०/२/२०१३	मालमत्ता हस्तांतरण सहपत्र मा. अध्यक्ष तथा पोलीसांची कार्य आकारणी नागपुर पार्थेकडीलन आदेश क्रमांक १९६७ दिनांक १४.३०.२०१३ अन्वये म.मु.अ.अ अधिनियम मालमत्ता हस्तांतरण करणे सुचनेने " अ " अन्वय दाखल केला. पो.स्ट. ४२,४३,४४ अधिनियम मुद्दयाचे अ. १७ अन्वये गोषुवारे निष्पादने उपलब्धता १२५.०० चौ.मी.चे आदेश प्रमाणे नोंद		मोजे पांढराबे " अ " [गोषुवारा हस्तांतरित केले आहे बोरगांवाचे] प.ह.क्र. ७६२	मे तलाठी सा. [illegible] बोरगांव (पी.पि.)२०१३ म.मु.अ.अ.३/नागपुर
१०/२/२०१३	पहाणीने तुलना निरीक्षक नागपुर करीता ई.स.अ. ५४१९ (अ) दिनांक १४.४.१७ अन्वये दिलेल्या पोलीस दलाचे गोषुवारा हस्तांतरित करण्याचे नागपुर क्षेत्र १२५.०० चौ.मी. क्षेत्र त्यास मंजुरी करून पोलीस दलास सौ. हिमालयात सहपत्रीचे उपयोग होणेची तसेच दाखल करणे.		H [सौ. हिमालयात सहपत्रीचे उपयोग]	मे तलाठी सा. [illegible] बोरगांव (पी.पि.)२०१३ म.मु.अ.अ.३/नागपुर
०९/०४/२०१४	सहपत्रीचे दिनांक १०.३.१४ चया करारान्वये दाखल सह प्रमाणे म.दि. ७.३.२०१४ रोज सौ. हिमालयात व्यवहारीचे उपयोग करण्यासाठी करारान्वये नोंदविली नोंद. करार.		[१] बोरगांव तलाठी दि. हिमालयात उपयोग] [२] बोरगांव हिमालयात उपयोग] [३]इतर हिमालयात उपयोग] [४ तिरोडा हिमालयात उपयोग] [५]मुंबई हिमालयात उपयोग] [६] राज्यात हिमालयात उपयोग] [७] सौ. हिमालय हिमांत राखला] पो.क्र. १७३१	मे तलाठी सा. [illegible] बोरगांव (पी.पि.)२०१४ म.मु.अ.अ.३/नागपुर
१३/०८/२०१५	पोलीसांने ई.स.अ.२०७ दि. १३.२.१५ अन्वये रुपये १३,६५,१११/- अक्षरी रुपये अ. ६७ क्षेत्र १२७.०० चौ.मी.		मोजे टेमने सर्वेनंबर/हि.नं. गावे व्यवहारात येणारा संपत्ति विक्रय पावतीनी	मे तलाठी सा. [illegible] बोरगांव (पी.पि.)२०१५ म.मु.अ.अ.३/नागपुर

लगन - ४
१२/२७१
१४/२५

(पान १)

मालमत्ता पत्रक

विभाग मर्यादा :- ओरगावेड भूमापन भू.क्र.सर्व :- ४१/अ.क्र.४८-३ जिल्हा :- [illegible]

जमा भूमापन क्रमांक	जमा पो.खं.	नोंदवहीचा	तालुका मिळकत नोंदवहीतील जिल्हा भूमापन कार्यालय कडून प्राप्त झालेल्या नोंदी
११			

दिनांक	तपशील	पोट क्रमांक	नोंद क्रमांक (१) गहाण (२) विक्री पत्र (३)	शेरा
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ९.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची नियुक्त तलाठी भुवनेश्वरी	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२१२३ दि.१/१२/२०१ अन्वये रु.३०१५००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.३८ क्षेत्र ८१.८४ चौ.मि.क्र.दि ९.२१८५% यात विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०९४ दि.१/१२/२०१ अन्वये रु.१२३३००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.३३ क्षेत्र ८८.२४१ चौ.मि.क्र.दि ९.२१८५% यात विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]
०१/१२/२०१२	खातेदार र.रु.क्र.२०८६ दि.२७/११/२०१ अन्वये रु.१२५०००/- मध्ये भू.क्र.४८ मधील दिक्षण इनामदोक्ष अण्णा यमोरेत यांचा गावठा क्र.२३ क्षेत्र ८१.२४ चौ.मि.क्र.दि ८.२१८५% यात ची विक्रय परिवत्तन तालवाडे यांचे नावाने खातेदीने नोंद	———	ची तलाठी भुवनेश्वरी गावडे	रु.पत्रक क्र. [illegible] [illegible] [illegible]

Nagpur Improvement Trust

[Regularization of Unauthorised Construction/Plot/Layout]

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : BE(NIP)1900W/1036 Dated :

Case No. : 200303274856 Layout No. : 1900/N&G/1208

Name of Individual	LALCHAND HARICHAND MADANE
Address	KHATIK PURA NEHARU CHOWK NAGPUR
Application No. & Date	Application No.32075 dt. Jun 28,2002
Mouza & Khasra	Borgaon-72/1,73/2,76/1,77,78/1,81,82 73/1
Name of Layout	Gokul/Joras Housing Society
Plot Number	51
Plot Area (As per Sale Deed)	1,128.7350 (Sq.m)
Area (Regularized Area)	1,088.1760 (Sq.m)
Built up Area Regularised	.0000 (Sq.m)
User for which the plot is regularised.	Residential
Plot Area to be surrendered to NIT	40.5590 (Sq.m)
Area of Construction to be demolished	.0000 (Sq.m)

Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 28-JUN-2002 > Rs 1000.00 16-AUG-2005 => Rs 186410.00

Regularisation of this plot Subject to

1) Demarcation of plot by city survey deptt.

availability of plot at site as per ownership documents and approved layout plan

...s orders if any

This Regularisation letter is subjected to following Terms & Conditions

1. Regularisation is accorded on the conditions enumerated in the plan enclosed.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction shown in yellow colour which is not sanctioned within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining sanctioned plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.

Enclosure 1. One copy/one set of sanctioned plan ,copy of undertaking (Hamipatra)
2. Copy of Part Layout plan.

200303274856

Building Engineer(N-E / W / S)
1900 Layouts
Nagpur Improvement Trust

Copy to :

1. The Assessor Nagpur Muncipal Corporation for information. The estimated cost of proposed/existing building as per party's statement Rs.
2. The Divisional officer Division
Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
3. Executive officer , Nagpur Improvement Trust
4. The Collector, Nagpur.
5. Tahsildar, Nagpur, for non agricultural assessment please

Visiting hours for any enquiry are 3.00 PM to 4.30 PM on all working days

२०१४ - २०१५

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(ही पावती १/४/२०१५ पासून ३१/३/२०१६ पर्यंत वापरली जाईल नागपूर महानगरपालिका ही खोटी समजावी)

रसीद बुक क्र. Y-3 रसीद क्र. N: 060567

देयक क्र. _____

घर क्र. 808/C/51 वार्ड क्र. 62

इडेक्स क्र. 62006771A901 मोहल्ले का नाम _____

श्री/श्रीमती/मेसर्स Mis Vijay Construction Through Shri Pravin S/o Dayabhai Patel

वसूलकर्ता का नाम _____

तारीख पासून 1/4/2014 ते 31/3/2015 पर्यंत

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

Details of Taxes / करांचे नाव	Arrears / थकबाकी	Current / चालू	Remarks / शेरा
सामान्य कर (General Tax)	—	8852=00	014-015
पाणी कर (Water Tax)		—	A·P·O·R
मलजल कर (Sewerage Tax)		3948=00	ward-3/622
प्रकाश कर (Light Tax)		329=00	17/1/2014
अग्नि सेवा कर (Fire S. Tax)		329=00	RS-35253
मलजल शेष कर (Sewerage Bene. Tax)		—	
पाणी शेष कर (Water Bene. Tax)			RS-39585
पथ कर (Street Tax)			RS-24/3/15
नो टी (Notice Fee)			RS-3901/-00
वारंट फी (Warrant Fee)			RS-16390/-
विविध (Misc) रिबेट		928=00	
शै.उ.सि.कर (Educn. cess.)		1974=00	
रोजगार हमी कर (E.G.S. cess.)		—	
मोठ्या निवासी इमारती वरील करआकारणा कर (Tax on Larger Residential Properties)		—	—
एकूण (Grand Total)	—	16390=00	16390=00

एकूण रकमेचा अक्षरी रु. (In words total Rs.) Sixteen Thousand Three Hundred Ninety Rs. Only.

दिनांक Date 25/3/15

Full Sign

Seal

नगरपाल - 8
93 / 2015
72 / 25

मूल्यांकन पत्रक (शहरी क्षेत्र-मुल्की जमीन)

Valuation ID : 20160107458 07 January 2016 11:21:39 AM

मूल्यांकनाचे वर्ष : 2016

जिल्हा : नागपूर

तालुका : तालुका : नागपूर (ग्रामीण), मौजा : बोरगाव (नागपूर महानगरपालिका)

ज्यामध्ये विभाग : 11.2(1)(a) मुद्रांक अधिनियम,1958 नागपूर मुद्रांक जिल्हा महानगरपालिका हद्दीत ना विकास क्षेत्रातील लिलावित केलेले भूखंड

शहराचे नाव : Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

मुल्की जमीन	शिवाही सहनिका	कार्यालय	दुकान	औद्योगीक	मोजमापाचे एकक
37500	24300	32500	37800	0	चौ.मीटर

निवासीय क्षेत्र 1088.17% चौ.मीटर Layout Plot

1 1088.17चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराचा 100 % मूल्य दर = 105000/-

1088.17चौ.मीटर क्षेत्रफळाचे मूल्यांकन = 1088.17*105000

=1142583.85/-

जमीनीचे एकत्रित अंतिम मूल्य = निवासीय क्षेत्र 1 मूल्य + निवासीय क्षेत्र 2 मूल्य

=1142583.85 + 0

Rs.1142583.85/-

Name Plot

Consideration - 35,00,000/-
Cost of Const - 99,46,000
1,34,46,000/-

सह दुय्यम निबंधक वर्ग-२
नागपूर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर क्र. ४

नागपूर-३
9/2/2016
9/1/24

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Name WASUDEO PATEL
S/D/W of ARJUNBHAI PATEL
Add PLOT NO. 5, MAHALAXMI TIMBER TRADERS
APT MARKET, GHAT ROAD,
NAGPUR,
PIN 440008

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Signature/Thumb Impression of Holder

PERMANENT ACCOUNT NUMBER
AKNPS9570N
नाम / NAME
BHOLENATH CHARAN SAHU
पिता का नाम / FATHER'S NAME
CHARAN SUDDHAN SAHU
जन्म तारीख / DATE OF BIRTH
26-07-1954
HOLDER'S SIGNATURE
आयकर आयुक्त, सिवनी
COMMISSIONER OF INCOME-TAX, VIDARBHA

नगन-४
98-2309
21/24

भारत सरकार
GOVERNMENT OF INDIA
Year of Birth : 1958
Male

6479 4210 8312

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

PERMANENT ACCOUNT NUMBER
AACFV9551B
नाम / NAME
VIJAY CONSTRUCTION
DATE OF INCORPORATION/FORMATION
25-12-1999
आयकर आयुक्त, सिवनी
COMMISSIONER OF INCOME-TAX, VIDARBHA

Data of ESBTR for GRN MH006265341201516S

Bank - IDBI BANK

Bank/Branch	IBKL - 6910852/Nagpur -Trimurti Nagar		
Pmt Txn Id	79917431	Stationary No	1406645921328I
Pmt DtTime	06/01/2016 12:01:03	Print DtTime	06/01/2016 12:05:56
ChallanIdNo	6201033201601060317	GRAS GRN	MH006265341201516S
District	4601 / NAGPUR	Office Name	IGR386 / NGP4_IT NAGPUR NO 4 SUB REGISTRAR

StDuty Schm	0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt	Rs 6,69,200.00/- (Rs Six Lakh Sixty Nine Thousand Two Hundred Rupees Only)
RgnFee Schm	0030063301-70 / Registration Fee
RgnFee Amt	Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article	5(g)		
Prop Mvblty	Immovable	Consideration	1,33,84,000.00/-
Prop Descr	MOUZABORGAON Maharashtra 440013		
Duty Payer	PAN-ACJFS9818F MS SHRI GAJANAN BUILDERS AND DEVELOPERS		
Other Party	PAN-AACFV9551B MS VIJAY CONSTRUCTIONS		

Bank Scroll No	100
Bank Scroll Date	07/01/2016
RBI Credit Date	-
Mobile Number	919372691648

नगन - ४
९३२/२०१६
२३/२६

Summary1 (GoshwaraBhag-1)

[redacted]
गुरुवार,07 जानेवारी 2016 1:05 म.नं.

दस्त गोषवारा भाग-1

नगन4
दस्त क्रमांक: 142/2016

24-25

दस्त क्रमांक: नगन4 /142/2016

बाजार मुल्य: रु. 1,14,24,000/- मोबदला: रु. 1,33,84,000/-

भरलेले मुद्रांक शुल्क: रु.6,69,200/-

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

अ. क्र. 142 वर दि.07-01-2016

रोजी 1:03 म.नं. वा. हजर केला.

पावती:201 पावती दिनांक: 07/01/2016

सादरकरणाराचे नाव: मे.श्री.गजानन [redacted]हर्स अॅन्ड डेव्हलपर्स तर्फे भागीदार दिपक भोलानाथ साहु .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकुण:	30520.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपखंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

सिद्धा क्र. 1 07 / 01 / 2016 01 : 03 : 41 PM ची वेळ: (सादरीकरण)

सिद्धा क्र. 2 07 / 01 / 2016 01 : 04 : 40 PM ची वेळ: (फी)

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.4

Summary-2(दैनंदिन गोषवारा भाग - २)

07/01/2016 1:07:12 PM

दैनंदिन गोषवारा भाग-2

गुन्हा क्रमांक :142/2016

गुन्हा क्रमांक :नवगा/142/2015
गुन्हाचा प्रकार :इंडियनमेंट ऑफेंसेस

अनु क्र.	व्यक्तीचे नाव व पत्ता	फोटोग्राफचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव की. मोहम्मद हिदायत अँण्ड हेमाशाली मोहे. मालविडा विषय मोहम्मद साहू वय:29 वर्षे व्यवसाय: - राहते ठिकाण: नं. _ मकान नं. _ इमारतीचे नाव _ प्लॉट नं. _ रोड नं. मोरभवन सिविललाइन्स नागपूर, महाराष्ट्र, नागपूर पॅन नंबर:ACJFS9818F	लिहून देणार		
2	नाव की विजय कंपनुकलाल अमीन मालविडा की. प्रवीण इलाचारी पटेल वय:56 वर्षे व्यवसाय: - राहते ठिकाण: नं. _ मकान नं. _ इमारतीचे नाव _ प्लॉट नं. _ रोड नं. प्लाट रोड नागपूर, महाराष्ट्र, नागपूर पॅन नंबर:AACFV9551B	लिहून देणार		

वरील छायाचित्र व ठसा हजर साक्षीदार गुन्हाचा प्रकार :इंडियनमेंट ऑफेंसेस या दस्त लेखन करून दिल्याचे ओळख करतात

दिनांक 5 ची वेळ 07 / 01 / 2016 01 : 05 : 57 PM

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

शेरा:

खालील इसम असे निवेदीत करतात की ते वरील्लिखित दस्त हजर असलेल्या व्यक्तीस: मोहम्मद साहू व त्याची ओळख पटविली असे

अनु क्र.	व्यक्तीचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव की. मोहम्मद फारुख साहू वय:61 राहते:सिविललाइन, नागपूर पिन कोड:440013		
2	नाव की. वासुदेव अर्जुन पटेल वय:57 राहते:धरमपेठ, नागपूर पिन कोड:440003		

१) पंढरीनाथ बुकतरे
२) नंदपी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
सन २०१६.

दिनांक 6 ची वेळ:07 / 01 / 2016 01 : 06 : 43 PM

दिनांक 6 ची वेळ 07 / 01 / 2016 01 : 07 : 10 PM नोंदणी क्रमांक 1 बाबे

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

EPayment Details

	Epayment Number	Defacement Number
1	MH006265341201516E	00036899122015 16

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. 142/2016

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Index-2(सूची -२)

07/01/2016

सूची क्र.2

दुय्यम निबंधक सह दु.नि.नागपुर 4

दस्त क्रमांक 142/2016

नोंदणी

Regn:63m

गावाचे नाव : 1) बोरगांव

(1)विलेखाचा प्रकार	डेव्हलपमेंट अॅग्रीमेंट
(2)मोबदला	13384000
(3) बाजारभाव(भाडेपटटयाच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	11424000
(4) मुद्रांक शुल्क,नोंदणी फी व अभिलेख (अभिलेख)	1) मौजे बोरगांव ग.ह.नं.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजा-बोरगांव ग.ह.नं.8 खसरा क्र.72/1,73/1,76/1,77/1,78/1,81 व 82,सिटी सर्व्हे नं. 11 प्लॉट नं. 14,22 व 23 प्लॉट नं.51 असे एकुण क्षेत्रफळ 1088.1760(C.T.S. Number : 11 ; Plot Number : 51 ;)
(5) क्षेत्रफळ	1) 1088.17 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे श्री गजानन बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागीदार विपक भोलानाथ साहू , वय:-29; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: बार रोड नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:-ACJFS9818F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे श्री गजानन बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागीदार विपक भोलानाथ साहू , वय:-29; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: बोरगांव हिंदीप्रचार नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:-ACJFS9818F
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	07/01/2016
(11)अनुक्रमांक,खंड व पृष्ठ	142/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	669200
(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.

19016

2015-16

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2015 पासून 31/03/2016 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 12/2015-16/0307172 मोहल्याचे नांव : 808/C/51, BORGAON

घर क्रमांक : 808/C/51

इंडेक्स क्रमांक : 62006771A901 (Zone:10 Ward:62)

घर मालकाचे नांव : M/S VIJAY CONSTRACTION THROUGH SHRI PRAVIN S/O DAYABHAI PATEL

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2015 ता 31-03-2016 पावेतो.

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

करायचे नांव/ Details of Tax	थकबाकी/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0.00	8,553.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर(Sewerage Tax)	0.00	3,948.00	
प्रकाश कर (Light Tax)	0.00	0.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	329.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	329.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	329.00	
पथ कर (Street Tax)	0.00	329.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर(Municipal Education Tax)	0.00	329.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)		0.00	
विविधांक (Misc.)	0.00	0.00	
शा.शि.कर (Educn. Cess)	0.00	1,974.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील शास्तनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		0.00	
एकूण(Grand Total)	0.00	16,120.00	16,120.00

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Sixteen Thousands One Hundred Twenty Only

Cheque # 412384 Drawn on The Akola Janta Commercial Co-Op Bank, NAGPU[illegible] -12-2015 दिनांक 31/12/2015

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