

270/1054

पावती

Original/Duplicate

Thursday, February 06, 2020

नोंदणी क्र.: 39म

12:59 PM

Regn.: 39M

पावती क्र.: 1247 दिनांक: 06/02/2020

गावाचे नाव: पिपळा

दस्तऐवजाचा अनुक्रमांक: नगन7-1054-2020

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. राजेंद्र विश्वेश्वरराव नाकाडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची व जेदा
1:19 PM ह्या वेळेस मिळेल.

हो दुय्यम निवधक

बाजार मुल्य: रु.24458000/-

मोबदला रु.24458000/-

भरलेले मुद्रांक शुल्क : रु. 1222900/-

नागपूर ग्रामिण क्र. ७

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011670250201920E दिनांक: 06/02/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0502202015241 दिनांक: 06/02/2020

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



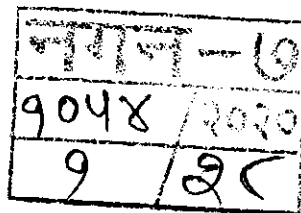
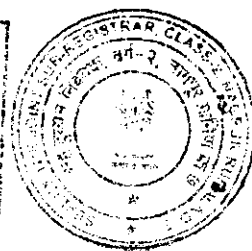
GRN	MH011670250201920E	BARCODE	Date		04/02/2020-18:36:55		Form ID	
Department			Inspector General Of Registration					
Registration Fee			TAX ID (If Any)					
Type of Payment			PAN No.(If Applicable)					
Office Name			Full Name		SHRI GAJANAN BUILDERS AND DEVELOPERS			
Location			Flat/Block No.		KHASARA NO. 155/2/B/1			
Year			Premises/Building		MOUZA PIPLA			
Account Head Details			Amount In Rs.		PIN			
0030063301 Amount of Tax			30000.00		4 4 0 0 2 4			
			Road/Street		NAGPUR			
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)		SecondPartyName=SHRI MANOJ NAMDEORAO YENPREDDIWAR-			
			Amount In		Thirty Thousand Rupees Only			
Total			30,000.00		Words			
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF INDIA			Bank CIN		Ref. No.		02202292020020406052 93920360	
Cheque-DD Details			Bank Date		RBI Date		04/02/2020-18:36:55 Not Verified with RBI	
Cheque/DD No.			Bank-Branch		BANK OF INDIA			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

Department ID :

Mobile No. : 0000000000

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.



Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.

(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 179/2019
Date 13/12/2019

Received From Shri/Smt./Ms. Shri. Gajanan Builders & Developers

Residing at Nagpur

Market Value Rs. 244,58,000/-

Stamps duty of Rs. 12,22,900/- (in words Rs. Twelve lakh twenty two thousand Nine hundred only,

Paid vide e-Challan No. MH011338980201920 Date 1/02/2020

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 12,22,900/- (in words Rs. Twelve lakh twenty two thousand
Nine hundred only.) with which instrument is chargeable
has been paid as per Article 5 (8-a) of Schedule-I.

This certificate is subject to the provision of Section
53-A of Maharashtra Stamp Act, 1958.

Nagpur 4/2/2020
Date :

mm
Collector of Stamps
Nagpur City

हे आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या
नियमान्वये निर्मित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

mm
मुद्रांक जिल्हाधिकारी
नागपुर शहर



श्री

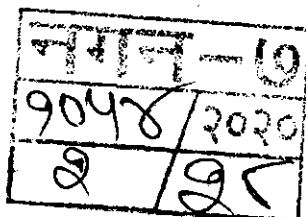
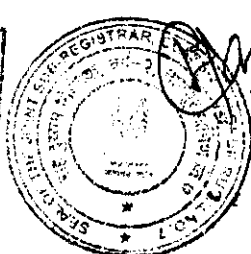
WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR (GRAMIN)

MOUZA - PIPLA

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Nagpur
Tah. And Dist. Nagpur on this 06th day of February, 2020.

BETWEEN



1) **SHRI MANOJ S/O NAMDEORAO YENPREDDIWAR,**
Aged about 56 years, Occ. Agriculture, **PAN. AAEPY 0044 L**
R/o A/4, Mulik Complex, Wardha Road, Nagpur - 440 015

2) **SHRI VINOD S/O NAMDEORAO YENPREDDIWAR,**
aged about 44 years, Occ. Agriculture, **AASPY 1300 P**
R/o 99, Garoba Maidan, Nagpur - 440 008

hereinafter referred to as "**THE OWNERS**" which expression whereas it appears in this deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include their legal heirs, successors, legal representatives, executors, administrators, agents, assignees or any other person or institution claiming for or through it all of **THE ONE PART,**

SHRI GAJANAN BUILDERS & DEVELOPERS, a partnership firm having its office at 312, Jawahar Nagar, Nagpur, **PAN. ACHFS 5757 K** acting through its Partners :

1) **SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE,**
aged about 52 years, Occ. Business,
R/o Plot No. 312, Jawahar Nagar, Nagpur - 440 024

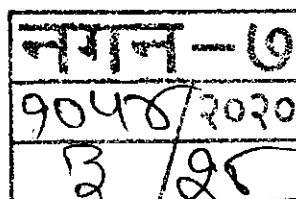
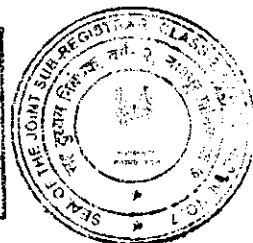
2) **SHRI ANIL S/O MAHADEORAO NASARE,**
aged about 50 years, Occ. Business,
R/o Plot No. 176, Adiwasi Colony,
Manewada Road, Nagpur - 440 024

3) **SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR,**
aged about 50 years, Occ. Business,
R/o. Ekdant Apartment, Flat No. G-1, Shriram Wadi,
Ayodhya Nagar, Nagpur - 440 024

4) **SHRI DILIP S/O JADHAORAOJI MATHANKAR,**
aged about 50 years, Occ. Business,
R/o Flat No. 201, Tajshree Plaza, Plot No. 506,
Professor's Colony, Hanuman Nagar, Nagpur - 440 024



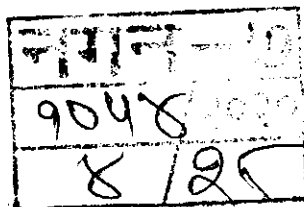
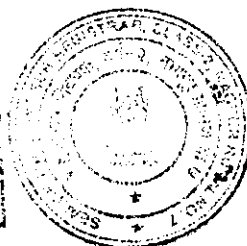
hereinafter referred to as "**THE DEVELOPER**" which expression whereas it appears in this Deed hereinafter shall, unless repugnant to the context or meaning thereof, shall always mean and include The Developer, legal representatives, administrators, nominees, agents, assignees or any other person claiming for or through it of **THE OTHER PART, AND**



WHEREAS, the Owners above mentioned is sufficiently entitled to the land and is the exclusive and absolute owners and in possession of all that piece and parcel of Non - Agricultural land bearing Survey (Khasara) No. 155/2/B/1, admeasuring 2400.00 Sq. Mtrs., of Mouza - Pipla, Jama Rs. 120.00, Account No. 791, P. H. No. 38, Class 1, situated at Village Pipla, Tah. Nagpur (Gramin) Dist. Nagpur and more particularly described in the SCHEDULE herein, AND

WHEREAS originally the said property was belonged to Shri Bhagwan Zade R/o Nagpur (hereinafter called as "original owner"). Thereafter he mutated his name as absolute owner of the above mentioned property thereafter said original owner Shri Bhagwan Zade expired at Nagpur leaving behind his following legal heirs, namey 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 4) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre 7) Sau. Kalpana Gunwantrao Thakare 8) Smt. Usha Vitthalrao Thakare & 9) Sau. Aruna Shankarrao Wanjari, but lateron Smt. Usha Vitthalrao Thakre expired leaving his legal heirs namely 1) Ku. Rekha Vitthalrao Thakre 2) Ku. Pradhnya Vitthalrao Thakre 3) Ku. Vaishali Vitthalrao Thakre.

AND WHEREAS 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 3) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre 7) Sau. Kalpana Gunwantrao Thakare 8) Sau. Aruna Shankarrao Wanjari , 9) Ku. Rekha Vitthalrao Thakre 10) Ku. Pradhnya Vitthalrao Thakre & 11) Ku. Vaishali Vitthalrao Thakre are the legal heirs of above mentioned property. And they mutated their names as absolute owners in the above mentioned property. Thereafter out of said ownerss 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 4) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre & 7) Sau. Aruna Shankarrao Wanjari, executed a Registered Sale Deed in respect of their portion admeasuring about 1.26 H.R., at Serial No. 2027/2007, on 05/04/2007 in favour of Ashirwad Siddhivinayak Co-operative Housing Society Ltd. Nagpur Though its President Shri Vijay Madhavrao Chikte before Sub-Registrar Nagpur No. 7 and as such 1) Sau. Kalpana Gunwantrao Thakare 2) Ku. Rekha Vitthalrao Thakre 3) Ku. Pradhnya Vitthalrao Thakre 4) Ku. Vaishali Vitthalrao Thakre became the absolute owners of portion of undivided share in the said proper admeasuring about 0.36 H. R. ,



AND WHEREAS as per said ownership rights they mutated their names as absolute owners in the revenue Record, and 1) Sau. Kalpana Gunwantrao Thakare 2) Ku. Rekha Vitthalrao Thakre 3) Ku. Pradhnya Vitthalrao Thakre 4) Ku. Vaishali Vitthalrao Thakre becomes absolute owners of said Property. AND

WHEREAS, the said land converted for Non-Agricultural purpose vide order of Hon'ble Collector Nagpur in N.A. case No. 614/NAP-34/2006-2007 Dt. 13/03/2007. AND

WHEREAS 2) Ku. Rekha Vitthalrao Thakre 3) Ku. Pradhnya Vitthalrao Thakre 4) Ku. Vaishali Vitthalrao Thakre executed Power of Attorney of the said property infavour of SAU. KALPANA W/O GUNWANTARAO THAKRE, Nagpur & same is registered on 17/07/2008 in the office of Sub - Registrar Nagpur No. 6, having Registration No. 03469. AND

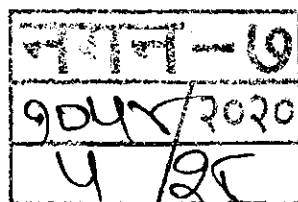
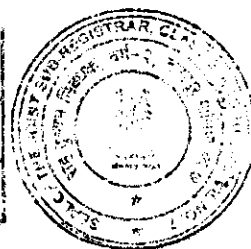
WHEREAS the Owners, & Shri Rakesh S/o Namdeorao Yendpreddiwar jointly purchased the Survey (Khasara) No. 155/2, admeasuring 0.36 Hector from SAU. KALPANA W/O GUNWANTARAO THAKRE & OTHERS, Nagpur by virtue of sale deed dated 09/10/2009 which is registered on 28/10/2009 in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 7221 - 2009. AND



WHEREAS, the Owners & Shri Rakesh S/o Namdeorao Yendpreddiwar partitioned the aforesaid property between them by virtue of Partition Deed dated 05/07/2013 and hence on the basis of partition deed the owners became sole and absolute owners of Survey (Khasara) No. 155/2 B, admeasuring 2400 Sq. Mtrs. and thereafter separate 7/12 extract is generated and the said property is recorded on Survey (Khasara) No. 155/2/B/1.

WHEREAS for cogent reasons and good causes the Owners have now decided to develop the aforesaid property by constructing a Multi-storied building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now decided to entrust the entire work of development of the said property to any well experienced builder of the city and it is specifically made clear that the entire FSI sanctioned or to be sanctioned by the appropriate authority will be exclusively held by the Developer being the subject matter of the Agreement and on being mutually agreed to the proposal, both the parties referred above have entered in to this Agreement.



AND WHEREAS, it has become necessary to reduce to writing the terms and conditions of development of the said plot agreed to between the parties.

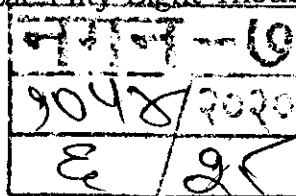
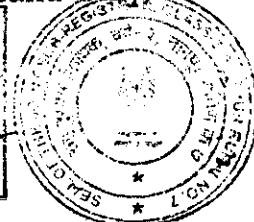
NOW THEREFORE THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. THAT, it is agreed between the Parties that the Developer shall develop the plot owned by the Owners all that piece and parcel of Non - Agricultural land bearing Survey (Khasara) No. 155/2/B/1, admeasuring 2400.00 Sq. Mtrs., of Mouza - Pipla, Jama Rs. 120.00, Account No. 791, P. H. No. 38, Class 1, situated at Village Pipla, Tah. Nagpur (Gramin) Dist. Nagpur together with the present and future FSI into a building complex at its own cost in accordance with the proposed sanctioned building plan subject to such variation and modifications as the Developer may require and think proper under the circumstances and may be approved by the Building Engineer of the concerning Authority.

2. The Developer has agreed to undertakes the entire construction of the multi Complex on the said piece of land in accordance with the plan as may be sanctioned by the Nagpur Metropolitan Region Development Authority and it shall invest and / or arrange for all moneys that may be required for the construction of the proposed building and for this proposed building and for this purpose the Developer shall also arrange to procure intending buyers for the Apartments in the proposed building to be constructed there on and it shall be entitled to make construction of the respective Apartments at the cost and on account of and on behalf of the respective intending buyers and such intending buyers shall be nominated by the Developer for the purpose of acquiring proportionate undivided variable and indivisible share in the said land.

3. That the Owners having permitted and allowed the Developer to develop the said property as herein above stated and to utilize the entire F.S.I as may be permissible at present or as may hereinafter become permissible at any future date in relation to the said plot of land, the Developer agrees with the Owners as follows:

- i) That the Owners having allowed the Developer to develop on the said plot of land in accordance with the proposed sanction building plan, the Developer agrees to pay total amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lac Only) and 9 (Nine) Apartments situated on the various Floor horizontally & vertically having built-up area of 60.00 Sq. Mtrs. approx. each, to the owners. As such the total market value of the aforesaid apartments is calculated of Rs. 1,04,58,000/- (Rupees One Crore Four Lac Fifty Eight Thousand Only) and the Developer shall pay



the said consideration of Rs. 1,40,00,000/- (Rupees One Crore Forty Lac Only) in following manners:

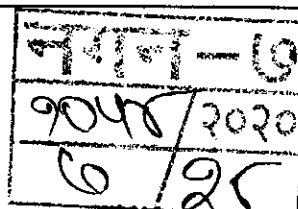
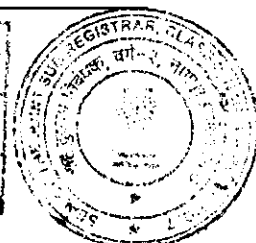
MODE OF PAYMENT

- | | |
|----------------------|---|
| a) Rs. 7,50,000/- | Rupees Seven Lac Fifty Thousand Only
paid by Cheque No. 046652, Dt. 09/07/2019,
Drawn on Allahabad Bank To the Owner No. 1 |
| b) Rs. 3,00,000/- | Rupees Three Lac Only
paid by Cheque No. 046654, Dt. 09/07/2019,
Drawn on Allahabad Bank To the Owner No. 1 |
| c) Rs. 7,50,000/- | Rupees Seven Lac Fifty Thousand Only
paid by Cheque No. 046653, Dt. 09/07/2019,
Drawn on Allahabad Bank To the Owner No. 2 |
| d) Rs. 3,00,000/- | Rupees Three Lac Only
paid by Cheque No. 046655, Dt. 09/07/2019,
Drawn on Allahabad Bank To the Owner No. 2 |
| e) Rs. 5,00,000/- | Rupees Five Lac Only
paid by Cheque No. 046660, Dt. 19/10/2019,
Drawn on Allahabad Bank To the Owner No. 1 |
| f) Rs. 1,00,000/- | Rupees One Lac Only
paid by RTGS on 22/11/2019 To the Owner No. 1 |
| g) Rs. 2,50,000/- | Rupees Two Lac Fifty Thousand Only
paid by RTGS, on 06/12/2019,
Drawn on Allahabad Bank To the Owner No. 1 |
| h) Rs. 5,00,000/- | Rupees Five Lac Only
paid by Cheque No. 046664, Dt. 06/12/2019,
Drawn on Allahabad Bank To the Owner No. 1 |
| i) Rs. 1,00,000/- | Rupees One Lac Only
paid by RTGS on 06/12/2019 To the Owner No. 1 |
| j) Rs. 15,50,000/- | Rupees Fifteen Lac Fifty Thousand Only
paid by Cheque No. 046669, 046670,
Drawn on Allahabad Bank To the Owner No. 1 |
| k) Rs. 30,00,000/- | Rupees Thirty Lac Only
paid by Cheque Nos. 046671, 046672, 046673,
046674, 046675,
Drawn on Allahabad Bank To the Owner No. 2 |
| l) Rs. 9,00,000/- | Rupees Nine Lac Only
TDS Deduction |
| m) Rs. 45,00,000/- | Rupees Forty Five Lac Only
shall be paid after sanctioning of Building Plan. |
| n) Rs. 5,00,000/- | Rupees Five Lac Only
TDS Deduction |
| o) Rs. 1,04,58,000/- | Rupees One Crore Four Lac Fifty Eight Thousand
Only
shall be adjusted in the terms of 9 (Nine) Flat
situated on the various Floor having built-up area of
60.00 Sq. Mtrs. approx. each retained by the Owners |

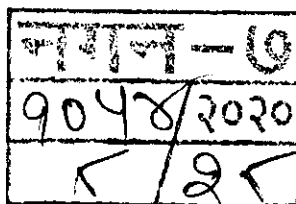
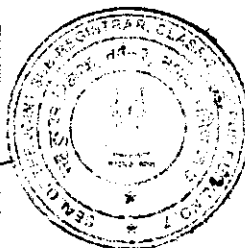
Rs. 2,44,58,000/-

**(RUPEES TWO CRORE FORTY FOUR LAC FIFTY
EIGHT THOUSAND ONLY)**

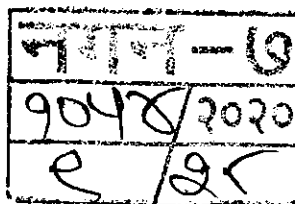
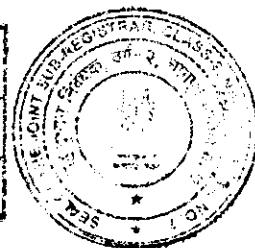
TOTAL AMOUNT



- ii) As such the Developer has paid an amount of Rs. 90,00,000/- (Rupees Ninety Lac Only) by Cheques & RTGS to the Owners time to time up to the date of this agreement a receipt whereof the Owners do hereby acknowledge.
- iii) It is agreed between the parties that the Owners shall retain 9 (Nine) 2 BHK Apartment equally distributed on each floor (horizontal and vertical) having Built-up area of 60.00 Sq. Mtrs. approximately each in the proposed scheme to be constructed over the said plot of land.
- iv) That the said Apartment shall be completed and handover to the Owners within 36 months from the date of sanctioned building plan.
- v) The time is essence of contract however the Owners shall grant a grace period of 30 days from the date of expiration of the stipulated time in case of the aforesaid payment. The Owners shall charge the interest at the Rate of 9 % per annum on the defaulted Payment from the end of the grace period of defaulted payment till it is paid fully.
- vi) The Developer shall be free to recover to the amount of land agreed to be paid to the Owners as stated herein above directly from the prospective purchasers in whatever amount and in whatever manner it deems fit and proper.
- vii) The Developer shall be free to enter in to Agreement or sale of flats along with the sale of undivided share in land relatable to the flat with the intending buyers at the price suitable to it and shall be free to recover the same directly from such buyers in such installments as it deems fit and proper.
- viii) The Developer shall bear and pay all costs, charges for preparation of the plans including the Architects fee and other incidental expenses.
- ix) The Developer shall appoint it's own Architect, Engineer and/or Supervisor for the purpose of the aforesaid construction works and the Owners shall not interfere or obstruct the Developer in any manner whatsoever in this behalf.



- x) The Owners agrees to give the General Irrevocable Power Of Attorney in favour of the Developer, as constituted Attorney, to do all acts, deed and things in respect of the development of the said plot and to sell the premises to be constructed on the said plot along with proportionate undivided share in land to the prospective purchasers and to receive consideration, execute Agreement Of Sale, Sale Deed, Correction Deed, Cancellation Deed, Deed of apartment etc. for and on behalf of the Owners.
- xi) The Developer will prepare a plan for proposed construction of the plot which will be submitted to the concerned authority for sanction in the name of and under the signatures of the Owners who will fully extend the necessary help and co-operations in getting the same sanctioned from concerned authority and the Developer have right to start construction and development work of said plot.
- xii) The Developer shall commence the actual construction on execution of this Agreement. It is also agreed that the Owners shall not be responsible on any taxability on account of payment of Goods & Services Tax (GST), Sales Tax, Service Tax, or Works Contact Tax etc. The Developer shall be free to recover the same from the prospective purchasers.
- xiii) THAT, on completion of the construction the Owners or through their power of attorney shall execute the Agreement For Sale, Sale Deed(s), Correction Deed(s), Cancellation Deed(s) Deed of Apartment of variable proportionate undivided shares of land, or shall execute Sale Deed in favour of the Purchaser(s). The present F.S.I. or if more F.S.I. available, on any further date or any time in future, will be solely consumed and utilized by the Developer alone and the Owners or any prospective purchaser will not claim any right, title or interest or any consideration for the same.
- xiv) THAT all the Grampanchayat taxes, N. A. taxes, Land Revenue, Assessment, charges of N.M.R.D.A., N.I.T., N.M.C. cesses, State Govt., M.S.E.B. or any other authority or Department in respect of the said land shall be borne and paid by the Owners till the date of handover the physical possession of the said property to the Developer and thereafter

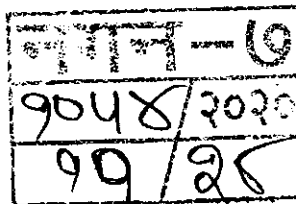
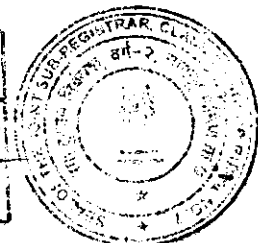


all taxes shall be borne and paid the developer or prospective purchasers of Apartments/family units.

- xv) The Owners hereby authorize the Developer to select the prospective purchasers and also permit and authorize the Developer to receive the consideration or any part thereof, proportionate variable undivided share of land, to enter in to an agreement and accept bookings of Apartments/Family Units and accept advances from the prospective buyers.
- xvi) THAT the Developer shall construct the said building scheme and utilize maximum permissible F.S.I- out of it's own funds for selling it to other and it is explicitly made clear that the Owners shall have no claim or share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the Sale proceeds of the Apartments/Family Units.
- xvii) THAT to enable to the Developer to execute the said scheme the Owners shall execute general power of attorney in favour of the Developer as constituted Attorney, assigning the powers to sign and submit the letters or applications to, N.M.R.D.A., N.I.T., N.M.C., M.S.E.B., or any other Govt. Semi Government organizations, office or authority which will be required as the effective means as for the construction and to execute the final Sale Deeds of variable, undivided proportionate share of the said plot in favour of prospective purchasers.
- xviii) THAT, the Owners hereby convey that the land is free from all encumbrances, claims, liens, demands, taxes, non-agricultural assessment etc. and they have got absolute power and authority to dispose of the said land. In case the prospective purchaser and/or the Developer find anything wrong with the title or other things related to the said land, the Owners shall be fully responsible to make good of all such losses or damages suffered and expenses incurred by the Developer or the prospective purchasers. The Owners also assures on reasonable time and on demand to deliver or produce for inspection and perusal of the Developer or its legal advisers, all the necessary original title deeds and papers relating to the said land.

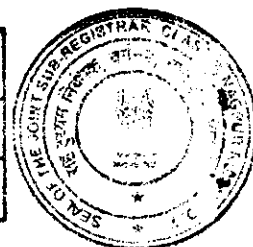


- xix) That, the Owners have given expressed permission to the Developer to affix its boards free of cost over the said land and also to advertise the scheme in news paper of periodicals at the cost and risk of the Developer for which the Owners shall not raise any objection at any time.
- xx) THAT, all the expenses, deposits required to be made and any other charges for obtaining water, drainage, electricity connection to the land shall be borne by the Developer but the Owners or Power of attorney holder shall sign all the necessary papers required to be signed in this connection and shall co-operate the Developer to obtain the connections.
- xxi) That, the Owners or their Power of attorney holder agrees to execute Agreement to sell and sale deed and correction deed of the variable undivided proportionate share in land in favour of prospective purchasers together with the respective Apartment of the prospective purchasers and to execute any tripartite agreement, documents or other writings as may be considered necessary to convey and transfer all apartments in the said apartment building which shall be owned by the Developer or its nominees or incorporate body, at the cost and expenditure of the Developer or it's prospective purchasers.
- xxii) THAT, the land hereby agreed to be developed shall be taken to be correctly described in the schedule here under written and if any misstatement, error or omission shall be discovered the same shall not annul this Agreement nor shall any compensation be allowed in respect thereof but the same such misstatement, error or omission will always be subject to correction by the Parties hereto.
- xxiii) The said scheme shall under control and in supervision of the Developer. It is understood that the Owners shall liable and responsible for damages, losses, liabilities, etc. if the Owners interfere or obstruct by any means or acts through them or by any other agency till hand over the said scheme of apartment to the prospective purchasers.
- xxiv) That if the said land comes under any acquisition or litigation from any authority or person the Owners shall refund the deposited amount along with interest and damages to the Developer.



1

नगन-७
१०५५/२०२०
१५/२८





सह जिल्हा निबंधक, वर्ग-१ (उच्च श्रेणी) तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा माळ, सिव्हील लाईन्स, नागपूर-०१

महाराष्ट्र राज

दुरध्वनी क्रमांक ०७१२-२५३८७८०

e-mail ID- jdr.nagpurcity@igrmaharashtra.gov.in.

जा.क्र.का.७/अभि.प्र.क्र.१७९/१९/२०२०/७८/२०२०

दि. ९/०१/२०२०.

अभिनिर्णय प्रकरण क्र. १७९/२०१९

अभिनिर्णय

विषय:- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक १३/१२/२०१९ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

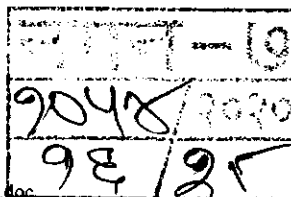
सदरच्या संलेखातील मालमत्ता ही मौजा- पिपळा, तह. नागपूर ग्रामीण, जि. नागपूर, खसरा नं.१५५/२/बी/१, प.ह.नं.३८, खाता क्र.७९१, खुली जागा एकुण क्षेत्रफळ २४००.०० चौ.मी. जमा रु.१२०.०० इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

या कार्यालयाने सन-२०१७-१८/२०१८-१९/२०१९-२० चे बाजारमूल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरून उक्त मिळकतीचे मूल्य रुपये २,३७,६०,०००/- निश्चित केलेले आहे.

तसेच सदर संलेखान्वये लिहुण देणार हे लिहुण घेणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यामोबदल्यात विकासक हे जागा मालक यांना रु.१,४०,००,०००/- रोखीने प्रदान करिता आहे व उक्त मिळकतीवर बांधण्यात येणाऱ्या इमारतीमधील वेगवेगळ्या माळयावरील प्रत्येकी ६० चौ.मी. क्षेत्राच्या ९ (नऊ) सदनिका जागा मालक यांना देणार आहेत. सन २०१७-१८/२०१८-१९/२०१९-२० चे बाजारमूल्य दर तक्त्यानुसार सदर सदनिकांचे मूल्य रु.१,०४,५४,४००/- इतके येते. परंतु दस्तात सदर वरील ९ सदनिकेचे मूल्य रु.१,०४,५८,०००/- इतके नमूद केले असल्याने विकासक यांचेकडून जागा मालक यांना देण्यात येणारा एकुण मोबदला (सदनिकेचा मोबदला रु.१,४०,००,०००/- + रोख रक्कम रु.१,०४,५८,०००/- = २,४४,५८,०००/-) रु.२,४४,५८,०००/- इतका होतो.

त्यानुसार सदरच्या संलेखामध्ये मोबदला रक्कम रुपये २,४४,५८,०००/- इतका असल्याचे दिसून येते. म्हणून महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(na) अन्वये उक्त मिळकतीचे बाजारमूल्य रु.२,४४,५८,०००/- इतके निश्चित करण्यात येत आहे.



-२-

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमूल्य रुपये २,४४,५८,०००/- एवढ्या मूल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [वाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये १२,२२,९००/- चा मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या संलेखास रु.१२,२२,९००/- चा मुद्रांक शुल्क देय ठरतो. सबब, अभिनिर्णय देण्यात येत आहे.

१) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्ण पुणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे आ. न राहून आदेश देण्यात येत आहे.

३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.

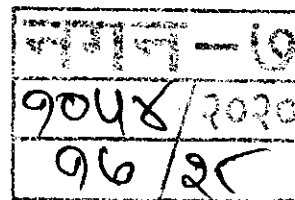
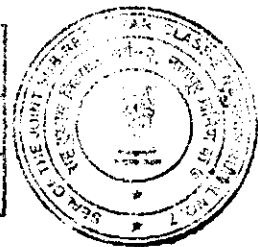
४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.




मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

श्री. गजानन बिल्डर्स अॅण्ड डेव्हलपर्स
तर्फे भागीदार श्री. अनिल महादेवराव नासरे,
पत्ता- प्लॉट नं.१७६, आदिवासी कॉलनी,
मानेवाडा रोड, नागपूर-४४००२४.



गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- पिपळा तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 2928 व दिनांक : 27/11/2019
भूमापन क्रमांक व उपविभाग : 155/2/ब/1

भूमापन क्रमांक व उपविभाग 155/2/ब/1	भूधारणा पद्धती भोगवटादार वर्ग :-1	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	आर.चौ.मी	मनोज नामदेवराव येनपेड्डीवार				(2927)	791
बिन शेती	24.00.00	विनोद नामदेवराव येनपेड्डीवार				(2927)	बळाचे नाव
बिन शेती आकारणी	120.00	-----सामाईक क्षेत्र-----	24.00.00	120.00			इतर अधिकार
जिरायत	-						इतर
बागायत	-						मा जिल्हाधिकारी नागपूर यांचे रा मा क्र
तरी	-						14/एन ए पी 34/2006-07 आ दि 13/03/2007 नुसार निवासी
वरकत	-						अकृषक करण्यात आले (2927)
इतर	-						इतर
एकूण क्षेत्र	-						मा उप अधिकार भूमि अभिलेख नागपूर ग्रामीण यांचे
फोटो-खराब (लागवडीस अयोग्य)	-						फोट हिस्सा आकार फोट मोजणी मामला क्रमांक 3655/
वर्ग (अ)	-						2019 दिनांक 15/11/2019 नुसार दुरुस्ती नोंद (2928)
वर्ग (ब)	-						
एकूण पो ख	0.00.00						
आकारणी	0.00						
जुडी किंवा विशेष	-						
आकारणी	-						
जम फेरफार क्र.							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]

गाव :- पिपळा तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 2928 व दिनांक : 27/11/2019
भूमापन क्रमांक व उपविभाग : 155/2/ब/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा	जल	अजल	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(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	आर. चौ.मी		आर. चौ.मी		

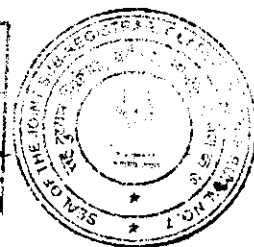
शासकीय कार्यालय, नागपूर

दिनांक :- 06/12/2019
इलेक्ट्रॉनिक क्रमांक :- 27/09/2019/08430000/2019159

(नाव :- विकास रामेश्वर सावरकर)
तलाठी साझा :- पिपळाता :- नागपूर (ग्रामीण) जि :- नागपूर

त. ताल. क्र. ३८

नागपूर - ७
9048/2020
95/25



12/26/2019

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (अकृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)
तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

नाव: पिपळा

गाव नमुना भूमापन क्रमांक
सहा मधील व उपविभाग
नोंद क्रमांक

क्षेत्र

वसुलीसाठी

एकूण

लागवडी
योग्य क्षेत्रपोटखराब
क्षेत्र

एकूण क्षेत्र

आकारणी
किंवा जुडीदुमाला
जमिनीवरील
नुकसान.

स्थानिक उपकर

(आर.चौ.मी)

(आर.चौ.मी)

(आर.चौ.मी)

जि.प. ग्रा. प.

(१)

(२)

(३अ)

(३ब)

(३क)

(४)

(५)

(६अ)

(६ब)

(७)

खाते

क्रमांक

791

मनोज नामदेवराव येनपेड्डीवार , विनोद नामदेवराव येनपेड्डीवार .

सामाईक
खाते

155/2/ब/1

24.00.00

0.0000

24.00.00

120

0

0

0

120

एकूण

24.00.00

0.0000

24.00.00

120

0

0

0

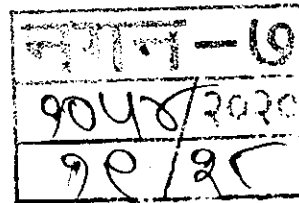
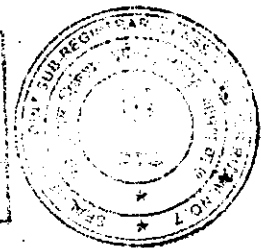
120

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 26/12/2019
सांकेतिक क्रमांक :- 2709000901084300001220192124

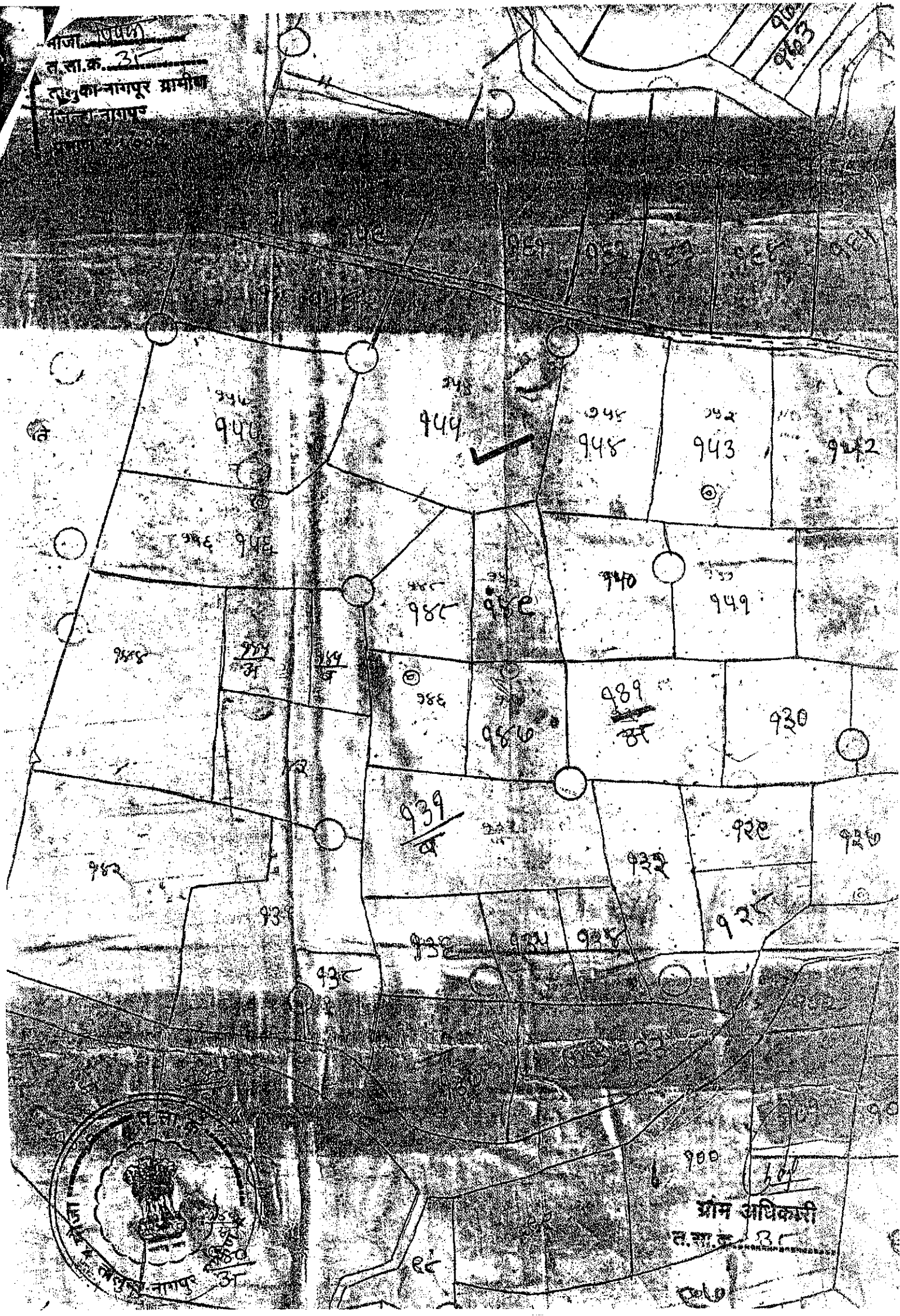
(नाव :- विकास रामेश्वर सावरकर)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :- नागपूर



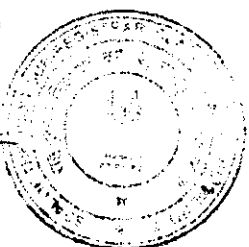
ग्राम अधिकारी
त.सा.क्र. 35



राजा १०५४
 त.सा.क. ३८
 तुलुका-नागपुर ग्रामीण
 जिला-नागपुर
 प्रमाण २०/२८



१०५४/२०२०
 २०/२८



ग्राम अधिकारी
 त.सा.क. ३८
 २०/२८

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

क्रमांक : न.र./ना.म.प्र.वि.प्रा./१४०८९

दिनांक : ११/१२/२०१९.

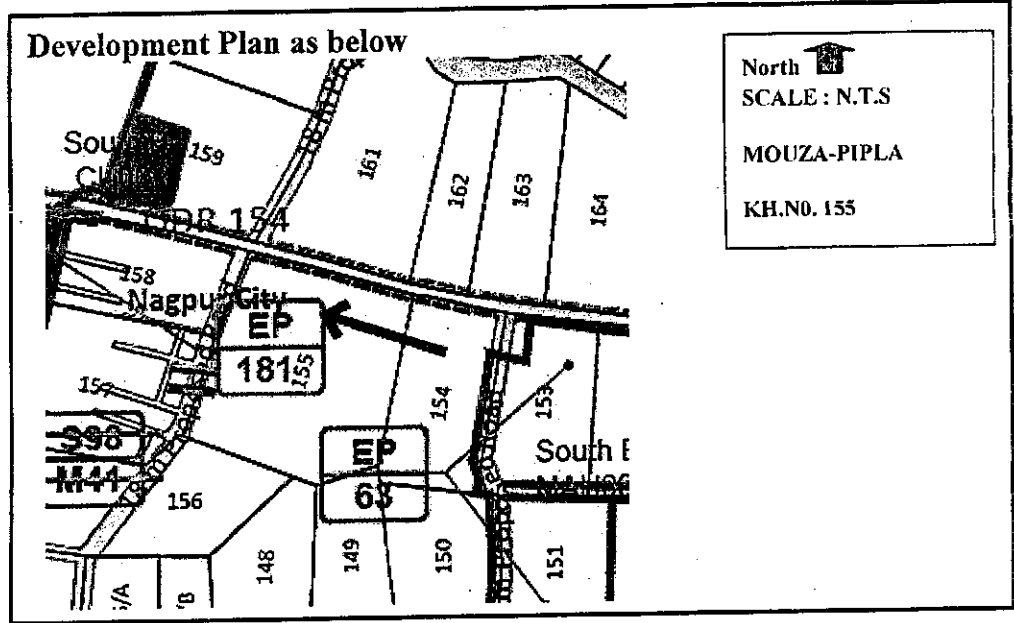
प्रति,

श्री. मनोज नामदेवराव येनपेड्डीवार व इतर सातबाराप्रमाणे
रा. ९९, गंगाबाई घाट रोड, गरोबा मैदान, नागपूर-४४०००८.

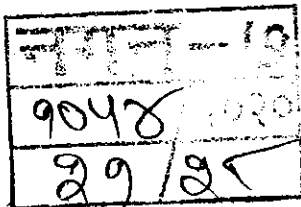
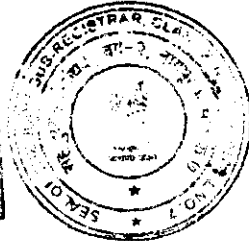
विषय :- मौजा पिपळा, खसरा क्र. १५५/२/ब/१, तह. नागपूर (ग्रामिण), जि. नागपूर चे भाग
नकाशा व उपयोग प्रमाणपत्र पूर्वाविण्याबाबत.

संदर्भ :- आपला दिनांक ०६/१२/२०१९ चा अर्ज.

मौजा पिपळा, तह. नागपूर (ग्रामिण), खसरा क्रमांक १५५ या जागेचे पोटभाग
उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा अहवाल खालीलप्रमाणे आहे.



- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाने दिनांक ०५/०१/२०१८ रोजी मंजूर केलेल्या विकास योजनेतील South B Sector मध्ये असून उक्त जागा "निवासी, 24.0 m. Road Widening & 18.0 m. Proposed Road" या विभागात समाविष्ट आहे.
- या भाग नकाशा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.



नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण



भारत सरकार
GOVERNMENT OF INDIA

विनोद नामदेव येनप्रेडीवार
Vinod Namdeo Yenprediwar
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male



9062 8319 5670

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O नामदेव येनप्रेडीवार, प्लॉट
न. ९९ सुमन, घाट रोड, टेलीफोन एक्सचेंज
बिल्डिंग जवळ, गरोबा मैदान, भाडेवाडी,
काडगंज, नागपूर, महाराष्ट्र, 440008

Address: S/O Namdeo
Yenprediwar, Plot N.99 Suman,
Ghat Road, Near Telephone
Exchange Building, Garoba
Maidan, Bhandewadi, Bagadganj,
Nagpur, Maharashtra, 440008



1947
1800 180 1807



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र विश्वेश्वर नाकाडे
Rajendra Vishweshwar Nakade
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



5716 5104 8283

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O विश्वेश्वर नाकाडे, वैष्णव
इंटरप्राईज, प्लॉट नं. ३१२ जवाहर नगर
मानेवाडा रोड, अयोध्या नगर म.ओ.,
नागपूर, महाराष्ट्र, 440024

Address: S/O Vishweshwar
Nakade, near vaishnav
enterprises, plot no.312 jawahar
nagar manewada road, Ayodhya
Nagar S.O, Ayodhya Nagar,
Nagpur, Maharashtra, 440024



1947
1800 180 1807



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

मनोज नामदेव येनप्रेडीवार
Manoj Namdeo Yenprediwar
जन्म तारीख / DOB : 09/08/1964
पुस्तिंगी / MALE



2560 2339 6495

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: प्लॉट नं. ९९, गंगबाई घाट रोड, गरोबा मैदान,
नागपूर, महाराष्ट्र, 440008

Address:
Plot n. 99, Gangabai Ghat Road,
Garoba Maidan, Nagpur,
Nagpur, Maharashtra, 440008



1947
1800 300 1947



help@uidai.gov.in

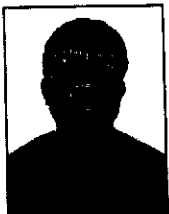


www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



अनिल महादेवराम नासरे
Anil Mahadeorao Nasare
जन्म तारीख/DOB: 11/06/1970
पुरुष/ MALE
Mobile No: 9881686237
9722 2667 3347
VID : 9129 1792 0195 1930



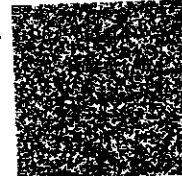
माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O महादेवराम नासरे, प्लॉट नं. 176, मानेवाडा रोड,
मानेवाडा रोड, आदिवासी कॉलोनी तुळदोजी
चौक, पार्वती नगर, नागपूर,
महाराष्ट्र - 440027

Address :
S/O: Mahadeorao Nasare, Plot No.176,
Manewada Road, Near M.S.E.B. Office, Adiwasi
Colony Tukdoji Square, Pervati Nagar, Nagpur,
Maharashtra - 440027



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



दितीप जाधवराजी माथनकर
Dhip Jadhaoaraji Mathankar
जन्म तारीख / DOB : 15/12/1968
पुस्तिंगी / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: प्लॉट नं. 201 प्लॉट नं. 506 तैजश्री प्लाजा,
प्रोफेसर्स कॉलोनी, बसकेट बॉली ग्राउंड, हनुमान
नगर, नागपूर, महाराष्ट्र, 440009

Address:
flat no.201 plot no.506 tajshree
plaza, profesore colony, near
basket boli ground, hanuman
nagar, Hanuman Nagar, Nagpur,
Maharashtra, 440009



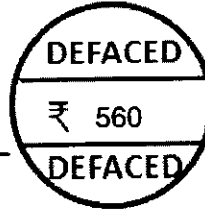
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0502202015241

Receipt Date 06/02/2020

Received from o, Mobile number 9373534477, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 1054 dated 06/02/2020 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name IBKL

Payment Date 05/02/2020

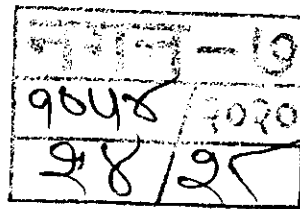
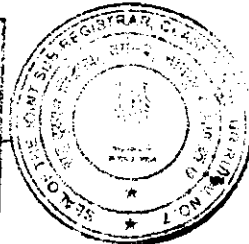
Bank CIN 10004152020020512834

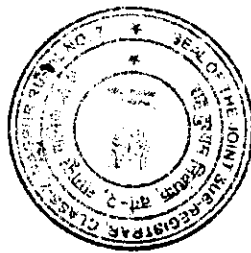
REF No. 251909390

Deface No 0502202015241D

Deface Date 06/02/2020

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





၂၆/၂၆
၀၀၀၀/၂၀၀၀
၀၁-၂၂၂၂

270/1054

गुरुवार, 06 फेब्रुवारी 2020 12:59 म.नं.

दस्त गोषवारा भाग-1

नगन7

28/25

दस्त क्रमांक: 1054/2020

दस्त क्रमांक: नगन7 /1054/2020

बाजार मूल्य: रु. 2,44,58,000/- मोबदला: रु. 2,44,58,000/-

भरलेले मुद्रांक शुल्क: रु.12,22,900/-

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

पावती:1247

पावती दिनांक: 06/02/2020

अ. क्र. 1054 वर दि.06-02-2020

सादरकरणाचे नाव: श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे
भागीदार श्री. राजेंद्र विश्वेश्वरराव नाकाडे - -

रोजी 12:58 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 30560.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

सह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्रं. ७

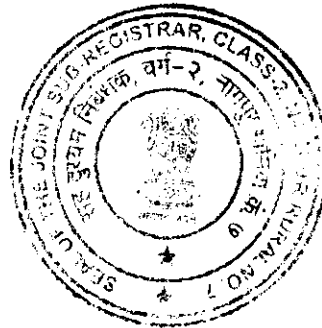
नागपूर ग्रामिण क्रं. ७

दस्ताची प्रकार: विकसनकरारनामा

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

शिक्षा क्रं. 1 06 / 02 / 2020 12 : 58 : 34 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 06 / 02 / 2020 12 : 59 : 18 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

नगन 7 26/25

दस्त क्रमांक:1054/2020

06/02/2020 1 03:16 PM

दस्त क्रमांक :नगन7/1054/2020

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. राजेंद्र विश्वेश्वरराव नाकाडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. 312, जवाहर नगर, नागपूर, 9372422676, महाराष्ट्र, नागपूर. पॅन नंबर:ACHFS5757K	लिहून घेणार वय :-52 स्वाक्षरी:-		
2	नाव:श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. अनिल महादेवराव नासरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 176, आदिवासी कॉलनी, मानेवाडा रोड, नागपूर, 9881686237, महाराष्ट्र, नागपूर. पॅन नंबर:ACHFS5757K	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. कमलेश श्रीकृष्ण खानोरकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एकदंत अपार्टमेंट, श्रीराम वाडी, अयोध्या नगर, नागपूर, 9326018332, महाराष्ट्र, नागपूर. पॅन नंबर:ACHFS5757K	लिहून घेणार वय :-50 स्वाक्षरी:-		
4	नाव:श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. दिलीप जाधवरावजी माथनकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ताजश्री प्लाझा, प्लॉट क्र. 506, प्रोफेसर कॉलनी, हनुमान नगर, नागपूर, 9326018332, महाराष्ट्र, नागपूर. पॅन नंबर:ACHFS5757K	लिहून घेणार वय :-50 स्वाक्षरी:-		
5	नाव:श्री. मनोज नामदेवराव ऐनप्रेड्डीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/4, मुळीक कॉम्प्लेक्स, वर्धा रोड, नागपूर, 9372422676, महाराष्ट्र, नागपूर. पॅन नंबर:AAEPY0044L	लिहून देणार वय :-56 स्वाक्षरी:-		
6	नाव:श्री. विनोद नामदेवराव ऐनप्रेड्डीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. 99, गरोबा मैदान, नागपूर, 9372422676, महाराष्ट्र, नागपूर. पॅन नंबर:AASPY1300P	लिहून देणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 02 / 2020 01 : 01 : 12 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे सुनिश्चित करण्यात आली आहे.
त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

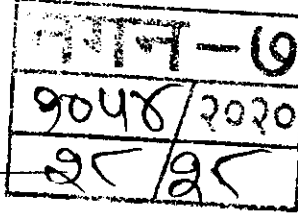
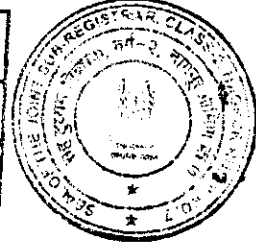
Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. राजेंद्र विश्वेश्वरराव नाकाडे - -	06/02/2020 01:02:07 PM	राजेंद्र विश्वेश्वर नाकाडे M XXXX XXXX 8283

2	श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. अनिल महादेवराव नासरे - -	06/02/2020 01:02:49 PM	M XXXX XXXX 3347	
3	लिहून घेणार श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. कमलेश श्रीकृष्ण खानोरकर - -	06/02/2020 01:03:11 PM	कमलेश श्रीकृष्ण खानोरकर M XXXX XXXX 0796	
4	लिहून घेणार श्री गजानन बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार श्री. दिलीप जाधवरावजी माथनकर --	06/02/2020 01:02:35 PM	दिलीप जाधवरावजी माथनकर M XXXX XXXX 0809	
5	लिहून देणार श्री. मनोज नामदेवराव ऐनप्रेड्डीवार - -	06/02/2020 01:01:49 PM	मनोज नामदेव ऐनप्रेड्डीवार M XXXX XXXX 6495	
6	लिहून देणार श्री. विनोद नामदेवराव ऐनप्रेड्डीवार - -	06/02/2020 01:01:29 PM	विनोद नामदेव ऐनप्रेड्डीवार M XXXX XXXX 5670	

शिका क्र. 4 ची वेळ: 06 / 02 / 2020 01 : 03 : 13 PM

सह दुय्यम निबंधक वर्ग-२

नागपूर ग्रामिण क्र. ७ EPayment Details.



sr.	Epayment Number
1	MH011670250201920E
2	0502202015241

Defacement Number
0006057679201920
0502202015241D

1054 / 2020

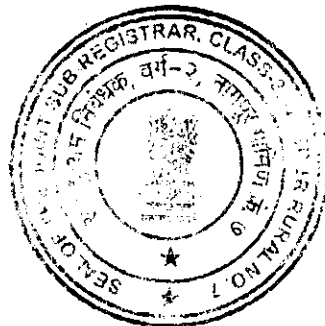
Know Your Rights as Registrants

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

१ नंबराचे बुकाचे
१०५४ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण २८ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,
दि. ०६ मार्च २०२० सन २०२०



IN WITNESSES WHEREOF THE OWNERS AND THE DEVELOPER has hereto set their respective hands and assign this AGREEMENT FOR DEVELOPMENT at Nagpur, in presence of attesting witnesses, signing as such on the day first herein above written.

WITNESSES :

[Signature]

[Signature]



1) SHRI MANOJ N. YENPREDDIWAR

[Signature]



2) SHRI VINOD N. YENPREDDIWAR
OWNERS

(*Shri Khanolkar*)

SHRI GAJANAN BUILDERS & DEVELOPERS

Partners :

[Signature]



1) SHRI RAJENDRA V. NAKADE

2) *[Signature]*

[Signature]



2) SHRI ANIL M. NASARE

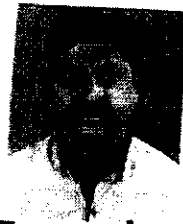
[Signature]



3) SHRI KAMLESH S. KHANORKAR

(*Shri Nandan*)

[Signature]



4) SHRI DILIP J. MATHANKAR
DEVELOPER

