267/4171 | पावती | Original/Duplicate

Wednesday,June 19 ,2019 | नोंदणी क्रं. :39म

4:42 PM | Regn.:39M

पावती क्रं.: 5127 दिनांक: 19/06/2019

गावाचे नाव: Somalwada

दस्तऐवजाचा अनुक्रमांक: नगन4-4171-2019

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट

सादर करणाऱ्याचे नाव: मे महर्षी बिल्डर्स तर्फे भागीदार श्री अविनाश मनोहरराव टारपे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:08 PM ह्या वेळेस मिळेल.

DELIVERED 19/6/19

NGP4

सह दुय्यम निबंधक, वर्ग-१
नागपूर शहर क्र. ४

बाजार मुल्य: रु.11000000 /-
मोबदला रु.15000000/-
भरलेले मुद्रांक शुल्क : रु. 750000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेशाचे/ऑर्डर क्रमांक: MH002592141201920M दिनांक: 19/06/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

CHALLAN
MTR Form Number-6

GRN MH002092141201920M	BARCODE	Date 12/06/2019-18:23:01	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS MAHASHREE BUILDERS
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030069501 Amount of Tax	30000.00	Road/Street	MOUZA SOMALWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	
		SecondPartyName=SHRI RAJENDRA KULKARNI AND OTHERS~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN / Ref. No.	6910339201506131 1441	2190029137
Cheque/DD No.		Bank Date / RBI Date	13/06/2019-11:37:52	14/06/2019
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. , Date	100 , 14/06/2019	

Department ID : Mobile No. : 9823279787

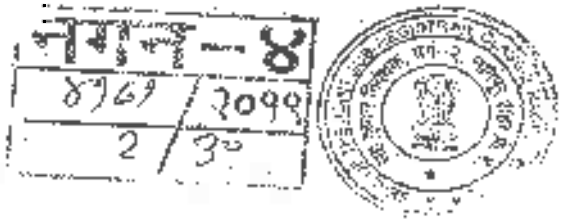
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

राज्य शासन कोणत्या कारणास्तव दस्तावरील मुद्रांक शुल्काचा परतावा देत असेल तर संबंधित दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified
Digitally signed by GRAS VIRTUAL TREASURY MUMBAI 02
Date: 2019.06.15 17:56:59 IST
Reason: Secure Document
Location: India

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Print Date 15-06-2019 08:56:58



Certifrcate u/s 32 (1) (b) of the Bombay Stamp Act. 1958

Office of the 4600901
Collector of Stamp Nagpur City
Case No. Adj. 36/2019
Dated: 06/05/2019

Received from Shri/ Smt./ M/s. Mahashree Builders
Residing at Nagpur.
Market Value Rs. 1,50,00000/-
Stamp duty of Rs. (7,50,000/-) in words Seven Lakh Fifty Thousand only.
Vide Claim No. MH002537822201920E Dated 17/06/2019

Certified under Section 32 (I) (b) of the Bombay Act 1958 that the full duty of Rs. (7,50,000/- Seven Lakh Fifty Thousand only. with which instrument is chargeable has been paid vide Article No. 5(i)(g) of Schedule I. This Certificate is subject to the provision of section 53 (A) of Bombay Stamp Act. 1958

Place: NAGPUR

Dated: 17-06-2019

Collector of Stamps
Nagpur City

आदेश मुद्रांक अधिनियम १९५८ अन्वये उपलब्ध तरतुदीनुसार निर्गमित केलेले आहे. परंतु सदर सनद नोंदणीकारी नोंदणी अधिकाऱ्यासमोर सादर करण्यात. नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त संदर्भातील कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
नागपूर शहर

Jt. Dist. Registrar Cl-I & Collector of Stamps * NAGPUR CITY *

AGREEMENT FOR DEVELOPMENT

VALUED AT RS. 1,50,00,000=00 ONLY

(RUPEES ONE CRORE FIFTY LAKHS ONLY)

READY RECKONER VALUE RS. 1,10,00,000/- ONLY

Zone/Item No. 20.333/718 Page - 560 (ASR 2019-20)

THIS AGREEMENT FOR DEVELOPMENT is made and executed at NAGPUR on this 19th Day of June, 2019 BETWEEN :-

(1) **SHRI. RAJENDRA S/o CHANDRAKANT KULKARNI,** Aged about 55 Years, Occupation - Business, (Income Tax Permanent Account No. AGPPK9990Q & Aadhar Unique Identity No. 7094 8971 7703) AND

(2) **MRS. RAGINEE W/o RAJENDRA KULKARNI**, Aged about 51 Years, Occupation - Housewife, Aadhar Unique Identity No. 2740 8365 9008), the aforesaid Nos. 1 & 2 both Residents of Plot No. 37, Vidya Vihar Colony, Pratapnagar, Nagpur-440 022, Tahsil and District - NAGPUR (Maharashtra State),

Hereinafter both jointly called the **OWNERS**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **OWNERS**, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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M/s. **MAHARSHEE BUILDERS**, A Partnership Firm, having its Registered Office at "Shivpad Apartments" 262, West High Court Road, Bajaj Nagar, Nagpur-440 010, (Income Tax Permanent Account No. AABFM3441L) and acting through its Authorised Partner **SHRI. AVINASH S/o MANOHARRAO TARPE**, Aged about 52 Years, Occupation – Business, (Income Tax Permanent Account No. AAFPT8444A & Aadhar Unique Identity No. 2942 7694 5506), Resident of Plot No. 151, Shankar Nagar, Nagpur-440 010, Tahsil and District – NAGPUR (Maharashtra State), 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 the Owners hereinabovenamed jointly own and possess the property comprising ALL THAT Piece and parcel of land bearing Plot No. 3 (THREE) out of the layout of the SHUBHANGI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 563.71 Sq. Mtrs. (OR 6067.77 Sq. Ft.) and as per revise R.L Letter dt. 26.02.2019 & Revise admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.) by R. L. Letter No. BE(W)/572 (U/L)/396/29/5197 being a portion of the entire land bearing Kh. No. 89 of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. ___, City Survey No. 579/1 and Sheet No. 717 of Mouza – Somalwada, situated in Shubhangi Society's Layout, Near Manish Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and more particularly described in the schedule hereunder written, hereinafter referred to as the **"Said Property"**; AND

WHEREAS ALL THAT Piece and parcel of land bearing Plot No. 3 (THREE) out of the layout of the SHUBHANGI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 563.71 Sq. Mtrs. (OR 6067.77 Sq. Ft.) and as per revise R.L Letter dt. 26.02.2019 & Revise admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.) by R. L. Letter No. BE(W)/572 (U/L)/396/29/5197 being a portion of the entire land bearing Kh. No. 89 of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 579/1 and Sheet No. 717 of Mouza – Somalwada, situated in Shubhangi Society's Layout, Near Manish Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Shubhangi Gruha Nirman Sahakari Sanstha Maryadit, Nagpur.

WHEREAS the aforesaid Shubhangi Gruha Nirman Sahakari Sanstha Maryadit, Nagpur lateron transfered/sold the aforesaid Plot No. 3 out of its layout of Kh. No. 89 of Mouza – Somalwada, situated New Manish Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to one of its Share Holder Member namely Mrs. Anjali W/o Arvind Ghate, by a Sale Deed Dated 04-06-1987, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 915 on Pages 154 and 155 at Sr. No. 2684 on even date; AND

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WHEREAS the aforesaid Plot No. 3 (Three) is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 3 (Three) from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Mrs. Anjali Arvind Ghate had applied to the Nagpur Improvement Trust, Nagpur for the same. She also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS consideration the application of the then Owner Mrs. Anjali Arvind Ghate and also on receipt of the Development charges as demanded by it from her, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 3 (THREE) and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), 572 Layouts Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/396/29/5197 of 2003 dated 28-01-2004 in favour of Mrs. Anjali Arvind Ghate. As per the said Regularisation Letter Dated 28-01-2004, the area of the said Plot No. 3 (Three) is shown and declared as 583.71 Sq. Mtrs. Thus the area of the said Plot No. 3 (Three) is at present 583.71 Sq. Mtrs. (OR 6067.77 Sq. Ft.); AND and as per revise R.L Letter dt. 26.02.2019 & Revise admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.) by R. L. Letter No. BE(W)/572 (U/L)/396/29/5197 and Office Letter No. 6107 dt 26.02.2019.

WHEREAS the aforesaid Mrs. Anjali Arvind Ghate lateron transferred/sold the said Plot No. 3 (Three) out of its layout of Kh. No. 89 of Mouza – Somalwada, situated Near Manish Nagar, Nagpur in Tahsil and District - Nagpur by way of sale to (I) Rajendra Chandrakant Kulkarni and (II) Mrs. Raginee Rajendra Kulkarni, the Owners abovenamed jointly by a Sale Deed Dated 06-10-2007, which is duly registered at the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 5792/2007 on even date. As a result therefore the said Rajendra Chandrakant Kulkarni and Mrs. Raginee Rajendra Kulkarni have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey, Nagpur on 28-09-2013; AND

WHEREAS the Owners hereinabovenamed have now jointly decided to develop the said property comprising Plot No. 3 (Three), containing by admeasurement 583.71 Sq. Mtrs., and as per revise R.L Letter dt. 26.02.2019 & Revise admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.), situated at New Manish Nagar, Somalwada, Nagpur in Tahsil and District - Nagpur into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners 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 Owners after detailed negotiations have now jointly decided to

entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do 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. 3 (THREE) out of the layout of SHUBHANGI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.) being a portion of the entire land bearing Kh. No. 89 of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3531/3, City Survey No. 579/1 and Sheet No. 717 of Mouza – Somalwada, situated in Shubhangi Society's Layout, Near Manish Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs) Only, which the Developer has specifically agreed to pay to the Owners in the following manner.

MANNER OF PAYMENT :-

Rs. 50,00,000=00 (Rupees Fifty Lakhs) Only paid by the Developer to the Owners by Cheque No. 112814 Dated 19-01-2019 Drawn on IDBI Bank, Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 20,00,000=00 (Rupees Twenty Lakhs) Only paid by the Developer to the Owners by Cheque No. 714524 Dated 19-03-2019 Drawn on IDBI Bank, Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 78,50,000=00 (Rupees Seventy Eight Lakhs Fifty Thousand) Only agreed to be paid by the Developer to the Owners within 6 (Six) Months from the date hereof.

Rs. 1,50,000=00 (Rupees One Lac Fifty Thousand) Only agreed to be paid by the Developer to the Owners on or before full payment and subject to deduction amount of TDS (Tax Deduction at Source).

Rs. 1,50,00,000=00 (TOTAL RUPEES ONE CRORE FIFTY LAKHS ONLY).

"THAT if the Developer fails or neglects to pay the aforesaid installments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 12% (TWELVE PERCENT) Per Annum to the Owners on the defaulted installments from the date of default till the date of actual payment thereof. However such grace period with interest shall not exceed more than 30 (Thirty) days and such

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default shall not exceed more than 2 (TWO) occasions during the period of the entire transaction.

'THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and mortgaged the said property or any part thereof to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan shall be the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount Togetherwith an interest accrued thereon.

(3) THAT the Owners hereby assure the Developer that the property hereby agreed to be developed is their self acquired property belonging to them alone having purchased the same by them jointly exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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

(5) THAT the Owners shall 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 agreed to be developed.

(6) THAT the property hereby agreed to be developed 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 consideration from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the this Deed(s). Till then the factual and legal possession shall always be with the Owners.

(8) THAT it is clearly understood and agreed by the Owners that pending Registration of this Deed(s) the Developer intends to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do 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. They also agree 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 names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Agreement Development Registration.

(10) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Improvement Trust, Nagpur after the entire realisation is done.

(11) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces Together with the Undivided proportionate share and interest in the said Plot of land bearing No. 3 (Three) 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 it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(13) 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 Owners to give their/his 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 Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoreyed Building upon the said Plot No. 3 (Three) hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Piece of land in accordance with the 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 in the proposed building along with the

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Undivided proportionate share and interest in the said Plot of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owners shall on receipt of the balance consideration from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land 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 they/it shall also get the same duly registered in accordance with the law in force.

(16) THAT the Owners 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 Owners shall execute an Irrevocable General Power of Attorney empowering and authorized 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 Agreement and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their 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 and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However the Owners 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 Owners unless he/it confirms from them (OWNERS) that they have already received the balance consideration from the Developer.

(18) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their 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 Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance 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 construction of the proposed Multistoreyed Building hereby granted by the Owners 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 Owners agree to pay and discharge all their Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

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

(22) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(23) THAT on registration of the the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyer in all relevant records.

(24) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistorryed building as per the Rules and Regulations of the MSEDCL, Nagpur. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(25) THAT the Developer also agrees to pay Sales Tax/Goods and Service Tax, VAT and/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 Owners indemnified against the same.

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

(27) 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/Multistoryed building as per the Rules and Regulations of the M.S.E.D.C.Ltd / S.N.D.L. Nagpur. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(28) THAT if the F.S.I. in relation to the said Plot No. 3 (Three) is increased at any time in future, then in such event such undivided proportionate increased F.S.I. shall

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always belongs to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(29) THAT the Owners do hereby assures/confirms to the Developer that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(30) THAT the Developer hereby assures that it shall always indemnify the Owners against any monitory liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyers and also in respect of violation 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.

(31) THAT The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(32) 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.

(33) THAT full Stamp Duty of Rs. 7,50000/- and full Registration Fees of Rs. 30,000/- Only is paid under Clause (g-a) of Article 5 of Bombay Stamp Act, 1958, at the time of Registration of this Agreement.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Plot No. 3 (THREE) out of the layout of SHUBHANGI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 544.479 Sq. Mtrs. (OR 5860.77 Sq. Ft.), being a portion of the entire land bearing Kh. No. 89 of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 353/3, City Survey No. 579/1 and Sheet No. 717 of Mouza – Somalwada, situated in Shubhangi Society's Layout, New Manish Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**9.00 Mtr. Road.**
ON THE WEST	-	**6.09 Mtr. Road.**
ON THE NORTH	-	**BY SURVEY NO. 88**
ON THE SOUTH	-	**7.62 Mtr. Road.**

नागपूर - ४
८२५ / २०१९
९९ / ३२

Contd. ...

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT AND SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written..

Drafted by Advocate Mr. Tarpe



1)

(RAJENDRA CHANDRAKANT KULKARNI)



2)

(MRS. RAGINEE RAJENDRA KULKARNI)

OWNERS



FOR M/s. MAHARSHEE BUILDERS

(AVINASH MANOHARRAO TARPE)

Authorised Partner

DEVELOPER

Witnesses :-

1. (Sanjay Badhekar)

2. (Dinesh Khonte)









नगद
876 / 2019
92 / 30

Contd. ...

CHALLAN

MTR Form Number-6

GRN	MH003591892201920M	BARCODE		Date	12/06/2019-18:17:39	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NPT1_J1 DISTRICT REGI NAGPUR URBAN	Full Name	MS MAHASHREE BUILDERS
Location	NAGPUR		
Year	2018-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	SOMALWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	ADJ . CACE NO 96/2019
		Amount In Words	Seven Lakh Fifty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	750000.00
	7,50,000.00

DEFACED ₹ 750000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333201906131146 9	2100304 91
Cheque/DD No.		Bank Date	RBI Date	13/06/2019-11:41:22	14/06/2019
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 14/06/2019	

Department ID : Mobile No. 9823279797

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

सदर चलन केवल दस्तम नियंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन वापरता येणार नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 17-06-2019 15:33:33 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1		00015319682019 20	17/06/2019-15:33:28	IGR377	7,50,000.00
			Total Defacement Amount		7,50,000.00

नोंदणी — ४
8761 / 2099
93 / 30

Joint District Registrar Class-I
Nagpur City

Print Date 17-06-2019 03:33:02

सह जिल्हा निबंधक, वर्ग-१ (उच्च श्रेणी) तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा माळा, सिव्हील लाईन्स, नागपूर-०१

दुरध्वनी क्रमांक ०७१२-२५३८७८० e-mail ID- jdr.nagpurcity@igrmaharashtra.gov.in.

जा.क्र.का.७/अभि.प्र.क्र.९६/१९/२०१९/१६९३

दि.१२/०६/२०१९.

अभिनिर्णय प्रकरण क्र. ९६/२०१९

अभिनिर्णय

****

विषय:- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक ०६/०५/२०१९ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारुप /निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या संलेखातील मालमत्ता ही मौजा- सोमलवाडा, तह. नागपूर शहर , जि. नागपूर, नगर भुमापन क्र.५७९/३, शिट नं. ७३७, खसरा नं.८९, ९०/१ नं.१५, मनपा घर क्र.३५३१/३ येथील शुभांगी गृह निर्माण सहकारी संस्था मर्या. नागपूर यांचे ले-आऊट मधील प्लॉट नं.३ हा असून, खुली जागा एकुण क्षेत्रफळ ५४४.४५९ चौ.मी. इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करुन मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

या कार्यालयाने सन-२०१७-१८/२०१८-१९/२०१९-२० चे बाजारमुल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरुन उक्त मिळकतीचे मूल्य रुपये १,०९,९८,५००/- निश्चित केलेले आहे.

सदर संलेखान्वये लिहुण देणार हे लिहुण घेणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यामोबदल्यात विकासक हे जागा मालक यांना रु.१,५०,००,०००/- रोखीने प्रदान करीत असल्याचे दस्तात नमूद आहे. त्यानुसार सदरचा संलेखामध्ये मोबदला रक्कम रुपये १,५०,००,०००/- इतका असल्याचे दिसून येते. म्हणून महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(na) अन्वये उक्त मिळकतीचे बाजारमुल्य रु.१,५०,००,०००/- इतके निश्चित करण्यात येत आहे.

नोंदणी - ४
४७८१ / २०१९
१५ / ३०

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये १,५०,००,०००/- एवढया मूल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [वाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ७,५०,०००/- चा मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या संलेखास रु.७,५०,०००/- चा मुद्रांक शुल्क देय ठरतो. सबब, अभिनिर्णय देण्यात येत आहे.

१) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर त्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पूणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतूद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देण्यात येत आहे.

३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ य महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.

४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरुन सह. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल..

मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

मेसर्स महर्षी बिल्डर्स तर्फे
श्री. अविनाश मनोहरराव टारपे,
रा. भूखंड क्र.१५१, शंकर नगर, नागपूर.

8769 / 2098
9E / 3ब

मालमत्ता पत्रक

विभाग/उपविभाग — सोमलवाडा गाव/पु.मा.क्र. — न.भू.अ.का.-१ जिल्हा — नागपूर

नगर भूमापन क्रमांक	क्षेत्र चौ.मी.	भारणाधिकार	शासनाला दिलेल्या अधिमूल्याचा किंवा भोगवटदार तत्त्वावील वर्गाचा फेरा तपशीलाची तिसरा केस)
- ५७२/१	[५५७७७.३७] ७४०४२.९९ फे.क्र. २०३	फे.क्र. १२३८ दि. २४/१०/०२ "क" [सेवा]	

भूमिधारिकार

धारकाचे मुळ धारक संतोषकटे

पट्टेदार

इतर हक्क आयुक्त-मा.जिल्हाधिकारी तथा कलेक्ट ऑफ वॉतस्स प्रिनिअर कोयला इस्टेट नागपूर यांचे कलम आदेश क्र./पात्र्या/ को.ऑप/बी-सिक्केई/फक्षा२८/आ/ ३/ सोमलवाडा/नोद १४/आ/८९०/०६ दि.२३/५/०६ अन्वये.

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) खंडधारा (ख) किंवा धारा (गा)	शेरा
१०/२४/२००२	मा. उ.वि. अ. नागपूर या कडील रा.म.क्र. ८६/ अ-२ ९९७३ -७५ न्य संदर मिळकत अकृषिक झाल्यामुळे सदरची अभिलेखा प्रमाणे मिळकती पैकी भाग श्रीमती कमलाबाई विजयसिंगराव भोसले यांचे हक्कात झाल्यामुळे नोंद		भू. धा. [१] श्री फतेसिंगराव अ. राव] रघुजीराव भोसले] [२] श्रीमती राणी कमलराज] ज. जगसिंगराव भोसले] फे.क्र. १२०९	फेरफार क्र. ७३०७ लेखे - २४/१०/२००२ न.भू.अ.का.नागपूर
१०/१८/२००२	मृत्यु पत्रान्वये श्रीमती कमलाबाई ज. जयसिंगराव भोसले यांचे दिनांक १९/७९८ रोजी झाले त्यांनी मृत्यु पुर्वी दि. १७/७/१९९० रोजी करुन ठेवलेल्या मृत्यु पत्रान्वये आपले हक्काचा पोळकत हक्कात मीळाल्यामुळे नोंद क्र. ६.९५ ऐकर पैकी भाग		[श्रीमती सुधा राजेंद्र राणा] फे. क्र. १०३३ दि. ३/१२/२	फेरफार क्र. ३१०० लेखे - १५/१२/२००२ न.भू.अ.का.नागपूर
०२/१२/२००३	पोट विभाजन सो-मा-क्र. /सी .एन. डी- ५४ ६२८/०३-४.दि. ४९१६/०३ अन्वये न.भू.क्र. ५७२चे सदरचे हक्कासह स्वतंत्र मिळकत पत्रिका तयार केल्यामुळे खंड कमी केले.		धारक :- कायम.	फेरफार क्र. ३२०० लेखे - ०३/१२/२००३ न.भू.अ.का.नागपूर
०४/२७/२००७	आदेशाने मा. जिल्हाधिकारी तथा कलेक्ट ऑफ वॉतस्स जिनीयर कोयला इस्टेट नागपूर यांचे आदेश दि. ३/३/०७, २७/४/०७, ३/३/०७ व २७/४/०७ अन्वये आदेशाने नोंद.		[स्व. श्रीमती शालिनीदेवि यशवंतराव गायगवे] [तर्फे मृत्युत्र] फे.क्र. ३४७४३	फेरफार क्र. ३५०० लेखे - २७/४/२००७ न.भू.अ.का.नागपूर

अदायगीचे कलम - ४

४७१ / २०१२

२६ / ३०

मालमत्ता पत्रक

तालुका/उप-जि.स.क्षे. -- न.सु.अ.कार्या.-३ जिल्हा -- नागपूर

गाव नमुना १ क्र.	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकारणीचा तपशील तपशील २ ची पाने १ ते २ (शासनाचे कि.रु.१ पैसे))

दिनांक	तपशील	पक्षकार (वा) पहेदार (प) किंवा भार (भ)	शेरा
०७/१२/२०१२	अकृषक आदेशान्वये अति.तह. गैरकृषी कर आकारणी नागपूर यांचे कडिल आदेश क्र रागैक/ ३२८४/एन ए सी ३४/०६-०७ दि. ४/७/०७ अन्वये ख.क्र ८९ मधील पै.क्र ६१ क्षेत्र २७०.९९९ चौ मी अकृषक झालयाचे नोंद	शेती ऐवजी क.वर्ग [शुभांगी गृहनिर्माण संस्था]	फेरफार क्र. ३८ प्रमाणे सही- १५/११/२०१२ ना.सु.अ.क्र.३.नागपूर
०७/१२/२०१२	खरेदीने दु.नि.क्र ४३२६ ब दि २७/३/८९ अन्वये रू ४८०००/- मध्ये प.क्र ६१ क्षेत्र २७०.९९२ चौ मी शुभांगी गृह निर्माण संस्था यांचे कडून खरदी केल्याने नोंद	श्री विनोदकुमार जयचंद सेठ	फेरफार क्र. ३९ प्रमाणे सही- १६/१२/२०१२ ना.सु. अ.क्र. ३.नागपूर
०९/१२/२०१२	अकृषक आदेशान्वये अती.तह. गैरकृषी कर आकारणी नागपूर यांचे कडिल आदेश क्र रागैक/ ५४९८/एन ए सी २४/१२-१३ दि ३/५/१३ अन्वये ख.क्र ८९ मधील पु.क्र ३ क्षेत्र RL. प्रमाणे ५६३.७१ चौ.मी अकृषक झाल्याची नोंद	शेती ऐवजी क.वर्ग [शुभांगी गृहनिर्माण संस्था] ०७६८४६ नागपूर एकत्रक मध्ये नाव झाले.	फेरफार क्र. ४० प्रमाणे सही २८/०५/२०१३ ना.सु.अ.क्र.३.नागपूर
०७/२६/२०१३	खरेदीने दु.क्र ५६८४ ब दि ४/६/८७ अन्वये रु ३६२०६/- मध्ये पै.क्र ३ क्षेत्र ५६३.७१ चौ मी शुभांगी गृहनिर्माण संस्था यांचे कडुन खरेदी केल्याने नोंद	सौ भेलली अरविंद घाटे	फेरफार क्र. ४१ प्रमाणे सही- २६/०६/२०१३ ना.सु.अ.क्र.२. नागपूर
०७/२५/२०१३	खरेदीने दु. नि. क्र ७७६२ दि. ६/१०/७७ अन्वये रुपये ४८१०००/- मध्ये पै. क्र ६ क्षेत्र ५५५. ७१ चौ.मी सो. अंजली घाटे यांचे कडुन खरेदी केल्याने नोंद	१ श्री. राजेंद्र पांडुरंगराव कुलकर्णी २ सौ. रागी-नी राजेंद्र कुलकर्णी	फेरफार क्र. ४२ प्रमाणे सही- २८/०८/२०१३ ना.सु.अ.क्र ३.नागपूर
०६/१२/२०१३	अकृषक आदेशान्वये अती.तह. गैरकृषी कर आकारणी नागपूर यांचेकडिल आदेश क्र. रागैक ३६०४/एन ए सी ३४/१२-१३ दि.१८/३/१३ अन्वये ख. क्र ८९ मधील पै. क्र ४६ क्षेत्र RL. प्रमाणे२९७.२८ चौ.मी अकृषक झाल्याचे नोंद	शेती ऐवजी क.वर्ग [शुभांगी गृहनिर्माण संस्था] फे. क्र २८३३६	फेरफार क्र. ४३ प्रमाणे सही ०५/१२/२०१३ ना.सु.अ.क्र.३.नागपूर
०५/१२/२०१३	खरेदीने दु. नि. क्र २५४ (छ) दि. ६/४/८९ अन्वये रुपये ९९२००/- मध्ये पै. क्र ४६ क्षेत्र २९७.२८ चौ.मी शुभांगी गृहनिर्माण संस्था यांचे कडुन खरेदी केल्याने नोंद	[श्री पार्स्कर हरीभाऊ वारेकर] फे. क्र २८३३६	फेरफार क्र. ४४ प्रमाणे सही ०५/१२/२०१३ ना.सु.अ.क्र.३.नागपूर
०४/२३/२०१३	वारसाने मृत्यु दाखला दि. २०/४/०२ [illegible] दि २०/३/१३ अन्वये श्री भास्कर [illegible] वारेकर हे दि. ७/४/०२ रोजी	१ श्रीमती निर्मला भास्कर वारेकर २ श्री. [illegible] भास्कर वारेकर ३ श्री. [illegible] भास्कर वारेकर ४ कु. [illegible] विनय भंसी [शुभांगी गृहनिर्माण संस्था] फे. क्र २८३३६	फेरफार क्र. ४५ प्रमाणे सही- ०४/२/२०१३ ना.सु.अ.क्र.३.नागपूर
५२/२७/२०१३	अकृषक आदेशान्वये अतो. तह गैरकृषी कर न्यायालयो नागपूर यांचे कडिल आदेश क्र रामक ६२५२/एन एसी ३४/१२-१३ दि. १३/६/१२ अन्वये ख. क्र ८९ मधील पु. क्र ४१ क्षेत्र RL. प्रमाणे २२१.९६ चौ.मी अकृषक झाल्याचे नोंद		फेरफार क्र. ४६ प्रमाणे सही- २७/१२/२०१३ ना.सु.अ.क्र.३.नागपूर

८९/१ २७१
९४ ३०

शिरस्तेदार
सह भूमापन अधिकारी क्र.२
नागपूर

नागपूर सुधार प्रन्यास

मुख्य कार्यालय, स्टेशन रोड, सदर, नागपूर

दुरूस्ती पत्र

क्र./इ.अ.(प)/6107 नागपूर, दिनांक. 26/12/19

प्रति,

श्री/श्रीमती/मेसर्स SHRI. RAJENDRA CHANDRAKANT KULKARNI
SMT. RAGINI RAJENDRA KULKARNI
R/O. PLOT NO.37,VIDYA VIHAR COLONY,NAGPUR

विषय : मौजा SOMALWADA खसरा 89 तात्पुरता भुखंड क्रमांक 3 SHUBHANGI G.N.S.S. या अभिन्यासातील असूचा सदर भुखंडाची नोंद करण्यात आलेल्या नियमितीकरण पत्रात दुरूस्ती करण्याबाबत

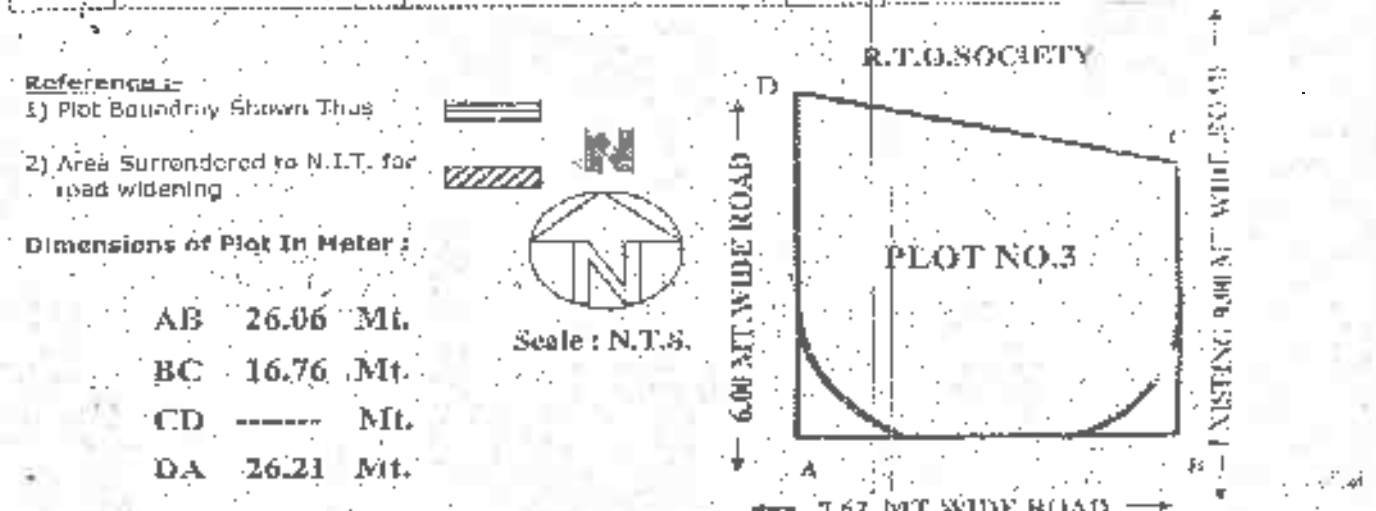
संदर्भ : १) नियमितीकरण पत्र कपांक BE(W)/572(D/L)/396/29/5197 दि. 28/01/2004

२) आपला पत्र क्रमांक – 141522, दि. 28/12/2018

आपल्या संदर्भीत अर्जाच्या अनुषंगाने आपणास कळविण्यात येते की, आपण सादर केलेल्या भुखंडाच्या एल.एस. नकाशाच्या आधारावर नोंद घेण्यात आली आहे. या पुढे हो नोंद नागपूर सुधार प्रन्यासच्या सर्वसाधारण व्यवहारकामकाजासाठी ग्राह्य धरता येईल. हे पत्र भुखंडाची मालकी सिध्द करण्यासाठी ग्राह्य धरता येणार नाही याची आपणास देण्यात आलेल्या नियमितीकरण पत्रासोबत जोडलेल्या सहपत्रातील इतर शर्ती व अटी आपणास तसेच लागू राहतील याची कृपया नोंद घ्यावी.

दुरूस्तीचा तपशील

अ. क	विवरण	जुनी नोंद	नवी नोंद
१	PLOT AREA REGULARISED	563.710 Sq. Mt.	544.479 Sq. Mt
२	AS PER SKETCH	563.710 Sq. Mt.	544.479 Sq. Mt



Reference :-
1) Plot Boundry Shown Thus
2) Area Surrendered to N.I.T. for road widening

Dimensions of Plot In Meter :

AB 26.06 Mt.
BC 16.76 Mt.
CD ------ Mt.
DA 26.21 Mt.

PLOT AREA AS PER SALEDEED	559.599	Sq.Mt.
DEDUCT AREA FOR – 6 Mt.(2) TANGENT	15.42	Sq.Mt.
DEDUCT AREA UNDER ROAD WIDENING	———	Sq.Mt.
NET AREA REGULARIZED	544.479	Sq.Mt.

नोंद क्रमांक – ४
8769 / 2019
90 / 30

दि.३१.१२.२००१ पूर्वी बांधण्यात आलेले व तदनंतरीत करण्यात आलेले भूखंडांना मुळात व शासन फेरफार पत्रे आधारे

हे तुरूस्ती नियमितीकरण खालील अटी व शर्तींवर करण्यात येत आहे.

१) महाराष्ट्र प्रादेशिक विकास (नियमावीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५(२) अन्वये या भूखंड अकृषिक उपयोगाचे असल्याचे मानण्यात येते म्हणून भूखंड धारकाने अकृषिक आकारणीची शुल्काचा भरणा महसिलदार यांचे कडे करावा. मात्र या अधिनियमाचे कलम ३ (२) च नुसार नियमाधीन करण्यामुळे, जमिनीच्या किंवा इमारतीला अंतर्गत अशा प्रकारे नियमाधित करण्यापुर्वी त्याच्या मालकाकडे नसलेला ठोस मालकी हक्क किंवा त्याला प्रदान केलेल्या असल्याचे नाते भुमापन कार्यालयीन आखिव पत्रिकेमधे नोंद घेण्यापुर्वी रेकॉर्ड नुसार भूखंडधारकाची किंवा नोंदणीकृत्पुर्वी यासुन त्यांची हक्काची तपशीली करून आखिव पत्रिकेत नोंद व्यावी.

२) बांधकाम करारा भरणा करून शासनाचे सक्षम प्राधिकरणाकडून अंतीम नोंद "ओक्युपेशन परमिशन" झाल्यानंतर त्याची प्रमाणित प्रत जोडून पालकत्व प्रमाण पत्र / पालकी नोंद / इमारत वकरशे इत्यादी करिता अर्ज नागपूर सुधार प्रन्यास यांचे निकालानंतर करावे.

३) हे नियमितीकरण मु.एल.सी. / सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / या सारख्या शिर्षाखाली दाखे अस्तित्वात असलेल्या भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्याचा या नियमितीकरणाचा प्रभाव राहणार नाही. सदर अर्जदाराने दिलेल्या माहितीमध्ये कोही तांत्रिकीयाचा / चुकीचे निदर्शनास आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

४) अर्जदाराने नागपूर सुधार प्रन्यासचे लेआउटचा उल्लंघन तर केलेल्या शिवाय भूखंडांची विक्री/तबादला हस्तांतरण किंवा करू नये.

५) पूर्व परवानगी शिवाय भूखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करू नये. तसेच इमारत परवाना परिशिष्ट ई) नुसार बांधकामास सुरवात करण्यापुर्वी व परिशिष्ट 'फ' / 'ग' / 'ह' प्रमाणे सूचना देवून बांधकाम पूर्ण झाल्यानंतर परिशिष्ट 'क' प्रमाणे उपयोगा प्रमाणपत्र प्राप्त करावे.

६) नकाशात दिलेल्या रंगाने दाखविलेले बांधकाम काढण्याची प्रक्रीया तसेच स्वेच्छाकरिता लागणाऱ्या जादीचा तात्पा अर्जदाराने ३० दिवसात नागपूर सुधार प्रन्यासला हस्तांतरीत करावयाचा आहे. मात्र तसे न केल्यास कोणतीही पूर्वसुचना न देता नागपूर सुधार प्रन्यास तर्फे कार्यवाही करण्यात येईल.

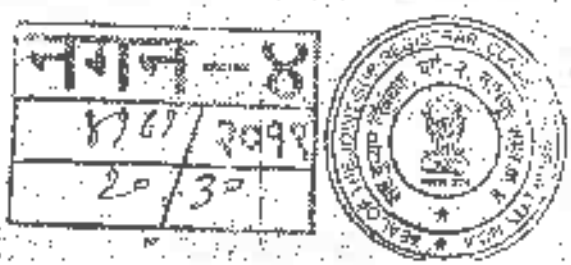
७) विकास नकाशावरील आरक्षणे / रस्ते इत्यादीकरिता नागपूर सुधार प्रन्यासने देतलेल्या जमिनीकरीता हस्तांतरीत किंमत दर्शक/चुकलल परवाई/पर्यायी भूखंड देण्याची जबाबदारी प्रन्यासची नाही. (कलम ३ (२) ग)

८) अधिनियमामधील तरतुदीनुसार सोयाच्या प्रशासन शुल्काच्या रकमेच्या संपदित विज गुरवंतरा व्यतिरिक्त पायाभूत सुविधा पुरविण्यात येतील. असे शुल्क जिल्हास नकाशावरील मंजुरीचे वेळी, पाणीपट्टीका, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रन्यास खर्च करेल. (कलम ६ (१)). मात्र भूखंडाचे ओपनिंग /उपलब्धता / पोचमार्ग इत्यादी करिता नागपूर सुधार प्रन्यास उत्तरदायी राहणार नाही.

Encl:

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to:
1. Executive officer, Nagpur Improvement Trust
2. The Divisional officer WEST
Nagpur Improvement Trust for information with a copy of regularized plans for record



Nagpur Improvement Trust

PBX No. : 2591431
2591432

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	RAJENDRA CHANDRAKANT KULKARNI ; RAGINI RAJENDRA KULKARNI
Address of Applicant	37,VIDYA VIHAR COLONY,RANA PRATAP NAGAR,NAGPUR-440022.
Permit No. :	M.E (WEST)/ Case No. AB-W-SO-67878/ Tracking No. 2019030068/ 291/649 Date : 04/05/19
Site of Proposed Work, Plot No. :	3
Mouza & Khasra :	Somalwada-89
Layout Name :	Subhangi G.N.S.S.(572/398) Somalwada-89

Sir, With reference to your application number AB-W-SO-67878 dated 06-M-2019 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development Work and building permit under Section 44 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here-under so as not to contravence any of the building Regulation/Development Control Rules of Nagpur CIB/RP. The Commencement Certificate / Building Permit is granted subject to the following conditions.

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue.The application for renewal shall be made before expiry of one year if the work is not already commenced.Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh.If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Chairman may condone the delay for submission of application for renewal by charging necessary fees.But in any case, commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate.However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.

6.Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".

7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J". This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT, on inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

8969 / 2019
29/19

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/architect/engineer is given and permission to use them is obtained from Chairman, N.I.T.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as abridging in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect the materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage caused to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow on vacant land 13 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Preservation of Tree Act 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not granted by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter/delivery boxes should be installed at easily accessible place on ground floor.

22. Necessary arrangement for rain water harvesting shall be done.

23. Keeping Safe Horizontal & Vertical distances from H.T./L.T. Lines for Proposed Construction as per Table No. 3 of I.S.C.R. 2000 and as per Clause 68 of Indian Electricity Rules 1956

Enclosure : One Copy / One Set of Sanctioned Plan.

Date of Generation : 09/05/2019

(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

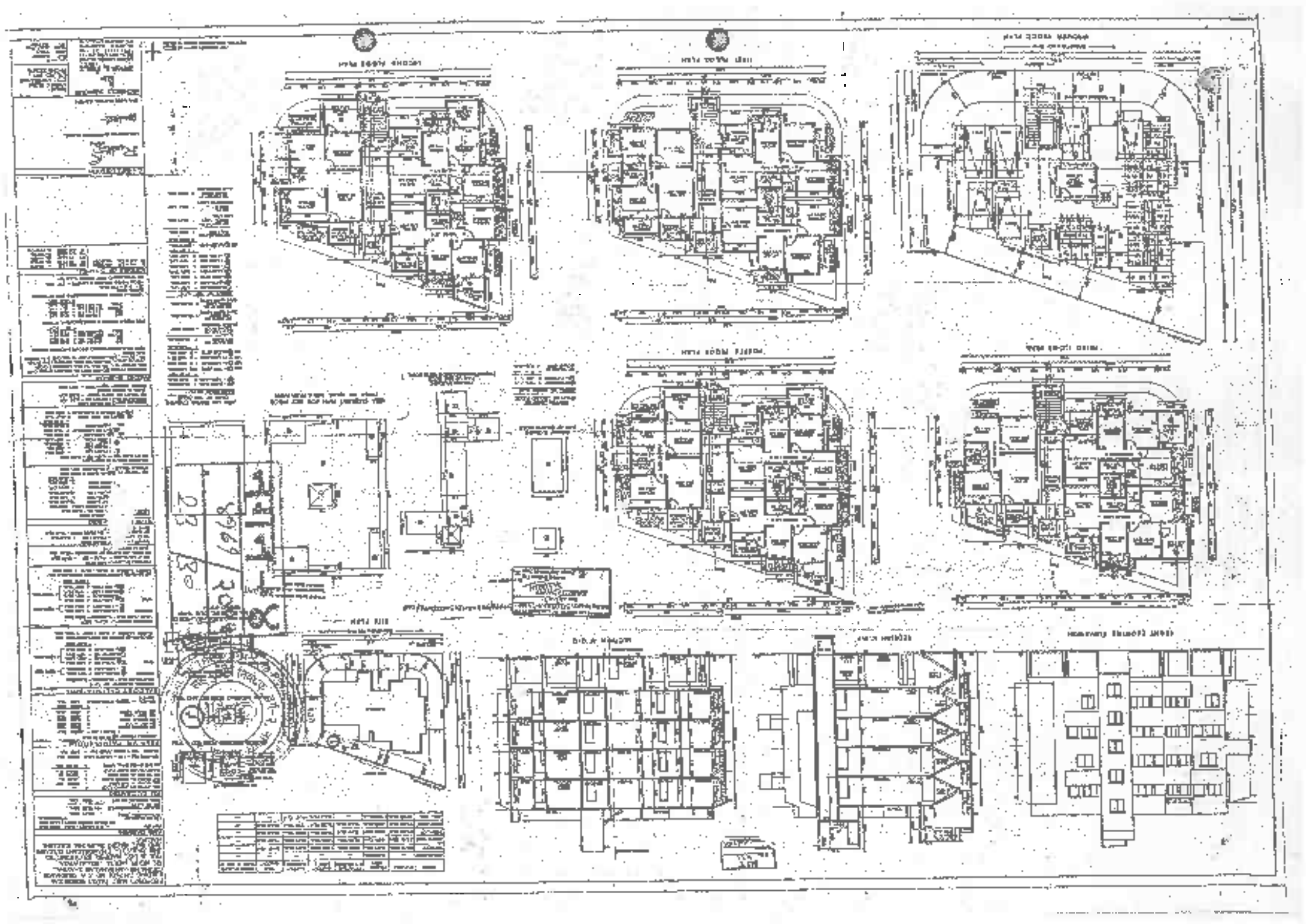
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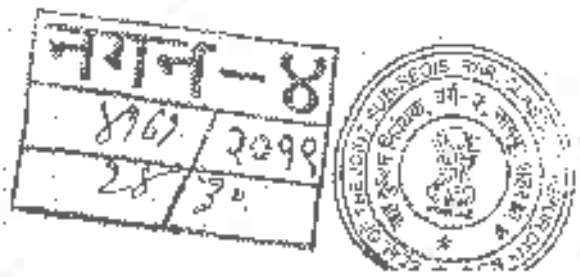
1. The Divisional Officer, West Division Assistant Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record.

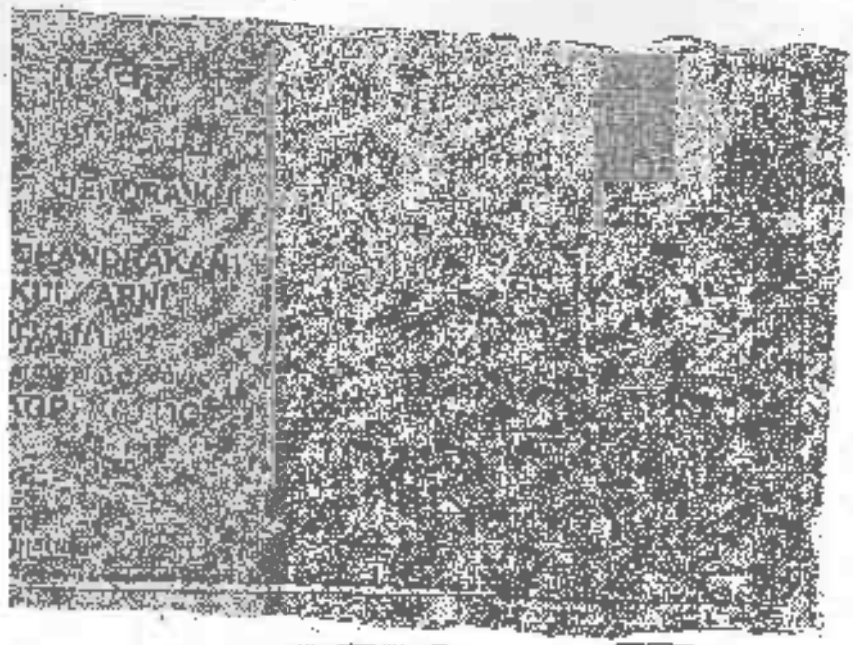
Sd/-

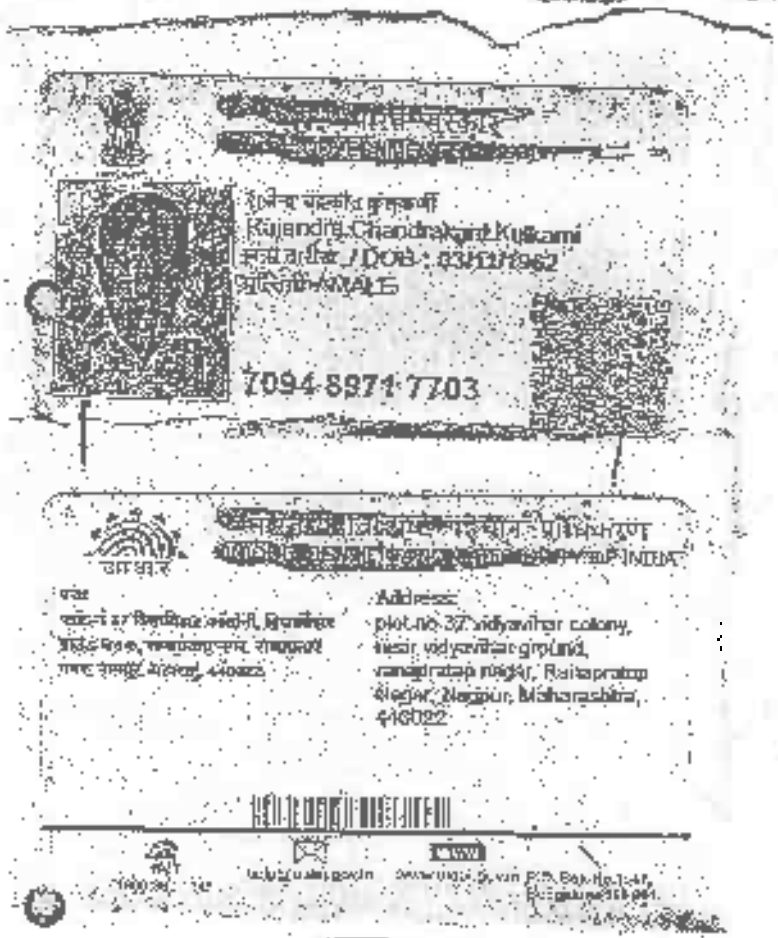
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur

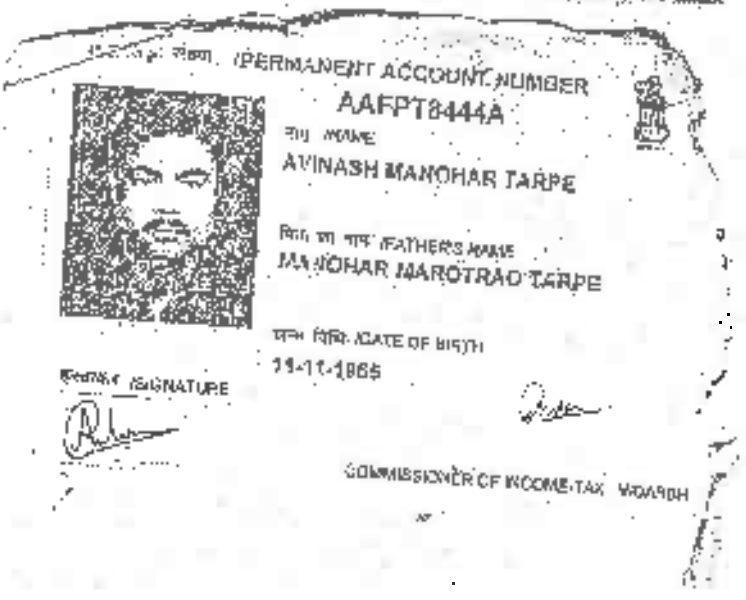
NIT - 3
8969/2019
22/9/19



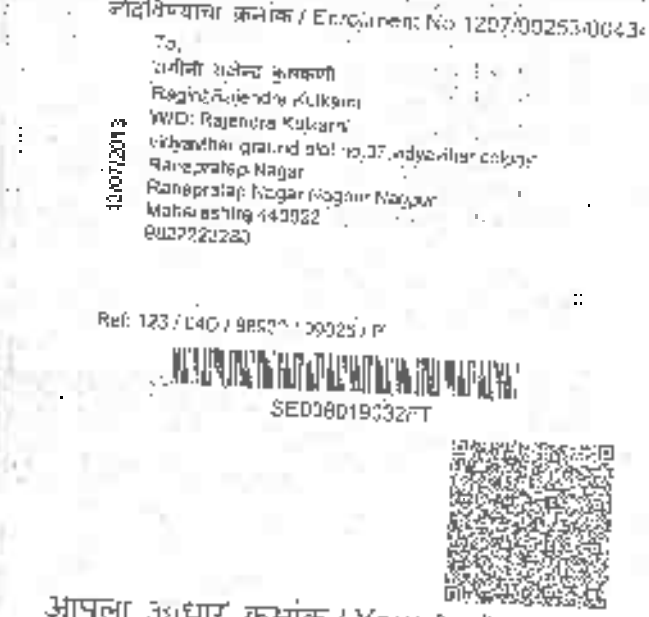

परिशिष्ट-४
४१६१
२०९९
२४
३८




Rajendra Chandrakant Kulkarni
7094 8971 7703


PERMANENT ACCOUNT NUMBER
AAFPT8444A
AVINASH MANOHAR TARPE
MANOHAR MAROTRAO TARPE
11-11-1965
COMMISSIONER OF INCOME-TAX NAGPUR

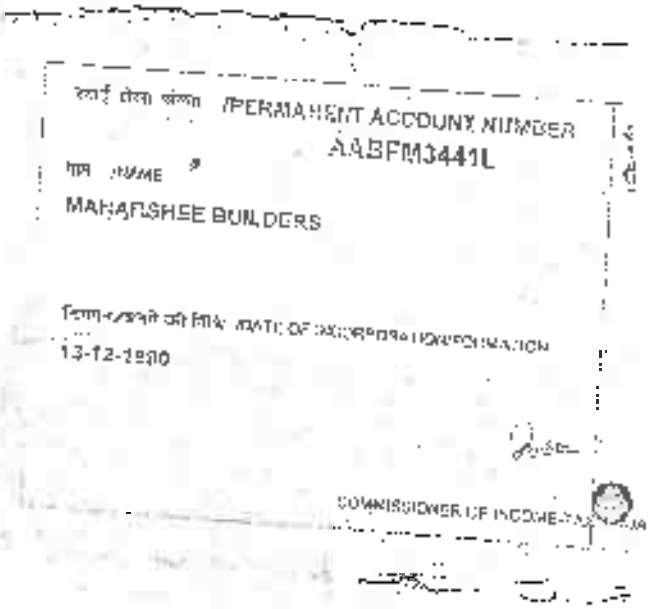

भारत सरकार
Unique Identification Authority of India
नोंदणीचा क्रमांक / Enrolment No: 1207/00253/00434
To,
राजेंद्र चंद्रकांत कुलकर्णी
Rajendra Chandrakant Kulkarni
W/O: Rajendra Kulkarni
vidyavihar ground plot no.37,vidyavihar colony
Rameprratap Nagar
Rameprratap Nagar Nagpur Nagpur
Maharashtra 440022
9822722282
10/07/2013


SED080193327T
आपला आधार क्रमांक / Your Aadhaar No. :
2740 8365 9008
आधार - सामान्य माणसाचा अधिकार
राजेंद्र चंद्रकांत कुलकर्णी
Rajendra Chandrakant Kulkarni
जन्म तारीख / DOB : 01/07/1965
पुरुष / Male
2740 8365 9008
आधार - सामान्य माणसाचा अधिकार

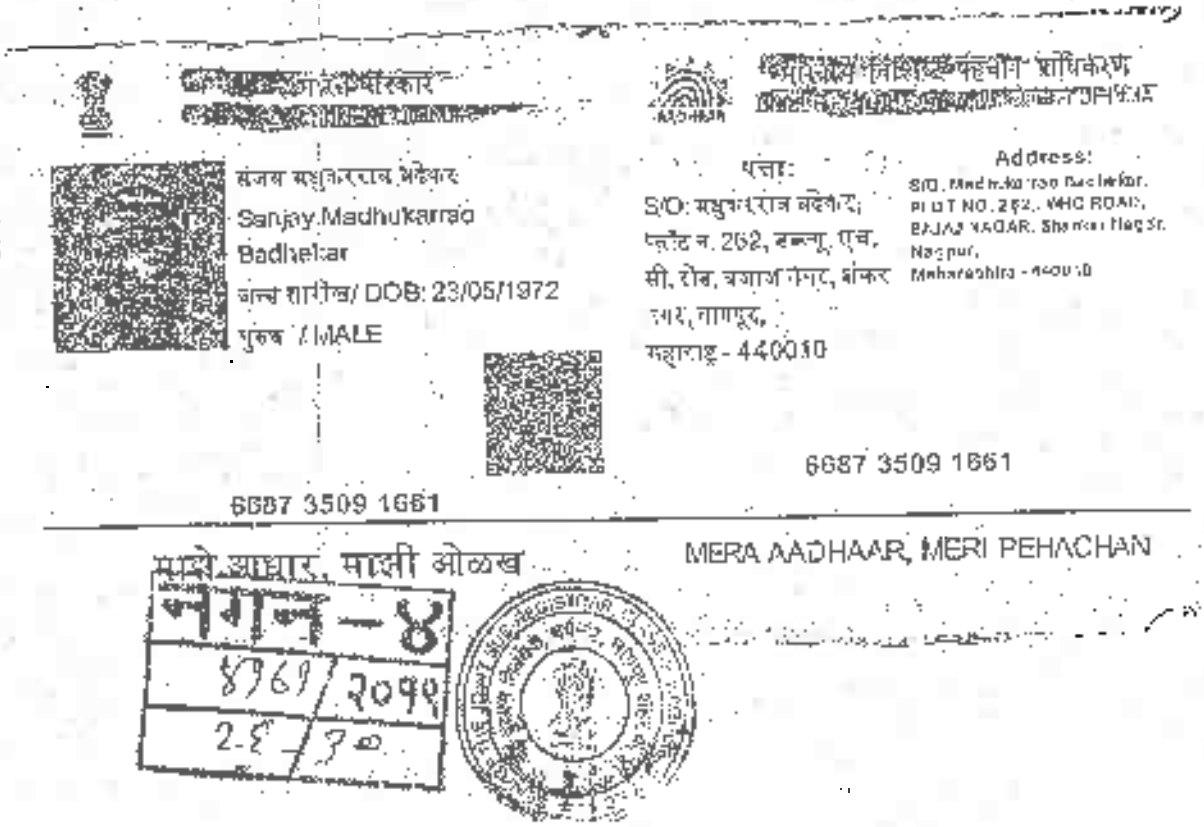

नगन - ४
६१७ / २०१९
२५ / ३०



Dinesh Wamanrao Shende
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male
9923 4275 1263
आधार – सामान्य व्यक्ति का अधिकार
Address: S/O Wamanrao Rawate, BEHIND REMANCE PETROL PUMP, C-12, STATE BANK COLONY RAVINAGAR, Ramdaspet S.O, Nagpur, Maharashtra, 440015



PERMANENT ACCOUNT NUMBER
AABFM3441L
NAME
MAHAPUSHEE BUILDERS
13-12-1990
COMMISSIONER OF INCOME-TAX



संजय मधुकरराव बडेकर
Sanjay Madhukarrao Badhekar
जन्म तारीख/ DOB: 23/05/1972
पुरुष / MALE
6687 3509 1661

पत्ता:
S/O: मधुकरराव बडेकर, प्लॉट न. 262, डब्ल्यू, एच, सी, रोड, बजाज नगर, शंकर नगर, नागपूर, महाराष्ट्र - 440010

Address:
S/O: Madhukarrao Badhekar, PLOT NO. 262, WHC ROAD, BAJAJ NAGAR, Shankar Nagar, Nagpur, Maharashtra - 440010

6687 3509 1661

माझे आधार, माझी ओळख
MERA AADHAAR, MERI PEHACHAN

नगर – ४
8761 / २०१९
2-E / 30

CHALLAN
MTR Form Number-6

GRN	MH002592111201920M	BARCODE		Date	12/06/2019-16:23:51	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS MAHASHREE BUILDERS
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
Account Head Details	Amount in Rs.	Premises/Building	
0030063901 Amount of Tax	30000.00	Road/Street	MOUZA SOMALWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SecondPartyName=SHRI RAJENDRA KULKARNI AND OTHERS~
	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320190613111411	219029197
Cheque/DD No.		Bank Date	RBI Date	13/06/2019-11:37:52	14/06/2019
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 14/06/2019	

Department ID : Mobile No. : 9823279787

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दस्तास नियोजित असलेल्या संबंधी दस्तऐवजाच्या दस्तासाठी लागू आहे. नोंदणी न झालेल्या दस्तांसाठी सदर चलन वापरू नये.

Validity unknown
Digitally signed by DDO VIRTUAL TREASURY MUMBAI 02
Date: 12.06.2019 16:42:30 IST
Reason: SCI16
Location: India

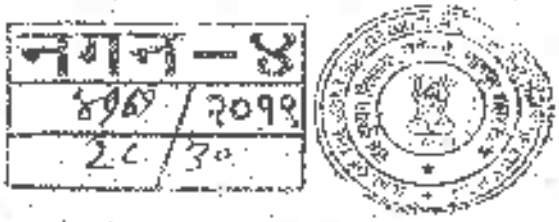
Challan Defacement Details

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-267-1171	00018/6344201920	18/06/2019-16:41:41	IGR305	30000.00
			Total Defacement Amount		30,000.00

Page No. 1

8961 2099 26 30

Print Date 18-06-2019 04:42:33


নমুনা – ৪
৪৭৫ / ২০১৭
২৫ / ৩০

267/4171
बुधवार,19 जून 2019 4:43 म.नं.

दस्त गोषवारा भाग-1

नगन4 २८१३०
दस्त क्रमांक: 4171/2019

दस्त क्रमांक: नगन4 /4171/2019

बाजार मुल्य: रु. 1,10,00,000/- मोबदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,50,000/-

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

अ. क्र. 4171 वर दि.19-06-2019

रोजी 4:40 म.नं. वा. हजर केला.

पावती:5127 पावती दिनांक: 19/06/2019

सादरकरणाराचे नाव: मे पहर्णी बिल्डर्स तर्फे भागीदार श्री अविनाश मनोहरराव टारपे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	30600.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: डेव्हलपमेंट ॲग्रीमेंट

मुद्रांक शुल्क: (झोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा त्यासगत असलेल्या कोणत्याही फलक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (जास्तीतच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्र. 1 19 / 06 / 2019 04 : 40 : 59 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 06 / 2019 04 : 48 : 12 PM ची वेळ: (फी)

Summary-2(दस्त गोषवारा भाग - २)

19/06/2019 5:00:09 PM

दस्त गोषवारा भाग-2

नगन4 30/30
दस्त क्रमांक:4171/2019

दस्त क्रमांक :नगन4/4171/2019
दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री राजेंद्र चंद्रकांत कुळकर्णी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 37, विद्या विहार कॉलोनी, प्रताप नगर नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:AGPPK9980Q	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:सौ रागीणि राजेंद्र कुळकर्णी . . पत्ता:प्लॉट नं: ., माळा नं: .. इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 37 विद्या विहार कॉलोनी, प्रताप नगर नागपूर , महाराष्ट्र, नागपूर. पिन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:-		
3	नाव:मे मेहर्स विश्वर्न तर्फे भागीदार श्री अविनाश मनोहरराव ठाकरे . . पत्ता:प्लॉट नं: ., माळा नं: .. इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 151, शंकर नगर नागपूर मो- 9823279787, महाराष्ट्र, नागपूर. पिन नंबर:AABFM3441L	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार यांनी कबूली दिली डेव्हलपमेंट अॅग्रीमेंट चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ:19 / 06 / 2019 05 : 03 : 09 PM

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

ओळख:-
यावरील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री दिनेश वासनगर खंते . . वय:51 . पत्ता:एस बी आय कॉलोनी काटोल रोड नागपूर पिन कोड:440013	स्वाक्षरी		
2	नाव:श्री. संजय मधुकरराव बडेकर . . वय:44 . पत्ता:वसी नगर हिंगणा रोड नागपूर पिन कोड:440016	स्वाक्षरी		

१) अराचे बुकाचे
ड्रायव्हर नंबरी मोहला

शिक्का क.4 ची वेळ:19 / 06 / 2019 05 : 05 : 24 PM

शिक्का क.5 ची वेळ:19 / 06 / 2019 05 : 05 : 57 PM वॉवणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि...१९... यांचे...६... सन २०१९

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

EPayment Details

अनु क्र.	Epayment Number	Defacement Number
1	MH002592141201920M1	0001579344201920

सादरकरण्यात येते वेळ, या दस्तऐवजाचे ३० पाने आहेत.
4171-/2019

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

1. Verify Scanned Document for correctness & Verify Number on (4 pages) Serial order printout after scanning.
2. Get print immediately after registration.

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Index-2(सूची - २)

19/06/2019

सूची क्र.2

दस्त क्रमांक : 4171/2019

नोंदणी :

Regn:63m

गावाचे नाव : Somalwada

(1)विलेखाचा प्रकार	डेव्हलपमेंट ॲग्रीमेंट
(2)मोबदला	15000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार से नमुद करावे)	11000000
(4) शु-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे ...नागपूर म.न.पा. इतर वर्णन :, इतर माहिती: मौजा-सोमलवाडा वेगळेल प.ह.नं 44 खसरा नं 89 सुभाषी गृह निर्माण सहकारी संस्था मर्यादित नागपूर यामधील प्लॉट नं 3 याची एकुण आराजी 544.479 चौ मी असुन याचा कन्सेशन घर क्रं 3531/3 याचे नं 15 सिटी सर्वे नं.579/1 आणि शिट नं 717 नागपूर((C.T.S. Number : 579/1, SHEET NO-717 ;))
(5) क्षेत्रफळ	1) 544.479 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 राजेंद्र नंदकात कुळकर्णी . . वय:-55; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 37, विद्या विहार कॉलोनी, प्रताप नगर नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:-AGPPK8980Q 2): नाव:-श्री रानीणी राजेंद्र कुळकर्णी . . वय:-51; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 37 विद्या विहार कॉलोनी, प्रताप नगर नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे महर्षी बिल्डर्स तर्फे भागीदार श्री अविनाश मनोहरराव टारने . . वय:-52; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. प्लॉट नं 151, शंकर नगर नागपूर मो- 9823279787, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AABFM3441L
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/06/2019
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4171/2019
(12)बाजारमाव्याप्रमाणे मुद्रांक शुल्क	750000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-	मूल्यांकनाची आवश्यकता नाही कारण आंगोनेणीत दस्त असल्याचा तपशील अंगोनिनं:२ न. क्र. 96/2019
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.