Plot No 9 - 39 - 2/6/2022

270/4640
Thursday,June 02 ,2022
1:12 PM

पावती

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

पावती क्र.: 5566 दिनांक: 02/06/2022

गावाचे नाव: पांजरी फार्म
दस्तऐवजाचा अनुक्रमांक: नगन7-4640-2022
दस्तऐवजाचा प्रकार : बिक्रीपत्र
सादर करणाऱ्याचे नाव: मधु अमर आडवानी

नोंदणी फी	रु. 21300.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 22220.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची २ अंदाजे
1:27 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामीण क्रं. ७

बाजार मुल्य: रु.1619662 /-
मोबदला रु.2130000/-
भरलेले मुद्रांक शुल्क : रु. 127800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0106202215090 दिनांक: 02/06/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.21300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015568591202122E दिनांक: 02/06/2022
बँकेचे नाव व पत्ता:

Plot No. 9
2/6/2022

CHALLAN

MTR Form Number-6

GRN	MH015568591202122E	BARCODE		Date	28/03/2022-16:28:13	Form ID	25.1

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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	AMAR N ADWANI AND ONE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	KH NO 10/1/KH/2, PLOT NO. 9
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	127800.00	Road/Street	MOUZA PANJRI BU
0030063301 Registration Fee	21300.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 6
		Remarks (If Any)	SecondPartyName=ASHOK N JUNANKAR AND ONE~
Total	1,49,100.00	Amount In Words	One Lakh Forty Nine Thousand One Hundred Rupees On ly

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022032806816	129717534
Cheque/DD No.		Bank Date	RBI Date	28/03/2022-16:28:57	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823840840

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

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

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Print Date 28-03-2022 04:29:23

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0106202215090	**Date**	01/06/2022
Received from MADHU AMAR ADWANI, Mobile number 9421525898, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	01/06/2022
Bank CIN	10004152022060114006	**REF No.**	215255390499
This is computer generated receipt, hence no signature is required.			

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BEFORE THE SUB REGISTRAR NAGPUR (GRAMIN)

SALE DEED

CONSIDERATION VALUE RS. 21,30,000/-

(RUPEES TWENTY ONE LACS THIRTY THOUSAND ONLY)

GOVT R.R. VALUE RS. 16,21,654/-

Stamp duty Paid Rs. 1,27,800/-

Registration Fees Paid Rs. 21,300/-

Vibhag No. 9 Page No. 1368 Rate @ Rs. 8300 Per Sq. Mtr.

THIS DEED OF SALE is made on this 02nd Day of JUNE 2022 BETWEEN **(1) SHRI ASHOK S/O NATTHUJI JUNANKAR,** Aged 72years, Occupation – Business, Resident of Plot No. 70, New Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR **(PAN ABFPJ8940A & AADHAR 5123 8549 1266)**; AND **(2) MRS. JYOTI W/o PRAKASH TITARE,** Aged 63 Years , Occupation - Business, Resident of Plot No. 83 ,Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR **(PAN AAUPT6528L & AADHAR 6331 9725 0510, Mob No. 8888854602)** hereinafter both jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS , as well as , their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

1) MRS. MADHU AMAR ADWANI, Aged 41 years, Occupation – Business, **(PAN AHGPA7016F & AADHAR 8528 3040 6343, Mobile No. 9823840840)** & **2) MR.AMAR NANDLAL ADWANI**, Aged 46,Occupation - Bisiness**(PAN ACRPA7222R & AADHAR 9523 7253 5879)** ,both Resident of Plot No. 238, Kamalful Couwk, Jaripatka ,Nagpur, And hereinafter called the PURCHASERS , which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER/S** , as well as , her / his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Agricultural Land bearing Kh. No. 10/1/KH/2 of Mouza – PANJARI, having an area of 0.94 Hectors, Rental Rs. 2.79 held in Bhogwatdar Class – 1 Rights , situate at Village – Panjari, P. S. K. 42 in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Shrawan S/o Maroti Neware and Smt. Leelabai W/oRatan Borkar, being their separate property; AND



WHEREAS the said Shri Shrawan S/o Maroti Neware and Smt.Lilabai W/o Ratan Borkar lateron jointly effected a Partition of the aforesaid property in between them on 21-10-2000 and thereby a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent was allotted to the exclusive share of Shri Shrawan S/o Maroti Neaware absolutely forever with heritable and transferable rights therein. By the same partition the remaining land of 0.47 Hectors out of the said land was allotted to the exclusive share of Smt. Lilabai W/o Ratan Borkar absolutely forever with heritable and transferable rights therein. The said Deed of Partition Dated 21-10-2000 is duly Registered in the Office of the Sub- Registrar, Nagpur in Book No. 1 at Sr. No. 5660(P) on even date; AND

WHEREAS the said Smt. Lilabai W/o Ratan Borkar lateron transferred a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent by way of Sale to Shri Ashok S/o Nathuji Junankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named, jointly by a Sale Deed Dated 30-4-2001, which is duly Registered in the Office of the joint Sub- Registrar, Nagpur rural in Addl. Book No. 1, Volume No. 970 on pages 71 to 74 at Sr. No. 1789 on even date. In the like manner the said Shri. Shrawan S/o Maroti Neware in his turn also transferred a Piece of land having an area of 0.47 hectors out of the aforesaid total extent by way of Sale to Shri. Ashok S/o Nathuji Junankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named jointly by a sale deed dated 16- 08-2001, which is duly Registered in the Office of the Sub – Registrar, Nagpur Rural in Book No. 1, which is duly Registered in the Office of the Sub-Registrar, Nagpur Rural in Book No. 1 at Sr. No. 599 on even date. As a Result therefore the Vendors hereinabove have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS a Piece of land having an area of 0.16 Hector is acquired by Government for Road and 0.10 Hectors of land is acquired for Toll Plaza. The remaining land of 0.68 Hectors is now renumbered as Kh. No. 10/1/KH/2 of Mouza- Panjari; AND

WHEREAS the aforesaid land comprising Kh. No. 10/1/KH/2 of Mouza- Panjari is converted for Non- Agricultural Use by the Collector, Nagpur vide his Order Dated 21-7-2020 passed in Revenue Case No. 259/NAP-34/Mouza- Panjari/2019- 2020; AND

WHEREAS the Vendors have prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority vide his order Dated 26-03-2021 passed in Case No. EE/NMRDA/412; AND

WHEREAS the Vendors have registered the aforesaid project under the provision of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Nagpur bearing Registration No. P50500026665 Dated 21-10-2020 AND

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WHEREAS the Executive Engineer, Nagpur Metropolitan Region Development Authority has Released Plot No.09 out of the aforesaid layout vide his Letter No A.E/-.(NMRDA)/ South/533 Dated 08-03-2022. As per the said Release letter Dated 08-03-2022, the dimension of the said **Plot No.09** admeasuring Length 16.75 Mtr.X Width 11.65 Mtrs. equal to 195.138 Sq.Mtrs. AND

WHEREAS the Vendors do hereby declare that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever. The Vendors have not availed any Project Finance /any Financial assistance against the aforesaid property from any Financial Institutions; AND

WHEREAS the Purchaser/s hereinabove named has satisfied herself/himself In Respect of the Vendors title to the said property as good, valid and marketable; and

WHEREAS the purchaser/s has also seen and approved the plan of the said Layout; And

WHEREAS the purchaser/s hereinabovenamed being desirous of owning an independent plot in said Layout for her/ his Residential Use with heritable and transferable rights therein has now approached the Vendors and Expressed her/his desire and willingness to purchase the **plot No. 09** AND

WHEREAS the proposed said land is earmarked for the purpose of residential plot project and said project shall be known as " **AKASH VIHAR**".

WHEREAS Considering her/his request and after detailed negotiations the Vendors have agreed to sell the aforesaid property to the purchaser for a total consideration Rs. 21,30,000/-(Rupees Twenty One Lacs Thirty Thousand)Only upon the following terms and conditions.

NOW THERFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1) THAT in pursuance of the said Agreement and in Consideration of a total sum of Rs. 21,30,000/-(Rupees Twenty One Lacs Thirty Thousand) Only paid by the purchaser/s to the Vendors in the manner appearing herein below , the receipt whereof the Vendors do hereby acknowledge , the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to PURCHASER/S ALL THAT Piece and Parcel of Land bearing **Plot No. 09** admeasuring Length 16.75 Mtr. X Width 11.65Mtrs. equal to 195.138 Sq. Mtrs. being a portion of the entire land in our scheme named " **AKASH VIHAR** " bearing Kh. No. 10/1/KH/2 of Mouza – Panjari , P.S.K. 42, include all easementary rights appurtenant and belonging thereto , situate at village Panjari, within the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – Nagpur and more Particularly described in the schedule hereunder written , TO HOLD THE SAME TO AND UNTO THE PURCHASER/S, as the absolute and full Owner therof forever , free from encumbrances of all kinds whatsoever and aslo free from payment of Non- Agricultural Assessment, Grampanchayat Taxes , Cesses and all other outgoings etc. levied theron and payable by the Vendors upto date.



MANNER OF PAYMENT :-

RS. 1,00,000/- (Rupees One Lac)Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 880187 dated 02/02/2022 for Rs. 1,00,000/-drawn on ICICI Bank. The receipt whereof is hereby acknowledged by the Vendors.

RS. 8,00,000/- (Rupees Eight Lacs) Only Paid by the purchaser/s to the Vendors through RTGS by UTR No. BARBH22151832238 dated 31/05/2022 for Rs. 8,00,000/- drawn on Bank of Badoda , The receipt whereof is hereby acknowledged by the Vendors

RS. 1,65,000/- (Rupees one Lacs Sixty Five Thousand) Only Paid by the purchaser/s to the Vendors through NEFT No. 00012402 dated 01/06/2022 for Rs. 1,65,000/- drawn on ICICI Bank, The receipt whereof is hereby acknowledged by the Vendors.

RS. 10,65,000/- (Rupees Ten Lacs Sixty Five Thousand) Only Paid by the purchaser/s to the Vendors through RTGS No. ICICR520 dated 01/06/22 for Rs. 10,65,000/- drawn on ICICI bank. The receipt is hereby acknowledged by the Vendors.

Rs. 21,30,000/- **(TOTAL TWENTY ONE LACS THIRTY THOUSAND ONLY)**

The Vendors do hereby jointly and severally declare that they have received the entire agreed sale consideration from the purchaser and consequentially therefore they have now nothing to receive from the purchaser against the instant transaction of sale.

2) THAT THE VENDORS do hereby covenant with purchaser as follows :-

i) THAT the vendors have Good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the purchase absolutely forever.

ii) THAT the Vendors further assure the Purchaser that the property hereby sold is their separate and self-acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earning and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respectof the same.

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ix) THAT the purchaser specifically agrees to pay to the Vendors the Goods and Services Tax etc. if any , levied by Government of Maharashtra or Union of India on the Plot hereby sold to her/him and she/he shall always keep the Vendors indemnified against such payments/dues/ penalties etc.

3) THAT all expenses on account of Preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser/s

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 09** admeasuring Length 16.75 Mtr. X Width 11.65 Mtrs. equal to 195.138 Sq. Mtrs.. Being a portion of the entire land in our scheme named " **AKASH VIHAR** " bearing Kh. No. 10/1/KH/2 of Mouza - PANJARI, P.S.K. 42, including all easementary rights appurtenant and belonging thereto, situate at village panjari, with the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – NAGPUR and bounded as under:-

ON THE EAST **-9.00 METER WIDE ROAD**

ON THE WEST **- KH. NO. 10/1K/3**

ON THE NORTH **-PLOT NO. 10**

ON THE SOUTH **-PLOT NO. 08**

That, the vendor has appointed a constituted power of attorney holder (for admission) to MR. PRAKASH GAJANANRAO TITARE , Aged about 63 years, Occupation – Service, Aadhaar No. 711148940365. R/o Plot No. N-83, Suprajyot, Wardha Road, Near Little Flower Convent, New SnehNagar, Nagpur - 440015. Power Of Attorney registered in the office of Sub-Registrar, Nagpur (Gramin)- 04 on dated 14/02/2022 has Sr.No. 1473/2022.



IN WITNESS WHEROF the VENDORS and the PURCHASER/S hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written

Drafted by





1) (MR. ASHOK NATHUJI JUNANKAR)





2) (MRS. JYOTI PRAKASH TITARE)

VENDORS





1)MRS. MADHU AMAR ADWANI





2) MR. AMAR NANDLAL ADWANI

PURCHASER/S

WITNESSES :





1)MR. Vijay Chandrabhanji Anne.





2) MR Kunal Bhaiyalal Turkar.

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जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर

रा.मा.क्र-259/एनएपी-34/मौजा-पांजरी (फार्म/2019-20
जा.क्र.प्रस्तु/जिल्हाधिकारी/कावि-549/2020
जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर
दिनांक- 21/07/2020

परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता,1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन प्रधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा - **नागपूर**, तालूका - **नागपूर (ग्रामीण)**, गांव - **पांजरी (फार्म)/पांजरी (बु.)**, प.ह.नं.- 42, च्या शेत सर्व्हे क्रमांक -10/1/ख/2, एकूण आराजी 0.84 हे.आर पैकी 0.6721052 हे.आर (6721.052 चौ.मी.) या जमिनीच्या भोगवटादाराने **महाराष्ट्र जमीन महसूल संहिता**, 1966 च्या **कलम 42-अ** च्या तरतुदीन्वये **निवासी/वाणिज्य/औद्योगिक/शैक्षणिक** अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास **कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांचे अंतिम मंजूरी अहवाल क्र.का.अभि./नामप्रविप्रा/3356, दिनांक 21/01/2020 अन्वये **विकास/बांधकाम** परवानगी प्राप्त केली आहे. ज्यासबधी नियोजन प्रधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT				
1	GROSS AREA OF LAND			
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8400.000	SQ.M.	
	B) AS PER MEASURMENT SHEET	6721.052	SQ.M.	
	C)) AS PER SITE	6721.052	SQ.M.	
2	DEDUCTIONS FOR			
	A) PROPOSED D.P. RESERVATION ROAD	0.000	SQ.M.	
	B) ANY DP RESERVATION AREA	0.000	SQ.M.	
	C) NATURAL WATER COURSES AREA	0.000	SQ.M.	
3	GROSS AREA OF LAND (1-2)	6721.052	SQ.M.	100.000%
4	RECREATIONAL OPEN SPACE			
	A) REQUIRED	672.105	SQ.M	10.000%
	B) PROPOSED	672.515	SQ.M	10.006%
5	AMENITY/PU SPACE			
	A) REQUIRED	0.000	SQ.M	
	B) PROPOSED	0.000	SQ.M	
6	SERVICE ROAD & HIGHWAY WIDENING	0.000	SQ.M	0.000%
7	INTERNAL ROAD AREA	1185.478	SQ.M	17.638%
7A	AREA UNDER ELE.SUB.STN.	68.575	SQ.M	1.020%
8	AREA UNDER LAYOUT PLOTS	4794.484	SQ.M	71.336%
9	NET AREA OF PLOT FOR FSI CALCULATION (3-5B)	6721.052	SQ.M	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOT = (9/8)	1.401		

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11	BASIC ZONAL FSI	1.1		
12	AREA FOR INCLUSIVE HOUSING			
	A) REQUIRED (AREA LESS THAN 1.00 HA)	0.000	SQ.M.	
	B) PROPOSED	0.000	SQ.M.	

त्याअर्थी, उक्त जमीनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या **कलम 47-अ** नुसार देय रुपांतरण कराची व वर नमुद **निवासी** अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यांत येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ 0.84 हे.आर पैकी 0.6721052 हे.आर (6721.052 चौ.मी.) **निवासी** प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 4794.484 **(Area Under Layout Plots** 4794.484 + **Amenity space Proposed** 0.00 = 4794.484) चौ.मीटरला 10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रुपये 479/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 479/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रुपये 3353/- परावर्तीत कर अकृषक सा-याचे 5 पट म्हणजेच रुपये 2395/- असे एकूण रुपये 6706/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्रधिका-यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या **निवासी** अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जूले 2020 (वर्ष) रोजी संपणा-या हंगीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 479/- **(रुपये चारशे एकोणऐंशी फक्त)** या दराने परिगणित होणारी वार्षिक आकाराणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडून वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.

3) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्रधिकरणाच्या पूर्व मंजूरी शिवाय कोणत्याही बदल करु नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्रधिकरणाच्या पूर्व मान्यातेने सदर जमीनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्रधिकरणाकडून मंजूर झाल्यापासून 30 **दिवसांच्या** आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.

4) उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लघंन केल्यास जिल्हाधिका-यास, उक्त संहितेच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जो भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकाराणी भरल्यावर आणि **कलम** 329 च्या **पोट कलम** (2) च्या अधीनतेने,त्यास योग्य वाटेल एवढा दं[illegible] उक्त जमीन भोगवटादार [illegible] वहीवाटीत असल्याचे चालू

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ता येईल. त्याची साक्ष म्हणून नागपूर जिल्हयाच्या जिल्हाधिकाऱ्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे. आणि त्यांच्या पदाचा मोहोर लावली आहे.

अर्जदाराने सुध्दा दिनांक 21/07/2020, रोजी त्यांच्या स्वाक्षरी केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

श्री. अशोक नत्थुजी जुननकर
श्रीमती ज्योती प्रकाश तितरे

(साक्षीदारांची स्वाक्षरी व पदनाम)

अ)
श्री
ब)
श्री

(साक्षीदारांची स्वाक्षरी व पदनाम)

अ)
श्री Anand Junankar
ब)
श्री

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वत: श्री. अशोक नत्थुजी जुननकर व श्रीमती ज्योती प्रकाश तितरे, रा. प्लॉट नं. 70, एन स्नेह नगर, वर्धा रोड, नागपूर यांनी स्वाक्षरी केलेली आहे. ती अ च ब व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मूळ सनद प्रत मा. जिल्हाधिकारी द्वारा अनुपालीत)

स्वा/-
(रविंद्र ठाकरे)
जिल्हाधिकारी, नागपूर

प्रतिलीपी :-

1) उपविभागीय अधिकारी, नागपूर (ग्रामीण) यांना माहिती करिता अग्रेषित.
2) कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहिती करिता अग्रेषित.
3) तहसिलदार, नागपूर (ग्रामीण) यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेषित.
4) तलाठी - पांजरी (फार्म)/पांजरी (बु.), तालुका - नागपूर (ग्रामीण) यांना माहिती व योग्य कार्यवाहीस अग्रेषित.
5) सह जिल्हा निबंधक (ग्रामीण), प्रशासकिय इमारत क्र. 2, नागपूर यांना माहितीकरिता अग्रेषित.
6) अर्जदार श्री. अशोक नत्थुजी जुननकर व इतर 1, रा. प्लॉट नं. 70, एन स्नेह नगर, वर्धा रोड, नागपूर, जिल्हा-नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम रुपये 6706/- चालानच्या स्वरुपात शासनजमा करण्याकरीता रवाना.

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(अविनाश कातडे)
जिल्हाधिकारी, नागपूर करिता

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500026665**

Project: ***AKASH VIHAR****Plot Bearing / CTS / Survey / Final Plot No.:* ***10/1/KH/2*** *at* ***Panjari farm, Nagpur (Rural), Nagpur, 441108,***

1. **Akash Vihar** having its registered office / principal place of business at *Tehsil:* ***Nagpur (Urban)****, District:* ***Nagpur,*** *Pin:* ***440015***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - 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 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 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 for a period commencing from **21/10/2020** and ending with **01/01/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - 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
3. 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.

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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:21-10-2020 14:10:53

Dated: **21/10/2020**
Place: **Mumbai**

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

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३,५,६ आणि ७]

गाव :- घोगली खर्ग (५३५८८४) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूलाभण क्रमांक व उपविभाग १०/१/७८/२/९

भूलाभण पद्धती भोगवटादार वर्ग -१ डीसीसे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कूळ, खंड व इतर अधिकार
लागवडीचे एकक आर.चौ.मी	१४५०	अशोक गंगाधरी जुनघरे ० घोटी प्रकाश तिलरे				(३५२६) (३५२६)	चुकारचे नाव व खंड इतर अधिकार इतर मा. जिल्हाधिकारी नागपूर यांचे स. मा. क्र.-२५/एनएपी-३४/२०१९-२० आदेश पारीत दि. २९/०७/२०२० चे आदेशानुसार सिंचनी अकृषक नोंद. (३५२६)
अकृषिक क्षेत्र दिन टीपी १.९५.५४		----सामाईक क्षेत्र----	१.९५५४	२०.००			
दिन टीपी २०.०० आकारणी							प्रलंबित फेरफार : नाही.
							डीसटया फेरफार क्रमांक : ३५२६ व दिनांक : ०७/०७/२०२१

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जुने फेरफार क्र :

शेरा आणि मुल्यांकन शिर्षे

हा उतारा अभिलेख दि.२६/०७/२०२१०१०५३८ PM रोजी डिजिटल स्वाक्षरीने सेवा अभ्यासकुने तयार करण्यात आला असल्याने सही शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी व्यतीत संगणकीय प्रणालीत प्रविष्ट केलेल्या माहितीत काही फरक असल्यास हा उतारा अभिलेख समजण्यात येऊ नये. तसेच फेरफार नोंद क्र. ३५२६ नंतर आदेश पारीत दि. १. १. १८ पर्यंत तिलोरी चावडीत दैनंदिन आवश्यक असू शकेल तसेच आपण डाकघराच्या मदत या ७/१२ या संकेतस्थळाला भेट देऊन खात्री करावी. ७/१२ डाउनलोड दि. : २१/१२/२०२२ : २०:३०:२५ PM. सिंधन पडताळणीसाठी https://egrashadhara.maharashtra.gov.in/dar/ या संकेत स्थळावर भेट द्या 8661AB861148913 हा क्रमांक वापरावा

पृष्ठ क्र. १/२



गाव नमुना बारा (विक्रीची नोंदवही)

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

गाव :- खोकरी खुर्द (५३५८८४) तालुका :- भंडारा (वर्ग-III) जिल्हा :- भंडारा

भूमापन क्रमांक व उपविभाग १७/१/अ/२/१

			विकासातील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध पडलेली जमीन		जल सिंचनाचे साधन	शेरा
			सिंचित विकासातील क्षेत्र						निरंजन विकासातील क्षेत्र						
						घटक सिंचित व अंशतःविकासातील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				विक्रीचे गाव	जल सिंचित	अजल सिंचित	विक्रीचे गाव	जल सिंचित	अजल सिंचित	क्षेत्रफळ	शेरा		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी		

टीप :'४' - विभागाचा संकेत क्रमांक, '५' - जल सिंचित, '६' - अजल सिंचित

ई महा

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कलम ७/१२ अभिलेख दि. २६/०४/२०२२ ०५:३८:२८ PM रोजी, डिजिटल स्वाक्षरीने सेतू अधिकाऱ्याकडे तहसील कार्यालय भंडारा यांनी-तिलकराणी आत्माराम पाही.

सूचना: तलाठी अधिकारी व्यतिरिक्त इतर कोणत्याही व्यक्तीने केलेला डिजिटल स्वाक्षरी प्रमाणित अभिलेखाची ही ७/१२ अभिलेख अधिकृत नाही. फक्त फेरफार नोंद क्र. ३५३६, मंजूर आदेश दि. ०१.०१.९९९९ रोजी तयार केलेली नोंदीची नोंदीत अधिकृत असू शकेल असेही व्यक्ती व्यतिरिक्त कोणत्याही व्यक्तीने केलेला ७/१२ हा ऐतिहासिक आहेत नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : ०१/०६/२०२२ : ०४:३०:२७ PM. दिलेल्या महाभूमीलेखी https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर पाहता 8000188881149113 हा क्रमांक वापरावा.

पृष्ठ क्र. ३/२

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गाव नमुना बारा (सिंचाची नोंदवही)

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

गाव :- पांजरी खार्स (५३५८८४) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग १७/१/४/३/१

			सिंचाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			नित्य सिंचनाखालील क्षेत्र						नियंत्रक सिंचनाखालील क्षेत्र						
						घटक सिंचन व प्रवाहनाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				सिंचाचे साधन	जल सिंचित	अजल सिंचित	सिंचाचे साधन	जल सिंचित	अजल सिंचित	वगळून	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	

टीप : *४ - सिंचनाचा संकेत क्रमांक, *८ - जल सिंचित, *९ - अजल सिंचित

ई महा सेवा

Dated Copy

या ७/१२ अभिलेख दि. २६/०७/२०२१ ०४:३८ PM रोजी डिजिटल स्वाक्षरीने केला असल्यामुळे त्यावर कोणाचाही सही-शिक्याची आवश्यकता नाही.

सूचना: सदरचा अहवाल खातरजमी करुन काढला डिजिटल स्वाक्षरी प्रमाणित करण्यात आला आहे. यावर फेरफार नोंद क्र. ३४३६ मधून आई तलाव प. न. ५२ मध्ये सिंचाची माहिती दोहोत असल्याचा अधू संबंध तलाठी साजा यांच्याकडून घेतला या ७/१२ वर दोघांचा आदेश नाही याची खात्री नोंद घ्यावी.

७/१२ डाऊनलोड दि. : ०१/०८/२०२१ : १०:२०:३१ PM. दिलेला पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर पाहता येईल.

नगन - ७
१६४४ / २०२२
१८ / ४६

Nagpur Metropolitan Region Development Authority

NMRDA

Letter No. A.E-I (NMRDA)/ South/ 533 Dated :- 8 /3 / 2022

To,

Shri Ashok Natthuji Junankar ,
Smt Jyoti Prakash Titare
R/o . Plot no 70 , N Sneh Nagar ,
Wardha Road , Nagpur-10

Subject :- Release of plots in Layout on land bearing Kh. No 10/1/kh/2 of Mouza: Panjari (Farm), Tah.Nagpur (Gramin), Dist. Nagpur

Reference :- **1) Development Agreement No. EE(NMRDA)/DPC/Agree/412, Dated 26/03/2021.**
2) Your application dated 31/01/2022.

With reference to above following **10 (Ten)** Nos of Plots are released as per detailed Dimensions and areas from approved layout plan and as per orders of Hon. Metropolitan Commissioner NMRDA dated **01 /03 /2022.**

Sr. No.	Plot No.	Dimensions (in sq. mt.)	Gross Area of each Plot (in sq. mt.)	Deduction for Tanget (in sq. mt.)	No. of Plots	Net area released (in sq. mt.)
1	6,7,8,9, 10	11.65 x 16.75	195.138	0	5	975.68
2	11	0.5 x (11.28+12.02) x16.75	195.138	0	1	195.138
3	13	0.5 x (16.05+15.98) x11.30	180.970	0	1	180.970
4	14	0.5 x (15.98+15.90) x11.30	180.122	0	1	180.122
5	15	0.5 x (15.90+15.82) x11.30	179.218	0	1	179.218
6	16	0.5 x (13.16+13.12) x 28.58+0.5 x (8.88 x 4.40+0.5 x (15.62 +8.88) x 6.00	468.577	15.440	1	453.137
		TOTAL			**10**	**2164.265**

(Total = 10 Plots) Area 2164.265 Sq.mt. (45.14 %)

नगन-७
२८४० | २०२२
१९ | ४६

Assistant Engineer (South)
Nagpur Metropolitan Region Development Auth.

Note/ Conditions :-

1. The plot area released is subject to payment of betterment & peripheral charges as and when demanded by NMRDA as per agreement executed with Shri Ashok Natthuji Junankar and Smt Jyoti Prakash Titare R/o . Plot no 70 , N Sneh Nagar, Wardha Road , Nagpur-10.

2. The dimensions are duly measured & certified by Developer's Architect, NMRDA will not be responsible for availability of land or plot or any change in dimensions of plots subject to revision as per city survey record.

Copy to:- 1) Executive Engineer-1, Development Permission Cell, NMRDA, Nagpur.

Assistant Engineer-1 (South)
Nagpur Metropolitan Region Development Authority

नगन – ७
४८४० / २०२२
२० / ४६

FINAL DEMARCATED REVISED RESIDENTIAL LAY-OUT PLAN ON KH.NO. 10/1/KH/2, MOUZA-PANJARI (RASNI), P.H.NO.- 42, TAH. - NAGPUR(RAMTEK), DIST.:-NAGPUR. BELONGING TO :-

1. SHRI. ASHOK NATTHUJI JUNANKAR
2. SMT. JYOTI PRAKASH TIYARE.

AREA STATEMENT

1. AREA OF LAND
(a) AS PER OWNERSHIP SHOWING IT (7/12, ETC EXTRACT) = 8488.000 SQ.M.
(B) AS PER MEASUREMENT SHEET = 8721.852 SQ.M.
(c) AS PER SITE = 8721.852 SQ.M.

2. DEDUCTION FOR
(a) PROPOSED D.P. RESERVATION AREA = 0.000 SQ.M.
(b) ANY D.P. RESERVATION AREA = 0.000 SQ.M.
(c) NATURAL WATER COURSE AREA = 0.000 SQ.M.

3. GROSS AREA (SF #1,2) (100.000 %) = 8721.852 SQ.M.

4. RECREATIONAL OPEN SPACE
(a) REQUIRED - (10.000 %) = 872.185 SQ.M.
(b) PROPOSED - (10.000 %) = 872.000 SQ.M.

5. AMENITY SPACE
(a) REQUIRED - (0.000 %) = 0.000 SQ.M.
(b) PROPOSED - (0.000 %) = 0.000 SQ.M.

6. SERVICE ROAD & SEGREGATED WIDENING (0.000 %) = 0.000 SQ.M.

7. INTERNAL ROAD AREA (17.000 %) = 1550.478 SQ.M.

7 (a) AREA UNDER ELE.SUBSTN. (1.000 %) = 88.777 SQ.M.
+ D.W.R.F. 8.0*12.00+10.45*9.00

8. AREA UNDER LAYOUT P. OTY. (71.000 %) = 6304.600 SQ.M.

9. NET AREA OF PLOTS FOR FSI CALCULATION =(2 - 5) = 6721.852 - 0.000

10. PROPOSED F.S.I. (SECTION 13) OF THE AMENITY PLOTS = (9.0) = 6721.852 / 6721.85= 1.000

11. BASIC ZONAL FSI = 1.1

12. AREA FOR DIFFERENT BUILDING
(a) RESIDENTIAL (AREA LESS THAN 1.00 HA.) = 0.000 SQ.M.
(b) PROPOSED = 0.000 SQ.M.

OPEN SPACE AREA CALCULATIONS

1) ½ (18.21 + 18.000) x 44.822 = 872.000 SQ.M.

TOTAL = 872.000 SQ.M.

GROSS AREA CALCULATIONS

1) ½ (8.00 + 26.21) x 38.67 = 637.000 SQ.M.
2) ½ (40.50 + 26.00) x 147.00 = 4781.164 SQ.M.

TOTAL = 5721.000 SQ.M.

Note :- Waste Water Treatment & Recycling Plant is Provided especially as per DCPR Clause No. 24.4

INDEX :

- RASNA BOUNDARY SHOWN THUS
- OPEN SPACE BOUNDARY SHOWN THUS
- AMENITY SPACE BOUNDARY SHOWN THUS
- SPACE FOR WASTE WATER TREATMENT SHOWN THUS
- ELECTRIC SUB-STATION SHOWN THUS

SCALE :- 1:000 COMPUTER BY :- SCHEME

DATE :- 30.04.2021 DRAWN BY :- SCHEME

SHEET No. :- 1 DRAWN BY :- SCHEME

DWG No. :- 1/01 FILE No. :- 72

N

W E

S

OWNERS

ARCHITECT / ENGINEER

"SWAPNA RAMTEKKAR"

GROSS AREA CALCULATIONS
SCALE :- 1:000

LAYOUT PLAN
SCALE :- 1:000

PART D.P. PLAN

37 28 2022 ग्रामीण-6

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, नागपुर शहर क्र. 2

CHALLAN
MTR Form Number-6

GRN	MH011886594202122E	BARCODE	Date	08/01/2022-10:37:57	Form ID 46(5)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ASFPJ8040A
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ABHOK WATHUJI JUMANKAR AND ONE
Location	NAGPUR		
Year	2021-2023 One Time	Flat/Block No.	-
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	000.00	Road/Street	-
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	
		PAID=AASPTIETBBK~SecondPartyName=MR PRAKASH GAJANANRAO	
		TITARE~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00001792022010958137	0378110365
Cheque/DD No.		Bank Date	RBI Date	08/01/2022-10:39:27	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8055462032
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 लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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नगन-४
९४८३/२०२२
९/१E

नगन-७
९४८९/२०२२
२३/४E

BEFORE THE SUB REGISTRAR NAGPUIR RURAL

(PRESENTATION POWER OF ATTORNEY)

TO ALL WHOM THESE PRESENT SHALL COME **(1) SHRI ASHOK S/O NATHUJI JUNANKAR, PAN No. ABFPJ8940A, Aadhaar No. 5123 8549 1266** aged 71 years Occ.- Business, Resident of Plot No. 70 – N, Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – Nagpur. **And (2) MRS. JYOTI W/O PRAKASH TITARE, PAN No. AAUPT6528L. Aadhaar No. 6331 9725 0510,** aged 62 years Occ.- Business, Resident of Plot No. 83 Sneh Nagpur, Wardha Road , Nagpur – 440015, Tahsil and District – NAGPUR hereinafter referred to as THE PRINCIPAL, DO HEREBY APPOINT, CONSTITUTE AND NOMINATE **MR. PRAKASH GAJANANRAO TITARE,** Pan Card No. AASPT8789K **Aadhaar No. 711148940365,** Aged about 63 Yrs. Occ. Service, R/o Plot No. N-83, Suprajyot, Wardha Road, Near Uttle Flower Convent, New Sneha Nagar, Nagpur Mai..rashtra - 440015 as our ATTORNEY to do following acts, deeds and things on our behalf.

WHEREAS, the above executants owns an posseas the Plots No. 1, 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 which are carved in land bearing **Kh. No. 10/1/KH/2 total admeasuring 0.68 HR.** in the layout known as **"AKASH VIHAR"** situated at **Mouja - PANJARI, P.H. No. 42** in Tahsil- Nagpur (Rural), District- Nagpur. That both the above executants are busy in their respective daily affairs. The executants are joint owner of above property, which they intend to sell to the prospective purchaser. Therefore, the executants required to execute and register the Agreement to Sell, Sale Deed of Transfer, correction deed, or any required documents which is to be present before Sub-registrar, Nagpur, Office of Patwari, Concern Revenue department, or any other government Office, or to sign any application, affidavit, indemnity, bond, declaration etc. required for that purpose on behalf of executants.

Cont...

नगन–४
9869/2022
3/9E

नगन–७
8689/2022
24/8E

IN WITNESSES WHEREOF the executants have jointly signed this power of attorney at Nagpur on the day, month and year written herein above in presence of the attending witnesses, after reading and understanding the same which is according to the executan''s instructions and desire.

Drafted by:- Adv. Ruby M. Chaudhari



(1)

(SHRI ASHOK S/O NATHUJI JUNANKAR)



(2)

(MRS. JYOTI W/O PRAKASH TITARE)

THE EXECUTANTS

I accept the powers given herein



(MR. PRAKASH GAJANANRAO TITARE)

THE ATTORNEY HOLDER



WITNESSES

1) MR. BALAJI NARAYANRAO REWATKAR



2) MR. SUNNY KASHINATH PAKHIDDE

नागन-४
१८६२/२०२२
५/१६

नागन-७
४६४०/२०२२
२६/४६