

264/3900

Monday, June 28, 2021

5:50 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn. 39M

पावती क्र.: 7197 दिनांक: 28/06/2021

गावाचे नाव: हजारीपाहाड

दस्तावेजाचा अनुक्रमांक: नगन1-3900-2021

दस्तावेजाचा प्रकार: विहीन करारनामा

मादर करणान्याचे नाव: मेसर्स युगरोशन इन्फ्रा. तर्फे भागीदार श्रीमती खेहलता अलोक खेमुका .ANDPV5847J.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

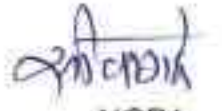
पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणाम मूळ दस्त, खंबनेल प्रिंट, सूची-2 अंदाजे

6:07 PM ह्या वेळेस मिळेल.


 NGP1

वाजार मूल्य: रु. 9252000/-

मोबदला रु. 22858000/-

भरणेले मुद्रांक शुल्क: रु. 914400/-

1) देयकाचा प्रकार: DHC रकम: रु. 440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2806202104597 दिनांक: 28/06/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014439639202021E दिनांक: 28/06/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास नपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)





CHALLAN
MTR Form Number-6



GRN	MH014438630202031E	BARCODE	Date		31/03/2021-12:00:29	Form ID	25.2
Department: Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment: Registration Fee			PAN No.(If Applicable)		AEDP00570M		
Office Name: NGP1_HQR SUB REGISTRAR NAGPUR 1			Full Name		YUGROSHAN INFRA PARTNER P R DHAWAN		
Location: NAGPUR			Flat/Block No.		PLOT NO.3		
Year: 2020-2021 One Time			Premises/Building				
Account Head Details		Amount in Rs.	Road/Street		MOUJA- HAJARI PAHAD		
0030048401 Stamp Duty		914400.00	Area/Locality		1088.465 SQ.MTRS		
0030063301 Registration Fee		30000.00	Town/City/District				
			PIN		4 4 0 0 0 7		
			Remarks (If Any)				
			SecondPartyName=CHANDADEV I R SARDA-				
Total		9,44,400.00	Amount in Words		Nine Lakh Forty Four Thousand Four Hundred Rupees Only		
Payment Details: PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	03006172021033101026	303782031	
Cheque/DD No.			Bank Date	RBI Date	31/03/2021-12:01:41	Not Verified with RBI	
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 8975508918

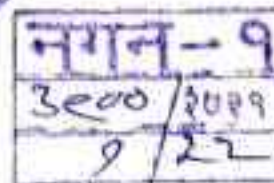
Department ID :

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

सदर चॅलन कोर्टक दुर्यान निबयक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चॅलन लागू नाही.

Agreement for sale

Shree



नगन-१	
३९००	२०२१
२	२२



AGREEMENT FOR SALE

Valued at Rs. 2,28,58,000/-, Govt. R.R. is Rs. 92,52,000/-, Stamp duty of Rs. 9,14,400/-, City Survey No. 56, Sheet No. 41, Item No. 15,256, Rate Rs. 8,500/- of Mouza - Hazaripahad, Tahsil And District - Nagpur.

THIS MEMO OF AGREEMENT FOR SALE made and executed at Nagpur on This 31st Day of March 2021.

BY

SMT. CHANDA W/O. RAMSWAROOP SARDA [PAN - AHAPS49241, AADHAAR No. 7644 3849 0136], Aged about 70 years, Occupation - Housewife, R/o. 14, Daga Layout, Nagpur, hereinafter referred to and called as the "VENDOR" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said VENDOR as well as her heirs, legal representatives, successors, executors, assigns etc.

AND

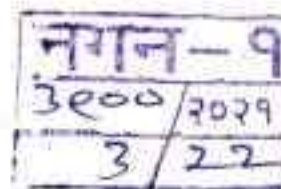
M/S. YUGROSHAN INFRA, through its partners: 1. SMT. SNEHALATA W/O. ALOK KHEMUKA [AADHAAR No. 3341 9748 3251], aged about 38 years, Occupation - Business, R/o. Flat No. 11-12, Bldg. No. B2, Vrindavan Apartments, Hennessey Road, Near Sonali Nursing Home, Civil Lines, Nagpur - 440 001, 2. SMT. SHRUTI W/O. PANKAJ DHAWAN [PAN - ANDPV5847J, AADHAAR No. 4903 9524 2927] aged about 32 years, Occupation - Business, R/o. Dalal Compound, Ra. Nagar, Katol Road, Nagpur - 440 013, hereinafter referred to and called the "PURCHASER" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said PURCHASER as well as its/their respective legal representatives, successors, executors, assigns etc.

Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS, the VENDOR is the sole and absolute owner of ALL THAT piece and parcel of land comprising of plot No. 3 admeasuring 1088.4650 Sq. m., in the layout known and styled as "SARDA LAYOUT" out of khasra No. 32/2, city survey No. 56, of Mouza - Hazaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur, having acquired the same from Shri Ramswarup Shankarlal Sarda as per Gift deed duly registered in the office of the Sub-Registrar, Nagpur - 3, bearing serial registration No. 4094/2018 dated 26/10/2018.

AND WHEREAS, originally the said khasra No. 32/2 admeasuring 1.91 hectares was purchased by Shri Ramswarup Shankarlal Sarda from Shri Chandrabhan Sitaram Sedame, Shri Ramu Sitaram Sedame, Shri Damu Sitaram Sedame and Smt. Janabai Sitaram Sedame vide sale deed duly registered in the office of the Sub-Registrar, Nagpur - 2, in Book No. A1, bearing serial registration No. 2281 dated 12/04/1982, wherein he put a layout by carving out plots of different sizes and measurements which has been sanctioned and by the building engineer, Nagpur Improvement Trust, Nagpur dated 26/09/2018.

AND WHEREAS, the said plot has been included in the unauthorized plot/layout regularization scheme of Nagpur Improvement Trust, accordingly upon payment of development/regularization charges the said plots have been regularized, sanctioned and released



by Nagpur Improvement Trust under the provisions of Maharashtra Ganthewari Development (Regularization, Upgradation and Control) Act, 2001 as per release letter No. 4892 dated 01/11/2018.

AND WHEREAS; for certain cogent, valid and good reasons, for the benefit and in the interest of family, the VENDOR decided to dispose of the said property to the PURCHASER and further, to utilize the sale proceeds for and in the best interest of family.

AND WHEREAS; the PURCHASER, being desirous to own the said property of the VENDOR, he approached the VENDOR and having offered a fairly good price, he agreed to purchase the said land/property @ Rs. 1951/Sq. Ft. amounting to a total valuable consideration of Rs. 2,28,58,000/- (Rupees Two Crores Twenty Eight Lakhs Fifty Eight Thousand Only), agreed to purchase the said property of the VENDOR which the VENDOR accepted accordingly the parties hereto had due deliberations and discussions, and consequences thereof they have arrived at agreed upon certain terms and conditions. However, it is desirable to record the terms and conditions in writing and are recorded as under.

NOW, THEREFORE, THIS MEMO OF AGREEMENT FOR SALE WITNESSES AS UNDER -

1) THAT, for and against the total valuable consideration amount of Rs. 2,28,58,000/- (Rupees Two Crores Twenty Eight Lakhs Fifty Eight Thousand Only), the VENDOR, being legal and beneficial owner thereof, has agreed to sell to the PURCHASER & the PURCHASER has agreed to purchase from the VENDOR, ALL THAT piece and parcel of land comprising of plot No. 3 admeasuring 1088.4650 Sq. m. in the layout known as "SARDA LAYOUT", out of khasra No. 322, city survey No. 56, of Moura - Hazaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur, more particularly described in the schedule written hereunder which shall form the part and parcel of present deed

2) THAT, the PURCHASER has paid full and final consideration amount of Rs. 2,28,58,000/- (Rupees Two Crores Twenty Eight Lakhs Fifty Eight Thousand Only), to the VENDOR in the following manner of payment.

MANNER OF PAYMENT

- | | | |
|------|-------------------|---|
| i. | Rs. 1,00,00,000/- | Paid by way of RTGS bearing UTR No. ICICR52021033100219160 dated 31/03/2021 from ICICI Bank, Ramdaspath, Nagpur. |
| ii. | Rs. 23,01,808/- | Paid by way of D.D./pay order No. 076018 dated 14/01/2021 of ICICI Bank, Ramdaspath, Nagpur. (This D.D./pay order is for total amount of Rs. 51,00,000/- out of which amount of Rs. 27,98,192/- has been adjusted for the adjacent plots of the VENDOR). |
| iii. | Rs. 1,00,00,000/- | Paid by way of RTGS bearing UTR No. ICICR52021041600369323 from ICICI Bank, Ramdaspath, Nagpur. |
| iv. | Rs. 3,27,612/- | Paid by way of cheque No. 000235 dated 31/03/2021 from ICICI Bank, Ramdaspath, Nagpur. |
| v. | Rs. 2,28,580/- | Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR and shall issue necessary credit or certificate to this effect in favour of VENDOR. |

Total Rs. 2,28,58,000/- (Rupees Two Crores Twenty Eight Lakhs Fifty Eight Thousand Only)

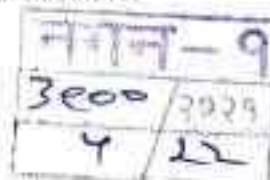


The VENDOR does hereby acknowledge, admit and confirm receipt of Rs. 2,28,58,000/- (Rupees Two Crores Twenty Eight Lakhs Fifty Eight Thousand Only), from the PURCHASER as aforesaid towards full and final consideration as above and now nothing remains to be paid by the PURCHASER on any account whatsoever, therefore, separate money receipt shall not be necessary.

3) THAT, the VENDOR has today delivered vacant peaceful possession of the said property to the PURCHASER with all rights, title and interest, etc. and the PURCHASER shall be at liberty to use, occupy and exploit the said property or dispose of the same in any manner and receive beneficial enjoyment of the same as owner thereof. The PURCHASER shall be free to use, occupy, retain the same, exploit and use the same in any manner and receive all beneficial enjoyment, benefits, profits of the same as owner thereof at his cost or to dispose of the same in any manner and at any terms to which the VENDOR or any person/s claiming through or under the name VENDOR shall not object.

4) THAT, the VENDOR undertake and assure that she has good, valid and marketable title and absolute right and full authority to convey and transfer the property in question by way of sale to the PURCHASER absolutely forever and it is free from all kinds of encumbrances such as mortgage, agreement, gift etc. and the said property is not under any acquisition, requisition scheme and it is not subject to any litigation or legal proceedings. Similarly, the VENDOR shall convey good, valid and marketable title to the said property in favour of the PURCHASER free from encumbrances, taxes, dues, etc. However, all taxes, dues, charges, and paid by the PURCHASER without any claim or objection against the VENDOR.

5) THAT, the PURCHASER shall be free & at liberty to assign its rights & interest created under this agreement to any person/s, firm or company at any terms or cost and to receive consideration amount from any of his assignee/nominee to which the VENDOR shall not object and the PURCHASER shall be free to get executed and registered the sale deed in his favour or in favour of any other person or persons who may be nominated or assigned by the PURCHASER as his nominee/assignee to which the VENDOR shall not object and shall execute the sale deed in the name of PURCHASER or any his assignee/nominee in as and when called for, however, the VENDOR further agreed to execute an Irrevocable General Power Of Attorney as per the instruction of PURCHASER, in view of the provisions of section 202 of Indian Contract Act, instead of sale deed, concerning to the property in question, in favour of **M/S. YUGROSHAN INFRA**, through its partner, **1. SMT. SNEHALATA W/O. ALOK KHEMUKA** and **2. SMT. SHRUTI W/O. PANKAJ DHAWAN**, irrevocably authorizing him to deal with the said property including transfer of the same by way of sale or otherwise, so as to enable the PURCHASER to get the Sale Deed in his name or in the name of any of his nominee/ assignee on the stamp duty of conveyance already paid on this agreement and the VENDOR agree & assure that he shall never revoke such Power Of Attorney and in case of any inability of the VENDOR or the ATTORNEY or in case of death or any other inability, the legal heirs of parties shall be liable to execute the fresh power of Attorney or other conveyance deed in favour of the PURCHASER or any of his nominees/assignees, as per the instructions of the PURCHASER, so that the PURCHASER could be able to get the said property conveyed in his favour or in favour of any other persons of his choice by virtue of Power Of Attorney of the VENDOR, however, despite of execution of such Power Of Attorney, the VENDOR shall be liable to execute such deeds and documents as the PURCHASER may need for conveyance of the said property to beneficial enjoyment of the same as per the instructions of the PURCHASER. However, in case the PURCHASER executes sale deed in favour of any other person/s as his nominee/s for more than the consideration amount mentioned in this agreement in that case whatsoever tax liability arises on that difference amount that shall be the liability of the PURCHASER and the PURCHASER shall keep the VENDOR indemnified against any such tax liabilities.



6) THAT, the VENDOR further assures and undertake that in the event of PURCHASER suffering any loss or damages or deprived of use, beneficial enjoyment of the said property fully or partly due to any defect in the rights, title, and authority of the VENDOR over the said property, the VENDOR shall be responsible to indemnify and compensate the PURCHASER and keep the PURCHASER free from harm in all respects.

7) THAT, the VENDOR shall not do or cause to be done any acts or deeds causing any harm to the PURCHASER or adversely affecting the rights & interest of the PURCHASER in the said property in any manner whatsoever. The VENDOR as well as her heirs, legal representatives, successors, assigns etc. despite of execution of Power of Attorney as referred above, shall execute such deeds or documents and do such other acts as may be desired by the PURCHASER for better enjoyment of the said property or transfer of the same in favour of the PURCHASER or any of their nominee/assignee etc.

8) THAT, the VENDOR undertakes, agree and assures that the said property transacted for sale under this instrument is free from any lien, charge, encumbrance, rights, claims, demands, attachment, gift or any other encumbrance(s) whatsoever.

9) THAT, the VENDOR undertakes, agree and assures that the VENDOR has done no act of omission or commission whereby any third party right or interest is created over the said property or any part thereof.

10) THAT, the VENDOR undertakes, agree and assures that prior to the execution of this instrument the VENDOR has not transacted the sale of the said property with any third party.

11) THAT, the VENDOR undertakes, agree and assures that there is no legal revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

12) THAT, the VENDOR undertakes, agree and assures that the VENDOR is not aware of any legislation, notification, communication, declaration, rules, regulations or administrative directions imposing any restrictive rights on the VENDOR or curtailing his legal rights to transact the sale of the said property or any part thereof.

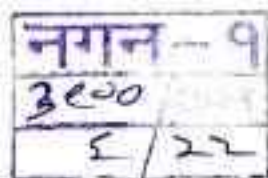
13) THAT, the VENDOR undertakes, agree and assures that whatever rights, privileges and interest in the soil or sub soil in the said property hitherto enjoyed by the VENDOR shall be specifically conveyed, transferred and assigned in favour of the PURCHASER in amplification of any such rights and/or privileges to which the VENDOR is entitled to by virtue of any law, usage and/or customs.

14) THAT, the VENDOR undertake, agree and assures that the VENDOR will from time to time and at all times to come hereafter at the request of the PURCHASER do execute and perform or cause to be done, executed and performed and assure all requisite requisitions and assurances in law for better and more perfectly transferring the said property, hereditaments and premises and every part thereof unto and to the use of the PURCHASER.

15) THAT, the VENDOR shall support any application made by the PURCHASER for mutation in their name, in respect of the property hereby sold, and shall execute such deeds, documents and do such acts as may be required for mutation in favour of the PURCHASER, however, the expenses for this purpose shall be borne and paid by the PURCHASER.

16) THAT, the property under sale is not under any acquisition scheme of any authority, therefore, the NOC of any authority is not required.

17) THAT, the property under reference has been correctly described in the schedule written hereunder however, any misstatement, error or omission in the description, area, boundaries of the property shall not annul this sale transaction but this sale transaction shall remain valid & binding with such modifications as may occur from time to time due to change in record, location or otherwise and the PURCHASER shall be free to execute such deeds and documents ex-parte without presence of VENDOR as and when so required.



18) THAT the stamp duty, registration fee, legal charges required for the purpose of execution and registration of this agreement have been borne and paid by the PURCHASER as required on conveyance; therefore, no stamp duty will have to be required to be paid on sale deed in the name of PURCHASER or any of his nominee's.

19) Notwithstanding anything contrary contained herein, the Vendor's liability under this Agreement is limited to the extent of the property agreed to be sold hereunder. In no circumstances such liability will extend beyond the said property. Any act, deed or thing including mortgage, sale etc., done or performed by the PURCHASER on behalf of the Vendor as Prices of Attorney shall be limited to the extent of said property only.

20) THAT, this agreement shall be binding and applicable to the parties hereto as well as respective heirs, legal representatives, successors, executors, assigns etc.

SCHEDULE OF PROPERTY REFERRED ABOVE :-

ALL THAT piece and parcel of land comprising of plot No. 3 admeasuring 1008.44 Sq. m. in the layout known as "SARDA LAYOUT" out of khasra No. 32/2, city survey No. 56, Sheet No. 41, of Muzra, Harnagpalsad, corresponding to municipal corporation house No. 5693, index No. (068049561), Zone: 02, Ward No. 68, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Taluk and District Nagpur, bounded as under

TO THE EAST	:	PLOT No. 01
TO THE WEST	:	PLOT NO. 09 & 10
TO THE NORTH	:	ROAD
TO THE SOUTH	:	OTHER LAYOUT

IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands, put their signature to this **MEMORANDUM OF AGREEMENT FOR SALE** at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES:-

 C. R. Sorde



**SMT. CHANDA W.O. RAMSWAROOP SARMA
(THE VENDOR)**

1. 
Adhy Shree Sharma

M/S. YUGROSHAN INFRA
Through its partners:-

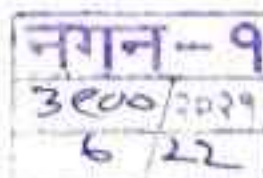


1.  Snehalata
SMT. SNEHALATA W.O. ALOK KHEMUKA



2. 
(Pankaj R. D. Khawar)

2.  Shiruti
**SMT. SHIRUTI W.O. PANKAJ DHAWAN
(THE PURCHASER)**



नगन-९	
3000	2025
1	22



000384

प. वि. व. वि. क. १९९६, वि. १९-९-९६

56

प. व. मा. २०००
प. व. मा. २०००

पोगा :- हजारीपहाड

आवृत्ति पत्रिका

मुद्रापन क्रमांक	शेष	मुद्रापन वर्ष	प्राप्तनाकडे वारण्याच्या महसुलाच्या अनंत भोवऱ्याच्या रकमेचा तपशील व ती पुनरीक्षणास येण्याचा नाव आहे.
५६	१८२५८	२०००	

मुद्रिधाधिकार

घारका सन १९८९
हक्काचे मूळ (उपलब्ध
आसल्याप्रमाणे)



पट्टेदार--

हतर भार--

हतर बोरे--

दिनांक	व्यवहार	नॉटिफीकेशन व क्रमांक	गवेल घारक (घा) पट्टेदार (प) हतर भार (भा)	वार्ताकन
१६/०६ २०१५	मा. जमाबंदी आयुक्त आणि संरक्षक भूमी अभिलेख पूण याच्या वडील पत्रिके क्र. १/१/१५ मि. प अक्षरी नोंद /२०१५ पूण दि. १/२/१५ अखिल मिळकत पत्रिकेचे अंकी क्षेत्र १६२५६.० चौमी. अक्षरी कोरगे इ. ल. रा. रा. रा. कोरगे इ. ल. रा. रा. रा.			पत्र. ३ ३६१५ १५०६ न. व. मा. २००० नगपुर.

नगन-९
३०००/२०२९
९/२२



Shishu...

कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपुर

गीता - हजारी पहाड

म.प्र.नं. :-

म.प्र.क. :- ५६६

पु.मि.प.क. :-

दिनांक	भावहार	नोटिफिकेशन नं. व दिनांक	मालिकता (सा) परदेवार (प) इतर माल (सा)	समाप्तकन
२६/१/१९	अपुष्पक आदेशान्वये	आर्ति लक्ष्मी गैरकृषी कर	आफारणी क्र ५ नागपुर	फं क्र. ५६२५
	सोय आदेश सा मा क्र १८०३	१३/१२/१८	एम.ए.पी. ३४/१८/१९ दिनांक ३२/२ १३ क्र ३ क्षेत्र १०८८-४६५०	
	१३/१२/१८	अन्यथे स्व.क्र ३२/२ १३ क्र ३ क्षेत्र १०८८-४६५०	सो.मी. मिळकतीस अपुष्पक परवानगी मिळाल्याने फं	
	वर्तमान नोंद			
	सारडा ले-आफर नागपुर			
	सर्वे रामस्वरूप शंकरदास सारडा			
	५६२५			
	बादीसफाभवये			
२३/१/१९	न.द.क्र ४६९४ दि. २३/१०/१८	अन्यथे सारडा ले.आफर	नागपुर सर्वे रामस्वरूप शंकर	फं क्र. ५६२६
	०४० सारडा सो.मी. न.प. क्र ३२/२	१३ क्र ३ क्षेत्र १०८८-४६५०	सो.मी. न.द. रामस्वरूप सारडा	
	सोय भावे अक्षिशपा फा.कन	दि. १९/११/१८	नागपुर	
	अपुष्पक आदेशान्वये			
२३/१/१९	आर्ति लक्ष्मी गैरकृषी कर	आफारणी क्र ५ नागपुर	फं क्र. ५६२७	
	सोय आदेश सा मा क्र १८००	१३/१२/१८	एम.ए.पी. ३४/१८/१९ दि. ३२/२ १३ क्र ३ क्षेत्र १०८८-४६५०	
	१३/१२/१८	अन्यथे स्व.क्र ३२/२ १३ क्र ३ क्षेत्र १०८८-४६५०	सो.मी. मिळकतीस अपुष्पक परवानगी मिळाल्याने फं	
	वर्तमान नोंद			
	सारडा ले-आफर नागपुर			
	सर्वे रामस्वरूप शंकरदास सारडा			
	५६२६			



२३/१/१९
म.प्र.अ.क्र. ३
नागपुर

२३/१/१९
म.प्र.अ.क्र. ३
नागपुर

२३/१/१९
म.प्र.अ.क्र. ३
नागपुर

नगन-९
३९५०
१०/२२





Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No. 10/977 dated 28.5.2001 and D.R. No. 10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : 4892

Dated : 04.11.2018

Case No. : 2007101228

Layout No. : 1900/200710124

Name of Applicant / Plot Holder		Mrs. CHANDADEVI RAMSWAROOP SARDAR	
Address		158 NANDANWADI NAGPUR	
Application No. & Date		Application No. 10002538 dt. Oct 12, 2007	
Mouza & Khassra		Majari Pahad-32/2	
Name of Layout		Sarda Layout	
Plot Number		3	
Plot	As per Sale Deed	1,088.4650 (Sq.m)	
Area	Regularised Area	1,088.4650 (Sq.m)	
Built up Area Regularised		(Sq.m)	
User for which the plot is regularised.		Residential	
Plot Area surrendered to NIT		0000 (Sq.m)	
Area of Construction to be demolished		(Sq.m)	

Details of Development Charges/Plot/Amount paid in Cash/Cheque/DTD : 12-OCT-2007
by Rs. 1000.0000 OCT-2018 by Rs. 72000/-

Schematic Plan

Reference:-

1) The Boundary Shown Thus:

2) Area Surrendered to N.I.T. for Road Widening

DIMENSIONS OF PLOT IN METERS:-

AB	22.700	ML
BC	48.000	ML
CD	.000	ML
DA	47.900	ML

PLOT AREA AS PER SALE DEED	1088.4650	Sq. M.
DEDUCT AREA FOR 1/4 TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING		Sq. M.
NET AREA REGULARISED	1088.465	Sq. M.



Scale: N.T.S.

OTHER LAY OUT



नगन-9
3000/2029
99/22



EXISTING LAYOUT PLAN
KH. NO. 322, MOUZA: HAJIRIPAHAD
TAN & DIST. NAGPUR

BELONGING TO SARADA MALIK MAHBUBA LAYOUT
AREA STATEMENT

TOTAL AREA UNDER LAYOUT = 19257.00 SQM
AREA UNDER PLOTS = 16476.58 SQM
AREA UNDER ROADS = 2780.41 SQM
TOTAL AREA = 19257.00 SQM

NO.	PLAT SIZE	PLAT AREA	NO. OF TOTAL PLOT
1	10 X 47.5 = 475	475.00	1
2	10 X 30.7 = 307	307.00	1
3	10 X 47.5 = 475	475.00	1
4	10 X 30.7 = 307	307.00	1
5	10 X 30.7 = 307	307.00	1
6	10 X 30.7 = 307	307.00	1
7	10 X 30.7 = 307	307.00	1
8	10 X 30.7 = 307	307.00	1
9	10 X 30.7 = 307	307.00	1
10	10 X 30.7 = 307	307.00	1
11	10 X 30.7 = 307	307.00	1
12	10 X 30.7 = 307	307.00	1
13	10 X 30.7 = 307	307.00	1
14	10 X 30.7 = 307	307.00	1
15	10 X 30.7 = 307	307.00	1
16	10 X 30.7 = 307	307.00	1
17	10 X 30.7 = 307	307.00	1
18	10 X 30.7 = 307	307.00	1
19	10 X 30.7 = 307	307.00	1
20	10 X 30.7 = 307	307.00	1
21	10 X 30.7 = 307	307.00	1
22	10 X 30.7 = 307	307.00	1
23	10 X 30.7 = 307	307.00	1
24	10 X 30.7 = 307	307.00	1
25	10 X 30.7 = 307	307.00	1
26	10 X 30.7 = 307	307.00	1
27	10 X 30.7 = 307	307.00	1
28	10 X 30.7 = 307	307.00	1
29	10 X 30.7 = 307	307.00	1
30	10 X 30.7 = 307	307.00	1
31	10 X 30.7 = 307	307.00	1
32	10 X 30.7 = 307	307.00	1
33	10 X 30.7 = 307	307.00	1
34	10 X 30.7 = 307	307.00	1
35	10 X 30.7 = 307	307.00	1
36	10 X 30.7 = 307	307.00	1
37	10 X 30.7 = 307	307.00	1
38	10 X 30.7 = 307	307.00	1
39	10 X 30.7 = 307	307.00	1
40	10 X 30.7 = 307	307.00	1
41	10 X 30.7 = 307	307.00	1
42	10 X 30.7 = 307	307.00	1
43	10 X 30.7 = 307	307.00	1
44	10 X 30.7 = 307	307.00	1
45	10 X 30.7 = 307	307.00	1
46	10 X 30.7 = 307	307.00	1
47	10 X 30.7 = 307	307.00	1
48	10 X 30.7 = 307	307.00	1
49	10 X 30.7 = 307	307.00	1
50	10 X 30.7 = 307	307.00	1
51	10 X 30.7 = 307	307.00	1
52	10 X 30.7 = 307	307.00	1
53	10 X 30.7 = 307	307.00	1
54	10 X 30.7 = 307	307.00	1
55	10 X 30.7 = 307	307.00	1
56	10 X 30.7 = 307	307.00	1
57	10 X 30.7 = 307	307.00	1
58	10 X 30.7 = 307	307.00	1
59	10 X 30.7 = 307	307.00	1
60	10 X 30.7 = 307	307.00	1
61	10 X 30.7 = 307	307.00	1
62	10 X 30.7 = 307	307.00	1
63	10 X 30.7 = 307	307.00	1
64	10 X 30.7 = 307	307.00	1
65	10 X 30.7 = 307	307.00	1
66	10 X 30.7 = 307	307.00	1
67	10 X 30.7 = 307	307.00	1
68	10 X 30.7 = 307	307.00	1
69	10 X 30.7 = 307	307.00	1
70	10 X 30.7 = 307	307.00	1
71	10 X 30.7 = 307	307.00	1
72	10 X 30.7 = 307	307.00	1
73	10 X 30.7 = 307	307.00	1
74	10 X 30.7 = 307	307.00	1
75	10 X 30.7 = 307	307.00	1
76	10 X 30.7 = 307	307.00	1
77	10 X 30.7 = 307	307.00	1
78	10 X 30.7 = 307	307.00	1
79	10 X 30.7 = 307	307.00	1
80	10 X 30.7 = 307	307.00	1
81	10 X 30.7 = 307	307.00	1
82	10 X 30.7 = 307	307.00	1
83	10 X 30.7 = 307	307.00	1
84	10 X 30.7 = 307	307.00	1
85	10 X 30.7 = 307	307.00	1
86	10 X 30.7 = 307	307.00	1
87	10 X 30.7 = 307	307.00	1
88	10 X 30.7 = 307	307.00	1
89	10 X 30.7 = 307	307.00	1
90	10 X 30.7 = 307	307.00	1
91	10 X 30.7 = 307	307.00	1
92	10 X 30.7 = 307	307.00	1
93	10 X 30.7 = 307	307.00	1
94	10 X 30.7 = 307	307.00	1
95	10 X 30.7 = 307	307.00	1
96	10 X 30.7 = 307	307.00	1
97	10 X 30.7 = 307	307.00	1
98	10 X 30.7 = 307	307.00	1
99	10 X 30.7 = 307	307.00	1
100	10 X 30.7 = 307	307.00	1



7111-3
8888/2096
190 20



7111-9
3800/2029
92 22



EXISTING LAYOUT PLAN



2019-20

नागपुर महानगरपालिका
कर व कर आकारणी विभाग नागपुर

(हि रसिद 01/04/2019 पासून 31/03/2020 यावेळी वापरली जाईल, त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक: 02/2019-20/0328722

मोहल्याचे नांव: 369/3, TELANKRADI BLOCK, 2

घर क्रमांक: 569/3

इडेन्स क्रमांक: 008049561 (Zone:2 Ward:68)

घर मालकाचे नांव: SMT. CHANDA W/O RAMSWARUP SAMDA

वसिवाटदाराचे नांव

तारीख पासून 01-04-2019 ते 31-03-2020 यावेळी

(If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नाव / Details of Tax	वसुली / Arrears	मातृ / Current	टीप / Remarks
सामान्य कर (General Tax)	0.00	10,698.00	
पाणी कर (Water Tax)	0.00	0.00	
सलजल कर (Sewerage Tax)	0.00	4,938.00	
प्रकाश कर व (Light Tax/Tree Tax)	0.00	411.00	
आगी सेवा कर (Fire Service Tax)	0.00	411.00	
सलजल सेवा कर (Sewerage Bene. Tax)	0.00	411.00	
पाणी सेवा कर (Water Bene. Tax)	0.00	411.00	
पथ कर (Street Tax)	0.00	411.00	
विशेष संवर्धन कर (Special Conservancy Tax)	0.00	0.00	
नगर विद्यालय उपकरणा (Municipal Education Tax)	0.00	411.00	
सेवा शुल्क (Services Charge)	0.00	0.00	
नोटीस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
मिश्रणीय (Misc.)	0.00	0.00	
श.स.शिक्षण (Educo. Cess)	0.00	2,469.00	
श.स.शिक्षण वी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील सामान्य कर (Tax on Larger Residential Properties)	0.00	0.00	
मुट्ट (Rebate)		0.00	
एकूण (Grand Total)	0.00	20,571.00	20,571.00

एकूण रक्कम अक्षरी मध्ये (In words total Rs) Rupees Twenty Thousands Five Hundred Seventy One Only

Cheque # 000049 Drawn on KOTAK MAHINDRA BANK, NAGPUR Dated 31-01-2020

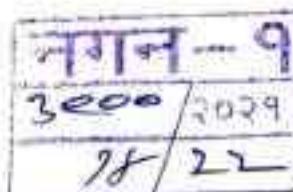
दिनांक: 06/02/2020

Generated By: GAUTAM Shambharkar

वसुली करणारी पुरी मदी

This is a computer generated receipt, signature is not required.

Full Signature of the Official

Please visit website <http://www.nmcpnagpur.gov.in>

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O Atul Kishore, Flat No. 3,
Omkar Apartment,
Dharampeth, Near Wazirwa
Lawn, Dharampeth, Nagpur,
Maharashtra - 440010

Address:

W/O Atul Kishore, Flat No. 3,
Omkar Apartment,
Dharampeth, Near Wazirwa
Lawn, Dharampeth, Nagpur,
Maharashtra - 440010



आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY



SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP

SHARMA SUNNY PRADEEP



भारत सरकार
GOVERNMENT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

Snehalata Anil Khemuka

जन्म तिथि / DOB: 05/06/1983

महिला / FEMALE

3341 9748 3251

UID: 8132 5807 2888 8209



मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

8112 2741 4091

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT



पुति पंकज धामन

Shrutika Pankaj Dhaman

जन्म तिथि / DOB: 07/12/1988

महिला / FEMALE

4903 9524 2927

आम आदमी का अ



आयकर विभाग
INCOME TAX DEPARTMENT

पंकज रोजन धामन

Pankaj Roshan Dhaman

जन्म तिथि / DOB: 10/06/1981

पुरुष / MALE

6772 6968 5013



आम आदमी का अधिकार

नगर-9
3000/2029
74/22



आधार - Samanya Maansakta Adhikaar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पंजीकृत
पता: अलीक खेन्ना, बिल्डिंग नं बी2, फ्लैट नं 11-12
वृद्धाश्रम अपार्टमेंट्स, हेनरी रोड, सोनली नर्सिंग होम जवळ,
मिडिल लायन्स, नागपूर (अर्बन), महाराष्ट्र,
पिनकोड - 440001



Address
W/O. Alak Khennu Building No 02, Flat No 11-12 vridhavan
apartments Henrey Road Civil lines Near Sonali Nursing home
Nagpur (Urban) Nagpur Nagpur Maharashtra - 440001



1847
1855 300 1847
keta@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1847
Bangalore-560 001

नगन-९
3000/2024
75/22



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202106283868			28 June 2023 11:11:04 PM		
मूल्यांकनार्थ वर्ष	2021				
जिल्हा	नागपूर				
तालुका	ता.नागपूर, जमीन				
उपमुख्य विभाग	(1) 1.5/8 - रुहेतारी अधिवास, जमीन-नागपूर-नागपूर द्वारा वा विकास क्षेत्रातील नियमित केलेले भूखंड				
होमरम सोड	Nagpur Municipal Corporation				
वार्षिक मूल्य दर लक्ष्यानुसार वार्षिक दर					
खुली जमीन	निवासी भूदलिका	कार्यालय	दुकाने	औद्योगिक	सौज्यापनाचे एकक
5500/-	21870/-	21800/-	32000/-	0	चौ.मीटर
मिळकतीचे क्षेत्र			1088.465 चौ.मीटर	Layout Plan	
Applicable Rates			16 %		
(1) 1088.465 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 16% मूल्य दर = 8500/- 1088.465 चौ.मीटर क्षेत्रासाठी मूल्य = 1088.465 * 8500 = 9251952.5/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य = 9251952.5 = 9 = Rs. 9251952.5/- = 9 ब्याण्ड लाख एकाचत्र हजार 925 चौ.मीटर बावत्र					

पुष्पक पत्रक

नगन-9
3000/2029
76/22



नामान - ९	
३९००	२०२९
१५	२२



नगन		०
3000	०२१	
20	22	



264/3900

मोम 28 जून 2021 5.50 म.ने

दस्त गोपबारा भाग-1

नमन 1 28/22

दस्त क्रमांक: 3900/2021

दस्त क्रमांक: नमन 1 /3900/2021

बाजार मूल्य ₹. 92,52,000/-

बावडारा ₹. 2,28,58,000/-

बावडे मूद्रांक शुल्क: ₹. 9,14,400/-

मूद्रांक शुल्क याची अमल्यास अपत्ति :-

1) Mudrank 2020/CR136/M1(Policy) : Mumbai : Mudrank 2020/CR136/M1(Policy) : Mumbai (01-01-2021 to 31-03-2021)

दु. वि. गट, दु. ति. नमन 1 यांचे कार्यालयात

पावती: 7197

पावती दिनांक: 28/06/2021

अ. क्र. 3900 व दि. 28-06-2021

गादरीकरणाचे नाव: मेसर्स युगरोशन इन्फ्रा. लॉक भागीदार श्रीमती
खेडवता अलोक धैरुका ANDPV5847J

गेडी 5:46 म.ने, बा. हजर केला.

नोदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 440.00

गृहाची मध्या: 22

Schamber

दस्त हजर करणाऱ्याची गती:

एकूण: 30440.00

*मीर*महानगर निबंधक, वर्ग-2,
नागपूर शहर क. 4*मीर*महानगर निबंधक वर्ग-2,
नागपूर शहर क. 4

दस्तावा प्रकार: विही करारनामा

मूद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्वातंत्र्य अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा
विकास प्राधिकरणाच्या हद्दीत अमलेच्या कोणत्याही घासीय क्षेत्रात, किंवा मुंबई मूद्रांक (मानमलेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणावरील दरप्रमाण प्रभाव क्षेत्रात.

लिहता क्र. 1 28 / 06 / 2021 05 : 46 : 30 PM ची वेळ: (गादरीकरण)

लिहता क्र. 2 28 / 06 / 2021 05 : 47 : 48 PM ची वेळ: (फी)



