पावती

पावती क्र. 12471 दिनांक 02/09/2021

[illegible]
दस्तऐवज अनुक्रमांक: सह7-11247-2021
दस्तऐवजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: [illegible] नमूनेदाखल नोंदणी करण्याचे असेल तर: [illegible]

मुद्रांक फी	= 30000.00
इतर कारणासाठी फी	= 1000.00
पृष्ठांची संख्या: 80	
एकूण	₹ 31000.00

[illegible]
4:12 PM ला सादर केला.

सह दुय्यम निबंधक अंधेरी
सहदुय्यम निबंधक क्र. ४

DELIVERED

बाजार मूल्य = 25500000/-
मोबदला = 18054000/-
भरलेले मुद्रांक शुल्क = 1530000/-

1) देयकाचा प्रकार: DHC रक्कम = 1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 00202104062 दिनांक 02/09/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम = 30000/-
बँक चलन क्रमांक: MH006761445202122M दिनांक 02/09/2021
बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6

GRN	[illegible]	BARCODE	[illegible]	Date	01/09/2021-11:43:58	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	NSP2_JT NAGPUR NO 1 SUB REGISTRAR	Full Name	MAHALAXMI INFRACON THROUGH ANISH D DHAVED AND OTHER
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	Kh No 62/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046411 Stamp Duty	1500000.00	Road/Street	MOUZA DONGARGAON
0030083311 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 9
		Remarks (If Any)	
		SecondParty Name=VINOD KISHORRAO JAIN	
Total	1530000.00	Amount In Words	Fifteen Lakh Sixty Three Thousand Six Hundred Rupee Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00100338047[illegible]12403	[illegible]610
Cheque/DD No.		Bank Date	RBI Date	01/09/2021-15:[illegible]	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. 8070970007

Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
[illegible]

नमुना - ७
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Page 1/1

Print Date 01-09-2021 08:21:58



SALE DEED FOR RS. 1,80,54,000.00 ONLY

(RUPEES ONE CRORE EIGHTY LAKH FIFTY FOUR THOUSAND ONLY)

READY RECKONER VALUE RS. 2,55,60,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 02 nd day of SEPTEMBER 2021 BETWEEN :-

SHRI. VINOD S/o. LATE SHRI. KISHORCHAND JAIN, Aged 73 Years, Occupation :- Agriculturist, PAN ADGPJ6320C & AADHAR UID 6079 0924 2314, Resident of 255/256, Dixit Nagar, Nari Road, Nagpur-440024 Tehsil and District :- NAGPUR, hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR**, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART.**

AND

नगर - 19
9128/2021
S NO.

M/s. **MAHALAXMI INFRACON**, A Registered Partnership Firm, (PAN ABFFM2930H) having its Registered Office at N-103 Laxmi Vihar Apartments, behind Howl Airport Centre Point Wardha Road, Nagpur – 440 015 and acting through its Partners **(I) SHRI. ANISH S/o BHAWARILAL CHHAJED**, Aged about 35 Years, Occupation – Business and Agriculturist, AADHAR UID 2035 9697 9517 Resident of Flat No. 303, Mangalam Apartments, Kalmi Tonh, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, (Cell No **9370970007**) AND **(II) SHRI. RAHUL S/o JAGDISH BONDRE**, Aged about 39 Years, Occupation – Business, AADHAR UID 7077 5261 1526 Resident of Plot No. 17, Paradise Society, New Shreegaon, Khamla Road, Nagpur – 440 025, Tahsil and District – NAGPUR, (Cell No. **9850540001**) hereinafter both jointly 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.**

AND

(1) MRS. SARITA W/o VINOD JAIN, Aged about 59 Years, Occupation – Housewife, PAN AHBPJ5143K & AADHAR UID 9767 1442 2802, Resident of Capital Heights, T1, Flat No. 1004, Jaitarodi, Near Medical Square, Ajni, Nagpur-440003, Tahsil and District – NAGPUR, **(2) MRS. NUPUR VINOD JAIN W/o PRANSHU JAIN**, Aged about 42 Years, Occupation – Housewife, PAN AIRPJ1938R & AADHAR UID 9343 5539 5533, Resident of C-912, Castle Block, Brigade Millennium, J.P. Nagar, 1st Phase, Bangalore South, Bangalore, Karnataka-560078, AND **(3) MRS. NIDHI GUPTA W/o VISHAL GUPTA**, Aged about 47 Years, Occupation – Housewife, PAN AKPPG5167P & AADHAR UID 7172 0255 8010, Resident of C-23, Behind Gas Agency, Vigyan Puri, Mahanagar Extension, Mahanagar, Lucknow, Uttarpradesh – 226006, the aforesaid Nos. 2 acting through her duly Constituted Attorney **SHRI. VINOD S/o LATE SHRI. KISHORCHAND JAIN**, Aged 73 Years, Occupation – Agriculturist, PAN ACGPJ6339C & AADHAR UID 6078 0924 2314, Resident of 258/266, Gaut Nagar, Nari Road, Nagpur-440024 Tahsil and District – NAGPUR, hereinafter all jointly called the CONSENTORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said CONSENTORS, as well as their respective heirs, legal representatives, administrators, executors, successors and assigns of the THIRD PART.

WHEREAS, the Vendor 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. 50/1 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.89 Hectares, Rental Rs. 0.55 Yearly, held in Occupancy Class -I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village –

Contd

Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described schedule hereunder written, AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra / Survey / Gut Nos. 50/1 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.89 Hectares, Rental Rs. 0.90 and Khasra / Survey / Gut Nos. 49 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.55 Hectares, Rental Rs. 1.00 Yearly, both held in Occupancy Class -I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Padmesh Devdatta Gupta and Shri. Mukesh Devdatta Gupta, being their separate property, AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra / Survey / Gut Nos. 50/2 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares, Rental Rs. 0.77 and Khasra / Survey / Gut Nos. 49 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.40 Hectares, Rental Rs. 1.00 Yearly, both held in Occupancy Class -I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Arun Nittig Industries, Nagpur, being its separate property, AND

WHEREAS the aforesaid Shri. Padmesh Devdatta Gupta and Shri. Mukesh Devdatta Gupta vide of their turn transferred the aforesaid property comprising Khasra / Survey / Gut Nos. 50/1 having an area of 0.89 Hectares and Khasra / Survey / Gut Nos. 49 having an area of 0.55 Hectares by way of Sale to Smt. Kunda Balkrishna Paranjpe and Shri. Kishorpant Dwarkapresad Jain jointly, by a Sale Deed Dated 16-07-1998, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2168 on Pages 27 to 28 at Sr. No. 5782(P) on even date, AND

WHEREAS the aforesaid Arun Nittig Industries, Nagpur Taluka in its turn transferred the aforesaid property comprising Khasra / Survey / Gut Nos. 50/1 having an area of 0.89 Hectares and Khasra / Survey / Gut Nos. 49 having an area of 0.40 Hectares by way of Sale to Smt. Kunda Balkrishna Paranjpe and Shri. Kishorpant Dwarkapresad Jain jointly, by a Sale Deed Dated 29-07-1998 which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2179 on Pages 184 to 186 at Sr. No. 6181(P) on even date, AND

WHEREAS the aforesaid Shri. Kishorpant Dwarkapresad Jain left for heavenly abode on 11-03-2005 leaving behind him, his only son Shri. Vinod Kishorchand Jain, the

Vendor named hereinabove, as the only legal heir, who inherited his 50 % share and interest in the said entire properties i.e Khasra / Survey / Gut Nos 50/1, 50/2 and 49 by way of intestate succession AND :

WHEREAS the aforesaid Smt. Kunda Balkrishna Parande and Shri. Vinod Kishorchand Jain executed a Partition Deed and in terms of which the aforesaid properties comprising Khasra / Survey / Gut Nos. 50/1 having an area of 0.89 Hectares came to the share of Shri. Vinod Kishorchand Jain, the Vendor named hereinabove and Khasra / Survey / Gut Nos. 50/2 having an area of 0.81 Hectares came to the share of Smt. Kunda Balkrishna Parande. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property comprising Khasra / Survey / Gut Nos. 50/1 with heritable and transferable rights thereof and same is accordingly recorded in the Revenue Records vide Ferfar Entry Nos. 2512 Dated 04-01-2016, AND

WHEREAS the aforesaid Agricultural land comprising Khasra / Survey / Gut No. 50/1 lateron converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights; AND

WHEREAS for family of reasons and other good causes, the Vendor has now decided to sell the aforesaid property comprising Khasra / Survey / Gut No. 50/1 of Mouza – Dongargaon to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefits of his family members; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell their aforesaid entire property to the Purchaser for a total valuable consideration of **Rs. 1,80,54,000/- (Rupees One Crore Eighty Lakh Fifty Four Thousand)** Only upon the following terms and conditions

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 1,80,54,000/- (Rupees One Crore Eighty Lakh Fifty Four Thousand)** Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the full and absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey / Gut No. 50/1 of MOUZA – DONGARGAON, P.B.K. 73, having an area of 0.89 Hectares, Rental Rs. 0.88 Yearly, held in Occupancy Class -1 Rights including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon 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, Grampanchayat Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs. 1,00,000=00	(Rupees One Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 208621 dated 16-02-2021 Drawn on IDBI Bank, Branch Nagpur the receipt whereof is hereby acknowledged by the Vendor
Rs. 50,000=00	(Rupees Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 208624 dated 16-02-2021 Drawn on IDBI Bank Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 2,50,000=00	(Rupees Two Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 214304 dated 24-03-2021 Drawn on IDBI Bank Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 1,20,000=00	(Rupees One Lakh Twenty Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 214305 dated 24-03-2021 Drawn on IDBI Bank Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 48,96,200=00	(Rupees Forty Eight Lakh Ninety Six Thousand Two Hundred) Only paid by the Purchaser to the Vendor by Cheque No. - 222512 dated 02-09-2021 Drawn on IDBI Bank Branch Nagpur the receipt whereof is hereby acknowledged by the Vendor.
Rs. 54,16,200=00	(Rupees Fifty Four Lakh Sixteen Thousand Two Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 222513 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 72,21,600=00	(Rupees Seventy Two Lakh Twenty One Thousand Six Hundred) Only paid by the Purchaser to the Vendor by Cheque No. - 222514 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 1,80,54,000=00	**(TOTAL RUPEES ONE CRORE EIGHTY LAKH FIFTY FOUR THOUSAND ONLY)**

(2) **THAT THE VENDOR do hereby covenants with the PURCHASER as follows :-**

i) THAT Vendor do hereby covenant that he has good valid and marketable title to the property hereby sold and he has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

ii) THAT the Vendor further assures the Purchaser that the property hereby sold is the separate property belonging to him alone and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

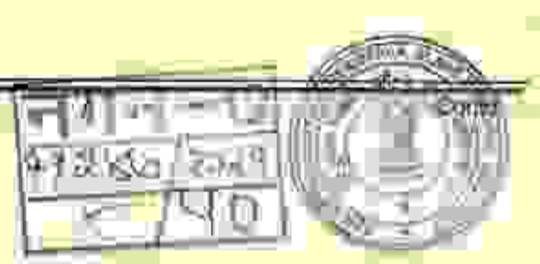
iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for him and without any lawful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

iv) THAT the Vendor has paid upto this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same to the Purchaser or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchaser.

v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and to 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 for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition without any reservations and limitation and the Purchaser has taken over the possession of the same from the Vendors.

vii) THAT the Vendor shall support any application made by the Purchaser for mutation of 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 Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor 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 exclusive, 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 purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendor covenants with the Purchaser that the property hereby sold is not under any acquisition / requisitions or any scheme of Government, nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenants that he do not hold total agricultural land more than Ceiling Limits and nor he belongs to any Tribal Community.

xiii) THAT the Vendor has 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 sale to the Purchaser absolutely forever with heritable and transferable rights therein.

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

xv) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

xvi) THAT the Consentors hereinabove named accords their consent to the instant transaction of sale and declare that the Vendor is competent enough to sell the aforesaid property to the Purchaser. The Consentors hereby confirms the title of the Purchaser to the property hereby sold to it as perfectly good, valid and marketable.

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(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 REFENRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey / Gut No. 50/1 of MOUZA – DONGARGAON, P.S.K. 72 having an area of 0.65 Hectares. Rental Rs. 0.65 Yearly, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA/SURVEY NO. 50/2.
ON THE WEST	-	WAGDHARA SHIV PANDHAN.
ON THE NORTH	-	ROAD.
ON THE SOUTH	-	SHIV PANDHAN ROAD.

IN WITNESS WHEREOF the VENDOR, the PURCHASER and the CONSENTORS 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			(VINOD KISHORCHAND JAIN) VENDOR

Certified

02  

FOR M/s. MAHALAXMI INFRACON

1) (ANISH BHAWARILAL CHHAJED)

03  

2) (RAHUL JAGDISH BONDRE)

Partners

PURCHASER

04  

1) (MRS. SARITA VINOD JAIN)

08  

2) (VINOD KISHORCHAND JAIN)

As a duly Constituted Attorney for the Consentor Nos. 2 named hereinabove

05  

3) (MRS. NIDHI VISHAL GUPTA)

CONSENTORS

WITNESSES :-

1  

(Vivas P. Zade)

WITNESS NO. 1







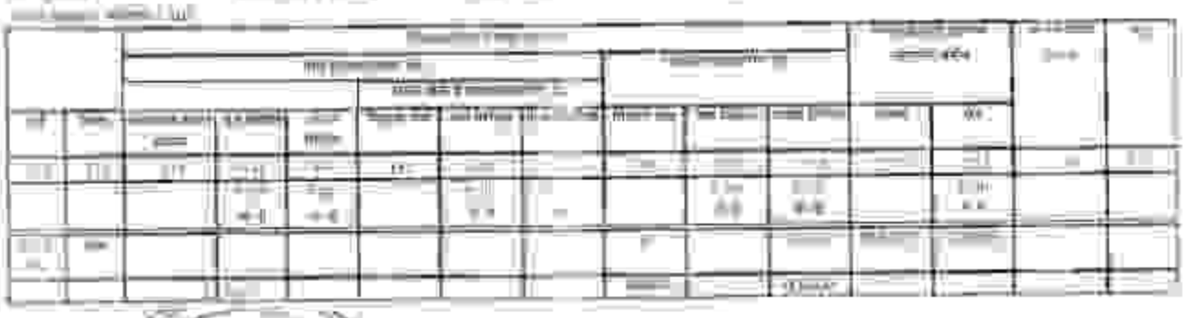
(Prakash Pandey)

WITNESS NO. 2

















सन:2020-21 गाव : ग.अठि-अ (कोदवही (कृषिक)) फेरफार

धारण जमिनी (कोदवही (कृषिक))

(आसामीवार खाते भी – जमाबंदी पत्रक)

तालुका: [illegible] तालुका (पाली) जिल्हा: रायगड

मूळ खाते नंबर (पोट हिस्सा नंबर)	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र				खंडीसाठी			एकूण
		जाणवडी सोसा. ओटसराव क्षेत्र		एकूण क्षेत्र	आकारणी किंवा जुडी	तुकडा जमिनीवरील नुकसान	स्थानिक उपकर		
		हे.आर.चौ.मी.	हे.आर.चौ.मी.	हे.आर.चौ.मी.			जि.प.	पं.स.	
(1)	(2)	(3a)	(3b)	(3c)	(4)	(5a)	(6a)	(6b)	(7)
खाते क्रमांक 188 [illegible]									
		0-39-00	0-0000	0-39-00					
	एकूण	0-39-00	0-0000	0-39-00	0.85	0	0	0	0.85

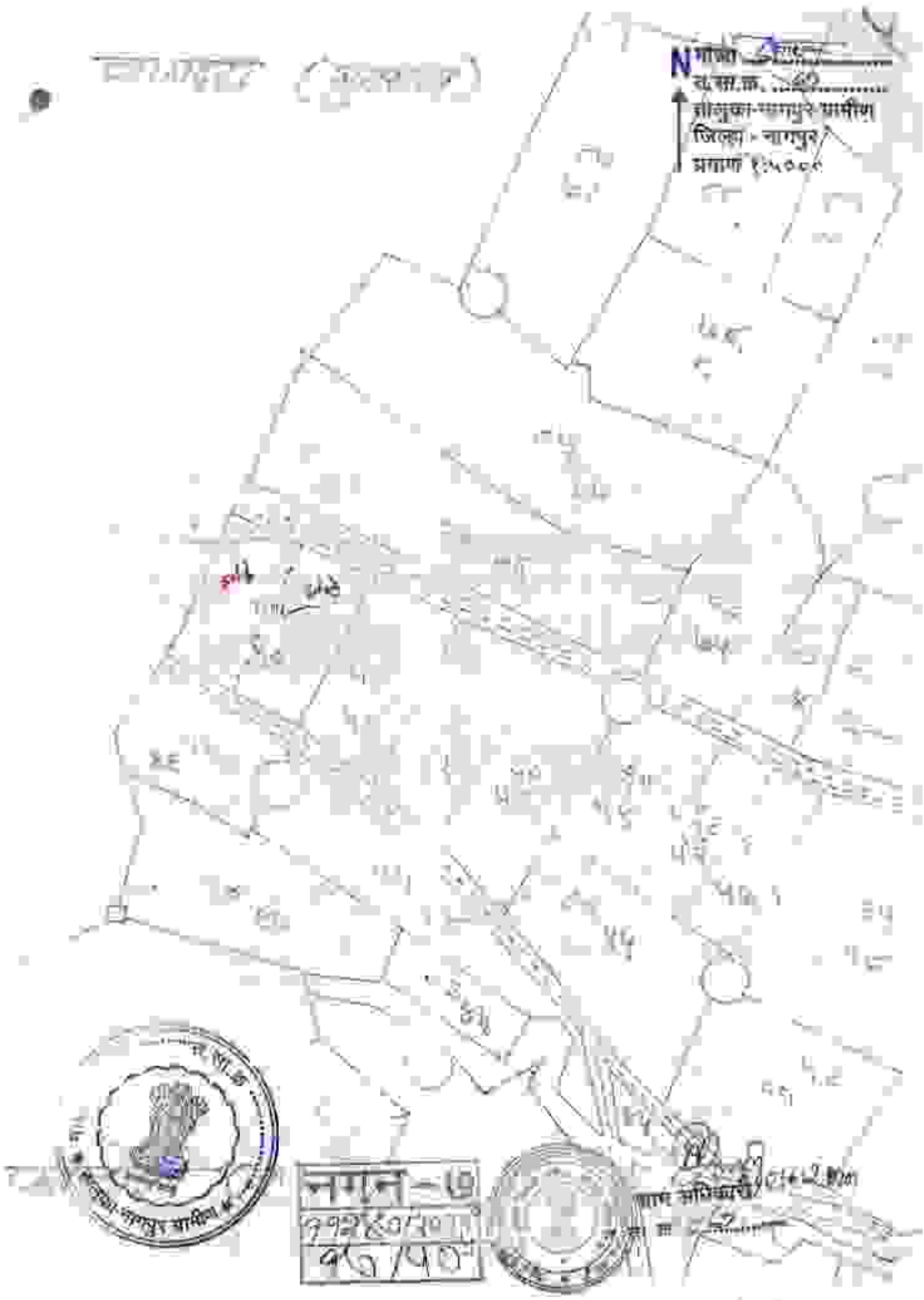
[illegible] तलाठी सजा [illegible]

तलाठी सजा [illegible] मंडळ अधिकारी

ते या क्र. [illegible]

नगण-७ 29 OCT 2020 ५५५७




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तालुका-नागपुर ग्रामीण
जिल्हा - नागपुर
नगन - ७
तहसिलदार



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,फॅ.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२/२५३१४३१

जा.क्रमांक :– नर/भान/नामप्रविप्रा/९८२२ दिनांक : ३०/०७/२०२१.

प्रति,

श्री. विनीत किशोरसिंह जैन
तिलोरा नगर, २५५/२५६, सरी रोड
नागपूर–४४००२८.

विषय :– मौजा **डोंगरगाव, खसरा क्र. ५०/१,** तह. **नागपूर(ग्रा.),** जि. नागपूर या भाग नकाशा व झोन दाखला मुलोपलब्धतेबाबत.

संदर्भ :– आपला दिनांक १९/०७/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम (१९६६ चे क्रमांक ३७ ची) कलम ५१ (१) अन्वये शासनाने मान्य विकास नियंत्रण अधिसूचना व नियमावली [ ] दि. [illegible] पासून लागू केली आहे. तसेच, दिनांक [illegible] अन्वये अधिसूचना व नियमावली [illegible] दि. [illegible] पासून लागू केली आहे. सदर अधिसूचना दि. [illegible] अन्वये शासनाने मागे घेतली आहे. तसेच अधिसूचना दि. [illegible] अन्वये शासनाने [illegible] प्रसिध्द केली आहे.

अ) **भाग नकाशा :–**



ब) **झोन दाखला / प्रमाणपत्र :–**

सदर ठिकाण मिळकती तसेच मुलभूत विकासांबाबत जागेची सद्यस्थिती दर्शवणारे मार्गाचे सदरचा झोन दाखला देण्यात येत आहे.

सेक्टर :– **South A Sector**

झोन :– **" निवासी, अल्पश: औद्योगिक, EP 279 नुसार निवासी, 30.00 M. Road Widening"**

शेरा :– १) सदर भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रयोजनासाठी वापरण्यापूर्वी खातरजमा करून घेण्यात यावी.

२) सदरहू झोन दाखल्यास व नकाशास कुठल्याही प्रकारचा मुद्दा सदर करता येणार नाही.

३) सदरील जमीन संबंधित कार्यालयाकडे सर्वसाधारण कर आकारणी करीता वर्ग करण्यात आलेली आहे.

४) उपलब्ध भूमापन नकाशाप्रमाणे दर्शविण्यात आलेली रस्त्याची रुंदी/आखणी ही तात्पुरत्या स्वरूपाची असून मूळ मंजूर विकास योजनेतील रस्त्याचा दुरुस्त विकास याची खातरजमा घेईल.

५) सदर दाखला फक्त जमीन अकृषक विकासासाठी केला तीन महिन्यापर्यंत ग्राह्य धरण्यात येईल.

६) अर्जदाराने जमीनी संबंधी पुर्तताबाबत नियमानुसार कार्यवाही करावी.

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण



भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT I MRS. NUPUR JAIN W/O PRANSHU JAIN (NUPUR D/O VINODKUMAR JAIN), aged about [illegible] Years Occupation Housewife R/o Dixit Nagar, Plot No 255, 256, Ram Road, Nagpur intend to purchase immovable properties such as Plots, Flats, Bunglows, Shop, Offices, Agricultural lands, etc. in my name anywhere in India.

WHEREAS I am presently working in USA and therefore, I am not able to give sufficient time to manage real estate matters and it is not possible for me to look after and manage my immovable properties to be purchased by me.


नगर-I
२३/८०

NOW KNOW ALL MEN BY THESE PRESENT THAT I MRS. NUPUR JAIN W/O. PRANSHU JAIN, Aged about 26 Years, Occupation Housewife, R/o Dixit Nagar, Plot No. 254, Nari Road, Nagpur do hereby nominate, constitute and appoint My Father SHRI VINODKUMAR S/O. KISHORCHAND JAIN, Aged about 60 years, Occupation Retired, R/o Dixit Nagar, Plot No. 254, Nari Road, Nagpur to be my true and Lawful Attorney for me and in my name and on my behalf to do and execute all or any of the following acts, deeds, matters and things as hereinafter mentioned namely :

1. To sign and execute & Register Conveyance / Sale Deed / Agreement to Sale / Mortgage Deed / Gift deed / Deed etc. with the office of the Sub-Registrar / Registrar of Assurances in respect of the Plots / Flats / Bungalows / Shop / Offices / Agricultural lands etc. to be purchased by me in my name either jointly or individually anywhere in India to sign and verify all kinds applications, affidavits etc. for mutation of my name in Gram Panchayat / Govt. Records / Offices / Electricity Department and get the work done for Present / for Registration any documents signed by me and purchase stamp duty in my name and if required, attest affixed thereof.

2. To accept Possession of the Plots / Flats / Bungalows / Shop / Offices / Agricultural lands etc. to be purchased by me in my name anywhere in India and sign Possession Receipt on my behalf.

3. To deposit, receive or recover from my duly to me and give proper receipt to that same. To deal and negotiate with Builders, Land owners and for the price of Plots / Flats / Bungalows / Shop / Offices / Agricultural lands etc. to be purchased by the in my name anywhere in India.

4. To purchase, take on lease or otherwise Plots / Flats / Bungalows / Shop / Offices / Agricultural lands etc. & immovable property generally as my attorney may think fit or desirable & to sign necessary documents in that respect.

5. To sign and my behalf any deed pertaining to Plots / Flats / Bungalows / Shop / Offices / Agricultural lands etc. to be purchased by me in my name anywhere in India.

6. To give / execute Sell / bungalows or tenements on lease or on rent and accept / execute any where my attorney may think fit or desirable and to sign and register all such documents to receive rent from the prospective tenants and pass valid receipts thereof.

7. To maintain my / our common / separate or any other & immovable / movable property / ies been purchased by me.

8. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable in respect of account of Plots, Flats, Bungalows, Shop, Offices, Agricultural lands etc. to be purchased by me in the name anywhere in India.



9. To ask, demand, sue for, recover and receive from any person, firm, bank or company or the government or public body or authority or any association or persons all sums of money (including compensation money), debts, effects and land of whatsoever nature or description which at any time or times during the continuance of these presents shall or may become due to me either alone or with any persons and upon receipt thereof or any part thereof to make, sign, execute and deliver such receipts, releases or other discharges as the said Attorney shall think fit or expedient.

10. To attend, appear before Collector of land Revenue and Assistant Commissioner Corporation for Rates and Taxes and take action as required under the rules on my behalf.

11. To sign, seal, execute and deliver all writings, deeds, transfer receipts and any other documents whatsoever that may be necessary.

12. This power of attorney is given with the intention, not to restrict the power of our attorney but given to do other act or acts which the said Attorney shall think fit and proper and necessary to complete the above mentioned acts as well as to safeguard my interest.

13. The said power of attorney can be changed in any other manner and in pursuance to the choice of my said attorney if my said attorney is unable to act personally.

14. To open and/or operate Bank Account in any bank in India in my name jointly or individually, non resident as well as non-resident. The account may be opened in Foreign Currency to be notified by me from time to time.

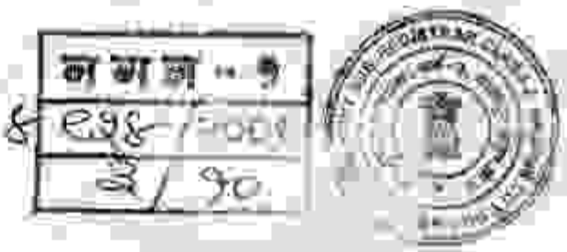
15. To apply for a loan to BANK for such amount as the Attorney may deem it fit for that purpose to pay the processing fee and sign the loan application in my name and on my behalf and to furnish all the details and information required by BANK and to give any undertaking, letter, bond, affidavit or any other writing required or necessary for availing the said loan from BANK and from time to time to forward all the said loan application and do such other things and deeds as may be necessary in relation thereto.

16. To accept the loan offer letter and sign the acceptance thereof in token of my consent to the terms and conditions therein contained and to pay on my behalf the upfront and re-current fees and any other charges payable in respect of the said loan.

17. To receive the disbursement of the said loan and for that purpose give effectual discharges and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property proposed to be purchased with the said loan.

18. He is also authorised to execute any loan agreement, promissory notes, letter of declaration and indemnity or such other documents as may be required by BANK in respect of the said loan.








नगर-ए
२१२४-२०२१
दि.६/१०



16. To execute, sign, file presently client, application, Vakalatnama, written statement, petition or document before any Officer, Authority, Court of Tribunal and if necessary to file suit, prosecute or defend the same from Lower Court to Supreme Court.

And generally to execute and do all instruments and matters and things as fully and effectually and to all intents as I could have done if personally present and hereby ratify and confirm and agree to ratify and confirm all and whatsoever my attorney shall lawfully do or purport to do or cause to be done under and by virtue of these presents.

IN WITNESSES WHEREOF I MRS. NUPUR JAIN W/O PRANSHU JAIN, have hereunto set my hand and signed this Power of Attorney on this ____ day of ____, 2019 in presence of the attesting witnesses signing hereinbelow.

WITNESSES :

1 Sarita Jain

2

EXECUTANT

(MRS. NUPUR JAIN W/O PRANSHU JAIN)

I ACCEPT THE POWER OF ATTORNEY

(SHRI VINOD KUMAR S/O KISHORCHAND JAIN)





रसिद पावती

मे.प्रे.

ना. वि. पोरकुटे (मुद्रांक विक्रेता)

जिल्हा कचेरी, कलेक्टर कंपाउंड, नागपूर. ता. मे. १३३-बी/१०९/७८-७९

यांचे जवळी देण्यात येते की, श्री [illegible] ता. [illegible] मा. उमरपूर यांनी भाई बहुत जवळ लहान पेपर एकुण किंमत रुपये 405

(अक्षरी रुपये [illegible]) खरेदी केलेले आहे व विकलेले वरील पक्षकार यांनी रक्कम रु. 92/- रजिस्टर पान क्रमांक

क्र.ज.	दिनांक	मुल्य
४५४५	21 FEB 2009	405

वरील प्रमाणे मजकूर मुद्रांक खरेदी करार [illegible] * वरील विक्रेतादार प्रमाणे नोंदणी करण्यास आमचे अमुक कार्यालय ही रसिद पावती देण्यात येत आहे.

नागपूर :

दिनांक

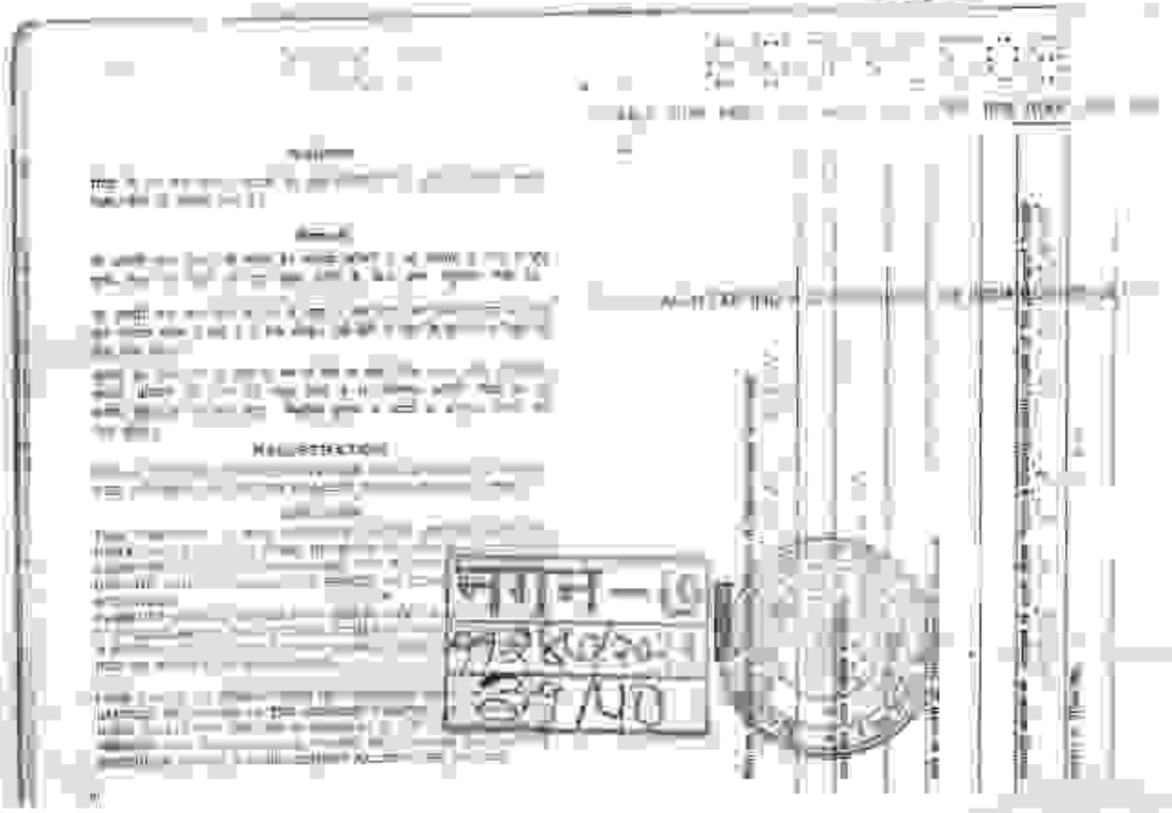
नगर-६ 22820/2009 22/40

N. V. Porkute
Stamp Vendor
Cell. Off. No.

नगर-१ 22820/2008 41/70









भारत गणराज्य REPUBLIC OF INDIA

Asstt. Passport Officer
नागपुर / NAGPUR

भारत गणराज्य REPUBLIC OF INDIA



Passport No.: H2441359

JAIN

VINOD KUMAR

INDIAN

M

24/09/1943

NAGPUR

23/12/2008

22/12/2018

P<INDJAIN<<VINOD<KUMAR<<<<<<<<<<<<<<<<<<<<<<<

H2441359<3IND[illegible]<<<<<<<<<<<<<<<<8

KISHORY CHAND JAIN

ANIN MATI JAIN

SAVITA JAIN

255-256, DIXIT NAGAR

NARI ROAD NAGPUR. MS.

[illegible] NAGPUR



भारत गणराज्य REPUBLIC OF INDIA

H2442156

INDIAN

13/08/1951

ALLAHABAD UP

29/12/2018

30/12/2008



[redacted]

दस्त गोषवारा भाग-1

नगला
दस्त क्र 924/2009
ए-90

11/02/2009 मुख्य निबंधक
4:01:09 pm नागपुर

दस्त क्रमांक : 924/2009
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री [redacted] वय [illegible] पत्ता: [redacted]	लिहून देणार		
		वय 30		
		सही		
2	नाव: श्री [redacted] वय [illegible] पत्ता: [redacted]	लिहून घेणार		
		वय 60		
		सही		

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

नगर-७
पक्षकार/रुपये
६४५०



दस्त गोषवारा भाग - 2

नागपूर

दस्त क्रमांक (934/2009)

90-90

दस्त नं. [illegible]-934-2009 चा गोषवारा
कलम क्रमांक ११ नोंदणीस ३ अ मध्ये दिलेला तपशील पुरवणी ... असे

दस्त सादर केल्याचा दिनांक 21/02/2009 03:57 PM
निष्पादनाचा दिनांक 21/02/2009
दस्त हजर करणा-याची सही

बाजारभाव (भाडेपट्टयाच्या बाबतीत वार्षिक भाडे व मोबदला) रु. 0/-
भरलेले मुद्रांक शुल्क रु. 100/-
दस्त हाताळणी फी रु. 20/-
एकूण रु. 120/-

दस्त क्रमांक 934/2009 चा गोषवारा
दिनांक 21/02/2009
सादरकर्त्याचे नाव:- [illegible] पुरुषोत्तम [illegible] तर्फे कुलमुखत्यारधारक [illegible]

100 मोहरली फी
20 नक्कल (अ. 11(1)) पृष्ठसंख्या 1
एकूण 120

दस्त हजर केल्याचा दिनांक 21/02/2009 04:00 PM

दस्त क्रमांक 934/2009 ची नोंदणी पुस्तक 1 मध्ये अनुक्रमांक 1 वर दिनांक 21/02/2009 रोजी 04:00 PM वाजता केली.

दस्त हाताळणी फी रु. 20/-

दुय्यम निबंधक नागपूर 1

मुद्रांक शुल्क आकारणी:-
1) लिहून देणार [illegible]
नाव:-
पत्ता:-
वय:-
स्वाक्षरी:-
2) लिहून घेणार [illegible]
नाव:-
पत्ता:-
वय:-
स्वाक्षरी:-

दुय्यम निबंधक
नागपूर 1

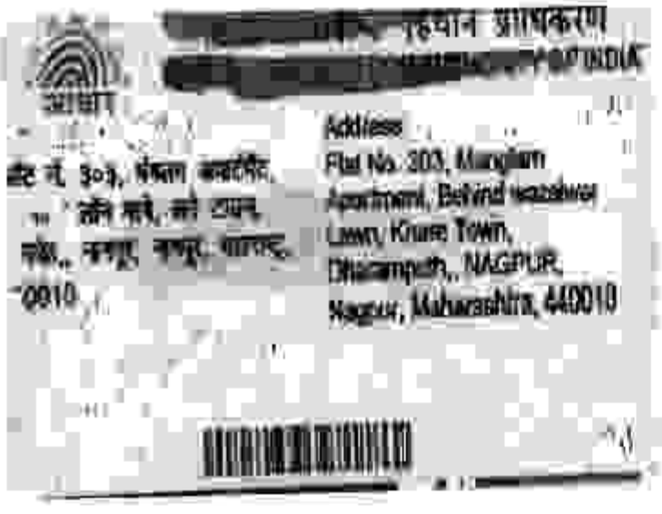
नगर-७
१२३८०
७४५०


নমুনা-ঙ


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
Permanent Account Number Card
ASPPM2930H


2035 9697 9517
MALE


7077 3261 1826
आधार - आम आदमी का अधिकार


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


Address:
Flat No. 17, Khanna Road, Near
Somgaon Lake, Paradise Soc-
iety Somgaon, Nagpur, Nagpur,
Maharashtra - 440025


नायब-उ




6078 0924 2314


9343 5538 5333


9797 1442 2809


7172 0255 0010


7172 0256 5012




NIDHI GUPTA
VINOD KUMAR JAIN
14/2/1979
AKPPG5167P


NUPUR JAIN
VINOD KUMAR JAIN
21/03/1978
AIRPJ1938E


नगर-0
9/2/87
28/10



4401 3150 0787

सामान्य : आम आदमी का अधिकार



4401 3150 0787



- Samanya Maansacha Adhikaar



सामान्य : सामान्य सामाजिक अधिकार



मूल्यांकन अवाक (ग) का वेब-कॉपी (...)

Valuation ID : 202109021103 02 September 2021 (...)

मूल्यांकन की	2021
जिला	नागपुर
तहसील	नागपुर (ग्रामीण)
मूल्यांकन क्षेत्र	मौजा डोंगरगाव/खापरी/88
क्षेत्र का नाम	Industrial Area
मूल्य विभाग (रजिस्ट्रेशन विभाग)	111114
क्षेत्र संख्या (रेट जोन)	46

निवासीय उपयोग	खुली
निवासीय रेट	रुपये प्रति चौरस मीटर Built Land
वार्षिक मूल्य दर (मूल्यांकन) (रजिस्ट्रेशन दर)	Rs 1000
Annual Lease Rental (Valuation)	45
वार्षिक किरायेदारी खाली जगह वार्षिक दर	5% वार्षिक
व्यावसायिक उपयोग रजिस्ट्रेशन	
	खाली जमीन

Application Rule : (...)

1. (...) मीटर औद्योगिक वार्षिक मूल्य दरावर (...) मुल्य दर (...)

(...) मीटर औद्योगिक मूल्य (...) * (...)

= (...)

2. (...) मीटर औद्योगिक वार्षिक मूल्य दराचर (...) मूल्य दर = (...)

1500 चौ. मीटर क्षेत्रफळाची मूल्य (...) * (...)

= (...)

3. (...) चौ. मीटर औद्योगिक वार्षिक मूल्य दरावर (...) % मूल्य दर = (...)

1000 चौ. मीटर क्षेत्रफळाची मूल्य = 1000 * 3200

= (...)

4. (...) मीटरऔद्योगिक वार्षिक मूल्य दराचर 40 % मूल्य दर = 3400

1800 चौ. मीटर क्षेत्रफळाची मूल्य (...) * 2400

= (...)

जमीनीचा एकत्रित प्रति चौ.मी. दर = विक्रेत्याचे क्षेत्र (...) मूल्य + विक्रेत्याचे क्षेत्र (...) मूल्य + विक्रेत्याचे क्षेत्र (...) मूल्य

(...) + (...) + (...) = (...)

= Rs.15600/-

= (फक्त रुपये पंधरा हजार सहाशे रुपये)

नगर-७
१३/८/२०२१
२४/७

CHALLAN

MTR Form Number-6

GRN	MH007[illegible]2122M	BARCODE	[illegible]	Date	01/09/2021-11:42:58	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	NGP1_1 NAGPUR NO 1 SUB REGISTRAR	Full Name	MAHALAXMI INFRACON THROUGH ANKIT S PRAJAPATI AND OTHER
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	H NO 5
Account Head Details	Amount In Rs.	Premises/Building	
[illegible] Stamp Duty	1503600.00	Road/Street	MOUZA DONGARGAON
[illegible] Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 1
		Remarks (If Any)	SecondPartyName=MAHALAXMI INFRACON THROUGH ANKIT S PRAJAPATI AND OTHER
		Amount In Words	Fifteen Lakh Sixty Three Thousand Six Hundred Rupees Only
	1533600.00		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	[illegible] Ref. No. [illegible]
Cheque/DD No.		Bank Date	RBI Date 01/09/2021-15:56:48 Not Verified with RBI
Name of Bank		Bank Branch	IDBI BANK
Name of Branch		Scroll No. / Date	Not Verified with Bank

Note:- This Challan shall be deemed to be registered in Sub Registrar office only after duly admitted for registration of document.

Mode of Pay [illegible] Online

Common Payment Details

Sr. No.	Remarks	Defacement No	Defacement Date	User Id	Defacement Amount
1	SR-270/11217	00022548[illegible]/2122	02/09/2021-15:56:48	IGR98	30000.00
2	SR-270/11217	MH007548[illegible]/2122	02/09/2021-12:57:08	IGR98	1503600.00
			Total Defacement Amount		1533600.00

Page [illegible] Print Date 02-09-2021 04:01:53

[illegible]

Document **H**andling **C**harges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	02092021040520	**Receipt Date**	02/09/2021

Received from MAHALAXMI INFRACON, Mobile number 7385182509, an amount of Rs.1000/- towards Document Handling Charges for the Document to be registered on Document No. 11247 dated 02/09/2021 at the Sub Registrar office Joint S.R Nagpur 7 of the District Nagpur.

DEFACED
₹ 1000
DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	02/09/2021
Bank CIN	10004152021090203296	**REF No.**	2021245320415S8
Deface No:	02092021040520	**Deface Date**	02/09/2021

This is computer generated receipt, neither its signature is required

नगन-७
१०/९/२०२१
४७/५७

27011247

मुक्रार 02 सप्टेंबर 2021 4.00 म.प.

	नागपूर
	दस्त क्रमांक 11247/2021

दस्त क्रमांक: 11247/2021

बाजार मूल्य: ₹ 2,25,60,000/- मोबदला: ₹ 1,80,54,500/-

भरावयाचा मुद्रांक: ₹ 15,53,000/-

ह. दि. मह ह. दि. सब रजिस्ट्रार साह दुय्यम निबंधक

व क 11247 सह दि 02-09-2021

पावती:12471 पावती दिनांक: 02/09/2021

सह दुय्यम निबंधक वर्ग-२, नागपूर शहर क्रमांक ३, नागपूर यांचे कार्यालयात दस्त क्रमांक 11247 सादर केल्याचे.

सादरकर्त्याची सही

दस्त हाताळणी फी	₹ 30000.00
पृष्ठांची संख्या: 50	₹ 1000.00
एकूण	31000.00

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क (Stamp Duty) म्हणजेच मालमत्तेवर लिहून ठेवण्यात येणारे कायदेशीर दस्तावेज, उदा. खरेदीखत, बक्षीसपत्र, गहाणखत, भाडेपट्टा करारनामा, हक्कसोड, मालमत्तेचा करार, इत्यादी लिहून देण्यास मुद्रांक (मालमत्तेचा करार आकार) अधिनियम, 1958 अन्वये आकारलेले शुल्क. दस्त नोंदणी (Registration) म्हणजे दस्तावेजाची अधिकृत नोंद.

बाजार मूल्य = 1,02,09,2021 01:51:28 PM पर्यंत मिळकत (सार्वजनिक)

दिनांक 2,02,09,2021 03:52:10 PM नंतर मिळकत (नो)

03/09/2021 4:08:18 PM

Payment Details

ID	Purpose	Type	Verification No/Number	GRN/Remark	Amount	Used By	Date & Number	Status & Date
1	SHUBHLAXMI INFRACON THROUGH ANIRUDH CHHAJED AND OTHER	eChallan	021035320210801124433	MH005170849202123A	[illegible]	SD	[illegible]	[illegible]
2	SHUBHLAXMI INFRACON THROUGH ANIRUDH CHHAJED AND OTHER	eChallan		MH005170849202123A	50000	RF	0002754896202122	[illegible]
3		OHC		[illegible]	[illegible]	RF	[illegible]	[illegible]

(SD-Stamp Duty) (RF-Registration Fee) (OHC-Document Handling Charges)

[illegible]

Know Your Rights as Registrant

[illegible]

[illegible]

For verification, please visit [illegible]

नोंदणी — ७
११२४६ / २०२१
५० / ५०

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११२४६
नोंदणी पोटतो
प्रमाणित करण्यात येते कि,
या दस्ताचा पृष्ठ ५० आहे.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ७,
दि 02 माहे 08 सन २०२१