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Monday,November 23 ,2020
11:17 AM

पावती

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

पावती क्र.: 11855 दिनांक: 23/11/2020

पावतीचे नाव: बोरमांव
दस्तऐवजाचा अनुक्रमांक: नगन1-7260-2020
दस्तऐवजाचा प्रकार : विक्री करारनामा
सादर करणाऱ्याचे नाव: मे पूर्विमा कन्स्ट्रक्शन तर्फे प्रोप्रा श्री. जयदेव प्रभुलाल चौहान - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 30920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:33 AM ह्या वेळेस मिळेल.

NGPR

बाजार मुल्य: रु.7450000 /-
मोबदला रु.8100000/-
भरलेले मुद्रांक शुल्क : रु. 243000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2311202000981 दिनांक: 23/11/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChalian रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007277276202021E दिनांक: 23/11/2020
बँकेचे नाव व पत्ता:

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CHALLAN

MTR Form Number-6

GRN	MH007377270202021E	BARCODE		Date	23/11/2020-08:35:32	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQA SUB REGISTRAR NAGPUR 1	Full Name	M/S PURVANK CONSTRUCTION
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	PLOT NO. 39-B
Account Head Details	Amount in Rs.	Premises/Building	
0030063401 Stamp Duty	243000.00	Road/Street	MOUZA KORDAON NAGPUR
0030063301 Registration Fee	30000.00	Area/Locality	GOKUL SOCIETY
		Town/City/District	
		VIN	N A G P U R
		Remarks (If Any)	
		SecondPartyName=VENDORA H CHOTALIA AND OTHERS~	
		Amount In Words	Two Lakh Seventy Three Thousand Rupees Only
Total	2,73,000.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040972020123 0000	IR|N|U|Pay
Cheque/DD No.		Bank Date	RBI Date	23/11/2020-08:34:51	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 :

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

Mobile No. : 9767233331

दस्त नोंदणी करण्यासाठी सह दुय्यम निबंधक कार्यालय येथे चलन वापरावे. नोंदणी न झालेल्या दस्तासाठी सदर चलन वापरता येणार नाही.

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१/१/२०

Page 1/1

Print Date 23-11-2020 08:35:14

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
IRN	2020[illegible]61	**Date**	23/11/2020
Received from chauhan, Mobile number 8381033335, an amount of Rs.920/-, 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**	23/11/2020
Bank CIN	10004128201123[illegible]43	**REF No.**	00AJW27738
This is computer generated receipt, hence no signature is required.			

नगन-१
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AGREEMENT TO SELL FOR RS. 81,00,000.00 ONLY

(RUPEES EIGHTY ONE LAC ONLY)

MARKET VALUE 74,50,000.00 ONLY

THIS AGREEMENT TO SELL is made on this 23rd Day of NOVEMBER, 2020 BETWEEN (1) **SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAAHH8713F)**, Aged 71 Years, Occupation – Business, Resident of A-403, Samarpan Tower, Ankur Circle Road, Navrangpura, Ahmedabad City, Gujarat - 380013 (2) **SHRI. MUKUND S/o HARILAL CHOTALIA (PAN: - AABHM7764C)**, Aged 66 Years, Occupation – BUSINESS, resident of D-12, Anandbaug Society, Kishor Samrat Smt. College Road, Navrangpura, Station, Kheda, Gujarat 387001, AND (3) **SHRI. SHRISH KUMAR S/o HARILAL CHOTALIA (PAN: - AAFHS1079C)**, Aged 61 Years, Occupation – BUSINESS, Resident of Temple road, Patana Bazar, Dhanbad, Jharkhand - 826001, Vendor No. 1 and 3 acting through their duly constituted attorney **SHRI. MUKUND HARILAL CHOTALIA** the Vendor No. 2 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 PURNIMA CONSTRUCTION, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. JAIDEO S/o PRABHULAL CHAUHAN (PAN: - ACUPC2730K)**, Aged 54 Years, Occupation – Business, Resident of Mangi Dana Colony, Gopalkrishan, Kamal Road, Nagpur, 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 PURCHASER, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Place and Parcel of land bearing Plot No. 39 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 929.00 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 the Vendors hereinabove-named, having purchased the same by them from Gokul/Joras Housing Society, Nagpur by a Sale Deed Dated 18-4-1990, which is duly Registered in the Office of the Joint Sub-Registrar - I, Nagpur in Addl. Book No. 1, Volume No. 1653 on Pages 19 to 20 at Sr. No. 5033(P) on even date; AND

WHEREAS the aforesaid Plot No. 39 is granted under the Scheme of the Layouts of the Nagpur Improvement Trust, Nagpur.

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WHEREAS the Regularisation Letter regarding the aforesaid Plot No. 39 is issued by the Building Engineer (North-East), Nagpur Improvement Trust, Nagpur vide his Permit No. BE/NE/1999/2249 Dated 14-2-2007 in Case No. 200303274884. As per the said Regularisation Letter the area of the said Plot No. 39 is shown and declared as 884.8340 Sq. Mtrs. Thus the area of the said Plot No. 39 is at present 884.8340 Sq. Mtrs. AND

WHEREAS hereas the Vendors applied for division of the said Plot No. 39. The Nagpur Improvement Trust, Nagpur divided the said Plot No. 39 into 39-A and 39-B respectively by letter No. ग्रसु सीमे/99/265 Dated 24-7-2019. Therefore the Plot agreed to be purchased by the Purchaser is now 39-B containing by admeasurements 442.425 Sq.Mtrs.

WHEREAS for urgent reasons and good causes the Vendors has now decided to sell the aforesaid Plot No. 39-B to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has now agreed to sell the same to the Purchaser for a total consideration of Rs. 81,00,000/- (Rupees Eighty One Lacs) Only upon the following terms and conditions.

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

(1) THAT the VENDORS will SELL and the PURCHASER will BUY THE ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKUL JOBAS HOUSING SOCIETY, NAGPUR admeasuring 442.425 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 Corporation House No. 808/C/39/B, P.N.K.BA. City Survey No. 11 and Sheet No. 116/114, of Mouza – BORGAON, situate at GokulJoras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 82 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 81,00,000/- (Rupees Eighty One Lacs) Only which the Purchaser has specifically agreed to pay to the Vendors in the following manner

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MANNER OF PAYMENT:

Rs. 26,71,000.00	(Rupees Twenty Six Lac Seventy Three Thousand) Only paid by the Purchaser to the Vendors by 3 different RTGS bearing UTR Nos.: (1) ALLA20201119304101515 to Vendor No. 1, (2) ALLA20201119304101142 TO Vendor No. 2 and (3) ALLA20201119304100382 to Vendor No. 3, All Dated 19-11-2020 each for Rs. 8,91,000/- through the Purchaser's Account having at Allahabad Bank, Friends Colony Branch, Nagpur, as earnest money, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 27,000.00	(Rupees Twenty Seven Thousand) Only deducted and deposited by challan nos. (1) 00164 (2) 01972 and (3) 02397, All Dated 20-11-2020, for Rs. 9,000/- each, towards TDS, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 52,00,000.00	(Rupees Fifty Two Lac) Only agreed to be paid by the Purchaser to the Vendors at the time of Sale Deed.
Rs.81,00,000.00	**(TOTAL RUPEES EIGHTY ONE LAC) ONLY**

(3) THAT the Vendors assures the Purchaser that the property hereby agreed to be sold is their separate and self acquired property belonging to them alone having purchased/acquired the same by them exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Society Dues, Nagpur MUNICIPAL Corporation Taxes, Non Agriculture Tax, Cesses, Electricity and Water Charges and all other outgoings, etc. levied on the property hereby agreed to be sold and payable by the Vendors upto the date of Registration of the Sale Deed.

(5) THAT the Vendors shall answer all reasonable requisitions on the title to be made by the Purchaser and shall establish good, valid and marketable title to the property hereby agreed to be sold.

(6) 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 discovered, the same shall not annul this Agreement/Contract, but all the same such mis-statement, error or omission will always be subject to correction by the Parties hereto.

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(7) THAT the Vendors shall deliver the actual physical possession of the property hereby agreed to be sold to the Purchaser or its nominee(s) in vacant condition at the time of Registration of the Sale Deed.

(8) THAT the sale will be completed on or before 30th April 2021 from the date hereof by the Vendors executing a proper Sale Deed relating to the aforesaid property hereby agreed to be sold in favour of the Purchaser or its nominee(s) and the Purchaser paying the balance sale price to the Vendors in the manner stipulated hereinbefore, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular Work of executing the Sale Deed ("Force Majeure").

(9) THAT if the Vendor fails or neglects to fulfill and observe the obligations on their part as contained hereinabove 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) within the time stipulated hereinabove, 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.

(10) THAT if the Purchaser fails or neglects to pay the balance sale price to the Vendors strictly within the time stipulated in Clause 2 above then in such event the Vendors shall be entitled to claim and receive an interest at the rate of 12% (TWELVE PERCENT) Per Annum on the unpaid balance sale price from the date default till the date of actual payment thereof from the Purchaser. However such grace period with interest shall not exceed more than 30 (THIRTY) days.

(11) THAT it is specifically understood and agreed by the Purchaser that the Sale Deed Dated 18-6-1990 and terms and conditions contained in the Principal Deed shall always remain binding upon it and its successors in title. That the Purchaser shall apply for the Sanctioning of Building Plan to the Concern Department in the name of the Vendors, the expenses shall be borne and paid by the Purchaser.

(12) THAT the Vendors shall deliver all the Original documents relating to the aforesaid property to the Purchaser at the time of Registration of the Sale Deed.

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

(14) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been mutually decided and paid by the Purchaser.

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SCHEDULE REFERRED TO ABOVE

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(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 38-B, in the sanctioned layout of GOKULJOHAR HOUSING SOCIETY, NAGPUR admeasuring 442.813 Sq.Mtrs being a portion of the entire land bearing KK Nos. 72/1, 72/2, 36/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Corporation House No. 40B/39/38, P.S.K. KA. City Survey No. 11 and Sheet No. 19/14, of Mouza – BORGAON, situate at Gokul Johar Housing Society, Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 42 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 37.
ON THE WEST	-	9.00 MTRS WIDE ROAD.
ON THE NORTH	-	PLOT NO. 39-A.
ON THE SOUTH	-	PLOT NO. 38.

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF AGREEMENT TO SELL at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.



Drafted By, Adv. Amit Jain.
Mob. 8381033235.

WITNESSES :

(MUKUND HARILAL CHOTALIA)
For Self and duly Constituted attorney for the Vendors No. 1 and 2.
VENDORS

FOR M/S PURNIMA CONSTRCTION



(JAIDEO PRABHULAL CHAUHAN)
Proprietor
PURCHASER

WITNESSES :

1.



2.



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Tax Payer Counterfoil

PAN: ACUPC2730K

Received from : JAIXXX XRAMHULAL CHAUHAN

Rs : 9000/-

(in words) : Nine Thousand Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head :OTHER THAN COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2021-22

Payment Status : Success

SBI Ref No. : IK0AUVFVLJ

	BSR Code	Tender date	Challan No
CIN	0014431	201120	81972
Date of challan :	20-11-2020		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

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Tax Payer Counterfoil

Payment Status : Success

PAN ACUPC1750K

SBI Ref No. : IKRAUVPH04

Received from : JAIXXX XBABHULAL CHAUHAN

	BSR Code	Tender date	Challan No
CIN	6011352	281220	02164
Date of challan :	26-11-2020		

Rs : 9000/-

(in words) : Nine Thousand Rupees Only

Drawn On : Internet Banking through SBI

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Centre)

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head :OTHER THAN COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2021-22

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Tax Payer Counterfoil

Payment Status : Success

PAN ACUPC2730K

SBI Ref No. : IK0AUVGCQ0

Received from : JAIXXX XRABHULAL CHAUHAN

	BSR Code	Tender date	Challan No
CIN	0015283	201120	02397
Date of challan :	20-11-2020		

Rs : 9000/-

(in words) : Nine Thousand Rupees Only

Drawn On : Internet Banking through SBI

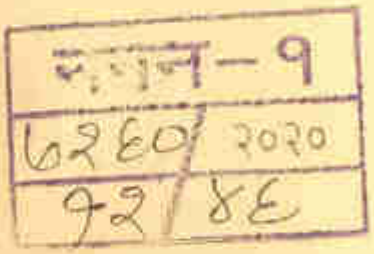
State Bank of India
Gandhinagar
Bangalore
(Internet Collection Centre)

PAN ON ACCOUNT OF INCOME TAX ON: Major Head :OTHER THAN COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2021-22

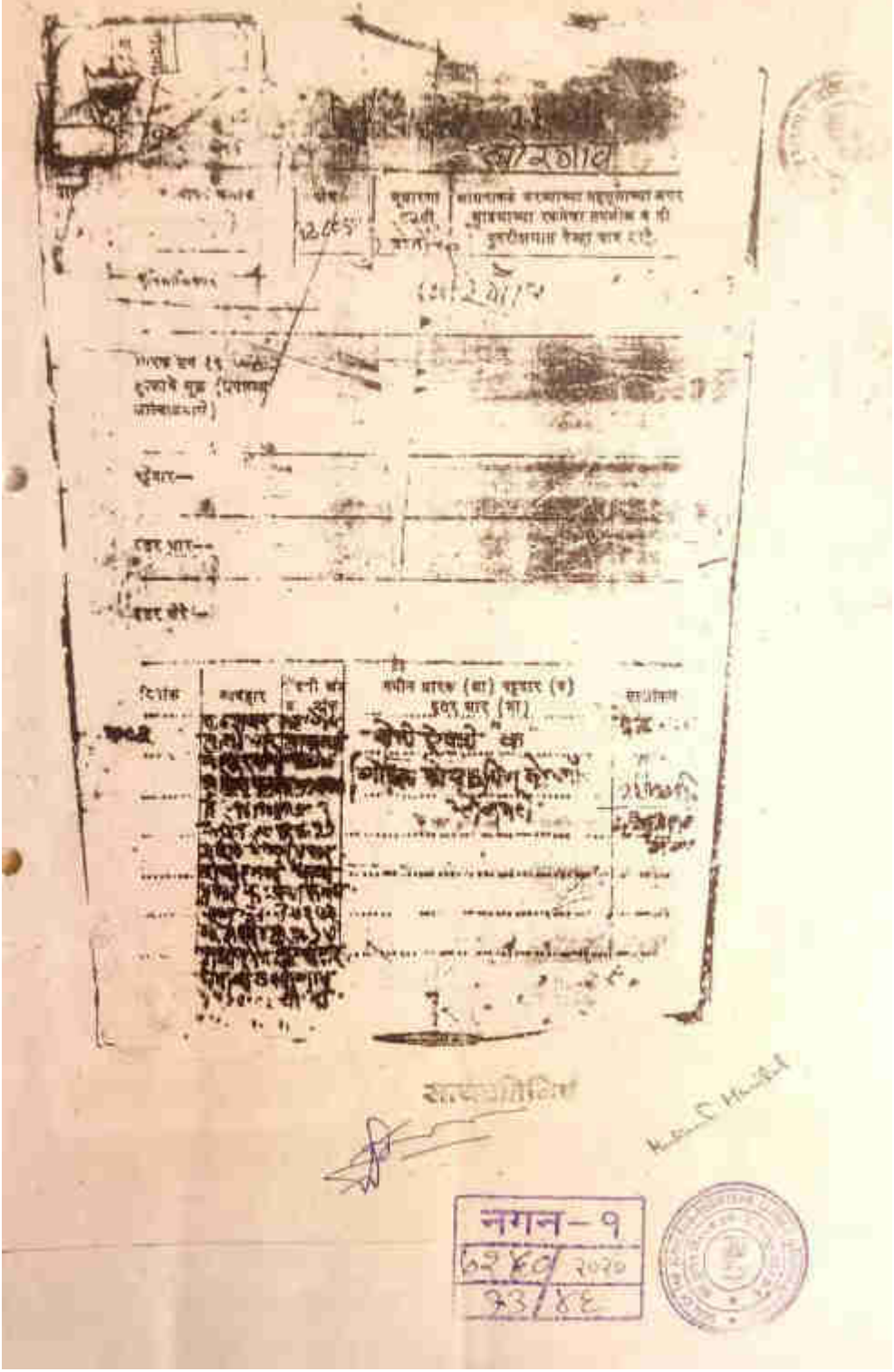
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कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- सोरशाव न.ज.म. :-

न.भू.क्र. :- 77 पु.सि.म.क्र. :-

दिनांक	अक्षर / कागद	नोंदणी क्रम व कागद	नोंदणीकार (का) पटवेदार (प) हक्क धार (ध)	कार्यालय
२०१७	खरेदीने - ३ र.रु. - ५३४३ रुपये २६१८१९ मान्यते प्र. - 33,00,000/- मात्र प्रमेहरा प्लाय मिळत नाही मुद्रांक - ५५.६२ भा.मो. अधि. ३ - ६.०५ / २८ रुपये प्रमाणपत्र ॲ.मटाई घेऊ पो.पा. कलाम अभिलेखात नोंद घेऊन	① मधुकर दिवेदी वगैरे यांनी रामनिवास दिवेदी ② राम निवास दिवेदी वगैरे हस्तांतर दिवेदी	कि.रु. 202332 न.भू.अ. क्र.३ नागपूर
२०१७	विलोकनार्थ - प्रारूप हस्तांतर दस्तऐवज नोंदणीकृत असून दस्त क्र. ४०३४४ मुद्रांक २ र.रु. ५०३४ रुपये २६१८१० मान्यते प्र. ९ ८५१, ६३१२, ६६१२, ८१७ ८१, १८, ६३१२, २१ रु. ३३ मुद्रांक - ८८.८३ भा.मो. खरेदीने कोड नंबर मुद्रांक मान्यता सुधारित प्रत्यक्ष पत्र क्र. ४१५ दिनांक - २७/०१/२०१५ व ४१७ प्रमाणे मुद्रांकाचे विलोकनार्थ अ.क्र. ३४१८	विलोकनार्थ अ.क्र. ४०३४४ मान-१ ६२८० २४/४८	कि.रु. 20332 न.भू.अ. क्र.३ नागपूर

४६ ४ ठेवले - ४४२.१३५५ - दो.रु. व ६१२.१२ चे ३ ४६१ पत्रव्यवहार व नोंद [illegible] विलोकनार्थ

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04/11/2016

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[illegible]

04/11/2016

निरंक

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Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the ~~redevelopment~~ of ~~plot~~ under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : RS/NE/Hasil 2/242 Dated : 14/10/03

Case No. : 200303274844 Layout No. : 1900/NEBG/1208

Name of Individual : "SHRISHANKAR HARILAL CHOTALIYA (MUKUND HARILAL CHOTALIYA HEMENDRA HARILAL CHOTALIYA

Address : 30-A FARM LAND RAMDAS PETH NAGPUR-10

Application No. & Date : Application No.152659 dt. Aug 27,2002

Mouza & Khasra : Bolgaon-72/1,73/2,76/1,77,78/1,81,82

Name of Layout : Gokul Janta Housing Society

Plot Number : 39

Plot Area : As per Sale Deed : 929.0000 (Sq.m)

Area Regularised Area : 884.8340 (Sq.m)

Built up Area Regularised : .0000 (Sq.m)

User for which the plot is regularised : Residential

Plot Area to be surrendered to NIT : 44.1660 (Sq.m)

Area of Construction to be demolished : .0000 (Sq.m)

Details of Development Charges/Extra Amount paid vide Challan/Receipt D. no.[illegible] DEPOSIT 21-AUG-2002 + Rs. 1500/Dt. 27 MAR 2006 +/- Rs. [illegible]

नगन-9 3222/2099 99/25

This Regularisation letter is subjected to following Terms & Conditions

1. Regularisation is accorded as the conditions enumerated in the plan enclosed.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land.
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 sanctioned 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 sanctioned 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.

Enclosure : 1. One copy/one set of sanctioned plan copy of undertaking (Humustru)
2. Copy of Part Layout plan

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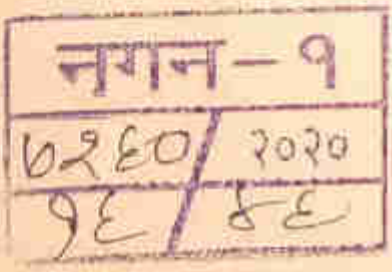
Assistant Engineer (N-E / W-[illegible]) 1900 Layouts Nagpur Improvement Trust

Copy to :

1. The Assessor, Nagpur Municipal Corporation, Nagpur for information and necessary action regarding cost of regularisation building as per party's statement Rs. _____
2. The Divisional officer _____ Division _____ for information and necessary action.
3. Executive officer, Nagpur Improvement Trust
4. The Collector, Nagpur
5. Talathi, Nagpur for non agricultural assessment place.

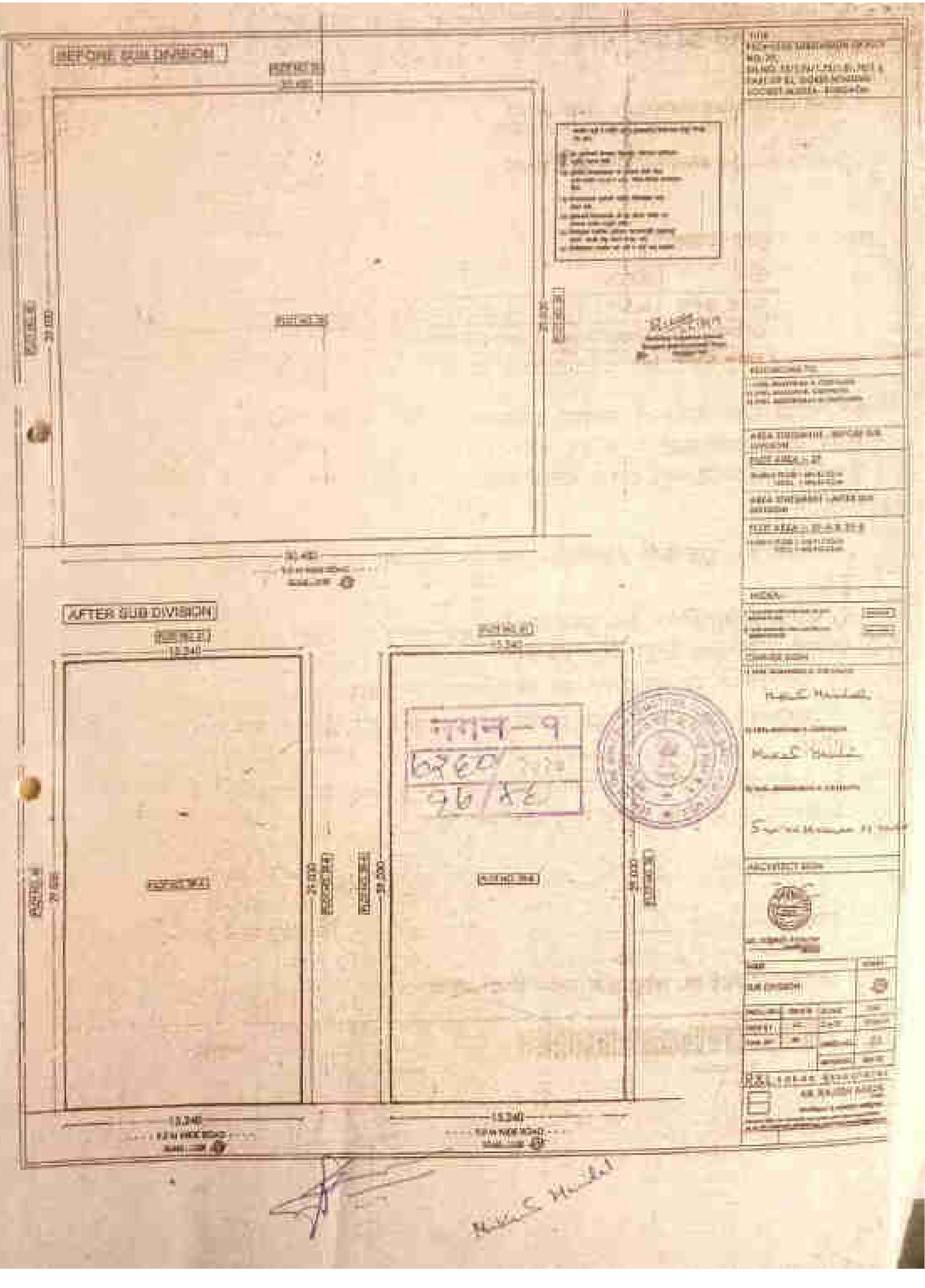
Hemendra Hasil

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जा.क्र.नाअ(वि)/ 265 नागपूर दिनांक 24/07/19

प्रति,

MUKUND HARILAL CHOTALIYA ; HEMENDRA HARILAL CHOTALIYA ; SHRISHKUMAR HARILAL CHOTLIYA
20-A FARM LAND RAMDAS PETH NAGPUR-10

विषय :- भूखंड विभाजन.

मौजा	बोरगाव
खसरा क्रमांक	७२/१,७३/१,७५/१,७७/१,७८/१,८१,८२/१
अभिन्यास	Gokul/Jeras Housing Society
भूखंड क्रमांक	39

उपरोक्त संदर्भाकित विषयान्वये आपणास कळविण्यात येते की, आपल्या संदर्भाकित अर्जावर विचार करून खालीलशर्ती व अटीवर भूखंड क्रमांक ..... चे विलगीकरण करण्यास मंजूरी देण्यात आलेली आहे.

१) प्रस्तावानुसार भूखंडकाचे विलगीकरण केलानंतर भविष्यात एकत्रीकरण अनुज्ञेय राहणार नाही. 39B & 39A

२) भूखंडकाचे विलगीकरण नंतर भूखंड क्रमांक ..... वेगवेगळे सदर भूखंड म्हणून समजण्यात येईल

३) विलगीकरण नंतर भूखंडकाचे चतई क्षेत्र निर्देशांकात बदल होणार नाही.

४) भूखंडकाचे विलगीकरण नंतर तो ज्या झोनचा असेल त्या झोनचाच उपयोग अनुज्ञेय राहील.

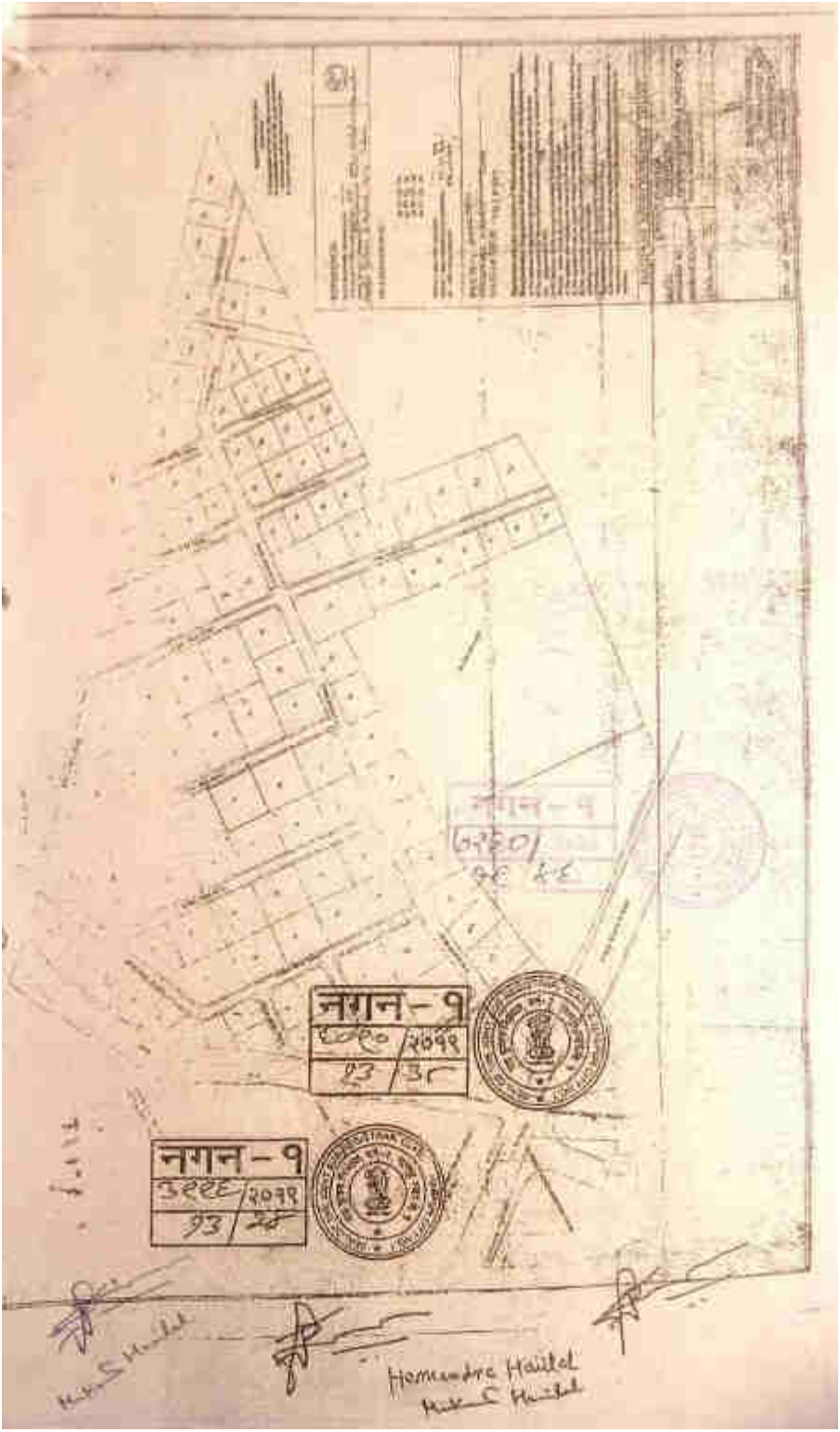
५) नियमानुसार प्रस्तावित भूखंडकानंतर बांधकामापूर्वी ना.सु.प्र. कडून मंजूरीत इमारत बांधकाम अभिन्यासमा प्रमाणे इमारत नकाशे मंजूरी आवश्यक राहील

प्रभारी अधिकारी (वि)
नागपूर सुधार प्रन्यास

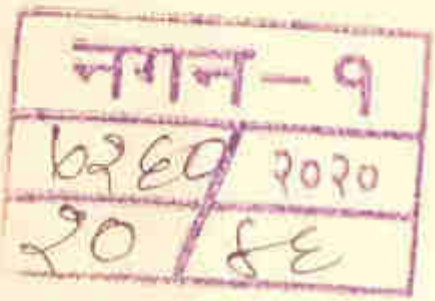
प्रतिलीपी :-

विभागीय अधिकारी (पू) नागपूर सुधार प्रन्यास यांना माहितीकरीता.

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प्रतिज्ञापत्र

मी श्री/श्रीमती Mukund Chotaliya.....

या पत्रे घोषित करतो की, दुय्यम निबंधक क्र. 1..... यांचे कार्यालयात

Agreement..... या शिर्षकाचा करार श्रीमती/श्री Hemendra Chotaliya & other.....

व इतर यांचे दि. 15/7/2019 रोजी व त्या खाली दि. 1 रोजी 3998

नुसार पक्षकार असलेले मी, करार दस्त नोंदणी करण्यासाठी सादर केला होता. सदर दस्त नोंदणी करण्यासाठी मुद्रांक शुल्क अधिनियम, १९५८ व नोंदणी अधिनियम, १९०८ अन्वये आकारण्यात आलेले मुद्रांक शुल्क व नोंदणी फी मी आज दि. 23/11/2020 रोजी भरलेली आहे. सदर दस्त नोंदणी करण्यासाठी मी स्वतः हजर आहे. सदर दस्तामध्ये नमूद केलेली सर्व माहिती खरी आहे. सदर दस्तामध्ये नमूद केलेल्या मिळकतीचे क्षेत्र, आकार व चतुःसीमा याबाबत मी पूर्णपणे समाधानी आहे. सदर दस्तामध्ये नमूद केलेल्या मिळकतीचे क्षेत्र, आकार व चतुःसीमा याबाबत मी पूर्णपणे समाधानी आहे. सदरचे मुद्रांक शुल्क व नोंदणी फी मी आज दि. रोजी भरलेली आहे. सदरचे दस्त नोंदणी करण्यासाठी मी स्वतः हजर आहे. दस्तामध्ये नमूद केलेली सर्व माहिती खरी आहे. दस्तामध्ये नमूद केलेल्या मिळकतीचे क्षेत्र, आकार व चतुःसीमा याबाबत मी पूर्णपणे समाधानी आहे. दस्तामध्ये मी विशेष काही नमूद केलेले नाही.

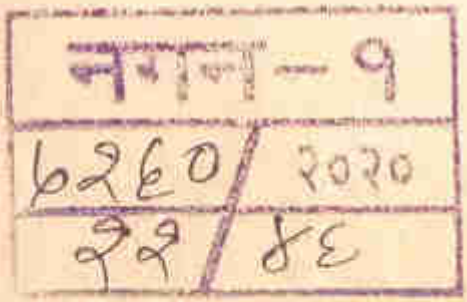
दिनांक : 23/11/2020

M.K.S Mukul

पक्षकाराचे/करारदार यांचे

सही

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CHALLAN
MTR Form Number-6

e	MH003972648201920E	BARCODE	Date 14/07/2019-13:28:41	Form ID	49(f)

partment	Inspector General Of Registration	Payer Details	
e of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
ce Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Hemendra Chitalia
cation	NAGPUR		
r	2019-2020 One Time	Flat/Block No.	Plot no. 58
		Premises/Building	
		Road/Street	Mouza Bargaon Nagpur
		Area/Locality	Gokul Janak Society
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=Mukund Chitalia~
		Amount In Words	Six Hundred Rupees Only

Account Head Details	Amount In Rs.
0030045401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

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.	00040572019071444091	90ADOL1C3
Bank Date	RBI Date	14/07/2019-13:27:15	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No.

Department ID :

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

Hemendra Chitalia

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Hemendra Chitalia

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Print Date: 14-07-2019

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	14072019000285	Date	14/07/2019
Received from HEMENDRA CHOTALIA, Mobile number 8381033335, an amount of Rs.280/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	14/07/2019
Bank CIN	10004152019071400333	REF No.	9AGD0WC3
This is computer generated receipt, hence no signature is required.			

Hemendra Chotalia

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Hemendra Chotalia

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Page 1

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAAHH8713F), Aged 70 Years, Occupation – BUSINESS, Resident of A-803, Samarpan Tower, Ankur Cross Road, Naranpura Ahmedabad City, Gujarat – 380013, currently Residing in Nagpur (2) SHRI. SIRISH KUMAR S/o HARILAL CHOTALIA (PAN: - AAFHS1079C), Aged 60 Years, Occupation – BUSINESS, Resident of Temple road, Purana Bazar, Dhanbad, Jharkhand – 826001, currently Residing in Nagpur, do hereby nominate, constitute and appoint our real Brother SHRI. MUKUND S/o. HARILAL CHOTALIA (PAN: - AABHM7764C), Aged 65 Years, Occupation – BUSINESS, resident of D-15, Aaradhan Society, Kishan Sameer lane, College Road, Vaniyawad, Nadiad, Kheda, Gujarat 387001 currently Residing in Nagpur, as our True and Lawful Attorney in our name and on our behalf.

WHEREAS WE jointly owns and possesses of ALL THAT Piece and Parcel of land bearing Plot No. 39, in the sanctioned layout of GOKUL BORAS HOUSING SOCIETY, NAGPUR admeasuring 884.8340 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 Corporation House No. 808/C/39, P.S.K. 8A, City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul Boras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes We have now decided to sell the aforesaid Plot in full or in Undivided Part to any interested buyer; AND

WHEREAS We being pre-occupied in our assignments in other State, it is neither possible nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of sale in all respects. It has therefore become expedient to appoint some one as our Attorney in Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower him to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

(1) To search a suitable buyer for the aforesaid property and to negotiate the sale price therefore.

(2) To enter into an Agreement to Sell the said property with such willing buyer(s) and to sign and execute such Agreement to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(3) To receive the Earnest Money or Advance Sale Price in our name from such buyer(s) and to pass a valid receipt and discharge for the same.

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(8) To sign and execute a Sale Deed relating to the aforesaid property in favour of such buyer(s) and to get the same duly registered in accordance with the law in force. To sign and execute Deed of Correction/Supplementary Deed etc. regarding the aforesaid property and to get such Deeds duly Registered in accordance with the law in force.

(9) To receive the balance Sale consideration from such buyer(s) in the name and to pass a valid receipt and discharge for the same.

(10) To deliver the actual physical possession of the said property to such Buyer(s) in vacant condition at the time of Registration of the Sale Deed.

(11) To support all applications for mutation of name(s) on the said property and to do all things necessary to procure the mutation thereof in favour of such buyer(s) in all relevant records.

(12) To sign and verify applications, statements, declarations and affidavits etc. for me and on my behalf.

(13) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(14) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(15) To prepare Plaints, Written Statements, Returns, Affidavits, Declarations etc. and to submit the same to the concerned Civil/Revenue Courts.

(16) To represent me before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.

(17) To apply to the Nagpur Improvement Trust/Nagpur Municipal Corporation for any Plan work and to receive such Certificate, if considered necessary.

(18) To do all things necessary to complete the aforesaid transaction of Sale relating to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(19) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

(20) We have decided to sell THE UNDIVIDED 50% Share and Interest in ALL THAT Piece and Parcel of land bearing Plot No. 59, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.117 sq.Mtrs corresponding the NORTHERN PORTION out of the total admeasurement 884.2340 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 Corporation House No. 89/CC/59, P.S.K.HA, City Survey No. 11 and Sheet No. 116/14, of Mouza – BOR[illegible] situate at Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR to [illegible] Purpose Conveyance [illegible] the said [illegible] Power shall be valid and [illegible] necessary.

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shall have full right to sell the remaining portion of the Plot to any interested buyer on our behalf.

(17) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as We ourself would do if personally present.

(18) We do hereby declare that We will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE AND I hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF We the Executant has hereto set our Respective hand and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 15th Day of JULY, 2019 in presence of the attesting witnesses signing as such.

Drafted By, Adv. Amit Joshi,
8888033338



WITNESSES :



(1) _____

Hemendra Harilal

(HEMENDRA HARILAL CHOTALIA)



Sirish Kumar Harilal

(SIRISH KUMAR HARILAL CHOTALIA)

EXECUTANTS



(2) _____

Mukund Harilal

(MUKUND HARILAL CHOTALIA)

ATTORNEY



नगन - १
३९९५ / २०१९
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Mukund Harilal

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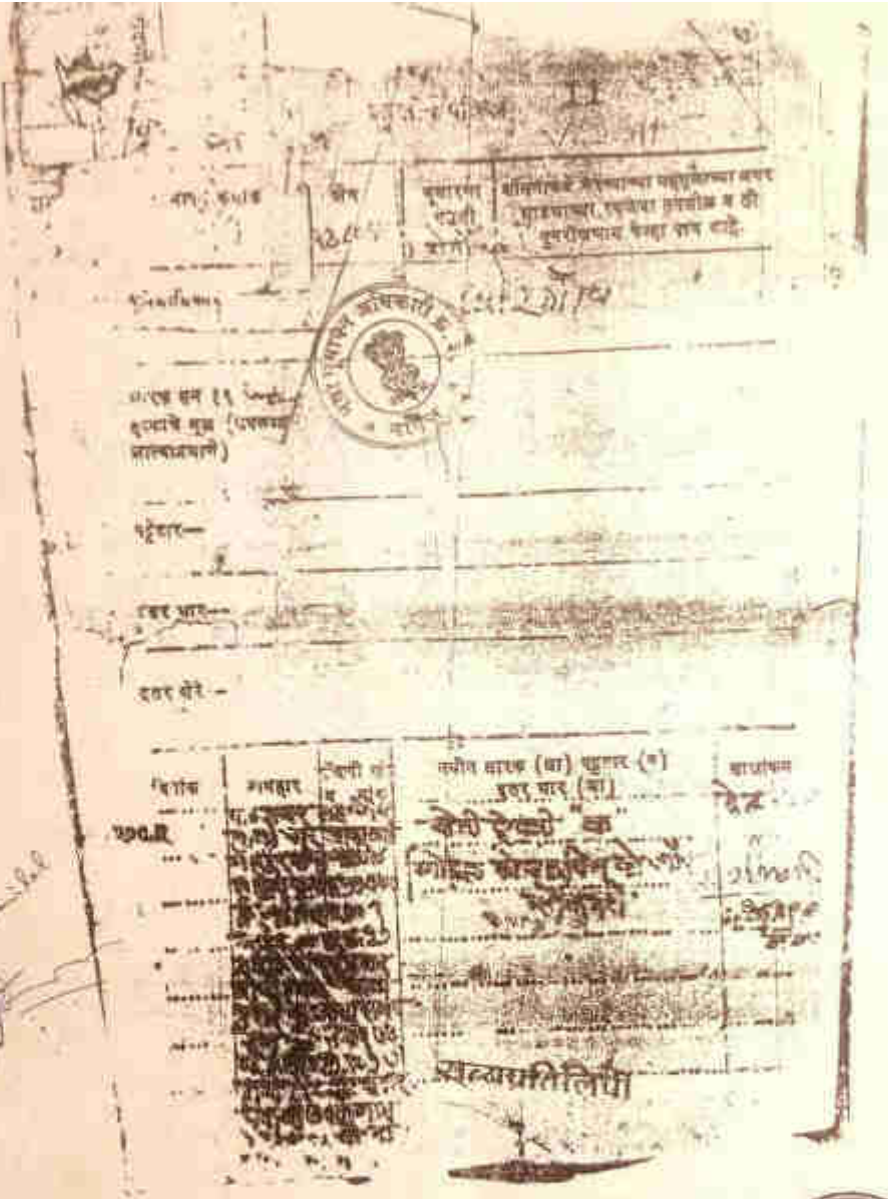
Mukund Hardel

नगन-१
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नगन-१
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२८ / १४





नगन - १
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८ / ९९

नगन - १
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दिनांक	व्यवहार	[illegible] धारक (धा) पट्टेदार (प) व क्रमांक / इतर भार (भा)	साक्षांकन
२८/६	एकत्रीकरण –		
२०१४	न. भू. क्र. ४०३३ [illegible] [illegible] ६०,००० [illegible] [illegible] [illegible]	(१) [illegible] (२) [illegible] (३) [illegible] } [illegible]	[illegible]
२८/६	[illegible]	(१) श्री [illegible]	[illegible]
२०१४	न. भू. क्र. ५५८ [illegible]	[illegible]	[illegible]
२८/६	[illegible]	(१) श्री [illegible]	[illegible]
२०१४	न. भू. क्र. ५५८ [illegible]	[illegible]	
	[illegible]	सत्यप्रतिलिपी	[illegible]

[illegible]
शिरस्तेदार
नगर भूमापन अधिकारी क्र. १, [illegible]

[illegible] २३५६००४ [illegible] ३१/७/१९ [illegible] ८१ [illegible] ५१ [illegible]

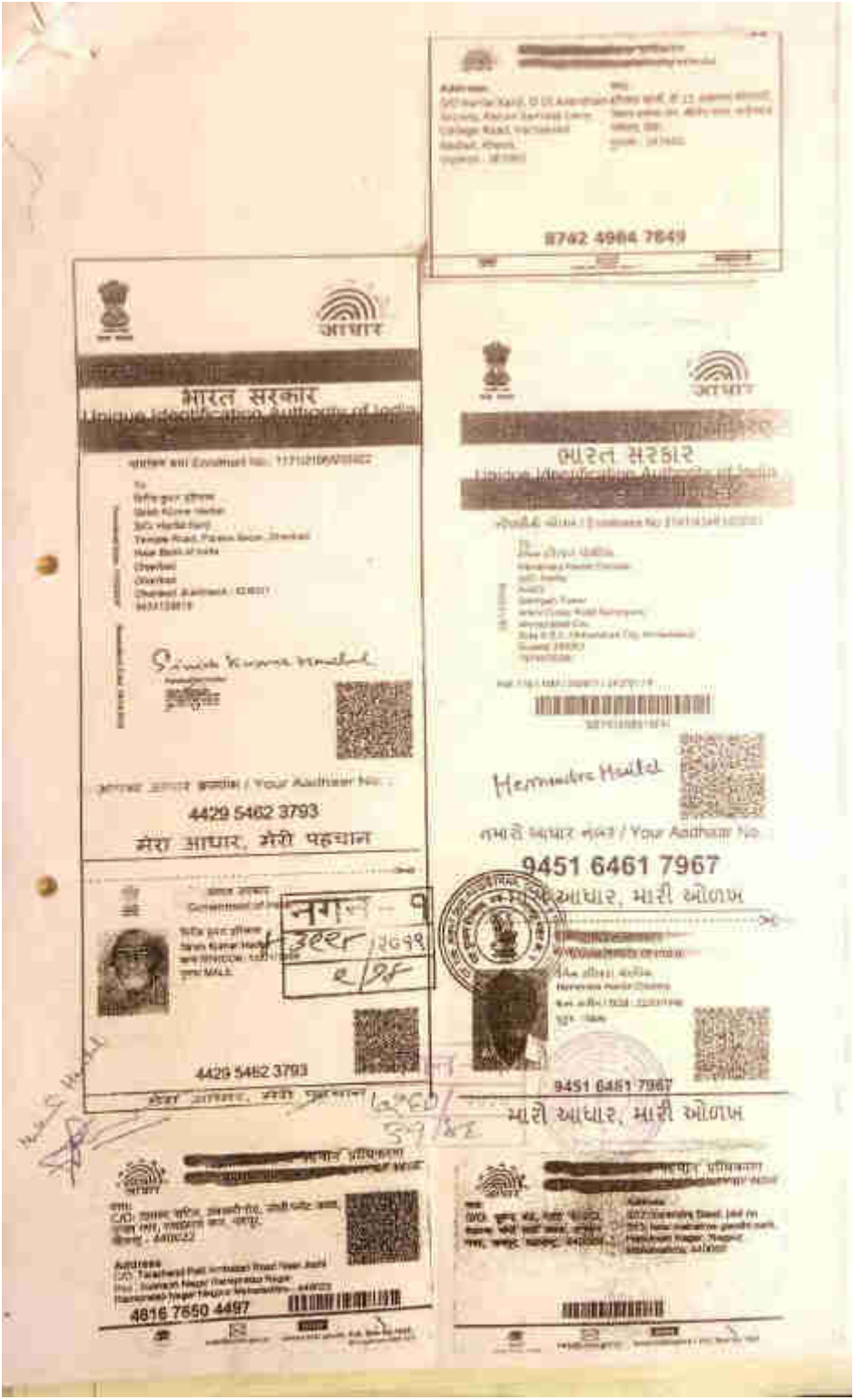
Suman Kumar [illegible]

[illegible] Hemlal

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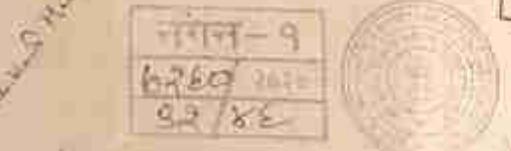
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Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1407201900285	Receipt Date	15/07/2019

Received from HEMENDRA CHOTALIA, Mobile number 8381033335, an amount of Rs 280/-, towards Document Handling Charges for the Document to be registered on Document No. 3998 dated 15/07/2019 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 280
DEFACED

Payment Details

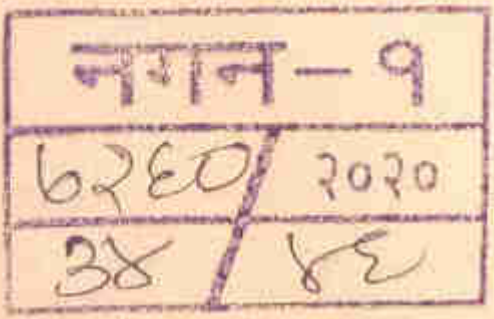
Bank Name	SBIN	Payment Date	14/07/2019
Bank CIN	10004152019071400233	REF No.	IGAGOXNIC3
Deface No	1407201900285D	Deface Date	15/07/2019

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

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CHALLAN

MTR Form Number-6

GRN	MH009307844201920E	BARCODE		Date 14/07/2019-13:28:41	Form ID 44(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NSP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Hemendra Chitale
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	Plot no. 26
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty	500.00	Road/Street	Mouza Bengalee Nagpur
0030155301 Registration Fee	100.00	Area/Locality	Gokul Josee Society
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		SecondPartyName=Mukund Chitale$	
		Amount in Words	Six Hundred Rupees Only
Total	600.00		

DEFACED 600.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040872219071444001	IBKAGOLTC09
Cheque/DD No.		Bank Date	RBI Date	14/07/2019-13:27:15	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 :

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

Mobile No. :

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Challan Defaced Details

Sr.No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(0)-284-3868	00221046302019020	13/07/2019-18:49:39	IGR080	100.00
2	(0)-284-3868	00221046302019021	13/07/2019-18:49:39	IGR080	500.00
			Total Defacement Amount		600.00

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2647/2019
सोमवार,15 जुलै 2019 3:48 म.नं.

दस्त गोषवारा भाग-1

नमुना 8 — 13(1)(i)
दस्त क्रमांक: 3998/2019

दस्त क्रमांक: नएसर1 /3998/2019

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नागपुर 1 यांचे कार्यालयात

अ. क्र. 3998 वर दि.15-07-2019

रोजी 3:46 म.नं. वा. हजर केला.

Hemendra Hailal

दस्त हजर करणाऱ्याची सही:

पावती:4054 पावती दिनांक: 15/07/2019

मादरकरणाऱ्याचे नाव: हेमेंद्र हरीलाल भोतलीया - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	380.00

R.S.Dhole

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

R.S.Dhole

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

दस्ताचा प्रकार: चोपडा ऑफ रेंटनी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याचा एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबुल करण्यासाठी देता येईल तेव्हा

सेवा क्र. 1 15 / 07 / 2019 03 : 46 : 51 PM ची वेळ: (सादरीकरण)

सेवा क्र. 2 15 / 07 / 2019 03 : 48 : 07 PM ची वेळ: (फी)

Hemendra Hailal

सगन-9
6250
36/82

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15/07/2019 3:38:52 PM

दस्त क्रमांक: नागपुर1/9958/2019

दस्तऐवज प्रकार :-तक्रार बोजा दस्तऐवज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:देवेंद्र हरीराम भोतमांगे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं 403 गजानन टाकळे लेआउट वर्धा रोड नागपुर मौजा बहादुरखेडा, नागपूर, महाराष्ट्र. पिन नंबर:AAAPB8213F	कुलमुखत्यार देणार वय :-73 स्वाक्षरी:-		
2	नाव:विरेंद्र कुमार हरीराम भोतमांगे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: देवेंद्र नगर मुख्य रस्ता नागपूर नागपूर, नागपूर, महाराष्ट्र. पिन नंबर:AAFHS1079C	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
3	नाव:सुधीर हरीराम भोतमांगे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं.15 वासुदेव सोसायटी रिंगरोड दत्तात्रय नेचर पार्क,नागपूर, नागपूर, महा. पिन नंबर:AABPM7764C	मुलगा मौजे कारोली (दुय्यम) वय :-55 स्वाक्षरी:-		

दस्तावेज करुन देणार यांनी सादर केलेले कागदपत्र: वर्णन नसलेले कागदपत्र

दिनांक 3 वी वेळ 15 / 07 / 2019 03 : 34 : 43 PM

शेरा:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंजित सुरेंद्र सेठ - - वय:37 पत्ता:प्लॉट नंबर नागपूर पिन कोड:440009	स्वाक्षरी	
2	नाव:विनय रामेश्वर बालपांडे - - वय:22 पत्ता:प्लॉट नंबर नागपूर पिन कोड:440009	स्वाक्षरी	

दुय्यम निबंधक नागपूर-१ दस्त क्रमांक 6261 सन 2019

दिनांक 3 वी वेळ 15 / 07 / 2019 03 : 55 : 55 PM

शिक्का क्र.3 ची वेळ 15 / 07 / 2019 03 : 56 : 20 PM ची ओळख पटली आहे

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

नबाब्रा गुलाबी
नंदनी नंदला
प्रमाणित
नागपूर शहर क्र. १

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

Payment Details

sr.	Challan Number	Challan Date	Challan Amount	Payment Mode	Bank CIN / Ref. No.	Bank Name
1	MH003972648201920E	15/07/2019	30000	Online	0032104830201920	Enforcement Number
2	14072019002285	15/07/2019	1000	Online	14072019002285D	

Print Receipt on Registered

1. Verify Scanned Document for completness through thumbnail (4 pages on a page) before after scanning
2. Get print immediately after registration

For feedback, please write to us at feedback.sarita@gmail.com

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PERMANENT ACCOUNT NUMBER
AABHM7784C

MUKUND HARILAL

ANCESTRAL

6577 6049 7337

GOVT. OF INDIA

ACUPC2730R

8742 4964 7849

4616 7650 4497

मेरा आधार, मेरी पहचान

4616 7650 4497

DISTRICT BAR ASSOCIATION

ADV. AMIT S. BAND

Reg. No. : D.B.A./4079

Room No.

Add.:313, Hanuman Nagar, Nagpur.

Enrolment No. Mah/3483/2006

Date of Issue : 27-05-2011(2226)

President

Secretary

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Unique Identification Authority of India

S/O [illegible], [illegible]
[illegible]
[illegible] - 440013

Address:
S/O Prabhulal Chauhan, At:At:
SATYANARAYAN TEMPLE, HOUSE NO.3
MANJUSHA COLONY GITTIKHADAN,
Kalamnadi S.O, Nagpur,
Maharashtra - 440013

6577 6049 7337

VID : 9162 9737 9823 8459



Unique Identification Authority of India

Address:
S/O Hariba Kalsi, D 15 Aradhana Society, Kishan Samrita Lane, College Road, Vaniyavad, Nadiad, Kheda, Gujarat - 387001

पता:
[illegible], डी 15 [illegible], किशन समरिता लेन, कॉलेज रोड, वानियावाड, नडियाद, खेडा, गुजरात - 387001

8742 4964 7849

नमुना - ९
दस्त क्र. ८२६८/२०२०
१० / १६

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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202011231420	23 November 2020 11:46:44 AM
मूल्यांकनाचे वर्ष	2020
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
जमीनचा विभाग	14.2)क) ब)मुद्रांकाची अधिनियमाकरीता नागपूर सुधार प्र.न्यास / महानगरपालिका क्षेत्र व विकास क्षेत्राचा समावेश असलेले गावांचे
क्षेत्राचे नांव	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापासाठी पुढील चौ. मीटर
23000	23000	33350	34500	0	1

जिल्हा जमीनचे क्षेत्र	442.413 चौ. मीटर	0.11000 Plot

1 442.413चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराचा 100 % मूल्य दर = 23000/-

442.413चौ. मीटर क्षेत्रासाठी मूल्यांकन = 442.413*15000

=66362.22/-

जमीनीचे एकत्रित अंतिम मूल्य = विभाजकीय क्षेत्र 1 मूल्य + विभाजकीय क्षेत्र 2 मूल्य

=66362.22 + 0

= Rs 66362.22/-

Home | Print

नगन-१
६२६०/२०२०
४१/४६

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2311202000981	**Receipt Date**	23/11/2020

Received from chauhan, Mobile number 8381033335, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 7260 dated 23/11/2020 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 920
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	23/11/2020
Bank CIN	10004152020112300883	**REF No.**	IGAJWZZCM8
Deface No	2311202000981D	**Deface Date**	23/11/2020

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

नगन-१
७२६० / २०२०
४२ / ४६

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CHALLAN

MTR Form Number-6

GRN	[redacted]	BARCODE	[redacted]
Date	23/11/2020-09:40:02	Form ID	25.2

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP1 NGP SUB REGISTRAR NAGPUR 1
Location	NAGPUR
Year	2020-2021 One Time

Account Head Details	Amount in Rs.
0030045401 Stamp Duty	243000.00
0030063301 Registration Fee	30000.00
	273000.00

DEFACED ₹ 273000.00 DEFACED

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

Payer Details	
TAN (If Any)	
PAN No.(If Applicable)	
Full Name	M/S RUPANJALI CONSTRUCTION
Flat/Block No.	PLOT NO. 30-E
Premises/Building	
Road/Street	BHOSLA NAGAR NAGPUR
Area/Locality	GOKUL SOCIETY
Town/City/District	
Pin	4 4 0 0 2 2
Remarks (If Any)	SecondParty(Vendor)=(BEEBIGRA H GHOSTALIA AND OTHERS)
Amount In Words	Two Lakh Seventy Three Thousand Rupees Only

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00045673520111CR12000	IR/0/1/2/PHS
Bank Date	RBI Date	23/11/2020-09:24:51	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mode of Pay. [redacted]

Department ID

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User id	Defacement Amount
1	(0)-264-2265	00052951612020121	23/11/2020-11:16:45	IGR265	30000.00
2	(0)-264-2260	00052951612020221	23/11/2020-11:16:49	IGR265	243000.00
			Total Defacement Amount		273000.00

Print Date 23-11-2020 11:19:20

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364/7260
सोमवार,23 नोव्हेंबर 2020 11:16 म.पू.

दस्त नोंदणीत भाग-1

पावती 8478
दस्त क्रमांक 7260/2020

दस्त क्रमांक: नवल1 /7260/2020

बाजार मूल्य: रु. 74,50,000/- मोबदला: रु. 81,00,000/-

भरलेले मुद्रांक शुल्क: रु 2,43,000/-

दु. नि. सह. दु. नि. नवल1 याचे कार्यालयात

अ. क्र. 7260 वर दि.23-11-2020

रोजी 11:11 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: मे गुरविंदा बलदुकलल ब्रदि सोहन सी. नवलेख एकनाथ चौहान - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 920.00

पृष्ठांची संख्या: 48

एकूण: 30920.00

दस्त हजर करणाऱ्याची सही:

R.B.Love

सह दुय्यम निबंधक NGP1-1

NGP3 दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

बजावणी प्रकार: किरकोळ नोंदणी

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानिक असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-पद (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात

सिद्धांक 1 23 / 11 / 2020 11 : 11 : 40 AM ची वेळ (सादरीकरण)

सिद्धांक 2 23 / 11 / 2020 11 : 13 : 21 AM ची वेळ (फी)

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Sangli(Sty.)-2

23/11/2020 11:09:48 AM

दस्त क्रमांक: नागर/22602020

दस्ताचा प्रकार :-विक्री करारनामा

दस्त हाताळणी करून 2

दस्त क्रमांक 8218

दस्त सादरचा दिनांक 23/11/2020

अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा

1 | नाव:मे.पूर्णिमा कन्स्ट्रक्शन तर्फे भोगा पी. भागीदार वसुधरा बोरावर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - मार्केट यार्ड कोल्हापूर कोल्हापूर गोवा वसाहत, मार्केटयार्ड, वसाहत पिन कोड:416005 पॅन नंबर:ACUPC2730K | विक्रेता दस्तऐवज करून देणार वय :-44 स्वाक्षरी

2 | नाव:हेमंत हरिभाऊ बोराटकिया व तिचेवि कुमार हरिभाऊ बोराटकिया वय :- अधिक माहिती:- हरिभाऊ पी. मुकुंद हरिभाऊ बोराटकिया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: टी 15 जयंत एस्टेट सोसायटी अविनाशलाल चौक मुकुंदनगर, मुकुंदनगर, पुणे पिन कोड:411037 पॅन नंबर:AABHM2784C | विक्रेते वय :-66 स्वाक्षरी

सदरील दस्तऐवज करून देणार पक्षकारांनी दिलेली कबुलाती, तसेच दस्त नोंदणी करणेकामी सादर केलेली कागदपत्रे यांचे अवलोकन केले असता दस्त नोंदणी करणेस पात्र आहे.

दिनांक: 23/11/2020 11:14:33 AM

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

सादरकर्ता:
खालील इसम मी दिलेल्या माहिती नुसार मी ते दस्तऐवज करून देणारा/लिहून घेणारा आहोत/ओळखतो, व त्याची ओळख पटविली

अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा

1 | नाव:दिपक रामचंद्र साळुखे - - वय:23 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, पेठ: -, पत्ता: -, पिन कोड:440022 | स्वाक्षरी

2 | नाव:अनिल सुरेश गरुड - - वय:35 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, पेठ: -, पत्ता: -, पिन कोड:440009 | स्वाक्षरी

9 गोपाल कुमार
6260 नायब तहसीलदार
प्रमाणित करण्यात येते कि,
या दस्तातील मजकूर ४ पानी आहे.

दिनांक 23/11/2020 11:15:09 AM

शिक्का क्र.5 ची वेळ:23/11/2020 11:15:19 AM सेवानी कुमार 1 करोड

NGP1

सह दुय्यम निबंधक, वर्ग-२,

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Ligence	Amount	Used By	GRN Payment Number	Payment Date
1	M/S PURNIMA CONSTRUCTION	eChallan	00040972020112312000	MH007277276202021E	240000	MH	0003205616202021	23/11/2020
2		DHC		231128720000811	630	RF	231128200008110	23/11/2020
3	M/S PURNIMA CONSTRUCTION	eChallan		MH007277276202021E	30000	RF	0003205616202021	23/11/2020

[SD-Stamp Duty] [RF-Registration Fee] [DHC- Document Handling Charges]

Print Date

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2. Get your original back after registration.

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