269/2424
Friday,March 19 ,2021
12:00 PM

पावती

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

पावती क्र.: 3557 दिनांक: 19/03/2021

गावाचे नाव: वेरगाव
दस्तऐवजाचा अनुक्रमांक: नगन6-2424-2021
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मे पूर्णिमा कन्स्ट्रक्शन तर्फे प्रोप्रा श्री. अमरदेव प्रभुलाल चौहान

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 880.00
पृष्ठांची संख्या: 44	
एकूण:	₹. 980.00

DELIVERED

आपणास मूळ दस्त ,धंबलेल फिर,सूची-२ अंदाजे
12:17 PM ह्या वेळेस मिळेल.

NGP6
सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ६

बाजार मूल्य: ₹.7450000 /-
मोबदला ₹.8100000/-
भरलेले मुद्रांक शुल्क : ₹. 100/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.880/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1903202104199 दिनांक: 19/03/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013442120202021E दिनांक: 19/03/2021
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशील :-
1) Fee Adjusted : Old Doc.No7260-2020 Amt. 30000

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CHALLAN
MTR Form Number-6

GRN	MH013442120202021E	BARCODE	Date	19/03/2021-08:10:47	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AGPK_IT NAGPUR NO 8 SUB REGISTRAR	Full Name	M/S PURNIMA CONSTRUCTION
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	PLOT NO. 39-B
Account Head Details	Amount In Rs.	Premises/Building	
0030046101 Stamp Duty	100.00	Road/Street	MOUZA BORGAON
0030063301 Registration Fee	100.00	Area/Locality	GOKUL JORAS SOCIETY
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	
		SecondPartyName=HEMENDRA CHOTALIA AND OTHERS~	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021031049014	IKGBATYCZ0
Cheque/DD No.		Bank Date	RBI Date	19/03/2021-08:24:11	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. XXXXXXXXXX

नोंदणी - ६
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*Stamp Duty of Rs. 2,43,000/- and Registration Fees of Rs. 30,000/- in full is already paid by the Purchaser at the time of Registration of Agreement to Sell Dated 23-11-2020, which is duly Registered in the Office of Sub-Registrar Nagpur-1 at Serial No. 7260 on even date.

SALE DEED FOR RS. 81,00,000.00 ONLY
(RUPEES EIGHTY ONE LAC ONLY)
MARKET VALUE 74,50,000.00 ONLY

THIS DEED OF SALE is made on this 19th Day of MARCH 2021 BETWEEN **(1) SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAAHH6713F)**, Aged 71 Years, Occupation – Business, Resident of A-403, Samarpan Tower, Ankur Cross Road, Narayanpura, Ahmedabad City, Gujarat – 380013. **(2) SHRI. MUKUND S/o HARILAL CHOTALIA (PAN: - AABHM7764C)**, Aged 66 Years, Occupation – BUSINESS, resident of D-15, Anandham Society, Krishna Samosa lane, College Road, Vaniyawad, Nadiad, Kheda, Gujarat 387001, AND **(3) SHRI. SIRISH KUMAR S/o HARILAL CHOTALIA (PAN: - AAFHS1079C)**, Aged 61 Years, Occupation – BUSINESS, Resident of Temple road, Purano 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 VENDORs, 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 44 Years, Occupation – Business, Resident of Manji Dana Colony, Gittikhadan, Katol 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 PROPRIETARY CONCERN, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 29 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, 75/1, 76/1, 77/1, 78/1, 83 AND 82/1 of Mouza – BORGAON, bearing Old

2828 / 2021
3 / 88

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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 hereinabovenamed, having purchased the same by them from Gokul Jones Housing Society, Nagpur by a Sale Deed Dated 18-4-1990, which is duly Registered in the Office of the Joint Sub-Registrar - 1, 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 covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 39 is issued by the Building Engineer (North-East), Nagpur Improvement Trust, Nagpur vide his Permit No. BENE/1900/2249 Dated 14-2-2007 in Case No. 200903274844. As per the said Regularization Letter the area of the said Plot No. 39 is shown and declared as 884.8240 Sq. Mtrs. Thus the area of the said Plot No. 39 is at present 884.8340 Sq. Mtrs; AND

WHEREAS thereafter 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. [illegible](9)/265 Dated 24-7-2019. Therefore the Plot agreed to be purchased by the Purchaser is now 39-B containing by admeasurement 442.415 Sq.Mtrs.

WHEREAS the Vendors then decided to develop the said Plot No. 39-B into Residential Estate by Constructing various Self Contained Apartments thereon. But thereafter they have drop the idea of developing the said Plot and then decided to sell the said Plot on **"As is where is Basis"**; AND

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

WHEREAS the Vendors being thus desirous of selling the said Plot 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. 81,00,000/- (Rupees Eighty One Lac) Only upon the following terms and conditions:

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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. 81,00,000/- (Rupees Eighty One Lac) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors does hereby acknowledged, the Vendors are the absolute and full Joint owners in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKULJORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 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.S.K 8A, , City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokuljoras Housing Society, 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. 26,73,000.00 (Rupees Twenty Six Lac Seventy Three Thousand) Only paid by the Purchaser to the Vendors by 3 different RTGS bearing UTR Nos. (1) ALLA20201119501416161R to Vendor No. 1 (2) ALLA20201119501416111142 TO Vendor No. 2 and (3) ALLA20201119501416078Z to Vendor No. 3 All Dated 19-11-2020 each for Rs. 8,91,000/- through the Purchaser's Account having in 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) 02164 (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.

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Rs. 26,73,000.00 (Rupees Twenty Six Lac Seventy Three Thousand) Only paid by the Purchaser to the Vendors by 3 different RTGS bearing UTR Nos. (1) ALLA20210105501460855 to Vendor No. 1 (2) ALLA20210105501462645 to Vendor No. 2 and (3) ALLA20210105501462647 to Vendor No. 3 All Dated 05-01-2021 each for Rs. 8,91,000/- through the Purchaser's Account having in 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) 02747 (2) 02793 and (3) 02960, All Dated 11-01-2021, for Rs. 9,000/- each, towards TDS, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 26,73,000.00 (Rupees Twenty Six Lac Seventy Three Thousand) Only paid by the Purchaser to the Vendors by 3 different RTGS bearing UTR Nos. (1) ALLA20210211501915083 to Vendor No. 1 (2) ALLA20210211501914688 TO Vendor No. 2 and (3) ALLA20210211501914442 to Vendor No. 3 All Dated 11-02-2021 each for Rs. 8,91,000/- through the Purchaser's Account having in 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) 03348 (2) 03451 and (3) 03579, All Dated 12-02-2021, for Rs. 9,000/- each, towards TDS, the receipt whereof is hereby acknowledgeat by the Vendors

Rs.81,00,000.00 **(TOTAL RUPEES EIGHTY ONE LAC) ONLY**

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

1) THAT the Vendors have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey-assign and transfer the same by way of sale to the Purchaser absolutely forever.

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ii) THAT the Vendors assures the Purchaser that the property hereby sold is their separate/Joint property belonging to them alone acquired the same by them from out of their own earnings and savings and that none except them have 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 Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors 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 heirs, successors and assigns etc. as may reasonably be required.

v) THAT the Vendors have 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 Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendors 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.

vii) 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.

viii) THAT the Vendors have delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

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(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 Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendors 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.

x) THAT the Purchaser is fully aware that all the terms and conditions contained in the Principal Sale Deed shall always remain binding 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. 39-B, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 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.S.K 8A, City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul/Joras Housing Society, 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. 31.**
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 hereinabovenamed have hereto set their respective hands and signed this DEED.

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

Drafted By. Adv. Amit Jain.

Mob. 8381033335

WITNESSES :





(MUKUND HARILAL CHOTALIA)

For Self and duly Constituted attorney for the Vendors No. 1 and 3

VENDORS

FOR M/S PURNIMA CONSTRUCTION





(JAIDEO PRABHULAL CHAUHAN)

Proprietor

PURCHASER

WITNESSES :

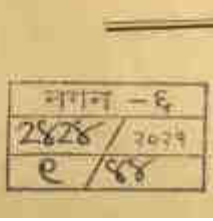


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Online
16-03-2021
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1
दस्त क्रमांक : 7260/2020
नोंदणी :
Regn.63m

मालाचे नाव : बोरगाव

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	8100000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतीतपटटाकार आकारणी देत असेल तेव्हा पट्टेदार ते नमूद करावे)	7450000
(4) मालमत्तेचा प्रकार (सदनिका असल्यास)	1) पालिकेचे नाव :नागपूर मनपा इतर माहिती: विभाग क्र. 14/252/1/14,दर 15266/- चौ मी गृहेबाधे. मौजा बोरगाव सिटी सर्वे नं 11,शिट नं 116/14,गोकुल बोरगाव हाउसिंग सोसायटी लि जि नागपूर येथील खसरा नं 72/1,73/1,76/1,77/1,78/1,81 ,आणि 82/1 मधील प्लॉट नं 39 ची एकुण आराजी 442.415 चौरस मीटर कार्पेट एरिया सह 30X/सी 39/बी,वाई नं. 62/ (C.T.S. Number : 11 ; Plot Number : 39-B ;)
(5) क्षेत्रफळ	442.415 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात आलेल्या तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :डेम्पो इस्टेटचा पोटनिधा व जिवीत कुमार इस्टेटचा पोटनिधा तर्फे मालू - अपॉर्ट्स मार्फत कॉटर्स श्री. मुकुंद इस्टेटचा पोटनिधा वय :46 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी 15 आरएसएम सोसायटी लिमिटेड रोड मुलताई, मुलताई, छोटा, पिन कोड :36061 पॅन नं :AABHM7366E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव :-मे पुर्तिया बन्सल्टन्सी तर्फे प्रोप्रा श्री. जयदेव प्रेमकुमार पोद्दार , वय :-44; पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मंजी दत्ता कॉलोनी मंजीत रोड नागपूर, महाराष्ट्र,नागपूर , पिन कोड :440013 पॅन नं :AEIPC2736K
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7260/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	243000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	

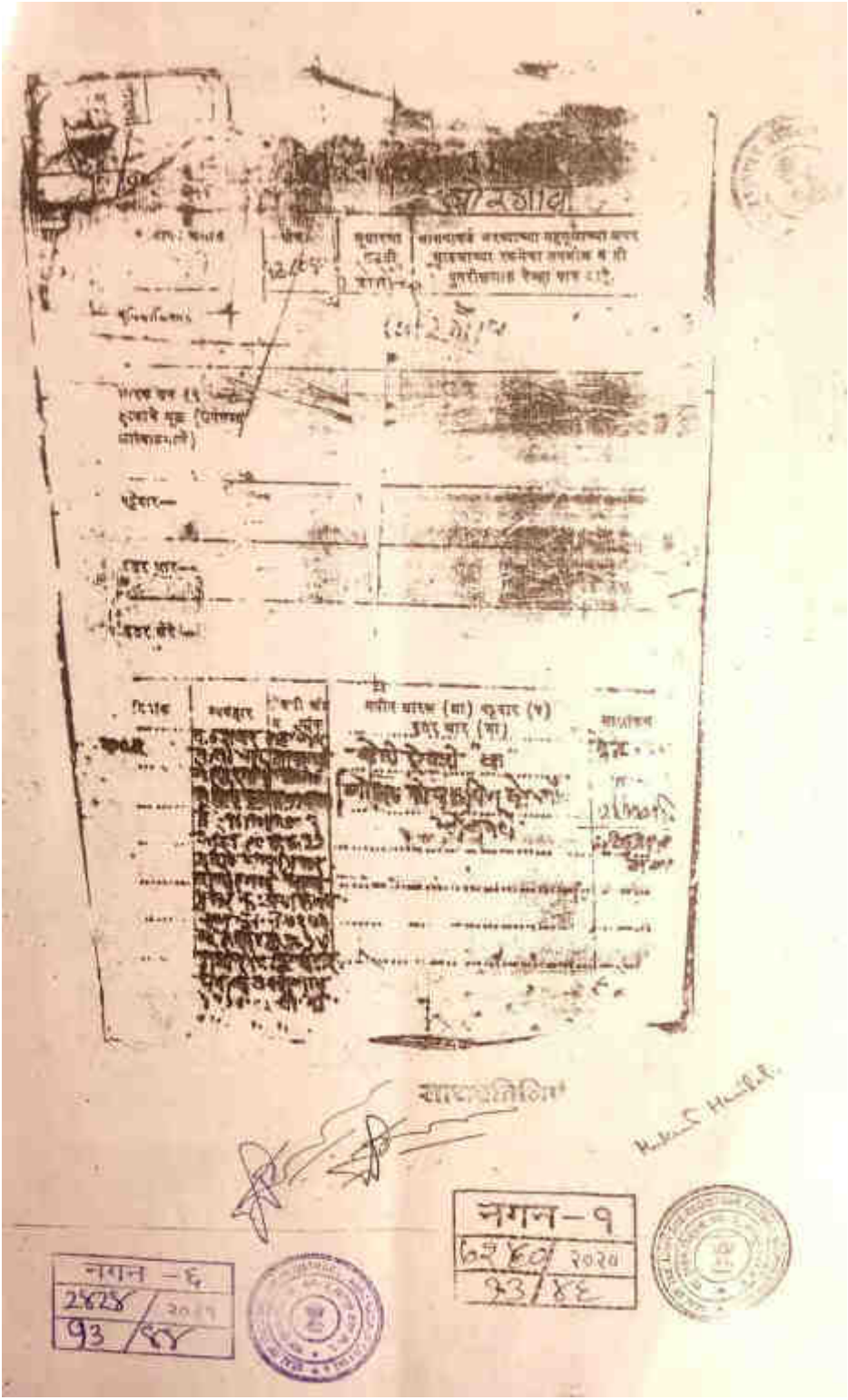
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नगन – ६
2828 / 2019
93 / 88

नगन – ७
6760 2020
33/88

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कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- बोरगाव न.ज.मं. :-

न.भू.क्र. :- 77 पु.नि.प.क्र. :-

दिनांक	व्यवहार	नोंदणी कांड व क्रमांक	नवीनमारक (वा) पटटेदार (प) इतर धार (वा)	शासकीय
7/11/2019	खरेदीने - ३ ए ३ - ४३४३ चौ.मी. २६/८/१९ रु. ३३,००,०००/- मध्ये प्रथमेश भगवान कऱ्हाडे वय ३७ वर्षे - धंदा नौ. मी. कवि. हि. ए.ए./ २१ विक्रीकर भवन प्रथमेश को.ऑ.हौ.सो. लि. प्लॉट क्र. ३ जयताळा, अजनी नागपूर यांस		① साधना दिवेदी वगैरे राम शिवाल दिवेदी ② राम शिवाल दिवेदी वगैरे हजारी दिवेदी	फी. 203432 न.भू.अ. क्र.३ नागपूर
11/11/2019	विक्रीकरणाने - खाली नमूद केलेली मिळकत हेमंत हरिभाऊ [illegible] खरेदीखत २ ए ३ - ४३३१ चौ.मी. ३८/१०/१९ रु. ३,६१,०००/- मध्ये ८४३, ६३१, ६६१, ८८१ ८१, १८, ६८४ - २१ ३.३९ [illegible] खरेदीने घेतो पावती नाम- [illegible] प्लॉट क्र. ३ मौजा बोरगाव [illegible] चतुःसीमा - [illegible]	वि.क. 203432	नाल - १ ६२६० १४/१६	न.भू.अ. क्र.३ नागपूर

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नाल - ६
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CHALLAN
MTR Form Number-6

GRAS[illegible]	BARCODE [illegible]	Date 14/07/2019-13:26:41	Form ID 48[illegible]

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Hemendra Chokshi
Location	NAGPUR	Flat/Block No.	Plot no. 39
Year	2019-2020 One Time	Premises/Building	
Account Head Details	**Amount in Rs.**	Road/Street	Mouza Bangalori Nagpur
0030046401 Stamp Duty	500.00	Area/Locality	Gopal Jankar Society
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	
		SecondPartyName=Ahalumit Chokshi~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	0[illegible]0057201907144091 / IN[illegible]CT[illegible]
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 documents.

नगन - १
३८९८ / २०१९
१ / ४८

Hemendra Hukla

Print Date 14-07-2019

नगन - ६
२८२८ / २०१९
१५ / ४४

Page 1/1

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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	10004153019071400233	REF No.	IGAGOXRC3
This is computer generated receipt, hence no signature is required.			

Hemendra Hariid

नगन - १
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नगन - ६
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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAATH8671H), Aged 70 Years, Occupation – BUSINESS, Resident of A-403, Samarpan Tower, Ankur Cross Road, Naranpura, Ahmedabad City, Gujarat – 380013, currently Residing in Nagpur (2) SHRI. SURESH KUMAR S/o HARILAL CHOTALIA (PAN: - AAPHS1079C), 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: - AAHHM7764C), Aged 65 Years, Occupation – BUSINESS, resident of D-15, Vrundhan Society, Krishna Samosa 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/JORAS 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/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 82 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 or 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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(4) 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.

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

(6) 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.

(7) 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.

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

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

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

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

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

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

(14) 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.

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

(16) We have decided to sell THE UNDIVIDED 50% Share and Interest in ALL THAT Piece and Parcel of land bearing Plot No. 39, in the sanctioned layout of GOKULPURAS HOUSING SOCIETY, NAGPUR admeasuring 442.417 Sq.Mtrs comprising the NORTHERN PORTION% out of the total admeasurement 884.834 Sq Mtrs. being a portion of the agricultural 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.No. City Survey No. 11 and Sheet No. 116/11, of Mouza – BORGAON, situate at Gokulpuras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 42 in Tahsil and District – NAGPUR to M/s Pawnee Construction [illegible] Power shall be valid and our Attorney

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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 myself 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 herein 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 Jhala.
9881033535



WITNESSES :



(1)

Hemendra Harilal

(HEMENDRA HARILAL CHOTALIA)



Sirish Kumar Harilal

(SIRISH KUMAR HARILAL CHOTALIA)

EXECUTANTS



Mukund Harilal

(MUKUND HARILAL CHOTALIA)

ATTORNEY



नगन - ९
३९९ / २०१९
५ / ९४

नगन - ६
२८२६ / २०१९
९९ / ४४

नगन – ७

३९९८ / २०१९

६ / २४



नगन – ६

२४२४ / २०२१

२० / ४४



दस्त नोंदणीचा भाग-1

नोंदणी क्रमांक: 3998/2019

दस्त क्रमांक: 3998/2019

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

दस्तऐवज हाताळणी शुल्क: रु. 1000/-

पृ. वि. मा. [illegible] यांचे कार्यालयात

रु. क्र. 3998 [illegible] 2019

नि.नं.3:46 प.ना. रु. [illegible] केला.

पावती:4054 पावती दिनांक: 15/07/2019

सादरकरणाऱ्याचे नाव: हेमेंद्र हरिलाल भोडवीया - -

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

Hemendra Harilal

दस्त हजर करणाऱ्याची सही

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ५

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ५

दस्ताचा प्रकार: [illegible] ऑफ [illegible]

मुद्रांक शुल्क: [illegible] येणेप्रमाणे संबंधितांकडून संकलित/वसूल करण्यात आले. तसेच अधिक मुद्रांकांची जोडणी करण्याचा एकमेव प्रयोजनासाठी किंवा कोणी दाखल किंवा [illegible] दस्तऐवज निष्पादित केल्याचे स्वतंत्र कागदावरही वेगळा अभिप्राय लिहिला

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

सिद्धता क्र. 2 15/07/2019 03 : 46 : 07 PM ची वेळ: (फी)

नागपूर-६
2828/2019
29/88

नगला – ६	
2828	२०२१
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19/07/2019 3:55:53 PM

दस्त क्रमांक: 3998/2019

दस्त क्रमांक :3998/3998/2019

दस्तऐवज प्रकार :करिता लेख करारी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटो	अंगठ्याचा ठसा
1	नाव:हरिष हरिभाऊ कोतकोंडा - - वय:-, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी: -, रोड नं: प्लॉट नं.403 बजाज टाऊन जुनेद बोरा रोड, महाराज पुरा अहमदनगर, मुकुंदनगर, अहमदनगर, पिन कोड:414001 पॅन नं:AAAPH6713R	कुलमुखत्यार देणार वय :-70 सही:		
2	नाव:विनोद कुमार हरिभाऊ कोतकोंडा - - वय:-, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी: -, रोड नं: रेसिडन्स रोड पुलना केडगाव अहमदनगर, केडगाव, अहमदनगर, पिन कोड:AAFHG1078C	कुलमुखत्यार देणार वय :-60 सही:		
3	नाव:सुनील हरिभाऊ कोतकोंडा - - वय:-, पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सोसायटी: -, रोड नं: डी-15 अशोकधाम सोसायटी सिव्हील हडको नवनीत नेक्स्ट सोसायटीजवळ सर्जिकल चौक, मुकुंदनगर, पिन कोड:AABHH7784C	प्रतिवादी वय :-55 सही:		

दस्तऐवज करुन दिल्याचा कबुलीजबाब वादी असे सांगतो : या दस्तऐवजाच्या अनुषंगाने कायदेशीर पूर्तता केली आहे.
सिद्धता क्र.3 ची वेळ:15 / 07 / 2019 03 : 54 : 43 PM

R.S.शिंदे
सह दुय्यम निबंधक, वर्ग-२
अहमदनगर शहर क्र. १

ओळख :-
सादरील दस्त ज्या दिवशीच्या कलम 41 ची जाहिरात करुन देणेत आली त्यादिवशी नोंदणीस, नोंदणीकरता, व त्यापूर्वी ओळख पटविणारे

अनु क्र.	ओळख पटविणाऱ्याचे नाव व पत्ता	फोटो	अंगठ्याचा ठसा
1	नाव:सौ - तुषार वय:- - वय:37 पत्ता:तुलसी नगर, नगर पत्ता कोड:440009		
2	नाव:विजय राजेभाऊ साठे - - वय:22 पत्ता:तुलसी नगर, नगर पत्ता कोड:440009		

-मान - ६
2828 / 2019
23 / 88

सिद्धता क्र.4 ची वेळ:15 / 07 / 2019 03 : 55 : 55 PM

सिद्धता क्र.5 ची वेळ:15 / 07 / 2019 03 : 56 : 25 PM नोंदणी पुस्तक 4 मध्ये

R.S.शिंदे
सह दुय्यम निबंधक, वर्ग-२,
अहमदनगर शहर क्र. १

नंबर:२५ पुकाशे
3998 नंबरी भांदला
प्रमाणित करण्यात येते कि,
सादर दस्त ___ पाने आहे

R.S.शिंदे
सह दुय्यम निबंधक, वर्ग-२,
अहमदनगर शहर क्र. १
दि. 19 / 07 / 2019

Payment Details

Sr	Epayment Number	Defacement Number
1	MH003972048201920E	0003104830201920
2	1907201900295	1907201903295D

2000

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CHALLAN

MTR Form Number-6

MH011605942022010	BARCODE	Date 11/02/2021-12:54:22	Form ID

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_HQR SUB REGISTRAR NAGPUR 1	Full Name: M/S PURNIMA CONSTRUCTION
Location: NAGPUR	
Year: 2020-2021, One Time	Flat/Block No.: PLOT NO. 35A
Premises/Building:	
Road/Street: MOUZA BORGAON	
Area/Locality: NAGPUR	
Town/City/District:	
PIN: 4 4 0 0 1 2	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030062301 Registration Fee	100.00
Total	600.00

Remarks (If Any)

SecondPartyName=MUKUND H CHOTALIA=

Amount In Words: Six Hundred Rupees Only

Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK
Cheque-DD Details	Bank CIN: Ref. No.: 00840530210211790079
Cheque/DD No.:	Bank Date: RBI Date: 11/02/2021-12:24:00
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 documents.

नागन - ६
२४२९ / २०२१
२१ / ६४

नागन - ९
९ / १६

Page 1/1

Print Date

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POWER OF ATTORNEY
(FOR PRESENTATION)

KNOW ALL MEN BY THESE PRESENTS THAT I, **SHRI. MUKUND S/o HARILAL CHOTALIA (PAN: - AABHM7764C)**, Aged 66 Years, Occupation – BUSINESS, resident of D-15, Avardhan Society, Kishan Samosa lane, College Road, Vaniyawad, Nadiad, Kheda, Gujarat-387001, presently stay in Nagpur, Tahsil and District – NAGPUR, do hereby nominate, constitute and appoint **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 44 Years, Occupation – Business, Resident of Manji Dana Colony, Gittikhadan, Katol Road, Nagpur, Tahsil and District – NAGPUR, as my True and Lawful Attorney in my name and on my behalf.

WHEREAS I jointly with my Brothers own and possess ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 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/C39/B, P.S.K. 8A, , City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR. We have agreed to sell the said property to M/s Purnima Construction and thus executed an Agreement to Sell Dated 23-11-2020, which is duly Registered in the office of Sub-Registrar Nagpur-1, in Book No 1 and at Serial No. 7260 on even date.

WHEREAS my Brothers Shri. Hemendra Harilal Chotalia and Shri. Sirish Kumar Harilal Chotalia have already given me General (Specific) Power of Attorney for Sell Dated 15-7-2019, which is duly

नागपुर - ६
2528 / 2021
26 / 68

नागपुर - १
8207 / 2021
3 / 5

Registered in the office of Sub-Registrar Nagpur-1, in Book No 4 and at Serial No. 3998 on even date to execute, registered and Sign various documents relating to the said Plot, now I also pre-occupied in my assignments, it is neither possible nor convenient for me to attend the Sub-Registrar Office Nagpur at the time of Registration of Sale Deed, Correction Deed in respect of the above Plot. It has therefore become expedient to appoint someone as my attorney or Agent, who shall observe and fulfill all the obligations on my part. I therefore do hereby nominate, constitute and appoint my aforesaid Attorney and empower it to do all or any of the following acts, deeds and things on my behalf that is to say :-

1) To present for Registration such documents such as Sale Deed, Correction Deed as may be executed by me and on behalf of my Brothers and to get such documents duly Registered in accordance with the Law-in-force and to admit the execution of such documents before the competent Sub-Registrar at the time or Registration and to do the needful.

2) To present before the competent Sub-Registrar and to record and admit the execution of such documents and deeds. To present before the authority of NMC, NIT for Sanctioning of Building Plan/Revised Plan or any related work and City Survey for the Mutation of the said Property.

3) Generally to act as my Attorney or Agent in relation in relation to the matters aforesaid and all other matters connected therewith and on my behalf to execute and do all acts, deeds and thing as fully and effectually in all respects, as I My would do if personally present.

4) I do hereby declare that I 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 my said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF I the aforesaid Executant have hereto set My hand and signed this DEED OF POWER OF ATTORNEY at NAGPUR on this 12th Day of FEBRUARY, 2021 in presence of the attesting witnesses signing as such.

Drafted By Amit Jain (Advocate)

Mob: - 8381033335



(MUKUND HARILAL CHOTALIA)

EXECUTANT

FOR M/S PURNIMA CONSTRCTION



(JAIDEO PRABHULAL CHAUHAN)

Proprietor

ATTORNEY

नागपूर - ६
२८२५ / २०२१
२९ / ०२

नागपूर - ९
१४२७ / २०२१
५ / १८

WITNESSES :

1.



2.



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Summary1 (GoshwaraBhag-1)

2841301
सूचकांक:12 फेब्रुवारी 2021 12:16 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: नवल1/1301/2021

दस्त क्रमांक: नवल1/1301/2021

बाजार मुल्यः रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नवल1 यांचे कार्यालयात

अ. क्र. 1301 वर दि.12-02-2021

रोजी 12:16 म.नं. वा. हजर केला.

पावती:2541 पावती दिनांक: 12/02/2021

आपल्यासाठी सादर केलेले --

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 320.00

पृष्ठांची संख्या: 16

एकूण: 420.00

Mukesh Harikal

दस्त हजर करणाऱ्याची सही

सह/दुय्यम निबंधक, वर्ग-2

मालेगाव शहर क्र. १

दस्त सादर करणाऱ्याचा पत्ता: पत्ता: ऑफ. मालेगाव

मुद्रांक शुल्क: (48-ब) जेव्हा एकाच दस्तऐवजाच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्यात येते त्यावेळी प्रत्येकासाठी किंवा जर एक किंवा अधिक दस्तऐवज निष्पादित करण्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 12 / 02 / 2021 12 : 16 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 02 / 2021 12 : 17 : 23 PM ची वेळ: (फी)

सह दु. नि. मालेगाव क्र. १

नवल - १

2828 / 2021

39 / 48

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नगम – ६
2828 / २०२१
32 / 88



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12/02/2021 12:20:46 PM

मूल्य क्रमांक :सवर/1301/2021
बाजारभाव प्रकार :रहिवास धारक इतरांसी

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

1 नाव:मुद्रांक शुल्काचा भरणा... पक्षकार नं. ... संस्था नं. ... प्रवर्तकाचे नाव ... कार्यालय नं. ... लेन नं. ... पी. एस. कार्यालय, कोथरूड क्रमांक दोन मुद्रांक, पुणे-शहर, पुणे-शहर, पिन कोड:411038. पॅन नं:AABFM4738C

मुद्रांक शुल्क भरणारे

2 नाव:के पुनीत्कुमार मनसुखलाल सोनी इतरांना अनुज्ञप्ती मंजूर केली आहे... पक्षकार नं. ... संस्था नं. ... प्रवर्तकाचे नाव... कार्यालय नं. ... लेन नं. ... पत्ता:प्लॉट नं:बी-1, मजला:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, इतर माहिती:-, पॅन नं:ACLBC2729K

इतर

सदर दस्तऐवज करून देणार म्हणून दिनांक नमूद आहे. परंतु सदर दस्त प्रत्यक्ष दिनांकास सादर केलेला नाही.
दिनांक 3 फी तारीख:12 / 02 / 2021 12 : 18 : 37 PM

शेरा:
खालील रकाना सदर मिळकतीस बोजा दाखल करावयाचा असल्यास, सोडण्यासाठी, व त्या बाबी लेखनिकाने भरावयाचा

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

1 नाव:विनायक रामचंद्र मालुसरे - - वय:23 पत्ता:मुद्रांक लेखन व्यवसाय, व्यवसाय Pan नं:AAKM02

2 नाव:विशाल रामचंद्र मालुसरे - - वय:22 पत्ता:-, मुद्रांक लेखन व्यवसाय, व्यवसाय Pan नं:AAKM21

Stamp 3 फी तारीख:12 / 02 / 2021 12 : 19 : 14 PM

Stamp 4 फी तारीख:12 / 02 / 2021 12 : 19 : 20 PM सोबतची मुलाखत 4 मार्क

NGP1
मे. दुय्यम निबंधक, वर्ग-२

Payment Details

अ	Purchase	Type	Verification Reference	CRN/चलन	Amount	Used At	Date/दिनांक	Bank Code
1	M/S PURNIMA CONSTRUCTION	eChallan	0004081/2021021200875	MH011305004202021E	100.00	SC		
2		DHC		12022021014M4	300	HF		
3	M/S PURNIMA CONSTRUCTION	eChallan		MH011305004202021E	100	RF		

[SE: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

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सवर -६
2825/2021
33/88

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घोषणापत्र

मी M/S Panvina Construction या द्वारे घोषीत करतो की, दुय्यम निबंधक 1 यांचे कार्यालयात 1301/21 या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Mukund Chotalia व इ. यांनी दि. 12-2-21 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीसं सादर केला आहे/ निष्पादीत करुन कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 19-3-21

कुलमुखत्यारपत्रधारकाचे नाव

व सही

नमुना - ६

25026 / 2021

33 / 88

घोषणापत्र

मी Hemendra Chandra ---या द्वारे घोषीत करतो की, दुय्यम निबंधक 1 ---यांचे कार्यालयात 3998/19 या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Mukund Chandra इ. यांनी दि. 15-7-19 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 19-3-21

कुलमुखत्यारपत्रधारकाचे नांव

व सही

नमुना - ६
2428 / 2021
३६ / ४४



DISTRICT BAR ASSOCIATION

Name ANKIT S. BHO

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

Room No.

Add 113, Hanuman Nagar, Nagpur.



Enrolment No. MAH/483/2006

Date of Issue 27-05-2011

President

Secretary



6577 6049 7337



4616 7650 4497



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नमुना - ६
2825 / 2019
32 / 88

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CHALLAN
MTR Form Number-6

GRN	[illegible]	BARCODE	Date [illegible] 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: ADDL J1 NAGPUR AND 6 SUB REGISTRAR	Full Name: M/S PURNIMA CONSTRUCTION
Location: NAGPUR	Flat/Block No.: PLOT NO. 68 R
Year: 2020-2021 One Time	Premises/Building:
Account Head Details / Amount in Rs.	Road/Street: MOUZA SONGAON
0030046401 Stamp Duty 100100	Area/Locality: GOKUL JORAS SOCIETY
0030046501 Registration Fee 100	Town/City/District:
	PIN: 4 4 0 0 1 3
	Remarks (If Any): SecondPartyName=HEMENDRA CHOTALAL AND OTHERS~
Total: 200.00	Amount In Words: Two Hundred Rupees Only

DEFACED ₹200.00 DEFACED

Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN / Ref. No.: 00046501201920490141		IK00ATYC29
Cheque/DD No.	Bank Date / RBI Date: 19/03/2021-08:24:11		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 : Status No.: 8301033335
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.

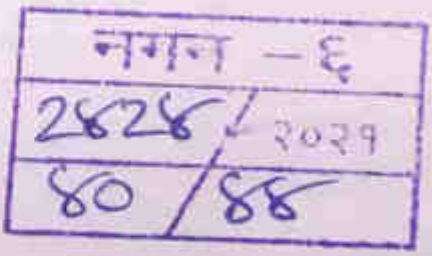
Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	User id	Defacement Amount
1	(1)1+2(5)-2424	(1)0032720520202021	19/03/2021-11:58:49	IGR356	100.00
2	(1)(2)(5)-2424	(1)0032720520202021	19/03/2021-11:58:49	IGR356	100.00
			Total Defacement Amount		200.00

Print Date 19-03-2021 12:02:39

1491 - L
2525/2021
3C/88

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1903202104199	Receipt Date	19/03/2021

Received from Purnima, Mobile number 8281033335, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered on Document No. 2424 dated 19/03/2021 at the Sub Registrar office Joint S.R. Nagpur 6 of the District Nagpur.

DEFACED
₹ 880
DEFACED

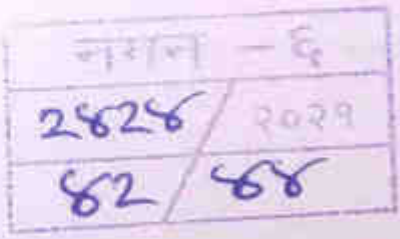
Payment Details

Bank Name	SBIN	Payment Date	19/03/2021
Bank CIN	10004152021031903429	REF No.	IGAKTRYGW3
Deface No	1903202104199D	Deface Date	19/03/2021

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

नागपूर - ६
2424 / 2021
69 / 68

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दस्त नोंदवहीत क्रमांक १

क्रमांक 83/88

दस्त क्रमांक: 2424/2021

[illegible] दि. 19 मार्च 2021 11:58 म.पू.

दस्त क्रमांक: 2424/2021

दस्ताचा प्रकार: रु. 74,00,000/- मोबदला: रु. 81,00,000/-

बाजार मूल्य: रु. 100/-

भरलेले मुद्रांक शुल्क: -

1) Fee Adjusted : Old Doc No:7260-2020 Amt: 30000

दु. नि. सह. दु. नि. पनवेल यांचे कार्यालयात

अ. क्र. 2424 वर दि.19-03-2021

रोजी 11.53 म.पू. वा. हजर केला

पावती:3957 पावती दिनांक: 19/03/2021

सादरकरणाऱ्याचे नाव: ॲड पुनित कन्हैयालाल गोयंका यांचा वटी. अपर्णा उमाशंकर गौडाण

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 880.00

पृष्ठांची संख्या: 44

एकूण 980.00

दस्त हाताळणी फी

सह दुय्यम निबंधक, वर्ग-२, पनवेल क्रमांक ६

सह दुय्यम निबंधक, वर्ग-२, पनवेल क्रमांक ६

NGPG

दस्ताचा प्रकार: विकसन

मुद्रांक शुल्क (एक) कोणताही महानगरपालिकेच्या हद्दीत किंवा स्थानिक क्षेत्रामध्ये कोणताही कर भरलेला नाही किंवा सन-२००१ (२०१) याचे कलम ५ अन्वये कोणतीही सवलत दिलेली आहे

सिद्धा क्र. 1 19 / 03 / 2021 11 : 53 : 46 AM ची वेळ (सादरीकरण)

सिद्धा क्र. 2 19 / 03 / 2021 11 : 57 : 41 AM ची वेळ (फी)



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Payment Details							
Sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Debace Number	Debace Date
1	M/S PURNIMA CONSTRUCTION	eChallan	20040072021031549014	MH013442120202021E	100.00	SD	0000327202020021	16/03/2021
2		DHC		19032121041/m	500	RF	19032121041/m/0001	16/03/2021
3	M/S PURNIMA CONSTRUCTION	eChallan		MH013442120202021E	100	SP	0000327202020021	16/03/2021

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

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