Receipt (pavti)

264/1830

Friday,March 05 ,2021
11:51 AM

पावती

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

पावती क्रं.: 3669 दिनांक: 05/03/2021

गावाचे नाव: **जैताला**
दस्तऐवजाचा अनुक्रमांक: **नगन1-1830-2021**
दस्तऐवजाचा प्रकार : **65-चुक दुरुस्ती पत्र**
सादर करणाऱ्याचे नाव: **मे नागपूर इन्फ्रास्ट्रक्चर्स तर्फे भागीदार प्रविण विनायकराव राऊत . .**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठाची संख्या: 24	
एकूण:	रु. 580.00

DELIVERED ORIGINAL REGISTERED DOCUMENT

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:09 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0403202122141 दिनांक: 05/03/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012670112202021E दिनांक: 05/03/2021
बँकेचे नाव व पत्ता:

| Scroll No. , Date | Not Verified with Scroll

CHALLAN

MTR Form Number-6

GRN MH012670112202021E	**BARCODE**	**Date** 04/03/2021-18:43:29	**Form ID** 25.2

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		**Full Name**	Nagpur Infrastructures
Location NAGPUR			
Year 2020-2021 One Time		**Flat/Block No.**	Plot No 28
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	100.00	**Road/Street**	Mouza-Jaitala
0030063301 Registration Fee	100.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 6
		Remarks (If Any)	SecondPartyName=Gulmohar Niwas~
Total	200.00	**Amount In Words**	Two Hundred Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021030471294	IK0BACKYR2
Cheque/DD No.		Bank Date	RBI Date	04/03/2021-18:24:44	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823630809

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नगन-9
1730 / 2021
9 / 28

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO. 1

Print Date 04-03-2021 06:44:16

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0403202122141	**Date**	04/03/2021
Received from Grantor, Mobile number 9823630809, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	04/03/2021
Bank CIN	10004152021030417298	**REF No.**	IGAKQTAKI6
This is computer generated receipt, hence no signature is required.			

नगन – ९
१५३० / २०२१
२ / २८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR
सह दुय्यम निबंधक, वर्ग-२ नागपूर शहर क्र. १

CORRECTION DEED

THIS DEED OF CORRECTION is made on this 5th Day of MARCH, 2021 BY **M/S. NAGPUR INFRASTRUCTURES, (PAN - AAOFN0950A)** A Partnership Firm having it's Office at Nagpur and acting through its Partner **SHRI. PRAVIN S/o VINAYAKRAO RAUT, (PAN - AENPR2635F) (ADHAR – 8259 0921 1201),** Aged 37 Years, Occupation – Business, Resident of Plot No. 7, Flat No. 202, "Green Enclave", Shrikrishna Society, Nagpur - 440036, Tahsil and District – NAGPUR, hereinafter called as the GRANTOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said GRANTOR, as well as, its heirs, legal representatives, executors, administrators, successors and assigns.

नगन - ९
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WHEREAS the Grantor hereinabovenamed has submitted ALL THAT Piece and Parcel of land bearing Plot No. 28 containing by admeasurement 398.44 Sq.Mtrs. being a portion of the entire land bearing Kh. Nos. Kh. No. 128/1, Kh. No. 129/2, 130/2, 142/1 of Mouza – JAITALA, P.S.K. 44A, bearing City Survey No. 760 & 764 and Sheet No. 53 (583-B) situate at Rahi Colony, Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 01-01-2019, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 15 on even date on payment of Requisite Stamp Duty and Registration fees payable thereon and name and style as **"GULMOHOR NIWAS"**; AND

WHEREAS after Registration of the said Deed of Declaration the Grantor has revised the Building Plan of the said Building and the same is duly sanctioned by the Asst. Director, Town Planning Department, Nagpur Municipal Corporation vide Revised Building Permit No. 448/BP/Jaitala/TP/NMC/774 Dated 26-02-2021 therefore it is necessary to execute the Correction to the aforesaid Deed of Declaration (hereinafter called the "Principal Deed") and consequentially therefore it has now become expedient to correct and rectify the same in the following manner :

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

THIRD : THAT the said Multistoreyed Building to be known and styled as "**GULMOHOR NIWAS**" consists of Ground Floor and 4 Upper Floors. There are 2 (Two) Block on Ground Floor and 3 (Three) Apartments each on First, Second, Third and Fourth Floor. Thus there are in all 2 (Two) Blocks and 12 (TWELVE) independent and self contained separate Apartments in the said Building. All Block shall be used on COMMERCIAL Purposes only and All Apartments shall be strictly utilised for RESIDENTIAL Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted areas and facilities of the building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "FAMILY UNIT") and also an Undivided interest in the General Common/Restricted areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common/Restricted Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

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FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors (Excluding Balconies and Premium area) is **621.787 Sq. Mtrs.** and an Open Land is constitutes the General Common/Restricted Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as **"GULMOHOR NIWAS CONDOMINIUM"** and the Family Units and the Common/Restricted Areas and Facilities of the building are as follows :-

FAMILY UNITS ON FIRST, SECOND, THIRD AND FOURTH FLOOR :

There are 2 (Two) Block on Ground Floor and 3 (Three) Apartments each on First, Second, Third and Fourth Floor. Thus there are in all 2 (Two) Blocks and 12 (TWELVE) independent and self contained separate Apartments in the said Building. The Family Units (Blocks) on Ground Floor are numbered as G-001 and G-002. The Family Units (Apartment) on First Floor are numbered as 101 to 103. The Family Units (Apartments) on Second Floor are numbered as 201 to 203. The Family Units (Apartments) on Third Floor are numbered as 301 to 303 and The Family Units (Apartments) on Fourth Floor are numbered as 401 to 403. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment. The Family Units on the Upper Floors have an access to the Corridor of the respective floor.

The Room Details and the Built-up areas of the aforesaid Family Units are as under :-

FAMILY UNIT (BLOCK) ON GROUND FLOOR BEARING NO. G-001 AND G-002:

SR.NO.	FAMILY UNIT NO.	BUILT-UP AREA SQ. MTRS.	CARPET AREA SQ. MTRS
1.	G-001	12.285 Sq. Mtrs.	10.800 Sq.Mtrs.
2.	G-002	17.490 Sq. Mtrs.	15.000 Sq.Mtrs.

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