CHALLAN
MTR Form Number-6

GRN MH009500842202021E	BARCODE	Date 31/12/2020-13:16:02	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	THE SQUARE FEET COMPANY
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	KHASRA No 148
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	750000.00	Road/Street	MOUZA PIPLA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR GRAMIN
		Town/City/District	
		Pin	4 4 0 0 3 4
		Remarks (If Any)	SecondPartyName=PRAMOD A BHOYAR AND OTHERS~
Total	7,80,000.00	Amount In Words	Seven Lakh Eighty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333020201231124304	2651778440
Cheque/DD No.		Bank Date	RBI Date	31/12/2020-13:17:04	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
हा चलन फक्त दस्त नोंदणी दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वापरू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नाही .

नगन-ग्रा-१०
८८८ /२०२१
२ /८२

Print Date 31-12-2020 01:17:17

AGREEMENT TO SELL

FOR RS. 2,50,00,000.00 ONLY
(RUPEES TWO CRORE FIFTY LAKH ONLY)
MARKET VALUE RS. 2,45,00,000.00 ONLY

THIS AGREEMENT TO SELL is made on this 31st Day of DECEMBER, 2020 **BETWEEN :**

(1) SHRI. PRAMOD S/o ANANDRAO BHOYAR, Aged about 57 Years, Occupation – Business & Agriculturist, Resident of Plot No. 15, Wardha Road, Near Old Janta High School, Chandak Layout, Chhatrapati Nagar, Nagpur – 440015, Tahsil and District – NAGPUR, **(PAN – ABSPB9947J), (UID NO. 7337 3408 2792), (2) MRS. VANDINI RAJENDRA CHANDAK**, Aged about 32 Years, Occupation – Housewife & Agriculturist, **(PAN – AFSPC1460R), (UID NO. 8912 1139 8911), (3) SHRI. ASHOK S/o GULABCHANDRA CHANDAK**, Aged about 59 Years, Occupation - Business & Agriculturist, **(PAN – ADSPC6389D), (UID NO. 8850 6513 3544)**, 2 & 3 Residents of Chandak Bhavan, Balraj Marg, Dhantoli, Nagpur – 440012, Tahsil and District – NAGPUR, hereinafter 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

THE SQUARE FEET COMPANY, A Partnership Firm, having its Office at Plot No. 151, Omkara Apartment, Flat No. 101, First Floor, Nelco Society, Trimurti Nagar, Nagpur – 440022, Tahsil and District – NAGPUR, acting through its Authorized Partner – **SHRI. ISHAN S/o GHANSHYAM HATWAR**, Aged about 24 Years, Occupation – Business, Resident of 425, Anand Nagar, Nagpur – 440009, Tahsil and District – NAGPUR, **(UID No. 6838 0093 9342)**, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and it's **PARTNERS**, as well as their respective legal representatives, executors, administrators, successors and assigns of the **OTHER PART. (PAN – AAPFT6984P)**



WHEREAS, ALL THAT piece and parcel of Agricultural Land bearing **Khasra/Survey No. 148** of **MOUZA – PIPLA,** P.H. No. 38, containing by admeasurements 0.40 Hectors (OR 0.988 Acres), out of the total containing by admeasurements 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 10.25/- Yearly, held in Class-I category, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil – Nagpur (Gramin), District – NAGPUR, belongs to Shri. Pramod Anandrao Bhoyar and 2 Others, having purchased the same by them from Shri. Wachalabai Prabhakarrao Bhoyar, by way of Sale Deed Dated 22/3/2006, which is duly registered in the office of the Joint Sub Registrar Gramin - 10, in Book No. 1, at Sr. No. 1829 on 28/3/2006; AND

WHEREAS, as a result therefore the Vendors hereinabovenamed have now become an exclusive, absolute, full & joint owners of the aforesaid property with heritable and transferable rights therein and accordingly their names are mutated in revenue records; AND

WHEREAS, for variety of reasons and other good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefit of their family members; AND

WHEREAS, the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendors to sell the property, it offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations have now jointly agreed to sell the aforesaid entire property to the Purchaser for a total valuable consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh Only) upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

(1) THAT the VENDORS will SELL and the PURCHASER will BUY **ALL THAT** piece and parcel of Agricultural Land bearing **Khasra/Survey No. 148** of

MOUZA – PIPLA, P.H. No. 38, containing by admeasurements 0.40 Hectors (OR 0.988 Acres), out of the total containing by admeasurements 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 2.77/- Yearly, out of the total Revenue of Rs. 10.25/- Yearly, Khata No. 1865, held in Class-I category, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil – Nagpur (Gramin), District – NAGPUR and more particularly described in the scheduled here under written.

(2) THAT the total price agreed is of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh Only) which the PURCHASER has specifically paid to the VENDORS in the following manner :-

MANNER OF PAYMENT

Rs. 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser to the Vendors (i.e. Shri. Pramod A. Bhoyar) by RTGS UTR No. ICICR52021010600543884, Through ICICI Bank, Pratap Nagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 48,00,000/- (Rupees Forty Eight Lakh Only) paid by the Purchaser to the Vendors (i.e. Shri. Ashok G. Chandak) by RTGS UTR No. ICICR52021010600568586, Through ICICI Bank, Pratap Nagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 2,00,000/- (Rupees Two Lakh Only) paid by the Purchaser to the Vendors (i.e. Mrs. Vandini R. Chandak) by Demand Draft No. 002493, Drawn on ICICI Bank, Pratap Nagar Branch, Nagpur, at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.

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LLL / २०२१
५ / ८२

Rs. 93,750/-	(Rupees Ninety Three Thousand Seven Hundred and Fifty Only) agreed to be paid by the Purchaser to the Vendors (i.e. Shri. Pramod A. Bhoyar), in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.
Rs. 1,500/-	(Rupees One Thousand Five Hundred Only) agreed to be paid by the Purchaser to the Vendors (i.e. Mrs. Vandini R. Chandak), in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.
Rs. 92,250/-	(Rupees Ninety Two Thousand Two Hundred and Fifty Only) agreed to be paid by the Purchaser to the Vendors (i.e. Shri. Ashok G. Chandak), in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961.
Rs. 1,48,12,500/-	(Rupees One Crore Forty Eight Lakh Twelve Thousand Five Hundred Only) agreed to be paid by the Purchaser to the Vendors within a period of 5 Months from the date of execution of this Agreement OR at the time of execution of Sale Deed.
RS. 2,50,00,000/-	**(RUPEES TWO CRORE FIFTY LAKH ONLY)**

(3) THAT the Vendors hereby assure the Purchaser that the property agreed to be 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 earnings and savings and that none except they have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

नगन-ग्रा-१०
LLL / 2029
९ / 32

(4) THAT the Vendors declare that the property will be free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby agreed to be sold and payable by the Vendors up to the date of registration of sale deed. On registration of the Sale Deed the Vendors shall co-operate the Purchaser in transferring the said property, in all relevant records. That the Vendors does hereby allow and permit the Purchaser to commence, carry on and complete all the developmental activities on the said land, viz. diversion of land for Non-Agricultural purpose, carving out a Lay-out comprising independent plots, upon the said independent plot.

(5) THAT the property hereby agreed to be sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this agreement/contract, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

(6) THAT the sale will be completed on or before 31st May 2021 executing a proper Sale Deed relating to the aforesaid property hereby agreed to be sold in favour of Purchaser or its nominee(s) and the Purchaser paying the balance sale price/consideration to the Vendors in the manner stipulated hereinabove if not this agreement will be canceled and the amount so given in agreement will be forfeited.

(7) THAT, if the Vendors fails or neglects to fulfill and observe the obligations on their respective parts hereinabove contained or otherwise required by law and to execute a Sale Deed relating to the aforesaid property in favour of the Purchaser or in favour of its nominee(s), then in such event the Purchaser shall be entitled to enforce specific performance of this Contract/Agreement by instituting legal proceedings against the Vendors and in such event they will be liable to pay all costs and damages to the Purchaser.

(8) THAT the Vendors will support any application made by the Purchaser for mutation of name on the property hereby sold and will render necessary assistance to the Purchaser for obtaining the mutation thereof in his favour in all relevant records and expenses shall be borne and paid by the Purchaser. That the Vendors agrees and undertakes to execute a Agreement(s) of the said entire property Agreement(s) of various Independent Plots or Undivided share and

interest in such plots in favour of the nominees of the Purchaser in the ratio of receipt of sale consideration by the Vendors from the Purchaser.

(9) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been agreed to be borne by the Purchaser.

(10) THAT this Agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT piece and parcel of Agricultural Land bearing **Khasra/Survey No. 148** of **MOUZA – PIPLA,** P.H. No. 38, containing by admeasurements 0.40 Hectors (OR 0.988 Acres), out of the total containing by admeasurements 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 2.77/- Yearly, out of the total Revenue of Rs. 10.25/- Yearly, Khate No. 1865, held in Class-I category, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil – Nagpur (Gramin), District – NAGPUR and bounded as under :-

ON THE EAST	-	**BY KHASRA/SURVEY NO. 149**
ON THE WEST	-	**BY KHASRA/SURVEY NO. 145**
ON THE NORTH	-	**BY REMAINING PORTION OF THE SAID LAND**
ON THE SOUTH	-	**BY KHASRA/SURVEY NO. 149**



IN WITNESS WHEREOF the parties hereinaboversamed have fully examined and read over this **AGREEMENT TO SELL** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in the presence of attesting witnesses signing as such on the day first above written. Typed By – Rahul Khurpade

SR. NO.	PHOTO AND THUMB IMPRESSION	SIGNATURE
1.		(PRAMOD A. BHOYAR) VENDOR
2.		(MRS. VANDINI R.CHANDAK) VENDOR
3.		(ASHOK G. CHANDAK) VENDOR
4.		FOR THE SQUARE FEET COMPANY (ISHAN G. HATWAR) Authorized Partner PURCHASER
5.		WITNESS NO. 1
6.		WITNESS NO. 2

नोंदणी - ३९ - १०
LLL / 3019
C / 192

महाराष्ट्र शासन
गाव नमुना सात
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुरक्षितता ठेवणे) नियम,१९७१ चातील नियम ३,५,६ आणि ७.)

गाव : पिपळा (डाकराम) तालुका : नागपूर (ग्रामीण) जिल्हा : नागपूर सेवापत्र विक्रय क्रमांक : 2730 व दिनांक : 08/12/2017
भूमापन क्रमांक व उपविभाग : 148

भूमापन क्रमांक व उपविभाग 148	भू-धारणा पध्दती सीलबंदोबस्त वर्ग -I	सीलबंदोबस्तचे नाव

सेतीचे स्थानिक नांव :-			क्षेत्र	आकार	पो.ह.	फेरफार	इतर हक्क
क्षेत्र एकक	हे.आर.चौ.मी	मिठुका हाऊसिंग डेव्हलपर्स	1 08.00	7.48		(816)	135 (865) कब्जाचे नांव ईतर अधिकार इतर खरेदी फे.क्र.151 दि.8/9/07 (151) इतर सीलबंदोबस्त 1 आदेश फे.क्र.480 दि.31/05/2010 (480) इतर खरेदी फे.क्र.816 दि.09/10/2006 (816) तेजस अनंतराव मोघा (816)
जिरायत	1.48.00	प्रविण आनंदराव मोघा				(816)	
बागायत	-	अशोक राजेंद्र पांडव				(816)	
तरी	-	अशोक गुलाबराव पांडव				(816)	
वहीवत	-	——सरकारिक शेरा——	0.40.00	2.77			
पुनर	-						
एकूण क्षेत्र	1.48.00						
पोट खराब (आकारणीस अयोग्य)							
खरी (अ)	-						
दगड (ब)	-						
एकूण पो.ख	0.00.00						
आकारणी	10.25						
जुडी मिळकत पोटखराब आकारणी							

जुने सिटीसर्वे नं. (2641)(2730) सेवा आणि सुविधा विभाग :

गाव नमुना सात
निकालपत्री नोंदवही
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुरक्षितता ठेवणे) नियम,१९७१ चातील नियम ३५)
गाव : पिपळा तालुका : नागपूर (ग्रामीण) जिल्हा : नागपूर सेवापत्र विक्रय क्रमांक : 2730 व दिनांक : 08/12/2017
भूमापन क्रमांक व उपविभाग : 148

		निकालातील होणारा तपशील									आगणकीसाठी उपलब्ध महसूली अभिलेख		अन्य विशेषाधिकार माहिती	शेरा
		मिळकत निकालातील क्षेत्र						निर्वाह निकालातील क्षेत्र						
					घटक किंवा उपविभागातील क्षेत्र									
वर्ष	हंगाम	मिळकतीचा संक्षिप्त क्रमांक	जमीन विविध	आकार विविध	निकालपत्र नाव	जमीन विविध	आकार विविध	निकालपत्र नाव	जमीन विविध	आकार विविध	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
2019-20	खरीप										जादा पट	1.48.00		

"या प्रमाणित प्रतीवर [illegible] दिनांक."
दिनांक : 16/12/2019
डायरीक क्रमांक : 2[illegible]

(नाव :- विनायक रामेश्वर रामटेके)
तलाठी साझा :- पिपळा :- नागपूर (ग्रामीण) जि :-नागपूर

ग्राम अधिकारी
ता.सा.क्र. 31

नगन-ग्रा-१०
८८८/२०२१
११/९२

वर्ष:2020-21

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पक्ष)

12/16/2020

गाव: पिपळा तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
							जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७
खाते क्रमांक 1865	अशोक गुलाबचंद चांडक , प्रमोद आनंदराव भोयर , वंदीनी राजेंद्र चांडक .								
सामाईक खाते	148	0.40.00	0.0000	0.40.00	2.77	0	0	0	2.77
	एकूण	0.40.00	0.0000	0.40.00	2.77	0	0	0	2.77

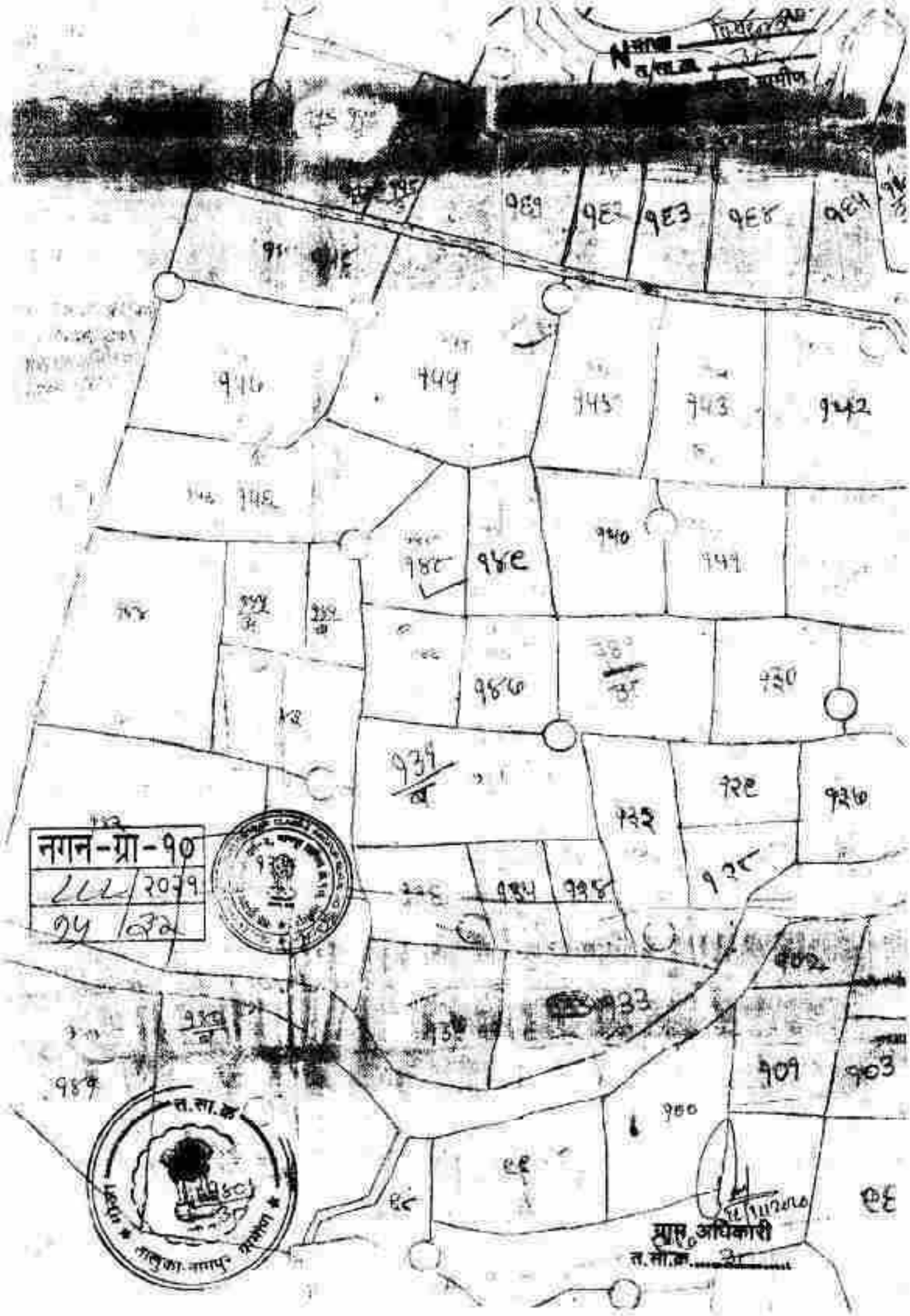
"या उताऱ्यास प्रतीसाठी फी आकारणी केलेली नाही."
दिनांक :- 16/12/2020
सांकेतिक क्रमांक :- 27090000010843000[illegible]2020201432

(गाव :- विनायक ईश्वर सावरकर)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

16/12/2020

ग्राम अधिकारी
त.सा.क

नगन-ग्रा-१०
११८ / २०२१
१२ / ३२


नगन-ग्रो-१०
८८८/२०७१
१५/८३
ग्राम अधिकारी
त.सा.क.

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा.क्रमांक :– ना.र./मा.न./नाम्प्रविप्रा/५६१६ दिनांक :२९/१२/२०२०.

प्रति,

श्री. प्रमोद आनंदराव भोयर व इतर सातबाराप्रमाणे

रा. प्लॉट नं. १५, वर्धा रोड, आदर्श जनता हायस्कुल जवळ,

बाडक लेआउट, जयप्रभा नगर, नागपूर–४४००१५.

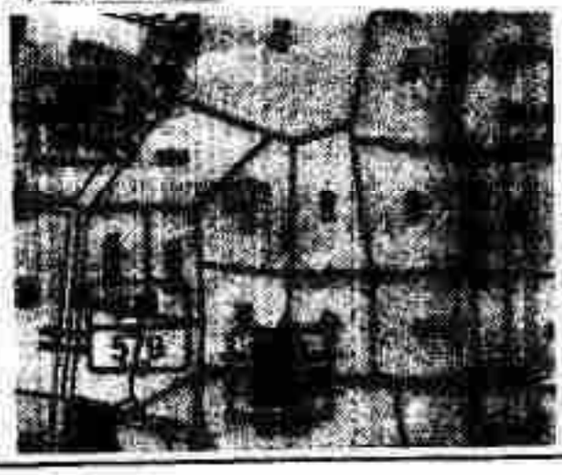
विषय :– मौजा **पिपळा**, खसरा क्र. **१४८**, तह. **नागपूर (ग्रामिण)**, जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला दिनांक **२३/१२/२०२०** चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. सिपीएम–२४९६/प्र.क्र.१२३(अ)/२०१६/एस.एम./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस–२४१६/ प्र.क्र.१२२(क)/ईसी/२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये घोषणा मंजूर प्रादेश अधिसूचना क्र. टिपीएस–२४१६/ प्र.क्र.१२२(ब)ई.सी./२०१६ नवि–९ दिनांक २१/१२/२०१९ अन्वये घोषणेनुसार सुधारीत विकास योजना मंजूर.

अ) भाग नकाशा :–



N

SCALE : N.T.S

S. NO. 148

MOUZA- PIPLA

TAL.- NAGPUR (RURAL)

ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विचाराधीन जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :– South B Sector.

झोन :– "निवासी"

टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात पक्षकारी म्हणुन उपयोग करता येणार नाही.

२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणुन ग्राह्य धरता येणार नाही.

३) वरील/जुना एकत्रीत झालेल्या सर्वे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्वखर्चाने खात्री करावी.

४) प्रशासकीय भूधारण प्रस्तावाबाबत कोणतीही शंका असता सार्वजनिक उद्देशाबाबत मूळ मंजूर विकास योजना नकाशाचा पुनरावलोकन प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद आवेदक क्रमांक दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य समजण्यात येईल.

६) अर्जामध्ये चुकीची माहिती [illegible] आढळल्यास सदर दाखला रद्द समजण्यात येईल.

नगर-ग्रा-१० / ८८८ / २०२१ / १४०/३२

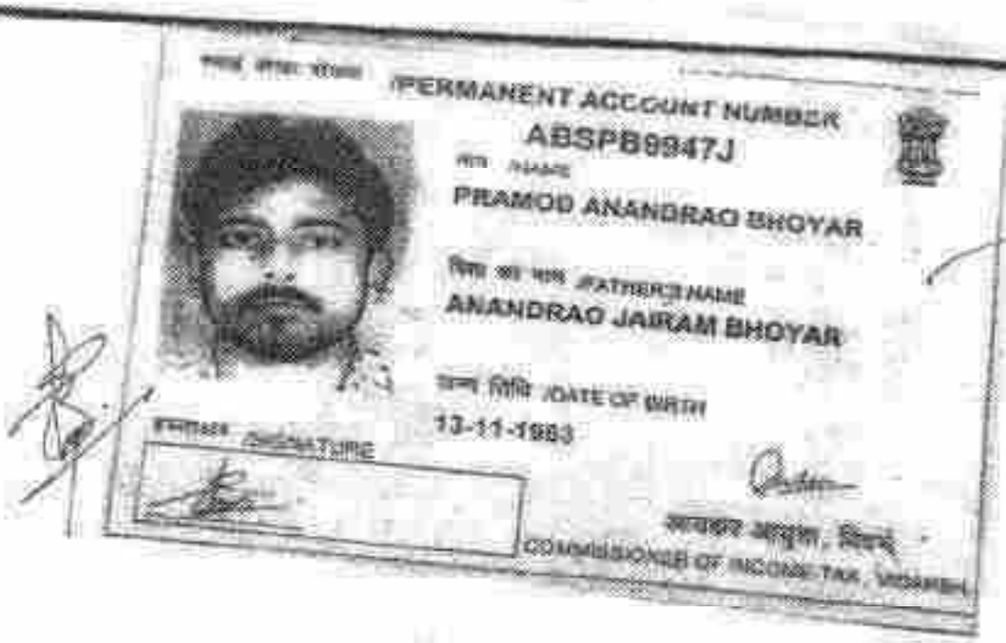
29/12/2020

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण







नागन-ग्रा-90
1 LL / 2029
21 / 32

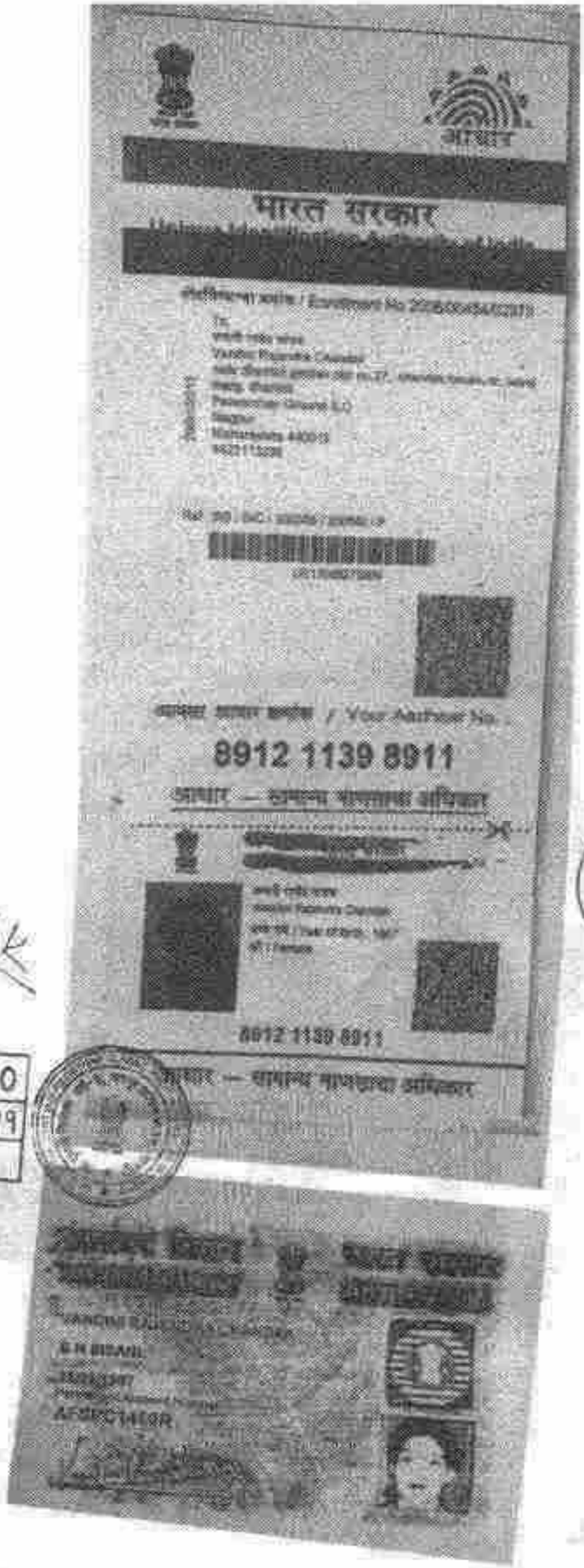


आधार – सामान्य नागरिक अधिकार





नगन-ग्रा-१०



नगन-ग्रा-१०
८८८ / २०२१
२१ / ३८२

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrolment No: 1218/51568/71717

To
[illegible]
Shri Ghanshyam Halwai
S/O: Ghanshyam Halwai
PLOT NO 425 HOUSE NO 1000
IN FRONT OF CHANDRABHAGA OIL MILL KAMDHENU
LAY OUT ANAND NAGAR
Hanuman Nagar
Hanuman Nagar Nagpur Nagpur
Maharashtra 440033
9075571172

Ref: 284 / 110 / 387/05 / 591504 / P

[barcode]

[QR code]

आपला क्रमांक / Your No. :

6838 0093 9342

- सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

[illegible]
Shri Ghanshyam Halwai

[illegible] वडील: घनश्याम कालिराम हलवाई
Father: Ghanshyam Kaliram Halwai
जन्म तारीख / DOB: 21/10/1956
पुरुष / Male

[QR code]

6838 0093 9342

- सामान्य माणसाचा अधिकार



नागा-ग्रा-१०
LLL 3529
22 | 22

भारत सरकार

Unique Identification Authority of India
Government of India

आधार

आपका आधार क्रमांक / Your Aadhaar No.:

7832 1094 5169

आधार — सामान्य माणसाचा अधिकार

भारत सरकार



5002 3858 5273

आधार — सामान्य माणसाचा अधिकार



7832 1094 5169

आधार — सामान्य माणसाचा अधिकार

नगन-ग्रा-१०
८८८/२०२१
४३/३२

Aadhaar - Samanya Maansacha Adhikaar

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

मूल्यांकनाचे वर्ष : 2020-21

जिल्हा : नागपूर

तालुका : नागपूर (ग्रामीण)

गावाचे नाव : पिपळा

क्षेत्राचे नाव : Influence Area

मूल्य 11.1

खसरा क्र. 148

मिळकतीचा प्रकार खुली

मिळकतीचे दर 5000 प्रती चौ. मीटर Bulk Land

वार्षिक मूल्य दर Rs. 5000

Zone Change Primary Notification:No

जमीन बिनशेती झाली नाही:जमिनीचा दर: 5000

100	500	5000	2500000
90	1500	4500	6750000
80	2000	4000	8000000
60	0	3000	0
50	0	2500	0
चौ.मी.	4000		17250000
हे.आर.	0.4		
	0.4		

जमीनीचे एकत्रित अंतिम मूल्य रु. 17250000

नागन-ग्रा-१०
LLC 1029
२५/२२

CHALLAN
MTR Form Number-6

GRN	MH009508842020021C	BARCODE		Date	31/12/2020-10:16:02	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	NAG NAGPUR NORTH RURAL SUB REGISTRAR	Full Name	THE SQUARE FEET COMPANY
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	KHASRA No 148
Account Head Details	Amount in Rs.	Premises/Building	
0030063401 Stamp Duty	750000.00	Road/Street	MOUZA PIPLA
0030063340 Registration Fee	30000.00	Area/Locality	NAGPUR GRAMIN
		Town/City/District	
		PIN	4 4 2 0 3 4
		Remarks (If Any)	
		SecondPartyName=PRAMOD A GHOYAR AND OTHERS=	
780000.00			
Total	780000.00	Amount In Words	Seven Lakh Eighty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00103320201291244304	2951778440
Cheque/DD No.		Bank Date	RBI Date	31/12/2020-10:17:04	01/01/2021
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		104 , 01/01/2021	

Department ID : Mobile No. : 0000000000

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

Validity unknown

Digitally signed by
VIRTUAL DATA SUPPORT
NAGPUR
Date: 2020.12.31 11:27:29 IST
Reason: Scroll Generation
Location: India

Chalan Defaced Details

Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount
1	00045085090202021	12/01/2021 11:22:28	IGR539	30000.00
2	00045085090202021	12/01/2021 11:22:28	IGR539	750000.00
		Total Defacement Amount		7,80,000.00

नगन-ग्रा-90
220/1
26/39

Print Date 12-01-2021 11:29:52

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

Receipt of Document Handling Charges

PRN	1101202111469	Receipt Date	06/02/2021

Received from THE SQUARE FEET COMPANY, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 888 dated 12/01/2021 at the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.

DEFACED
₹ 640
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	11/01/2021
Bank CIN	10004152021011110265	REF No.	007466574
Deface No	1101202111469D	Deface Date	12/01/2021

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

नगन-ग्रा-१०
२८८ | २०२१
२९ | ३२

1

274 888
सोमवार 12 जानेवारी 2021 11:22
मा:

दस्त क्रमांक: नमुना(ह) /888/2021

दस्त गोषवारा भाग-1

नमुना(ह)
दस्त क्रमांक: 888/2021

बाजार मूल्य: रु. 2,45,00,000/- मोबदला: रु. 2,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,50,000/-

ई. पी. एस. ई. पी. नागपूर(उ1) यांचे कार्यालयात

अ. क्र. 686 वर दि.12-01-2021

रोजी 11:39 म.पु. वा. हजर केला.

पावती: 1029 पावती दिनांक: 12/01/2021

सादरकरणाऱ्याचे नाव: दत्तात्रेय पोपट कोलते वय, अधिकृत खरेदीदार पी. डेव्हलपमेन्ट्स हडपसर

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: 30640.00

दस्त हजर करणाऱ्याची सही:

उप दुय्यम निबंधक, वर्ग-२, नागपूर शहरीय क्र. १० नागपूर

बाजारमा दस्तार किंवी करणाऱ्याची

उप दुय्यम निबंधक, वर्ग-२, नागपूर शहरीय क्र. १० नागपूर

मुद्रांक शुल्क (दर) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्वातंत्र्य अस्तित्वा कोणत्याही कटक मंडळ्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणच्या हद्दीत असलेल्या कोणत्याही शासकीय क्षेत्रात, किंवा मुद्रांक (सनदांच्या पुनर्ग बाजार मूल्यावर सिद्धतरण) नियम, 1995 अन्वये ठरविण्यात आलेल्या वार्षिक दिवरणपत्रकातील दरापेक्षा जास्त आकार घेतला.

दिनांक 12/01/2021 11:19:58 AM ची वेळ (सादरीकरण)

दिनांक 12/01/2021 11:21:17 AM ची वेळ (फी)

	337-338
	885/2021

1			फोटोग्राफ	अंगूठे का निशान
2				
3				
4				

1			फोटोग्राफ	अंगूठे का निशान
2				

	Purchaser	Type	Verification no/Voucher	GRN/Challan no	Amount	Used At	Challan Number	Challan Date
1		eChallan			150000.00	SBI		
2		eChallan			30000	RF		
3		CHC			600	RF		

885/2021