Sale - deed

(17)

267/6216
Wednesday,October 17 ,2018
4:33 PM

पावती

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

पावती क्र.: 7801 दिनांक: 17/10/2018

गावाचे नाव: तोरेखेडा
दस्तऐवजाचा अनुक्रमांक: नगन4-6216-2018
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: श्री. देवराज कुदनलाल अवत बोधा, मेसर्स पंकज बिल्डर्स तर्फे भागु. श्री. पंकज देवराज अवत

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 600.00
पृष्ठांची संख्या: 40	
एकूण:	₹. 30600.00

DELIVERED

आपणास मूळ दस्त ,पंचनेत पिटमुची-२ बंडोबे 4:31 PM ह्या वेळेस मिळेल.

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

बाजार मुल्य: ₹.9505000 /-
मोबदला ₹.8656856/-
भरलेले मुद्रांक शुल्क : ₹. 724255/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH01 730809320161 9E दिनांक: 17/10/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 600/-

CHALLAN

MTR Form Number-6

GRN	MH007308093201819E	BARCODE		Date	17/10/2018-14:35:23	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SHRI DEVRAJ KUNDANLAL DHIWAN
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	
Account Head Details	Amount in Rs.	Premises/Building	
0030046401 Stamp Duty	724255.00	Road/Street	MOUZA SORGAON
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=MOHD JAVED IQBAL MOHD IBRAHIM~
Total	7,54,255.00	Amount In Words	Seven Lakh Fifty Four Thousand Two Hundred Fifty F ive Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	09103332018101713702	1607889434
Cheque/DD No.		Bank Date	RBI Date	17/10/2018-14:36:45	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9860007007

सदर चलन केवल दुय्यम निबंधक कार्यालय मध्ये करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नग-1-8
6996/2018
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Print Date 17-10-2018 02:36:51

SALE DEED VALUED AT RS. 96,56,656.00 ONLY

(RUPEES NINETY SIX LAKH FIFTY SIX THOUSAND SIX HUNDRED FIFTY SIX ONLY)

READY RECKONER VALUE RS. 95,05,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 17th Day of OCTOBER, 2016, BETWEEN : MOHD. JAVED IQBAL S/o MOHD. IBRAHIM, Aged 61 Years, Occupation – Private, (Income Tax PAN AEJPI8949H & Adhar Unique Identity No. 5171 1040 8034) Resident of Plot No. 157, Farm House, Opposite Water Pimping Station, Gorewada Road, Nagpur-440013, Tahsil and District – NAGPUR, hereinafter called the VENDOR, which expression unless repugnant to the context or meaning thereof shall always mean and include the said VENDOR as well as her heirs, legal representative, executors, successors, administrators and assigns of the ONE PART.

AND

SHRI. DEVRAJ S/o KUNDANLAL DHAWAN, Aged about 58 Years, Occupation – Business, Proprietor of M/s Pankaj Builders (Income Tax PAN AAFPD9543A & Aadhar Unique Identity No. 4197 8224 8017), Resident of 5, Dalal Compound Raj Nagar, Katol Road, Nagpur, Tahsil and District – NAGPUR acting through his duly Constituted Attorney SHRI. PANKAJ S/o DEVRAJ DHAWAN, Aged about 27 Years, Occupation – Business, 5, Dalal Compound Raj Nagar, Katol Road, Nagpur, Tahsil and District – NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as his respective heirs, legal representatives, administrators and assigns of the OTHER PART.

WHEREAS the Vendor is an exclusive, absolute and full owner and in possession of the property comprising ALL THAT piece and parcel of land bearing Plot No. 17 containing by admeasurement Length ½ (37.579 + 42.595) Meters x Breadth 38.001 Meters (-) Less Tangent 3.121 Sq. Mtrs equal to 1440.051 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7 & 95/9 of MOUZA – GOREWADA, P.S.K. 8 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 269 and Sheet No. 70 of Mouza – Gorewada, situated at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR; AND

WHEREAS ALL THAT piece and parcel of land bearing Kh. No. 95/2 of MOUZA – GOREWADA, P.S.K. 8 having an area of 5.24 Hectares (i.e. 12.95 Acres) bearing City Survey No. 269 and Sheet No. 70 of Mouza – Gorewada, situated at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, Originally belonged to Mr. Shaikh Munawar alias Papa Miya, being his separate property; AND

WHEREAS the aforesaid Mr. Shaikh Munawar alias Papa Miya thereon transferred the aforesaid property by way of sale to Smt. Hasina Khatoon, by a Sale Deed Dated 09-11-1966, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 8231 on 09-11-1966; AND

WHEREAS the aforesaid owners namely Smt. Hasina Khatoon and others thereon effected a Partition on 30-10-1994 in terms of the said partition the portion of land comprising of Plot No. 17 admeasuring 1440.051 Sq. Mtrs. from and out of the land bearing Kh. No. 95/7 of Mouza – Gorewada came to the share of Mohd. Javed Iqbal Mohd. Ibrahim; AND

WHEREAS; the Vendor previously had entered in an agreement for sale of 5,00,000 Sq. Ft. in favour of The Basra Co-Op. Housing Society, as per agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 11, at Serial No. 7979 Dated 30/12/1991 in Book No. A1 on Pages 195 to 197 of Volume No. 617 corresponding to Municipal Corporation House No. 7940(P) Dated 30/12/1991, however, the agreement of sale has been cancelled as per rescission/cancellation of agreement of sale duly registered

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in the office of the Sub-Registrar, Nagpur – 4, bearing Serial/Registration No. 2867/2015 Dated 12/06/2015; AND

WHEREAS the aforesaid Plot No. 17 (Seventeen) is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 17 (Seventeen) from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Vendor had applied to the Nagpur Improvement Trust, Nagpur for the same; AND

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefit of his family members; AND

WHEREAS the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendor to sell the property, is offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market, the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 96,56,656/- (Rupees Ninety Six Lakh Fifty Six Thousand Six Hundred Fifty Six) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 96,56,656/- (Rupees Ninety Six Lakh Fifty Six Thousand Six Hundred Fifty Six) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the full and absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser ALL THAT piece and parcel of land bearing Plot No. 17 containing by admeasurement Length ½ (37.579 + 42.595) Meters x Breadth 36.001 Meters (-) Less Tangent 3.121 Sq. Mtrs equal to 1440.051 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7 & 95/8 of MOUZA – GOREWADA, P.S.K. 8 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 269 and Sheet No. 70 of Mouza – Gorewada, situated at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 81 in Tahsil and District – NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever.

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free from encumbrances of all kinds whatsoever and also free from payment of Corporation Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT:-

Rs. 74,47,206=00	(Rupees Seventy Four Lakh Forty Seven Thousand Two Hundred Six) Only paid by the Purchaser to the Vendor by RTGS vide UTR No. INDBR22018101600216919 Dated 16-10-2018, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 22,09,450=00	(Rupees Twenty Two Lakh Nine Thousand Four Hundred Fifty) Only deducted by the Purchaser from the sale consideration payable to the Vendor towards Tax Deducted at Source (TDS) @ 22.88% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 96,56,656=00	**TOTAL (RUPEES NINETY SIX LAKH FIFTY SIX THOUSAND SIX HUNDRED FIFTY SIX) ONLY**

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and he has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor further assures the Purchaser that the Property hereby sold is the seperate property belonging to him alone and that none except him has acquired any manner of right, title and/or interest whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for him and without any lawful interruption or disturbance by any other person who-so-ever.

iv) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any way on whereby he is debarred from transferring the same by way of sale to the Purchaser. The Vendor further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by him in favour of the Purchaser.

v) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required.

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vi) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vii) THAT the Vendor has this day delivered the actual physical possession of the entire property to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

viii) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

ix) THAT the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

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

xi) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will indemnify the Purchaser.

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

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Plot No. 17 containing by admeasurement Length ½ (37.579 + 42.596) Meters x Breadth 36.001 Meters (-) Less Tangent 3.121 Sq. Mtrs equal to 1440.051 Sq. Mtrs being a portion of the entire land bearing Kh. Nos. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7 & 95/8 of MOUZA – GOREWADA, P.S.K. 8 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 369 and Sheet No. 70 of Mouza – Gorewada, situated at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and bounded over as under:-

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ON THE EAST	-	9.00 MTRS. WIDE ROAD,
ON THE WEST	-	PLOT NO. 16,
ON THE NORTH	-	9.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	PLOT NO. 21.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF 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, inducation, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			(MOHD. JAVED IQBAL MOHD. IBRAHIM) VENDOR
02			(PANKAJ DEVRAJ DHAWAN) As duly Constituted Attorney for Shri. Devraj Kundanlal Dhawan Proprietor of M/s Pankaj Builders PURCHASER

WITNESSES :-

I			WITNESS NO. 1
II			WITNESS NO. 2

483

269

गाव :- [illegible]

भूमापन क्रमांक	क्षेत्र	भूधारणा पद्धती प्रकार	शासनाकडे परतकरावयाच्या भाडेपट्ट्याच्या बाबतीत भाडेपट्ट्याचे नूतनीकरण करावयाचे असल्यास त्याबद्दल तपशील व ती पुनरीक्षणाची मुदत यात आहे.
८० ४९९	५.४००		

पुनर्विलोकन

आकार रुपे ११ —
हस्ताचे सुद्धा (उपलब्ध असल्यास तसे)

नगर रचना अधिकारी

नजराणा—

इतर आकार—

इतर वसुली—

दिनांक	मजकूर	नोंदणी फी व कमाल	तपशील आकार (आ) नजराणा (न) इतर आकार (इ)	शेरा
२०१५	मा: सभापती आयुक्त आणि [illegible] पुणे यांचेकडे [illegible]			४९९
/२०१५	[illegible]			
	[illegible]			
	[illegible]			

सत्यप्रतिलिपी

नगर-४
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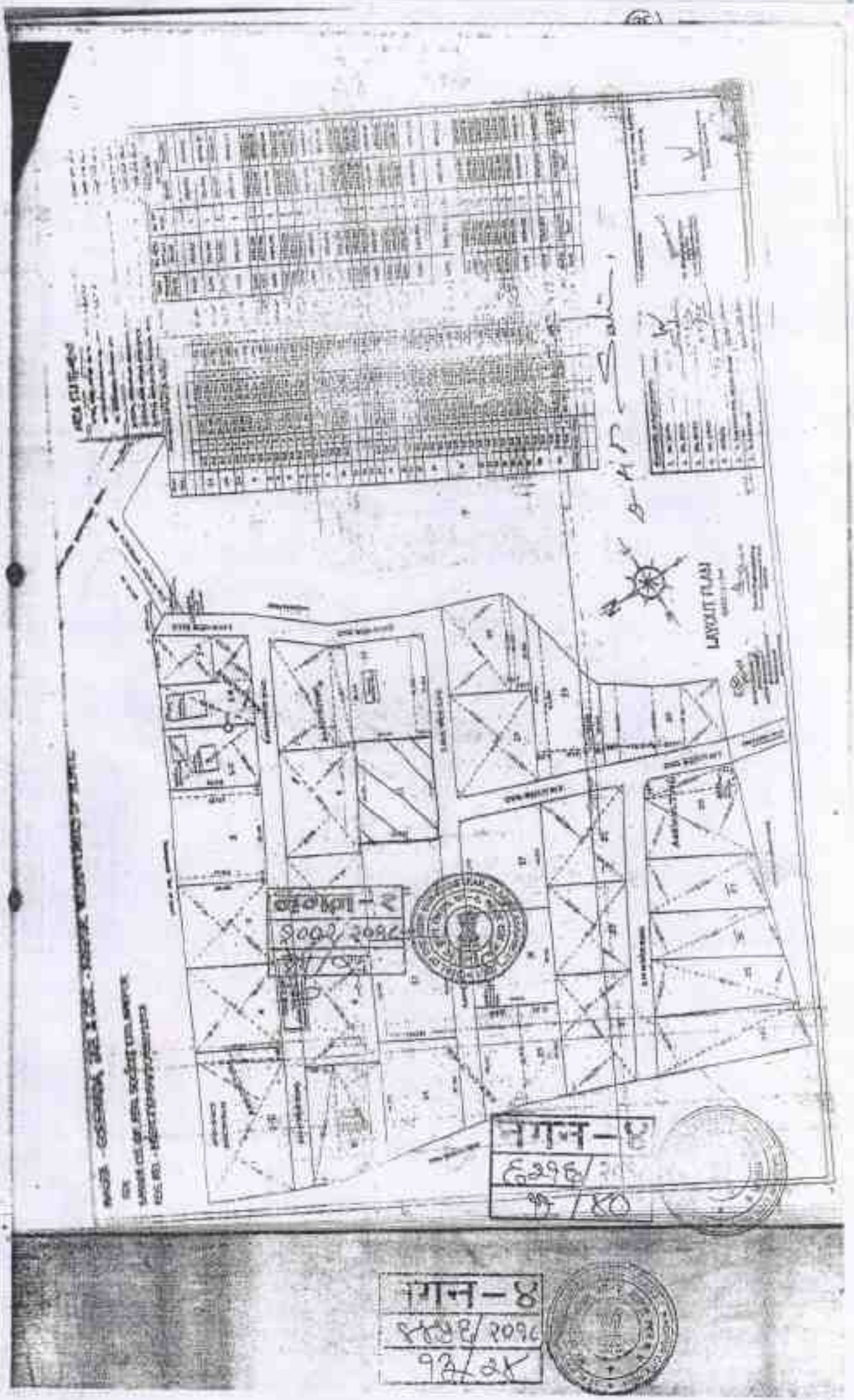
९/४०

487

आदेशातो आलि तह पैरवी कर आकावली कु५ लागत खाचे कौल रा.मा.कु 3४०४/ एन.पी.डी 3४/२०१५-१६ दि. १५/०१/१६ सारा ८८३१- रु.कु ८५१२-३-४-६-६-८ पै.कु २६ केश १७०३.४५ चौ.मी सह शिक्षण अकबक पत्रव्यवहारी प्राप्त के' वगैरा तोद दस्तिा दखाल मो. इब्राहीम खान		मे.कु ३०८५ न्या. चू. क्र. ३ खागपुर
आदेशातो आलि तह पैरवी कर आकावली कु५ लागपुर खाचे कौल रा.मा.कु ३४०८/ एन.पी.डी ४४/२०१५-१६ दि. १५/०१/१६ सारा ८६८१- रु.कु ८५११-३-४-५-६-८ पै.कु २६ केश १०८६-३८ चौ.मी वर शिक्षण अकबक पत्रव्यवहारी प्राप्त के' वगैरा तोद दस्तिा दखाल मो. इब्राहीम खान		मे.कु ३०८५ न्या. चू. क्र. ३ खागपुर

नागपुर
६२९६/२०१५
१०/१०


अनुलग्नक-2
9092/2096
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नगन-8
8698/2096
93/2K
नगन-8
E396/
93/KO

अनामेकृत अभिन्यास/मुखंड नियमीत करणेबाबत

तपासणी शुल्क

अर्जदार पत्र क्र. 33696

बैंक खातेदार क्र. 22 (चालक पत्र)

युनियन बैंक ऑफ इंडिया

KARJ-KARAD शाखा

ता. 29/7/2022

ता. 8

मा. सहाय्यक संचालक नगररचना कराड

यांस, सिद्धनाथवाडा सर्वे नं. 1 मध्ये 15+ FARM HOUSE योजनेचा नकाशा

मूखंड क्र. 15, 16, 17, 18 BARRA COOPERATIVE HOUSING

अभिन्यासाचे (लेआउटचे) नांव : SOCIETY LTD AMBAJIPETH

रहा. पेठ/गांव KARAD

सर्वे नं. 95/7

रक्कम रु. 1500/-

अक्षरी रु. ONE THOUSAND ONLY

[signature]

ऐसे अर्जदार/धारी सही

बैंक सोबत

[signature]

नगर रचना/जिल्हा विकास यंत्रणा

नगर-४

६३९६/२०२२

१२/१०

9242097

CHALLAN
MTR Form Number-6

GRN:	BARCODE:	Date:	Form ID:

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name: NGP2_IT NAGPUR SUB REGISTRAR		Full Name	PANKAJ DHAVAS
Location: NAGPUR			
Year: 2019-2019 One Time		Flat/Block No.	1
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty	100.00	Road/Street	RAJ NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 3 0 0 3
		Remarks (If Any)	
		SecondPartyName=DEVRAJ SHIVAYAN	
		Amount In Words	Rupees Hundred Only
Total	100.00		

Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN:	Ref. No.	00400341201909252031	9241097
Cheque/DD No.		Bank Date:	RBI Date:	25/09/2019 17:16:03	Not Verified with RBI
Name of Bank		Bank-Branch:	BANK OF MAHARASHTRA		
Name of Branch		Scroll No., Date:	Not Verified with Scroll		

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

नमुना - २
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१ | १५

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नमुना - ४
६९९६ | २०१८
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IRREVOCABLE GENERAL
POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

SHRI DEVRAJ S/O. KUNDANLAL DHAWAN
[PAN – AAFPD9543A]
Aged about 56 years, Occupation – Business,
R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440013.
Proprietor – **M/S. PANKAJ BUILDERS**
(Hereinafter referred to and called the **"EXECUTANT"**), does hereby this Irrevocable General Power of Attorney executed at Nagpur on This 12th Day of September 2016 appoints, authorizes, constitutes, nominates and empowers his son,

SHRI PANKAJ S/O. DEVRAJ DHAWAN
Aged about 27 years, Occupation – Business,
R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440013.
As his sole, true and lawful **"ATTORNEY"**

WHEREAS: the EXECUTANT is real father of the ATTORNEY as such there is blood relationship between the EXECUTANT and the ATTORNEY.

AND WHEREAS; due to age and ill health, it is not possible nor convenient for the EXECUTANT to acquire/purchase properties, manage or dispose of his properties, savings, fixed deposits, mutual funds, assets etc., therefore, the EXECUTANT constitutes, nominates, appoints, authorizes and empowers his son, the ATTORNEY herein, to do or execute or cause to be done or executed and performed lawfully the following acts or deeds including the acts and deeds incidental or ancillary thereto for and on behalf of the EXECUTANT i.e. to say

1) To purchase or otherwise acquire any immovable property, movable property, assets, vehicles etc., and for this purchase to enter into any transaction, agreement, contract, with any person or persons and to negotiate, fix, settle and pay the consideration amount and to sign or execute any deeds, documents including Agreements, sale deeds, consent deeds, correction deeds, settlement

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६६८० / २०१६
३ / १२

नगन-४
६९१६ / २०१६
१६ / ६०

...gift deeds, partition deeds, family settlement, lease deeds, license deeds, rent agreements, affidavits, declaration forms, transfer forms and all other required documents, deeds etc. and present the same for registration before concerned Sub-Registrar, Notary or any other authority as the Attorney deems fit and to admit the execution thereof.

2) To receive or make any payments, amount, money from or to any person against any purchases or sales of any property or on any other account and for this purpose to do any act or execute any deeds, documents including passing of receipts, vouchers, memo, valid discharge etc.

3) To appear, attend any Governmental department, authority, officer or agencies, financial institutions or any other authorities for any purpose and also to execute, sign any deeds, documents, forms, applications, lodging or resisting any claims, objections, receiving claims etc. The ATTORNEY is empowered to open, close or operate the bank account or accounts of any kind with any bank, including deposits or withdrawals of amount to any extent by signing suitable cheques, D.D., pay orders, withdrawal forms slips etc. in any manner what so ever and in the name of any person/s. The ATTORNEY is also empowered and authorized to deal with our shares, deposits, mutual funds and all other securities, savings etc., in any manner by singing such deed/s, documents, applications, forms etc. as may be required for any purpose including withdrawal, surrender, transfer etc.

4) To appear and attend any Governmental or Public Authority including office of the Collector, Nazul, City Survey, S.D.O., U.L.C., Sub-Registrars, Nagpur Improvement Trust, Municipal Corporation, Income Tax, sales tax, Towns Planning, Police department, Gram Panchayat, Tehsildar, Chief Executive officer, land acquisition officers, ministry or any other Office and to execute any deeds, applications or documents, for any purpose and also to apply for mutation of any property, addition or deletion of names, correction in area, names, description, obtain any permission or clearance, raise any objection as to excessive taxes, obtain the compensation against acquisitions, apply for conversion of the user, zone of any property, file return/statement of land, holdings, acquire or transfer construction rights, apply for any clearance, license for the use and occupation of any property , apply for surrender or cancellation of NOC, apply for regularization of any property, deeds, documents, for grant of exemption, release, lease including renewal thereof, apply for sanction of plan, revised plan, measurement, impounding, compounding, clubbing or division etc., of any property, and for this

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IRREVOCABLE GENERAL
POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

SHRI DEVRAJ S/O. KUNDANLAL DHAWAN
[PAN – AAFPD9543A]
Aged about 58 years, Occupation – Business,
R/o. 5, Dalal Compound, Raj Nagar, Kalol Road, Nagpur – 440013.
Proprietor – M/S. **PANKAJ BUILDERS**
(hereinafter referred to and called the **"EXECUTANT"**), does hereby this Irrevocable General Power of Attorney executed at Nagpur on This 22nd Day of September 2018 appoints, authorizes, constitutes, nominates and empowers his son,

SHRI PANKAJ S/O. DEVRAJ DHAWAN
Aged about 27 years, Occupation – Business,
R/o. 5, Dalal Compound, Raj Nagar, Kalol Road, Nagpur – 440013.
As his sole, true and lawful **"ATTORNEY"**.

WHEREAS, the EXECUTANT is real father of the ATTORNEY as such there is blood relationship between the EXECUTANT and the ATTORNEY.

AND WHEREAS, due to age and ill health, it is not possible nor convenient for the EXECUTANT to acquire/purchase properties, manage or dispose of his properties, savings, fixed deposits, mutual funds, assets etc., therefore, the EXECUTANT constitutes, nominates, appoints, authorizes and empowers his son, the ATTORNEY herein, to do or execute or cause to be done or executed and performed lawfully the following acts or deeds including the acts and deeds incidental or ancillary thereto for and on behalf of the EXECUTANT, i.e. to say,

1) To purchase or otherwise acquire any immovable property, movable property, assets, vehicles etc., and for this purchase to enter into any transaction, agreement, contract, with any person or persons and to negotiate, fix, settle and pay the consideration amount and to sign or execute any deeds, documents including Agreements, sale deeds, consent deeds, correction deeds, settlement

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purpose to do all required acts, sign and execute all required deeds, documents, applications, forms, undertakings, statements, agreements, plans, designs, forms, bonds, affidavits, agreements etc., and to deposit or pay such required sums for the said purpose/s to any department or office as may be required.

5) To sign, execute, submit any returns or statement of income, statement of accounts, balance sheets, make statements on oath or otherwise and to make payment of taxes, fine, penalties, duty, charges for any of the business concerns of the EXECUTANT as the ATTORNEY deems fit and to receive refunds etc.

6) To apply for a loan/s under the various schemes of any bank/s or financial institution/s as also any further or additional loan/s to any bank/s or financial institution/s for such amount as the ATTORNEY may deem fit and for that purpose to pay the processing fees and sign the loan applications in the name and on behalf of the EXECUTANT and to furnish all the details and information required by any banks or financial institution/s and to give any statement letter, clarification or any other writing required or necessary for availing of the said loan/s from any bank/s or financial institution/s and from time to time to follow up the said loan application/s and do such other things and details as may be necessary in relation thereto.

7) To accept the loans, offer letter/s and sign the acceptance/s thereof in token of the acceptance of the terms and conditions therein contained and to pay on behalf of the EXECUTANT, the administrative fees and any other charges including commitment charge leviable in respect of the said loan/s.

8) To request any bank/s or financial institution/s or agree with any banks or financial institution/s for any change or modification in the loan/s amounts/s rate/s of interest, period of repayment of loan/s or any other terms and condition to the loan/s at any time or from time to time.

9) To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property purchased/to be purchased with the help of the loan/s.

10) To mortgage the said property he may book/purchase or which the ATTORNEY might have booked/purchased on behalf of the EXECUTANT with any bank/s or financial institution/s (whether with or without any bank/s or financial institution/s financial assistance) by depositing Title Deeds as security for the repayment of the

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EXECUTANT.

11) To deposit the documents of title and to state on to any officer of any bank/s or financial institution/s that the said documents are being deposited for creating a security on the said property by way of equitable mortgage of repayment of the said loan/s. The ATTORNEY is fully authorized to make these statements and convey the intentions of the EXECUTANT to create security on his property/ies or any other property/ies the ATTORNEY may book/buy on behalf of the EXECUTANT.

12) To make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writings, undertakings, indemnities, etc. on behalf of the ATTORNEY in respect of mortgage of the said property/ies or the guaranteeing of the repayment of the said loan/s any other writings whatsoever required in respect of the said transactions of the loan/s granted/to be granted to the EXECUTANT or creation of the said security.

13) To execute any loan agreement/s, promissory notes, letter/s of declaration and indemnity or such other documents as may be required by any bank/s or financial institution/s in respect of the said loan/s.

14) To execute in favour of any bank/s or financial institution/s and irrevocable Power of Attorney authorizing any bank/s or financial institution/s to execute in its own favour or in favour of any other person as any bank/s or financial institution/s in its sole discretion may decide, legal mortgage in any form including in the English form of the properties.

15) To pledge with any banks or financial institution/s any share certificates, debentures, books, units issued by Unit Trust of India, National Saving Certificate, fix deposits or any other security owned by the EXECUTANT in favour of any bank/s or financial institution/s by way of security for the said Loan/s and to sign any documents, transfer forms or papers that may be required by any bank/s or financial institution/s in connection therewith.

16) To acknowledge my/our liability/debt in respect of the loan/s.

17) To dispose of or transfer any immovable property, movables, assets, vehicles etc., by way of sale, agreement, gift, relinquishment, release, partition, settlement, lease, license, rent or otherwise including delivery of possession to the Attorney

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deems fit and for this purpose, to enter into any agreement or transactions including any kind of compromise or Arbitration etc. at any terms as the Attorney deems fit with any person or persons, and sign or execute any agreements, contracts, sale deeds, declaration deeds, apartment deeds, declaration forms, affidavits, corrections deeds, consent deeds, lease deeds, license deeds, rent agreements, relinquishment deeds, release deeds, partnership deeds, MOU and all other required deeds & documents, and if required, or desired to get the said deeds or documents or transactions registered before Notary, Registrar of assurances, registrar of firms or any other Authority and admit execution thereof and complete the registration process in all respect. The Attorney is also empowered to fix, negotiate, settle and receive the consideration amount from any such purchaser/s and to receive lease premium, fee or rent from the lessee, tenant in any manner he like and to issue valid discharge for the same, as and if required.

18) To mortgage or pledge any property, land with any Bank Financial Institution or any other person for the purpose rising loans or Financial Assistance for any purpose and to sign required deeds & documents as may be required.

19) To apply before Electricity Department and Water Work or any other Concerned Department for transfer of Electricity Meter or to apply for New Electricity Connection or Water Connection and to execute any deeds, forms, affidavits before any Magistrate or Authority.

20) To apply for supply of any kind of stamps or refund, before stamps Collectors, Treasury Officer or before any other concerned Department and to receive the same and for this purpose to execute the required deeds or applications or forms etc.

21) To apply for, receive and collect any original deeds or documents or certified copies thereof from any office, court or authority.

22) To pay or deposit any quantum of sums to any Governmental or any other Agency for any purpose such as fees, duty, fine, taxes, cess, rent, charges etc. The ATTORNEY shall be entitled to receive any money, refund etc. from any person, department or officer on any account or for any purpose.

To open any bank accounts in any bank/s and further to operate any such new bank/s or existing account/s, including withdrawal & deposits of amount up to any extent and or this purpose to sign any cheque/s, receipts, acknowledgements, vouchers, affidavits, deeds or documents etc., and negotiate with bank authorities

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other deeds as may be required. The ATTORNEY is empowered to close the accounts if he deems fit.

24) To withdraw get released fixed deposits receipts & lockers etc., and for this purpose to sign any receipts acknowledgements, vouchers, affidavits, deeds, documents etc., and negotiate with bank authorities and make any corresponding with them and do such other acts & execute such other deeds as may be required.

25) To sign, execute, submit any returns or statement of income tax, sales tax, VAT, service tax or any other tax, cess, duty etc., statement of accounts, balance sheets, make statements on oath or otherwise and to make payment of taxes, fine, penalties, duty, charges as the Attorney deems fit and to receive refunds etc.

26) To file or defend or pursue or conduct, any legal proceedings against any person, bank, company, financial institution, authority, officer or department whether Civil or Revenue or Criminal including withdrawal or compounding any case or other acts before any Court, Tribunal, department, Authority or Officer whether having original or appellate jurisdiction and for this purpose to appoint any Vakil, Mukhtar, Pleader or Advocate and to sign or execute any deeds, applications, plaints, appeals, review, revision, applications, petitions, complaints or any other kinds of documents on affidavit or solemn affirmation before any court or authority and if required to swear before any such court or authority and depose before it or adduce any oral or documentary evidence.

27) To represent us in or before any authority, department, forum, court, officer etc., in India by signature or otherwise and execute such deeds and do such acts of all kinds as the ATTORNEY deems fit.

28) AND GENERALLY, to do any acts, deeds, or performances which acts or deeds or performances can be done by the EXECUTANT in relation to any immovable property, movables, assets, vehicles, deposits, schemes, insurance claims, submission of any applications, statements, documents etc., in the name and on behalf of the EXECUTANT in his personal capacity or as director, partner, proprietor of any business concern. This Power of Attorney shall be applicable for all existing immovable properties, movables, assets, vehicles etc. of the EXECUTANT as well as whatever, the EXECUTANT may acquire in future through the ATTORNEY or otherwise. The ATTORNEY is empowered to do all or any of the above said acts and to achieve the above said objects to do any

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incidental acts on behalf of the EXECUTANT. The ATTORNEY is further empowered to substitute/s him with any person/s for all any of the rights conferred upon him and to delegate all or any of the powers conferred hereunder by executing such deeds, documents including power of attorney as may be required. the EXECUTANT undertake to confirm, ratify and rectify all such acts and deeds done or executed by the said ATTORNEY, or by his substitute/delegatee and shall be deemed to have been ratified by the EXECUTANT and all such acts, deeds, performances shall be binding to the EXECUTANT as well as his respective heirs, legal representatives, successors, assigns etc. as done, executed, or performed by the EXECUTANT personally.

29) To appear and attend the office of concerned Sub Registrar and to lodge or present the deeds and documents including agreements for sale, sale deeds, declaration deeds, confirmation deeds, consent deeds, lease deeds, agreements, correction deeds, cancellation deeds, apartments deeds, indenture of assignment deeds, deed of subrogation of mortgage rights and all other deeds or documents executed by the EXECUTANT under his signature in any capacity for registration and to admit the execution thereof.

30) To present such deeds, documents executed by the EXECUTANT before the concerned registration authorities as may be required and admit execution thereof and further shall do such acts, performance as may be required for completion of registration process in all respects and to pay such charges or fee as may be required by signing before registration authorities, giving thumb impression, photograph etc. as may be required.

31) To sign or execute such documents, receipts, forms etc., as may be required for admission of execution & completion of registration process and to pay such charges or fee as may be required.

32) To receive or collect the deeds & documents from the office of the Sub-Registrar and sign the receipts or acknowledgement etc. for the same and do such other acts & deeds as may be required for completion of registration process which the EXECUTANT could have done if present personally for completion of registration process of any deed/s or document.

The ATTORNEY is son of the EXECUTANT, residing at Nagpur, India, therefore, the EXECUTANT has executed this power of attorney authorizing the ATTORNEY to act and perform on behalf of the EXECUTANT in his personal capacity or

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as director, partner, proprietor of any company, firm or business concerns, under which the ATTORNEY shall be entitled to exercise all the powers and authorities including power to dispose of property for and on behalf of the EXECUTANT. The Power of Attorney shall be applicable anywhere in India. The ATTORNEY is the son of the EXECUTANT, therefore, proper stamp duty of Rs. 500/- is paid herewith.

IN WITNESS WHEREOF this IRREVOCABLE GENERAL POWER OF ATTORNEY **SIGNED, EXECUTED AND DELIVERED BY THE WITHIN NAMED EXECUTANT** at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES :-

SHRI DEVRAJ S/O. KUNDANLAL DHAWAN
[THE EXECUTANT]

1. _____

I Accept This General Power of Attorney

2. _____

SHRI PANKAJ S/O. DEVRAJ DHAWAN
(THE ATTORNEY)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
Ph. No. 9226444422, 9325557705
Mobile No. 9372107029
E-mail- adv.om_hariramani@rediffmail.com

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नगन – ४
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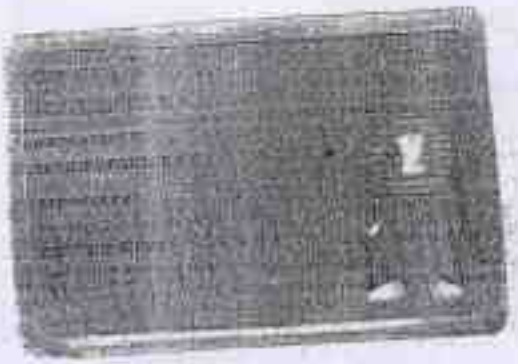

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२५ / ४०

CHALLAN

MTR Form Number-6

GRN: MH003589002019E	BARCODE:	Date: 05/03/2019 17:40:43	Form ID: 40(1)

Department: Inspector General Of Registration	Payer Details
Stamp Duty	
Type of Payment: Registration Fee	TAX ID (If Any)
	PAN No.(If Applicable)
Office Name: NGPE_JT NAGPUR SUB REGISTRAR	Full Name: PANKAJ DHAWAN
Location: NAGPUR	
Year: 2018-2019 One Time	Flat/Block No.: 8
Account Head Details / Amount in Rs.	Premises/Building:
0030045101 Stamp Duty / 500.00	Road/Street: Ritu NAGAR
	Area/Locality: NAGPUR
	Town/City/District:
	PIN: 4 4 0 0 1 5
	Remarks (If Any):
	SecondPartyName=GIRIRAJ DHAWAN~
	Amount In Words: Five Hundred Rupees Only

DEFACED ₹500.00 DEFACED

Payment Details: BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK
Cheque/DD Details	Bank CIN / Ref No.: 1220042019050180707 / 50720237
Cheque/DD No.:	Bank Date / RBI Date: 05/03/2019 17:40:53 / Not Verified with RBI
Name of Bank:	Bank Branch: BANK OF MAHARASHTRA
Name of Branch:	Scroll No. / Date: Not Verified with Scroll

Department ID:

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 9373107538

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	053-265-8000	0053120190319	05/03/2019 17:54:51	0053264	500.00
			Total Defacement Amount		500.00

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Print Date: 05-03-2019 17:54:51

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Pre-Registration summary (नोंदणी पूर्व सारांश)

2018/8892
दुपारी 06 सप्टेंबर 2018 12:03 म.नं.

सह दुय्यम निबंधक वर्ग-1	क्रमांक 9815/2018
	दस्त क्रमांक: 8892/2018

दस्त क्रमांक: नमस्ना2/8892/2018

बाजार मूल्य: रु. 0/- मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नमस्ना2 यांचे कार्यालयात पावती:8984 पावती दिनांक: 06/09/2018

अ. क. नोंदविला. वार दि.06-09-2018 सादरकरणाऱ्याचे नाव: श्री गोकुल विठ्ठल बनसे

नोंदणी 11.00 म. पू. मध्ये हजर केला.

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
	एकूण 400.00

दुय्यम निबंधक यांची सही

सह दुय्यम निबंधक वर्ग-२ मालपुर क्र. २

सह दुय्यम निबंधक वर्ग-२ मालपुर क्र. २, NOP2

सवलतीचा प्रकार: [illegible]

मुद्रांक शुल्क [illegible]

शिक्का क्र. 1 06 / 09 / 2018 11 : 40 : 21 AM ची वेळ (सादरीकरण)

शिक्का क्र. 2 06 / 09 / 2018 11 : 40 : 39 AM ची वेळ (पेमेंट)

नगर - ४
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Sale Registration Summary (नोंदणी पूर्वे सोबतचा)

06/09/2018 12:04:59 PM

दस्त क्रमांक: 5294/2018

दस्ताचा प्रकार: -इतर विक्रीपत्र पोटहिस्सा व्यतिरिक्त इतर

अ.क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.गणेश देवराव बावने वय:३३ पत्ता:प्लॉट नं: ०, माळा नं: ०, इमारतीचे नाव: ०, ब्लॉक नं: ०, रोड नं: ६ इतर कोलगाव कळमेश्वर रोड , महाराष्ट्र, नागपूर. पिन नंबर -	पक्षकार वकील हीकर वय :-37 स्वाक्षरी:-		
2	नाव:श्री देवराव कुलमाते इतर सोबत बी.एच.एल अशन ० वय :-३३ पत्ता:प्लॉट नं: ०, माळा नं: ०, इमारतीचे नाव: ०, ब्लॉक नं: ०, रोड नं: ६ इतर कोलगाव कळमेश्वर रोड , महाराष्ट्र, नागपूर. पिन नंबर -	दुय्यमनुकलाम देणार वय :-३३ स्वाक्षरी:-		

सदर दस्तऐवज करुन देणार यांनी दस्तऐवज करुन दिल्याचे कबूल केल्याने ओळख पटली.
दिनांक ०६ / ०९ / २०१८ ११ : ४२ : २२ AM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. २

ओळख :-
वरील दस्त ऐवज निष्पादित करणारे श्री ही दस्तऐवज करुन देणा-यांनी स्वतंत्र ओळखदार, व त्यांनी ओळख पटविली.

अ.क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री विलास बाबा रोंघे वय:३३ पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , इतर मोहगाव, नागपूर. पिन कोड:440008		
2	नाव:रमेश बाबुराव बर्डेकर वय:४३ पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , इतर नागपूर नागपूर पिन कोड:440027		

दस्तामोहत जोडलेले कागदपत्रे पुरावाम्हणजेपत्रे, ओळखपत्र, खाली ठेवणारे, बनावट असल्यास त्याची जबाबदारी निष्पादनकर्त्याची राहील.

दिनांक ०६ / ०९ / २०१८ ११ : ४३ : ०३ AM

दिनांक ०६ / ०९ / २०१८ ११ : ४३ : १२ AM नोंदणी पुस्तक ४ मध्ये

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. २

Payment Details

Sr.	Epayment Number	Deface No
1	MH006689922018E	600211888820189

Know Your Rights as Registrars

1. Verify Scanned Documents for completeness through thumbnail (4 pages on a page) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.ierod@gmail.com

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३९/४०

घोषणापत्र

मी पंकज देवराज ठक्कर यादवारे घोषित करतो की, दुय्यम निबंधक ४ यांचे कार्यालयात ~~पिंपरी~~ या शिर्षकाचा दस्त नोंदणीकाठी सादर करण्यात आला आहे.श्री देवराज फुलचंद ठक्कर यांनी दि. 06/09/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करुन कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन खोटे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 17/10/2018

कुलमुखत्यारपत्रधारकाचे नाव
व सही

नगर-४
६२९६/२०१८
29/80

मौजा - गोरेवाडा

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 2018181714529

17 October 2018 01:37 PM

मूल्यांकनाचे वर्ष	2018
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
ज्या गावात जमीन आहे	40 रामबाग - पुढीलपैकी कोणतेही नाही(मूल्यांकन दर(रु) ना विकास क्षेत्रातील निर्धारित केलेले मूल्यदर
क्षेत्राचे नाव	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	विकासी संस्थेचा	वाणिज्य	इतर	औद्योगिक	मोकळ्या जागेचे दुप्पट
[illegible]	[illegible]	21720	21720	0	चौ.मीटर

निवासयोग्य क्षेत्र	[illegible] चौ. मीटर	Layout Plot

१. [illegible] चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % सूट दर =[illegible]

[illegible] चौ. मीटर क्षेत्रासाठी मूल्यांकन = [illegible]

=[illegible]

जमिनीचे एकत्रित मौजेचे मूल्य = निवासयोग्य क्षेत्र चे मूल्य + निवासयोग्य क्षेत्र चे मूल्य

=₹[illegible] + 0

= Rs.[illegible]/-

Home | Print

नगर-४
8896
33/10

GOVT OF INDIA

8171 1049 8034

8171 1049 8034

भारत सरकार
4197 8224 8017

भारत सरकार
GOVT OF INDIA

नगर - ४

भारत सरकार
GOVERNMENT OF INDIA
Rajendraprasad Kanaiyalal Awasthi
DOB : 17/07/1958
MALE
4936 3013 9566
आधार - सामान्य व्यक्ति का अधिकार

भारत सरकार
GOVT. OF INDIA
AEQPT3385Q

नगर - ४
६२९६
28/80

CHALLAN
MTR Form Number-6

GRN	MH007088083201819E	BARCODE		Date	17/10/2018-14:36:23	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGPK_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SHRI DEVRAJ KUNDANLAL DHAWAN
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	754255.00	Road/Street	MOUZA BORGAON
0030063001 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	
		SecondPartyName=MOHD JAVED IQBAL MOHD IBRAHIM	
		Amount In Words	Seven Lakh Fifty Four Thousand Two Hundred Fifty F ve Rupees Only
Total	7,84,255.00		

DEFACED ₹754255.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00103552001810113720	1883884434
Cheque/DD No.		Bank Date	RBI Date	17/10/2018-14:36:45	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. 9960067067

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	SD-267-6218	00040016382018 15	17/10/2018-15:35:24	IGR268	30000.00
2	SD-267-6219	00040016383018 15	17/10/2018-15:35:24	IGR268	754255.00
			Total Defacement Amount		7,84,255.00

17-10-2018 04:23:29

नागन-8
6896/2018
36/10

Summary1 (GoshwaraBhag-1)

257/6216
बुधवार,17 ऑक्टोबर 2018 4:33 म.नं.

दस्त गोषवारा भाग-1

नोंदणी4 ३८-४०
दस्त क्रमांक: 6216/2018

दस्त क्रमांक: नोंदणी4 /6216/2018

बाजार मुल्य: रु. 95,05,000/- मोबदला: रु. 96,56,656/-

भरलेले मुद्रांक शुल्क: रु. 7,24,255/-

दु. नि. सह. दु. नि. नोंदणी4 यांचे कार्यालयात

अ. क्र. 6216 वर दि.17-10-2018

रोजी 4:10 म.नं. वर हजर केला.

पावती:7801 पावती दिनांक: 17/10/2018

सादरकरणाऱ्याचे नाव: पी. देवराज कुंदनलाल धवन पॉवर ऑफ अॅटर्नी फॉर श्री. पी. पंकज देवराज धवन

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (एक) कोलतयाही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोलतयाही कटक क्षेत्राच्या हद्दीत किंवा पुर्ण्ड (दोन) सदर समुद्र स कोलेल्या कोलतयाही नागरी क्षेत्रात

सिद्धता क्र. 1 17 / 10 / 2018 04 : 10 : 31 PM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 17 / 10 / 2018 04 : 11 : 24 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY NO. सह दुय्यम निबंधक वर्ग-२, नागपूर शहर, क्र. ४

Summary-2(दस्त गोषवारा भाग - २)

17/10/2016 4:40:51 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक: 6215/2016

दस्त क्रमांक :नवग4/6215/2016
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. देवराज कुंदनलाल धवन वीरा, वेगळे पॅनल किरदार श्री. आयु. श्री. पंकज देवराज धवन . रजा:न्यायिट नं: _ मासा नं: _ इमारतीचे नाव: _ खोली नं: _ रोड नं: 5, इतवारी कॉलोनी, नाग नगर, कामठी रोड, नागपुर, महाराष्ट्र, नागपुर . पॅन नंबर:AAFPD0543A	विक्रेता वय :-27 स्वाक्षरी:-		
2	नाव:मोहम्मद आबेद इकबाल वल्द मोहम्मद इब्राहिम . . रजा:न्यायिट नं: _ मासा नं: _ इमारतीचे नाव: _ खोली नं: _ रोड नं: न्यायिट नं. 157, खसरे हाउस, मोमिनपुरा रोड, नागपुर, महाराष्ट्र, नागपुर पॅन नंबर:AEJPI8949H	विक्रेता वय :-61 स्वाक्षरी:-		

वरील दस्तऐवज वजन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:17 / 10 / 2016 04 : 14 : 39 PM

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

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश कमलप्रसाद अग्रवाल . वय:61 पत्ता:मोमिनपुरा नागपुर पिन कोड:440010	स्वाक्षरी	
2	नाव:शरीफ खान. मोहम्मद . वय:60 पत्ता:मोमिनपुरा नागपुर पिन कोड:440013	स्वाक्षरी	

9 नंबराचे बुकाचे
६२१५ नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. 24 ऑक्टो 2016 वार शनि

शिक्का क्र.4 ची वेळ:17 / 10 / 2016 04 : 16 : 42 PM

शिक्का क्र.5 ची वेळ:17 / 10 / 2016 04 : 17 : 11 PM नोंदणी पुस्तक 1 मध्ये

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

Payment Details

sr.	Epayment Number	Defacement Number
1	MH007308093201819E	0004001638201819

6215 /2016

Receipt as Registered

1. Verify Scanned Document for correctness through thumbnail of pages on e-sale process and Scanning.
2. Get print immediately after registration.

आपला अभिप्राय येथे नि:, या दस्तावेजात एकुण ..... पाने जोडले.

For feedback, please write in us at feedback.isarita@gmail.com

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

iSarita v1.5.0