271/789
Friday,April 07 ,2017
4:32 PM

पावती

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

पावती क्र.: 1631 दिनांक: 07/04/2017

गाजाचे नाव: सह्यरवरा
दस्तऐवजाचा अनुक्रमांक: नगन8-789-2017
दस्तऐवजाचा प्रकार : विकसनकरारलागा
सादर करणाऱ्याचे नाव: ए सी कनट्रक्शन तर्फे प्रो. पा. श्री. अभिजीत पांडुरंग भलाव . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

DELIVERED

आपणास मूळ दस्त ,सबनेल पिट,गु
4:48 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.14500000 /-
मोबदला रु.22573000/-
भरलेले मुद्रांक शुल्क : रु. 1693000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/बनादेश/पे ऑर्डर क्रमांक: MH000171663201718E दिनांक: 07/04/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 640/-

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00300404 Sale of Non-Judicial Stamp	100000 00
Total	1,00,000 00

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	

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Office Name	NSP6_IT NAGPUR NO 6 SUB REGISTRAR	PoD Name	A C CONSTRUCTIONS THRU PROP SHRI A P CHALAKH
Location	NAGPUR		
Year	2017-2018 One Time	Plot/Block No.	C.T.S. NO. 2641
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1500000.00	Road/Street	MOUJA SAKKARDARA
0030063301 Registration Fee	30000.00	Area/Locality	464.515 SQ.MTR.
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	PAN2=ABEPR7173Q~SecondPartyName=NARAYAN B RANDIVE AND OTHER ONE~
		Amount In Words	Fifteen Lakh Thirty Thousand Rupees Only
Total	15,30,000.00		

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Owner/ Party No.2 which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **Owner/Party No.2** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PARTY.**

AND

A.C.CONSTRUCTIONS through its Prop. ABHIJIT CHALAKH S/O PANDURANGJI CHALAKH,(PAN No. AFMPC3281N) aged about 37 years, occupation Business resident of hereinafter called the **DEVELOPER** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **DEVELOPER** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **THIRD PARTY.**

Whereas, the owner/ Party No.1 is the Owner of Plot No. 617 admeasuring about 464.515 Sq.meters in Sakkardara Scheme of Nagpur Improvement Trust in Khasra No. 51 Ward No.20 , Mouza Sakkardara, City Survey No. 2541, Sheet No. 240/26, Corporation House No. 6726/617 , within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur vide lease deed dated executed by the Nagpur Improvement on dated 29th November, 1989 and registered before the Sub- Joint Register Nagpur City on 30th November, 1989 by virtue of the said Lease deed the owner/Party No.1 become the absolute owner of the aforesaid property.

Whereas, the OWNER/Party No.1 has sold on shop bearing no.1 admeasuring about 12.84 Sq.meter constructed on Plot No. 617 admeasuring about 464.515 Sq.meters in Sakkardara Scheme of Nagpur Improvement Trust in Khasra No. 51 Ward No.20 , Mouza Sakkardara, City Survey No. 2541, Sheet No. 240/26, Corporation House No. 6726/617 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur to the OWNER/PARTY NO.2 by way of registered sale deed at serial no. 3260/2002 executed before the executed before the Sub-Registrar

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AGREEMENT SELL AND DEVELOPMENT

(AMOUNT OF CONSIDERATION IS Rs. 2,00,00,000/-)

(TWO CRORES ONLY)

MARKET VALUE RS. 1,45,00,000/-

(@ _____ per sq.mts page no. _____ vibhag no. _____
Plot No. 617 admeasuring abouty 464.515 Sq.meters in Sakkardara Street Scheme of Nagpur Improvement Trust Mouza Sakkardara, Ward No. 20, City survey No. 2541 Sheet No. 240/26)

THIS agreement of sell and development is made on this 7th Day of April 2017 at NAGPUR BETWEEN:-

NARAYAN RANDIWE S/O BABURAOJI RANDIWE, (PAN No ABEPR7173G) aged about 69 years, Occupation Retired resident of Plot No. 617, New Subhedar Layut, Nagpur 440021 HEREAFTER called the **Owner/ Party No.1** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **Owner/Party No.1** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART.**

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AND

RAMBHAU NAVGHARE S/O PANDURANGI NAVGHARE, (PAN No ACJPN1959L) aged about 49 years, Occupation Private resident of 617, New Subhedar Layout, Nagpur 440024, HEREAFTER called the

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No.8 on 15/11/2002, as a result whereof the owner/Party No.2 become the owner of the shop mentioned above.

WHEREAS, the aforesaid property being the NIT Leased hold property the name of the Owner/Party No.1 and Owner/Party No.2 came to be mutated on the record. The lease deed came to be renewed latest commencing from 1st April 2013 and ending on 31st day of March 2043 as per the indenture dated 27th October 2015 executed at serial no. 4919/2015 on dated 4/11/2015 before the Sub-Registrar, Nagpur-2

WHEREAS the Owner/Party No.1 and Owner/Party No.2 being thus desirous of DEVELOPING the aforesaid property and to update the entire premises by constructing the multistoried building approached to the Developer hereinabove named having expressed their desire and willingness to develop the said property for a fairly good price.

WHEREAS, it has been agreed between the parties that they will retain the share in the property in the form of constructed area. However, the Owner/Party No.1 and Owner/Party has kept their proposal before the Developer that the entire consideration of the said Plot will be Rs. 2,00,00,000/- (Two Crore Only), which is agreed by the developer. The Developer shall construct the multistoried (Ground + Four Floor) building with 3 shops on the ground floor on the Plot which is mentioned in the schedule of the property. Out of which Owner/Party No.1 will retain Two shops on the ground floor each admeasuring above 174 Sq Ft Carpet and two 3BHK flats admeasuring 1430 Sq Ft Carpet for Front flat and 980 Sq. Ft. carpet for back side flat on the fourth floor along with amenities and facilities mentioned in the schedule written hereunder, and the cost of construction of said shops and flats Rs. 43,00,000/- (Forty Six Lacs Only) shall be adjusted from the consideration amount, and the developer will pay to the Owner/Party No.1 remaining amount of Rs. 1,43,00,000/- (In words Rs. One Crore Fourty Three Lacs only) towards consideration amount, which is also

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agreed by the developer, without asking any further amount of consideration by Owner Party No. 1.

WHEREAS Similarly, Owner/Party No. 2 has kept their proposal before the Developer that the entire consideration of the Owner / Party No.2 of his share of property is Rs. 9,00,000/- (Nine Lacs Only), which is agreed by the developer. Out of which Owner/Party No.2 will retain one shop admeasuring 138 Sq Ft Carpet on the Ground floor and the cost of it construction Rs. 6,50,000/- (Six lakhs Fifty Thousand Only) shall be adjusted by the developer in the above mentioned consideration amount and developer will pay Rs. 2,50,000/- (Two Lakhs Fifty Thousand Only)to Owner/Party No. 2 as remaining consideration amount, without asking any further amount of consideration by Owner/Party No. 1.

WHEREAS After long discussion and negotiation between the parties they have finally set their hands to execute this agreement to sell and development between the parties on the terms and condition mentioned hereinunder

NOW THIS DEED OF SELL AND DEVELOPMENT IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE WITNESSETH AS UNDER

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a) That the Owner/Party No.1 shall retain two commercial shop bearing No1 having carpet area of **16.23 Sq.Mt. and Shop bearing No 2 having** carpet **area of 16.68 Sq.meters** on the ground floor and the cost of construction @ 7,00,000/- per shop total amounting to Rs. 14,00,000/- shall be adjusted towards the cost of construction.

b) That the Owner/Party No.1 shall retain two 3 BHK flats on the 4th floor bearing No 401 having carpet area of 1430 Sq. Feet and flat bearing No 402 having carpet area of 980 Sq. Feet on the proposed building on the said plot and the cost of construction @ 16,00,000/- each flat total amount 32,00,000/- shall be adjusted towards the cost of construction.

c) That the developer will pay to Owner/Party no.1 an amount of Rs. 1,43,00,000/- One Crore Fourty Three Lacs only) towards the balance cost of land which the Owner/Party No.1 has given to the Developer for the purpose of development.

(3) That the Owner/Party No.2 has put forward the following demands which the developer has agreed for the same-

a) That the Owner/Party No.2 shall retain One commercial shop bearing No 3 on the ground floor on the proposed building on the said plot admeasuring about 142.60 Sq. Feet Carpet area and the cost of construction @ 6,50,000/- (Six lakhs Fifty Thousand) shall be adjusted towards the cost of construction.

b) That the Owner/Party No.2 shall retain an amount of Rs. 2,50,000/- (two lakhs Fifty thousand) only towards additional cost payable to him

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OFFICE OF THE JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY NO. 3

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MANNER OF PAYMENT

Rs. 60,00,000=00 (Rupees Sixty Lakhs only) paid by the developer to the Owner/Party No.1, vide cheque No 000541 drawn on HDFC Bank, Manewada Branch, Nagpur on dated 14/03/2017

Rs. 35,00,000=00 (Rupees Thirty Five Lakhs only) Paid by the developer to the Owner/Party No.1 , vide cheque No 000549 drawn on HDFC Bank, Manewada Branch , Nagpur on dated 06/04/2017

Rs. 2,00,000=00 (Rupees Two lakhs only) paid towards TDS On behalf of the owner/party no.1 by way of online payment on dated 07/04/2017 vide **Challan Identification No. 05510308070417003 72 And 05103080704170033 9** to his Account No. 50200003671881 maintained at HDFC Bank Ltd, Manewada Branch, Nagpur.

Rs. 32,00,000=00 (Rupees thirty two lakhs) to be adjusted towards the cost of construction of the flat proposed to be constructed on the said building towards the construction cost of two 3 bed room flats for Party No.1/Owner

Rs. 14,00,000=00 (Rupees Fourteen lakhs) to be adjusted towards cost of construction of the 2 shops proposed to be construction on the ground floor for the Party no.1/Owner

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JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY-2

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Rs. 6,50,000=00 (Rupees Six lakhs Fifty Thousand) to be adjusted towards the cost of construction of the one shop proposed to be constructed for the Party no.2/Owner

Rs. 2,50,000=00 (Rupees two lakhs Fifty Thousand) paid by developer to the Party No.2/Owner. vide cheque No 000542 drawn on HDFC Bank. Manewada Branch , Nagpur on dated 14/03/2017

Rs. 23,00,000=00 (Rupees Twenty Three lakhs Only) agreed to be paid by developer to the Owner/Party No. 1 vide cheque No. 000544 drawn on HDFC Bank . Manewada Branch, Nagpur, on dated 07/08/2017 (which is payable within Four month from the date of this agreement to sell and development.)

Rs. 25,00,000=00 (Rupees Twenty Five lacs only) agreed to be paid by the developer to the Owner/Party No.1 vide cheque No. 000545 drawn on HDFC Bank . Manewada Branch, Nagpur on dated 07/10/2017. (which is payable within six month from the date of this agreement to sell and development.)

Rs.200,00,000=00 (Rupees Two Crore) only

Further the developer will provide appropriate 2nos 2/3 BHK accommodation to owner No. 1 for their accommodation till the handover of possession of agreed constructed area/flats . and expenses of such accommodation till possession

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and shifting to and fro will have to be make by developer alone and owner will not be responsible for such expenses.

(4) THAT the developer undertakes to get the building map sanctioned from the competent authority for the construction of 4 storied building along with the commercial shops on the ground floor at the cost of developer.

(5) That the Owner/Party No.1 and Owner/Party No.2 have also given the General Power of attorney in the name of the developer for sanctioning the map before the competent authority, by using the said power of attorney the developer shall do all works of development within stipulated time period.

(6) That the Owner/Party No.1 and Owner/Party No.2 have given the vacant physical possession of the property to the developer to demolish the old structure on the said plot and to cost the multistoried building on the said plot.

(7) That the Developer has agreed to commence the work within 6 months from the date of this agreement of sell and development. It has also been assured by the developer that the entire structure shall be completed within period of 24 months from the date of this agreement of sell and development.

(8) That the developer has also agreed to handover the possession of the constructed premises which shall be retained by the owner within the stipulated period of 24 months from the date of this agreement. If developer failed to give the possession within 24 months then the developer shall pay to party No. 1 Rs. 45,000/- (In words Rs. Forty Five thousand Only) per month towards compensation till the handover of possession of the said constructed premises. Similarly if developer failed to give the possession within 24 months then the developer shall pay to party No. 2 Rs. 15,000/- (In words Rs. Fifteen thousand Only) per

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month towards compensation till the handover of possession of the said constructed premises.

(9) The developer shall construct only two 3 BHK flats admeasuring 1430 Sq ft and 980 Sq. Ft carpet area on fourth floor and accordingly he will get sanction the plan from competent authority. There will not be any flat on Third Floor other than these two flats of Owner /Party No. 1.

(10) Further it is agreed by developer that if developer failed to pay Rs. 23,00,000/- (Twenty Three Lakhs only) within Four months and Rs. 25,00,000/- (Twenty Five Lakhs only) within six months or thereafter, then the owner/Party No. 1 will have a first charge on the flats on first and second floor on the proposed constructed building on the said plot to the extent of 48,00,000/- and till its realization along with interest @18% pa.

(11) That the developer has also agreed that he will not take any extra cost for the constructed premises for the Owner/Party no.1 and Owner/Party No.2 and the cost of construction shall be adjusted in the consideration amount of the plot as mentioned in the manner of payment above.

(12) That the developer shall execute the Deed of Declaration which is required under the law and the Owner/Party no.1 and Owner/Party No.2 shall abide by the terms and condition mentioned therein.

(13) That the Developer shall have the right to sell the remaining flats to the prospective customer at the cost decided by the developer. The Owner/Party No.1 and Owner/Party No.2 shall have no objection for the said sell of units by the developer to any of the intending purchaser.

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(14) That the Developer shall also make his advertisement on the property by erecting the Hoarding, site Office. That the Party no.1/Owner and Party No.2/Owner shall have no right to interfere on the construction site.

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(15) THAT the developer shall have full liberty to advertise for the sale of the proposed multistoried building. Further the developer shall have all the right to receive the advances from the intending buyers and also to execute the agreement to sell and sell deed in favour of the prospective buyers.

(16) That after completion of the proposed construction the scheme shall be handed over to the flat owners and thereafter developer shall have the duty to form the society and maintain the building till the formation of society. In the similar way the after completion of the proposed construction the possession of the agreed portion shall be handed over to the Owner/Party No.1 and Owner/Party No.2.

(17) That the builder shall execute deed of conveyance in favour of the owners/party no.1, in respect of the properties retained by the parties and the cost of such deed of construction/apartment shall be borne by the builder.

(18) That after completion of the proposed construction and after issuance of possession letter by the developer, he shall get registered his document of deed of apartment by the developer in favour of the Owner/Party No.1 and Owner/Party No.2 for the agreed premises at the cost of the developer.

(19) That the cost of the construction for the agreed premises which shall be retained by the parties shall be adjusted towards the cost of consideration. The Service tax or any other present or future taxes which shall be applicable on the said construction shall be paid by the developer alone and owner party No. 1 and 2 shall not be responsible for the same.

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(20) It is specifically agreed between the parties hereto that the Developer may undertake, commence and complete the development of the said property by engaging the sub-contractors or departmentally as it may deem fit and proper.

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The Developer shall purchase all building material on its own account and the owner shall not be liable for the costs of the material or salaries or wages of the staff employed. Liability of any kind, whether civil or criminal shall be the sole responsibility of the Developer alone. All claims made by any third party including the suppliers of materials, equipments used during the course of constructions, claims made by any of the intending flat purchasers shall be tackled or dividend by the Developer and if there be any liability arising thereof, it shall be settled exclusively by the Developer without causing any loss of whatsoever nature to the owner. The Developer shall make his own arrangements to make available finances for himself for development or construction of the building/s. The land owner will not be responsible for any promises, agreements, deeds, payments made to developer by flat purchaser.

(21) The developer will be alone responsible for the any accident caused or death of any labor or any person during construction and developer will only be responsible for the claims and criminal consequences arises from such things.

(22) That in case of death of any of the party to this agreement the said agreement shall be binding on the legal heirs.

(23) THAT owner is liable to answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby sold. The developer shall verify the title of the owners before entering into this development agreement and the developer has verified to his satisfaction.

(24) THAT the owner assures the developer that the property sold is the separate and self acquired property belonging to owner/Party No.1 and Owner/Party No.2 and none except owners have any manner of right title or interest whatsoever in respect thereof, including legal heirs and others.

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(25) that in case if there is increase in any FSI area during construction or thereafter in that event the owner No 1 will be entitle for the said increased FSI proportionately. Further the Owner No. 1 will only be entitle for the additional FSI after the conveyance of entire plot and building and will be alone entitle for the entire additional FSI at the time of redevelopment this condition developer most incorporate in the agreement of unit/flat/shop purchaser to avoid future disputes.

(26) THAT the property hereby given for development 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 deed but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(27) THAT all expenses on account of preparation of this Agreement of Sale And Development have been agreed to be borne by the DEVELOPER and further cost shall be borne by developer alone.

(28) The developer will not assign the development rights or any other rights in the said land to the third party without taking prior consent of owner No. 1 and will not assign the said property by using power of attorney given for development.

SCHEDULE OF PROPERTY

All That piece and parcel of Owner of Plot No. 617 admeasuring about 464.515 Sq.meters in Sakkardara Scheme of Nagpur Improvement Trust in Khasra No. 51 Ward No.20 , Mouza Sakkardara, City Survey No. 2541, Sheet No. 240/26, Corporation House No6726/617 , within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur and the same is bounded as under

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ON THE EAST	:	Road
ON THE WEST	:	Plot No.642
ON THE NORTH	:	Plot No.618
ON THE SOUTH	:	Plot No. 616

SPECIFICATION AND AMENITIES OF THE 3 BED ROOM FLATS

Civil work

1. R.C.C. frame structure designed for Earthquake resistance.
2. Two covered Car parking space admeasuring 100 Sq Ft of Owner/Party No. 1 choice.
3. Internal 6' and External brick walls 6' with plaster.
4. R.C.C. lofts in kitchen & all Bed room
5. 32" x 32" Vitrified tiles flooring and skirting in all rooms. @ 50/- to 60/- per sq.ft
6. Providing Wooden flooring in two bed rooms on front side flat.
7. 18 inchX 12 inch Glazed tiles Glazed tile dado up to Full heights in all Toilet and Bath @ Rs 300/- to 350/- per Box
8. 18 inchX 12 inch Glazed tiles Full height glazed tile dado upto ceiling above kitchen otta @ rs 300/- to 350/- per Box
9. Kitchen Otta – Black Granite top with stainless steel sink. @ 150/- to 180/- per Sq.ft
10. window- M.S. safety grilles with Powder coated Aluminum window.
11. Main Entrance doorframe in teak wood with skin laminated decorative flush shutter. All other doors in Salwood with commercial Flush door shutters.
12. Almari with kadappa fitting.
13. 12mm thick plaster inner & outer side.
14. [illegible] putty with two coat of Plastic paint.
15. External paint rendering in eye-catching, first class Acrylic paint & Textured finish.

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16. Electric installation for each Flat/Shop/Tenement/Unit shall to comprise of the copper wiring and concealed modular switches.

17. Plumbing work - Jaquar fitting with std sanitary material

18. P.O.P work in all rooms.

19. Madular kitchen with S.S. Trolly of Owner/Party No.1 choice.

20. There will be water tank at ground level of collecting water from the corporation supply and there will be arrangements to pump the water to the overhead R.C.C. tank from which water will be supplied to all the Units. One Municipal Corporation's water supply tap shall be provided near the ground level water tank.

21. One tap of the overhead tank water shall be provided in the kitchen, W.C. bath, Toilet and washbasin. One washbasin of 22" x 16" or of the suitable size shall be Provided in all bathrooms.

22. Parking tiles will be 1 ft x 1 ft chequered tiles.

23. Main entrance gate in M.S.with security cabin.

24. Every flat will be provided with Three Phase Electricity Meter at the cost of developer.

25. Each Shop will be provided with 1oft. M.S.I shutter, one Three Phase electricity meter and Two Power Point and two light point and one fan point.

26. Lift with Power backup.

IN WITNESS WHEREOF the parties hereto have signed, executed this agreement of sale and development at Nagpur, of their free will and accord on the day, date and year first above written in the presence of the following attesting witnesses.

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WITNESSES



1 Randive



(NARAYAN BABURAOJI RANDIWE)
(Owner/Party No.1)



(RAMBHAU PANDURANGJI NAVGHARE)
(Owner/Party No.2)



2 A. N. Randive

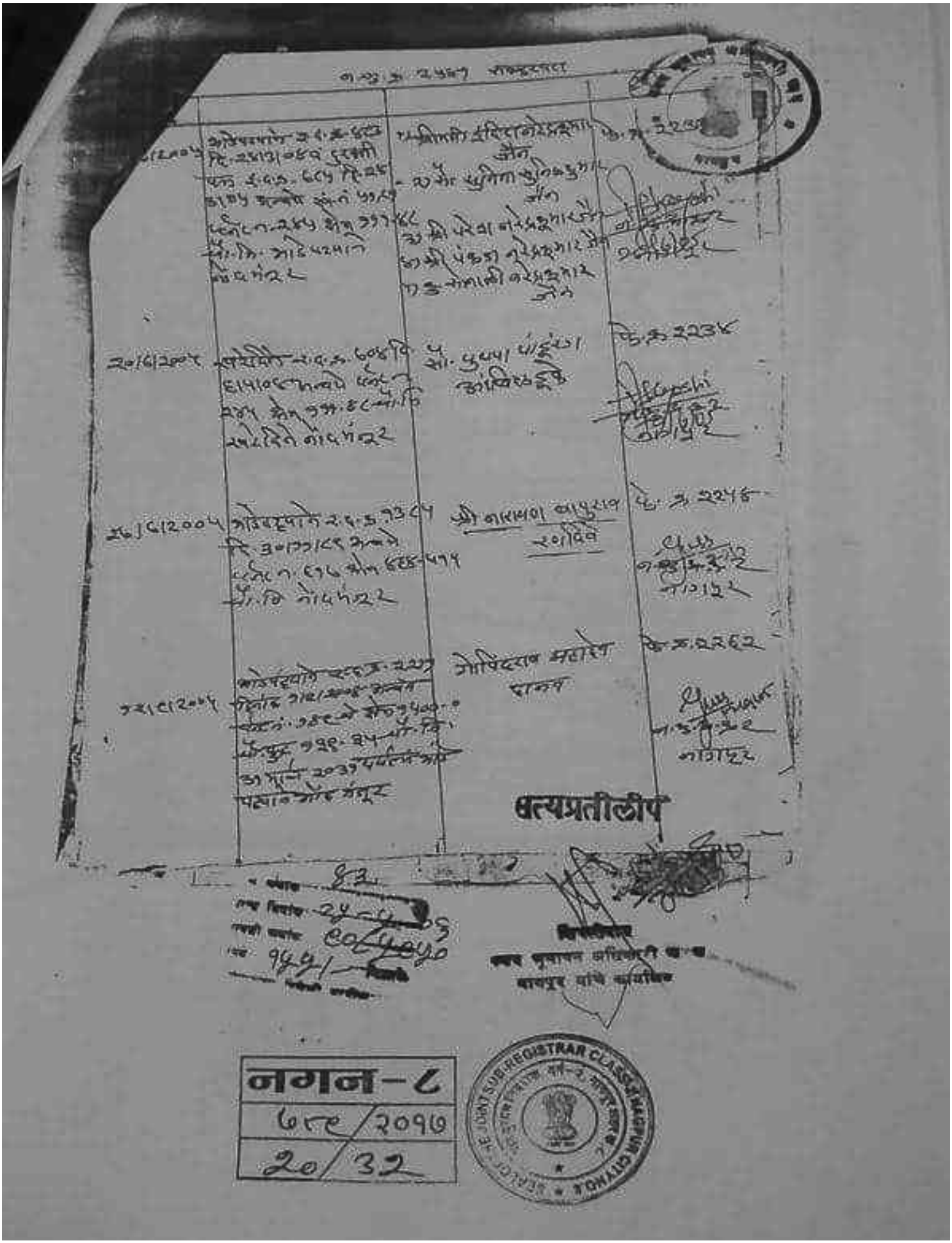


A.C.CONSTRUCTION through its Prop. ABHIJIT S/O PANDURANGJI CHALAKH

(Developer)

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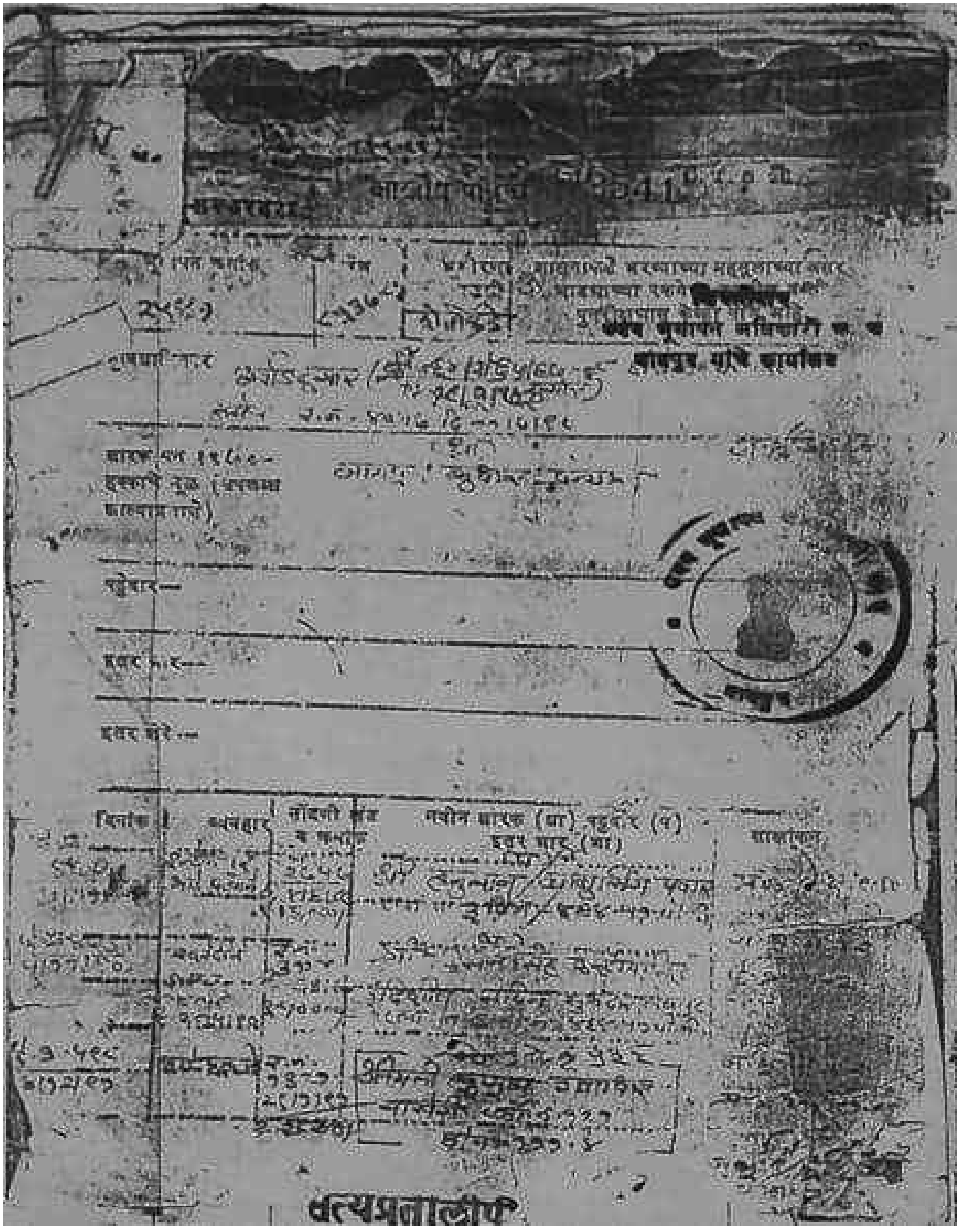
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सत्यप्रतीलिपि

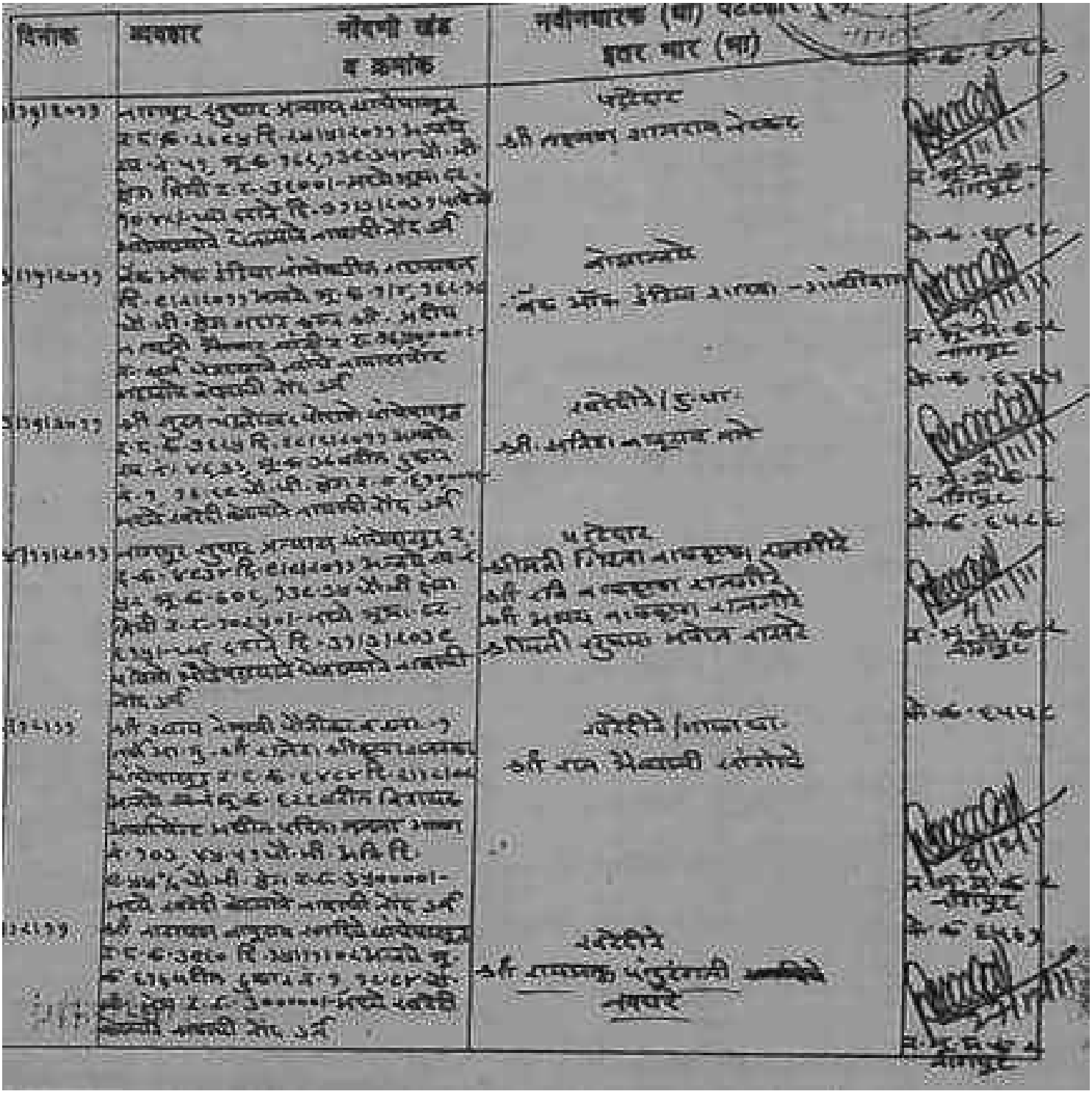
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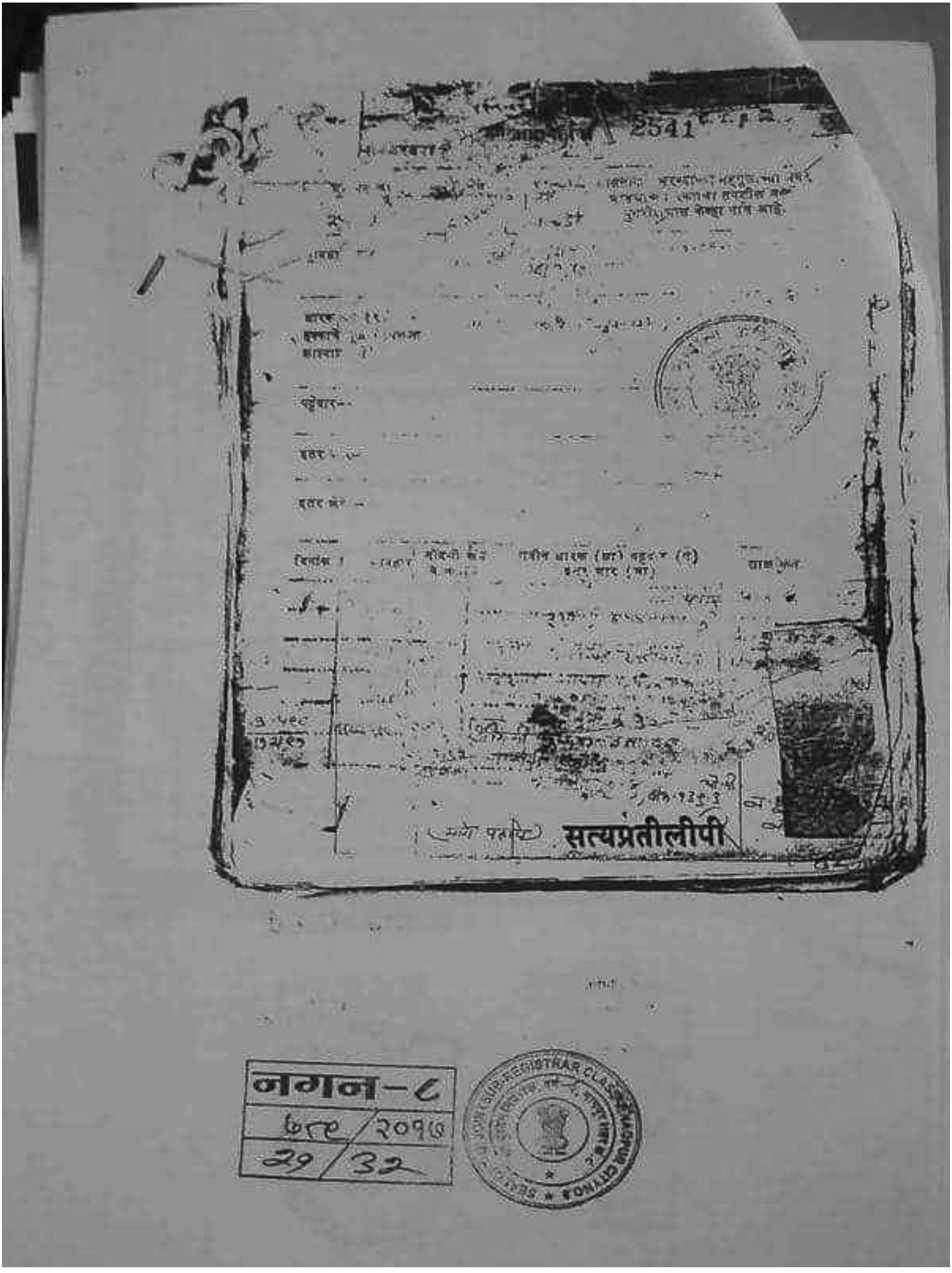
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सत्यप्रतीलिपि

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संदर्भ क्रमांक / 3249 नागपूर, दिनांक

प्रति,

१) श्री नारायण बाबुराव रणदिवे– मुळ वाटपधारी
रा.प्लॉट नं.६१७, नविन सुभेदार लेआऊट,
नागपूर.

२) श्री रामभाऊ पांडुरंग नवघरे – दुकानधारक दुकान क्रमांक १
रा.प्लॉट नं.६१७, नविन सुभेदार लेआऊट,
नागपूर.

विषय:– नविन सुभेदार लेआऊट मधील भूखंड क्रमांक ६१७ वरील दुकान क्रमांक १ च्या अविभक्त जमीन हिस्साबाबत.

संदर्भ:– १) मुळवाटपधारी श्री नारायण रणदिवे यांचा दिनांक १६.६.२०१५ चा अर्ज व शपथपत्र.
२) दुकान धारक श्री रामभाऊ नवघरे यांचा दिनांक ६.५.२०१५ चा अर्ज व शपथपत्र व वास्तुशिल्पकार यांचे दिनांक १६.४.२०१५ चे प्रमाणपत्र.

वरील विषयाला अनुसरून व आपले संदर्भांकित पत्राचे अनुषंगाने आपणास कळविण्यात येते की, श्री रामभाऊ पांडुरंग नवघरे दुकान क्रमांक १ चे दुकानधारक यांनी विषयांकित भूखंडकावरील दुकान क्रमांक १ बाबत सादर केलेल्या मेसर्स के.एम.के. असोसिएट्स यांचे दिनांक १६.४.२०१५ च्या अविभक्त जमीन हिस्साचे प्रमाणपत्रानुसार दुकान क्र. १ च्या अविभक्त जमीन हिस्साचे प्रमाण ३.३५४ टक्के दर्शविले आहे व या आर्किटेक्च्यरच्या प्रमाणपत्राला मुळवाटपधारी यांनी दिनांक १६.६.२०१५ चे अर्जान्वये व त्यासह सादर केलेल्या दिनांक १०.६.२०१५ चे न्यायालयीन शपथपत्रानुसार वरील दुकान क्रमांक १ च्या अविभक्त जमीन हिस्स्याला संम्मती असल्याचे सादर केले आहे. त्याआधारे नासुप्रच्या विषयांकित भूखंडकाच्या अभिलेखात दुकान क्रमांक १ चे संदर्भात सुधारीत अविभक्त जमीन हिस्स्याची नोंद घेण्यात आली असून या अविभक्त जमीन हिस्साबाबत भविष्यात कोणताही वाद उद्भवल्यास नासुप्र जबाबदार राहणार नाही. तसेच उपस्थित झालेला वाद आपणास आपले स्तरावर सोडवावा लागेल याची नोंद घ्यावी. यापुढे वरील अविभक्त जमीन हिस्स्याप्रमाणे नासुप्रद्वारा पुढील कार्यवाही करण्यात येईल. याची सुध्दा नोंद घ्यावी.

नगन–८
६१७/२०१७
22/32

SUB-REGISTRAR CLASS-II NAGPUR CITY

वसुली अधिकारी
नागपूर सुधार प्रन्यास,नागपूर

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दि.1.4.2015 पासून पालू झालेल्या या आकारणी संबंधीच्या सर्व व्यवहारासाठी अंतिम हिशोबासाठी वापर/ यापुढे अंतिम पावती म्हणून वापरली जाणार नाही. 36.2

2016-17

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(दि. पासून 01/04/2016 पासून 31/03/2017 पर्यंतची वापरली जाईल त्यापुढे वापरण्यात ती खोटी समजावी)

मोहल्ल्याचे नांव: 6726/617, SAKKARDARA ZONE 3

पावती क्रमांक: 16/2016/17/0144896

घर क्रमांक: 6726/617

झोनल बागांक: 200335915000 (Zone:5 Ward:29)

घर मालकाचे नांव: N.I.T. & SHRI NARAYAN BABURAO RANDIVE

मोहल्लादाराचे नांव:

तारीख पासून: 01-04-2016 ते 31-03-2017 पर्यंत

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

करचे नांव / Details of Tax	थकबाकी / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	2,304.00	
पाणी कर (Water Tax)	0.00	0.00	
मलनिस्सारण कर (Sewerage Tax)	0.00	1,362.00	
प्रकाश कर (Light Tax)	0.00	0.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	113.00	
मलनिस्सारण लाभ कर (Sewerage Bene. Tax)	0.00	113.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	113.00	
पथ कर (Street Tax)	0.00	113.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
नगरपालिका शिक्षण उपकर (Municipal Education Tax)	0.00	113.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
विविधकर (Misc.)	0.00	0.00	
शै.स.उपकर (Educn. Cess)	0.00	1,265.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	317.00	
मोठ्या निवासी इमारतींवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सूट (Rebate)		92.00	
एकूण(Grand Total)	0.00	5,721.00	5,721.00

एकूण रुपयात अक्षरी रु. (In words total Rs.) Rupees Five Thousand Seven Hundred Twenty One Only

Received Cash: 5721

दिनांक: 24/10/2016

Generated By: Prakash

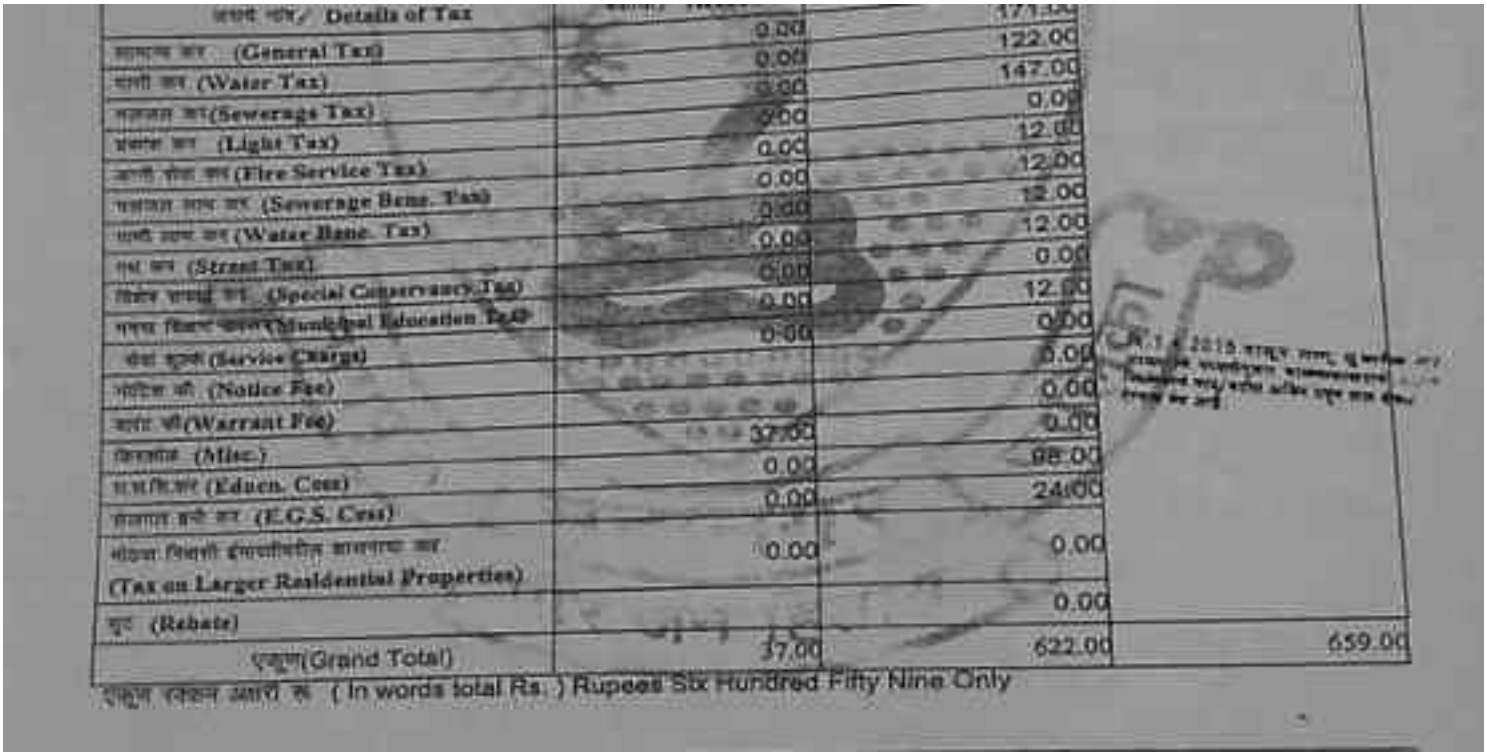
This is a computer generated receipt, signature is not required.
Please visit website http://www.nmcnagpur.gov.in

वसूल करणाऱ्याची पूर्ण सही
Full Signature of the Official

नगन-८
6re/2096
28/32

JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY(2)

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Details of Tax			
सामान्य कर (General Tax)	0.00	122.00	
पानी कर (Water Tax)	0.00	147.00	
मलजल कर(Sewerage Tax)	0.00	0.00	
प्रकाश कर (Light Tax)	0.00	12.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	12.00	
मलजल शुल्क कर (Sewerage Bene. Tax)	0.00	12.00	
पानी शुल्क कर (Water Bene. Tax)	0.00	12.00	
पथ कर (Street Tax)	0.00	0.00	
विशेष परिरक्षण कर (Special Conservancy Tax)	0.00	12.00	
नगरपालिका शिक्षण कर(Municipal Education Tax)	0.00	0.00	
सेवा शुल्क (Service Charge)		0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)	37.00	0.00	
विविध (Misc.)	0.00	98.00	
शैक्षणिक कर (Educn. Cess)	0.00	24.00	
रोजगार कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतींवरील कर (Tax on Larger Residential Properties)		0.00	
सूट (Rebate)			
एकूण(Grand Total)	37.00	622.00	659.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Six Hundred Fifty Nine Only

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PERMANENT ACCOUNT NUMBER
ACXPR7841P
NAME
ASHABAI NARAYANRAO RANDIVE
FATHER'S NAME
BABURAO MAHADEORAO KHANORKAR
DATE OF BIRTH
27-10-1956
COMMISSIONER OF INCOME-TAX, VIDARBH

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

PERMANENT ACCOUNT NUMBER
ACJPN1959L
NAME
RAMBHAU PANDURANG NAVGHARE
FATHER'S NAME
PANDURANG KRISHNAJI NAVGHARE
DATE OF BIRTH
06-04-1958
COMMISSIONER OF INCOME-TAX - I, NAGPUR

Narayan Baburao Randive
Year of Birth 1949
Male
4058 1068 1352
आधार — सामान्य माणसाचा अधिकार

नगन-८
६८९/२०१७
२९/३२

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY NO.8

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Narayan Randive, 617, Bashasheshwar pulia, New subhedar Lay-out, Nagpur, Maharashtra, 440024

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मूल्यांकन पत्रक (शहरी क्षेत्र खुली जमीन)

Application ID : 2017040072220

07/April/2017 03:00:52 P

मूल्यांकनाचे वर्ष	2017
जिल्हा	नागपूर
तालुका	तालुका नागपूर (ग्रामीण)
क्षेत्राचे विवरण	49:567/240-दुबेनगर ऐड प्लॉट क्र 240
क्षेत्राचे नाव	Nagpur Municipal Corporation
जवळचा नंबर/गट नंबर	240;26;2541

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकान	औद्योगिक	मोजमापनाचे एकक
29000	43200	57500	76100	0	चौ. मीटर

मिळकतीचे क्षेत्र	464.515 चौ. मीटर	Layout Plot

1 464.515 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरानुसार 100 % मूल्य दर =29000/-

464.515 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 464.515*29000

=13470935/-

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

=13470935 + 0

= Rs.13470935/-

Home | Print

(1,34,71,000)
9,77,000
Market value = 1,44,48,000

Consideration = in cash — Rs. 1,45,00,000.

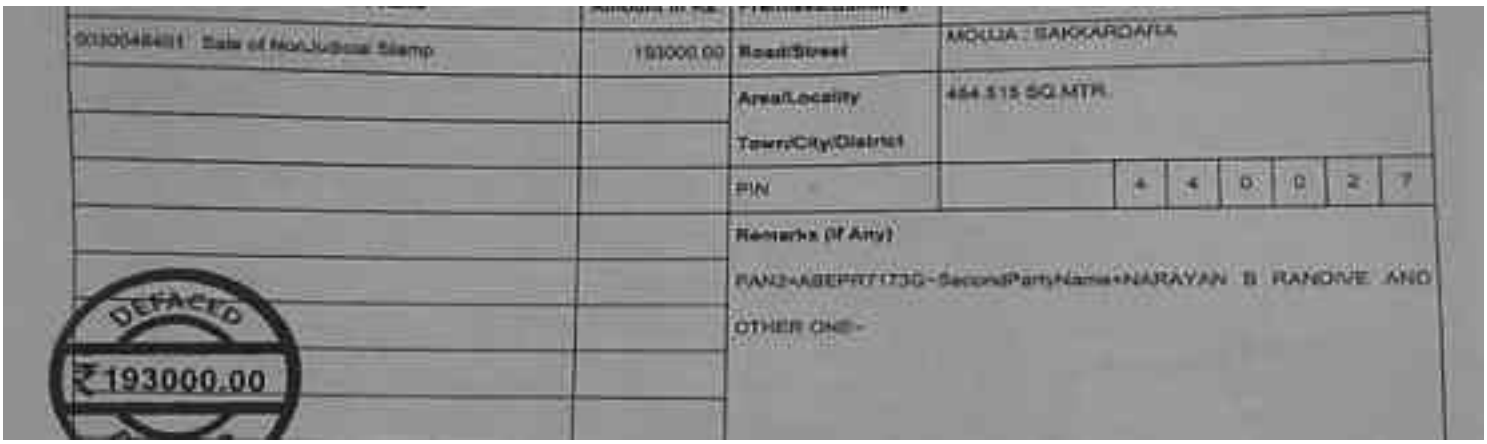
in kind
2 flats: 241 sq ft carpet (built up = 268.90 sq.mt × 24200) i.e. 65,04,500
& 2 shops: 174 sq ft of carpet area
1 shop - 138 sq ft of carpet area
(i.e. 54.20 sq mt × 24200 × 15) = 15,88,000/-

2,25,73,000/-

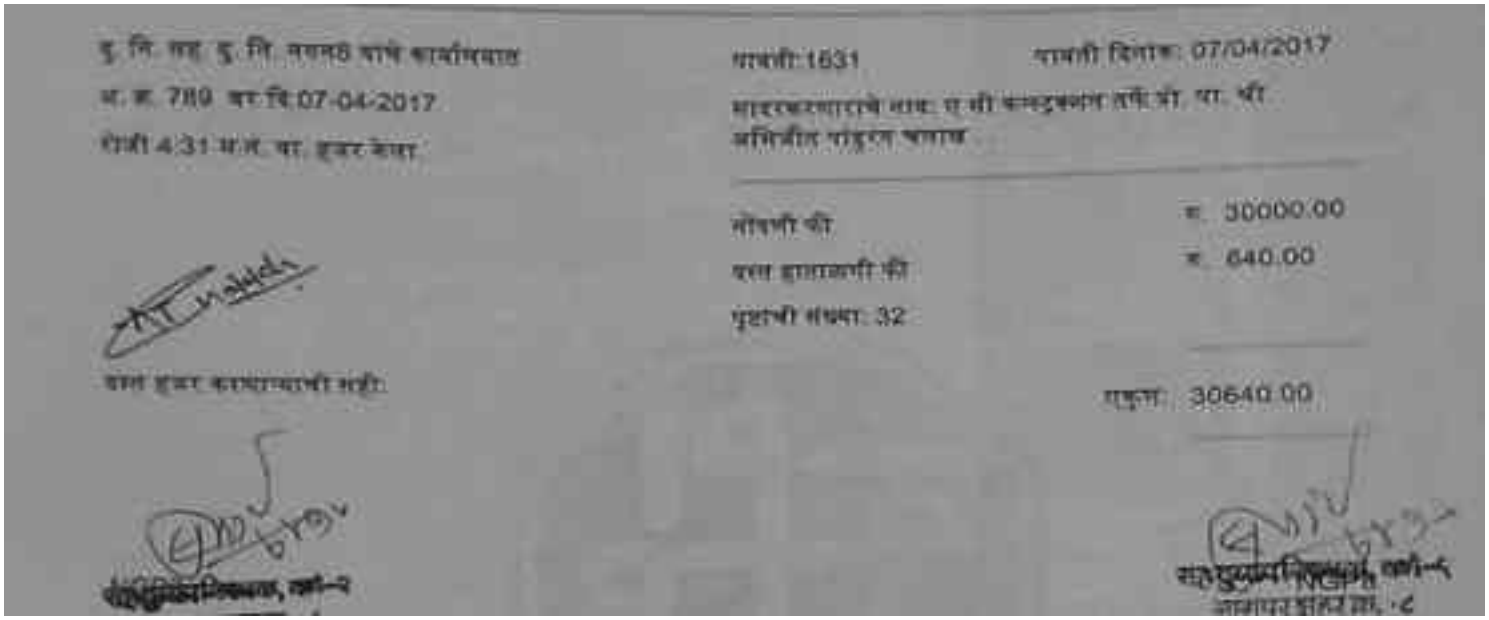
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वर्ष-अनुसार निरीक्षकतीर्या प्रति घो. मीटर मुल्यदर	=(वार्षिक मुल्यदर * वर्षा-अनुसार गणित दर) =(76100 * (100 / 100)) = Rs.76100/-
A) मुख्य निरीक्षकतीर्ये मुल्य	= वरील वर्षातले मुल्य दर * निरीक्षकतीर्ये क्षेत्र = 76100 * 12.84 = Rs.977124/-
एकत्रित अंतिम मुल्य	= मुख्य निरीक्षकतीर्ये मुल्य + उद्यानपरती मुल्य + अनुसिमांकुन राजस्व क्षेत्र मुल्य + अनावश्यक रस्तातीर्ये मुल्य + वरील रस्तातीर्ये मुल्य + अंतिरस्त यानि तलाये मुल्य + द्वितीय जलिनीस्तरीय खाजन तलाये मुल्य + इमारतीं आवतीच्या खुल्या जागेचे मुल्य = A + B + C + D + E + F + G + H =977124 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.977124/-

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दु. नि. सह दु. नि. नवलगड़ पार्थे कार्यालयास
अ. क्र. 789 दि.07-04-2017
रोजी 4:31 म.नं. वा. हजर केला.

हजर हजर कारणास्तवी सही:

पावती: 1631 पावती दिनांक: 07/04/2017

मालकरणारांचे नाव: ए बी कन्स्ट्रक्शन तर्फे प्रो. पा. श्री अभिजीत राठूरल भागवत

नोंदणी फी ₹. 30000.00
हरत हालाखली फी ₹. 640.00
पृष्ठांची संख्या: 32

एकूण: 30640.00

सह दुय्यम निबंधक, वर्ग-२

सह दुय्यम निबंधक, वर्ग-२

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अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
1	नाव:ए सी कनस्ट्रक्शन तर्फे जो. पा. श्री. अभिजीत बाबुराव चवराड पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 284 जवाहर नगर जाटेराजा रोड, नागपूर 9822722411, महाराष्ट्र, NAGPUR पॅन नंबर:AFMPC3281N	लिहून देणार वय :-37 स्वाक्षरी:-
2	नाव:श्री. नारायण बाबुरावजी रमदिवे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 617 न्यू सुभेदार ले आऊट नागपूर , महाराष्ट्र, NAGPUR. पॅन नंबर:ABEPR7173G	लिहून देणार वय :-69 स्वाक्षरी:-
3	नाव:श्री. रामभाऊ पांडुरंगजी मडावरे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 617 न्यू सुभेदार ले आऊट नागपूर 9822737236, महाराष्ट्र, नागपूर. पॅन नंबर:ACJPN1959L	लिहून देणार वय :-49 स्वाक्षरी:-

दस्तावेज करुन देणार तथाकथीत लिखाणकरारलाभा धा.दस्त ऐवज करुन दिल्याचे कबूल

सिद्धा क्र:3 दि.वेळ:07 / 04 / 2017 04 : 28 : 54 PM

ओळख :-

खालील इसम मी निबंधकीय कार्यालयात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त

अनु क्र.	पक्षकाराचे नाव व पत्ता	
1	नाव:आशा नारायण रमदिवे वय:69 पत्ता:617 न्यू सुभेदार ले आऊट नागपूर पिन कोड:440024	स्वाक्षरी A.N. Ramdive
2	नाव:श्री. गणेश नारायण रमदिवे वय:37 पत्ता:617 न्यू सुभेदार ले आऊट नागपूर पिन कोड:440024	स्वाक्षरी

दिनांक क्र:4 दि.वेळ:07 / 04 / 2017 04 : 32 : 06 PM

सिद्धा क्र:5 दि.वेळ:07 / 04 / 2017 04 : 32 : 26 PM नोंदणी पुस्तक 1 मध्ये

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सूची - २)

04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु नि नागपूर 8
दस्त क्रमांक : 789/2017
नोंदणी :
Regn 63m

गावाचे नाव : 1) सक्करदरा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	22573000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	14500000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म न पा. इतर वर्णन :, इतर माहिती: मौजा सक्करदरा येथील विभाग क्र 49.567/26 दर रु 29000/- प्रती चौ मी पान क्र 1115 मौजा सक्करदरा खाते नं. 20,तह. जि. नागपूर शहर येथील खसरा न. 51 माफील प्लॉट नं. 617 क्षेत्राची एकुण क्षेत्रफळ 464.515 चौ मी. असुन याचा कॉर्पोरेशन नं. 6726/617 असुन याचा शिट नं. 240/26 नगर भु मापन क्र. 2541 हा आहे ((C T S Number : 2541 ; Plot Number : 617 ;))
(5) क्षेत्रफळ	1) 464.51 चौ.मीटर
(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:-श्री. नारायण बाबुरावजी रगदिवे , वय:-69; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 617 म्हाडा सुभेदार ले आऊट नागपूर , महाराष्ट्र, NAGPUR. पिन कोड:-440024 पॅन नं:-ABEPR7173G 2): नाव:-श्री. रामभाऊ पांडुरंगजी लवघरे , वय:-49; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 617 म्हाडा सुभेदार ले आऊट नागपूर 9822737236, महाराष्ट्र, नागपुर. पिन कोड:-440024 पॅन नं:-ACJPN1959L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ए सी कन्स्ट्रक्शन तर्फे प्रो. पा. श्री. अभिजीत पांडुरंग चलाख , वय:-37; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 284 जवाहर नगर भानेवाडा रोड, नागपूर 9822722411, महाराष्ट्र, NAGPUR. पिन कोड:-440024 पॅन नं:-AFMPC3281N
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/04/2017
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2017
(11)अनुक्रमांक,खंड व पृष्ठ	789/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1693000
(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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