

270/10853

पावती

Original/Duplicate

Tuesday, August 10, 2021

नोंदणी क्र.: 39म

3:03 PM

Regn.: 39M

पावती क्र.: 11970 दिनांक: 10/08/2021

साक्षीचे नाव: डॉ. रमेश

इसतएवजाचा अनुक्रमांक: नमन7-10853-2021

इसतएवजाचा प्रकार: विधीपत्र

साक्षर करणाऱ्याचे नाव: मे. महालक्ष्मी इंद्राकौन ठर्फे अधिकृत भागीदार (1) अनिश भवरीलाल छाजेड

नोंदणी फी

रु. 30000.00

दस्त हाराळणी फी

रु. 800.00

पुस्त्याची संख्या: 30

एकूण:

रु. 30600.00

सह दुय्यम निदेशक वग-२

NGP7

नामपूर ग्रामिण क्र. ३

बाजार मूल्य: रु. 23840000/-

नोंदणी रु. 18461000/-

भरलेले मुद्रांक शुल्क: रु. 1418400/-

1) वेवकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1008202105539 दिनांक: 10/08/2021

बँकेचे नाव व पत्ता:

2) वेवकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004745286202122M दिनांक: 10/08/2021

बँकेचे नाव व पत्ता:

8/10/2021



CHALLAN
MTR Form Number-6



GRN MH004745286202122M		BARCODE		Date 09/08/2021-19:13:37		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		MAHALAXMI INFRACON THROUGH ANISH B	
Location NAGPUR						CHHAJED AND OTHER	
Year 2021-2022 One Time				Flat/Block No.		KH NO 50/2	
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		1418400.00		Road/Street		MOUZA DONGARGACH	
0000053301 Registration Fee		30000.00		Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 1 0	
				Remarks (If Any)			
				SecondPartyName=KUNDA BALKRUSHNA PARANDE-			
Total		14,48,400.00		Amount In Words		Fourteen Lakh Forty Eight Thousand Four Hundred Rupees Only	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				69103332021081010627		690790535	
Cheque/DD No.				Bank Date		REI Date	
				10/08/2021-11:07:06		Not Verified with REI	
Name of Bank				Bank Branch		IDBI BANK	
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. : 9370970007

सदर चालन केवल दुरुस्त निवासी कार्यालय नोंदणी करवायावया दस्तावेजी लागू आहे. नोंदणी व करवायावया दस्तावेजी सदर चालन लागू नाही.

नगन-७
90543/2021
4/30



लगान-७
१०८५३/१०३१
२/३०

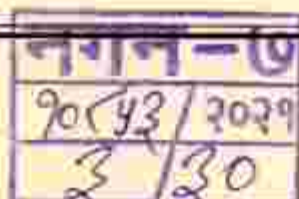


SALE DEED FOR RS. 1,64,61,000.00 ONLY
(RUPEES ONE CRORE SIXTY FOUR LAKH SIXTY ONE
THOUSAND ONLY)
READY RECKONER VALUE RS. 2,36,40,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 10th Day of AUGUST, 2021 BETWEEN :-

SMT. KUNDA W/o BALKRISHNA PARANDE, Aged 64 Years, Occupation - Agriculturist, PAN AGKPP127BF & AADHAR UID 8900 8184 5107, Resident of Flat No. B-1, Ayodhya Apartments, Plot No. 88, Hill Road, Ramnagar, Nagpur-440033, Tahsil 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, her heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART**.

AND



Contd.

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, AADHAR UID 2035 9697 9517 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, AADHAR UID 7077 3261 1826 Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur - 440 025, Tahsil and District - NAGPUR, (Cell No. 9850540601), 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) **MISS. KETAKI D/o BALKRISHNA PARANDE**, Aged about 34 Years, Occupation - Service, PAN AOMPP5301D & AADHAR UID 6172 6052 4418, Plot No. 88, Flat No. B-1, Ayodhya Apartment, Hill Road, Near Karnatak Sangh Ram Nagar, University Campus, Nagpur -440033, Tahsil and District - NAGPUR; AND (2) **MISS. KALYANI D/o BALKRISHNA PARANDE**, Aged about 31 Years, Occupation - Service, PAN BBRPP4340M & AADHAR UID 2332 6476 5890, Plot No. 88, Flat No. B-1, Ayodhya Apartment, Hill Road, Near Karnatak Sangh Ram Nagar, University Campus, Nagpur-440033, Tahsil and District - NAGPUR, hereinafter both 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. 50/2 of MOUZA - DONGARGAON, P.S.K. 73, having 0.81 Hectares, Rental Rs. 0.78 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 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. 0.65 and Khasra / Survey / Gut Nos. 49 of MOUZA -

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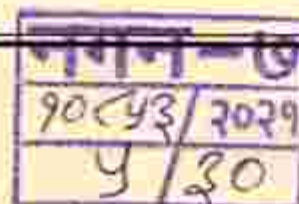
DONGARGAON, P.S.K. 73, having an area of 0.68 Hectares, Rental Rs. 1.00 Yearly, both held in Occupancy Class -2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Dongargaon in Tehsil - 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 0.61 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 -2 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 Tehsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Arun Niting Industries, Nagpur, being its separate property; AND

WHEREAS the aforesaid Shri. Padmesh Devdatta Gupta and Shri. Mukesh Devdatta Gupta lateron in 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 0.68 Hectares by way of Sale to Smt. Kunda Balkrishna Parande, the Vendor named hereinabove and Shri. Kishorant Dwarkaprasad Jain jointly, by a Sale Deed Dated 18-07-1998, which is duly Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2168 on Pages 27 to 29 at Sr. No. 5792(P) on even date; AND

WHEREAS the aforesaid Arun Niting Industries, Nagpur lateron 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 Parande, the Vendor named hereinabove and Shri. Kishorant Dwarkaprasad Jain jointly, by a Sale Deed Dated 29-07-1998, which is duly Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2177 on Pages 184 to 186 at Sr. No. 6181(P) on even date; AND

WHEREAS the aforesaid Shri. Kishorant Dwarkaprasad Jain left for heavenly abode on 11-03-2008 leaving behind him, his only son Shri. Vinod Kishorchand Jain, as his 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



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WHEREAS the aforesaid Smt. Kunda Balkrishna Parande, the Vendor No. 1 named hereinabove 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 come to the share of Shri. Vinod Kishorchand Jain and Khasra / Survey / Gut Nos. 50/2 having an area of 0.81 Hectares come to the share of Smt. Kunda Balkrishna Parande, the Vendor named hereinabove. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property comprising Khasra / Survey / Gut Nos. 50/2 with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry Nos. 2642 Dated 02-01-2018; AND

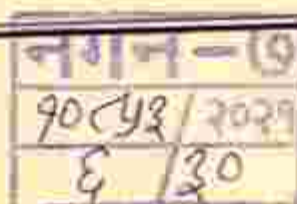
WHEREAS the aforesaid Agricultural land comprising Khasra / Survey / Gut No. 50/2 later on converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights; AND

WHEREAS for variety of reasons and other good causes, the Vendor has now decided to sell the aforesaid property comprising Khasra / Survey / Gut No. 50/2 of Mouza - Dongargaon to any interested buyer and to utilise the sale proceeds thereof in her best interests and for the benefits of her 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. 1,64,61,000/- (Rupees One Crore Sixty Four Lakh Sixty One 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. 1,64,61,000/- (Rupees One Crore Sixty Four Lakh Sixty One 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. 50/2 of MOUZA - DONGARGAON, P.S.K. 73, having 0.81 Hectares, Rental Rs. 0.78 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



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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. 208622 dated 16-02-2021 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

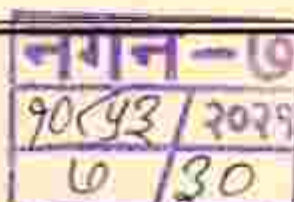
Rs. 50,000=00 (Rupees Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 208625 dated 16-02-2021 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 47,88,300=00 (Rupees Forty Seven Lakh Eighty Eight Thousand Three Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 220375 dated 10-08-2021 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 49,38,300=00 (Rupees Forty Nine Lakh Thirty Eight Thousand Three Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 220376 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 65,84,400=00 (Rupees Sixty Five Lakh Eighty Four Thousand Four Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 220377 Drawn on IDBI Bank, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

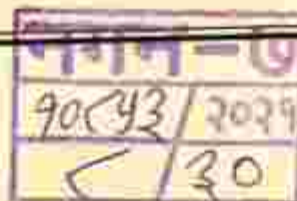
Rs. 1,64,61,000=00 (TOTAL RUPEES ONE CRORE SIXTY FOUR LAKH
SIXTY ONE THOUSAND ONLY)



Contd.

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

- i) THAT Vendor do hereby covenant that she is good, valid and marketable title to the property hereby sold and she 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 her alone having purchased the same by her from and out of her own earnings and savings and that none except her 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 her and without any lawful disturbance or interruption by any other person whosoever.
- 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 Vendor.
- 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.



Contd. ...

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 annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same time 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 she does not hold total agricultural land more than Ceiling Limits and nor she 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 she is 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.

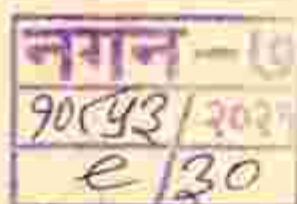
xv) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

xvi) THAT the Consentors hereinabove named accord 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 confirm the title of the Purchaser to the property hereby sold to it as perfectly good, valid and marketable.

(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.

(4) THAT it is agreed by the Purchaser that they will provide a 9.00 Mtrs. wide Road from Kh. No. 50/2 for approach to Kh. No. 49.

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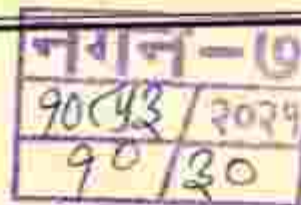
SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey / Gut No. 50/2 of MOUZA – DONGARGAON, P.S.K. 73, having 0.81 Hectares, Rental Rs. 0.78 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. 51,
ON THE WEST - KHASRA/SURVEY NO. 50/1,
ON THE NORTH - ROAD,
ON THE SOUTH - 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	SIGNATURE & FULL NAME
01			Mrs K. B. Parande (SMT. KUNDA BALKRISHNA PARANDE) <u>VENDOR</u>
02			FOR M/s. MAHALAXMI INFRACON 1)  (ANISH BHAWARILAL CHHAJED)



Contd. ...

03			2)  (RAHUL JAGDISH BONDRE) Partners <u>PURCHASER</u>
04			1)  (MISS. KETAKI BALKRISHNA PARANDE)
05			2)  (MISS. KALYANI BALKRISHNA PARANDE) <u>CONSENTORS</u>
WITNESSES :-			
I			 <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>

लगन-७
१०/५३/२०२१
११/३०

Contd.



नगन-७
१०८५३/२०२५
१२/३०



नगन-७
१०१५३/२०२५
१४/३०



वर्ष: 2020-21		गांव नमूना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी - जमावदी पत्रक)					7/16/2021		
गाव: डोंगरगांव		तालुका: नागपूर (ग्रामीण)					जिल्हा: नागपूर		
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी	एकूण	सागवडी योग्य पोटखराब क्षेत्र क्षेत्र	एकूण क्षेत्र	आकारणी किर्या जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर
(1)	(2)	(3अ)	(3ब)	(3क)	(4)	(5)	(6अ)	(6ब)	(6)
खाते क्रमांक 153	कुंदा बाळकृष्ण परांडे								
व्यक्तिगत खातेदार	50/2	0.81.00	0.0000	0.81.00	0.78	0	0	0	0.78
एकूण		0.81.00	0.0000	0.81.00	0.78	0	0	0	0.78



प्रमाणित प्रतीक आहे की मूल्यांकन रुपये मिळाले.
दिनांक: 16/07/2021
गाव: डोंगरगांव तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

7/16/2021
ग्राम अधिकारी
वसुली साहाय्य: नागपूर (ग्रामीण) जिल्हा: नागपूर

नमूना-6
90543/2021
94/30



नगन-७
१०८५३/२०२१
१६/३०



नामगाव - नागपुर प्रमाण
जिल्हा - नागपुर.
प्रमाण १:५०००



नगन-७
१०८५३/२०२१
१८/३०



जा.क्रमांक :- नर/भान/नामप्रविप्रा/९८२३

दिनांक : २०/०७/२०२१.

प्रति,

✓ श्री. कुंदा बाळकृष्ण पराडे

प्लॉट नं. ८८, फ्लॉट नं. ब-१, अयोध्या अपार्टमेंट, हिल रोड, कर्नाटक, कर्नाटक संघ जवळ, राम नगर,
नागपूर-४४००३३.

विषय :- मीजा डोंगरगांव, खसरा क्र. ५०/२, तह. नागपूर(ग्रामी.), जि. नागपूर चा भाग नकाशा
व झोन दाखल पुरविण्याबाबत.

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

नागपूर महानगर प्रदेश विकास योजना

महानगर प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिमुक्ता
क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एस./नवि-९, दिनांक २५/०७/२०१६ आणि अधिमुक्ता क्र. टिपीएस-२४१६/
प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक २५/०७/२०१६ अन्वये लागू मंजूर तसेच अधिमुक्ता क्र. टिपीएस-२४१६/
प्र.क्र.१२२(बाईसी)/२०१६ नवि-९ दिनांक २१/०७/२०१६ अन्वये लागू असलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- South A Sector.

झोन :- "निवासी, अल्पशः औद्योगिक, EP 279 नुसार निवासी, 30.00 M. Road Widening"

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारचा 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 स्वतःची खात्री करावी.

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

५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांचासून कोठेही तीन माहिण्यापर्यंत ग्राह्य समजल्या जाईल.

६) अर्जदाराचे चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजल्यात येईल.

नगन-७
90८43/२०२१
१८/२०



(Signature)

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण

नगन-७
१०८५३/२०२१
२०/३०



आयकर विभाग
INCOME TAX DEPARTMENT

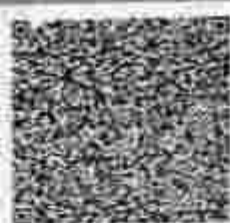


भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABPFM2930H

नाम / Name
MAHALAXMI INFRACON



1A11000

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

भारत सरकार
GOVERNMENT OF INDIA

अनिश भवारीलालजी छाजेड
Anish Bhawanilaji Chhajed
जन्म तारीख / DOB : 25/01/1966
पुल्लिंग / MALE

2035 9697 9517

भारत सरकार
GOVERNMENT OF INDIA

राहुल जगदीश बोडे
Rahul Jagdish Bode
जन्म तारीख / DOB : 05/11/1987
पुरुष / MALE

7077 3261 1826

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
आधार

प्लॉट नं. 303, मंगलम अपार्टमेंट,
म. लॉन मार्ग, खारे टाउन,
मधेठ, नगपुर, महाराष्ट्र,
440010

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
आधार

प्लॉट नं. 17, खान्धा रोड, सोनेगाव
लॉन मार्ग, पैराडिस सोसायटी, न्यू
सोनेगाव, नगपुर, महाराष्ट्र,
440025

Address:
Plot No 17, Khania Road, Near
Sonagaon Lake, Paradise Soc,
New Sonagaon, Nagpur, Nagpur,
Maharashtra - 440025

नगन-७
90543/2029
29/30



आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

कुंदा बाळकृष्ण पारंदे
Kunda Balkrishna Parande

जन्म वर्ष / Year of Birth: 1957
स्त्री / Female



6172 6052 4418

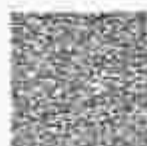
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

कुंदा बाळकृष्ण पारंदे
Kunda Balkrishna Parande

जन्म वर्ष / Year of Birth: 1957
स्त्री / Female



8900 8184 5107

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

कल्याणी बाळकृष्ण पारंदे
Kalyani Balkrishna Parande

जन्म वर्ष / Year of Birth: 1990
स्त्री / Female



2332 6476 5890

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: D/O: बाळकृष्ण पारंदे, प्लॉट नं. 88, फ्लॉट नं. 88-1, अयोध्या अपार्टमेंट, हिल रोड, कर्नाटक संग्रह, राम नगर, मुंबई-440033

Address: D/O: Balkrishna Parande, PLOT NO 88, FLAT NO B-1 AYODHYA APARTMENT, HILL ROAD, NEAR KARNATAK SANGH, RAM NAGAR, University Campus, Nagpur, University Campus, Maharashtra, 440033



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: W/O: बाळकृष्ण पारंदे, प्लॉट नं. 88, फ्लॉट नं. 88-1, अयोध्या अपार्टमेंट, हिल रोड, कर्नाटक संग्रह, राम नगर, मुंबई-440033

Address: W/O: Balkrishna Parande, PLOT NO. 88, FLAT NO: B-1, AYODHYA APARTMENT, HILL ROAD, NEAR KARNATAK SANGH, RAM NAGAR, University Campus, Nagpur, University Campus, Maharashtra, 440033



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: D/O: बाळकृष्ण पारंदे, प्लॉट नं. 88, फ्लॉट नं. 88-1, अयोध्या अपार्टमेंट, हिल रोड, कर्नाटक संग्रह, राम नगर, मुंबई-440033

Address: D/O: Balkrishna Parande, PLOT NO. 88, FLAT NO: B-1, AYODHYA APARTMENT, HILL ROAD, NEAR KARNATAK SANGH, RAM NAGAR, University Campus, Nagpur, University Campus, Maharashtra, 440033



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



PERMANENT ACCOUNT NUMBER

AGKPP1270F

नाम / NAME
KUNDA BALKRISHNA PARANDE

वै. ना. ना. / FATHER'S NAME
MORESHWAR SHIVRAO PUREKAR

जन्म तिथि / DATE OF BIRTH
05-03-1957

प्रमुख / SIGNATURE

Kunda Balkrishna Parande

आयकर अधिकारी, मुंबई

COMMISSIONER OF INCOME TAX, MUMBAI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALYANI PARANDE

BALKRISHNA MORESHWAR PARANDE

25/12/1990

Permanent Account Number

EBRPP4340M

Kalyani Parande



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KETAKI BALKRISHNA PARANDE

BALKRISHNA MORESHWAR PARANDE

25/06/1987

Permanent Account Number

AGMPP5301D

Ketaki Parande



नगन-10
9043/2029
22/20





भारत सरकार
Government of India



प्रकाश गुलब्राव पारदी
Prakash Gulabrao Parde
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male



4401 3150 0787

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता : D/O गुलब्राव पारदी, वॉर्ड
नं-२, मृ धनंदाव रोड, मीरगाव
खदान, धनेगाव, मीरगाव खदान,
महारा. महाराष्ट्र, 441015

Address: D/O Gulabrao Parde, WARD
no-2, Mr. Dhannagao Road, Mirgaon
Khadan, Dhannagao, Mirgaon Khadan,
Mahara. Maharashtra, 441015

4401 3150 0787



भारत सरकार
GOVERNMENT OF INDIA
विकास प्रभाकर डाडे
Vikas Prabhakar Dade



जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

8389 5751 4586



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : २६, जे.एस. रोड, मीरगाव, महारा. महाराष्ट्र, ४४२००१

Address : 26, J.S. Road, Mirgaon, Maharashtra, 442001

Aadhaar - Samanya Maansacha Adhikaar

नगन-७
१०८५३/२०२१
२२३/२०



नगन-७
१०८५३/२०२१
२४/३०



मूल्यांकनाचे वर्ष : 2021
जिल्हा : नागपूर
तालुका : नागपूर (ग्रामीण)
गडाचे नाव : मौजा - डोंगरगाव (जामठा) 88
क्षेत्राचे नाव : Influence Area
मूल्य विभाग/उपमूल्य विभाग : 11/11.4
सर्वे नंबर/ गट नंबर : 50

मिळकतीचा प्रकार : खुती
मिळकतीचे क्षेत्र : 1100 चौ. मीटर Bulk Land
वार्षिक मूल्य दर सक्षमानुसार खमिनीचा दर : Rs.4000/-
Zone Change Primary Notification: No
जमीन विनयेती इतली नाही/खमिनीचा दर: Rs.4000/-
वापरायचा दाखला/रहिवास :
प्रथम मिळी

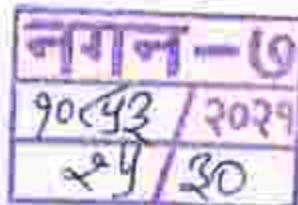
Applicable Rules : , 16 व

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =4000/-
500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 4000
=2000000/-
2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =3600/-
1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 3600
=5400000/-
3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =3200/-
2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 3200
=6400000/-
4. 4100चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =2400/-
4100चौ. मीटर क्षेत्रासाठी मूल्य = 4100 * 2400
=9840000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य
=2000000 + 5400000 + 6400000 + 9840000
= Rs.23640000/-
= २ दोन करोड छत्तीस लाख बाळीस हजार/-

Home

Print





CHALLAN
MTR Form Number-6



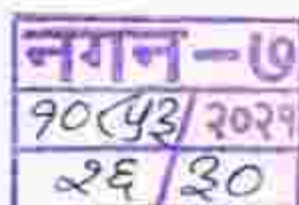
GRN : MH004745286202122M		BARCODE :		Date : 09/08/2021-19:13:37	Form ID : 25.1	
Department : Inspector General Of Registration				Payer Details		
Stamp Duty				TAX ID / TAN (If Any)		
Type of Payment : Registration Fee				PAN No.(If Applicable)		
Office Name : NGPT_JT NAGPUR NO 7 SUB REGISTRAR				Full Name	MAHALAXMI INFRACON THROUGH ANISH B	
Location : NAGPUR					CHHAJED AND OTHER	
Year : 2021-2022 One Time				Flat/Block No.	KH NO 50/2	
Account Head Details		Amount In Rs.		Premises/Building		
0030046401 Stamp Duty		1418400.00		Road/Street	MOUZA DONGARGAON	
0030063301 Registration Fee		30000.00		Area/Locality	NAGPUR	
				Town/City/District		
				Pin	4 4 0 0 1 0	
				Remarks (If Any)		
				SecondPartyName=KUNDA BALKRUSHNA PARANE-		
				Amount In	Fourteen Lakh Forty Eight Thousand Four Hundred Ru	
				Words	pees Only	
Total		14,48,400.00				
Payment Details : IDBI BANK				FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN	Ref. No.	BB103332021081010627 599793555
Cheque/DD No.				Bank Date	RBI Date	10/08/2021-11:07:06 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.: 9370970007
NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
નોંધ: - આ ચલણ દસ્તાવેજ નોંધણી માટે માત્ર સબ રજિસ્ટ્રાર કચેરીમાં જ માન્ય છે. નોંધણી ન કરાવવાના દસ્તાવેજો માટે આ ચલણ અમાન્ય છે.

Chaffan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-270-10853	0002274742202122	10/06/2021-15-01-21	IGR389	30000.00
2	(S)-270-10853	0002274742202122	10/06/2021-15-01-21	IGR389	1418400.00
Total Defacement Amount					14,48,400.00

Print Date 10-08-2021 03:38:09



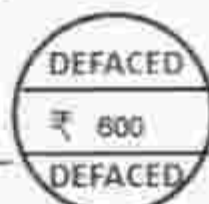


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1008202105539 Receipt Date 10/08/2021

Received from MAHALAXMI INFRACON, Mobile number 7385182509, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 10853 dated 10/08/2021 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name sbiepay	Payment Date 10/08/2021
Bank CIN 10004152021081003855	REF No. 202122239785360
Deface No 1008202105539D	Deface Date 10/08/2021

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

नगन-७
१०/०८/२०२१
२७/३०





270/10853

मंगळवार, 10 ऑगस्ट 2021 3:04 म.ने.

दस्ता मोहबारा भाग-1

नमन7

22/30

दस्ता क्रमांक: 10853/2021

दस्ता क्रमांक: नमन7 /10853/2021

बाजार मूल्य: ₹. 2,36,40,000/- मोबदला: ₹. 1,64,61,000/-

भरलेले मुद्रांक शुल्क: ₹. 14,18,400/-

इ. नि. सह. इ. नि. नमन7 यांचे कार्यालयस्थ

पावती: 11970

पावती दिनांक: 10/08/2021

अ. क्र. 10853 वर दि. 10-08-2021

सादरकरणाचे नाव: मे. महालक्ष्मी इन्फार्मेशन तर्फे अधिकृत
भागीदार (1) अनिश भवरीलाल घातेड

रोखी 2:55 म.ने. वा. हजर केला

नोदणी फी

₹. 30000.00

दस्ता हाताळणी फी

₹. 600.00

मुद्रांनी संख्या: 30

एकूण: 30600.00

दस्ता हजर करणाऱ्याची मदी

सह दुय्यम निबंधक वर्ग-२

NGP7

नामपूर ग्रामिण क्षेत्र, ७

सह दुय्यम निबंधक वर्ग-२

NGP7

नामपूर ग्रामिण क्षेत्र, ७

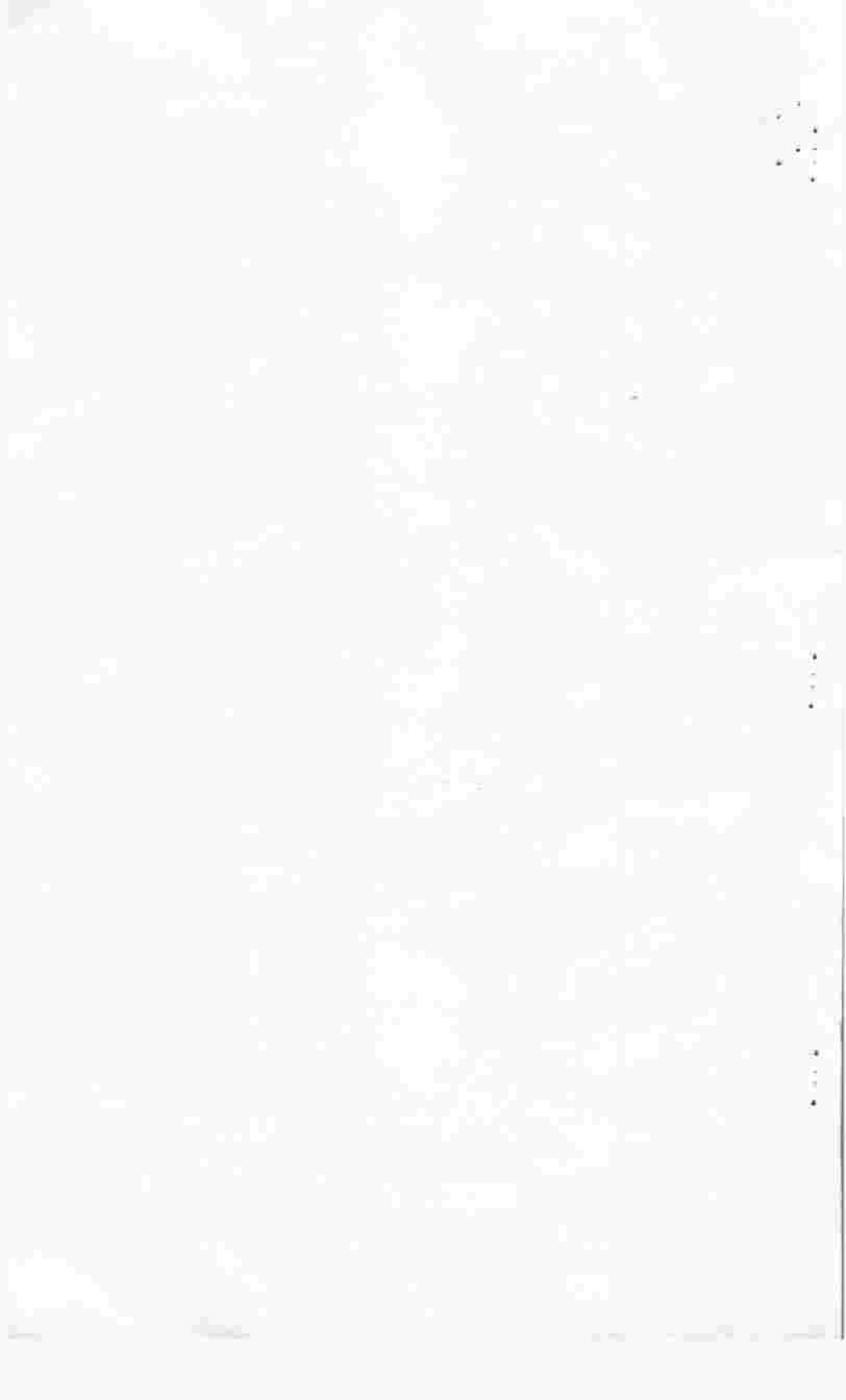
दस्ताचा प्रकार: विहीन

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा न्यायमठ असलेल्या कोणत्याही कटक घोषाच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमलेच्या प्राचल बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणावरील दराप्रमाण प्रभाव क्षेत्रात.

मिह्रा क्र. 1: 10 / 08 / 2021 02 : 55 : 40 PM ची वेळ (सापरीकरण)

मिह्रा क्र. 2: 10 / 08 / 2021 02 : 56 : 38 PM ची वेळ (फी)





Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHALAXMI INFRACON THROUGH ANISH B CHHAJED AND OTHER	eChallan	69103332021081010627	MH004745286202122M	1418400.00	SD	0002274742202122	10/08/2021
2	MAHALAXMI INFRACON THROUGH ANISH B CHHAJED AND OTHER	eChallan		MH004745286202122M	30000	RF	0002274742202122	10/08/2021
3		DHC		1008202105539	500	RF		

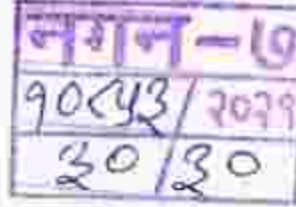
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

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18
सह मुख्य निबंधक, वर्ग-२,
नागपूर ग्रामीण क्षेत्र. ७,
दि. 90 नोव्हेंबर 01 सन 2021

