VELP1APT-195

70/443

Thursday,January 07 ,2021

2:36 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 471 दिनांक: 07/01/2021

गावाचे नाव: वेळा हरिश्चंद्र

दस्तऐवजाचा अनुक्रमांक: नगन7-443-2021

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. ओझोन डेव्हलपर्स तर्फे भागीदार क्र. 1 प्रतिक राजेश सराबगी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 30480.00

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ अंदाजे

2:54 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक SDR-2

नागपूर ग्रामिण क्रं. ७

बाजार मुल्य: रु.32200000 /-

मोबदला रु.36000000/-

भरलेले मुद्रांक शुल्क : रु. 1080000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0601202102329 दिनांक: 07/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009019213202021E दिनांक: 07/01/2021

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

MH009018213202021E	BARCODE	Date 25/12/2020-16:40:35	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)	AAHFD1378A
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	OZEN DEVELOPERS
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	Khasra No. 195
		Premises/Building	
		Road/Street	Mouza VELA HARI
		Area/Locality	Nagpur Rural
		Town/City/District	
		Pin	4 4 1 1 0 6

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	1080000.00
0030063301	Registration Fee	30000.00
Total		11,10,000.00

Remarks (If Any)

PAN2=ARJPA9234L~SecondPartyName=PRAMOD KESHAORAO

AMTE=CA=36000000

Amount In Words	Eleven Lakh Ten Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020122548476	IK0AWDDQH3
Cheque/DD No.		Bank Date	RBI Date	25/12/2020-16:24:44	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. : 9371664709

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाचा दस्तासाठी लागू आहे . नोंदणी न करावयाचा दस्तासाठी सदर चलन लागू नाही.

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SALE DEED FOR ₹. 3,60,00,000/- ONLY
(RUPEES THREE CRORE SIXTY LAKH ONLY)
MARKET VALUE ₹. 3,22,00,000/- ONLY

THIS DEED OF SALE is made at NAGPUR (RURAL) on this **31st** Day of DECEMBER, 2020 BETWEEN :- **(1) MR. PRAMOD S/o KESHAORAO AMTE**, Aged 68 Years, Occupation – Agriculturist, (Income Tax PAN – ABJPA9294L) (Aadhar No. 7975 1581 2293) (Mobile No. 9860870405), Resident of Plot No. 11, Meher Vihar Colony, Wardha Road, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR, **(2) MR. SUDHAKAR S/o DAULATRAO BANSOD,** Aged 70 Years, Occupation – Agriculturist, (Income Tax PAN – ABQPB2724H) (Aadhar No. 3436 2987 9396) (Mobile No. 9373219653), Resident of Plot No. 70, Pawanbhumi Layout, Wardha Road, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR, hereinafter called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS**, as well as his heirs, legal representatives, executors, administrators, successors & assigns of the ONE PART.

AND

M/S. OZEN DEVELOPERS, A Partnership Firm, having its Office at Nagpur (Income Tax PAN – AAHFO1378A) and acting through its Partners **(1) MR. PRATIK S/o RAJESH SARAOGI**, Aged 29 Years, Occupation – Business, (Income Tax PAN – CKSPS5018J) (Aadhar No. 3068 7010 3995) (Mobile No. 9890990003), Resident of Anandam World City, Ganeshpeth Road, Nagpur, Tahsil and District - NAGPUR **(2) MR. VIVEK S/o BABANRAO HUSUKALE,** Aged 45 Years, Occupation – Business, (Income Tax PAN – AABPH9138D) (Aadhar No. 3378 0203 3376) (Mobile No. 9822226723), Resident of Plot No. 7, Friends Society No. 2, Deendayal Nagar, Nagpur, Pin Code No. 440022, Tahsil and District – NAGPUR, **(3) MR. AJAY S/o NATHUJI KESARE,** Aged 48 Years, Occupation – Business, (Income Tax PAN – ALVPK0401D) (Aadhar No. 3993 2176 7996) (Mobile No. 9371664709), Resident of Flat No. B-101, Sanchayani Prestige Apartments, Near Poonam Vihar, Swawalambi Nagar, Nagpur, Pin Code No. 440022, Tahsil and District – NAGPUR, hereinafter all called the **PURCHASER,** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 195 having an total area of 1.20 Hectare R., Rental Rs. 3.70/-, held in Occupancy Class – 1 Rights of Mouza – VELA (HARI), Patwari Halka No. 38, including all types of trees, Shrubs Passages, Water Courses, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (1) Leela Laxman Kotrange (after

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marriage name – Mrs. Leela Keshao Aade), (2) Smt. Kousi Laxman Kotrange, (3) Rajat Vinayak Kotrange, (4) Smt. Ushabai Vinayak Kotrange, (5) Mr. Dhanraj Ramchandra Mohurle, (6) Mr. Keshav Ramchandra Mohurle, (7) Mr. Vasanta Ramchandra Mohurle, (8) Smt. Chindhabai Prabhakar Sonule, being their ancestral property, AND

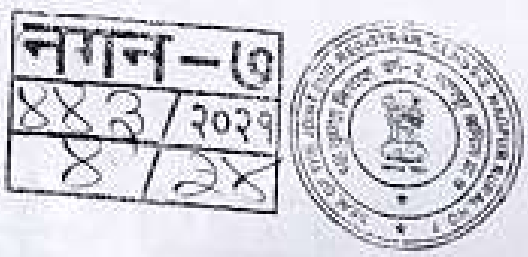
WHEREAS the aforesaid (1) Leela Laxman Kotrange (after marriage name – Mrs. Leela Keshao Aade), (2) Smt. Kousi Laxman Kotrange, (3) Rajat Vinayak Kotrange, (4) Smt. Ushabai Vinayak Kotrange, (5) Mr. Dhanraj Ramchandra Mohurle, (6) Mr. Keshav Ramchandra Mohurle, (7) Mr. Vasanta Ramchandra Mohurle lateron in their turn transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 195, having an total area of 1.20 Hectare R., Rental Rs. 3.70/-, held in Occupancy Class – 1 Rights of Mouza – VELA (HARI), Patwari Halka No. 38, including all types of trees, Shrubs Passages, Water Courses, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (1) Mr. Pramod Keshaorao Amte, (2) Mr. Sudhakar Daulatrao Bansod, by a Sale Deed Dated 22-03-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur Rural – 10 in Book No. 1 at Registered Serial No. 1797/2004 on 22-03-2004. As a result therefore the Vendors hereinabove named has now becomes the full Joint Owners of the aforesaid property bearing Khasra No. 195 with heritable and transferable rights therein and the same is mutated in their names in all relevant records; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell their aforesaid property 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 her aforesaid property and the Purchaser hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of Rs. 3,60,00,000/- (Rupees Three Crore Sixty Lakh Only), upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT in consideration of a total sum of Rs. 3,60,00,000/- (Rupees Three Crore Sixty Lakh Only), paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER, the said property comprising ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 195** having an **total area of 1.20 Hectare R**., Rental Rs. 3.70/-, held in Occupancy Class – 1 Rights of **Mouza – VELA (HARI),** Patwari Halka No. 38, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the SCHEDULE hereunder written TO HOLD 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 Land Revenue, cesses and all other outgoings etc levied thereon and payable upto date.

(2) THAT, the total price agreed is Rs. 3,90,00,000/- (Rupees Three Crore Sixty Lakh Only), which the Purchaser have specifically paid to the Vendors in the following manner :-

MANNER OF PAYMENT :-

₹.	2,50,000/-	(Rupees Two Lakh Fifty Thousand Only) paid by the Purchaser to the Vendors by Cheque No. 216473 Dated 17-10-2020 Drawn on Axis Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	2,50,000/-	(Rupees Two Lakh Fifty Thousand Only) paid by the Purchaser to the Vendors by Cheque No. 216474 Dated 17-10-2020 Drawn on Axis Bank Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	48,65,000/-	(Rupees Forty Eight Lakh Sixty Five Thousand Only) paid by the Purchaser to the Vendor No. 1 Mr. Pramod Keshaorao Amte by Cheque No. 000663 Dated 31-12-2020 Drawn on ICICI Bank, Pratap Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	48,65,000/-	(Rupees Forty Eight Lakh Sixty Five Thousand Only) paid by the Purchaser to the Vendor No. 2 Mr. Sudhakar Daulatrao Bansod by Cheque No. 000662 Dated 31-12-2020 Drawn on ICICI Bank, Pratap Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	50,00,000/-	(Rupees Fifty Lakh Only) paid by the Purchaser to the Vendors by Cheque No. 000655 Dated 14-04-2021 Drawn on ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	50,00,000/-	(Rupees Fifty Lakh Only) paid by the Purchaser to the Vendors by Cheque No. 000656 Dated 14-04-2021 Drawn on ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	77,50,000/-	(Rupees Seventy Seven Lakh Fifty Thousand Only) paid by the Purchaser to the Vendors by Cheque No. 000657 Dated 30-06-2021 Drawn on ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	77,50,000/-	(Rupees Seventy Seven Lakh Fifty Thousand Only) paid by the Purchaser to the Vendors by Cheque No. 000658 Dated 30-06-2021 Drawn on ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹.	1,35,000/-	(Rupees One Lakh Thirty Five Thousand Only) Only deducted from the balance sale consideration payable to the Vendor No. 1 Mr. Pramod Keshaorao Amte towards Tax Deducted at Source (TDS) vide Challan No. _____ Dated _____ and undertaken to credit the same in the appropriate account of Income Tax Department.

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₹. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) Only deducted from the balance sale consideration payable to the Vendor No. 2 Mr. Sudhakar Daulatrao Bonsod towards Tax Deducted at Source (TDS) vide Challan No. _____ Dated _____ and undertaken to credit the same in the appropriate account of Income Tax Department

₹. 3,60,00,000/- **(TOTAL RUPEES THREE CRORE SIXTY LAKH ONLY)**

This Sale shall always be subject to the realization of the abovementioned Cheques on the due date mentioned above, and in the event of the dishonour of the said cheques on the due date, this Sale Deed shall automatically stand cancelled.

(3) THAT the Vendors do hereby covenant with the Purchaser as follows:-

(i) THAT the Vendors have good, valid and marketable title to the property i.e. Agricultural land 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.

(ii) THAT the Vendors further assure the Purchaser that the Property i.e. Agricultural land hereby sold is their separate self acquired property belonging to them alone having acquired the same by them 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/ Agricultural land hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.

(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 their respective heirs, legal representatives, successors and assigns etc. as may reasonably be required.

(v) THAT the Vendors have paid upto this date all dues with respect to Agricultural Assessment, Cesses and all other charges and all other outgoings etc. levied on the Agricultural Land hereby sold and in the event if it is discovered that there remains 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 have this day delivered the actual and physical possession of the entire Agricultural land to the Purchaser alongwith crop, trees, shrubs etc standing thereon at the time of Registration of this Sale Deed.

(vii) THAT the Vendors will support any application made by the Purchaser for mutation of their names in all the relevant records as regards the Agricultural Land/property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

(viii) THAT the Agricultural land hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

(ix) THAT the Vendors have delivered all the Original/relevant documents relating to the Agricultural land hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(x) THAT in case the Purchaser are 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 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 them, 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.

(4) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 195** having an **total area of 1.20 Hectare R**., Rental Rs. 3.70/-, held in Occupancy Class – 1 Rights of **Mouza – VELA (HARI),** Patwari Halka No. 38, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 152.
ON THE WEST	-	PANDHAN.
ON THE NORTH	-	PANDHAN.
ON THE SOUTH	-	KHASRA NO. 196.

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IN WITNESS WHEREOF THE VENDORSS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR (RURAL) in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv Ashwin Bansod as per instructions

WITNESSES :

(1)

1)

(PRAMOD KESHAORAO AMTE)

(2)

2)

(SUDHAKAR DAULATRAO BANSOD)

VENDORS

FOR M/S. OZEN DEVELOPERS

1)

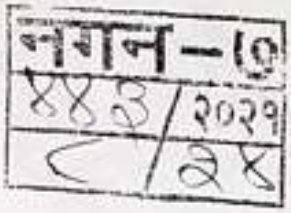
(PRATIK RAJESH SARAOGI)

2)

(VIVEK BABANRAO HUSUKALE)

3)

(AJAY NATHUJI KESARE)
Partners
PURCHASER



अहवाल दिनांक : 08.12.2020

महाराष्ट्र शासन

गाव नमुना बारा

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुधिकारीत ठेवणे) नियम, १९८१ यातील नियम ३,५,६ आणि ७]

गाव : वेळा हरिश्चंद्र तालुका : नागपूर (ग्रामीण) जिल्हा : नागपूर

भूमापन क्रमांक व उपविभाग : १४१ सेवटचा फेरफार क्रमांक : 2082 व दिनांक : 02/12/2016

भूमापन क्रमांक व उपविभाग (१)	धारणा पध्दती भोगवटादार वर्ग -I	भोगवटादाराचे नाव
सेलगी स्थानिक नाव :		
हेक्टर आर १.२०(०)	सुधाकर दौलतराव बन्सोड कमाल कब्जेदार इतरांत सामाईक क्षेत्र	क्षेत्र आकार पो.ख. के.पट १.२०(०) ३.७६ (३१४) (३६४)

खाते क्रमांक (३)
कब्जाचे नाव हीतर अधिकार इतर आदेश के क्र. 260 दि. 17.8.95 (260) इतर अपी. वर्ग 2 चे को. वर्ग : अकृषकसाठी आदेश (367) इतर दि. 13.2004 अन्वये वापसात नोंद - 464) इतर दि. 08/04/03 खरेदी (364) इतर के.क्र. 367/8.8.2001 (5) (3)

शेरा आणि कमाल दिनांक :

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुधिकारीत ठेवणे) नियम,१९८१ यातील नियम २५]

गाव : वेळा हरिश्चंद्र तालुका : नागपूर (ग्रामीण) जिल्हा : नागपूर

भूमापन क्रमांक व उपविभाग : १४१ सेवटचा फेरफार क्रमांक : 2082 व दिनांक : 02/12/2016

वर्ग	हंगाम	पिकपाहणी संकेत क्रमांक	जल सिंचित	अजल सिंचित	पडक पिके व इतरपिकाखालील क्षेत्र पिकाचे नाव	जल सिंचित	अजल सिंचित	विशेष पिकाखालील क्षेत्र पिकाचे नाव	जल सिंचित	अजल सिंचित	आकारणीसाठी उपलब्ध लागवडी जमीन क्षेत्रफळ	क्षेत्र	जल सिंचनाचे साधन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
2019-2020	खरीप										चतुर्सी	1.2000		
2019-2020	लागवडी खाली										चावडी	1.2000		
2019-2020	लागवडी योग्य										चावडी पाहणी	1.2000		

या प्रमाणित प्रतीसाठी फी रु.(---) : कलम विस्तारित :
दिनांक :
आकारिक क्रमांक : 27/08/2020-21/Online/122026/89

(नाव :- श्री. उमाशंकर मालवीय)
तलाठी साझा : वेळा हरिश्चंद्र :- नागपूर (ग्रामीण) जि :-नागपूर

नागपूर (ग्रामीण)

नागपूर -9
४८३ / २०२१
९ / २४

वर्ष:२०२०-२१

12/4/2020

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

गाव: बेळा हरिश्चंद्र | तालुका: नागपूर (ग्रामीण) | जिल्हा: नागपूर

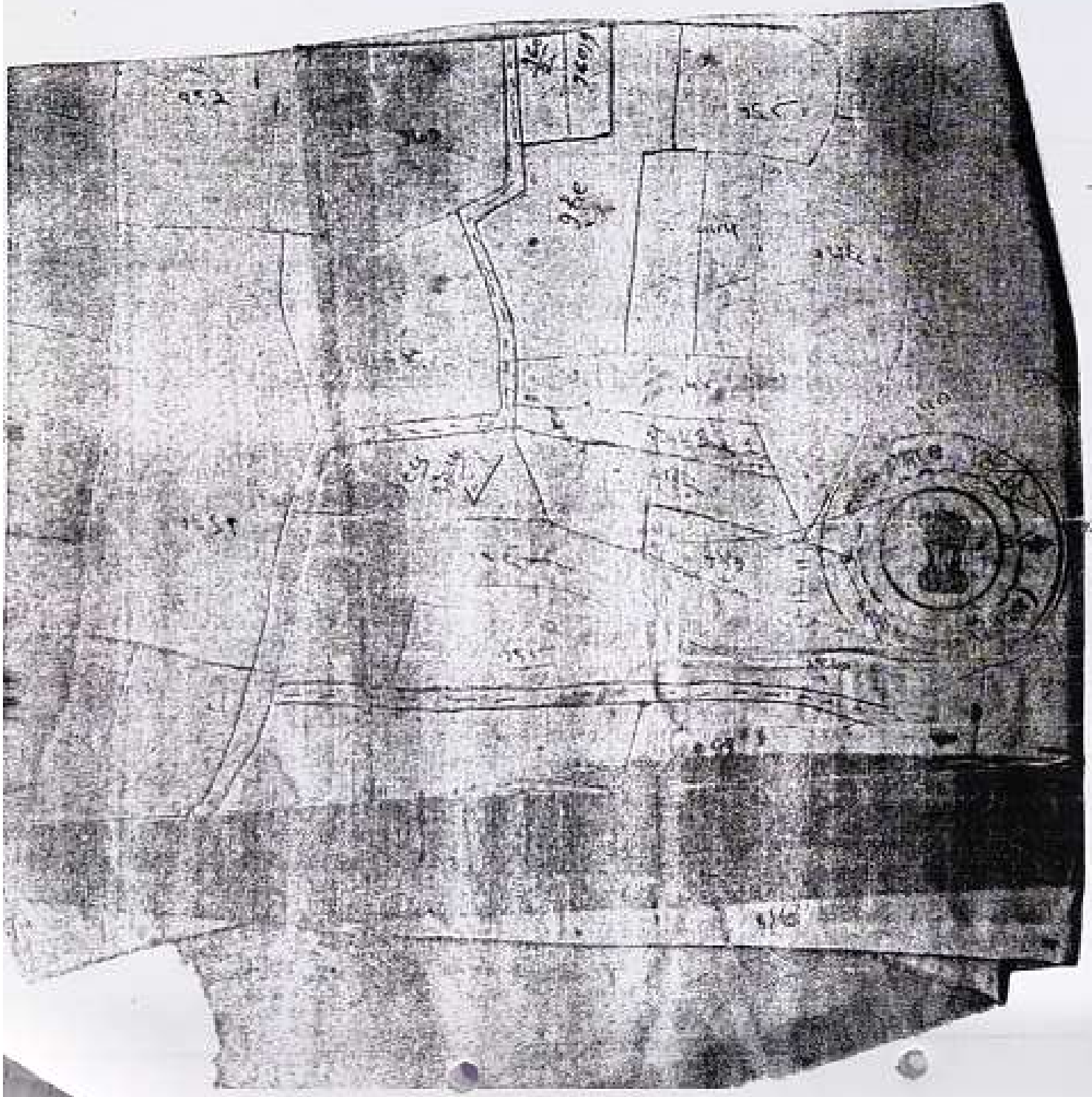
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			आकारणी किंवा जुडी	वसुलीसाठी दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)			जि.प. (६अ)	ग्रा. प. (६ब)	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक १३६	प्रमोद केशवराव आमटे , सुधाकर दौलतराव बन्सोड .								
संयुक्त खाते	१९५	१.२०.००	०.००००	१.२०.००	३.७	०	०	०	३.७
	एकूण	१.२०.००	०.००००	१.२०.००	३.७	०	०	०	३.७

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 04/12/2020
आकेलिक क्रमांक :- 27090009010859000012202058

(नाव :- श्री. अजयसिंह सावलसिंह ठाकूर)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

तलाठी साझा क्र.....
ता. नागपूर (ग्रामीण)

नगन-७
२४६३ / २०२१
३१/१८



नागपूर महानगर प्रदेश विकास प्राधिकरण

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

क्रमांक : ना.म.प्र.वि.प्रा./४८६६ दिनांक : ०३ /१२ /२०२०

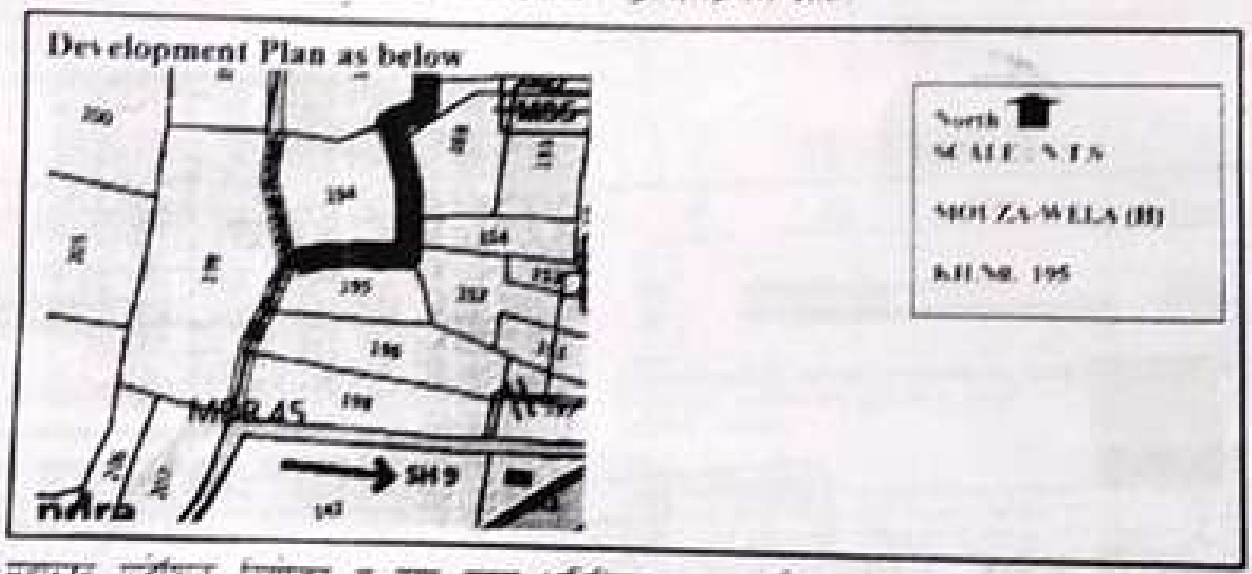
प्रति,

श्री. प्रमोद नत्थूजीराव अगरे व इतर मालकगणप्रमाणे
ले आऊट क्र. ११, मौजा चिखली कलमेश्वर, पचवटी नगर जलालखेडा- ४४१२०१

विषय :- मौजा **वेळा हरिश्चंद्र**, खसरा क्र. **१९५**, तह. **नागपूर (ग्रामिण)**, जि. **नागपूर** ची अंतिम मंजूरी व डायरेक्ट प्रमाणपत्र पूर्वविभाजनाबाबत

संदर्भ :- आपला दिनांक ०२/१२/२०२० चा अर्ज

आपण संदर्भाधिन अर्जान्वये अनुषंगाने या कार्यालयाच्या अधिनस्त असलेल्या नकाशाच्या आधारे नागपूर महानगर प्रदेशाच्या मंजूर विकास योजनेनुसार मौजा **वेळा हरिश्चंद्र**, तह. **नागपूर (ग्रामिण)**, खसरा क्रमांक **१९५** या लगत असणाऱ्या खसऱ्याच्या प्रस्तावित खुणांनुसार आहे.



- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाने दिनांक ०५/०१/२०१८ रोजी मंजूर केलेल्या विकास योजनेनील **South B Sector** मध्ये असून उक्त जागा **"निवासी (R-4) & 18.0 m. Proposed Road, लगत SM-531 नुसार Existing Pandhan (subject to Note-IV)"** या विभागात समाविष्ट आहे.
- **या भाग नकाशाचा व झोन दाखलाचा कुटल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.**

नगर-७
२२३ / २०२१
५५ / ४८

31/12/2020

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

3068 7010 3995

धार - आम आदमी का अधिकार

3068 7010 3995

प्रमोद केशवराव आमटे
Pramod Keshaorao Amte
जन्म तारीख/ DOB: 24/08/1952
पुरुष / MALE

7975 1581 2293

आधार-सामान्य माणसाचा अधिकार

पत्ता:
S/O केशवराव आमटे, प्लाट न 11, मेहर विहार कॉलोनी, वर्धा रोड, पंचदीप नगर, खामला, नागपुर, महाराष्ट्र - 440025

Address:
S/O Keshaorao Amte, Plot No 11, Mehar Vihar Colony, Wardha Road, Panchdeep Nagar, Khamla, Nagpur, Maharashtra - 440025

7975 1581 2293

Aadhaar-Aam Admi ka Adhikar

अजय नथुजी केसरे
Ajay Nathuji Kesare
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

3993 2176 7996

आधार — सामान्य माणसाचा अधिकार

Address: S/O: Nathuji Kesare, FLAT NO. B-101, SANCHAYANI PRESTIGE APAPRTMENT, NEAR POONAM VIHAR, SWAWLAMBI NAGAR, Ranapratap Nagar, Nagpur, Ranapratap Nagar, Maharashtra, 440022

राहुल जनार्धनराव काकडे
Rahul Janardhanrao Kakde
DOB: 15-06-1978
Gender:Male

8404 3467 8956

आधार - आम आदमी का अधिकार

Address:
Opposite Bhausaheb Mulak House, Khamla, Nagpur, Khamla, Khamla, Nagpur, Nagpur, Maharashtra, 440025

आकाश शिवशंकर शेंडे
Akash Shivshunkar Shende
जन्म तिथि / DOB : 25/01/1996
पुरुष / MALE
Mobile No. 9922712664

8288 4407 6072
VID : 9107 8454 4697 3674

मेरा आधार, मेरी पहचान

पत्ता:
S/O शिवशंकर शेंडे, प्लॉट नं.26, हुडकेश्वर रोड, ... साळा जळाल, चक्रपाणी नगर, हुडकेश्वर रु, नागपुर, महाराष्ट्र - 440034

Address
S/O Shivshankar Shende Plot No 26 Hudkeshwar Road Chakrapani Nagar Near MADev School Hudkeshwar (K) Bhalgirnagar Nagpur Maharashtra - 440034

8288 4407 6072

1947 | help@uidai.gov.in | www.uidai.gov.in

Government of India

विवेक बबनराव हुसकडे
Vivek Babanrao Huskade
जन्म तारीख / DOB : 15/10/1976
पुरुष / Male

3378 0203 3376

आधार - सामान्य माणसाचा अधिकार

Address: plot no 7, ring road, near paddle square, dindayal nagar, Ranapratap Nagar, Ranapratap Nagar, Nagpur, Maharashtra, 440022

3378 0203 3376

मूल्यांकन रकम (प्रथम क्षेत्र-मूल्यांकन क्षेत्र)

...e ID : 2021010485S4 04 January 2021,06:53:03 PM

...वर्ष	2020
...जिला	मानपुर
...तालुका	मानपुर (ग्रामीण)
...गाव/शहर	मौजा :खैरा (खैरहा) 71
...क्षेत्रचे नांव	Influence Area
...मूल्य विभाग/तालुका विभाग	11/11.4
...प्रति चौरस/ गज दर	195

निवासयोग्य प्रकार	खुली
निवासयोग्य क्षेत्र	12000 चौ. मीटर Bulk Land
वार्षिक मूल्य दर स्क्वेअरमूल्य वाढिवरील दर	Rs.4000 /-
Zone Change Primary Notification	No
वार्षिक विभागीय करावी लागणारी वाढिवरील दर	Rs.4000 /-
...तालुका तालुका: रविवार	
	मूल्य पिढी

Applicable Rules ...16 व

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % मूल्य दर =4000/-

500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 4000

=2000000/-

2000 * 3200 = 6400,000/-
6000 * 2400 = 14400000/-
2000 * 2000 = 4000000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 90 % मूल्य दर =3600/-

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 3600

=5400000/-

बाजारातील एकत्रित वार्षिक मूल्य = विभागीय क्षेत्र (1) मूल्य + विभागीय क्षेत्र (2) मूल्य

=2000000 + 5400000

= ~~Rs.7400000/-~~

+6400000 + 14400000 + 4000000
= 3,22,00,000/-

Home Print

मुद्रांक-10
225 / 202
28/28

CHALLAN
MTR Form Number-6

GRN	MH009019213202021E	BARCODE		Date	25/12/2020-16:40:35	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR
Location	NAGPUR
Year	2020-2021 One Time

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	1080000.00
0030063301	Registration Fee	30000.00
		11,10,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAHFO1378A
Full Name	OZEN DEVELOPERS
Flat/Block No.	Khasra No. 105
Premises/Building	
Road/Street	Mouza VELA HARI
Area/Locality	Nagpur Rural
Town/City/District	
PIN	4 4 1 1 0 8

Remarks (If Any)

PAN2=ABJPA9294L~SecondPartyName=PRAMOD KESHADRAO

AMTE~CA=36000000

DEFACED ₹1110000.00 DEFACED

Amount In Words	Eleven Lakh Ten Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020122548478	IK0AWODQH3
Cheque/DD No.		Bank Date	RBI Date	25/12/2020-04:43:51	28/12/2020
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		361 , 28/12/2020	

Department ID : Mobile No. : 9371664709

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

सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करावयाचा दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by VIRTUAL TREASURY
Date: 2020.12.31 14:36:37 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(05)-270-443	00045071942020021	07/01/2021-14:35:43	IGR389	30000.00
2	(05)-270-443	00045071942020021	07/01/2021-14:35:43	IGR389	1080000.00
			Total Defacement Amount		11,10,000.00

नमुना - ६

Page 1/1

Print Date 07-01-2021 02:36:38

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0601202102329	Receipt Date	07/01/2021

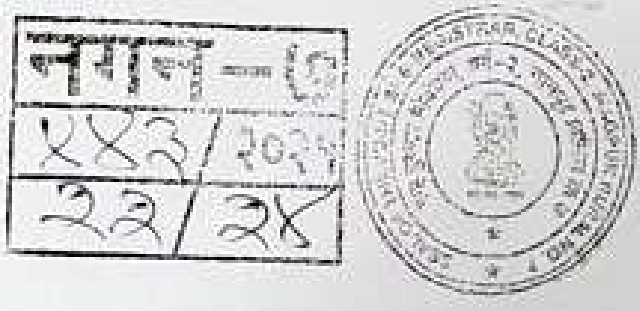
Received from Ozen Developers, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 443 dated 07/01/2021 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED
₹ 480
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/01/2021
Bank CIN	10004152021010602142	REF No.	IGAKFBMTZ4
Deface No	0601202102329D	Deface Date	07/01/2021

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



दस्त गोषवारा भाग-1

नगन7 23/25

07 जानेवारी 2021 2:35 म.नं.

दस्त क्रमांक: 443/2021

दस्त क्रमांक: नगन7 /443/2021

बाजार मुल्य: रु. 3,22,00,000/- मोबदला: रु. 3,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,80,000/-

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

अ. क्र. 443 वर दि.07-01-2021

रोजी 2:33 म.नं. वा. हजर केला

पावती:471 पावती दिनांक: 07/01/2021

सादरकरणाराचे नाव: मे. ओझेन डेव्हलपर्स तर्फे भागीदार क. 1 प्रतिक राजेश सरावगी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकुण:	30480.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
NGP7
नागपूर ग्रामिण क्र. १

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र. ७

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ।विकास प्रा।धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्र. 1 07 / 01 / 2021 02 : 33 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 01 / 2021 02 : 34 : 54 PM ची वेळ: (फी)

दस्त नोंदवला क्रमांक-2

दस्त क्रमांक:443/2021

सह दुय्यम निबंधक क्र.-२
नागपूर शहर क्र. ७

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. देवेंद्र केशवराव काळबे .. वय:-वर्षे; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, नागपूर. पॅन नंबर:ABJPA9294L	लिहून देणार वय :-68 स्वाक्षरी:-		
2	नाव:सुधाकर दौलतराव कुकडे .. वय:-वर्षे; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .., प्लॉट क. 70, पायलबुधी लेआऊट, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABQPB2724H	लिहून देणार वय :-59 स्वाक्षरी:-		
3	नाव:मे. जोकेन डेव्हलपर्स तर्फे भागीदार क. 1 प्रविण राजेश कराडणी .. वय:-वर्षे; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .., आनंदम बंगलो मिशी, गणेशपेठ रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAHFO1378A	लिहून घेणार वय :-39 स्वाक्षरी:-		
4	नाव:मे. जोकेन डेव्हलपर्स तर्फे भागीदार क. 2 विवेक बजरंगलाल दुबकर्ण .. वय:-वर्षे; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .., प्लॉट क. 7, हेमकुंज सोसायटी क. 2, विजयानंद नगर, नागपूर. महाराष्ट्र, नागपूर. पॅन नंबर:AAHFO1378A	लिहून घेणार वय :-45 स्वाक्षरी:-		
5	नाव:मे. जोकेन डेव्हलपर्स तर्फे भागीदार क. 3 अक्षय मधुकरी केकारे .. वय:-वर्षे; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: .., प्लॉट क. बी101, संकल्पनी अपार्टमेंट, पुनम विहार जवळ, स्वावलंबी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAHFO1378A	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात.
दिनांक क.3 की वेळ:07 / 01 / 2021 02 : 38 : 57 PM

ओळख :-

खालील इसम असे निवेदीत करतात की हे दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व लिहीणा ओळख पटविणार

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहुल कालीचरण काळबे .. वय:42 पत्ता:प्लॉट/फ्लॅट नं:मुलक हाऊस मालोर, खामला, नागपूर पिन कोड:440025		
2	नाव:अमोल शिवशंकर लोखे .. वय:24 पत्ता:प्लॉट क. 20, हुडकेश्वर रोड, नागपूर पिन कोड:440034		

सह दुय्यम निबंधक क्र.-२
नागपूर शहर क्र. ७

स्वाक्षरी

स्वाक्षरी

दिनांक क.4 की वेळ:07 / 01 / 2021 02 : 39 : 38 PM

सह दुय्यम निबंधक क्र.-२
नागपूर शहर क्र. ७

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OZEN DEVELOPERS	eChallan	00040572020122548475	MH009019213202021E	1080000.00	SD	0004507194202021	07/01/2021
2		DHC		0801202102329	480	RF	080120210232900	07/01/2021
3	OZEN DEVELOPERS	eChallan		MH009019213202021E	30000	RF	0004507194202021	07/01/2021

[SD-Stamp Duty] [RF-Registration Fee] [MH-Mobile Hardcopy] [PH-Porting Charges]

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भंवरी नोंदला

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443 /2021

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सह दुय्यम निबंधक क्र.-२
नागपूर शहर क्र. ७,
दि.....माहे.....सन २०२१