

270/13432

पावती

Original/Duplicate

Friday, December 17, 2021

नोंदणी क्र.: 39म

3:34 PM

Regn.: 39M

पावती क्र.: 15158 दिनांक: 17/12/2021

गावाचे नाव: शंकरपूर

दस्तऐवजाचा अनुक्रमांक: नगन7-13432-2021

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार (1) अनिश भवरीलाल छाजेड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, यंबनेल मिटे, रवी-संकेत

3:54 PM ह्या वेळेस मिळेल.

सह दुय्यम निदेशक कार्यालय

नागपूर ग्रामिण क्र. ७

बाजार मूल्य: रु.48212500 /-

मोबदला रु.60000000/-

भरलेले मुद्रांक शुल्क : रु. 3600000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1712202108818 दिनांक: 17/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010184792202122M दिनांक: 17/12/2021

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN MH010184792202122M		BARCODE		Date 15/12/2021-17:06:36	Form ID 25.1
Department Inspector General Of Registration				Payer Details	
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		MS MAHALAXMI INFRACON THROUGH ANISH	
Location NAGPUR				BHAWARILAL CHHAJED AND OTHER	
Year 2021-2022 One Time		Flat/Block No.		KH NO 30/6/K	
Account Head Details		Amount In Rs.		Premises/Building	
0030046401 Stamp Duty		3600000.00		Road/Street	
0030063301 Registration Fee		30000.00		Area/Locality	
				Town/City/District	
				PIN	
				4 4 0 0 1 0	
				Remarks (If Any)	
				SecendPartyName=DILIP BHANWARLAL SURANA AND OTHER~	
Total		36,30,000.00		Amount In Words	
				Thirty Six Lakh Thirty Thousand Rupees Only	
Payment Dstails		IDBI BANK		FOR USE IN RECEIVING BANK	
Cbeque-DD Details		Bank CIN		Ref. No.	
		69103332021121710887		705009381	
Cheque/DD No.		Bank Date		RBI Date	
		17/12/2021-11:57:04		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Soroll No. , Date		Not Verified with Soroll	

Department ID : Mobile No. : 9650540601
NOTE:- This challan is valid for document to be registered In Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-७
 १३४३२/२०२१
 ९/१२



नगन-७
१३५३३/२०२१
२/३३



SALE DEED FOR RS. 6,00,00,000.00 ONLY
(RUPEES SIX CRORE ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 4,87,20,000.00 ONLY)

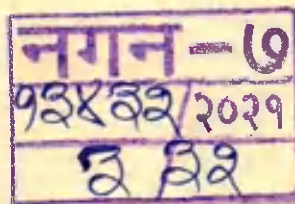
Zone/Item No. 11.2 @ Rs.4,800/- Per Sq Mtrs. Table 16-B (ASR 2021-22)

THIS DEED OF SALE is made on this 17th Day of DECEMBER, 2021
BETWEEN :

(1) **SHRI. DILIP S/o BHAWARLAL SURANA**, Aged about 56 Years, Occupation - Business, PAN ABJPS0683D, Aadhar UID 4334 3947 0292, Resident of 301, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, AND

(2) **M/s. SMS INFRASTRUCTURE LIMITED**, A Company Incorporated under the Companies Act, 1956, having it's Registered Office at 267, Ganesh Phadnavis Bhavan, Near Triangular Park, Dharampeth, Nagpur – 440 012 (PAN AACCS9854P), and acting through its Authorised Director **SHRI. DILIP S/o BHAWARLAL SURANA**, Aged about 56 Years, Occupation - Business, PAN ABJPS0683D, Aadhar UID 4334 3947 0292, Resident of 301, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR (Authorised vide Board Resolution No. ECR-8 dated 13-12-2021), 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 legal representatives, executors, administrators, successors, and assigns of the **ONE PART**.

AND



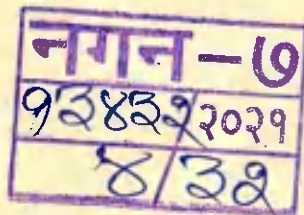
M/s. MAHALAXMI INFRACON, A Registered Partnership Firm, (PAN ABPFM2930H) having its Registered Office at N-103, Laxmi Vihar Apartments, behind Hotel Airport Centre Point, Wardha Road, Nagpur – 440 015 and acting through its Partners **(I) SHRI. ANISH S/o BHAWARILAL CHHAJED**, Aged about 55 Years, Occupation – Business and Agriculturist, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR; (Cell No. **9370970007**), AND **(II) SHRI. RAHUL S/o JAGDISH BONDRE**, Aged about 39 Years, Occupation – Business, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur – 440 025, Tahsil and District – NAGPUR, (Cell No. **9850540801**), hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

WHEREAS the Vendors named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey / Gut No. 30/6/K, having an area of 1.62 Hectares (i.e. 4.00 Acres), Rental Rs. 1.40 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 64 and 70 (Old Khasra No. 30) of MOUZA – SHANKARPUR, P.S.K. 42, having an area of 19.76 Hectares and 0.59 Hectares respectively, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Murlidhar Swami Deosthan Panch Committee, Butibori; AND

WHEREAS the aforesaid Trust handed over the aforesaid property to Shri. Ganpat Barkuji Kalbande for cultivate in the year 1934-35; AND

WHEREAS consequent upon the death of the said Shri. Ganpat Barkuji Kalbande, the said Trust further entrusted cultivate the aforesaid property to legal heirs of Late Shri. Ganpat Kalbande namely Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande. As a result therefore the aforesaid Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande were in the actual physical possession of the aforesaid entire property since 20-08-1958; AND



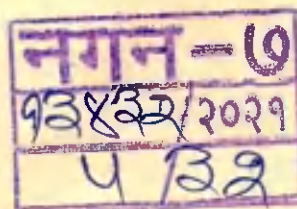
WHEREAS in the year of 1970-71, the Tahsildar, Nagpur stated Suo Moto proceedings for granting the Ownership upon the said lands to Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande, as the Tenants vide his Order Dated 08-11-2001 passed in Revenue Case No. 473/59-13B/70-71; AND

WHEREAS in order to develop the said land into a Residential Layout, the aforesaid Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande executed an Agreement of Development with M/s Krishna Builders and Developers on 28-12-2000 upon several terms and conditions contained therein. By the same Agreement the said Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande have further specifically agreed to executed a Sale Deed relating to the said property in favour of the M/s. Krushna Builders and Developers or the nominee appointed by it; AND

WHEREAS the said M/s. Krushna Builders and Developers later on dropped an idea of development of the said property and they have jointly decided to sell the same to any other interested buyer; AND

WHEREAS Shri. Shamrao Ganpat Kalbande and Shri. Bapurao Ganpat Kalbande lateron jointly transferred the aforesaid entire property comprising ALL THAT Piece and parcel of Agricultural Land bearing Kh. No. 30/1/K (Old No. 64) of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 14.64 Hectares, Rental Rs. 84.52 Yearly, held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Jagadamba Realtors Private Limited, by a Sale Deed Dated 27-01-2007, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2608 on even date. The said Sale Deed is signed by M/s. Krushna Builders and Developers in the capacity of Consentor; AND

WHEREAS the aforesaid M/s. Jagdamba Realtors Private Limited, Nagpur lateron transferred a Piece of land having an area of 1.62 Hectares out of the said Kh. No. 30/1/K having a total area of 14.64 Hectares, situate at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to (1) Shri Dilip Bhawarlal Surana and (2) M/s. S.M.S. Infrastructure Limited through its Director Shri Dilip Bhawarlal Surana by a Sale Deed Dated 23-01-2009, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 601 on even date. The said Piece of land is allotted New Khasra No. 30/6/K. As a result therefore the said Shri Dilip Bhawarlal Surana and M/s. S.M.S. Infrastructure Limited have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records vide Ferfar Entry No. 804 dated 27-04-2009; AND



WHEREAS the aforesaid Agricultural land comprising Kh. No. 30/6/K lateron converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights Passed by Sub-Divisional Officer, Nagpur vide Order passed in Case No. 186/LND-18/2015-2016; AND

WHEREAS for various cogent reasons and good causes the Vendors hereinabovenamed has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds in his own interests and for the benefits of his family members; AND; AND

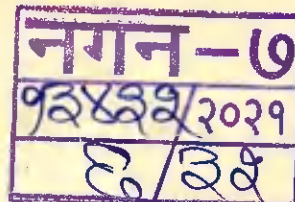
WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors has agreed to sell the aforesaid property to the Purchaser for a total valuable consideration of **Rs. 6,00,00,000/- (Rupees Six Crore)** Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of agreement and in consideration of the sum of **Rs. 8,00,00,000/- (Rupees Six Crore)** Only paid by the Purchaser to the Vendors in the manner appearing here in below the receipt whereof the Vendors acknowledge, the Vendors does hereby grant, convey and assign by way of Sale to the Purchaser ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey / Gut No. 30/6/K, having an area of 1.62 Hectares (i.e. 4.00 Acres), Rental Rs. 1.40 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) 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 ail kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 1,48,50,000.00	(Rupees One Crore Forty Eight Lakh Fifty Thousand) Only paid by the Purchaser to the Vendors by Cheque No. 232657, drawn on IDBI Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,50,00,000.00	(Rupees One Crore Fifty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 232659, drawn on IDBI Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,50,00,000.00	(Rupees One Crore Fifty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 232660, drawn on IDBI Bank, the receipt whereof is hereby acknowledged by the Vendors.

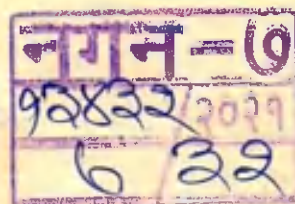


Rs. 1,46,50,000.00	(Rupees One Crore Forty Five Lakh Fifty Thousand) Only paid by the Purchaser to the Vendors by Cheque No. 232661, drawn on IDBI Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,50,000.00	(Rupees One Lakh Fifty Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. Shri. Dilip S/o Bhawarlal Surana), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 4,50,000.00	(Rupees Four Lakh Fifty Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor (i.e. M/s. SMS Infrastructure Limited), towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

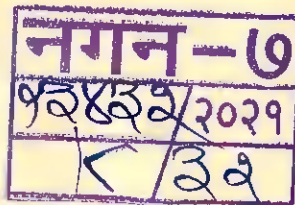
RS. 6,00,00,000.00 (TOTAL RUPEES SIX CRORE ONLY)

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

- i) THAT Vendors do hereby covenant that he has 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.
- ii) THAT the Vendors further assures to the Purchaser that the property hereby sold is the separate and self acquired property belonging to them alone having purchased the same by them exclusively out of his own earnings and savings and none except them has got any manner of right, title or interest whatsoever in respect of the same.
- iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.



- iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.
- v) THAT the Vendors shali at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and his heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.
- vi) THAT the Vendors have today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.
- vii) THAT the Vendors shall support any application made by the Purchaser for mutation of his name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.
- viii) 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 to which this sale is not subject, the Vendors will indemnify the Purchaser.
- ix) 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 is discovered the same shall not annual this sale nor any compensation will be allowed in respect there of to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.
- x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.
- xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deai with the same in his absolute discretion.
- xii) THAT the Vendors covenant with the Purchaser that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant that he does not hoid total agricultural land more than Ceiling Limits and ncr he/it belong to any Tribal Community.
- xiii) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of saie to the Purchaser.



xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) If any time during the term of this Agreement, the performance by either Party of an obligation hereunder shall be excused during any period of Force Majeure and such delay is beyond the reasonable control of a Party (the "Affected Party") and which the Affected Party could not have prevented by the exercise of reasonable skill and care in relation to the development of the Project and which actually prevent, hinder or delay in whole or in part the performance by any party of its obligations under this Agreement. 'Force Majeure' shall include without limitation, (a) acts of God, including earthquake, storm, flood, tempest, fire, lightning, and other natural calamities; (b) civil commotion, war, act of public enemy; (c) riots or terrorists attacks, sabotage, epidemic; (d) strikes; (e) the promulgation of or any amendment in any law or Policy of the Government Authority which prevents the construction and development to proceed as agreed in this Agreement; or (f) any event or circumstance analogous to the foregoing. Financial inability of a Party to perform shall not be a ground for claiming a Force Majeure. The Affected Party shall immediately notify the other Party of the happening of any such event of Force Majeure. The Affected Party shall constantly endeavour to prevent or make good the delay and shall resume the work as soon as practicable after such event of Force Majeure has come to an end or ceased to exist.

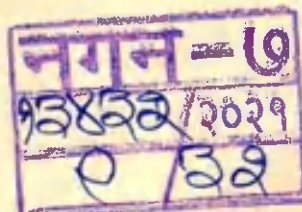
xvi) In any other event, if a Force Majeure cause or causes shall continue for a period of 30 days, the Parties hereto shall mutually discuss the matter and decide one or the other course of action to be taken to protect the interests of each other and also to restrict the commercial losses if happening to each other.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchaser.

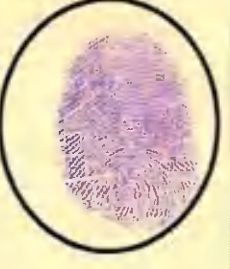
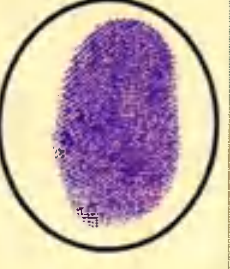
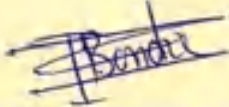
SCHEDULE REFERRED TO ABOVE

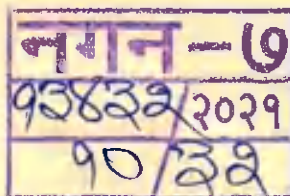
ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey / Gut No. 30/6/K, having an area of 1.62 Hectares (i.e. 4.00 Acres), Rental Rs. 1.40 Yearly, held in Ocoupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, P.S.K. 42, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 30/1/K.
ON THE WEST	-	KHASRA NO. 30/5/K.
ON THE NORTH	-	KHASRA NO. 30/3/K.
ON THE SOUTH	-	KHASRA NO. 30/4/K.

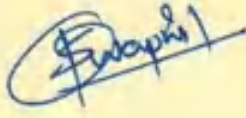


IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR In presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (DILIP BHAWARLAL SURANA)
02			2) FOR M/s. SMS INFRASTRUCTURE LIMITED  (DILIP BHAWARLAL SURANA) Authorised Director <u>VENDORS</u>
03			FOR M/s. MAHALAXMI INFRACON 1)  (ANISH BHAWARILAL CHHAJED)
04			2)  (RAHUL JAGDISH BONDRE) Partners <u>PURCHASER</u>



WITNESSES : The Executants hereto have read the terms and contents of this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			 (Vikas P Zade) WITNESS NO. 1
II			 (Swaphi) Saunderkar WITNESS NO. 2

नगन-७
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११/३३



नगन-७
१३४३२/२०२१
१२/३२



अहवाल दिनांक : 09/12/2021



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संपत्ति करणे व सुविधीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- शंकरपूर (535878)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूपापन क्रमांक व उपविभाग : 30/6/क

भू-धारणा पध्दती : भोगवटादार वर्ग -1		शेताचे स्थानिक नाव :				कुळ, खंड व इतर अधिकार
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख. फे.फा.	
क्षेत्राचे एकक हे.आर.चौ.मी.	211	हे.आर.चौ.मी. 1.62.00	1.62.00	1.40	1 (804)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	2142	विलीय भंडारलाल सुराना			(804)	इतर अधिकार
विरासत 1.62.00		ये एत एत एत इनामदार लाल चौ तर्फे संचालक			(804)	इतर
भागवत		विलीय भंडारलाल सुराना	1.6200	1.40		दि. 27/04/09 खेरी (804)
सुद्धा ला.क. क्षेत्र 1.62.00		-----तानाईक क्षेत्र-----				इतर
ब) पोट-खान क्षेत्र (लागवड अयोग्य)						वा.सह.नाम. (अ) यांचे दि. 11/01/2016 चे आदेशानुसार कुळ नोंद कमी करण्यात आली फे क्र 1513 दि. 15/1/2016 (1513)
वर्ग (अ)						इतर
वर्ग (ब)						वा.उपविभागीय अधिकारी यांचे आदेश क्र रा.वा.क्र.186/सु.ए.चौ.18/2015-16 नुसार पो-वर्ग 1 करण्यात आले (1535)
एकूण पो.ख. 0.00.00						प्रलंबित फ्रेमकार : नाही.
एकूण क्षेत्र (अयोग्य) 1.62.00						शेवटचा फेरफात क्रमांक : 2801 व दिनांक : 09/12/2021
आकारणी 1.40						
पुढी किंवा विशेष						
आयकरणी						
कुल फेरफात क्र. (804 X 894 X 1513 X 1535 X 1615 X 1698 X 2801)						सिमा आणि भूपापन किंते :

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संपत्ति करणे व सुविधीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शंकरपूर (535878)

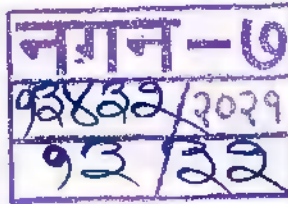
तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूपापन क्रमांक व उपविभाग : 30/6/क

पिकांसाठी लागवडीसोपली													लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकांसाठी क्षेत्र						निषेधित पिकांसाठी क्षेत्र									
घटक पिके व प्रत्येकासाठी क्षेत्र															
वर्ष	हंगाम	खाता क्रमांक				पिकाचे गाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	४	५	६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	संपूर्ण वर्ष											चालू खंड	1.6200		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

तलाठी साह्या क्र. ११७०५४
नह नागपूर (ग्रामीण)"वा.प्रमाणित प्रतीसाठी की खणून १५/- रुपये मिळाले."
दिनांक :- 09/12/2021
सांकेतिक क्रमांक :- 2709000901085200001220211158(नमूने :- १. दिपक वासुदेवराव गारे)
तलाठी साह्या :- वेडा छोटेंडता :- नागपूर (ग्रामीण) जि :- नागपूर

https://mahaferfar1.enlightcloud.com/DDM/PgHtml712

09-12-2021

नगन-७
१९४३२/२०२१
१४/३२



ECR-8

Certified True Copy of the Resolution passed at the 344th Meeting of the Executive Committee of the Board of SMS Limited held on Monday 13th December 2021 at 01:30 P.M. at its Registered Office, IT Park, 20 S.T.P.I. Gayatri Nagar, Parsodi, Nagpur- 440022:

Authorising Mr Dilip Surana, Director for executing Sale of land situated at Shankarpur Village Nagpur (Rural):

“RESOLVED THAT approval be and is hereby accorded for Sale of 1.62 Acre land situated in Shankarpur Village, Agricultural lands bearing Kh. Nos. 64 and 70 (Old Kh. No. 30) admeasuring 19.76 Hectors and Kh. No. 72 admeasuring 0.58 Hectors of Mouza Khasra/Survey/Gut No. 30/6/K, situated within the limits of Grampanchayat – Shankarpur (Bodkhi) P.S.K. No.42 in Tahsil – Nagpur (Rural) and District – Nagpur, was purchased vide sale deeds bearing document No. 601/2009 dated 23/01/2009 and originally belonged to Mr Murlidhar Swami Deosthan Panch Committee, an Unregistered Trust of Mouza - BUTIBORI, under ownership rights since the year 1894 and was purchased jointly in the name of Mr Dilip Surana, Whole Time Director of the Company and in the name of the Company itself (SMS Limited).

RESOLVED FURTHER THAT Mr Dilip Snraua, Director of the company be and hereby authorized to enter into agreement to sell and to sign sale deed and all related documents for the aforesaid purpose for and on behalf of company and on his behalf in favour of intended purchaser.

RESOLVED FURTHER THAT all the terms and conditions as mentioned in the draft Agreement to Sell placed before the meeting be and is hereby approved and that Mr Dilip Snrana, Director be and is hereby authorized to complete required formalities in connection with the Sale of the above mentioned Land and to execute and sign all forms, applications, agreements, deeds, documents, etc thereof and to do all such acts, deeds and things that may be necessary and incidental for giving effect to the above mentioned resolution.”

The Specimen signature of Shri Dilip Surana is as under:-



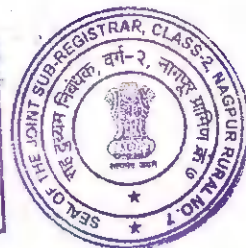
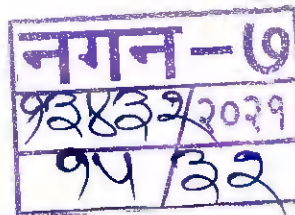
Dilip Surana

**// Certified True Copy//
For SMS Limited**



**Smita Agarkar,
Company Secretary
Mem. No.: 8643**

Add: Plot No. 51, Old Nandawan Layout, opp. Suman Smruti, Hanuman Nagar, Nagpur-440009



नगन-७
१३४३२/२०२१
१६/३२





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Mumbai
Everest , 100 , Marine Drive Mumbai - 400002, Maharashtra, INDIA

**Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]**

Corporate Identification Number (CIN): U45201MH1997PLC107906

I hereby certify that the name of the company has been changed from SMS INFRASTRUCTURE LIMITED to SMS Limited with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name SHAKTIKUMAR M. SANCHETI LIMITED

Given under my hand at Mumbai this Eleventh day of January Two Thousand Sixteen.

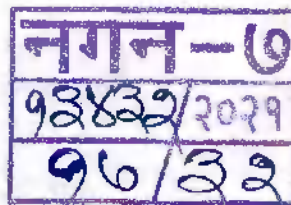
Signature valid


Date: 11/01/2016
10:11:41 AM

RAJENDER SINGH MEENA
Deputy Registrar of Companies
Registrar of Companies
Mumbai

Mailing Address as per record available in Registrar of Companies office:

SMS Limited
IT Park, 20 S.T.P.I., Gayatri Nagar Parsodi,
Nagpur - 440022
Maharashtra, INDIA



नगन-७
१३४३२/२०२१
१८/३२



स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा.क्रमांक :- नर/भान/नामप्रविप्रा/१२२५१

दिनांक : ०६/१२/२०२१.

प्रति,

मे. एस. एम. एस. इन्फ्रास्ट्रक्चर

३०१, मंगला अपार्टमेंट, प्लॉट नं. ४०, खरे टाऊन, धरमपेठ,

शंकर नगर, नागपूर-४४००१०.

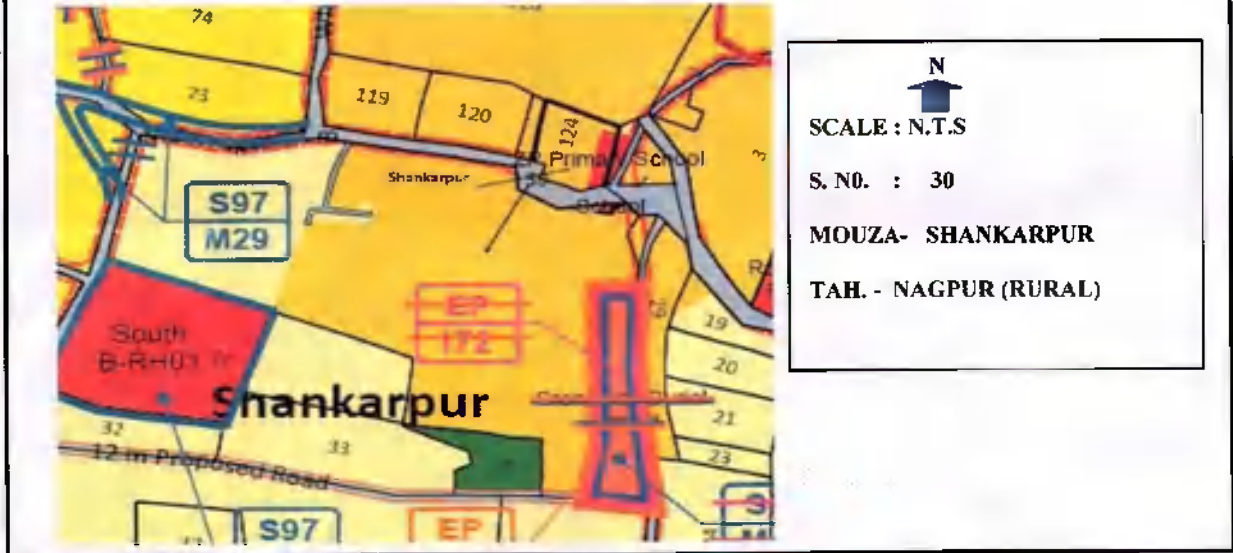
विषय :- मौजा शंकरपूर, खसरा क्र. ३०/६/क, तह. नागपूर (ग्रामिण), जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक ०३/१२/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- South B Sector.

झोन :- "निवासी, विद्यमान रस्ते, As per SM-525 24.00 M. And 18.00 M. wide DP Road Realigoment as per K-Prat. Apply savings to snrvey parcel no. 30/2, 24.00 M. Road Widening, 18.00 M. Road Widening, 12.00 M. Wide Proposed Road, As per EP- 172 the Public Utility Zone and Text Cremation/Burial Ground is Deleted and area so released included in adjoining Residential Zone, अल्पशः Public/Semi Public, लगत रस्ता"

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

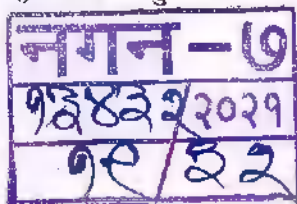
२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.

४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला बरील नमूद जावक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यांपर्यंत ग्राह्य धरल्या जाईल.

६) अर्जदाराने चुकीची माहिती पुरविल्यास किंवा झाल्यास सदर दाखला रद्द समजण्यात येईल.



Shitgaikhan
नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण



वर्ष: 2021-22		गाव नमुना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी -- जमाबंदी पत्रक)					11/11/2021		
जिल्हा: नागपूर		तालुका: नागपूर (ग्रामीण)					जिल्हा: नागपूर		
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी		एकूण		
		लागवडी योग्य पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर			
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)		जि.प.	ग्रा. प.		
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक मे. एस. एम. एस. इन्फ्रास्ट्रक्चर ,									
211									
व्यक्तिगत	30/6/क	1.62.00	0.0000	1.62.00	1.4	0	0	0	1.4
खातेदार									
एकूण		1.62.00	0.0000	1.62.00	1.4	0	0	0	1.4

"या प्रमाणित प्रतीसाठी की म्हणजे १५/- रुपये मिळाले."
दिनांक :- 11/11/2021
सांकेतिक क्रमांक :- 270900090108570000112021205



(नाव :- विकास रामेश्वर सावरकर)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :- नागपूर

ग्राम अधिकारी
त.सा.क्र. ४२



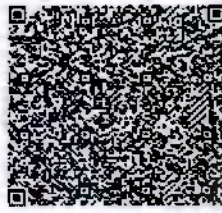
11/11/2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABPFM2930H



नाम / Name
MAHALAXMI INFRACON

14/12/2020

निगमन / गठन की तारीख
Date of Incorporation / Formation
27/10/2020

भारत सरकार
GOVERNMENT OF INDIA

अनिश भावरीलालजी छाजेड
Anish Bhawarilalji Chhajed
जन्म तारीख / DOB: 25/01/1966
पुल्लिंगी / MALE

2035 9697 9517

भारत सरकार
GOVERNMENT OF INDIA

राहुल जगदीश बोंदे
Rahul Jagdish Bondre
जन्म तारीख / DOB: 05/11/1982
पुरुष / MALE

7077 3261 1826

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
फ्लैट नं. ३०३, मंगलम अपार्टमेंट,
लॉन मागे, खरे टाउन,
मपेट, नागपुर, महाराष्ट्र,
४००१०

Address:
Flat No. 303, Manglam
Apartment, Behind wazalwar
Lawn, Khare Town,
Dharampeth, NAGPUR,
Nagpur, Maharashtra, 440010

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
प्लॉट नं १७, खामला रोड, सोनेगाव
ठलाव जवळ, पैराडाईज सोसायटी, न्यू
सोनेगाव, नागपुर, महाराष्ट्र,
महाराष्ट्र - ४४००२५

Address:
Plot No 17, Khamla Road, Near
Sonegaon Lake, Paradise Soc,
New Sonegaon, nagpur, Nagpur,
Maharashtra - 440025

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bangalore-560 001

नगन-७
१३४३२०२१
२२/३२



आयकर विभाग

INCOME TAX DEPARTMENT

SMS LIMITED



भारत सरकार

GOVT. OF INDIA

08/05/1997

Permanent Account Number

AACCS9854P

26022016

आई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABJPS0683D

नाम / NAME
DILIP BHAWARLAL SURANA

पिता का नाम / FATHER'S NAME
BHAWARLAL MISHRILAL SURANA

जन्म तिथि / DATE OF BIRTH
24-05-1965

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

भारत सरकार
GOVERNMENT OF INDIA

दिलीप भवरलाल सुराना
Dilip Bhawarlal Surana

जन्म तिथि / DOB : 24/05/1965

पुरुष / MALE

4334 3947 0292

आधार - आम आदमी का अधिकार

नगन-७
१३४३२/२०२१
२३/३२



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: भवरलाल सुराना
301-मंगलम अपार्टमेंट, प्लॉट नं 40
खरे टाउन, धरमपेट, शंकर नगर,
शंकर नगर, नागपुर, नागपुर,
महाराष्ट्र, 440010

Address:
S/O: Bhawarlal Surana,
301-Mangalam Apartment, Plot
No 40 Khare Town,
Dharampeth, Shankar Nagar,
Shankar Nagar, Nagpur,
Nagpur, Maharashtra, 440010

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



महाराष्ट्र शासन

गद्य नमना सात
अधिकार अशिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नवदण्ड्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.१.६ आणि ३.१.७

गाव :- कोटेवाडी त.सा.क.72 तालुका :- हिंगण्णा जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 1314 व दिनांक : 28/12/2020
भूमापन क्रमांक व उपविभाग : 115

भुमापन क्रमांक व उपविभाग		भू-धारणा पध्दती		भोगवटादाराचे नाव	
115		भोगवटादार वर्ग 3			
शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो.ख.	फ.फा
क्षेत्र एकूण ६.०० रोजी		1. अजय नहराव रोड		1	(1314)
जिरायत 3.16.00		2. राहु जगदीश बंदरे			(1314)
बागायत -		मे. महालक्ष्मी इन्फ्राकॉन्स लॉ			(1314)
तरी -		अनिश भवरीवास छाजेड			
वरकस -		----- सामाईक क्षेत्र -----	3.16.00	11.11	
इतर -					
एकूण क्षेत्र 3.16.00					
पोट-खराब (लागवडीस अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकूण पो.ख. 0.00.00					
आकारणी 11.11					
जुडी किंवा विशेष					
आकारणी					
जने फेरफार क्र. (92), (137), (253), (256), (303), (313), (314), (699)					

93832/2029
28/12



मादः नमुना द्वारा
पिकांची नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवह्या (नियार करणे व सुस्थितीत ठेवणे) नियम, १९६२

गाव :- कोतेवाड त.सा.क.७२ तालुका - हिंगण्जा जिल्हा - नागपूर शेवटचा फेरफार क्रमांक : 1314 व दिनांक : 28-12-2020

भूमापन क्रमांक व उपविभाग : 115	प्रास्ताविकीय मती उपलब्ध	जल
--------------------------------	--------------------------	----

भूमापन क्रमांक व उपविभाग : 115														
पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधने	शेरा	
मिश्र पिकाखालील क्षेत्र								निर्भर पिकाखालील क्षेत्र						
घटक पिके व प्रत्येकाखालील क्षेत्र														
वर्ष	हंगाम	मिश्रगाथा संकत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर चौ.मी.	ह.आर चौ.मी.		ह.आर चौ.मी.	ह.आर चौ.मी.		ह.आर चौ.मी.	ह.आर चौ.मी.		ह.आर चौ.मी.		
2018-19	खरीप				कापूस		28200	तुर		0.3000	घराई करीत	0.0400		

ग्राम अधिकारी. १४/१५
त.सा.क्र. ७२ २०/१२/२०२०
जि. नागपुर

"या प्रमाणित प्रतीक्षाओं की म्हणून १५-१७-१९७१" मिळाले."

दिनांक :- 30/12/2020

दिनांक :- 30/12/2020
सांकेतिक क्रमांक :- 2709001101104500001220201126

(नाव तह प्रशास अयचित्ताव चिमोटे)

तलाठी साझा :- कोलेवाडा त. सा. क. १२२४ :- दिगणा, जि. नागपूर

नगन-७
१३४३२/२०२१
२५/१२



]



भारत सरकार

Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No 1104/10208/62260

To,

स्वप्निल पद्माकर साउंदरकर

Swapnil Padmakar Saundarkar

S/O: Padmakar Saundarkar

HOUSE NO 1572

PANDHARABODI, RAM NAGAR

Saundarkar Nagar

Saundarkar Nagar, Nagpur

Maharashtra 440010

8390702097

Ref: 454/25J/276921/277063/P



SH444034644FT



आपला आधार क्रमांक / Your Aadhaar No

5843 0337 3520

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



स्वप्निल पद्माकर साउंदरकर

Swapnil Padmakar Saundarkar

आई : सुनीता पद्माकर साउंदरकर

Mother: Sunita Padmakar

Saundarkar

जन्म तारीख / DOB: 17/07/1992

पुरुष / Male

5843 0337 3520

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA
विकास प्रभाकर झाडे
Vikas Prabhakar Zade



जन्म वर्ष / Year of Birth: 1990

पुरुष / Male

8389 5751 4586



आधार - सामान्य माणसाचा अधिकार

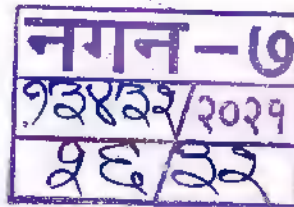


भारतीय नसिदिल्ले ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : २४, जी एम मोटर्स समोर, नागपूर रोड, वर्धा, महाराष्ट्र, ४४२००१

Address: 24, opp. g m motors, nagpur road, Wardha, Maharashtra, 442001

Aadhaar - Samanya Maansacha Adhikaar

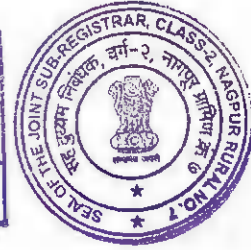
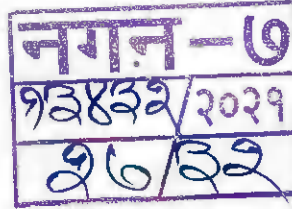


मूल्यांकनाचे वर्ष : 2021
 जिल्हा : नागपूर
 तालुका : नागपूर (ग्रामीण)
 गावाचे नाव : मौजा : शंकरपूर 63
 क्षेत्राचे नांव : Influence Area
 मूल्य विभाग/उपमूल्य विभाग : 11/11.4
 सर्वे नंबर/ गट नंबर : 30

मिळकतीचा प्रकार : खुली
 मिळकतीचे क्षेत्र : 16200 चौ. मीटर Bulk Land
 वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर : Rs.4750 /-
 Zone Change Primary Notification: No
 जमीन बिनशेती झाली नाही:जमिनीचा दर: Rs.4750 /-
 वापरायचा दाखला :रहिवास
 प्रथम विक्री

Applicable Rules : ,16 ब

- 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =4750/-
 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 4750
 =2375000/-
- 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =4275/-
 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 4275
 =6412500/-
- 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =3800 /-
 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 3800
 =7600000/-
- 6000चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =2850/-
 6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 2850
 =17100000/-
- 6200चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 50 % मूल्य दर =2375 /-
 6200चौ. मीटर क्षेत्रासाठी मूल्य = 6200 * 2375
 =14725000/-



जमीनीचे एकत्रित अंतिम मूल्य =मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य
 =2375000 + 6412500 + 7600000 + 17100000 + 14725000
 = Rs.48212500/-
 = ₹ चार करोड ब्याऐशी लाख बारा हजार पाच शे /-



CHALLAN
MTR Form Number-6



GRN	MH010184792202122M	BARCODE			Date	15/12/2021-17:06:36		Form ID	25.1					
Department Inspector General Of Registration					Payer Details									
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)									
					PAN No.(If Applicable)									
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		MS MAHALAXMI INFRACON THROUGH ANISH BHAWARILAL CHHAJED AND OTHER							
Location NAGPUR														
Year 2021-2022 One Time					Flat/Block No.		KH NO 30/6/K							
Account Head Details				Amount In Rs.	Premises/Building									
0030046401 Stamp Duty				3600000.00	Road/Street		MOUZA SHANKARPUR							
0030063301 Registration Fee				30000.00	Area/Locality		NAGPUR							
					Town/City/District									
					PIN			4	4	0	0	1	0	
					Remarks (If Any)									
					SecondPartyName=DILIP BHANWARLAL SURANA AND OTHER~									
					Amount In		Thirty Six Lakh Thirty Thousand Rupees Only							
				36,30,000.00	Words									
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN		Ref. No.		69103332021121710887			705009381		
Cheque/DD No.					Bank Date		RBI Date		17/12/2021-11:57:04			Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK							
Name of Branch					Scroll No. , Date		Not Verified with Scroll							

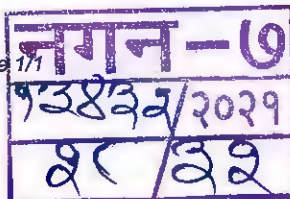
Department ID : Mobile No. : 9850540601
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-270-13432	0004910974202122	17/12/2021-15:34:13	IGR389	30000.00
2	(iS)-270-13432	0004910974202122	17/12/2021-15:34:13	IGR389	3600000.00
Total Defacement Amount				36,30,000.00	

Page 1/1

Print Date: 17-12-2021 03:42:20





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

Receipt of Document Handling Charges

PRN 1712202108818

Receipt Date 17/12/2021

Received from MAHALAXMI, Mobile number 7385182509, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 13432 dated 17/12/2021 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 640

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 17/12/2021

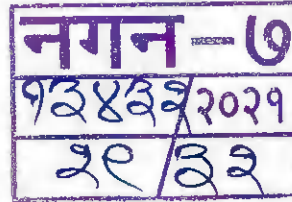
Bank CIN 10004152021121707642

REF No. 202135182428052

Deface No 1712202108818D

Deface Date 17/12/2021

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



270/13432

शुक्रवार, 17 डिसेंबर 2021 3:34 म.नं.

दस्त गोपवारा भाग-1

नगन7

30/32

दस्त क्रमांक: 13432/2021

दस्त क्रमांक: नगन7 /13432/2021

बाजार मूल्य: रु. 4,82,12,500/-

मोबदला: रु. 6,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.36,00,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयान

अ. क्र. 13432 वर दि.17-12-2021

रोजी 3:33 म.नं. वा. हजर केला.

पावती:15158

पावती दिनांक: 17/12/2021

सादरकरणाराचे नाव: मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार (1)
अतिश भवरीलाल छाजेड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकुण: 30640.00

सह दुय्यम निबंधक वर्ग-2
NGP7
नागपूर ग्रामिण क्रं. ७सह दुय्यम निबंधक वर्ग-2
नागपूर ग्रामिण क्रं. ७

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत 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 दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 17 / 12 / 2021 03 : 33 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17 / 12 / 2021 03 : 34 : 09 PM ची वेळ: (फी)





17/12/2021 3 40:53 PM

दस्त गोषवारा भाग-2

नगन 7

39132

दस्त क्रमांक:13432/2021

दस्त क्रमांक :नगन7/13432/2021

दस्ताचा प्रकार :-विक्रीपत्र

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिलीप भंवरलाल सुराना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आधार नं. 4334 3947 0292, रोड नं: रा. 301, मंगलम अपार्टमेंट, खरे टाउन, धरमपेठ, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:ABJPS0683D	लिहून देणार वय :-56 स्वाक्षरी:-		
2	नाव:मे.एस.एम.एस.इन्फ्रास्ट्रक्चर लि.मी.तर्फे संचालक दिलीप भंवरलाल सुराना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आधार नं. 4334 3947 0292, रोड नं: रा. 301, मंगलम अपार्टमेंट, खरे टाउन, धरमपेठ, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:ABJPS0683D	लिहून देणार वय :-56 स्वाक्षरी:-		
3	नाव:मे. महालक्ष्मी इन्फ्राकॉन तर्फे अधिकृत भागीदार (1) अनिश भदरीलाल छाजेड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आधार नं. 2035 9697 9517, रोड नं: रा. 303, मंगलम अपार्टमेंट, खरे टाउन, धरमपेठ, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:ABGPC2625Q	लिहून घेणार वय :-55 स्वाक्षरी:-		
4	नाव:मे. महालक्ष्मी इन्फ्राकॉन तर्फे अधिकृत भागीदार (2) राहुल जगदीश बोंदरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आधार नं. 7077 3261 1828, रोड नं: रा. प्लॉट नं. 17, पैराडाइस सोसाइटी, न्यू सोनेगांव, खामला रोड, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर:AQUPB7238B	लिहून घेणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:17 / 12 / 2021 03 : 39 : 46 PM

सह दुय्यम निवेद्यक वर्ग-२
नागपूर ग्रामिण क्रं. ७

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:स्वप्नील पदमाकर मोंदरकर -- वय:29 पत्ता:रा. हाऊस नं. 1872, पांढराबोडी, रामनगर, शंकर नगर, नागपूर पिन कोड:440010		
2	नाव:विकास प्रभाकरराव माडे -- वय:31 पत्ता:रा. 24, जी.एम.मोटर्स समोर, नागपूर रोड, वर्धा पिन कोड:442001		

शिक्षा क्र.4 ची वेळ:17 / 12 / 2021 03 : 40 : 46 PM

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3		DHC		1712202108818	640	RF	1712202108818D	17/12/2021

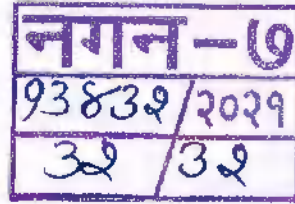
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