264/1008

पावती

Original/Duplicate

Thursday,February 06 ,2020

नोंदणी क्रं. :39म

12:10 PM

Regn.:39M

पावती क्रं.: 1624 दिनांक: 06/02/2020

गावाचे नाव: बोरगांव

दस्तऐवजाचा अनुक्रमांक: नगन1-1008-2020

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मे जय बालाजी इन्फ्रा तर्फे भागीदार श्री. अमोल लक्ष्मणराव बडीये - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 30520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:30 PM ह्या वेळेस मिळेल.

DELIVERED ORIGINAL REGISTERED DOCUMENT

NGP1

बाजार मुल्य: रु.6500000 /-

मोबदला रु.8500000/-

भरलेले मुद्रांक शुल्क : रु. 595000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011688896201920E दिनांक: 06/02/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.520/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0502202004577 दिनांक: 06/02/2020
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH01088686391920E	BARCODE		Date	05/02/2020-12:28:47	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1
Location	NAGPUR
Year	2019-2020 One Time

Account Head Details	Amount in Rs.
0030046401 Stamp Duty	595000.00
0030063301 Registration Fee	30000.00
Total	6,25,000.00

Payer Details	
TAX ID (If Any)	
PAN No.(If Applicable)	AAPFJ7651B
Full Name	MS JAI BALAJI INFRA
Flat/Block No.	PLOT NO. 85
Premises/Building	
Road/Street	MOUZA BORGAON NAGPUR
Area/Locality	GOKUL HOUSING SOCIETY
Town/City/District	
Pin	4 4 0 0 1 3
Remarks (If Any)	PAN2=AADCR1765M~SecondPartyName=MS RAVI MAYA PROPERTY PROJECT PVT LTD~
Amount in Words	Six Lakh Twenty Five Thousand Rupees Only

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

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040979920200510758	IKSAL/GOSYS
Bank Date	RBI Date	05/02/2020 12:34:29	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. (SMS Alert)

Department ID

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

नगन - 9
2020
9 DE

Print Date 05-02-2020 12:28:47

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0502020504577	Date	05/02/2020
Received from MS JAI BALAJI INFRA, Mobile number 8381033335, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	05/02/2020
Bank CIN	10004152020502502702	REF No.	IGIAAPHIY5
This is computer generated receipt, hence no signature is required.			

नागन - १
2020
2/25

SALE DEED FOR RS. 85,00,000.00 ONLY

(RUPEES EIGHTY FIVE LAC ONLY)

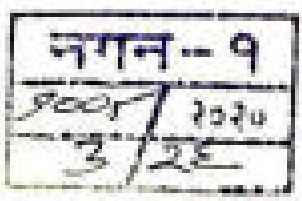
MARKET VALUE 65,00,000.00 ONLY

THIS DEED OF SALE is made on this 6th Day of FEBRUARY, 2020 BETWEEN **M/S RAVI MAYA PROPERTY PROJECT PVT LTD (PAN: - AADCR1765M)**, a Company Duly Registered under the Companies Act having its office at Nagpur, acting through its Director **SHRI. RAVINDRA V LASHKARE (PAN: - AAMPL8266D)**, Aged 62 Years, Occupation – Business, Resident of Plot No. 25, Red Cross Road, Sadar, Nagpur, 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 VENDOR, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S JAI BALAJI INFRA (PAN: - AAPFJ7801B), A Partnership Firm, having its office at Nagpur, acting through its Partners (1) **SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN: - AHHPB4560C)**, Aged 39 Years, Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District – NAGPUR AND (2) **MRS. REKHABEN W/o RAJESHBHAI PATEL (PAN: - AJZPP7635E)**, Aged 41 Years, Resident of Plot No. 35, Laxmi Niwas, Bhandara Road, Near Patidar Bhawan, Lakadganj, Nagpur - 440008, Tahsil and District – NAGPUR hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 85 out of the layout of GOKUL/BORAS HOUSING SOCIETY, NAGPUR, containing by admeasurements 445.9346 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Smt. Abha Anil Bohra purchased the same by her from the said society by Sale Deed Dated 7-5-1990, which is duly Registered in the office of Sub-Registrar Nagpur-1 in Addl Book No. 1, Volume No. 1630 on Pages 183 to 184 at Serial No. 6025 on even date.





WHEREAS the aforesaid Plot No. 85 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 85 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900/U.L/656 Dated 4-9-2010 in Case No. 200303274890. As per the said Regularization Letter the area of the said Plot No. 85 is shown and declared as 419.5700 Sq. Mtrs.

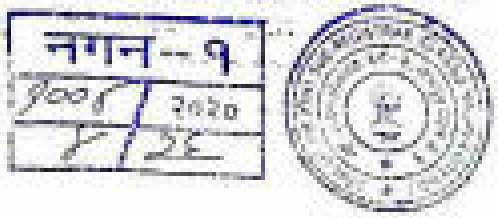
WHEREAS Interim Smt. Abha Anil Bohra transferred the said Plot to M/s Ravi Maya Property Project Pvt. Ltd. through its Director Shri Ravindra V Lashkare, by a Sale Deed Dated 28-7-2011, which is duly Registered in the Office of the Sub-Registrar - 4, Nagpur in Book No. 1, at Sr. No. 4215 on Dated on even date. THAT now As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the said Plot No. 85 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all the relevant records.

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in its best interests and for the benefits of its Company.

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the same for a good price, the Vendor after detailed negotiations agreed to sell the same to the Purchaser for a total consideration of Rs. 85,00,000/- (Rupees Eighty Five Lac) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

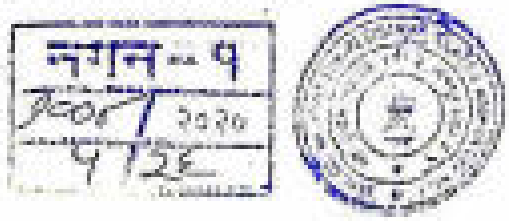
(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 85,00,000/- (Rupees Eighty Five Lac) Only upon paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledged, the Vendor is the absolute and full owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of land bearing Plot No. 85 out of the layout of GOKULJHORAS HOUSING SOCIETY, NAGPUR, consisting by admeasurements 419.5700 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Nagpur Municipal Corporation No. 80AC/85, City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the Schedule



hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :

Rs.23,00,000.00	(Rupees Twenty Three Lac) Only paid by the Purchaser to the Vendor by Cheque No. 683586 Dated 4-9-2019 Drawn on Axis Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs.25,00,000.00	(Rupees Twenty Five Lac) Only paid by the Purchaser to the Vendor by Cheque No. 684567 Dated 10-9-2019 Drawn on Axis Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs.20,00,000.00	(Rupees Twenty Lac) Only paid by the Purchaser to the Vendor by RTGS by Cheque No. 409694 Dated 10-10-2019 through on Shikshak Sahakari Bank Ltd, Nagpur, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs.15,00,000.00	(Rupees Fifteen Lac) Only paid by the Purchaser to the Vendor by Cheque no. 884126 on Dated 30-1-2020 Drawn on Indian Overseas Bank, Friends Colony Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 1,15,000.00	(Rupees One Lac Fifteen Thousand) Only paid by the Purchaser to the Vendor by NEFT by Cheque No. 884128 Dated 5-2-2020 through Indian Overseas Bank, Friends Colony Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 85,000.00	(Rupees Eighty Five Thousand) Only paid by the Purchaser as TDS amount towards the transaction bearing Challan No. 05156 Dated 5-2-2020, the receipt whereof is hereby acknowledged by the Vendor.
Rs.85,00,000.00	**(TOTAL RUPEES EIGHTY FIVE LAC) ONLY**



(2) THAT the VENDOR do hereby covenant with the PURCHASER as follows:-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor assures the Purchaser that the property hereby sold is its separate property belonging to it alone purchase the same by it from out of its own earnings and savings and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

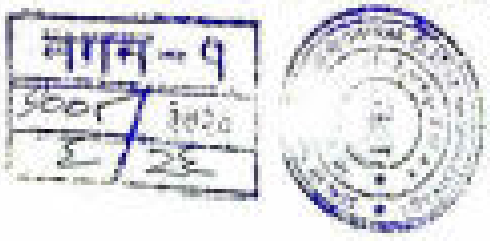
iv) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its respective heirs, successors and assigns etc. as may reasonably be required.

v) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendor has this day delivered the actual physical possession of the said entire property to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

vii) THAT the Vendor will support any application made by the Purchaser for mutation of name on the property hereby sold and shall render all assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

viii) THAT the property hereby 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 sale, but all the same such



mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendor has this day delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

x) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

xii) THAT the Purchaser is fully aware that all the terms and conditions contained in the Principal Sale Deed Dated 7-5-1990 shall always remain berding upon it and its successors-in-title.

(3) THAT all expenses on account of preparation of Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 85 out of the layout of GOKULJORAS HOUSING SOCIETY, NAGPUR, containing by admeasurements 419.5700 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Nagpur Municipal Corporation No. 808/C/85, City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO.76.**
ON THE WEST	-	**ROAD.**
ON THE NORTH	-	**PLOT NO. 86.**
ON THE SOUTH	-	**PLOT NO. 84.**

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF

नागपुर - 9
9007 2020
6 122

SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By Amit Jain (Advocate)

8381033335.

FOR M/S RAVI MAYA PROPERTY PROJECT PVT LTD

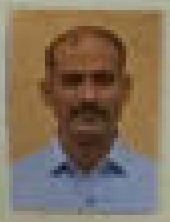


(RAVINDRA V. LASHKARE)

DIRECTOR

VENDOR

FOR M/S JAI BALAJI INFRA



(AMOL LAXMANRAO BADHYE)

(2)

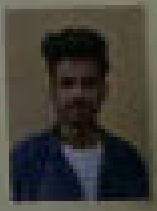
(MRS. REKHABEN RAJESHBHAI PATEL)

PARTNERS

PURCHASER



WITNESSES :



1.



2.

नगन - ९

Total 3236

₹ 125-

मालमत्ता पत्रक

भाग क्र. -- ठोरपांक मालमत्ता क्र. मु.अ.अ.क्र. -- न.मु.अ.अ.क्र.-१ विभाग -- नागपूर

मालमत्ता क्रमांक	दी पी ई	कार्यालयाचा	कार्यालय टिकाण आणि स्थानाचा
१४			

दिनांक	व्यवहार	पोच अभिप्राय	नोंदवा पावक (क) सूचना (ख) किंमत पत्रक (ग)	टिपणीकार
०६/१२/२०१२	आदेशान्वये मा कार्यालय विभाग अधिकारीसाहेब यांच्या कृपेची कार्य आवश्यकती नागपूर यांचे कार्यालय आदेश क्र. ना.मा.क्र.८७९ / एल.ए.पी. ३४/८-१२ दि. २९/१/१० अन्वये खं.नं. ७३/१, ७३/२, ७४/१, ७४, ७८, ८१, ८२ मौजे मौजा पाचगाव पु.क्र. ८५ होत. ४१९-५७ चौ.मि. सदर ७८८ / ८४ यांचेवर अनुक्रमक पाचगावी जाण झालेचाने होणी देवजाचे का.कार्यालय रुपयाचाम	-------	[पोकुल होळ संस्था निर्देशकाम नागपूर] के.क्र. १२७१	के.क्र.क. १२७१ को २८/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर
०६/१२/२०१२	ठोरोपो र.द.क्र.२७२५ दि. ७/१२/१० अन्वये रु.३७८०० / चौमी खं.नं. ७३/१, ७३/२, ७४/१, ७८, ८१, ८२ मौजेमा पु.क्र. ८५ होत. ४१९-५७ चौ.मि. सदर द.पो.ठो. ठोरोपो.क्र. ४ चे कडून पोकुल होळ संस्था निर्देशकाम नागपूर यांचे कडून ठोरोपो घेतलाचे नोंद	------	डी आर अधिक पोलिस	को- २८/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर
०६/१२/२०१२	आदेशान्वये मा कार्यालय विभाग अधिकारीसाहेब यांच्या कृपेची कार्य आवश्यकती नागपूर यांचे कार्यालय आदेश क्र. ना.मा.क्र.८७८/ एल.ए.पी. ३४/८-१२ दि. २९/१/१० अन्वये खं.नं. ७३/१, ७३/२, ७४/१, ७४, ७८/१, ८१, ८२ मौजेमा पु.क्र. ८५ होत. ४१९-८५ चौ.मि. आदेश सदर ७८३ / ८४ यांचेवर अनुक्रमक पाचगावी जाण झालेचाने होणी देवजाचे का.कार्यालय रुपयाचाम	-------	[पोकुल होळ संस्था निर्देशकाम] के.क्र. १२७३	के.क्र.क. १२७३ को- २८/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर
०६/१२/२०१२	ठोरोपो र.द.क्र. १३७८ दि. १८/१२/१० अन्वये रु. ३३६०० / ८३४०० दि. १८/१२/१० आदेश रु. ३३६०० / चौमी खं.नं. ७३/१, ७३/२, ७४/१,७८ ८१ चौ.मि. पु.क्र. ८५ होत. ४१९-८५ चौ.मि. सदर द.पो.ठो. ठोरोपो.क्र. ४ चे कडून पोकुल होळ संस्था निर्देशकाम नागपूर यांचे कडून ठोरोपो घेतलाचे नोंद	-----	को अधिक कलेक्टरसाहेब नागपूर नगर-१ २०२१/ २०२० २/२८	के.क्र.क. १२७३ को- २८/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर
०६/१२/२०१२	ठोरोपो र.द.क्र. १८२५ दि. १८/१२/१० अन्वये रु. २२५०००/ चौमी खं.नं. ७३/१, ७३/२, ७४/१, ७४/१, ७८/१, ८१, ८२ मौजेमा एकूण चौ.मि. ४१९. होत. ४१८.-४७५ चौ.मि. दिलाचा ठरावेट का.ची नागपूर तसि. संबंधाचा को.निर्देश दिलेचे हजारे यांचे कडून ठोरोपो नोंद घतले	------	को आयकर डी साहब	के.क्र.क. १२७३ को- २८/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर
१२/१२/२०१२	ठोरोपो र.द.क्र. १२७५ दि. १८/१२/१२ अन्वये रु. ३८०००००/ चौमी खं.नं. ७३/१, ७३/२, ७४/१, ७४, ७८/१, ८१, ८२ मौजेमा पु.क्र. ८५ होत. ४१९.५७ चौ.मि. ठोरोपो अन्वये मौजेत यांचे पाचगाव ठोरोपो नोंद	----	मे.श्री गायत्री डेव्हलपर्स प्रोप्रायटर का.ची तर्फे श्री. राहील विनोद हजारे	के.क्र.क. १२७५ को- १२/१२/२०१२ न.मु.अ.अ.क्र.१ नागपूर

सत्यप्रतिलिपी

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मालमत्ता पत्रक

जिल्हा परिषद :- सांगली पंचायत समिती :- मिरज-१ गाव :- नागपूर

गाव नमुना क्रमांक	दोन	महाराष्ट्र शासन जिल्हा परिषद सांगली पंचायत समिती मिरज-१
वर्ष	४०४६.००	डोंगरवाडी
भूमापन क्रमांक	-	
हस्तांतरण पूर्व मालक	--- - -	
मोजमाप	-	
एक चतुर्थ	-	
हद्दीचे वर्णन	-	

दिनांक	व्यवहार	पोच क्रमांक	नवीन मालक (चे) मोजमाप (चे) जिल्हा चतुर्थ (चे)	शेरा
०१/१०/२००४	मा. कोर्ट दिवाणी अपील.२७ गैरअर्ज मध्ये आलेली मालमत्ता यांचे आदेश दि.क्र. K/ १४४४/एम.ए.सी.-२४१४-०४ आलेले रु.नं. ०४/८,०४/९,वैरी पृ.क्र. ११० सेंट १२५.३५चौ.मी. आदेश अनुसार मालमत्ती विक्रीमध्ये " क " पार्ट सेट.		" क " पार्ट	
०१/१०/२००४	मालमत्ता हस्तांतरीत ७/१२ मुळात स.नं. ०४/१ चैरी सेंट २.२३हे.आर. यामधील सेंट आलेलाली.		गोकुल शासकीय सोसायटी नागपूर	
०१/१०/२००४	खरेदीने दस्त क्र. ३६८९ दि. १६/१०/२ आलेले रुपांतर रु. ५,३३,५००/- मध्ये एकूण क्र.११० सेंट १२५.३५चौ.मी.		सौ.निता सौदेर डोंगरवाडी	
०१/१०/२००५	पा.अधि.२७. गैरहजरी चा आलेली दा.क्र. के/१५५५/एम.ए.सी.२४/०४-०५ आलेले रु.नं. ०४/१, ०४/२, ०४/१ वैरी सेंट ८८५-१४= चौ.मि. पृ.क्र. १६ गैरहजरी प्रमाणे मालमत्ता " क " गैरहजरी मुळात चालवावी सेट.		गैरहजरी " क " [गोकुल शैक्षिक संस्था.] के.क्र. १४८१	
०१/०१/२००६	८४.क्र. ५२१० दि. ३१-५-१० अन्वये रु. ७०,०००/- मध्ये पृ.क्र. १६ सेंट ८८५-१४= चौ.मि. अनिवासीय सेवेत. अन्वये तत्रेक खालवाली पडझड.		पृ.क्र. [प्रो. जया चंद्रशेखर पाटील.] के.क्र. १४८१	
०१/०१/२००६	८.१.क्र. ३०१ दि. ७-१-०६, अन्वये रु.१२,००,०००/- मध्ये पृ.क्र. १६ सेंट ८८४-८१ चौ.मि. प्रो. जया पाटील यांचे मालमत्ता.		पृ.क्र. व्यवस्थापन समितीची पडझड.	

सत्यप्रतिलिपी नागपूर - १
दिनांक 30/12/25

N. V. Gaikwad

Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gantheewari Developments (Regulation, Upgradation and Control) Act, 2001and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.8.2001 and B.R. No.10/977 dated 28.8.2001 and B.R. No. 9/1093 dated 2.4.2003.

Permit No. : BE(W)/1900 GAN/65 Dated : 4/9/10

Case No. : 2009030274800 Layout No. : 1900/WBGP/209

Name of Applicant / Plot Holder	Sh. ASHOK SHESHWAL
Address	382, Sant PARSHTA, 11 WARD, BAWAN BADAK, NAGPUR-06
Application No. & Date	Application No.1900/2652 dt. Oct. 17,2007
Mouza & Khasra	Bongaon-72/1, 73/2, 76/1, 77,78/1,81,82
Name of Layout	Gokul Jonas Housing Society
Plot Number	85
Plot Area As per Sale Deed	445.0346 (Sq.m)
Plot Area Regularised Area	416.5700 (Sq. m)
Built up Area Regularised	5000 (Sq.m)
User for which the plot is regularised.	Residential
Plot Area to be surrendered to NIT	28.3646 (Sq.m)
Area of Construction to be demolished	(Sq.m)

Details of Development Charges/Premium Amount paid in Cash/Cheque/D.D. 11 OCT 2007 vide No. 1900 MCR 4825 2010 dt. 10/2/10 for

Scheme/Site Plan

References:-

1) Plot Boundary Shown Thus

2) Area Surrendered to N.I.T. For Road Widening

DIMENSIONS OF PLOT IN METERS :-

AB	18.29	Mt.
BC	22.94	Mt.
CD	18.29	Mt.
DA	22.59	Mt.

AREA OF PLOT 1:45

PLOT NO-78

PLOT NO-85

PLOT NO-86

PLOT NO-84

30 MT WIDE ROAD

FOR AREA AS PER SALE DEED 445.0346 Sq. M.

DEDUCT AREA FOR ___ M TANGENT ___ Sq. M.

DEDUCT AREA UNDER ROAD WIDENING 28.3646 Sq. M.

NET AREA REGULARISED 416.5700 Sq. M.

नगान - ४ 1295/2009 98/22

नगान - ९ 2007 92/25

N.V. Lokhande

This Regularisation letter is subjected to following Terms & Conditions

1. Development work in the layout shall be restricted to the amount recovered from the individual plot holder however, NIT reserves the right to use it to other important D.P. Roads, Sewer Line, and Water Pipe Line etc.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land. Location, Area and Ownership of plot shall be as Certified by City Survey Department
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction, shown in yellow colour which is not regularised, within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining approval to building plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.
12. NIT shall not be responsible for availability of plot as per ownership document submitted by plot owner, also for access to the plot from the available road/land appertains to the plot.
13. This Regularization is subjected to the decision of court order in case if any detected in future.
14. The Regularization has been made on the information provided by the applicant. In future any irregularities or any misinterpretation are noticed, the regularization shall deem to be canceled.
15. This regularization will not affect any court case pending with the neighbor or any other party pertaining to the plot under reference.

Encl:

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to:

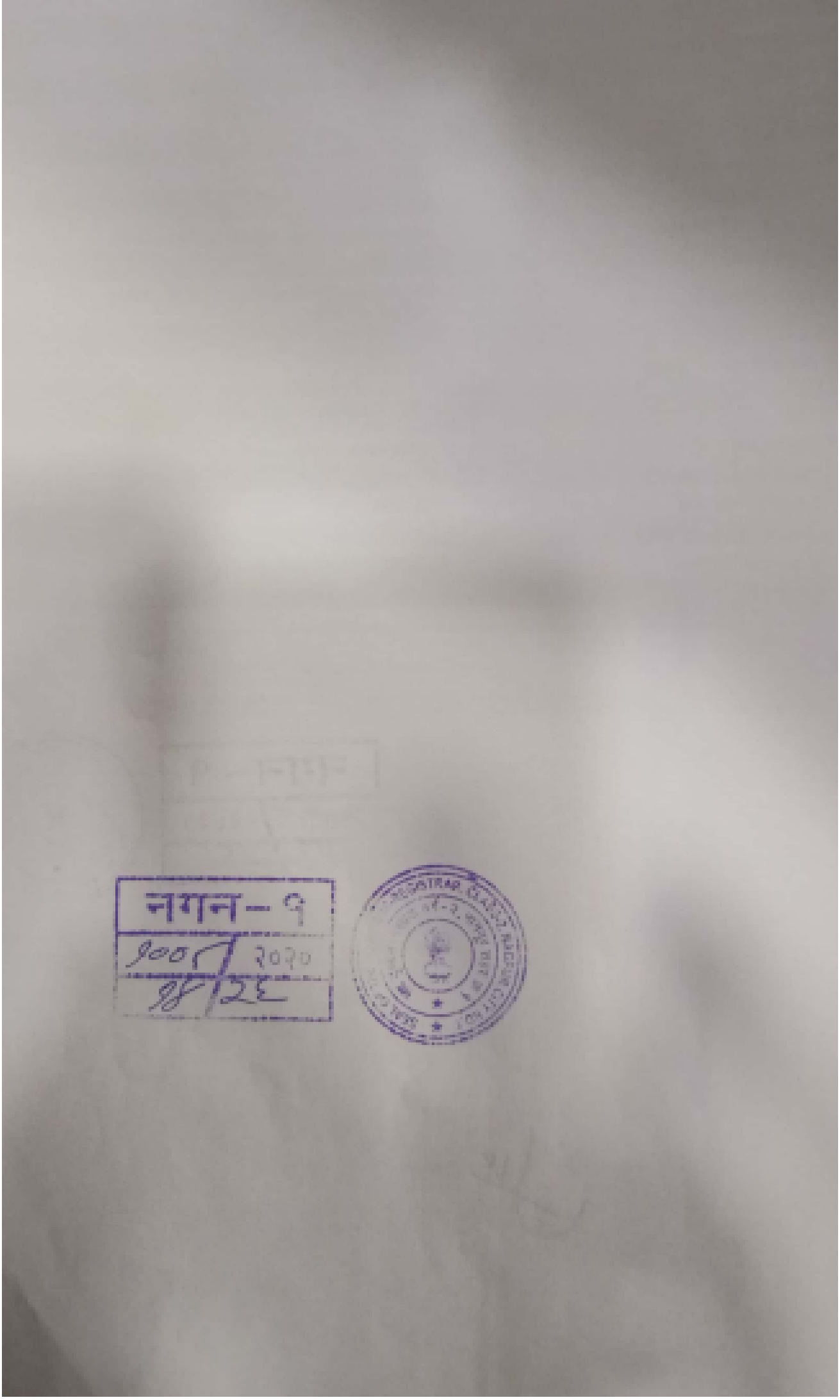
1. Executive officer, Nagpur Improvement Trust
2. The Divisional officer WEST
Nagpur Improvement Trust for information with a copy of regularised plans for record.

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

Receipt for Direct Tax Payment

PAN / TAN	:	AAPFJ7801B
Customer Name	:	JAI XXXXJI INFRA
Address	:	8500000 05022020 AADCR1765M AG8985513 NAGPUR MAHARASHTRA 440013
Challan No	:	280
Payment Details (Amounts in Rs.)	:	
Basic Tax	:	85,000.00
Surcharge	:	0.00
Educational Cess	:	0.00
Penalty	:	0.00
Interest	:	0.00
Others	:	0.00
Fee under section 234E	:	0.00
Total Amount	:	85,000.00
Amount In Words	:	Eighty Five Thousand Rupees Only.
Transaction Date	:	05022020
Major Head	:	0021 - INCOME TAX (OTHER THAN COMPANIES)
Minor Head	:	800 - TAX
Assessment Year	:	2020-21
Customer Identity Number (CIN)	:	02314330502202005156
BSR Code	:	0231433
Date of Tender	:	05022020
Challan Sr No	:	05156
Debit Account No	:	SB-20015694951
Branch Name	:	00452 - NAGPUR SADAR BAZAR
User Id	:	10011729606

नगन – ९
फर्क / २०२०
२३/२६


नगन – ९
१००८ २०२०
१२६

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(दि. पासून 01/04/2019 पासून 31/01/2020 पर्यंतची मालमत्ता जप्तीचा पावतीच्या ऐवजी तात्पुरती)

मालमत्ता क्रमांक	07/2018,31/01/0151	मालमत्तेचे नाव	608 C 55, DOBIGAON
मा. क्रमांक	608 C 55		
टपाल क्रमांक	442202 (Zone:10 Ward:53)		
मालमत्ता धारकाचे नाव	RAVI MAYA PROJECT PVT. LTD		
पत्ता			

तारीख पासून 01-04-2019 ते 31-03-2020 पर्यंत

(If payment is made by cheque this receipt is valid subject to realization of cheque)

तपशील/ Details of Tax	थकबाकी/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0.00	2,791.00	
पाणी कर (Water Tax)	0.00	0.00	
मलनिस्सारण कर(Sewerage Tax)	0.00	1,525.00	
दिवाबत्ती कर (Light Taxfree Tax)	0.00	127.00	
अग्निशमन सेवा कर (Fire Service Tax)	0.00	127.00	
मलनिस्सारण रोख कर (Sewerage Rote. Tax)	0.00	127.00	
पाणी रोख कर (Water Rote. Tax)	0.00	127.00	
जल कर (Water Tax)	0.00	127.00	
विशेष संवर्धन कर (Special Conservation Tax)	0.00	0.00	
प्राथमिक शिक्षण कर(Municipal Education Tax)	0.00	127.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वसुली वॉरंट फी (Warrant Fee)		0.00	
विविध (Misc.)	0.00	0.00	
इतर कर (Itara. Cess)	0.00	761.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी मालमत्तांवर कर (Tax on Larger Residential Properties)	0.00	0.00	
शेरा (Rebate)		112.00	
एकूण(Grand Total)	0.00	3,725.00	3,725/-

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Five Thousand Seven Hundred Twenty Five Only

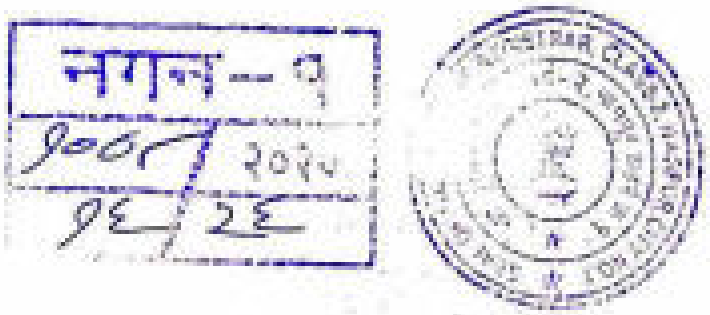
Online Transaction Number: 1106263268,Payment Dated: 07-05-2019

दिनांक 07/05/2019

This is a computer generated receipt, no signature is required. Subject to verification of the Office.
Please visit website http://www.nmcnagpur.gov.in

नगर रचना विभाग 2020

N. V. Lahir



RAVI MAYA PROPERTY PROJECT PVT. LTD.

Add.: Plot no. 25, Red Cross Road, Sadar, Nagpur – 440001

Date: 30th January 2020

EXTRACTS OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RAVI MAYA PROPERTY PROJECT PRIVATE LIMITED, HELD ON 30th January 2020 AT THE REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT The Director (Shri Ravindra Lashkare) and board of the Company had agreed & passed the resolution to sell the Plot No. 85 at Gokul / Jorus Housing Society, Gorewada, Borgaon, Nagpur, to M/s. Jai Balaji Infra, on the terms and conditions decided by in the board meeting.

FURTHER RESOLVED THAT, Shri Ravindra Lashkare, Director of the Company is hereby authorized to sign all the relevant documents / papers, wherever necessary for the selling of the above said plots.

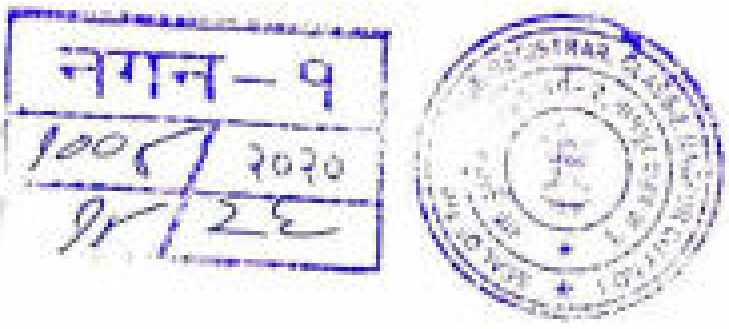
R. V. Lash

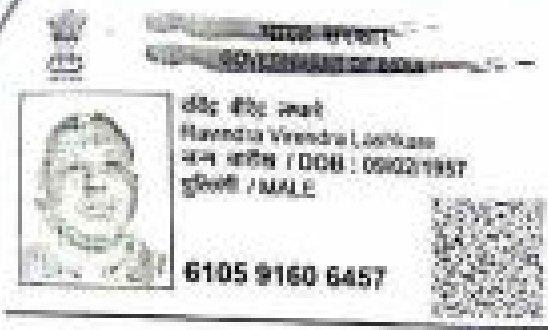
Director

Date: 30th January 2020

Place: Nagpur

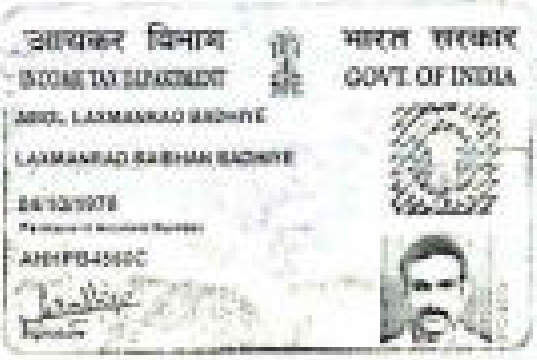
नगन -- १


नगन – ५
१००८ २०२०
१८/२८


Ravindra Virendra Lashkare
6105 9160 6457
आधार - सामान्य माणसाचा अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAVINDRA V LASHKARE
V P LASHKARE
AAMPL8266D


Amol Laxmanrao Badhye
8976 1052 1508
आधार - सामान्य माणसाचा अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMOL LAXMANRAO BADHYE
LAXMANRAO BABHAN BADHYE
AHVPB4568C


आधार — सामान्य माणसाचा अधिकार

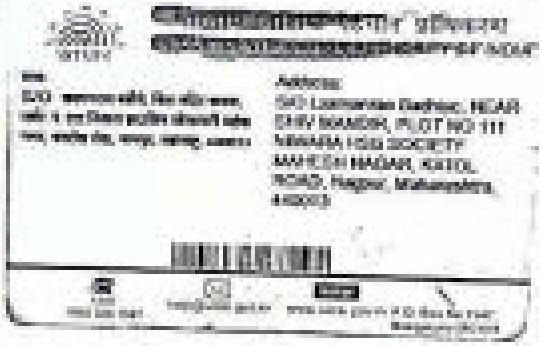

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AAPFJ7831B
JAI BALAJI RAPA
नागन - १


4616 7650 4497
मेरा आधार, मेरी पहचान


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAVI MATA PROPERTIES PRIVATE LIMITED




आधार
भारतीय विशिष्ट अभिज्ञान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India




आपका आधार क्रमांक / Your Aadhaar No. :
6911 8503 4827
आधार - सामान्य माणसाचा अधिकार
6911 8503 4827
आधार - सामान्य माणसाचा अधिकार




नगन - ९


4815 7650 4497

Valuation ID : 20250206144

06 February 2025 12:36 PM

मूल्यांकन वर्ष : 2025

जिल्हा : नागपूर

तालुका : तालुका नागपूर (ग्रामीण), पोटा : कामठी, नगरपालिका/नगरपरिषद/नगरपंचायत : महानगरपालिका हद्दीतील मौजे कोराडी

मूल्यांकन विभाग : 14.2) क) दुय्यम अधिनियम लागू असलेल्या महापालिका हद्दीतील नागपूर शहर क्षमता महानगरपालिका द्वारा नियंत्रित केलेले भूखंड

मूल्यांकन नोड : Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्तानुसार जमीनीचा दर

खुली जमीन	शेतजमीन मालमत्ता	आर्थिक	इतर	औद्योगिक	मालमत्तेचे एकक
[illegible]	[illegible]	[illegible]	[illegible]	0	चौ.मीटर

निवासी क्षेत्र [illegible] चौ.मीटर Latest Plot

1 [illegible] चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % मूल्य दर = [illegible]

[illegible] चौ.मीटर क्षेत्रासाठी मूल्यावरून = [illegible]

=[illegible]

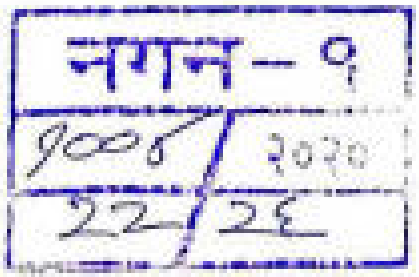
जमीनीचे एकत्रित वार्षिक मूल्य = निवासीय क्षेत्र 1 मूल्य + निवासीय क्षेत्र 2 मूल्य

=[illegible] + 0

= Rs.[illegible]

Home Print

नगर-१
१००८ २०२५
२१२६


नगन - १
१००८ / २०२०
२२ / २६


Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0502202004577	**Receipt Date**	06/02/2020

Received from MS JAI BALAJI INFRA, Mobile number 8381033335, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 1008 dated 06/02/2020 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 520
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	05/02/2020
Bank CIN	10004152020020503792	**REF No.**	IGAIAPHIY5
Deface No	0502202004577D	**Deface Date**	06/02/2020

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

नागपुर - १
१००८
23/2E

CHALLAN

MTR Form Number-6

GRN	MH011084862019E	BARCODE		Date	05/02/2020 12:24:47	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAFTJ7601P
Office Name	NGP1 HQR SUB REGISTRAR NAGPUR 1	Full Name	M/S JAI BALAJI INFRA
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	PLOT NO. 85
Account Head Details	Amount In Rs.	Premises/Building	
0030045801 Stamp Duty	590000.00	Road/Street	MOUZA BORGAON NAGPUR
0030062001 Registration Fee	30000.00	Area/Locality	GOKUL HOUSING SOCIETY
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	
		PAN2=AADCH1160M~SecondPartyName=M/S RAVI MAYA PROPERTY	
		PROJECT PVT LTD~	
		Amount In Words	Six Lakh Twenty Five Thousand Rupees Only
	6,25,000.00		

DETACHED
₹ 625000.00
DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00840572020020510784	INSALGC016
Cheque/DD No.		Bank Date	RBI Date	05/02/2020 12:24:29	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8381000000

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(S)-264-1508	00690550100001920	06/02/2020 12:19:49	IGR353	30000.00
2	(S)-264-1508	00690550100001920	06/02/2020 12:19:49	IGR353	590000.00
			Total Defacement Amount		620000.00

नगन - १
Print Date 06/02/2020 12:19:49

264/1008
गुरुवार,06 फेब्रुवारी 2020 12:10 म.नं.

दस्त गोषवारा भाग-1

नगर1 2-9/25
दस्त क्रमांक: 1008/2020

दस्त क्रमांक: नगर1 /1008/2020

बाजार मुल्य: रु. 65,00,000/- मोबदला: रु. 85,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,95,000/-

दु. नि. सह. दु. नि. नगर1 यांचे कार्यालयात

अ. क्र. 1008 वर दि.06-02-2020

रोजी 12:09 म.नं. वा. हजर केला.

पावती:1624 पावती दिनांक: 06/02/2020

सादरकरणाऱ्याचे नाव: मे जय बालाजी इन्फा तर्फे भागीदार श्री. अशोक लक्ष्मणराव कदीने - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

एकूण: 30520.00

सह दुय्यम निबंधक, वर्ग-२,
NGP1
नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२,
NGP1
नागपूर शहर क्र. १

दस्ताचा प्रकार: मेस डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा न्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 06 / 02 / 2020 12 : 09 : 13 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2020 12 : 10 : 44 PM ची वेळ: (सी)

06/02/2020 12:13:05 PM

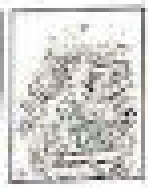
उप निबंधक वर्ग-2

क्रमांक 2-5-26

दस्त क्रमांक: 1008/2020

दस्त क्रमांक: क्रमांक 1/1008/2020

दस्ताचा प्रकार :-लेट हिंद

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.श्री बालाजी इन्फा एकै आर्किटेक्ट पी. अमोल रामभाऊ वाईवि - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 111 मौजे नवर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAPFJ7601B	लिहून देणार वय :-39 स्वाक्षरी:-		
2	नाव:मे.श्री बालाजी इन्फा एकै आर्किटेक्ट पी. रिजवेश राजेन्द्रकुमार वर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 35 पार्वती निवास बजाज रोड नवर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAPFJ7601B	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:मे.श्री बालाजी इन्फा एकै आर्किटेक्ट पी. रमेशचंद्र वामनराव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: MIDB - 7766666002, रोड नं: 25 रेल कॉलनी रोड नवर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AADCR1765M	लिहून देणार वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार पक्षकारांनी वेळ दिली या दस्त ऐवज करुन दिल्याचे कबुल केल्याने.
सिद्धा क.3 दि.06 / 02 / 2020 12 : 12 : 12 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

ओळख:-
खालील इसम असे निवेदन करतात की ते दस्तऐवज करुन देणा/घेणा पक्षकार यांचेओळखीचे असुन त्यांची ओळख पटविलेली

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल दुगलजी आगरे - - वय:35 पत्ता:प्लॉट नंबर नवर नागपूर पिन कोड:440001	स्वाक्षरी	
2	नाव:विपक्ष राहेजा वाहुरे - - वय:23 पत्ता:मुंबई नवर नागपूर पिन कोड:440022	स्वाक्षरी	

सिद्धा क.4 दि.06 / 02 / 2020 12 : 12 : 50 PM

सिद्धा क.5 दि.06 / 02 / 2020 12 : 13 : 02 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

eRayment Details

sr.	Epayment Number	Debacment Number
1	0602020004577	0602020004577D
2	MH011688696201920E	0006/650/1/2019/20

1008/2020

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