270/2431
Thursday,March 27 ,2025
5:18 PM

पावती

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

पावती क्रं.: 3133 दिनांक: 27/03/2025

गावाचे नाव: बोरी
दस्तऐवजाचा अनुक्रमांक: नगन7-2431-2025
दस्तऐवजाचा प्रकार : **बिक्री करारनामा**
सादर करणाऱ्याचे नाव: **संदीप सुरेश जोशी**

नोंदणी फी	रु. 16500.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 17100.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची [illegible]
5:36 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-२
नागपूर क्रं.७

बाजार मुल्य: रु.1367535 /-
मोबदला रु.1650000/-
भरलेले मुद्रांक शुल्क : रु. 99000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325274201470 दिनांक: 27/03/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.16500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018745071202425E दिनांक: 27/03/2025
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH018745071202425E	BARCODE	Date 26/03/2025-20:34:14	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AIAPJ3455E
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	SANDEEP S JOSHI
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	FLAT NO 203
Account Head Details	Amount In Rs.	Road/Street	MOUZA BORI
0030046401 Stamp Duty	99000.00	Area/Locality	NAGPUR
0030063301 Registration Fee	16500.00	Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=SHRI SWAMI SAMARTH DEVELOPERS~
Total	1,15,500.00	Amount In Words	One Lakh Fifteen Thousand Five Hundred Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292025032705041	187100620
Cheque/DD No.		Bank Date	RBI Date	26/03/2025-20:34:14	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
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. : 0000000000
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नागपूर-७
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९/८०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR NO 7

Print Date 26-03-2025 08:36:54

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0325274201470	**Payment Date :**	27/03/2025

Received from **Sandeep Joshi**, Mobile number **7020983265**, an amount of Rs.**600/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **JDR Nagpur City** of the District **Nagpur**.

Payment Details

Bank Name :	SBIN	**Receipt Date :**	27/03/2025
Bank CIN :	10029762025032701319	**REF No. :**	7814880018739

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

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2839/2024
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR NO.7

Stamp Rs. 99,000/-
Registration Fee Rs. 16,500/-

SUB-REGISTRAR OFFICE, NAGPUR

AGREEMENT OF SALE

VALUED AT Rs. 16,50,000/-
(Rupees Sixteen Lakh Fifty Thousand Only)

MARKET VALUE Rs.10,14,000/-

Item No.27.1, Rate Rs. 25, 540/- Per Sq. Mtr. Mouza- Butibori,

THIS AGREEMENT OF SALE is made at Nagpur on this 27th day of March, 2025, BETWEEN:

SHRI SWAMI SAMARTH DEVELOPERS a registered Partnership Firm acting through its Partners : **1) SHRI GAJENDRA S/O DILIP CHACHARKAR** , Aged 55 about years, Occupation- Business, **R/o** 127, Mahalgi Nagar Nagpur- 440034, **2) SHRI RAVI S/O LAXMANRAO PARDHE**, Aged about 60 years, Occupation- Business, **R/o** 47, Chikhali layout, New Subhedar, Nagpur-440024, hereinafter called and referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendors, as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **FIRST PART. (Pan No. :- ABTFS7221F). AND**

1] MR. SANDEEP S/O SURESH JOSHI, Aged about: 50 Years, Occupation- Service , **Aadhar No.** 4663 0288 9458 , **PAN No.** AIAPJ3455E, Mob. 7721933500 **2] SAU. RASIKA W/O SANDIP JOSHI** Aged about: 32 Years, Occupation- Household, **Aadhar No.** 7912 7151 7320, **PAN No.** CGAPJ5816P, Mob. Both R/o Jail Quarter No. 8 Chandrapur, Tah & Dist Chandrapur - 442402, hereinafter called & referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchasers as well as their heirs, legal

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representatives, successors, executors, administrators and assigns etc.) of the **SECOND PART AND**

WHEREAS the Vendors are the absolute owner of ALL THAT piece and parcel of land bearing **Plot No. 02,** Out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt.- Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori, and more particularly described in the Schedule hereunder written; **AND**

WHEREAS, the Vendors have purchased the said property from Sau Mrudula Manohar Lokhande, R/o Jalvihar-B, Near Hingna T-point, Nagpur, Tah. & Dist. Nagpur-440016 by virtue of registered sale deed dated 05/04/2016, duly registered in the office of Sub Registrar Nagpur-10 vide document no. 1482/2016 **AND**

WHEREAS, the Vendors have mutated their names in Nagar Parishad Butibori & all other relevant government and Semi-Government records and the property is lying under their physical possession from the date of execution and registration of Sale Deed; **AND**

WHEREAS, the Vendors have become the absolute owners of the said property and the title of the vendors to the said property is clear and marketable. Therefore, they have right to deal in respect of the property at any way whatsoever they like; **AND**

WHEREAS, the Vendors hereinabove named have decided to develop the said Plot into Residential estate by constructing a multistoried building thereon consisting of various self contained separate Apartments therein; **AND**

WHEREAS, the Vendors accordingly prepared a plan of the multistoried building to be known & styled as **"MAULI APARTMENT"** constructed on the said Plot No.02 and which is approved and duly sanctioned by the Municipal Council, Butibori as per building UDCRP bye-laws & M.R.T.P. Act 1966 as per Building Permit vide letter No. 3390/2021 dated 15/09/2021 the project is

registered with the Maharashtra Real Estate Regulatory Authority as per registration no P50500025822 dated 18/07/2020; **AND**

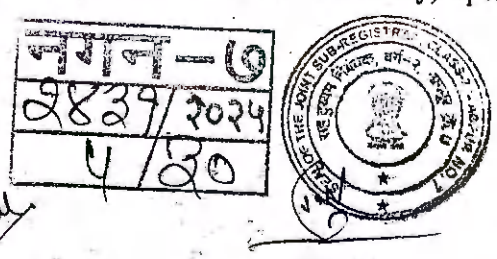
WHEREAS, the property has been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering "Deed of Declaration" under section 2 of the Form "A" of the said Act and the same is registered in the office of the Sub-Register, Nagpur- 7 at Sr. No. 1135/2022, dated: 16/02/2022 **AND**

WHEREAS, the purchasers hereinabove named has seen & approved the plan of the building and also the specifications according to which the construction is made.

AND WHEREAS the Purchasers have finally chosen to own & possess and **APARTMENT No. - 203 on the 2nd Floor** of the said building known as **"MAULI APARTMENT"** agreeing interalia to contribute, provide and pay the entire cost of construction thereof.

AND WHEREAS the Purchaser being desirous of owning an **2nd floor** Apartment for their residential use in the said Multistoried Building with heritable and transferable rights therein has approached the Vendor & expressed their desire and willingness to purchase the Undivided 4.3616% share and interest in the said Plot together with the entire R.C.C. superstructure comprising **Apartment` No. 203** covering built up area 39.676 Sq. Mtr. (including balcony area) on the **2nd Floor** of a building known and styled as **"MAULI APARTMENT"** proposed to be constructed thereon and after detailed negotiations the Vendor has agreed to sale the same to the Purchasers and the Purchasers have specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of APARTMENT to the Vendor.

AND WHEREAS the Vendors have agreed to sell to the Purchaser the Undivided 4.3616% share and interest in the said plot for a total consideration of **Rs.16,50,000/- (Rs. Sixteen Lakh Fifty Thousand Only)** upon the following terms and conditions.



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

1. That the Vendors will sale and the Purchasers will buy the Undivided 4.3616% share and interest in piece and parcel of land bearing **Plot No.02**, out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt. - Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori, together with the entire R.C.C. Superstructure comprising **Apartment No. 203 on the 2nd Floor** covering built up area 39.676 Sq. Mtrs. more particularly described in the Schedule "A" & "B" hereunder written.

2. **THAT** the total price agreed is **Rs.16,50,000/- (Rs. Sixteen Lakh Fifty Thousand Only)** which the purchasers have specifically agreed to pay the Vendors in the following manner. The cost so agreed is fixed and not subject to any increases in spite of rise in prices of various building material.

MANNER OF PAYMENT

Rs. 21,000/- **(Rs. Twenty One Thousand only)** paid by the Purchasers to the Vendors by Phone Pay on 17/11/2024 at the time of booking.

Rs. 29,000/- **(Rs. Twenty Nine Thousand only)** paid by the Purchasers to the Vendors by Cheque No. 054953 Drawn on State Bank of India Dated 11/12/2024.

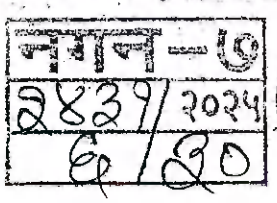
Rs. 1,00,000/- **(Rs. One Lakh only)** paid by the Purchasers to the Vendors by by Cheque No. 054955 Drawn on State Bank of India Dated 12/12/2024.

Rs. 14,50,000/- **(Rs. Fourteen Lac Fifty Thousand only)** to be paid by the Purchasers to the Vendors by availing bank finance from State Bank of India, RACPC 2 Kingsway branch Nagpur through RTGS at the time of execution of this agreement

Rs. 50,000/- **(Rs. Fifty Thousand Only)** to be paid by the Purchasers to the Vendors by availing bank finance from State Bank of India, RACPC 2 Kingsway branch Nagpur through RTGS at the time of execution of Sale deed

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Rs. Rs.16,50,000/- (Rs. Sixteen Lakh Fifty Thousand Only)



THAT the Purchaser shall pay the respective installments as stipulated hereinabove strictly on the stages mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for payment of each installments is the ESSENCE OF CONTRACT and consequentially therefore this Agreement shall automatically stand terminated and cancelled immediately on the purchaser's failure to pay the above installments on due stages. It is specifically understood by the Purchaser that no extension of time for payment of any of the installment shall granted to him/her by the Confirming Party shall be at full liberty to resell the said Apartment together with the Undivided proportionate share and interest in the said plot of land to any other intending buyer without any further intimation or reference/notice to the Purchaser and in such event the Vendors shall within 3 (THREE) Months from the date of such cancellation return back the amounts till then received by it to the Purchaser free of any interest thereon and also after deducting there from a Rs. 50,000/- on deposit amount only by way of liquidated damages. It is also specifically understood by the Purchasers that delay in securing sanction to the Housing Loan, if any applied by them, shall not be a ground for non payment of the installments on due stages.

3. **THAT** the **Undivided 4.3616% share** and interest in the said plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

4. **THAT** the Purchasers have satisfied themselves with respect to the Vendors title to the said property as good, valid and marketable and they accepted the same without any further investigation. They have satisfied themselves about the Vendors right to enter into this Agreement with the Purchasers.

5. **THAT** the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to be the outgoing agreements, restrictions and rights of the Vendors and the other co-owners of the remaining undivided share in the said plot of land and the Owners of other built-up spaces in the proposed building affecting the same and if any miss-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect

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thereof to the Purchaser, but all the same such miss-statement, error or omission will always be subject to correction by the parties hereto.

6. **THAT** the Vendors shall erect & build the proposed Multistoried building consisting of various self contained separate Shop/Apartments therein in accordance with the plan sanctioned by the Municipal Council, Butibori and the specifications mentioned in ANNEXURE-A appended hereto. No deviations shall be made in the sanctioned plan. Extra/Additional facilities shall however be provided by the Vendors at the request of the Purchasers subject to extra payment thereof to be made by them in advance.

7. **THAT** the Vendors have reserved their right to revise the Sanction Plan subject to approval of the Municipal Council, Butibori.

8. **THAT** the Vendors shall complete the said building and make the Apartment chosen by the Purchasers available for their occupation upto 31/7/2025 from the date of this Agreement and period can be extended for any teqnicale problem if arises

9. **THAT** the Vendors shall not deliver the actual possession of the said apartment to the Purchasers until the entire cost of construction including also the charges for installment of electric and water meters, legal expenses including stamp duty and registration fees and Sales Tax, Turn Over Tax, service tax, local body tax, Vat, etc. are paid by them in full to the Vendors.

10. **THAT** the Vendors Shall be exclusive in charge of the construction without any let or hindrance or interference by the Purchasers or any other contractor and under no circumstances the Purchasers shall enter into any building contractor in respect of their Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and sueh contract, if made by them shall be void and not at all binding upon the vendors.

11. **THAT** during the period of building Construction the Purchasers with two day's advance intimation to the Vendors may enter upon the said Plot of land to inspect the plans, specifications and the Building materials, if available at site.

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12. **THAT** the Purchasers agrees to incorporate such terms, conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein but which may be deemed necessary.

13. **THAT** the open space available in the said plot of land and the common areas and facilities as may be provided in the said Building shall be of common use of all the Apartment Owners in the said building and shall always remain Undivided and no partition or division of any part thereof will be effected or carried out the Purchasers severally or jointly with any other Apartment Owners or Owners and all common amenity charges shall have to be borne by respective apartment owners.

14. **THAT** in the event of the Purchasers committing breaeh of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the Purchasers towards the cost of construction of the Apartment chosen by them shall be refunded to them free of any interest thereon and also after deducting there from a fixed sum of Rs.50,000/- by way of liquidated damages within 3 (Three) months from the date of this Agreement stands terminated/cancelled and in such event their right to Purchasers the Undivided share and interest in the said Plot of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Vendors shall be at full liberty to sale the said Undivided Share and interest in the said Plot of land and also the said Building to any prospective/intending buyer as may have approved by the Vendors without any further notice or reference to the Purchasers.

15. **THAT** the Purchasers hereby specifically agrees with the Vendors that even after their taking over possession of the Apartment chosen by them (on receipt of possession letter from Vendors) they will not object or prevent or obstruct the Vendors Party in way in carrying on and completing the work of the other Apartments in the said building and keeping building material on the available open land.

16. **THAT** the Vendors reserves it's right to erect any additional construction on the available open space or on the top or terrace of the building if the F.S.I. in relation to the said plot of land is increased at any future date and in such event

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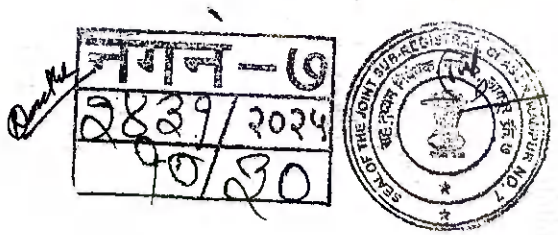
the Purchasers shall not prevent or obstruct the Vendors in so utilizing and dealing with such additional F.S.I. and in the event the prospective buyer of such additional Apartment shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc. as may be provided to the said building. It is specifically agreed by the Purchasers that the percentage and proportion of undivided share in the said plot of land shall always be subject to proportionate reduction if some additional Apartments are constructed thereon by the Vendors and in such case the Purchasers shall not any claim any proportionate refund of the cost price of land. The Purchasers also further agreed that they will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building.

17. **THAT** the Purchasers further agreed to pay the Vendors the GST or Turn over Tax, if any levied by Government of Maharashtra or Union of India on the cost of construction of the said Tenement or on the cost of building materials used including the wages paid therefore or the cost of land as the case may be and shall always keep the Vendors indemnified against the same.

18. **THAT** the Purchasers understands that the agreed cost of construction does not include any liability arising out of levy of provident fund for casual construction workers. Hence, if any scheme of provident fund is made applicable to casual construction workers the liability arising out of it shall be borne and paid by the Vendors. For this purpose, labor records available with the Vendors or the estimation by the Architect of the Vendors shall be binding upon the purchasers.

19. **THAT** the purchasers shall individually pay all corporation taxes etc. as may be levied on the Apartment chosen by them with effect form the date of Registration of the Sale Deed or from the date of their taking over possession thereof whichever may be earlier.

20. **THAT** the Vendors shall deliver the actual possession of the said Undivided Share and interest in the said plot of land and Apartment hereby agreed to be sold to the Purchasers or his/her nominees at the time of Registration of the Sale Deed which will be done after the entire building



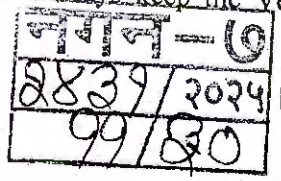
proposed to be constructed thereon is completed in all respects and made available for occupation. On registration of the Sale Deed pursuant hereto the Purchasers shall hold the said plot of land jointly with the other Co-owners thereof including the Vendors and the Apartment chosen by them absolutely with heritable and transferable rights therein.

21. **THAT** the Purchasers hereby agreed not to occupy the said Apartment without prior written permission of the Vendors else they shall be treated as a trespasser.

22. **THAT** the Vendors do hereby agreed with the Purchasers that on receipt of the balance sale price and also upon the payment of electricity and water deposits, payment of legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other taxes and cases etc. that may be levied and payable at the time of Registration from him/her; she/it will execute a proper Sale Deed relating to the Undivided Share and interest in the said plot of land and also the entire R.C.C. Superstructure comprising Apartment in favor of the Purchasers or their nominee(s) and get the same duly registered at their costs in accordance with the law in force provided the Purchasers shall have also paid the entire agreed cost of construction of the Apartment chosen by him/her to the Vendors.

23. **THAT** on obtaining a proper Sale Deed relating to the Undivided Share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchasers jointly with the other co-owners thereof including the Vendors. However, the Apartment chosen by them in the proposed building shall owned and possessed by them exclusively with heritable and transferable rights therein.

24. **THAT** the Purchasers shall pay proportionate share of all taxes and all other dues whatsoever accruing payable in respect of their Undivided Share in the said land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of Possession of whichever is earlier onwards and shall always keep the Vendors indemnified against such payment.





25. **THAT** it is understood by the Purchasers that the Vendors shall display any time of board, signs, banners etc. on any exterior part of building and the Purehaser will neither object/disturb it, nor obstruct it's visibility in way. The Vendors shall not pay nor shall the Purchasers demand any rent etc. for any signs displayed by it.

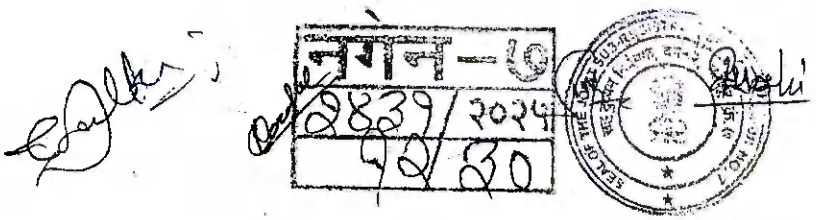
26. **THAT** the Purchasers understands that the proposed construction is heterogeneous in nature comprising R.C.C. & Brickwork and particularly described in specification appended hereto an ANNEXURE-A it is understood by the Purchasers that short comings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion or unequal settlement of footings are likely to occur and will not be treated as defects. Further it is agreed by the Purchasers that on account of practical constraints there will be an allowance of plus or minus two separate variations in dimension shown in the sanctioned plan or mentioned in this Agreement and no compensation shall be given to the Purchasers for such variations.

27. **THAT** the Vendors shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the Apartment and proper claim regarding this shall directly be made by the Purchasers to the manufacturer or such items keeping the Vendors shall install standard proprietary item and shall also see that are properly working at the time of installation.

28. **THAT** all notices to be reserved on the Purchasers as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the Purchasers by registered post at their address as described above.

29. **THAT** the Purchasers undertakes to notify in writing any change in their address to the Vendors.

30. **THAT** it is agreed by and between the parties hereto that any dispute arising between the parties hereto shall be referred to the panel of Arbitrators one to be appointed by each of the parties hereto. The Arbitrators will have the authority and to (A) interpret the term of this Agreement. (B) to settle the dispute in respect of any aspect regarding the construction & sale of the Apartment. (C)



To settle the complaints regarding construction ete. The parties hereto are also at liberty to refer any other matter between them to the panel of Arbitrators and the panel of the Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding of the parties hereto. The parties specifically agree not to approach any court of law or Consumer Dispute Redressal Commission etc. without first availing the Arbitration proceedings.

31. **THAT** this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

32. **THAT** all expenses on account of preparation of all kinds of documents including the cost of stamp duty, registration fees and other miscellaneous expenses payable thereon have been agreed to be borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

SCHEDULE "A"

THE UNDIVIDED **4.3616%** share of Land and interest in **ALL THAT** piece and parcel of **Plot No.02,** out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt.- Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori and bounded as under :-

Towards East	:	Plot No.1
Towards West	:	Plot No. 3
Towards North	:	Plot No. 13
Towards South	:	9 Mtr. wide Road

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SCHEDULE "B"

PROPERTY HEREBY AGREED TO BE SOLD

ALL THAT R.C.C. Superstructure comprising **Apartment No. 203 on the 2rd Floor** covering built up area **39.676** Sq. Mtrs and having undivided share **4.3616%** , in the building more popularly known & styled as "**MAULI APARTMENT** " constructed on **Plot No. 2** of **Mouza- Bori,** within the limits of Nagar Parishad, Butibori Tah. Nagpur (Rural) & Distt. Nagpur.

IN WITNESESS WHEREOF the **VENDORS** and **PURCHASERS** here in above named have set their respective hands and signed this **AGREEMENT OF SALE** at Nagpur in the presence of the attesting witnesses signing as such on the day, month and year first hereinabove written.

Drafted By:- R. B. Bomewar Adv.



Gajendra Dilip Chacharkar,



WITNESSES: -

1.



Ravi Laxmanrao Pardhe
VENDORS
(WAMI SAMARTH DEVELOPERS)
Through its Partners



2.



1] MR. SANDEEP S/O SURESH JOSHI



2] SAU. RASIKA W/O SANDIP JOSHI
PURCHASERS

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2829/2019
98/20

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बोरी (५३५९६९) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

PU-ID : 21465225106 भूमापन क्रमांक व उपविभाग ९१/२ 21465225106

नुधारणा मद्दती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	९०९७३	श्री स्वामी समर्थ उद्योगपर्स तर्फे भागिदार गजेंद्र दिलीप साधारकर रवि लहानण पारधे				(३३४९) (३३४९)	कुळाचे नाव व खंड
अकृषिक क्षेत्र दिन शेती ४.६०.००		——सामाईक क्षेत्र——	४.६०.००	२४.००			इतर अधिकार इतर दिनांक २२/०८/२००८ खरेदी (१७२४) इतर (३३४९) इतर दि ७/०४/२०१६ अन्वये खरेदीदार काने (५५६६) बोजा प्रमाणे रवि लहानण पारधे ,श्री स्वामी समर्थ उद्योगपर्स तर्फे भागिदार गजेंद्र दिलीप साधारकर यानी दि चिटणविसपुरा सहकारी बँक लिमी., नागपूर तर्फे शाखा व्यवस्थापक पद्माकर रामभाऊ पार्धगे यांच्या कडुन रुक्कम रुपये १५०००००००.०० कर्ज घेवून गहाणखत करुन दिले. (५९५२) [बोजा] (६९१८) [दि चिटणविसपुरा सहकारी बँक लि. नागपूर याचा बुडीबोरी कडुन ६०००००००/- अक्षरी पाचशे साठ लाख रुपये कर्ज घेवून बोजा बॉंड] (६९१८) [बोजा - सहकारी बोजाबारी प्रकरण] (६९१८) [दि चिटणविसपुरा सहकारी बँक लि. नागपूर कडुन दि १/४/२०१७ रु.क्र २५,००,०००/- अक्षरिय लाख रु.) कर्ज घेवून बोजा बॉंड] (६९१८) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ६९१८ व दिनांक : २५/०२/२०२३

जुने फेरफार क्र : (१७२४) (३३४९) (३३६९) (३३६५) (३५६६) (३८९२) (४११२) (५१२०) (५६१७)

सीमा आणि भूमापन चिन्हे :

हा गाव नमुना क्रमांक ७ दिनांक २५/०२/२०२३:०५:५५:५१ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रशासित अल्गोरिथमुळे ७/१२ अभिलेखावर वर खोणत्याही सही शिक्क्याची आवश्यकता नाही. पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : ०४-१२-२०२४ : १३:५५:५७ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsr/ या संकेत स्थळावर जाऊन 8969100801279512 हा क्रमांक वापरावा.

नगर-७
२४३१/२०२५
१५/१२/२०

SEAL OF THE JOINT SUB-REGISTRA... सह दुय्यम निबंधक, वर्ग-२, नागपूर क्र. ७

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- चौरी (५३५९६९) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग ९९/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	
२०१६-१७	खरीप							अकृषीक प्लॉट	०.०९४३	
२०१७-१८	खरीप							अकृषीक प्लॉट	०.०९४३	
२०१८-१९	खरीप							अकृषीक प्लॉट	०.०९४३	

टीप :** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

नगन - 10
2839/2025
९९/20

SEAL OF THE JOINT SUB-REGISTRAR CLASS

कार्यालय नगर परिषद, बुटीबोरी ता.व जिल्हा नागपूर

जा.क्र./न.प.वा./बां.वि./३३९०/२०२१
कार्यालय नगर परिषद बुटीबोरी, जिल्हा नागपूर.
दिनांक :–१५/०९/२०२१

महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम ४५ व महाराष्ट्र नगरपालिका नगर पंचायती व औद्यागीक वसाहती अधिनियम १९६५ चे कलम १८९ अन्वये सुधारित निवासी बहुमजली ईमारत बांधकाम मंजुरी आदेश

नगन–७
४४३१/२०२५
९६/३०

प्रती,
श्री. स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार
१) श्री. गजेन्द्र दिलीप चाचरकर
२) श्री. रवी लक्ष्मणराव पारधे
रा. नागपूर.

विषय :– सुधारित निवासी बहुमजली ईमारत बांधकाम परवानगी बाबत.
संदर्भ :– १) आपला अर्ज क्र. ६१ दि. १३/०१/२०२०
२) या कार्यालयाचे बांधकाम प्रारंभ आदेश जा.क्र./न.प.बु./बां.वि./४८७/२०२० दि. ११/०३/२०२०
३) आपला सुधारित बांधकाम मंजुरी बाबचा अर्ज क्रं. ४६० दि. २१/०५/२०२१

वरील विषयाचे अनुषंगाने आपल्या अर्जानुसार वार्ड क्र.–०३,मधील मालमत्ता क्रं.–२ मौजा बुटीबोरी सर्व्हे क्रं./खसरा क्र.– ९९/२ मधील प्लॉट क्र. २ चे जागेवर **प्लॉटचे एकुण क्षेत्रफळ ४६०.०० चौ. मिटर** जागेवर सुधारी निवासी, बहुमजली ईमारत बांधकाम तळमजला १२.६३४ चौ.मि. चे वर पहिला मजला १७७.४०६ चौ. मी., दुसरा मजला १७७.४०६, तिसरा मजला १७७.४०६, चौथा मजला १७७.४०६, पाचवा मजला ११९.६०७, सहावा मजला ११९.६०७, सातवा मजला ६८.५५३, चे बांधकाम असे एकुण १०३०.०० चौ.मि.बांधकामास सोबतचे मंजुर नकाशाप्रमाणे बांधकाम करण्यास खालील अटी व शर्तीला अधिन राहुन परवानगी देण्यात येत आहे. उक्त बांधकामा बाबत बांधकाम परवानगी शुल्क रूपये १३,२२,६२४/–(अक्षरी रूपये. तेरा लक्ष बावीस हजार सहाशे चोविस रूपये फक्त) पावती क्र. २४२ दि. ०७/०२/२०२०, पावती क्र. ९१७ दि. २०/०८/२०२१ व पावती क्र. ५२१ दि. २०/०८/२०२१ नुसार न.प.फंडात जमाकरण्यात आलेले आहे.

अटी व शर्ती

१) संदर्भ क्र. २ नुसार नगर परिषद बुटीबोरी कार्यालयाचे बांधकाम प्रारंभ आदेश जा.क्र./न.प.बु./बां.वि. /४८७/२०२० दि. ११/०३/२०२० रोजी देण्यात आलेले बांधकाम आदेश पत्र रद्द करण्यात येत आहे याची नोंद घ्यावी.

२) बांधकामास प्रारंभ परवाना आदेश प्राप्त झाल्याचे तारखेपासुन एक वर्ष पर्यंत वैध राहील.त्यानंतर आपणास अर्ज करून नुतनीकरण करून घ्यावे लागेल.

३) नकाशा मंजुर झाल्यानुसार फक्त जोता लेव्हलपर्यंतच बांधकामास परवानगी याद्वारे देण्यांत येत आहे. इमारतीचे जोता बांधकाम नकाशाप्रमाणे पूर्ण झाल्यानंतर सदर बांधकामावर देखरेख करणाऱ्या वास्तुतज्ञ/अभियंताकडून परिशिष्ट 'एफ' मध्ये या कार्यालयास कळवावे, त्यानंतर प्रत्यक्ष मौका पाहणी

करून मंजुर नकाशा नुसारच जोत्याचे बांधकाम झाले असल्यास उर्वरीत बांधकामास परवानगी देण्यात येईल. मंजुर नकाशाप्रमाणे जोता बांधकाम झाले नसल्यास पुढील बांधकामास परवानगी देण्यात येणार नाही. व केलेले बांधकाम अनधिकृत समजण्यात येवुन कायदेशीर फौजदारी कार्यवाही करण्यात येईल.

४) जोत्याचे बांधकाम सोबतचे मंजुर नकाशाप्रमाणे ४६०.०० चौ.मी. क्षेत्रातच असावे मंजुरी व्यतिरिक्त जादा बांधकाम करू नये, जादाचे बांधकाम करावयाचे झाल्यास मंजुरी घेवुनच करावे. अन्यथा परवानगी शिवाय अथवा परवानगी दिलेल्या पेक्षा जादा जागेत बांधकाम केल्यास महा. प्रादेशिक व नगर रचना अधि. १९६६ चे कलम ५२ व ५३ नुसार नगर परिषद मार्फत कायंवाही केले जाईल.

५) शेजाऱ्याचे जागेवर/रस्त्यावर/बोर/गटार यावर अतिक्रमण होणार नाही. त्याची दक्षता घ्यावी, तसे केल्यास केलेले बांधकाम पाडुन घ्यावे लागेल.

६) नकाशात दर्शविल्या प्रमाणे प्लॉटचे सभोवताल योग्य समास सोडुनच बांधकाम करावे. न.प.गल्ली/रस्त्याच्या दिशेने योग्य अंतर सोडुनच बांधकाम करावे.

७) आवर भिंत बांधकामास शेजाऱ्याचे/शासकीय जागेवर दारे, खिडक्या, गटार वा इतर ओपनिंग ठेवु नये. आवर भिंतीची उंची दिड मिटर पेक्षा वाढवु नये.

८) आपल्या इमारतीचे सांडपाण्याचे रितसर व्यवस्था आपण करावी व त्यापासुन कुणास त्रास होणार नाही याची दक्षता घ्यावी.

९) बांधकाम मटेरीयलपासुन शेजारी किंवा रहदारीस त्रास होणार नाही याची काळजी घ्यावी रस्त्यावर मटेरीयल राहील्यास न.प.मार्फत कधीही मटेरीयल जप्त करण्यात येईल.

१०) आपणांकडुन प्राप्त दस्ताऐवजावर परवानगी देण्यात आलेली आहे. दिलेल्या परवानगीबाबत कोणत्याही प्रकारचे आक्षेप आल्यास व वाद निर्माण झाल्यास आपले सुरू असलेले काम बंद करावे लागेल आणि होणाऱ्या न्यायालयीन प्रकरणी व इतर बाबीस न.प. जबाबदार राहणार नाही. याची वयक्तिक जबाबदारी आपली राहील.

११) आपले इमारतीचे जोत्याचे बांधकाम (बेसमेट) जमीनीपासुन कमीत कमी मंजुर नकाशाप्रमाणे ०.४५ मि. वर असलेच पाहीजे.

१२) नियमीत बांधकाम भुकंपरोधक करण्याचे दृष्टीने आपणांस बांधकाम चालु करण्यापुर्वी सक्षम स्थापत्य अभियंताकडुन भारतीय मानक संस्थेने प्रमाणीत केल्याप्रमाणे नकाशे व आराखडे सादर करणे बंधनकारक राहील, आणि तसेच आर. सी. सी. डीझायनर कडुन कॉलम, बीम व स्लॅपचे डीझाईन (भुकंप रोधक) करूनच सक्षम स्थापत्य अभियंताच्या देखरेखी खालील स्लॅब व इतर बांधकाम पुर्ण करावे लागेल.

१३) सदहु बांधकाम चालु असतांना आपण ०२,०५,१०,११ नुसार कारवाई केल्याचे कळविल्यानंतर नगरपालिकेने नगर अभियंता हे जेव्हा जेव्हा कामास भेट देतील तेव्हा तेव्हा वरीलप्रमाणे होत असलेल्या कामाची नोंद वही ठेवुन तशी नोंद घ्यावी. आणि त्यांनी दिलेल्या सुचनेनुसार पुढील बांधकाम करणे बंधनकारक राहील.

१४) वरील प्रमाणे अटी व शर्तीची पुर्तता न केल्यास भुकंपाचे वेळी व कच्चे बांधकाम केल्यामुळे किंवा नैसर्गिक आपत्तीमुळे व सदरील बांधकामामुळे दुर्घटना होवुन कोणतीही जिवीत किंवा वित्त हानी झाल्यास त्याची सर्वस्वी जबाबदारी आपल्या वर राहील.

१५) वरील अटीचे उल्लंघन झाल्यास केलेले बांधकाम अवैध समजण्यात येईल, आणि आपणांस दिलेली बांधकाम परवानगी रदद करण्यात येईल. या करीता सर्व अटीचे पालन करण्याचा शर्तीवरच आपणास बांधकाम परवानगी देण्यात येत आहे.

१६) शासनाचे आदेशानुसार बांधकाम करतांना फ्लाय ॲश विटांचा वापर करावा.

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१७) छतावरील पावसाचे पाणी (Rain Water Harvesting) साठवणुकीची स्वतंत्र व्यवस्था करावी.

१८) महाराष्ट्र शासन, उद्योग, उर्जा व कामगार विभाग शासन निर्णय क्रं. अपाऊ २००७/प्र.क्रं.५९०/उर्जा ७ दि.११/९/२००७ व नगरपरिषद साधारण सभा राव क्रं. दि.५/८/२००८ अ नुसार शासनाने सौर उर्जेवरील गरम पाण्याचे स्वतंत्र संच स्वखर्चाने न.प.क्षेत्रातील नागरीकांना बंधनकारक केले आहे.तरी त्याप्रमाणे आपण कार्यवाही करावी.

वरील अटीचे पालन न केल्याचे दिसुन आल्यास दिलेली बांधकाम परवानगी ही रद्द करण्यात येईल.

सहपत्र:— बांधकाम मंजुरी नकाशाची एक प्रत.

मुख्याधिकारी
नगर परिषद बुटीबोरी

प्रतिलिपी :— १) श्री. अनुराग विजय सिंह रा. नागपूर.

उपरोक्त दिलेली परवानगी श्री. स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार १) श्री. गजेन्द्र दिलीप चाचकर व २) श्री. रवी लक्ष्मणराव पारधे यांनी सादर केलेल्या नकाशा व आराखडयानुसार सक्षम अभियंताच्या देखरेखीखाली भारतीय मानक संस्थेने विहित केलेल्या तरतुदीनुसार चांगल्याप्रतीचे साहित्य वापरून बांधकाम करीत असल्याबाबत दर पंधरा दिवसाला भेट देवुन खात्री करून घ्यावी. भारतीय मानक संस्थेने विहित केलेल्या तरतुदीनुसार बांधकाम होत नसल्यास संबंधिताचे बांधकाम बंद करून पुन्हा मानक संस्थेने दिलेल्या तरतुदीनुसार जबाबदारीने दुरूस्ती करून घ्यावी.

२) मुख्य कर संग्रहक नगर परिषद बुटीबोरी.

नविन बांधकामची प्रत्यक्ष तपासणी करून नियमानुसार नोंद घेवून कर आकारणीची कार्यवाही करावी.

नगर परिषद बुटीबोरी

मुख्याधिकारी
नगर परिषद बुटीबोरी

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५९/२०

SEAL OF THE JOINT SUB-REGISTRAR

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project:* ***MAULI APARTMENT*** *Plot Bearing / CTS / Survey / Final Plot No.:****99*** *at* ***Butibori, Nagpur (Rural), Nagpur, 441122,*** registered with the regulatory authority vide project registration certificate bearing No P50500025622 of

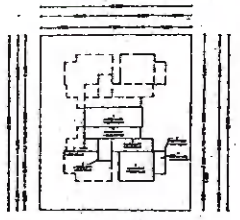
1. **Shri Swami Samarth Developers** having its registered office / principal place of business at *Tehsil:* ***Nagpur (Urban),*** *District:* ***Nagpur,*** *Pin:* ***440034.***
2. This renewal of registration is granted subject to the following conditions, namely:-
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The registration shall be valid up to **31/07/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
   - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Prakash Kaluram Sabale
(Secretary, MahaRERA)
Date:11/13/2024 11:44:35 AM

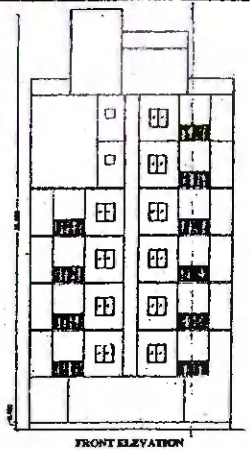
Dated: 13/11/2024
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

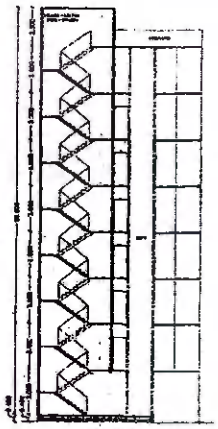
STAMP OF APPROVAL



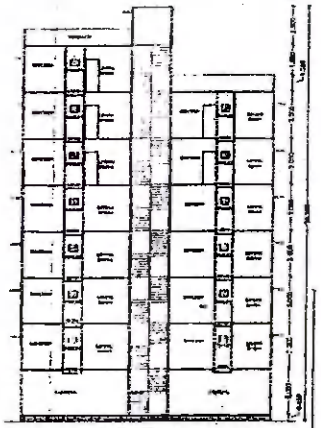
SEVENTH FLOOR KEY PLAN
SCALE (1:500)



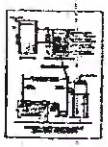
FRONT ELEVATION

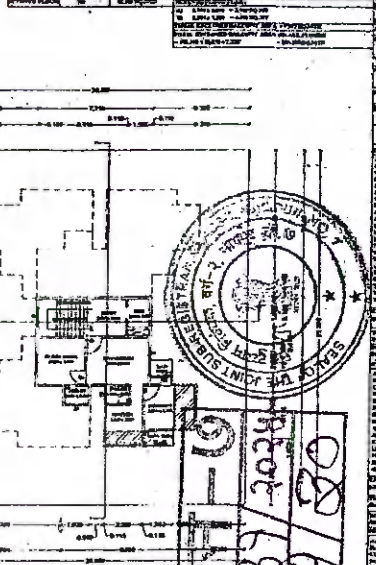


SECTION A-A'

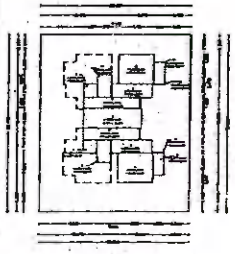


SECTION B-B'

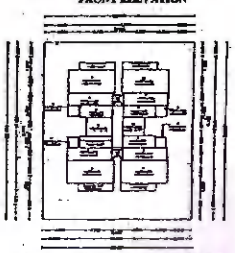




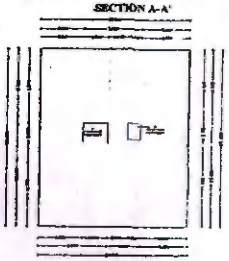
SEVENTH FLOOR PLAN
SCALE (1:100)



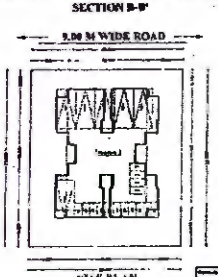
TYPICAL KEY PLAN FIFTH FLOOR
TO SIXTH FLOOR
SCALE (1:200)



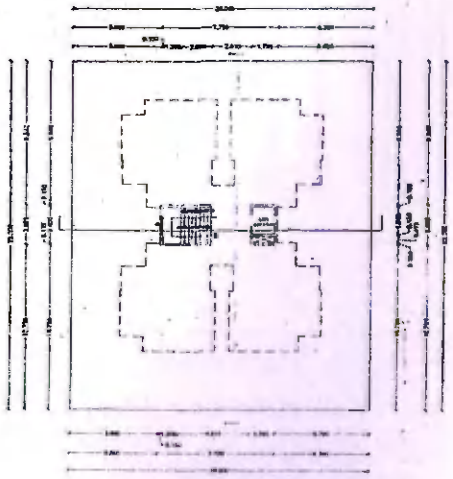
TYPICAL FLOOR PLAN FIRST FLOOR
TO FOURTH FLOOR
SCALE (1:200)



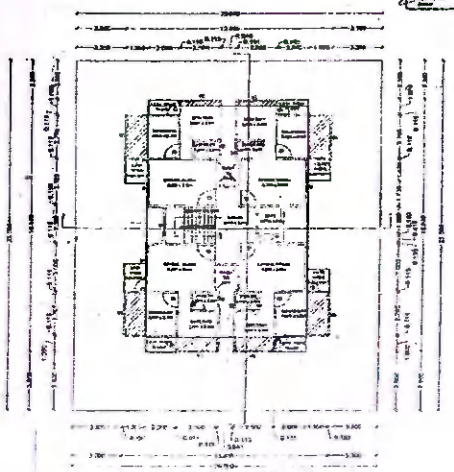
GROUND FLOOR KEY PLAN
SCALE (1:200)



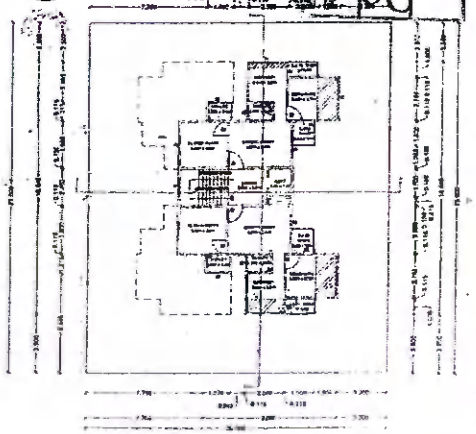
SITE PLAN
SCALE (1:200)



GROUND FLOOR PLAN
SCALE (1:100)

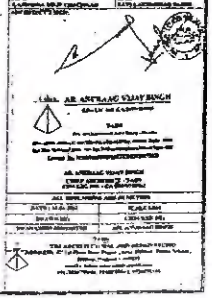


TYPICAL FLOOR PLAN FIRST FLOOR
TO FOURTH FLOOR
SCALE (1:100)



TYPICAL FLOOR PLAN FIFTH FLOOR
TO SIXTH FLOOR
SCALE (1:100)

PROPOSED BUILDING PLAN FOR
SINGLE DWELLING DETACHED
BUILDING:PLOT NO. 92 , FILNO-76,
KH/NO.-99,MOUZA -MOHL TAH.-
NAGPUR(RURAL),DIST.NAGPUR.
BELONGING TO:
SHRI SWAMI SAMARTH DEVELEPORS
THROUGH IT'S PARTNERS-
1)SHRI GAJENDRA DILIP CHAUDHAR
2) SHRI RAVI LAXMANRAO PANDE



AR. ANUPAMA VIJAY SINGH

नमुना ५४ (नियम ७५, ८७, ४७८, पहा)

नगर परिषद बुटीबोरी

● कराची पावती ●

पुस्तक क्र. 21 लेखा संहिता ९१० - १९०० पावती क्र. 2006

मालमत्ता क्रमांक 2 रस्ता सुरक्षा सोसा पाडे मंडळ/विभागाचे

मालक/भोगवटदार श्री. रवि लक्ष्मणराव पारधी/गजेंद्र दिलीप चाचरकर यांच्याकडुन

२०२४ - २०२५ या वर्षाच्या पुढील करावद्दल रक्कम रु. स्वामी समर्थ डेव्हलपरी 4207/-

(अक्षरी) चार हजार दोनशे सात रुपये फक्त मिळाले.

बिल क्रं. _____ मागणी नोंदवहीतील अनुक्रमांक 150

कराचे नांव	लेखा संकेतांक	मिळालेली रक्कम		
		थकबाकी	चालू	एकुण
१. एकत्रीत मालमत्ता कर			4207-00	4207-00
२. दिवाबत्ती कर				
३. अग्नीशमन कर				
४. स्वच्छता कर				
५. सामान्य पाणी कर				
६. विशेष पाणी कर				
७. व्याज				
८. इतर कर				
९.				
एकूण			4207-00	4207-00

दिनांक : 21/10/2024

नगन-७
2839/2025
22/20

सह दुय्यम निबंधक
न. प. बुटीबोरी

मुख्याधिकारी
न. प. बुटीबोरी

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 202503278522 27 March 2025,03:12:18 PM

मूल्यांकनाचे वर्ष	2024
जिल्हा	नागपूर
तालुक्याचे नांव :	नागपूर (ग्रामीण)
गांवाचे नांव :	मौजा : बुटीबोरी 115
प्रमुख मूल्य विभाग :	9
उप मूल्य विभाग :	9.1
क्षेत्राचे नांव	Influence Area सर्वे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
7750	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	39.676चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.21296/-
उद्वहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (जमिनीचा दर + घसा-यानुसार बांधकामाचा दर) * Factor = (7750 + (21296 * (100 / 100)))*1.1 = Rs.31951/-
	मजला निहाय घट/वाढ	= 100% of 31950.6 = Rs.31951/-
Rules Applicable	3 .6(i) ब ,18 ,19 ,19 , 18	
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 31951 * 39.676 = Rs.1267687.876/-
C)	बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	12.5चौ. मीटर Rule 15 = 12 5 * (31951 * 25/100) = Rs.99846.875/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1267687.876 + 0 + 99846.875 + 0 + 0 + 0 + 0 + 0 + 0 + 0

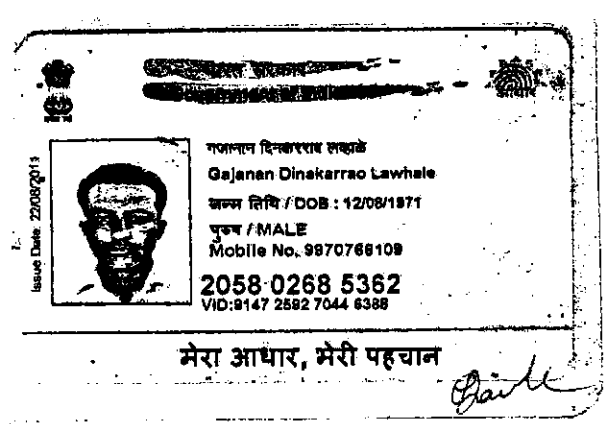
=Rs.1367535/-

= रु तेरा लाख सदुसष्ठ हजार पाच शे पस्तीस /-

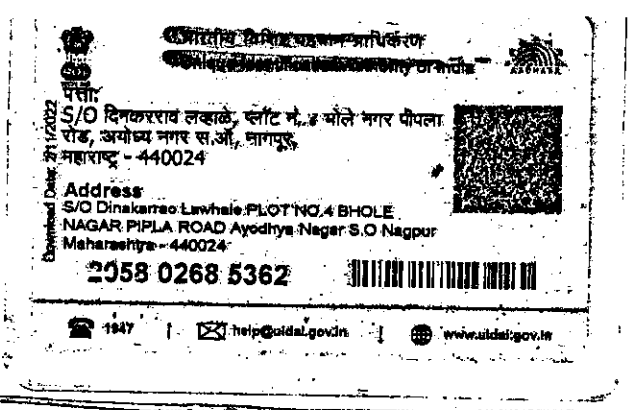
Home Print

नगन-७
४४३७/२०२५
२३/३०

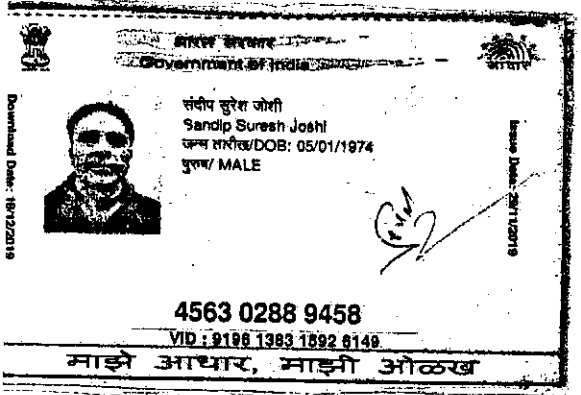
SEAL OF THE JOINT SUB-REGISTRAR - GHAZIABAD



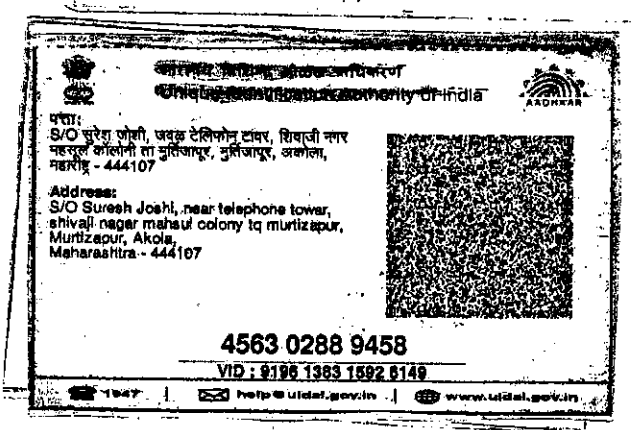
गजानन दिनकरराव लवाळे
Gajanan Dinakarrao Lawhale
जन्म तिथि / DOB : 12/06/1971
पुरुष / MALE
Mobile No. 9970766109
2058 0268 5362
VID:9147 2592 7044 6388
मेरा आधार, मेरी पहचान



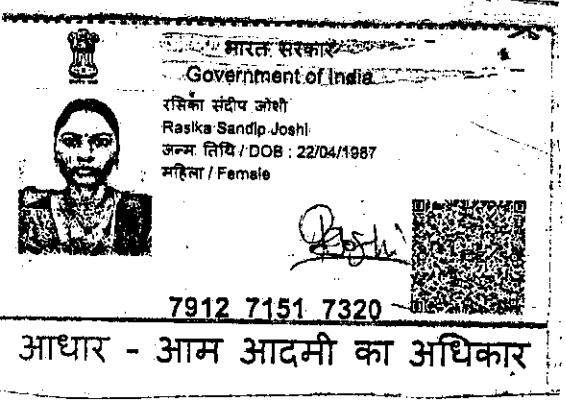
पता:
S/O दिनकरराव लवाळे, प्लॉट नं. 4 भोले नगर पीपला रोड, अयोध्या नगर स.ओ, नागपूर, महाराष्ट्र - 440024
Address
S/O Dinakarrao Lawhale PLOT NO.4 BHOLE NAGAR PIPLA ROAD Ayodhya Nagar S.O Nagpur Maharashtra - 440024
2058 0268 5362
1947 | help@uidai.gov.in | www.uidai.gov.in



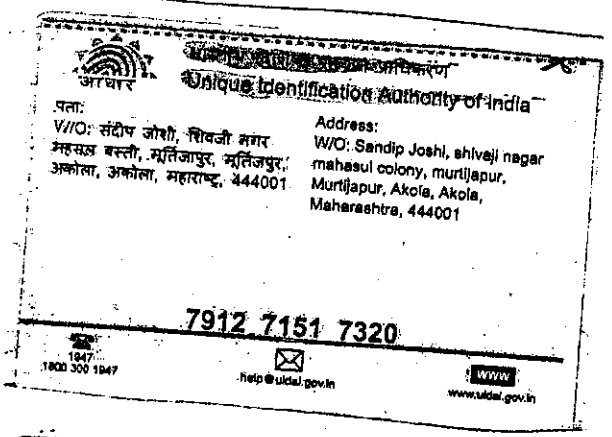
भारत सरकार
Government of India
संदीप सुरेश जोशी
Sandip Suresh Joshi
जन्म तारीख/DOB: 05/01/1974
पुरुष/ MALE
4563 0288 9458
VID : 9196 1383 1592 6149
माझे आधार, माझी ओळख



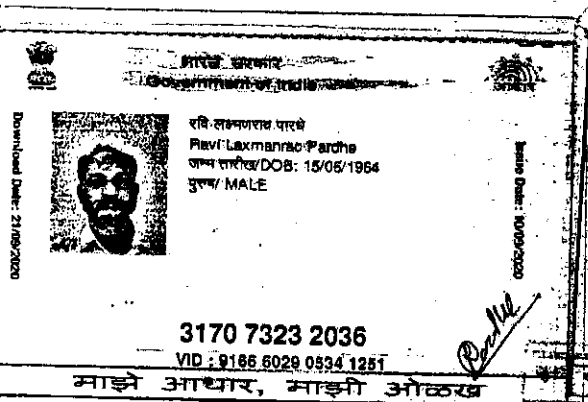
पता:
S/O सुरेश जोशी, जवळ टेलिफोन टावर, शिवाजी नगर महसूल कॉलोनी ता मुर्तिजापूर, मुर्तिजापूर, अकोला, महाराष्ट्र - 444107
Address:
S/O Suresh Joshi, near telephone tower, shivaji nagar mahasul colony tq murtizapur, Murtizapur, Akola, Maharashtra - 444107
4563 0288 9458
VID : 9196 1383 1592 6149
1947 | help@uidai.gov.in | www.uidai.gov.in



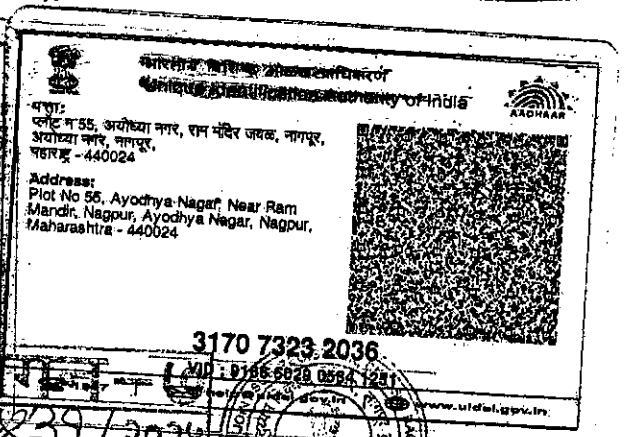
भारत सरकार
Government of India
रसिका संदीप जोशी
Rasika Sandip Joshi
जन्म तिथि / DOB : 22/04/1987
महिला / Female
7912 7151 7320
आधार - आम आदमी का अधिकार



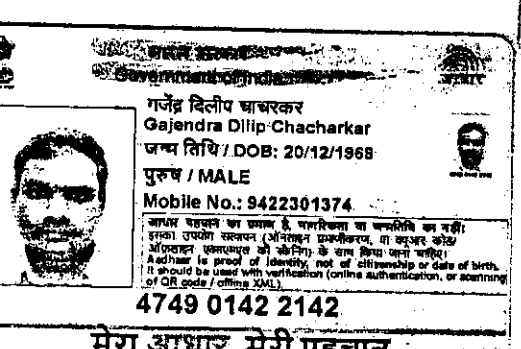
Unique Identification Authority of India
पता:
W/O: संदीप जोशी, शिवजी नगर महसूल बस्ती, मूर्तिजापुर, मूर्तिजापुर, अकोला, अकोला, महाराष्ट्र, 444001
Address:
W/O: Sandip Joshi, shivaji nagar mahasul colony, murtijapur, Murtijapur, Akola, Akola, Maharashtra, 444001
7912 7151 7320
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in



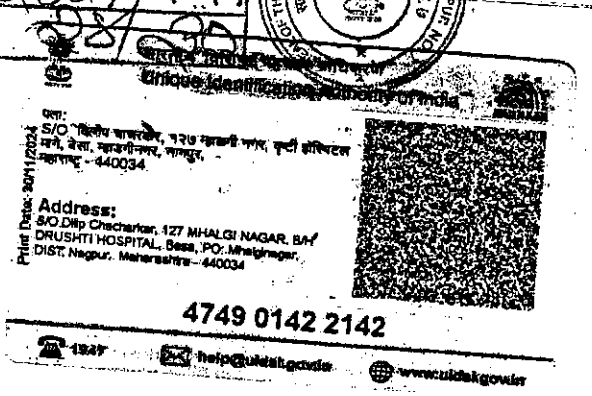
भारत सरकार
Government of India
रवि लक्ष्मणराव पारधे
Ravi Laxmanrao Pardhe
जन्म तारीख/DOB: 15/06/1964
पुरुष/ MALE
3170 7323 2036
VID : 9186 6029 0534 1251
माझे आधार, माझी ओळख



Unique Identification Authority of India
पता:
प्लॉट न 55, अयोध्या नगर, राम मंदिर जवळ, नागपूर, अयोध्या नगर, नागपूर, महाराष्ट्र - 440024
Address:
Plot No 55, Ayodhya Nagar, Near Ram Mandir, Nagpur, Ayodhya Nagar, Nagpur, Maharashtra - 440024
3170 7323 2036
VID : 9186 6029 0534 1251

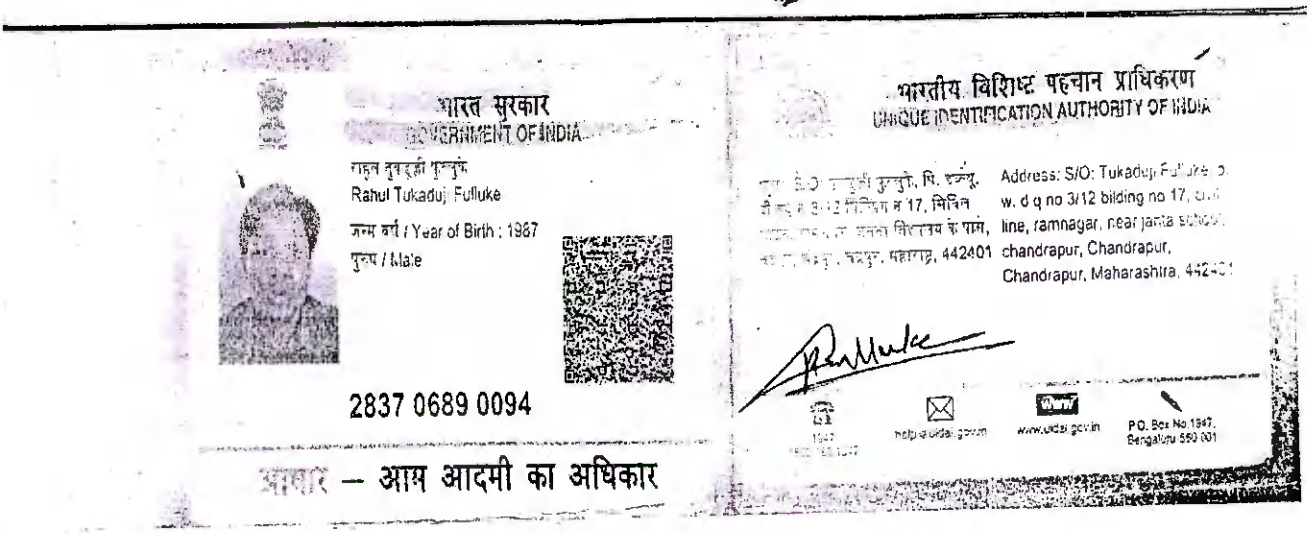


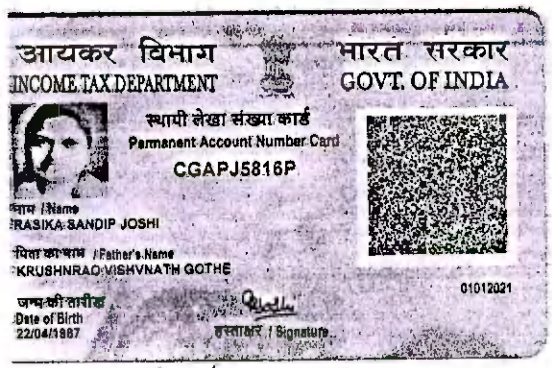
गजेंद्र दिलीप चाचरकर
Gajendra Dilip Chacharkar
जन्म तिथि / DOB: 20/12/1968
पुरुष / MALE
Mobile No.: 9422301374
आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ ऑफलाइन एक्सएमएल जेनरेट) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).
4749 0142 2142
मेरा आधार, मेरी पहचान

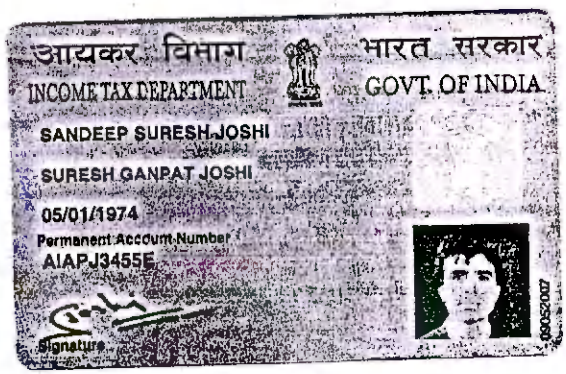


Unique Identification Authority of India
पता:
S/O दिलीप चाचरकर, 127 म्हाळगी नगर, दृष्टी हॉस्पिटल मागे, वेस्ता, म्हाळगीनगर, नागपूर, महाराष्ट्र - 440034
Address:
S/O Dilip Chacharkar, 127 MHALGI NAGAR, BAY DRUSHTI HOSPITAL, Besa, PO: Mhalginagar, DIST: Nagpur, Maharashtra - 440034
4749 0142 2142
1947 | help@uidai.gov.in | www.uidai.gov.in









नगन-७
४४३१/२०२५
२५/३०

CHALLAN

MTR Form Number-6

GRN	MH018745071202425E	BARCODE		Date	26/03/2025-20:34:14	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AIAFJ3455E
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	SANDEEP S JOSHI
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 203
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	99000.00	Road/Street	MOUZA BORI
0030063301 Registration Fee	16500.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=SHRI SWAMI SAMARTH DEVELOPERS~
Total	1,15,500.00	Amount In Words	One Lakh Fifteen Thousand Five Hundred Rupees Only

DEFACED ₹115500.00 DEFACED

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292025032705041	187100620
Cheque/DD No.		Bank Date	RBI Date	26/03/2025-20:34:14	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
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. : 0000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-270-2431	0010338769202425	27/03/2025-17:17:42	IGR389	16500.00
2	(IS)-270-2431	0010338769202425	27/03/2025-17:17:42	IGR389	99000.00
			Total Defacement Amount		1,15,500.00

नोंद-७ 2839/2024 22/90

SEAL OF THE JOINT SUB REGISTRAR

Print Date 27-03-2025 05:19:21

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0325274201470	**Payment Date :**	27/03/2025

Received from **Sandeep Joshi**, Mobile number **7020983265**, an amount of Rs.**600/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **NGP7-2431-2025** dated **27/03/2025** in the Joint District Registrar office **JDR Nagpur City** of the District **Nagpur**.

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name :	SBIN	**Receipt Date :**	27/03/2025
Bank CIN :	10029762025032701319	**REF No. :**	7814880018739
Deface No :	0325274201470D	**Deface Date. :**	27/03/2025

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

२७/३/२०२५ ११-१६

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 NAGPUR NO.7

270/2431
गुरुवार,27 मार्च 2025 5:18 म.नं.

दस्त गोषवारा भाग-1

नगन7 9810
दस्त क्रमांक: 2431/2025

दस्त क्रमांक: नगन7 /2431/2025

बाजार मुल्य: रु. 13,67,535/- मोबदला: रु. 16,50,000/-

भरलेले मुद्रांक शुल्क: रु.99,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्रं. 2431 वर दि.27-03-2025

रोजी 5:15 म.नं. वा. हजर केला.

पावती:3133 पावती दिनांक: 27/03/2025

सादरकरणाराचे नाव: संदीप सुरेश जोशी

नोंदणी फी	रु. 16500.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	17100.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
नागपूर क्रं.७,

सह दुय्यम निबंधक, वर्ग-२
नागपूर क्रं.७,

दस्ताचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्रं. 1 27 / 03 / 2025 05 : 15 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 03 / 2025 05 : 16 : 44 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR NO.7
सह दुय्यम निबंधक, वर्ग-२, नागपूर क्र. ७

7/03/2025 5 47:33 PM

दस्त गोषवारा भाग-2

नगन7 २९१२०

दस्त क्रमांक:2431/2025

दस्त क्रमांक :नगन7/2431/2025

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार श्री गजेंद्र दिलीप चाचरकर पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 127, ब्लॉक नं: म्हाळगी नगर, रोड नं: नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार श्री रवी लक्ष्मणराव पारधे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 47, चिखली लेआऊट, ब्लॉक नं: न्यु सुभेदार, रोड नं: नागपूर, महाराष्ट्र नागपुर. पॅन नंबर:	लिहून देणार वय :-60 स्वाक्षरी:-		
3	नाव:संदीप सुरेश जोशी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जेल क्वार्टर नं. 8, ब्लॉक नं: चंद्रपूर, रोड नं: चंद्रपूर, महाराष्ट्र, चद्रपुर. पॅन नंबर:AIAPJ3455E	लिहून घेणार वय :-50 स्वाक्षरी:-		
4	नाव:रसिका संदीप जोशी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जेल क्वार्टर नं. 8, ब्लॉक नं: चंद्रपूर, रोड नं: चंद्रपूर, महाराष्ट्र, चद्रपुर. पॅन नंबर:CGAPJ5816P	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सेक्शन क्र.3 ची वेळ:27 / 03 / 2025 05 : 39 : 00 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर क्र.७,

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार श्री गजेंद्र दिलीप चाचरकर	27/03/2025 05:43:43 PM	गजेंद्र दिलीप चाचरकर M 1183730985843904512	
2	लिहून देणार श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार श्री रवी लक्ष्मणराव पारधे	27/03/2025 05:41:10 PM	रवि लक्ष्मणराव पारधे M 1313829992594493440	
3	लिहून घेणार संदीप सुरेश जोशी	27/03/2025 05:46:06 PM	संदीप सुरेश जोशी M 1354791285006356480	
4	लिहून घेणार रसिका संदीप जोशी	27/03/2025 05:46:36 PM	रसिका संदीप जोशी F 1354791411720413184	

11:50

शिक्का क्र.4 ची वेळ:27 / 03 / 2025 05 : 46 : 37 PM

सह-दुय्यम निबंधक, वर्ग-२
नागपूर क्र.७,

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANDEEP S JOSHI	eChallan	02202292025032705041	MH018745071202425E	99000.00	SD	0010338769202425	27/03/2025
2		DHC		0325274201470	600	RF	0325274201470D	27/03/2025
3	SANDEEP S JOSHI	eChallan		MH018745071202425E	16500	RF	0010338769202425	27/03/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2431 /2025

Know Your Rights at Registration

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

२४३१ नंबरचे बुक,
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
हा दस्ताला एकुण 20 पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपूर क्र.७,
दि. 26 माहे 3 सन २०२५

266/9376
Wednesday,December 04 ,2024
4:58 PM

पावती

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

पावती क्रं.: 15510 दिनांक: 04/12/2024

गावाचे नाव: **बोरी**
दस्तऐवजाचा अनुक्रमांक: **नगन3-9376-2024**
दस्तऐवजाचा प्रकार : **विक्री करारनामा**
सादर करणाऱ्याचे नाव: **अंकित सुनिल नगरकर . .**

नोंदणी फी	रु. 17000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 17600.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:16 PM ह्या वेळेस मिळेल.

NGP3
सह दुय्यम निबंधक वर्ग-२
नागपूर क्रं. ३

बाजार मुल्य: रु.101400 /-
मोबदला रु.1700000/-
भरलेले मुद्रांक शुल्क : रु. 102000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224043313548 दिनांक: 04/12/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.17000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012049369202425E दिनांक: 04/12/2024
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH012049369202425E	BARCODE		Date	04/12/2024-15:41:31	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty
Office Name	NGP5_JT NAGPUR NO 5 SUB REGISTRAR
Location	NAGPUR
Year	2024-2025 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	102000.00
0030063301 Registration Fee	17000.00
Total	1,19,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AMNPN0330M
Full Name	ANKIT S NAGARKAR
Flat/Block No.	FLAT NO. 303
Premises/Building	
Road/Street	MOUZA BORI
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 1 1 0 8

Remarks (If Any)

SecondPartyName=SHRI SWAMI SAMARTH DEVELOPERS~

Amount In Words	One Lakh Nineteen Thousand Rupees Only

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

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02202292024120406050	180682187
Bank Date	RBI Date	04/12/2024-15:41:31	Not Verified with RBI
Bank-Branch		BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9834151080

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

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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SEAL OF THE JOINT SUB-REGISTRAR दुय्यम निबंधक, वर्ग-२

Print Date 04-12-2024 03:42:47

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1224043313548	**Date**	04/12/2024
Received from Ankit Nagarkar, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	04/12/2024
Bank CIN	10004152024120412824	**REF No.**	152720253200
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR NO.3
सह दुय्यम निबंधक, वर्ग-२, नागपूर क्र. ३

Stamp Rs. 1,02,000/-
Registration Fee Rs. 17,000/-

SUB-REGISTRAR OFFICE, NAGPUR

AGREEMENT OF SALE

VALUED AT Rs. 17,00,000/-
(Rupees Seventy Lac Only)

MARKET VALUE Rs.10,14,000/-

Item No.9.1, Rate Rs. 25,540/- Per Sq. Mtr. Mouza- Butibori,

THIS AGREEMENT OF SALE is made at Nagpur on this 4th day of December, 2024, BETWEEN:

SHRI SWAMI SAMARTH DEVELOPERS a registered Partnership Firm acting through its Partners : **1) SHRI GAJENDRA S/O DILIP CHACHARKAR ,** Aged 55 about years, Occupation- Business, **R/o** 127, Mahalgi Nagar Nagpur- 440034, **2) SHRI RAVI S/O LAXMANRAO PARDHE**, Aged about 60 years, Occupation- Business, **R/o** 47, Chikhali layout, New Subhedar, Nagpur-440024, hereinafter called and referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendors, as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **FIRST PART. (Pan No. :- ABTFS7221F). AND**

1] MR. ANKIT S/O SUNIL NAGARKAR, Aged about: 32 Years, Occupation- Private, **Aadhar No.** 3655 4464 4329, **PAN No.** AMNPN0330M, Mob. 9834151080 **2] SAU. NEHA W/O ANKIT NAGARKAR** Aged about: 32 Years, Occupation- Household, **Aadhar No.** 5850 5690 3168, **PAN No.** LDLPS7262M, Mob. 7066103331 Both R/o Plot No. 1, Shiv Gajanan Layout, Near Zila Parishad School, Pevtha, Tah. Nagpur(Rural) Dist. Nagpur, hereinafter called & referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said

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Purchasers as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **SECOND PART AND**

WHEREAS the Vendors are the absolute owner of ALL THAT piece and parcel of land bearing **Plot No.02**, Out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt.- Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori, and more particularly described in the Schedule hereunder written; **AND**

WHEREAS, the Vendors have purchased the said property from Sau Mrudula Manohar Lokhande, R/o Jalvihar-B, Near Hingna T-point, Nagpur, Tah. & Dist. Nagpur-440016 by virtue of registered sale deed dated 05/04/2016, duly registered in the office of Sub Registrar Nagpur-10 vide document no. 1482/2016 **AND**

WHEREAS, the Vendors have mutated their names in Nagar Parishad Butibori & all other relevant government and Semi-Government records and the property is lying under their physical possession from the date of execution and registration of Sale Deed; **AND**

WHEREAS, the Vendors have become the absolute owners of the said property and the title of the vendors to the said property is clear and marketable. Therefore, they have right to deal in respect of the property at any way whatsoever they like; **AND**

WHEREAS, the Vendors hereinabove named have decided to develop the said Plot into Residential estate by constructing a multistoried building thereon consisting of various self contained separate Apartments therein; **AND**

WHEREAS, the Vendors accordingly prepared a plan of the multistoried building to be known & styled as **"MAULI APARTMENT"** constructed on the said Plot No.02 and which is approved and duly sanctioned by the Municipal Council, Butibori as per building UDCRP bye-laws & M.R.T.P. Act 1966 as per Building Permit vide letter No. 3390/2021 dated 15/09/2021 the project is

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registered with the Maharashtra Real Estate Regulatory Authority as per registration no P50500025822 dated 18/07/2020; **AND**

WHEREAS, the property has been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering "Deed of Declaration" under section 2 of the Form "A" of the said Act and the same is registered in the office of the Sub-Register, Nagpur- 7 at Sr. No. 1135/2022, dated: 16/02/2022 **AND**

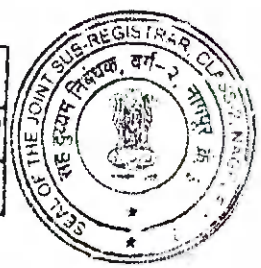
WHEREAS, the purchasers hereinabove named has seen & approved the plan of the building and also the specifications according to which the construction is made.

AND WHEREAS the Purchasers have finally chosen to own & possess and **APARTMENT No. - 303 on the 3rd Floor** of the said building known as **"MAULI APARTMENT"** agreeing interalia to contribute, provide and pay the entire cost of construction thereof.

AND WHEREAS the Purchaser being desirous of owning an **3rd floor** Apartment for their residential use in the said Multistoried Building with heritable and transferable rights therein has approached the Vendor & expressed their desire and willingness to purchase the Undivided 4.3616% share and interest in the said Plot together with the entire R.C.C. superstructure comprising **Apartment` No. 303** covering built up area 39.676 Sq. Mtr. (including balcony area) on the **3rd Floor** of a building known and styled as **"MAULI APARTMENT"** proposed to be constructed thereon and after detailed negotiations the Vendor has agreed to sale the same to the Purchasers and the Purchasers have specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of APARTMENT to the Vendor.

AND WHEREAS the Vendors have agreed to sell to the Purchaser the Undivided 4.3616% share and interest in the said plot for a total consideration of **Rs.17,00,000/- (Rs. Seventeen Lakh Only)** upon the following terms and conditions.

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

1. That the Vendors will sale and the Purchasers will buy the Undivided 4.3616% share and interest in piece and parcel of land bearing **Plot No.02**, out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt. - Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori, together with the entire R.C.C. Superstructure comprising **Apartment No. 303 on the 3rd Floor** covering built up area 36.676 Sq. Mtrs. more particularly described in the Schedule "A" & "B" hereunder written.

2. **THAT** the total price agreed is **Rs.17,00,000/- (Rs. Seventeen Lakh Only)** which the purchasers have specifically agreed to pay the Vendors in the following manner. The cost so agreed is fixed and not subject to any increases in spite of rise in prices of various building material.

MANNER OF PAYMENT

Rs. 10,000/-	**(Rs. Ten Thousand only)** paid by the Purchasers to the Vendors by Phone Pay on 4/10/20124 at the time of booking.
Rs. 10,000/-	**(Rs. Ten Thousand only)** paid by the Purchasers to the Vendors by NEFT on 28/10/20124.
Rs. 60,000/-	**(Rs. Sixty Thousand only)** paid by the Purchasers to the Vendors by NEFT on 28/10/20124.
Rs. 13,70,000/-	**(Rs. Thirteen Lac Seventy Thousand only)** paid by the Purchasers to the Vendors by RTGS at the time of execution of this agreement i.e. on 4/12/2024
Rs. 2,00,000/-	**(Rs. Two Lac only)** to be paid on 4/1/2025.
Rs. 50,000/-	**(Rs. Fifty Thousand Only)** to be paid at the time of execution of sale deed.
Rs. 17,00,000/-	**(Rs. Seventeen Lac Only)**

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO. 3

THAT the Purchaser shall pay the respective installments as stipulated hereinabove strictly on the stages mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for payment of each installments is the ESSENCE OF CONTRACT and consequentially therefore this Agreement shall automatically stand terminated and cancelled immediately on the purchaser's failure to pay the above installments on due stages. It is specifically understood by the Purchaser that no extension of time for payment of any of the installment shall granted to him/her by the Confirming Party shall be at full liberty to resell the said Apartment together with the Undivided proportionate share and interest in the said plot of land to any other intending buyer without any further intimation or reference/notice to the Purchaser and in such event the Vendors shall within 3 (THREE) Months from the date of such cancellation return back the amounts till then received by it to the Purchaser free of any interest thereon and also after deducting there from a Rs. 50,000/- on deposit amount only by way of liquidated damages. It is also specifically understood by the Purchasers that delay in securing sanction to the Housing Loan, if any applied by them, shall not be a ground for non payment of the installments on due stages.

3. **THAT** the **Undivided 4.3616% share** and interest in the said plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

4. **THAT** the Purchasers have satisfied themselves with respect to the Vendors title to the said property as good, valid and marketable and they accepted the same without any further investigation. They have satisfied themselves about the Vendors right to enter into this Agreement with the Purchasers.

5. **THAT** the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to be the outgoing agreements, restrictions and rights of the Vendors and the other co-owners of the remaining undivided share in the said plot of land and the Owners of other built-up spaces in the proposed building affecting the same and if any miss-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect

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SEAL OF THE JOINT SUB REGISTRAR OF ASSURANCES NO. 3

thereof to the Purchaser, but all the same such miss-statement, error or omission will always be subject to correction by the parties hereto.

6. **THAT** the Vendors shall erect & build the proposed Multistoried building consisting of various self contained separate Shop/Apartments therein in accordance with the plan sanctioned by the Municipal Council, Butibori and the specifications mentioned in ANNEXURE-A appended hereto. No deviations shall be made in the sanctioned plan. Extra/Additional facilities shall however be provided by the Vendors at the request of the Purchasers subject to extra payment thereof to be made by them in advance.

7. **THAT** the Vendors have reserved their right to revise the Sanction Plan subject to approval of the Municipal Council, Butibori.

8. **THAT** the Vendors shall complete the said building and make the Apartment chosen by the Purchasers available for their occupation within the period of 12 (twelve) months from the date of this Agreement.

9. **THAT** the Vendors shall not deliver the actual possession of the said apartment to the Purchasers until the entire cost of construction including also the charges for installment of electric and water meters, legal expenses including stamp duty and registration fees and Sales Tax, Turn Over Tax, service tax, local body tax, Vat, etc. are paid by them in full to the Vendors.

10. **THAT** the Vendors Shall be exclusive in charge of the construction without any let or hindrance or interference by the Purchasers or any other contractor and under no circumstances the Purchasers shall enter into any building contractor in respect of their Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by them shall be void and not at all binding upon the vendors.

11. **THAT** during the period of building Construction the Purchasers with two day's advance intimation to the Vendors may enter upon the said Plot of land to inspect the plans, specifications and the Building materials, if available at site.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR

12. **THAT** the Purchasers agrees to incorporate such terms, conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein but which may be deemed necessary.

13. **THAT** the open space available in the said plot of land and the common areas and facilities as may be provided in the said Building shall be of common use of all the Apartment Owners in the said building and shall always remain Undivided and no partition or division of any part thereof will be effected or carried out the Purchasers severally or jointly with any other Apartment Owners or Owners and all common amenity charges shall have to be borne by respective apartment owners.

14. **THAT** in the event of the Purchasers committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the Purchasers towards the cost of construction of the Apartment chosen by them shall be refunded to them free of any interest thereon and also after deducting there from a fixed sum of Rs.50,000/- by way of liquidated damages within 3 (Three) months from the date of this Agreement stands terminated/cancelled and in such event their right to Purchasers the Undivided share and interest in the said Plot of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Vendors shall be at full liberty to sale the said Undivided Share and interest in the said Plot of land and also the said Building to any prospective/intending buyer as may have approved by the Vendors without any further notice or reference to the Purchasers.

15. **THAT** the Purchasers hereby specifically agrees with the Vendors that even after their taking over possession of the Apartment chosen by them (on receipt of possession letter from Vendors) they will not object or prevent or obstruct the Vendors Party in way in carrying on and completing the work of the other Apartments in the said building and keeping building material on the available open land.

16. **THAT** the Vendors reserves it's right to erect any additional construction on the available open space or on the top or terrace of the building if the F.S.I. in relation to the said plot of land is increased at any future date and in such event

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SEAL OF THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक, वर्ग-२, नागपुर

the Purchasers shall not prevent or obstruct the Vendors in so utilizing and dealing with such additional F.S.I. and in the event the prospective buyer of such additional Apartment shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc. as may be provided to the said building. It is specifically agreed by the Purchasers that the percentage and proportion of undivided share in the said plot of land shall always be subject to proportionate reduction if some additional Apartments are constructed thereon by the Vendors and in such case the Purchasers shall not any claim any proportionate refund of the cost price of land. The Purchasers also further agreed that they will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building.

17. **THAT** the Purchasers further agreed to pay the Vendors the GST or Turn over Tax, if any levied by Government of Maharashtra or Union of India on the cost of construction of the said Tenement or on the cost of building materials used including the wages paid therefore or the cost of land as the case may be and shall always keep the Vendors indemnified against the same.

18. **THAT** the Purchasers understands that the agreed cost of construction does not include any liability arising out of levy of provident fund for casual construction workers. Hence, if any scheme of provident fund is made applicable to casual construction workers the liability arising out of it shall be borne and paid by the Vendors. For this purpose, labor records available with the Vendors or the estimation by the Architect of the Vendors shall be binding upon the purchasers.

19. **THAT** the purchasers shall individually pay all corporation taxes etc. as may be levied on the Apartment chosen by them with effect form the date of Registration of the Sale Deed or from the date of their taking over possession thereof whichever may be earlier.

20. **THAT** the Vendors shall deliver the actual possession of the said Undivided Share and interest in the said plot of land and Apartment hereby agreed to be sold to the Purchasers or his/her nominees at the time of Registration of the Sale Deed which will be done after the entire building

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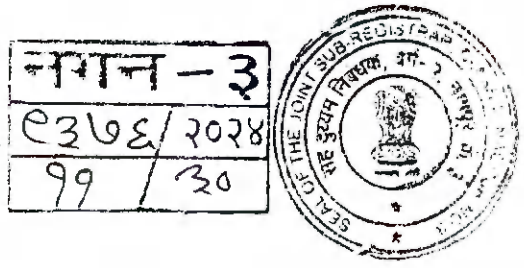
proposed to be constructed thereon is completed in all respects and made available for occupation. On registration of the Sale Deed pursuant hereto the Purchasers shall hold the said plot of land jointly with the other Co-owners thereof including the Vendors and the Apartment chosen by them absolutely with heritable and transferable rights therein.

21. **THAT** the Purchasers hereby agreed not to occupy the said Apartment without prior written permission of the Vendors else they shall be treated as a trespasser.

22. **THAT** the Vendors do hereby agreed with the Purchasers that on receipt of the balance sale price and also upon the payment of electricity and water deposits, payment of legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other taxes and cases etc. that may be levied and payable at the time of Registration from him/her, she/it will execute a proper Sale Deed relating to the Undivided Share and interest in the said plot of land and also the entire R.C.C. Superstructure comprising Apartment in favor of the Purchasers or their nominee(s) and get the same duly registered at their costs in accordance with the law in force provided the Purchasers shall have also paid the entire agreed cost of construction of the Apartment chosen by him/her to the Vendors.

23. **THAT** on obtaining a proper Sale Deed relating to the Undivided Share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchasers jointly with the other co-owners thereof including the Vendors. However, the Apartment chosen by them in the proposed building shall owned and possessed by them exclusively with heritable and transferable rights therein.

24. **THAT** the Purchasers shall pay proportionate share of all taxes and all other dues whatsoever accruing payable in respect of their Undivided Share in the said land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of Possession of whichever is earlier onwards and shall always keep the Vendors indemnified against such payment.



25. **THAT** it is understood by the Purchasers that the Vendors shall display any time of board, signs, banners etc. on any exterior part of building and the Purchaser will neither object/disturb it, nor obstruct it's visibility in way. The Vendors shall not pay nor shall the Purchasers demand any rent etc. for any signs displayed by it.

26. **THAT** the Purchasers understands that the proposed construction is heterogeneous in nature comprising R.C.C. & Brickwork and particularly described in specification appended hereto an ANNEXURE-A it is understood by the Purchasers that short comings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion or unequal settlement of footings are likely to occur and will not be treated as defects. Further it is agreed by the Purchasers that on account of practical constraints there will be an allowance of plus or minus two separate variations in dimension shown in the sanctioned plan or mentioned in this Agreement and no compensation shall be given to the Purchasers for such variations.

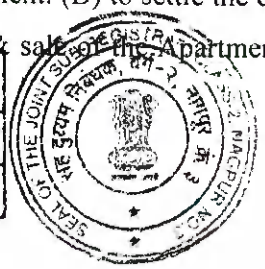
27. **THAT** the Vendors shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the Apartment and proper claim regarding this shall directly be made by the Purchasers to the manufacturer or such items keeping the Vendors shall install standard proprietary item and shall also see that are properly working at the time of installation.

28. **THAT** all notices to be reserved on the Purchasers as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the Purchasers by registered post at their address as described above.

29. **THAT** the Purchasers undertakes to notify in writing any change in their address to the Vendors.

30. **THAT** it is agreed by and between the parties hereto that any dispute arising between the parties hereto shall be referred to the panel of Arbitrators one to be appointed by each of the parties hereto. The Arbitrators will have the authority and to (A) interpret the term of this Agreement. (B) to settle the dispute in respect of any aspect regarding the construction & sale of the Apartment. (C)

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To settle the complaints regarding construction etc. The parties hereto are also at liberty to refer any other matter between them to the panel of Arbitrators and the panel of the Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding of the parties hereto. The parties specifically agree not to approach any court of law or Consumer Dispute Redressal Commission etc. without first availing the Arbitration proceedings.

31. THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

32. THAT all expenses on account of preparation of all kinds of documents including the cost of stamp duty, registration fees and other miscellaneous expenses payable thereon have been agreed to be borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

SCHEDULE "A"

THE UNDIVIDED **4.3616%** share of Land and interest in **ALL THAT** piece and parcel of **Plot No.02**, out of Khasra No. 99, P. H. No. 76, admeasuring Length North-South 23 meter & Breath East- West 20 meter thus total admeasuring 460 Sq. Mtrs. situated at Mouza- Bori, Tah. Nagpur (Rural), Distt.- Nagpur, within the limits of Nagar Parishad Butibori, bearing Malmata No.2, Ward No.3 within the limits of Nagar Parishad Butibori and bounded as under :-

Towards East	:	Plot No.1
Towards West	:	Plot No. 3
Towards North	:	Plot No. 13
Towards South	:	9 Mtr. wide Road

SCHEDULE "B"

PROPERTY HEREBY AGREED TO BE SOLD

ALL THAT R.C.C. Superstructure comprising **Apartment No. 303 on the 3rd Floor** covering built up area **39.676** Sq. Mtrs and having undivided share **4.3616%** , in the building more popularly known & styled as "**MAULI APARTMENT** " constructed on **Plot No. 2** of **Mouza- Bori,** within the limits of Nagar Parishad, Butibori Tah. Butibori & Distt. Nagpur.

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IN WITNESS WHEREOF the **VENDORS** and **PURCHASERS** here in above named have set their respective hands and signed this **AGREEMENT OF SALE** at Nagpur in the presence of the attesting witnesses signing as such on the day, month and year first hereinabove written.



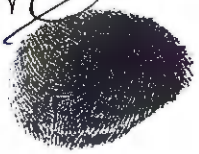
WITNESSES: -

1.





2.







Gajendra Dilip Chacharkar,





Ravi Laxmanrao Pardhe
VENDORS
(SWAMI SAMARTH DEVELOPERS)
Through its Partners





1] MR. ANKIT S/O SUNIL NAGARKAR





2] SAU. NEHA W/O ANKIT NAGARKAR
PURCHASERS

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SEAL OF THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक, वर्ग-२, नागपुर क्र. ३

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बोरी (५३५९६९) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

PU-ID : 21465225106 भूमापन क्रमांक व उपविभाग ९९/२ 21465225106

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१०१७३	श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागिदार				(३३४१)	कुळाचे नाव व खंड
		गजेंद्र दिलीप चाचारकर					
प्रकृषिक क्षेत्र		रवि लक्ष्मण पारधे				(३३४१)	इतर अधिकार
बिन शेती ४.६०.००		------साभाईक क्षेत्र------	४.६०.००	२४.००			इतर
							दिनांक २२/०८/२००८ खरेदी (१७२४)
बिन शेती २४.००							इतर (३३४१)
आकारणी							इतर
							दि ७/०४/२०१६ अन्वये खरेदीहक्काने (५६६)
							बोजा
							प्रमाणे रवि लक्ष्मण पारधे ,श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागिदार गजेंद्र दिलीप चाचारकर यानी दि चिटणविसपुरा सहकारी बँक लिमी., नागपूर तर्फे शाखा व्यवस्थापक पद्माकर रामभाऊ पाचंगे यांच्या कडुन रक्कम रुपये १५०००००.०० कर्ज घेवून गहाणखत करुन दिले. (५९५२) [बोजा](६११८) [दि चिटणवीसपुरा सहकारी बँक लि ,नागपूर शाखा बुट्टीबोरी कडून ६०००००० /- अक्षरी रुपये साठ लाख रुपये कर्ज घेऊन बोजा नोंद](६११८) [बोजा - सहकारी सोसायटी इकरार](६११८) [दि चिटणविसपुरा सहकारी बँक लि नागपूर कडुन दि १/४/२०१७ ला रू २५,००,०००/- (पंचविस लाख रू) कर्ज घेवुन बोजा नोंद](६११८)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ६११८ व दिनांक : २१/०९/२०२३
पुर्ण फेरफार क्र : (१७२४) (३३४१) (३३६१) (३३६५) (३५६६) (३८१२) (४११२) (४१२०) (५६१७)							सीमा आणि भुमापन चिन्हे :

ई महा ई-पीक

हा गाव नमुना क्रमांक ७ दिनांक २१/०९/२०२३:०५:५४:५१ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०४-१२-२०२४ : १३:५५:४७ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsw/ या संकेत स्थळावर जाऊन 09091000012705 22 हा क्रमांक वापरावा.

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१५/३०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II सह दुय्यम निबंधक, वर्ग-२, नागपूर

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- बोरी (५३५९६९)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग ९९/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	
२०१६-१७	खरीप							अकृषीक प्लॉट	०.०९४३	
२०१७-१८	खरीप							अकृषीक प्लॉट	०.०९४३	
२०१८-१९	खरीप							अकृषीक प्लॉट	०.०९४३	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

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SEAL OF THE JOINT SUB-REGISTRAR

कार्यालय नगर परिषद, बुटीबोरी ता.व जिल्हा नागपूर

जा.क्र./न.प.बु./बा.वि./३३९०/२०२१
कार्यालय नगर परिषद बुटीबोरी, जिल्हा नागपूर.
दिनांक ०५/०४/२०२१

महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम ४५ व महाराष्ट्र नगरपालिका नगर पचायती व औद्योगीक वसाहती अधिनियम १९६५ चे कलम १८९ अन्वये सुधारित निवासी बहुमजली ईमारत बांधकाम **मंजुरी आदेश**

प्रती,
श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार
१) श्री गजेन्द्र दिलीप चाचरकर
२) श्री. रवी लक्ष्मणराव पार्थे
रा. नागपूर.

विषय :– सुधारित निवासी बहुमजली ईमारत बांधकाम परवानगी बाबत
संदर्भ :– १) आपला अर्ज क्र. ६१ दि १३/०१/२०२०
२) या कार्यालयाचे बाधकाम प्रारंभ आदेश जा.क्र. न.प.बु. बा.वि. ४८७/२०२० दि. ११/०३/२०२०
३) आपला सुधारित बाधकाम मंजुरी बाबचा अर्ज क्र. ६६३ दि. २१/०५/२०२१

वरील विषयाने अनुषगाने आपल्या अर्जानुसार खाते क्र. –०३,मधील मालमत्ता क्र.–२ मौजा बुटीबोरी सर्व्हे क्र./खसरा क्र.– ९९/२ मधील प्लाट क्र. २ चे क्षेत्रावर **प्लॉटचे एकुण क्षेत्रफळ ४६०.०० चौ.** मिटर जागेवर सुधारीत निवासी, बहुमजली ईमारत बाधकाम तळमजला १२६३४ चौ.मि. चे वर पहिला मजला १७७.४०६ चौ मी., दुसरा मजला १७७.४०६, तिसरा मजला १७७.४०६, चौथा मजला १७७.४०६, पाचवा मजला ११९.६०७, सहावा मजला ११९.६०७, सातवा मजला ६८.५५३, चे बांधकाम असे एकुण १०३०.०० चौ.मि.बांधकामास सोबतचे मंजुर नकाशाप्रमाणे बाधकाम करण्यास खालील अटी व शर्तीला अधिन राहुन परवानगी देण्यात येत आहे. उक्त बांधकामा बाबत बाधकाम परवानगी शुल्क रूपये १३,२२,६२४/–(अक्षरी रूपये तेरा लक्ष बावीस हजार सहाशे चोविस रूपये फक्त) पावती क्र. २४२ दि. ०७/०२/२०२०, पावती क्र. ९१७ दि. २०/०८/२०२१ व पावती क्र ५२१ दि. २७/०८/२०२१ नुसार न.प.फंडात जमाकरण्यात आलेले आहे.

अटी व शर्ती

१) संदर्भ क्र. २ नुसार नगर परिषद बुटीबोरी कार्यालयाचे बाधकाम प्रारंभ आदेश जा.क्र./न.प.बु./बा.वि./४८७/२०२० दि. ११/०३/२०२० रोजी देण्यात आलेले बाधकाम आदेश पत्र रद्द करण्यात येत आहे याची नोंद घ्यावी.

२) बांधकामास प्रारंभ परवाना आदेश प्राप्त झाल्याचे तारखेपासुन एक वर्ष पर्यंत वैध राहील त्यानतर आपणास अर्ज करून नुतनीकरण करून घ्यावे लागेल.

३) नकाशा मंजुर झाल्यानुसार फक्त जोता लेव्हलपर्यंतच बाधकामास परवानगी याद्वारे देण्यात येत आहे. इमारतीचे जोता बांधकाम नकाशाप्रमाणे पूर्ण झाल्यानंतर सदर बाधकामावर देखरेख करणाऱ्या वास्तुतज्ञ/अभियंताकडुन परिशिष्ट 'एफ' मध्ये या कार्यालयास कळविणे त्यानतर प्रत्यक्ष मौका पाहणी

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करून मंजुर नकाशा नुसारच जोत्याचे बांधकाम झाले असल्यास उर्वरीत बांधकामास परवानगी देण्यात येईल. मंजुर नकाशाप्रमाणे जोता बाधकाम झाले नसल्यास पुढील बाधकामास परवानगी देण्यात येणार नाही. व केलेले बांधकाम अनधिकृत समजण्यात येवुन कायदेशीर फौजदारी कार्यवाही करण्यात येईल.

४) जोत्याचे बांधकाम सोबतचे मंजुर नकाशाप्रमाणे ८६.०० चौ.मी. क्षेत्रातच असावे मंजुरी व्यतिरिक्त जादा बांधकाम करू नये, जादाचे बाधकाम करावयाचे झाल्यास मजुरी घेवुनच करावे. अन्यथा परवानगी शिवाय अथवा परवानगी दिलेल्या पेक्षा जादा जागेत बाधकाम केल्यास महा प्रादेशिक व नगर रचना अधि १९६६ चे कलम ५२ व ५३ नुसार नगर परिषदे मार्फत कार्यवाही केले जाईल.

५) शेजाऱ्याचे जागेवर/रस्त्यावर/बोर/गटार यावर अतिक्रमण होणार नाही. त्याची दक्षता घ्यावी, तसे केल्यास केलेले बांधकाम पाडुन घ्यावे लागेल.

६) नकाशात दर्शविल्या प्रमाणे प्लॉटचे सभोवताल योग्य समास सोडुनच बाधकाम करावे. न.प.गल्ली/रस्त्याच्या दिशेने योग्य अंतर सोडुनच बाधकाम करावे.

७) आवर भिंत बांधकामास शेजाऱ्याचे/शासकीय जागेवर दारे, खिडक्या, गटार वा इतर ओपनिंग ठेवु नये. आवर भिंतीची उंची दिड मिटर पेक्षा वाढवु नये.

८) आपल्या इमारतीचे सांडपाण्याचे रितसर व्यवस्था आपण करावी व त्यापासुन कुणास त्रास होणार नाही याची दक्षता घ्यावी.

९) बांधकाम मटेरीयलपासुन शेजारी किंवा रहदारीस त्रास होणार नाही याची काळजी घ्यावी रस्त्यावर मटेरीयल राहील्यास न.प.मार्फत कधीही मटेरीयल जप्त करण्यात येईल.

१०) आपणांकडुन प्राप्त दस्ताऐवजावर परवानगी देण्यात आलेली आहे. दिलेल्या परवानगीबाबत कोणत्याही प्रकारचे आक्षेप आल्यास व वाद निर्माण झाल्यास आपले सुरू असलेले काम बद करावे लागेल आणि होणाऱ्या न्यायालयीन प्रकरणी व इतर बाबीस न.प. जबाबदार राहणार नाही. याची वयक्तिक जबाबदारी आपली राहील.

११) आपले इमारतीचे जोत्याचे बांधकाम (बेसमेंट) जमीनीपासुन कमीत कमी मजुर नकाशाप्रमाणे ०.४५ मि. वर असलेच पाहीजे.

१२) नियमीत बांधकाम भुकंपरोधक करण्याचे दृष्टीने आपणास बाधकाम चालु करण्यापुर्वी सक्षम स्थापत्य अभियंताकडुन भारतीय मानक संस्थेने प्रमाणीत केल्याप्रमाणे नकाशे व आराखडे सादर करणे बंधनकारक राहील, आणि तसेच आर.सी.सी. डीझायनर कडुन कॉलम, बीम व स्लॅबचे डीझाईन (भुकंप रोधक) करूनच सक्षम स्थापत्य अभियंताच्या देखरेखी खालील स्लॅब व इतर बांधकाम पुर्ण करावे लागेल.

१३) सदहु बांधकाम चालु असताना आपण ०२,०५,२०११ नुसार कारवाई केल्याचे कळविल्यानंतर नगरपालिकेने नगर अभियंता हे जेव्हा जेव्हा कामास भेट देतील तेव्हा तेव्हा वरीलप्रमाणे होत असलेल्या कामाची नोंद वही ठेवुन तशी नोंद घ्यावी. आणि त्यांनी दिलेल्या सूचनेनुसार पुढील बाधकाम करणे बंधनकारक राहील.

१४) वरील प्रमाणे अटी व शर्तीची पुर्तता न केल्यास भुकंपाने वेळी व कच्चे बांधकाम केल्यामुळे किंवा नैसर्गिक आपत्तीमुळे व सदरील बांधकामामुळे दुर्घटना होवुन कोणतीही जिवीत किंवा वित्त हानी झाल्यास त्याची सर्वस्वी जबाबदारी आपल्या वर राहील.

१५) वरील अटीचे उल्लघन झाल्यास केलेले बाधकाम अवैध समजण्यात येईल, आणि आपणांस दिलेली बांधकाम परवानगी रदद करण्यात येईल. या करीता सर्व अटीचे पालन करण्याचा शर्तीवरच आपणास बांधकाम परवानगी देण्यात येत आहे.

१६) शासनाचे आदेशानुसार बांधकाम करताना फलाय अॅश विटाचा वापर करावा.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-II

१७) छतावरील पावसाचे पाणी (Rain Water Harvesting) साठवणूकीची स्वतंत्र व्यवस्था करावी.

१८) महाराष्ट्र शासन, उद्योग, उर्जा व कामगार विभाग शासन निर्णय क्र. अपाऊ २००७/प्र.क्र.५९०/उर्जा ७ दि.११/९/२००७ व नगरपरिषद साधारण सभा ठराव क्र. दि. ८/२००८ अनुसार शासनाने सौर उर्जेवरील गरम पाण्याचे स्वतंत्र संच स्वखर्चाने न.प.क्षेत्रातील नागरीकांना बंधनकारक केले आहे तरी त्याप्रमाणे आपण कार्यवाही करावी.

वरील अटीचे पालन न केल्याचे दिसून आल्यास दिलेली बांधकाम परवानगी ही रद्द करण्यात येईल

सहपत्र :— बांधकाम मजुरी नकाशाची एक प्रत

मुख्याधिकारी
नगर परिषद बुटीबोरी

प्रतिलिपी :— १) श्री. अनुराग विजय सिंह रा. नागपूर.

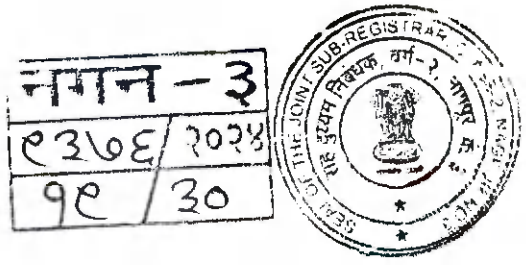
उपरोक्त दिलेली परवानगी श्री. स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार १) श्री. गजेन्द्र दिलीप चाचकर व २) श्री. रवी लक्ष्मणराव पारधे यांनी सादर केलेल्या नकाशा व आराखडयानुसार सक्षम अधिकाऱ्याच्या देखरेखीखाली भारतीय मानक संस्थेने विहित केलेल्या तरतुदीनुसार नागल्याप्रतीचे साहित्य वापरून बांधकाम करीत असल्याबाबत दर पंधरा दिवसाला भेट देवून खात्री करून घ्यावी. भारतीय मानक संस्थेने विहित केलेल्या तरतुदीनुसार बांधकाम होत नसल्यास संबंधिताने बांधकाम बंद करून पुन्हा मानक संस्थेने दिलेल्या तरतुदीनुसार जबाबदारीने दुरूस्ती करून घ्यावी.

२) मुख्य कर सप्रहक नगर परिषद बुटीबोरी.

नविन बांधकामची प्रत्यक्ष तपासणी करून नियमानुसार नोंद घेवून कर आकारणीची कार्यवाही करावी

नगर परिषद बुटीबोरी

मुख्याधिकारी
नगर परिषद बुटीबोरी



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project:* ***MAULI APARTMENT*** *Plot Bearing / CTS / Survey / Final Plot No.:* ***99*** *at* ***Butibori, Nagpur (Rural), Nagpur, 441122*** registered with the regulatory authority vide project registration certificate bearing No **P50500025822** of

1. **Shri Swami Samarth Developers** having its registered office / principal place of business at *Tehsil:* ***Nagpur (Urban)***, *District:* ***Nagpur***, *Pin:* ***440034***.
2. This renewal of registration is granted subject to the following conditions, namely:-
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules,2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The registration shall be valid up to **31/07/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
   - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

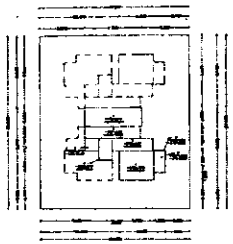
Signature valid
Digitally Signed by
Prakash Kalram Sabale
(Secretary, MahaRERA)
Date:11/13/2024 11:44:35 AM

Dated: **13/11/2024**
Place: **Mumbai**

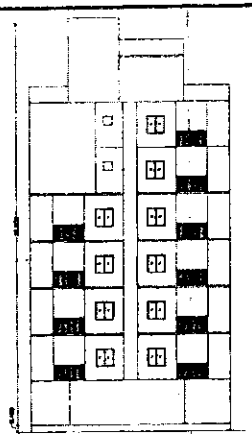
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

नगन - ३
९३७६/२०२४
२० / ३०

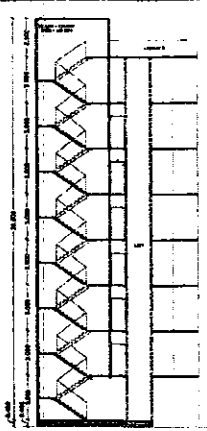
STAMP OF APPROVAL



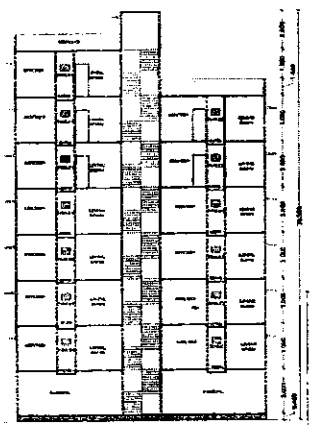
SEVENTH FLOOR KEY PLAN
SCALE (1:500)



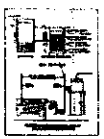
FRONT ELEVATION

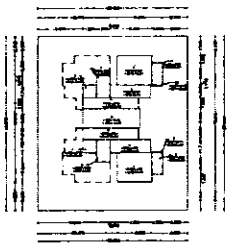


SECTION A-A'

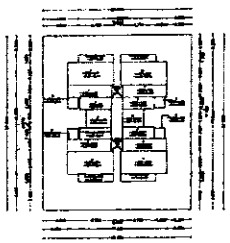


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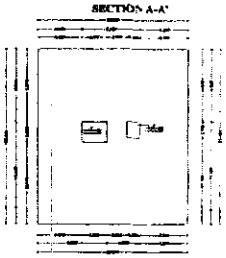




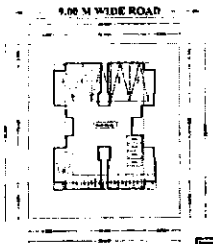
TYPICAL KEY PLAN FIFTH FLOOR
TO SIXTH FLOOR
SCALE (1:200)



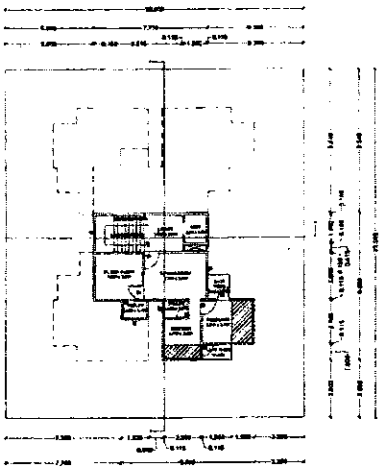
TYPICAL FLOOR PLAN FIRST FLOOR
TO FOURTH FLOOR
SCALE (1:200)



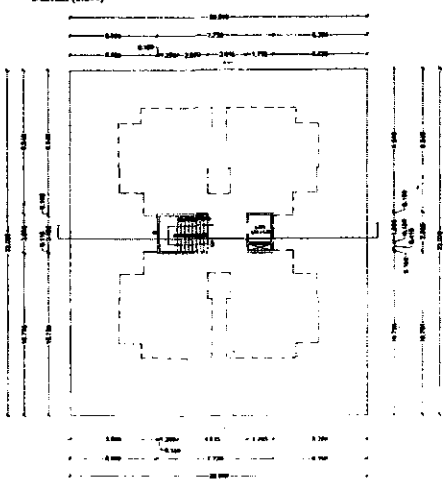
GROUND FLOOR KEY PLAN
SCALE (1:200)



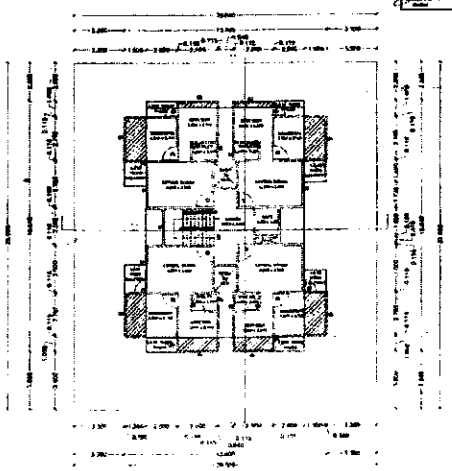
SITE PLAN
SCALE (1:200)



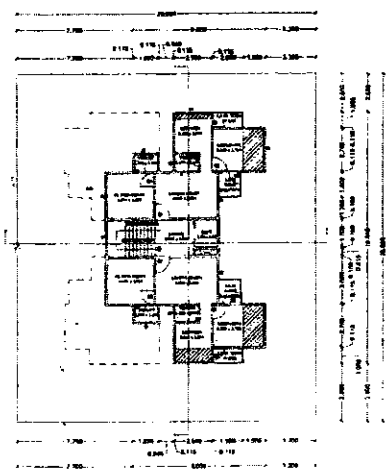
SEVENTH FLOOR PLAN
SCALE (1:100)



GROUND FLOOR PLAN
SCALE (1:100)



TYPICAL FLOOR PLAN FIRST FLOOR
TO FOURTH FLOOR
SCALE (1:100)



TYPICAL FLOOR PLAN FIFTH FLOOR
TO SIXTH FLOOR
SCALE (1:100)

PROPOSED BUILDING PLAN FOR
SINGLE DWELLING DETACHED
BUILDING:PLOT NO. 01 , PH.NO.76,
KH.NO.-98,MOUZA -MORE TAH.-
NAGPUR(RURAL),DIST.NAGPUR.
BELONGING TO:
SHRI SWAMI SAMARTH DEVELEPORS
THROUGH IT'S PARTNERS
1)SHRI GAJENDRA DILIP CHACHKAR
2) SHRI RAVI LAXMANRAO PARDE

SEAL OF THE JOINT SUB REGISTRAR, CLASS-2, NAGPUR
सह दुय्यम निबंधक, वर्ग-२, नागपूर की मु
नगन-3
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Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 7

दस्त क्रमांक : 1135/2022

नोंदणी :

Regn:63m

गावाचे नाव : बोरी

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूरइतर वर्णन :, इतर माहिती: मौजा बोरी,प.ह.न.76,नगर परिषद बुटीबोरी तहसील नागपूर ग्रामीण व जिल्हा नागपूर येथील खसरा न. 99 मधील प्लॉट न. 02 याचे एकूण क्षेत्रफळ 460 चौ.मी. असून याचा मालमत्ता न. 2 वॉर्ड न. 3 आहे. यावर "माउली अपार्टमेंट " यानावाने बांधण्यात येणाऱ्या इमारतीचे घोषणापत्र.पहिला माळा अपार्टमेंट नं. 101 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524% पहिला माळा अपार्टमेंट नं. 102 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%पहिला माळा अपार्टमेंट नं. 103 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%पहिला माळा अपार्टमेंट नं. 104 कारपेट एरीया 29.282चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%दुसरा माळा अपार्टमेंट नं. 201 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%दुसरा माळा अपार्टमेंट नं. 202 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%दुसरा माळा अपार्टमेंट नं. 203 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%दुसरा माळा अपार्टमेंट नं. 204 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%तिसरा माळा अपार्टमेंट नं. 301 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%तिसरा माळा अपार्टमेंट नं. 302 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%तिसरा माळा अपार्टमेंट नं. 303 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%तिसरा माळा अपार्टमेंट नं. 304 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%चवथा माळा अपार्टमेंट नं. 401 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%चवथा माळा अपार्टमेंट नं. 402 कारपेट एरीया 29.220 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3524%चवथा माळा अपार्टमेंट नं. 403 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%चवथा माळा अपार्टमेंट नं. 404 कारपेट एरीया 29.282 चौ.मी. बिल्टप एरीया 39.676चौ.मी. सुपर बिल्टप एरीया 78.302 चौ.मी. जागेचा अविभक्त हिस्सा 4.3616%पाचवा माळा अपार्टमेंट नं. 501 कारपेट एरीया 40.199चौ.मी. बिल्टप एरीया 52.465 चौ.मी. सुपर बिल्टप एरीया 91.091चौ.मी. जागेचा अविभक्त हिस्सा 5.9866%पाचवा माळा अपार्टमेंट नं. 502 कारपेट एरीया 40.299चौ.मी. बिल्टप एरीया 52.465 चौ.मी. सुपर बिल्टप एरीया 91.091चौ.मी. जागेचा अविभक्त हिस्सा 6.0026%सहावा माळा अपार्टमेंट नं. 601 कारपेट एरीया 40.199चौ.मी. बिल्टप एरीया 52.465 चौ.मी. सुपर बिल्टप एरीया 91.091चौ.मी. जागेचा अविभक्त हिस्सा

नागन-3
E368 2024
22 30

	एरीया 52.465 चौ.मी. सुपर बिल्टप एरीया 92.088चौ.मी. जागेचा अविभक्त हिस्सा 6.3086%((Plot Number : 2 ; Survey Number : 99 ;))
(5) क्षेत्रफळ	460 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री रवि लक्ष्मणराव पारधे - - वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट न. 55 अयोध्या नगर राम मंदिर जवळ, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440024 पॅन नं:-ABTFS7221F 2): नाव:-श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री गजेंद्र दिलीप चाचरकर - - वय:-51 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: १२७ म्हाळगी नगर दृष्टी हॉस्पिटल मागे नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440034 पॅन नं:-ABTFS7221F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1135/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

नगन-३
९३७६/२०२२
२३/३०

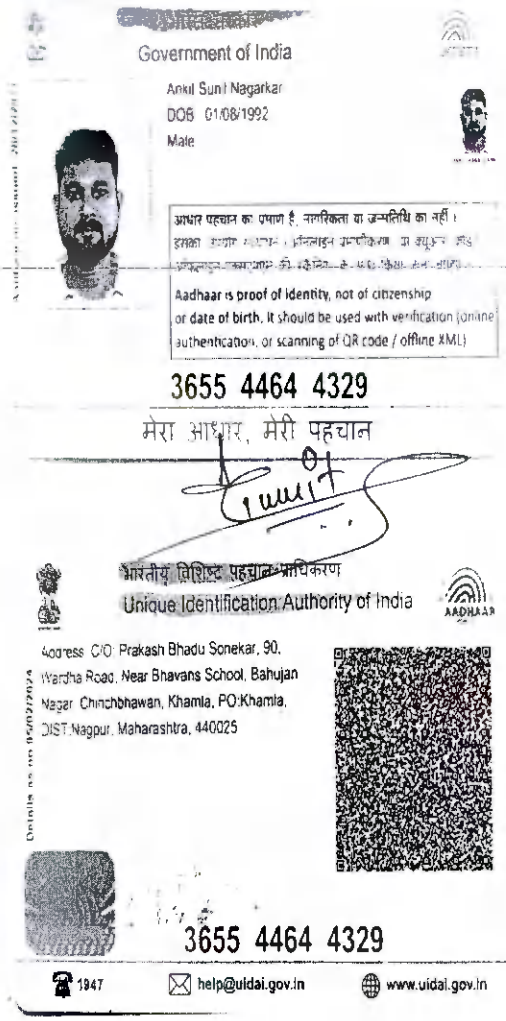
THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR
सह दुय्यम निबंधक, वर्ग-२, नागपूर



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANKIT SUNIL NAGARKAR
SUNIL BAIDHYANATH NAGARKAR
01/08/1992
Permanent Account Number
AMNPN0330M
Signature



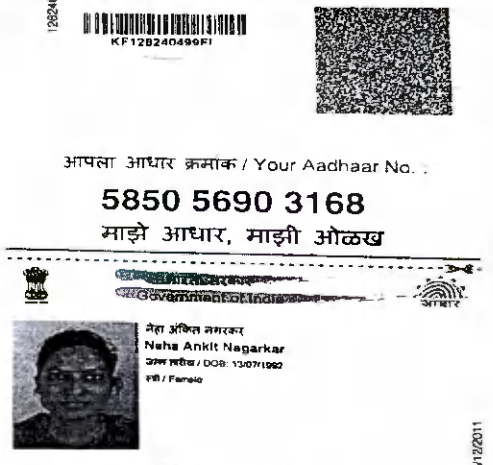
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LDLPS7262M
नाम / Name
NEHA ANKIT NAGARKAR
पिता का नाम / Father's Name
PRAKASH
जन्म की तारीख / Date of Birth
13/07/1992



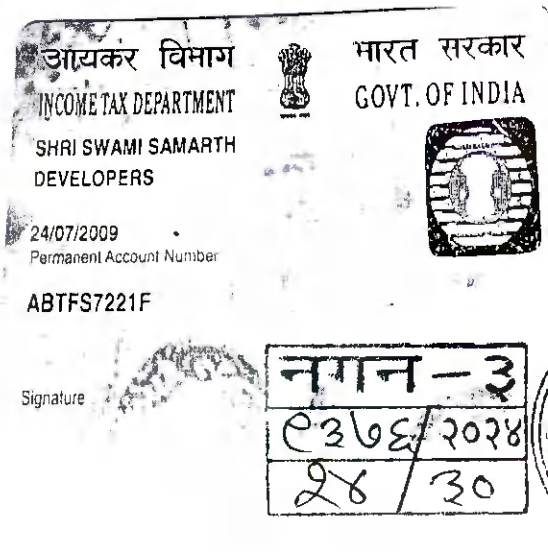
Government of India
Ankit Sunil Nagarkar
DOB: 01/08/1992
Male
आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)
3655 4464 4329
मेरा आधार, मेरी पहचान
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Address: C/O: Prakash Bhadu Sonekar, 90, Wardha Road, Near Bhavans School, Bahujan Nagar Chinchbhawan, Khamla, PO:Khamla, DIST:Nagpur, Maharashtra, 440025
3655 4464 4329
1947
help@uidai.gov.in
www.uidai.gov.in



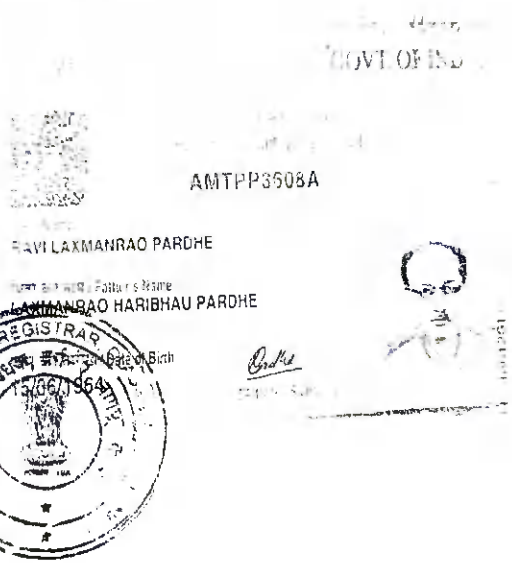
आधार
भारत सरकार
Government of India
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
नोंदणी क्रमांक / Enrollment No.: 2006/31636/09849
To
Neha Ankit Nagarkar
नेहा अंकित नगरकर
plot no 01,
shiv gajanan layout,
near zilha panshad prathmik school
pewatha,
VTC: Pawatha, PO: Rui,
Sub District: Nagpur (rural), District: Nagpur,
State: Maharashtra, PIN Code: 441108
Mobile: 7066103331
26/12/2011
KF128240499FI



आपला आधार क्रमांक / Your Aadhaar No.:
5850 5690 3168
माझे आधार, माझी ओळख
नेहा अंकित नगरकर
Neha Ankit Nagarkar
जन्म तारीख / DOB: 13/07/1992
स्त्री / Female
5850 5690 3168
माझे आधार, माझी ओळख
26/12/2011



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHRI SWAMI SAMARTH DEVELOPERS
24/07/2009
Permanent Account Number
ABTFS7221F
Signature
नगन-3
E36E/2024
28/30



AMTPP3508A
RAVI LAXMANRAO PARDHE
LAXMANRAO HARIBHAU PARDHE
Date of Birth
13/06/1964
SEAL OF THE JOINT SUB REGISTRAR

भारत सरकार
GOVT. OF INDIA

AMTPP3608A

RAVI LAXMANRAO PARDHE

Father's Name
LAXMANRAO HARIBHAU PARDHE

जन्म की तारीख/ Date of Birth
15/06/1964



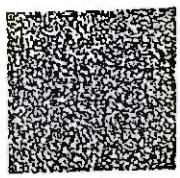
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 2189/34382/00073

To
Gajendra Dilip Chacharkar
S/O Dilip Chacharkar,
127 MHALGI NAGAR, B/H DRUSHTI HOSPITAL,
VTC: Besa,
PO: Mhalginagar,
District: Nagpur,
State: Maharashtra,
PIN Code: 440034,
Mobile: 9422301374

01/02/2012
1912948 10
UA036482260IN



आपका आधार क्रमांक / Your Aadhaar No. :
4749 0142 2142
मेरा आधार, मेरी पहचान



Gajendra Dilip Chacharkar
DOB : 20/12/1969
MALE

01/02/2012
4749 0142 2142
MERA मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00664/02638

To
रवि लक्ष्मणराव पारधे
Ravi Laxmanrao Pardhe
Plot No 55
Ayodhya Nagar
Nagpur
Near Ram Mandir
Ayodhya Nagar
Ayodhya Nagar
Nagpur Maharashtra - 440024
9975452704

Download Date: 21/09/2020
Issue Date: 10/09/2020

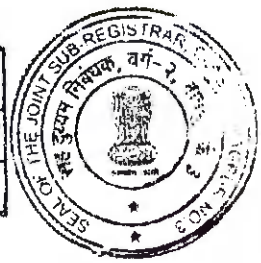
आपला आधार क्रमांक / Your Aadhaar No. :
3170 7323 2036
VID : 9166 6029 0534 1251
माझे आधार, माझी ओळख



रवि लक्ष्मणराव पारधे
Ravi Laxmanrao Pardhe
जन्म तारीख/DOB: 15/06/1964
पुरुष/ MALE

3170 7323 2036
VID : 9166 6029 0534 1251
माझे आधार, माझी ओळख

नागन - ३
९३७६/२०२४
२५/३०



आधार

भारत सरकार

Unique Identification Authority of India

नामांकन क्रमांक / Enrolment No.: 1104/10004/05431

To
Ashish Prakash Sonekar
आशिष प्रकाश सोनेकर
S/O Prakash Sonekar
NEAR D.S.S. VIDYALAYA PLOT NO. 90, NARDELWAR
NAGAR CHINCHBHUVAN
Khamla S.O Nagpur
Maharashtra 440025

UC 01866626 7 IN
Ref No 412B3E0X-1866626

आपला आधार क्रमांक / Your Aadhaar No. :

8936 1638 2884

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

आशिष प्रकाश सोनेकर
Ashish Prakash Sonekar

जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

8936 1638 2884

आधार – सामान्य माणसाचा अधिकार

गजानन दिनकरराव लव्हाळे
Gajanan Dinakarrao Lawhale
जन्म तिथि / DOB : 12/08/1971
पुरुष / MALE
Mobile No. 9970766109

2058 0268 5362
VID:9147 2592 7044 6388

Issue Date 22/08/2011

मेरा आधार, मेरी पहचान

Lawhale

Unique Identification Authority of India

पत्ता:
S/O दिनकरराव लव्हाळे, प्लॉट नं..४ भोले नगर पीपला रोड, अयोध्य नगर स.ओ, नागपूर,
महाराष्ट्र - 440024

Address
S/O Dinakarrao Lawhale PLOT NO.4 BHOLE NAGAR PIPLA ROAD Ayodhya Nagar S.O Nagpur Maharashtra - 440024

2058 0268 5362

Download Date 2/11/2022

1947 | help@uidai.gov.in | www.uidai.gov.in

नमुना-३
९३७६/२०२४
२६/३०

SEAL OF THE JOINT SUB-REGISTRAR नागपूर क्र. ३ NAGPUR NO.3

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID	202412047436	मौजा - बुटीबोरी (ग्रामीण)	04 December 2024,04:35:43 PM

मूल्यांकनाचे वर्ष	2024
जिल्हा	नागपूर
तालुक्याचे नांव	नागपूर (ग्रामीण)
गांवाचे नांव :	मौजा : बुटीबोरी 115
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area

सर्व्हे नंबर /न. भू. क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
25540	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	39.676चौ. मीटर	मिळकतीचा वापर -	बहुमजली ईमारतीतील निवासी गाळा	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	**Rs.25540/-**
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)

= (25540 * (100 / 100))

= Rs.25540/-

मजला निहाय घट/वाढ = 100% of 25540 = Rs.25540/-

Rules Applicable 3.19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 25540 * 39.676

= Rs.1013325.04/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य मेझॅनाईन मजला क्षेत्र मूल्य बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1013325.04 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=**Rs.1013325/-**

= **₹ दहा लाख तेरा हजार तीन शे पंचवीस /-**

Home Print

नगन - 3
९३७६/२०२४
२७/३०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-1 NAGPUR NO. 3
सह दुय्यम निबंधक, वर्ग-१, नागपूर क्र. ३

266/9376
बुधवार,04 डिसेंबर 2024 4:58 म.न.

दस्त गोषवारा भाग-1

नगन3 25130
दस्त क्रमांक: 9376/2024

दस्त क्रमांक: नगन3 /9376/2024

बाजार मूल्य: रु. 1,01,400/- मोबदला: रु. 17,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,02,000/-

दु. नि. सह. दु. नि. नगन3 यांचे कार्यालयात

अ. क्रं. 9376 वर दि.04-12-2024

रोजी 4:56 म.न. वा. हजर केला.

पावती:15510 पावती दिनांक: 04/12/2024

सादरकरणाराचे नाव: **अंकित सुनिल नगरकर . .**

नोंदणी फी	रु. 17000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	17600.00

दस्त हजर करणाऱ्याची सही

NGP3
सह दुय्यम निबंधक वर्ग-२
नागपूर क्र.-३

NGP3
सह दुय्यम निबंधक वर्ग-२
नागपूर क्र.-३

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्का क्रं. 1 04 / 12 / 2024 04 : 56 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 12 / 2024 04 : 56 : 52 PM ची वेळ: (फी)

THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR NO.3
सह दुय्यम निबंधक वर्ग-२, नागपूर क्र.३

दस्त गोषवारा भाग-2

नगन3 29130
दस्त क्रमांक:9376/2024

04/12/2024 5 02:12 PM

दस्त क्रमांक :नगन3/9376/2024
दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री गजेन्द्र दिलीप चाचरकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं. 127, म्हाळगी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABTFS7221F	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री रवी लक्ष्मणराव पारधे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 47, चिखली लेआऊट, न्यु सुभेदार, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABTFS7221F	लिहून देणार वय :-60 स्वाक्षरी:-		
3	नाव:अंकित सुनिल नगरकर . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 1, शिव गजानन लेआऊट, जिल्हा परिषद शाळे जवळ, पेवठा, नागपूर ग्रामीण, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AMNPN0330M	लिहून घेणार वय :-32 स्वाक्षरी:-		
4	नाव:नेहा अंकित नगरकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 1, शिव गजानन लेआऊट, जिल्हा परिषद शाळे जवळ, पेवठा, नागपूर ग्रामीण, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:LDLPS7262M	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ 04 / 12 / 2024 04 : 59 55 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर क्र.-३

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली असून, माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	**लिहून देणार** श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री गजेन्द्र दिलीप चाचरकर . .	04/12/2024 05:00:31 PM	गजेंद्र दिलीप चाचरकर M 1183730985843904512	
2	**लिहून देणार** श्री स्वामी समर्थ डेव्हलपर्स तर्फे पार्टनर श्री रवी लक्ष्मणराव पारधे . .	04/12/2024 05:00:16 PM	रवि लक्ष्मणराव पारधे M 1313829992594493440	
3	**लिहून घेणार** अंकित सुनिल नगरकर . .	04/12/2024 05:00:44 PM	अंकित सुनील नगरकर M 1313830114468384768	
4	**लिहून घेणार** नेहा अंकित नगरकर . .	04/12/2024 05:01:00 PM	नेहा अंकित नगरकर F 1307595888433586176	

शिक्का क्र.4 ची वेळ:04 / 12 / 2024 05 : 01 : 01 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर क्र.-३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Lioence	Amount	Used At	Deface Number	Deface Date
1	ANKIT S NAGARKAR	eChallan	02202292024120406050	MH012049369202425E	102000.00	SD	0006633650202425	04/12/2024
2		DHC		1224043313548	600	RF	1224043313548D	04/12/2024
3	ANKIT S NAGARKAR	eChallan		MH012049369202425E	17000	RF	0006633650202425	04/12/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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९ नंबराचे बुकाचे
९३६९ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ३० पाने आहेत.

4/12/24
सह दुय्यम निबंधक वर्ग-२
नागपूर क्र. ३
तारीख ४ माहे १२ सन २०२४

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR NO.3