

275/1573

पावती

Original/Duplicate

Tuesday, August 20, 2019

नोंदणी क्र.: 39म

2:22 PM

Regn.: 39M

पावती क्र.: 2440 दिनांक: 20/08/2019

गावाचे नाव: कळमेश्वर त.प

दस्तऐवजाचा अनुक्रमांक: कमव-1573-2019

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: आदित्य धंमरास्टम्बर तर्फे अधिकृत भागीदार सचिन सुर्यमान मुन-खरेदीदार . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

Delivered

एकूण:

रु. 30480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:42 PM ह्या वेळेस मिळेल.

Sachin Suryaman Mun-Shareedhar

कळमेश्वर

बाजार मूल्य: रु.4832000 /-

मोबदला रु.15000000/-

भरलेले मुद्रांक शुल्क : रु. 900000/-

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005325732201920E दिनांक: 19/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2008201905202 दिनांक: 20/08/2019

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6



GRN	MH005325732201920E	BARCODE	19/08/2019-17:58:58		Date	19/08/2019-17:58:58	Form ID	25,1
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Registration Fee			TAX ID (If Any)					
			PAN No.(If Applicable)					
			ABCFA2997B					
Office Name			KLS_KALMESHVAR SUB REGISTRAR					
Location			NAGPUR					
Year			2019-2020 One Time					
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			900000.00					
0030063301 Registration Fee			30000.00					
			Flat/Block No.					
			KH. NO. 811/3, MOUZA KALMESHVAR					
			Premises/Building					
			Road/Street					
			NAGPUR KATOL ROAD					
			Area/Locality					
			KALMESHVAR					
			Town/City/District					
			PIN					
			4 4 1 5 0 1					
			Remarks (If Any)					
			PAN2=AACFA1606L-SecondPartyName=MS ANJALI					
			CONSTRUCTION-CA=15000000-Marketval=4832000					
			Amount In					
			Nine Lakh Thirty Thousand Rupees Only					
Total			9,30,000.00					
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN					
			Ref. No.					
			00040572019081924356					
			CKK3281459					
Cheque/DD No.			Bank Date					
			RBI Date					
			19/08/2019-18:24:00					
			Not Verified with RBI					
Name of Bank			Bank-Branch					
			STATE BANK OF INDIA					
Name of Branch			Scroll No., Date					
			Not Verified with Scroll					

Department ID : 7767001460
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर खलन केवल दुर्यग निबंधन कार्यालयाने मोदणी करावयाच्या दस्ताखती लागू आहे. मोदणी न करावयाच्या दस्ताखती सदर खलन लागू नाही.

Signature

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008201905202	Date 20/08/2019
Received from MS ADDITYA INFRASTUCRE, Mobile number 9422104261, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kalameshwar of the District NagPur Grm.	
Payment Details	
Bank Name sblopay	Date 20/08/2019
Bank CIN 10004152019082004423	REF No. 201923256265281
This is computer generated receipt, hence no signature is required.	

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SALE DEED VALUED AT RS. 1,50,00,000.00 ONLY
(RUPEES ONE CRORE FIFTY LAKH ONLY)
MARKET VALUE RS. 48,32,000.00 ONLY

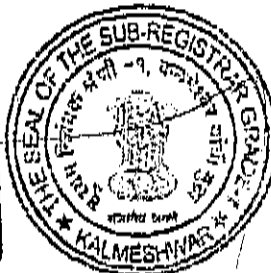
(Page No.1800, Item No. 1.1 @Rs.5070/- per Sqr. Mtr. X 952.98) as per ASR 2019

THIS DEED OF SALE is made at KALMESHVAR on 20th day of AUGUST, 2019, BETWEEN: M/s ANJALI CONSTURCTION, a Partnership Firm, having its Office at Friends Colony, Nagpur-440013, Income Tax PAN AACFA1606L and acting through its Authorised Partner SHRI. KRUSHNA S/o BULAJI BORATE, Aged about 68 Years, Occupation – Business, Aadhar Unique Identity No. 882413335863, Resident of Falke Layout, Katol Road, Nagpur-440013, Tahsil and District – NAGPUR, hereinafter called the VENDOR, 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 ONE PART.

AND

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M/s ADDITYA INFRASTRUCTURE, a Partnership Firm, having its Office at 402, Swapnil Tarangini, J-12, Laxmi Nagar, WHC Road, Nagpur-440022, Income Tax PAN ABCFA2997B and acting through its Authorised Partner **SHRI. SACHIN S/o SURYABHANJI MOON**, Aged about 46 Years, Occupation – Business, Aadhar Unique Identity No. 351135612316, Resident of Plot No. 51-A, Ranjana Enclave, Pandey Layout, Khamla, Nagpur-440025, 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 PARTNERSHIP FIRM and its PARTNERS, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

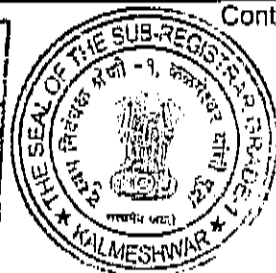
WHEREAS the Vendor hereinabove named is an exclusive, absolute and full Owner and in possession of the property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 27 containing by admeasurements 952.98 Sq. Mtrs. being a portion of the entire land bearing Survey / Khasra / Gut No. 811/3 of MOUZA – KALMESHWAR, P.S.K. 27, having an area of 0.10 Hectare, Rental Rs. 0.80 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 443 and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Parishad Property No. 15000148 (Old 148-W-15), situated at 148, Gajanan Mandir Ward, Kalmeshwar, within the limits of Kalmeshwar Municipal Council, in Tahsil – Kalmeshwar and District – NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of land containing by admeasurement 0.28 Hectare (i.e. 2800 Sq. Mtrs.) comprising EASTERN PORTION of the entire land bearing Survey / Khasra / Gut No. 811/1 of MOUZA – KALMESHWAR, P.S.K. 27, having total area of 0.72 Hectare, Rental Rs. 5.70 Yearly, held in Bhogwatdar Class-1 Right, Khate No. 558 and including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Kalmeshwar, within limits of the Kalmeshwar Municipal Council in Tahsil – Kalmeshwar and District – NAGPUR, belonged to Shri. Kumar Bhaurao alias Panjabrao Deshmukh, as a recorded Owner thereof; AND

WHEREAS the aforesaid Owner has running Touring Talkies by installing the temporary Structure standing on the said Piece of land; AND

WHEREAS during the course of time the aforesaid Owner has applied for unauthorized development of the said land for regularization to the Nagar Parishad, Kalmeshwar; AND

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WHEREAS in pursuance of the Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act 2001, the Chief Executive Officer, Kalmeshwar Municipal Council, Kalmeshwar vide its Order No. NPK/Kavi/436/2007 dated 04-10-2007 has regularized the said plot of land upon the several terms and condition contained therein. In terms of the said Regularization Order the area of said plot of land bearing Plot No. 27 is declared as 952.98 Sq. Mtrs. (i.e. 10257.84 Sq. Ft.); AND

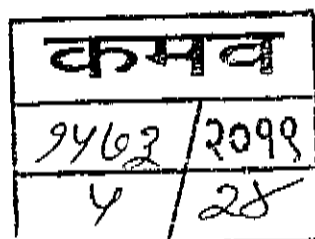
WHEREAS the aforesaid Shri. Kumar Bhaurao alias Panjabrao Deshmukh later on transferred/sold a portion of land out of the aforesaid property comprising ALL THAT Piece and Parcel of land containing by admeasurements 1001.19 Sq. Mtrs. comprising NORTH-EASTERN PORTION of the entire land bearing Survey / Khasra / Gut No. 811/1 of MOUZA - KALMESHWAR, P.S.K. 27, having an area of 0.28 Hectare (i.e. 2800 Sq. Mtrs.), Rental Rs. 5.70 Yearly, held in Bhogwatdar Class-1 Right, Khate No. 558 TOGETHERWITH the existing entire temporary structure standing thereon covering a Built-up area of 371.74 Sq. Mtrs. and all other easementary rights appurtenant and belonging thereto, situated at Siddharth Gautam Ward, Kalmeshwar, within the limits of Kalmeshwar Municipal Council, Ward No. 17, in Tahsil - Kalmeshwar and District - NAGPUR, by way of Sale to M/s Anjali Construction, the Vendor named hereinabove, by a Sale Deed dated 06-11-2007, which is duly registered at the Office of the Joint Sub-Registrar, Kalmeshwar, in Book No. 1 at Serial No. 2350 on even date. As a result therefore the aforesaid M/s Anjali Construction, the Vendor named hereinabove has now become exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2300 dated 11-01-2008. The said portion of land is now identified as Survey / Khasra / Gut No. 811/3, having an area of 0.10 Hectare, Rental Rs. 0.80 Yearly, Khate No. 443, bearing Nagar Parishad Property No. 148-W15 and as per Release Letter declared as 952.98 Sq. Mtrs.; AND

WHEREAS during the course of time the aforesaid Vendor has demolished existing Temporary Structure made up of Tin and Kawelu on the aforesaid plot of land; AND

WHEREAS the Vendor has sought the Financial Assistance from Nirmal Ujwal Credit Co-Operative Society Limited, Nagpur (Multistate), Branch Kalmeshwar amounting to Rs. 1,05,00,000/- (Rupees One Crore Five Lakh) Only and mortgaged the said property to it by way of security for the repayment of the said loan; AND

WHEREAS the during the course of time the Vendor named hereinabove has fully repaid the said entire loan togetherwith the accrued interest to the aforesaid

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Mortgagee Society thus No Dues Certificate vide Reference No. 193/53 dated 19-03-2018 is also issued by the Nirmal Ujwal Credit Co-Operative Society Limited, Nagpur (Multistate), Branch Kalmeshwar. The Vendor hereby specifically declare that the said property is now free from all encumbrances, charges, lien etc.; AND

WHEREAS for various cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the said Plot of land containing by admeasurements 952.98 Sq. Mtrs. for a fairly good price; AND

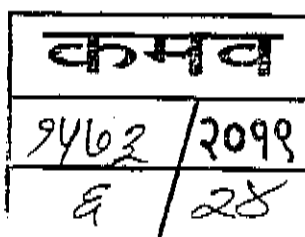
WHEREAS the Vendor named hereinabove after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh) Only upon several terms and conditions contained therein; AND

WHEREAS in pursuance of the said Agreement the Purchaser has paid the entire agreed sale consideration to the Vendor named hereinabove thus the Vendor hereby convey, transfer the aforesaid entire property to the Purchaser named hereinabove upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. THAT in pursuance of agreement and in consideration of the sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh) Only paid by the Purchaser to the Vendor Company in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchaser, the property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 27 containing by admeasurements 952.98 Sq. Mtrs. being a part/portion of the entire land bearing Survey / Khasra / Gut No. 811/3 of **MOUZA – KALMESHWAR, P.S.K. 27**, having an area of 0.10 Hectare, Rental Rs. 0.80 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 443 and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Parishad Property No. 15000148 (Old 148-W-15), situated at 148, Gajanan Mandir Ward, Kalmeshwar, within the limits of Kalmeshwar Municipal Council, in Tahsil – Kalmeshwar and District – NAGPUR and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from

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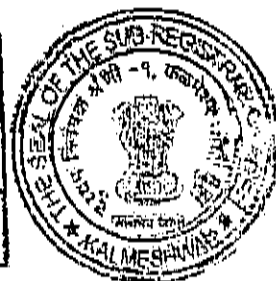
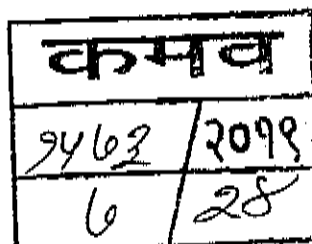


encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

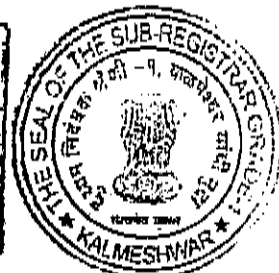
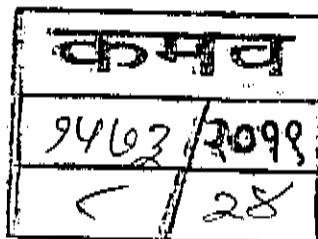
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor as Earnest Money by Cheque No. 443127 dated 08-11-2017, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 443128 dated 08-11-2017, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 15,00,000=00 (Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302880 dated 06-01-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 15,00,000=00 (Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302881 dated 09-01-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302882 dated 11-01-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302883 dated 13-01-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302884 dated 15-01-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.

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Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 302906 dated 14-03-2018, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by bank transfer on 01-06-2019, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000=00	(Rupees Five Lakh) Only agreed to be paid by the Purchaser to the Vendor by Cheque No. 049215, Dated on 20-08-2019, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000=00	(Rupees Five Lakh) Only agreed to be paid by the Purchaser to the Vendor by Cheque No. 049216, Dated on 22-08-2019, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000=00	(Rupees Five Lakh) Only agreed to be paid by the Purchaser to the Vendor by Cheque No. 049217, Dated on 15-09-2019, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 3,50,000=00	(Rupees Three Lakh Fifty Thousand) Only agreed to be paid by the Purchaser to the Vendor by Cheque No. 049219, Dated on 30-09-2019, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 1,50,000=00	(Rupees One Lakh Fifty Thousand) Only deducted from the balance sale consideration payable to the Vendor towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,50,00,000=00	(TOTAL RUPEES ONE CRORE FIFTY LAKH ONLY)

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2. THAT THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- i) THAT Vendor does hereby covenant that it has good, valid and marketable title to the property hereby sold and it 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 to the Purchaser that the property hereby sold is self acquired property belonging to it alone and none except it has got any manner of right, title or interest whatsoever in respect of the same.
- iii) THAT the hereby-sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.
- iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Non Agricultural Taxes, Cesses etc. levied thereon and payable upto date.
- v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and their respective heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.
- vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchasers have taken over the possession of the same.
- vii) THAT the Vendor shall support any application made by the Purchaser for mutation of its names on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.
- viii) THAT the Vendor does hereby state and declares that its title to the said property is clear, marketable, heritable and transferable without any restriction or limitation of any nature whatsoever. 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

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Vendor or any predecessor in-title or any encumbrance or charge to which this sale is not subject, the Vendor shall rectify and make good of the same out of its own cost and expenses from its other properties and shall keep the Purchaser fully indemnified against any loss/damages.

ix) THAT the Vendor is the absolute Owner of the said property with unrestricted rights of alienation of the same, and that other than the Vendor, no other Person(s) has any right, title, interest and/or claim of whatsoever nature in or upon the said property and it is absolutely entitled to deal with the said property as it may deem fit without any legal impediment(s) or any other impediment(s) or disability(ies) of whatsoever nature.

x) The Vendor has not alienated the said property in any manner whatsoever nor any other arrangement(s) for development or otherwise of the said property with any other person(s), nor it has issued any power(s) of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with or develop the said property in any manner howsoever.

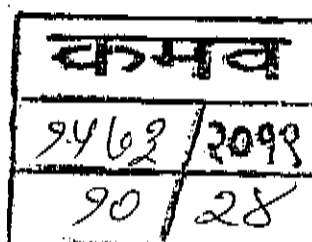
xi) THAT it is specifically agreed by and between the parties hereto that in terms of this Deed of Sale/Conveyance, the Vendor has sold the said property to the Purchaser without keeping any interest or title in the said property. It is specifically further agreed that in case in future after actual measurement of the said property from Government Agencies the aforesaid area mentioned in the Sale Deed/7/12 Extract increases, in such eventuality the Revenue Record shall accordingly get corrected without executing any Deed of Correction and the Vendor shall not be entitled to raise any dispute about such increased land since it has sold the said property without keeping any interest or title in the said property. The Vendor shall not claim any consideration for such increased land from the Purchaser in future.

xii) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

xiii) THAT the Purchaser has now become the absolute and full Owner of the aforesaid property with transferable rights therein.

xiv) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion.

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xv) THAT the Vendor covenants with the Purchaser that the property hereby agreed to be sold is not under any reservation/ acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts.

xvi) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser.

xvii) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xviii) THAT the Purchaser shall hereafter pay the land revenue and all other outgoing, charges, as may be levied by the Revenue Authority on the said property and shall always keep the Vendor indemnified against the same.

xix) THAT the Purchaser shall mutate its name in revenue record as the absolute Owner of the property hereby purchased.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the said property and /or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchaser in relation to the said property or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/ or initiated against the Purchaser.

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

SCHEDULE OF PROPERTY
(HEREBY SOLD)

ALL THAT Piece and Parcel of Land bearing Plot No. 27 containing by admeasurements 952.98 Sq. Mtrs. being a part/portion of the entire land bearing

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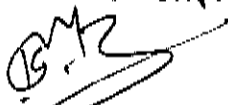
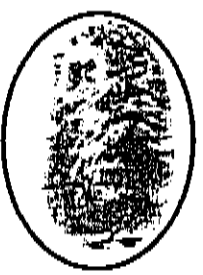
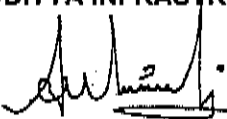
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Survey / Khasra / Gut No. 811/3 of MOUZA – KALMESHWAR, P.S.K. 27, having an area of 0.10 Hectare, Rental Rs. 0.80 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 443 and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Parishad Property No. 15000148 (Old 148-W-15), situated at 148, Gajanan Mandir Ward, Kalmeshwar, within the limits of Kalmeshwar Municipal Council, in Tahsil – Kalmeshwar and District – NAGPUR and bounded as under:-

ON THE EAST	-	BY 15 MTRS. WIDE ROAD
ON THE WEST	-	BY PREMISES OF JIJAI ARCADE,
ON THE NORTH	-	BY 24 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY PREMISES OF JIJAI ARCADE.

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, intoxication, misrepresentation and fraud of any kind, at KALMESHWAR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s ANJALI CONSTRUCTION  (KRUSHNA BULAJI BORATE) Authorised Partner <u>VENDOR</u>
02			FOR M/s ADDITYA INFRASTRUCTURE  (SACHIN SURYABHANJI MOON) Authorised Partner <u>PURCHASER</u>

WITNESSES :-



(1) 

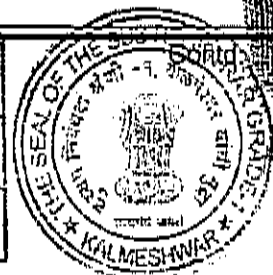


(2)


Roh Karmal



कमव
9463 / 2098
92 / 28



Drafted by Adv Sandeep Shastri & ASSO. ICHM

अहवाल दिनांक : ०७/०८/२०१९

गाव नमुना सारा
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]

हस्ताक्षर : कळमेश्वर न.प.

तालुका : कळमेश्वर

जिल्हा : नागपूर

शेवटचा फेरफार क्रमांक : - व दिनांक : -

भुगमन क्रमांक व तपविभाग : ८११/३

भुगमन क्रमांक व तपविभाग ८११/३	भू-धारणा पद्धती भोगवट्यादार वर्ग - ५	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.पा.	खारी क्रमांक
शेताचे स्थानिक नाव :-							
क्षेत्र एकक	हे.आर.घो.मी	मे.अण्णली कन्ट्रॅक्शन सर्वे मार्टनर	०.१०.००	०.८०		(२३००)	४४३
जिरायत	०.१०.००	कुळ्या गुलाबी बोरटे					कुळ्याचे नाव
बागायत	-						इतर अधिकार
तरी	-						विक्री
वरकरा	-						दि.११/१/०८ (२३००)
इतर	-						
एकूण क्षेत्र	०.१०.००						
पोट.स्वरान (लागवडीस असोय्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो.ख.	०.००.००						
अधिकारणी	०.८०						
जुनी किंवा विशेष							
आकारणी							
जुने फेरफार क्र. (२००८)							रीमा आणि भुगमन विन्डे :

गाव नमुना सारा
विकांची नोंदवहा

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम ३९]

गाव :- कळमेश्वर न.प.

तालुका :- कळमेश्वर

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : - व दिनांक : -

भुगमन क्रमांक व तपविभाग : ८११/३

विकाखातील क्षेत्राचा तपशील												लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र विकाखातील क्षेत्र								निगेळ विकाखातील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	विकाचे नाव	जल सिंचित	अजल सिंचित	विकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. घो.मी	हे.आर. घो.मी		हे.आर. घो.मी	हे.आर. घो.मी		हे.आर. घो.मी	हे.आर. घो.मी		हे.आर. घो.मी		

२०१८-१९	स्वरूप											पडील	०.५०००		
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"या प्रमाणित प्रतिलिपि मध्ये १५ रुपये मिळाले."

दिनांक : ०७/०८/२०१९

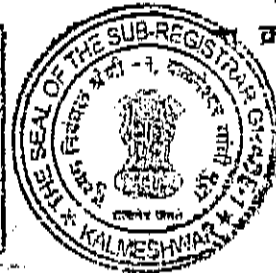
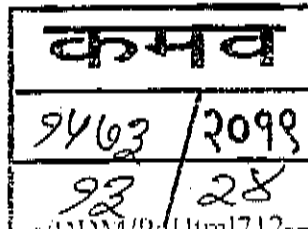
साक्षीचे दिनांक : ०७/०८/२०१९

(नाव :- शैलेश भरदाराम रामटेके)

जिल्हा शाखा :- सा :- कळमेश्वर जि :- नागपूर

ग्राम अधिकारी

क्र. २६ तहसीला कळमेश्वर



कमल	
१५/०३	२०१९



आदेश

ज्याअर्थी श्री कुमार भाउराव उर्फ पंजाबराव देशमुख कळमेश्वर वार्ड नं. 17 (जुना) कळमेश्वर यांनी दिनांक 17/5/2007 चे अर्जानुसार महाराष्ट्र गुठेवारी विकास (नियमाधिन करणे, श्रेणीवाद व नियंत्रण) अधिनियम 2001 अन्वये वार्ड 17 मधील मालमत्ता कमाक / नविन सर्व्हे कं. 811/1 मधील मुखंड 27 वर केलेल्या अनधिकृत विकास नियमाधिन करण्यासंबंधाने अर्ज सादर केला आहे.

ज्याअर्थी नियमाधिन करण्याच्या कार्यवाहीसाठी उक्त अधिनियमाचे तरतुदीनुसार आवश्यक अटीची पूर्तता केली आहे. सदर विकास न्यायालयाचे निर्णयामुळे रोधीत होत नाही व उक्त जागेची अर्जदाराने मालकीविषयी हमी दिली आहे. व उक्त अधिनियमाचे कलम 3 मधील क्षेत्रात उक्त विकास कामाचा समावेश नाही.

त्याअर्थी उक्त अधिनियमाचे कलम 20 अन्वये प्रदान करण्यात आलेल्या अधिकाराचा वापर करून अधिनियमाच्या कलम 3 अन्वये श्री कुमार भाउराव उर्फ पंजाबराव देशमुख रा. कळमेश्वर यांचे खालील वर्णनाचे विकास काम त्यापुढे दिलेल्या अटीस व शर्तीस अधिन राहून नियमाधिन करण्यात येत आहे.

वर्णन

गौजा कळमेश्वर प.ह.नं. 27 सर्व्हे कं. 811/1 मधील मुखंड कं. 27 आराजी 952.98 चौ. मि.

शर्ती व अटी

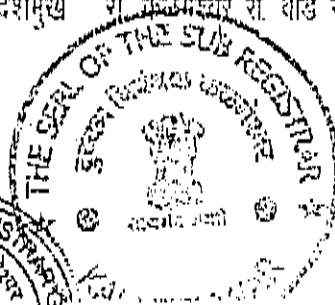
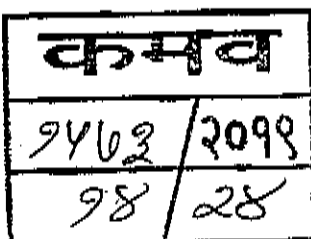
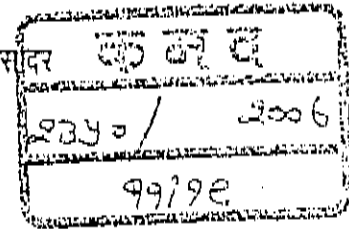
1. विकास कामासंबंधाने व त्या खालील जमिनीच्या मालकी हक्क सवधने कोणताही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदाराची राहिल.
2. विकास नियमाधिन करण्यास व श्रेणीवाद करण्याचा प्रकीर्षेमध्ये किंवा प्रयोजनासाठी केलेल्या कोणत्याही विकासामुळे किंवा दुरुस्तीमुळे विस्थापीत किंवा बाधीत झालेल्या मुखंड धारकास भरपाई देण्याची जबाबदारी प्राधिकरणाची असणार नाही.
3. कोणताही गुठेवारी विकास नियमाधिन करण्यामुळे जमिनीच्या किंवा इमारतीच्या सदमात अशाप्रकारे नियमाधिन करण्यापुर्वी त्याचे कडे नसलेला अशा मालकी हक्क किंवा दावा प्रदान केल्या जाणार नाही.
4. अकृषीक आकारणीची नसणाऱ्या करण्याचा आणि अशा रूपांतरणाच्या इतर अटी व शर्ती यांना अधिन राहून महाराष्ट्र जमिन महसुल सहीत 1966 च्या सर्व प्रयोजना करिता या नियमाधिन करण्याचे आदेशानंतर त्याचे अकृषीक वापरागध्ये रूपांतर केले असल्याचे मानण्यात येईल.
5. स्वमालकीचे जागेवर 10 वृक्षांची लागवड करून त्याची जोपासना स्वतः करावी.
6. तसेच जागेवर पावसाळी पाणी साठविण्याची व्यवस्था स्वतः करावी.
7. विद्यमान बांधकामाध्ये कोणत्याही कारणास्तव तांत्रिक बिघाड अथवा नुकसान झाल्यास त्यास अर्जदार जबाबदार राहिल. अनुज्ञेय नसलेले विकास काम पांढून टाकावे.
8. नियमित करण्यात आलेल्या आराजी मुमिअभिलेख करवि गोजणी प्रत कार्यालयात सादर करावी लागेल.



मुख्यअधिकारी,
नगर परिषद, कळमेश्वर

प्रतिलिपी :-

1. मा. जिल्हाधिकारी, नागपूर यांना माहिती करिता सादर
2. मा. सहा. सचालक, नगर रचना नागपूर यांना माहिती करिता सादर
3. मा. उपविभागीय अधिकारी, साधनेर यांना माहिती करिता सादर
4. मा. तहसिलदार, कळमेश्वर यांना माहिती करिता सादर
5. मा. मुमिअभिलेख, कळमेश्वर यांना माहिती करिता सादर
6. कर निरीक्षक, कर विभाग, नगर परिषद कळमेश्वर
7. श्री कुमार भाउराव उर्फ पंजाबराव देशमुख रा. कळमेश्वर रा. वार्ड नं. 17 (जुना) सर्व्हे कं. 811/1 मधील मुखंड कं. 27 कळमेश्वर



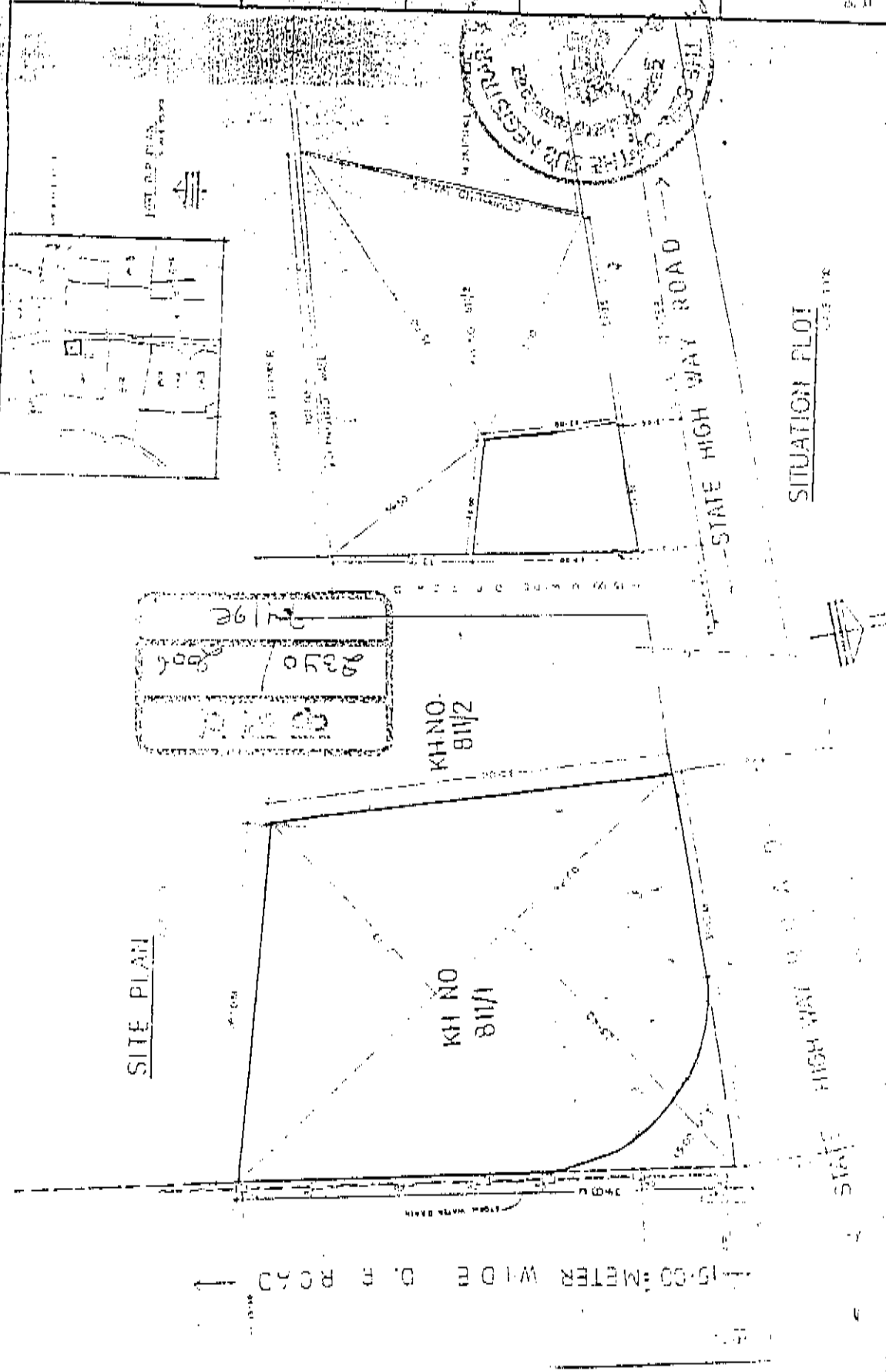
मुख्यअधिकारी,
नगर परिषद, कळमेश्वर

PLAN FOR SHOWING
OF PLOT ON KH. NO. 811/1
NO. 27 WARD NO. 17 (C)
KALMESHWAR TAHSIL
DIST. NAGPUR BELONGING
SHRI KUMAR BHAGORAI
WALD PANJABRAO DESAI

AREA: 1.00 HECTARE
DATE: 27.12.1998
PLAT: 100 AS PER THE
RECORDS OF THE
OFFICE OF THE
SUB-REGISTRAR
NAGPUR
DECISION: 100 AS PER THE
RECORDS OF THE
OFFICE OF THE
SUB-REGISTRAR
NAGPUR
REMARKS: 100 AS PER THE
RECORDS OF THE
OFFICE OF THE
SUB-REGISTRAR
NAGPUR

APPROVED UNDER M.G.D. 18.10.1982
AN ACT TO REGULATE THE
M.G.D. 18.10.1982
BY THE
SUB-REGISTRAR
NAGPUR
100 AS PER THE
RECORDS OF THE
OFFICE OF THE
SUB-REGISTRAR
NAGPUR

SEEN
SUB-REGISTRAR
NAGPUR
100 AS PER THE
RECORDS OF THE
OFFICE OF THE
SUB-REGISTRAR
NAGPUR



SITE PLAN

SITUATION PLOT

कमव
9462/2098
94/28





NIRMAL UJJWAL CREDIT CO-OP. SOCIETY LTD., NAGPUR (MULTISTATE)

Head Office :- 193, Main Road, Nandanvan, Nagpur - 09

Reg. No. : M.S.C.S. / CR / 272 / 2008.

शाखा कलमेश्वर

Branches : Nandanvan, Dhantoli, Kotwainagar, Mahal, Sadar, Kamptee, Shankarnagar, Manewada, Panchpawali, Wardha, Kalmeshwar, Chandrapur, Amravati, Kondhali, Ramtek, Umrer, Wadi, Somalwada, Hudkeshwar, Mankapur, Chhindwada.

Ref. No. 193/53

Date : 19/03/2018

NO DUE CERTIFICATE

This is to certify that Shri / Smt. Krishnarao Buljirao Borate R/o. At-42, Falke Lay-out Katol Road Dist. Nagpur had availed of a loan of Rs. 100,00,000/- (in words Rs. one crore only only) On 23/11/2015

The above said loan is fully repaid by him / on 17/03/2018 and there are no dues to us from him / her.

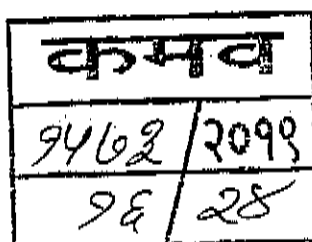
This certificate is issued as per request of him / her.

Place :- Kalmeshwar

Date :- 19/03/2018



Kulav
Asst. Branch Manager
Nirmal Ujjwal Credit Co-op.
Society Ltd. Kalmeshwar





नगरपरिषद कळमेश्वर-ब्राम्हणी

वैयक्तिक वर्ष 2018 - 2019



सं-गवर्नर-२५

बिल क्र.	:- 4791	संगणकीय मासमत्ता क्र.	:- 15000148
बिल दिनांक	:- 04/10/2018	जुना मासमत्ता क्र.	:- 148-W15
वार्ड	:- वार्ड 15	वापराचा प्रकार	:- निवासी
Gis Ref. No.	:-	करयोग्य मुख्य निवासी	:- 11923.00
		करयोग्य मुख्य बिगर निवासी	:- 0.00
		एकूण करयोग्य मुख्य	:- 11923.00

नाव : इतर अजली कन्स्ट्रक्शन तर्फे पार्दनेर श्री कृष्णा बुलाजी नोराटे
पत्ता : 148, गजानन मंदीर चाई, कळमेश्वर

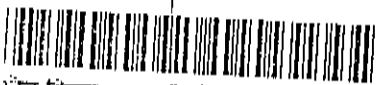
करांचे तपशील	धकबाकी रक्कम (दि. 31 मार्च 2018 पर्यंतची धकबाकी)	चालू मागणी		एकूण रक्कम 1+2+3=4
	1	दि. 01/04/18 ते 30/09/18	दि. 01/10/18 ते 31/03/19	
मासमत्ता कर				
शिक्षण उपकर	0.00	1490.50	1490.50	2981.00
धुध उपकर	0.00	357.50	357.50	715.00
अग्निशमन कर	0.00	59.50	59.50	119.00
एकूण वैयक्तिक (निल) रक्कम	0.00	30.00	30.00	60.00
अतिरिक्त समायोजित	0.00	1937.50	1937.50	3875.00
एकूण जमा रक्कम				0.00
समायोजित रक्कम				0.00
एकूण देय रक्कम	0.00		0.00	0.00
एकूण अक्षरी रु. :-	तीन हजार आठशे पन्नाहत्तर फक्त			3875.00

वरील तक्त्यामधील स्तंभ वार (4) मध्ये दर्शविण्यात आलेल्या रकमेचे कर आपणाकडून नगर परिषद करालया संकेतात येणे असून आपण शहर रक्कम हे विल दिल्यापासून पंधरा दिवसांच्या आत नगर परिषद कडे भरावेत अशी धिनी करणयात येत आहे.

शहर विलाचे भुगताभ बाबत न. प. अधिनियम 1965 चे कलम 150 व 150 (अ) अनुसार पुढील बाबी लागू राहतील.

- विल दिल्याच्या तागचे पासून 15 दिवसांच्या आत विलाची संपूर्ण रक्कम भरल्यास मासमत्ता करालया रकमेत 1 टक्का बट्टा (मुद्र) दिल्या जाईल.
- पहिल्या महाभागीची रक्कम विल दिल्याच्या तागचेपासून 3 महिन्यांच्या आत भरली नाही तर त्यानंतरच्या प्रत्येक महिन्यासाठी करालया रकमेवर 2 टक्के दंडाची रक्कम लागू झाल्यास ती रक्कम भरण्यास हो विल धारक जबाबदार असेल.
- दुसऱ्या महाभागीची रक्कम 31 दिवसेवर पुर्वी भरली नाही तर त्यानंतरच्या प्रत्येक महिन्यासाठी करालया रकमेवर 2 टक्के दंडाची रक्कम लागू झाल्यास ती रक्कम भरण्यास हो विल धारक जबाबदार असेल.
- विलाची पूर्ण रक्कम द्यावी किंवा अशी शास्ती भरण्यास हो जबाबदार असेल. भागील वर्षीचे धकबाकी (स्तंभ 1 प्रमाणे) रकमेवर 1 एप्रिल पासून शास्ती लागू राहिल.

टिप: (1) शहर मागणी विल करआकारणीस अधीन राहून देण्यात येत आहे. (2) विल देण्याची ठळकठळकी कळणास किंवा न देण्याबाबत हुन-या उरमाने घेणा-याम पतिवरी करणारा उचित विवेक बोट कलम १७२ व १७३ कलमावरून मुद्देगार समजल्या जाईल.



विल विकसालयाच्या मंडी

मुख्य अधिकारी

नगरपरिषद कळमेश्वर-ब्राम्हणी
जिल्हा-नागापूर

*व्यवहार सज्जेशण ०५/१०, मध्ये आपला महभाग दर्शवून कळमेश्वर-ब्राम्हणी शहर स्वच्छकरणयाम सहभागी करावे *

टीप:- सन २०१८ र. ते सन २०२१

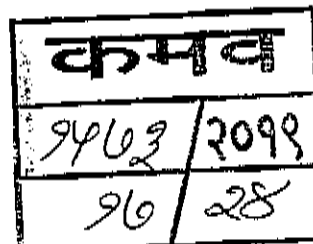
पर्यंतच्या फेर करमुल्याकलनाच्या अधिन

२०१७-१८चे आद र.प. नुसार विल देण्यात

कर आकारणी झाल्यानंतर सुधारित विल देण्यात

अनुक्रमांक 148

पाने 1/1



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AACFA1606L



नाम / NAME

ANJALI CONSTRUCTIONS

निर्माण की तिथि / DATE OF INCORPORATION INFORMATION

01-04-1996

COMMISSIONER OF INCOME-TAX, VIDARBH



भारत सरकार
GOVERNMENT OF INDIA

कृष्ण बुलाजी बोरटे

Krishna Bulaji Borate

जन्म वर्ष / Year of Birth : 1950

पुरुष / Male



8824 1333 5863

आधार - सामान्य माणसाचा अधिकार

मिहून देवदार / भाजिदार

6/2

आयकर विभाग

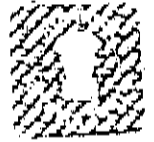
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

आदित्य इन्फ्रास्ट्रक्चर



23/04/2015

Permanent Account Number

ABCFA2997B

12052015



माहिती, निश्चित, धोरण, साधकता

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10438/82729

To,

सचिन सुर्याभान मून

Sachin Suryabhan Moon

S/O Suryabhan Moon

Plot No.51-A, Rainjana Enclave

Pandey Layout, Khamla

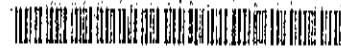
Khamla S O

Nagpur

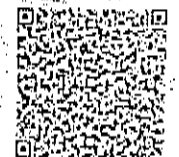
Maharashtra 440025

9373886886

Ref: 724 / 280 / 698307 / 698713 / P



UE370176515IN



आपला आधार क्रमांक / Your Aadhaar No. :

3511 3561 2316

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सचिन सुर्याभान मून

Sachin Suryabhan Moon

जन्म वर्ष / Year of Birth : 1977

पुरुष / Male

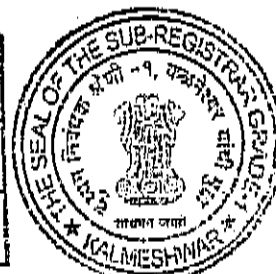
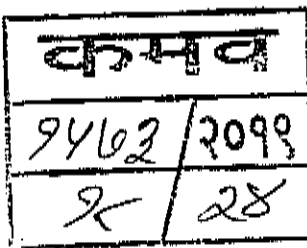


3511 3561 2316

आधार - सामान्य माणसाचा अधिकार

मिहून देवदार / भाजिदार

Mihun



INDIAN UNION DRIVING LICENCE
MADHYA PRADESH STATE
 Number: MP20-20100003781
 Name: RASHI KATHAL
 S/O: G. RAMKUMAR KATHAL
 Address: AT-DURGA CHOWK
 NEAR KRISHNA MANDIR
 SECUNLP
 Issued on: 20-01-2010
 DOB: 07-11-1987 BG
 Is Licence to drive:
 Holder's Signature: [Signature]
 Validity Class: MCYGA, DV, AT
 Date of Issue: 20-01-2010
 Validity (Non-Resident): 18-12-2020

[Handwritten Signature]

भारत सरकार
GOVERNMENT OF INDIA

 प्रशांत अनंदराव धरपाल
 Prashant Anandrao Dharpal
 जन्म तारीख / DOB: 23/09/1975
 पुल्लिंगी / MALE
 8714 2315 2722
अधार - सामान्य माणसाचा अधिकार

भारतीय विमान प्रवाहिन प्राधिकरण
भारतीय विमान प्रवाहिन प्राधिकरण OF INDIA
आधार
 पता: S/O: अनंदराव धरपाल, बॉर्ड न-1, सवाता मंदिर परिसर, मुंबई-४४, कलमेश्वर, नागपुर, महाराष्ट्र, 441501
 Address: S/O: Anandrao Dharpal, ward No-1, Near Sawata Mandir, Al-Po-Tah-Kalmeshwar, Kalmeshwar, Nagpur, Maharashtra, 441501

 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 003

[Handwritten Signature]

कमल
9663/2099
92/28





CHALLAN
MTR Form Number-6



GRN	MH005325732201920E	BARCODE	19/08/2019-17:58:58		Form ID	25.1	
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			KLS KALMESHWAR SUB REGISTRAR		Full Name		
Location			NAGPUR		MS ADDITYA INFRASTRUCTURE		
Year			2019-2020 One Time		Flat/Block No.		
Account Head Details			Amount in Rs.		Premises/Bullding		
0030046401 Stamp Duty			900000.00		Road/Street		
0030063301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PAN2=AACFA1608L-SecondPartyName=MS ANJALI		
					CONSTRUCTION-CA=15000000-Marketval=4832000		
					Amount In		
					Words		
			9,30,000.00		Nine Lakh Thirty Thousand Rupees Only		
Payment Details			STATE BANK OF INDIA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN		Ref. No.		00040572019081924356
Name of Bank			Bank Date		RBI Date		19/08/2019-05:59:58
Name of Branch			Bank-Branch		STATE BANK OF INDIA		Not Verified with RBI
			Scroll No. , Date		232 , 20/08/2019		

Department ID :

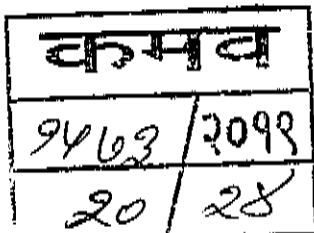
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7767001460

सदर घलन केवल दुर्यम निबंधन कार्यालय नोदणी कसवयाच्या दस्त्यासाठी लागू आहे. नोदणी न कसवयाच्या दस्त्यासाठी सदर घलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-275-1573	0002775256201920	20/08/2019-14:22:31	IGR398	30000.00
2	(IS)-275-1573	0002775256201920	20/08/2019-14:22:31	IGR398	900000.00
Total Defacement Amount					9,30,000.00





PRN	2008201905202	Receipt Date	20/08/2019
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DEFACED
₹ 480
DEFACED

Bank Name	sbiepay	Payment Date	20/08/2019
Bank CIN	10004152019082004423	REF No.	201923256265281
Deface No	2008201905202D	Deface Date	20/08/2019

This is computer generated receipt, hence no signature is required.

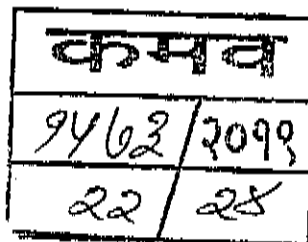
कमल	
१५/०३/२०१९	
२९	२४



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)		20 August 2019, 01:19:12 PM												
Valuation ID : 201908202330		कमव												
मूल्यांकनाचे वर्ष :	2019													
जिल्हा :	नागपूर													
तालुका :	तालुका : कळमेश्वर मीजा - कळमेश्वर 1, धामणी 2, पिपळा 3, (कळमेश्वर नगरपरीषद क्षेत्र)													
उपमूल्य विभाग :	1.1 - नागपूर काटोल राज्य मार्गावरील भूखंड (प्रस्तावित रस्त्यापासून नोंज्याच्या पश्चिम हद्दीपर्यंत)													
क्षेत्राचे नाव :	C class Palika													
निकळकतीचा क्रमांक :	सर्दई नंबर#811													
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सादनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>5070</td> <td>16310</td> <td>17050</td> <td>17800</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>			खुली जमीन	निवासी सादनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	5070	16310	17050	17800	0	चौ.मीटर
खुली जमीन	निवासी सादनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक									
5070	16310	17050	17800	0	चौ.मीटर									
निकळकतीचे क्षेत्र	952.28 चौ. मीटर Layout Plot													
1. 952.28 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %-मूल्य दर =5070/- 952.28 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 952.28*5070 =4828059.6/-														
जमिनीचे एकत्रित अंतिम मूल्य = निकळकतीचे क्षेत्र 1 मूल्य + निकळकतीचे क्षेत्र 2 मूल्य =4828059.6 + 0 = Rs.4828059.6/-														

Home

Print



275/1573

मंगळवार, 20 ऑगस्ट 2019 2:22 म.नं.

दस्त गोपवारा भाग-1

कमव 23 27
दस्त क्रमांक: 1573/2019

दस्त क्रमांक: कमव /1573/2019

बाजार मूल्य: रु. 48,32,000/-

मोबदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,00,000/-

दु. नि. सह. दु. नि. कमव यांचे कार्यालयात

पावती:2440

पावती दिनांक: 20/08/2019

अ. क्र. 1573 वर दि.20-08-2019

सादरकरणाचे नाव: आदित्य इंफ्रास्ट्रक्चर तर्फे अधिकृत भागीदार
राविन सुर्यभान मुन-खरेदीदार . .

रोजी 2:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

दस्त हजर वारणाच्याची सही:

एकुण: 30480.00

Sub-Registrar Kalmeshwar

कळमेश्वर

दस्ताव्या प्रकार: विक्रीपत्र



Sub-Registrar Kalmeshwar

कळमेश्वर

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 20 / 08 / 2019 02 : 21 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 08 / 2019 02 : 22 : 32 PM ची वेळ: (फी)



दस्त गोपवारा भाग-2

कमव 2-8/20
दस्त क्रमांक:1573/2019

20/08/2019 2 22:47 PM

दस्त क्रमांक :कमव/1573/2019

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आदित्य इंफ्रास्ट्रक्चर तर्फे अधिकृत भागीदार सचिन सुर्यभान मुन-खरेदीदार . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 402 स्वप्नील तारांगिणी जे-12 लक्ष्मी नगर डब्लू एच सी रोड नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ABCFA2997B	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:मेसर्स अंजली कंस्ट्रक्शन तर्फे अधिकृत भागीदार कृष्णा बुलाजी थोराटे-विक्रेता . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्रेन्ड्स कॉलनी नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AACFA1606L	लिहून देणार वय :-68 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 08 / 2019 02 : 23 : 42 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

दुय्यम नियंक्षक श्रेणी -9
कळमेश्वर

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत आनंदराव धरपाल . वय:44 पत्ता:वार्ड नं.1 सावता मंदीर जवळ कळमेश्वर पिन कोड:441501		
2	नाव:रोही रामकुमार कथल . वय:32 पत्ता:दुर्गा चौक त्रिजणा नगर सिवनी म.प्र. पिन कोड:480661		

शिक्का क्र.4 ची वेळ:20 / 08 / 2019 02 : 24 : 30 PM

शिक्का क्र.5 ची वेळ:20 / 08 / 2019 02 : 24 : 30 PM

दुय्यम नियंक्षक श्रेणी -9, कळमेश्वर

कळमेश्वर

EPayment Details

प्रमाणित करण्यात येते की, सदरहू
दस्तात एकुण पाने 2...8... आहेतपडिले नंतरचे पुस्तकाचे
9463 नंदरी नोंदलादुय्यम नियंक्षक श्रेणी -1
कळमेश्वर

sr.	EPayment Number
1	MH005325732201920E
2	2008201905202

Defacement
0002775256201920
2008201905202D

दिनांक 20 माहे 2019

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2. Get print immediately after registration.

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