467/1950

Monday,March 01 ,2021
2:13 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2623 दिनांक: 01/03/2021

गावाचे नाव: अजनी
दस्तऐवजाचा अनुक्रमांक: नगन4-1950-2021
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स देव असोसिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल वल्द संजय जैस्वाल . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 30900.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:32 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.24989000 /-
मोबदला रु.24989000/-
भरलेले मुद्रांक शुल्क : रु. 24989000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 20/-
2) देयकाचा प्रकार: DHC रक्कम: रु.880/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0103202107777 दिनांक: 01/03/2021
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012328112202021E दिनांक: 01/03/2021
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH012328112202021E	BARCODE	Date	26/02/2021-17:36:11	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections 1GR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS DEV ASSOCIATES
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	MOUZA AJNI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030053301	30000.00
Total	30,000.00

Remarks (If Any)

SecondPartyName=SMT SHEELA VISHWANATH KAMDE~

Amount In Words: Thirty Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6810333202102262172B	2654505166
Cheque/DD No		Bank Date	RBI Date	26/02/2021-18:01:56	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. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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१/८५


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Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958
(ADJ)

Office of the 460090
Collector of Stamps, Nagpur City
Adj. Case No. 1112021
Date 18/01/2021

Received From Shri/Smt./M/s. Dev Associates
Residing at Nagpur
Market Value Rs. 24,89,000/-
Stamps duty of Rs. 2,49,450/- (in words Rs. Twelve lakh forty nine thousand four hundred fifty only.)
Paid vide e-Challan No. ..... date .....

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 2,49,450/- (in words Rs. Twelve lakh forty nine thousand four hundred fifty only.) _____) with which instrument is chargeable is/are been paid as per Article 5(g)(q) of Schedule-I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date 22/2/21

Collector of Stamps
Nagpur City

हे आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या निकषाच्या निर्णयित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपूर शहर

Jr. Dist. Registrar CL-I & Collector of Stamps ★ NAGPUR CITY ★

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AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 01 Day of MARCH, 2021 BETWEEN: -

(1) **SMT. SHEELA Wd/o LATE SHRI VISHWANATH KAMDE,** aged about 85 Years (01.01.1935), Occupation - Housewife, (Income Tax Permanent Account No. APPLIED FOR & Aadhar Unique Identity No. 9981 3233 6779, Resident of Plot No. 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District - NAGPUR (Maharashtra State).

(2) **SHRI. SUDHIR S/o LATE SHRI VISHWANATH KAMDE,** Aged about 59 Years, Occupation - AGRICULTURIST, (Income Tax Permanent Account No. ABAPK2494R & Aadhar Unique Identity No. 4868 4548 0765, Resident of Plot No. 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District - NAGPUR (Maharashtra State).

(3) **SHRI. PARAG S/o LATE SHRI VISHWANATH KAMDE,** Aged about 51, Occupation - SERVICE, (Income Tax Permanent Account No AFLPK0586K & Aadhar Unique Identity No 8953 1131 9389, Resident of Plot No. 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(4) **SHRI. ADHIR S/o LATE SHRI VISHWANATH KAMDE,** Aged about 56 Years, Occupation - AGRICULTURIST, (Income Tax Permanent Account No. GXEPK5178N & Aadhar Unique Identity No 5606 7437 1935, Resident of Plot No 17 in Block "R" (R-17), Scientific Society, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State);

(5) **MRS. RAGINI W/o ANIL BHOLE, (Maiden name Miss. Ragini D/o Late Shri. Vishwanath Kamde),** Aged about 62 Years, Occupation – RETIRED-PRINCIPAL, (Income Tax Permanent Account No. AEJPB3732R & Aadhar Unique Identity No. 5569 7387 4895, Resident of Flat No 4, Plot No 82, Ambe Ashish, Sector 28, Vashi – 400703, Navi Mumbai, AND

(6) **MRS. MEENAL W/o ANIL TADAS, (Maiden name Miss. Bhagyashri D/o Late Shri. Vishwanath Kamde),** Aged about 54 Years, Occupation – HOUSE WIFE, (Income Tax Permanent Account No. AFWPT5222N & Aadhar Unique Identity No. 8408 9704 0469, Resident of B-3, Tulip Apartments, Plot No F-11, Laxminagar, Nagpur-440 022, Tahsil and District – NAGPUR (Maharashtra State), hereinafter all jointly called the **OWNERS,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **OWNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

M/s. DEV ASSOCIATES, (Income Tax Permanent Account No AUBPJ1502D A Proprietorship Firm, having its Office at Plot No 53, MADHAV NAGAR, Nagpur and acting through its Proprietor **Mr. DEOVRAT JAISWAL S/o SANJAY JAISWAL,** Aged about 26 Years, Occupation – Business, (Income Tax Permanent Account No. AUBFJ1502D & Aadhar Unique Identity No 854842050185) Resident of 30, Ravindra Nagar, Nagpur-440 022, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said proprietorship and its representatives, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owners here in above named are the Share Holder Members of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, a Society duly registered under the Co-operative Societies Act, (II of 1912), bearing Registration No 321, having its Registered Office at Scientific Society, Laxminagar, Nagpur; AND

WHEREAS the Owners here in above named are Joint/Co-Owners and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE

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HOUSING SOCIETY LIMITED NAGPUR containing by admeasurement 8800 Sq Ft (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 45 Years old Residential House standing thereon covering a total Built-up area of 130.18 Sq. meters., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, hereinafter referred as **"the said property"**; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Smt. Godawaribai W/o Ramchandra Kamble, being her self-acquired property, having purchased the same by her from the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 27-05-1954, which is duly registered at the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 230 on Pages 20 to 25 at Sr. No. 429 on 26-05-1954; AND

WHEREAS the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 22-02-1952 made by and between the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 28-10-1978 passed in Revenue Case No. 104/A-2/68-67 of Mouza - AJNI; AND

WHEREAS the aforesaid Smt. Godawaribai Ramchandra Kamble later on in her turn transferred/sold the said Plot No. 17 in Block "R" (i.e. R-17), situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur by way of sale to Shri. Vishwanath S/o Sadashivrao Kamde, husband of Owner No. 1 and father of Owner Nos. 2 to 5 abovenamed, by a Sale Deed Dated 04-04-1970, which is duly registered at the Office of the Sub Registrar, Nagpur in Book No. I at Sr. No. 2377 on even date and the said property was also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Fertar Entry No. 17713 Dated 15-12-2016; AND

WHEREAS the aforesaid Shri. Vishwanath Sadashivrao Kamde thereon constructed a Residential House on the said Plot of land covering a total Built-up area of about 130.18 Sq. Mtrs., bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34 of Mouza - Ajni, in accordance with the plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit

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No. CS/698/8959 dated 22-03-1972 in Case No. CS/8959. The said Building Plan further revised and its bears Revised Building Permit No. CS/7713/8959 Dated 14-09-1979 in Case No. CS/8959; AND

WHEREAS the aforesaid Shri. Vishwanath Sadashivrao Kamde left for heavenly abode on 25-05-2019 and consequent upon his death/demise, his aforesaid entire property comprising Plot No. R-17 Togetherwith the existing Residential House standing thereon, situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur devolved upon his Widow Smt. Sheela Vishwanath Kamde, three sons namely (i) Shri. Sudhir Vishwanath Kamde, (ii) Shri. Parag Vishwanath Kamde and (iii) Shri. Adhir Vishwanath Kamde and two married daughters namely (i) Mrs. Ragini W/o Anil Bhole (maiden name Miss. Ragini Vishwanath Kamde) and (ii) Mrs. Meenal W/o Anil Tadas (maiden name Miss. Bhagyashri Vishwanath Kamde), the Owners hereinabovenamed jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the said Smt. Sheela Vishwanath Kamde and five others have now become the Joint/Co-Owners of the said entire property with heritable and transferable rights therein. The said property is mutated in their joint names in all relevant records and also in the Property Card of City Survey Office; AND

WHEREAS the Owners herein above named have now jointly decided to develop the said property comprising Plot No. R-17, situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District - Nagpur into a **RESIDENTIAL ESTATE** by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer here in above named, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owners after detailed negotiations have now jointly decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 45 Years old Residential House standing thereon covering a total Built-up area of 130.16 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total refundable deposit agreed to be paid Rs. 10,000,000/- (Rupees One Crore) Only which the Developer has agreed to pay to the owners Mrs. Sharda Kamde.

THAT the deposit amount so received by Owner No. 1 is with due consent of all the remaining owners and a separate consent letter to this effect shall be duly provided to the developer before registration of Agreement to Development.

That the responsibility of refunding the said deposit amount after completion of the entire scheme shall be jointly by Mr. Sudhir Vishwanath Kamde & Mr. Parag Vishwanath Kamde. (In case of any unforeseen event arising against Owner No.1)

That also it is expressly understood that the refundable deposit so received by the Owners shall be refunded after scheme completion and receipt of occupancy certificate in a single installment on-or-before the day of registering the Deed of Apartment. In other words, possession of eight (08) apartments shall be given to the Owners on the day of refund and on the same day, Deed of Apartments shall be registered.

MANNER OF ADVANCE DEPOSIT PAYMENTS: -

Rs. 50,00,000=00 (Rupees Fifty Lakhs) Only agreed to be paid by the Developer to the Owners as refundable advance at the time of signing of development agreement by Axis Bank Cheque No. 220908, dtd. 01 / 05 /2021

Rs. 15,00,000=00 (Rupees Fifteen Lakhs Only) agreed to be paid by the Developers to the owners as refundable advance after 02 (TWO) months from the date of registering this Agreement of Development by Axis Bank Cheque No. 220909, dtd. 01 / 05 /2021

Rs. 15,00,000=00 (Rupees Fifteen Lakhs Only) agreed to be paid by the Developers to the owners as refundable advance after 04 (FOUR) months from the date of registering this Agreement of Development by Axis Bank Cheque No. 220910, dtd. 01 / 07 /2021

Rs. 20,00,000=00 (Rupees Twenty Lakhs Only) agreed to be paid by the Developers to the owners as refundable advance after 06 (SIX) months from the date of registering this Agreement of Development by Axis Bank Cheque No. 220911, dtd 01 / 09 /2021

Rs. 1,00,00,000=00 (TOTAL RUPEES ONE CRORE ONLY).

THAT besides the aforesaid refundable advance cash consideration, the Developer has further specifically agreed to construct at its own costs 08 (EIGHT) Apartments bearing Nos. 101, 201, 302, 402, 501, 601, 702 & 802 and each covering a tentative built-up area of 69.5 Sq. M. which is subjected to alteration as per final building plan approved by competent authority in the Multistoried Building proposed to be constructed on the said Plot of land in accordance with the Plan and Specifications

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appended hereto as **"ANNEXURE-A"** and to give, grant and convey the same to the Owners in duly finished and completed condition on OR before DECEMBER, 2022. The cost of construction of the said eight Apartments chosen to be retained by the Owners is not subject to any increase in spite of rise in prices of various building materials over the basic rates. However, the Owners hereby undertake to pay the difference for the extra/additional facilities and specifications which are not covered under the "Annexure-A" appended hereto to the Developer well before taking over the actual physical possession of the said Apartments and shall always indemnify the Developer against such payments.

THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme/project from any Financial Institution and mortgaged the said property or any part thereof (Excluding the 08 (EIGHT) Apartments chosen to be retained by the Owners as mentioned above) to it by way of security for the repayment of loan, if desired. However, the responsibility of repayment of the said loan together with an interest accrued thereon shall be the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount.

THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However, it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owners against such payments.

THAT the Owners do hereby allow and permit the Developer to demolish the existing Structure standing on the said Plot of land exclusively at its own costs and expenses after execution of this Agreement. All the old building materials taken out after such demolition viz. Solar, Doors, Windows, Fans, Geysers etc. shall always belong to the Owner with a right of disposal upon the same.

THAT the Developer hereby agreed and understood that it shall execute 08 (EIGHT) separate Deed of Apartments in respect of the 08 (EIGHT) Apartments chosen to be retained by the Owners here in above named for their exclusive use and occupation either in favour of the Owners or the nominee(s) appointed by Owners. However, the expenses required for Registration of such Apartment Deeds viz. Stamp Duty, Registration Fees, Lawyer's Fees and other Misc. Expenses shall be borne and paid by the Developer for the 05 (FIVE) Apartments Only and the expenses required for remaining 03 (THREE) Apartments shall be borne and paid by the Owners alone for the said three Apartments. In the like manner the Developer shall also pay the Corpus Fund of Rs. 500,000=00 (Rs. Five Lakhs) each for the said 05 (FIVE) Apartments to the Maintenance Society / Association and the Corpus Fund for remaining 03 (THREE) Apartments shall be borne and paid by the Owners or the prospective buyers to whom they will sell the said 03 (THREE) apartments.

THAT the Owners hereby allow and permit the Developer to purchase the required T.D.R. (Transferable Development Rights) and to use and utilize the same in construction to be carried out on the said Plot No. R-17 and the Owners at all not acquired any right, title and/or interest of any kind whatsoever in respect of the said TDR (Transferable Development Rights).

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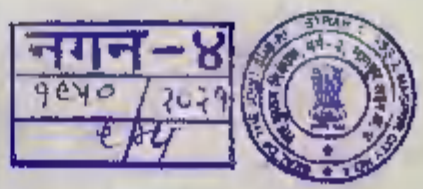
THAT the Developer shall pay the charges for alternate accommodation to the Owners in the lump of Rs. 40,000/- (Rupees Forty Thousand) Only Per Month from 1st October 2020 to 31st December 2022, however if the Developer fails or neglects to handover the possession of the Apartments to the Owners by 31st December 2022, then in such event the Rent of the hired Premises shall be increased by 10% (Ten Percent) from 1st January 2023 and the said increased Rent shall be paid by the Developer to the Owners till the date of actual handing over the possession of the chosen Apartment to the Owners (Refer Schedule). On delivery of the actual physical possession of the said Apartments to the Owners, the liability of the Developer to pay such monthly rent shall cease automatically. In these circumstances it shall be obligatory on the part of the Owners to receive the possession of the Apartments within 30 days on receiving intimation from the Developer in writing. It is further understood and agreed by the Owners that it shall be their sole liability and responsibility to pay the Electricity and Water charges for the actual units consumed by them as per departmentel bills for such hired premises.

THAT it is specifically agreed and understood by and between the parties hereto that the name of the said proposed scheme shall officially given as "VISHWAGANGA", however, the developer may choose any name of their choice for the purpose of marketing and selling the apartments.

THAT it is further specifically agreed and understood by and between the parties hereto that the Multistoried Building proposed to be constructed on the said Plot of land by the Developer abovenamed is Ground + 8 Upper Flpors Only. Out of which the entire Groued Floor is covered Parking Areas consisting of 16 (Sixteen) Parking Slots and the Developer shall construct 2 (Two) Apartments of 3 BHK on each floor i.e. from First Floor to Eight Floor. Thus, there are 16 (Sixteen) Apartments in the said proposed Multistoried Building, out of which 8 (Eight) Apartments shall be retained by the Owners and the remaining 8 (Eight) Apartments shall be transferred/sold by the Developer to the prospective purchasers as per its own wish, choice, and desire. The developer specifically proposes that 16 (Sixteen) open parking slot along the inner periphery of the boundary wall shall be assigned to each of 16 (sixteen) apartments, respectively. Out of 16 (SIXTEEN) apartments, 08 (EIGHT) apartments bearing no's 101 (Front),201 (Front),302 (Back),402 (Back),501 (Front),601 (Front),702 (Back) and 802 (Back) shall be retain by the owner and remaining Eight apartments bearing no's 102,202,301,401,502,602,701 and 801 shall be retained by the Developer.

THAT the Developer hereby proposes to construct a space for worship and provide speaker on ground floor in the said building for use of all the residents of the said proposed building. The Developer further proposes to provide a Society Office, Security Cabin with Toilet for the said entire scheme.

(3) THAT the Owners hereby assure the Developer that the property hereby agreed to be developed is the ancestral property belonging to them alone having devolved the same upon them jointly, consequent upon the death of Late Shri. Vishwanath Sadashivrao Karnde and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.



(4) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Non Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Society's Dues and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners only up-to the date of execution of this Agreement and thereafter all such dues shall be borne and paid by the Developer and shall always indemnify the Owners against such payments.

(5) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid, and marketable title to the property hereby agreed to be developed.

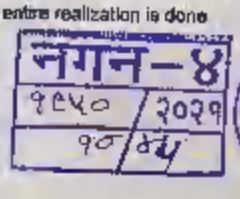
(6) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event, if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(7) THAT on receipt of the possession of the chosen eight Apartments by the Owners from the Developer as stated above, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s) for the eight apartments to be retained by the Developer. Till then the factual and legal possession shall always be with the Owners.

(8) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s), the Developer intends to develop the said property into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the names of the Owners who in their turn agree to return back to the Developer such sums as may be refunded to them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). However, the Owners shall deliver the possession of the said Plot of land to the Developer at the time of execution of this Agreement for conducting the development activities thereon only.

(10) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned and approved from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur after the entire realization is done.



(11) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the eight Apartments chosen to be retained by the Owners as mentioned above) together with the Undivided proportionate share an interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give he/his/their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of their appearing to be any dispute burden, charge, encumbrance, claim, demand etc., the Owners agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried Building upon the said Plot of land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Plot of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed Multistoried building along with the Undivided proportionate share and interest in the said Plot of land for the eight apartments to be retained by the Developer to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT the Owners shall on receipt of the possession of the chosen eight Apartments from the Developer as stated above will provide a No-Objection-Certificate to execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favor of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and they/it shall also get the same duly registered in accordance with the law in force for the remaining eight apartments to be retained by the Developer.

(16) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owners agree to execute the same subject to such actual changes as the facts and events may warrant.

(17) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in

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favor of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(18) THAT the Owners shall execute an irrevocable General Power of Attorney empowering and authorizing any person to be nominated by the Developer to sign/execute various Agreements to Sell for the eight apartments to be retained by the Developer, Sale Deeds for the eight apartments to be retained by the Developer, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements and all other kinds of documents on her/his/their behalf and also to carry out and observe all the obligations on her/his/their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However, the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he/she/it confirms in writing from them (OWNERS) that they have already received the balance sale consideration and possession of the chosen eight Apartments as mentioned above from the Developer.

(19) THAT the permission to commence and carry on the construction of the proposed multistoried building hereby granted by the Owners is merely in the nature of a "LICENCE" and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(20) THAT the Agreement is subject to Jurisdiction of the competent Civil Court, Nagpur.

(21) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favor of each such individual prospective buyer in all relevant records.

(22) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owner(s) of the Apartments in the proposed Multistoried building as per the Rules and Regulations of the electricity board, Nagpur. However, the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(23) THAT the Developer also agrees to pay GST (Goods and Service Tax) and/or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owners indemnified against the same.

(24) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed Multistoried Building.

(25) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same.

(26) THAT the Developer hereby assures that it shall always indemnify the Owners against any liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction. Developer shall be responsible for the secure, theft free, accident-free safe working environment and the Developer hereby assures that it shall always indemnify the Owners against any liability arising out of above.

(27) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

(28) THAT wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(29) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True Copies.

(30) THAT the Developer shall carry out at their own cost, any work of repairs that arises in the construction work of the proposed building for as long as ONE YEAR from the date of official handing over of all the apartments. The residents of the building shall be liable to take over the upkeep and the maintenance of the building, from the time of possession through a corpus fund of Rs. 8,000,000=00 (Eighty Lakhs) to be generated by collecting Rs. 500,000=00 (Rs. Five Lakhs) each by Developer from / at the time of sale of the 08 (Eight) apartments retained by the Developer and including his contribution of Rs. 500,000=00 (Rs. Five Lakhs) each for the 05 (Five) out of 08 (Eight) apartments retained by the owner. Owner shall contribute Rs. 500,000=00 (Rs. Five Lakhs) each for the 03 (Three) out of 08 (Eight) apartments retained by them.

(31) THAT the Developer shall be entitled to mortgage the proposed development under the ownership of the Developer (Excluding the 08 (Eight) apartments retained by the Owner), to create any charge thereon, in order to obtain finance from any financial institution and the Owner agrees to execute all documents as may be necessary to the said end and in case that any liability arises out of the said mortgage, it shall be borne by the Developer. In case of any default from the side of the Developer then the said loan liability shall be discharged by the Developer only from their (any) other property and they shall keep the Owner indemnified against any such liability and losses.

(32) THAT Time is the essence of this contract and in case if the Developer fails or neglects to complete the said scheme and deliver the possession of the chosen 08 (Eight) Apartments to the Owner in completed and finished condition with occupancy

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certificate on or before June 30th 2023, then the Developer will be liable to pay compensation of Rs. 5000/- (Rupees Five Thousand) per day from the scheduled date of possession till the date of receipt of actual physical possession of the said Apartments.

(33) THAT in case the Developer fails to honor agreed financial terms or fails to commence and carry out the development works as per the Schedule detailed herein, then this Agreement will IPSOFACTO stand cancelled and terminated and the Owner will have absolute right over the said incomplete structure, material laying there on site with absolute right of development and sale without any resistance from the Developer.

TENTATIVE SCHEDULE OF WORKS AT R-17 LAXMI NAGAR

1	Signing of draft Agreement of Development	22-Nov-2020
2	Initiate process for registering the Agreement of Development	23-Nov-2020 to 20-Feb-2021
3	Submission of Drawings for sanction Beginning of Demolition Excavation	01-March-2021 to 30-May-2021
4	Foundation and Plinth	25-April-2021 to 25-June-2021
5	Parking Slab	30-May-2021 to 30-July-2021
6	Structure Complete up to G+4 level Sample Flat Ready	30-August-2021 to 31-December-2021
7	Entire Building Structure Complete	28-Feb-2022 to 30-June-2022
8	Completion of all civil works	30-July-2022 to 31-Oct-2022
9	Finishing of eight apartments of Owners	30-Dec-2022 to 30-June-2023
10	Finishing of remaining apartments	25-Jan-2023 to 30-June-2023

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SCHEDULE OF THE PROPERTY HEREBY DEVELOPED

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY

LIMITED, NAGPUR, containing by admeasurement 6600 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 60 Ft.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 28/1-4 of Mouza – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 45 Years old Residential House standing thereon covering a total Built-up area of 130.18 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO. 18 IN BLOCK "R",**
ON THE WEST	-	**BY PLOT NO. 16 IN BLOCK "R",**
ON THE NORTH	-	**BY 12 METRE WIDE ROAD,**
ON THE SOUTH	-	**BY CONSERVANCY LANE AND PLOT NO. 6 IN BLOCK "R".**

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT 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. Drafted by adv Sandeep Shastri At the instructions of parties to this deed

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SMT. SHEELA VISHWANATH KAMDE)
02			2) (SUDHIR VISHWANATH KAMDE)

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03





3) (PARAG VISHWANATH KAMDE)

04





4) A.V. Kamde.
(ADHIR VISHWANATH KAMDE)

05





5) (MRS. RAGINI ANIL BHOLE)
(Maiden name Miss. Ragini D/o Late Shri. Vishwanath Kamde)

06





6) M A Tadas
(MRS. MEENAL ANIL TADAS)
OWNERS

07





FOR M/S. DEV ASSOCIATES
(DEOVRAT JAISWAL)
Proprietor
DEVELOPER

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

I





WITNESS NO. 1

II





WITNESS NO. 2

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"ANNEXURE-A"

SPECIFICATIONS FOR PROPOSED 08 (EIGHT) APARTMENTS RETAINED BY THE OWNERS

1. Alteration in the following list of specifications shall be made at the request of owners only if they agree to bear the difference amount of cost as per actuals between the offered and altered specifications.

2. The owners shall be presented with the choice among the fittings, fixtures and finishing materials prior to their installation in their apartments. In case there are any alterations requested by the owners, the difference of cost if any, as per the actuals shall be borne by the owners.

3. The material, fittings, fixtures, finishing, make, carpet area, specifications etc shall be same for all the 16 (Sixteen) Apartments except for the altered specification by owner or buyers if they agree to bear the difference amount of cost as per actual between the offered and altered specifications.

1) STRUCTURAL SYSTEM:

a) Trabeated Reinforced Concrete Structure As per Structural norms of National Building Code 2015.
b) Seismic Resistant.

2) KITCHEN:

a) Modular Kitchen with Chimney.
b) Jaquar / Kohler / Grohe fittings.
c) Handless drawers (Hydraulics fittings)
d) Additional sink in wash balcony.
e) Exhaust fan.
f) Space for gas cylinder in balcony.

3) BRICKWORK:

a. Terracotta or lightweight cement bricks.
b. External walls: 230 mm thick.
c. Internal walls: 150 mm thick.

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4) PLASTER:

All the plaster work shall be carried out as per design and working drawings.

5) FLOORING / TILES WORK:

a) Double Charged Vitrified Tiles of 800 mm x 800 mm in the carpet areas.
b) Antiskid vitrified tiles in the Bathroom, Balcony, Kitchen wash
c) 1200 X 600 mm tiles dado in Bathroom up to ceiling
d) Dado over kitchen countertop and wash area

6) PAINTING:

a) All internal surfaces be painted with multiple coats of plastic paint of raindrop white shade post multiple coats of putting
b) Texture wall in leaving room
c) All external surfaces shall be painted with multiple coats of Ultima weatherproof paint in accordance with elevation

7) DOORS & WOODWORK:

a) **Main Door:** 2400 mm high & 1200 mm wide wooden door with frame paneling, veneer work and melamine polish, along with central locking system
b) **Bedroom Doors:** 900 mm wide doors with frame paneling, veneer work & melamine polish, along with central locking system.
c) **Balcony & Bathroom Doors:** Premium doors with waterproof tendencies hoisted on 5" premium cement frames
d) **Built-in Wardrobes** in bedrooms of Five out of Eight chosen apartments
e) Modular Kitchen will be designed and built under the kitchen counter with soft close hinges and channels

8) WINDOWS:

a) Three/Five tracked aluminum windows with Mosquito Net Panel in Bedrooms, drawing room & kitchen will also be watertight
b) French windows in anodized aluminum sections with mosquito net panel in all accessible terraces, balconies, standing balconies etc will also be watertight

9) STONEWORK:

a) All windows provided with granite coping.
b) All Balconies & wash area sill provided with granite coping.
c) Complete granite countertop in kitchen with skirting & beading of same stone, chamfered and polished
d) Customized Kitchen Countertop Hight required in our 5 apartments

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10) Waterproofing:

Bathroom waterproofing Multistage waterproofing, grouting – screed ding – meshwork – neat finish – coba (with admixtures) and final finishing. Also making the openings Watertight.

11) ELECTRICAL WORK:

All cabling shall be concealed. RR cable branded cables used in the building.
Branded LED lights in combination of white and warm white shall be provided with cove lights, accent lights and fans.
All fittings shall be branded modular fittings at ergonomically approachable distances and heights
Provision for A.C., Heater, Water Heater, Microwaves, Television, DTH Connection, Mixer Grinder & inverter shall also be there.

a) All Rooms with A.C. Points with dripping.
b) Low voltage cabling for Internet, telephones, Dish TV, intercoms etc.
c) Inverter Lines with connections with unit place
d) Common Power Back-up with common usage
e) Light/Fans/Greaser Points.
f) Home Automation – (electrical fixtures operational through smartphones).

12) ELEVATOR:

2 (Two) Elevators with 10 stops from Ground to Terrace having Eight person capacities (or as per approved building plan) of Thyssen Krupp brand with auto-doors & automatic rescue devices (ARD). All doors & car shall be hairline stainless steel finish with mirror and granite floor.

13) CEILING:

a) Complete false ceiling in Plaster of Paris including Living room, Bedrooms, Bathrooms, Balcony, Kitchen, Elevator Lobby, Parking.
b) Cove Lights in Living room bedrooms, passages, elevator lobbies.

14) TERRACE:

Terrace to be divided in 02 parts
1st part with terrace garden and Food court for all the occupants.
2nd part exclusively for five owners with lock & key.

15) WATER SUPPLY:

a) Underground water sump of sufficient capacity with duel lifting pumps with auto controls

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b) Underground water sump to have sufficient size sanctioned and connected water supply line from NMC, Nagpur
c) Required multiple overhead tanks with capacity sufficient for 24 hours use interlinked with each other
d) Water softener will be provided for Well/Bore water supplies.
e) Existing well to be cleaned, regenerated, covered properly and connected with overhead tank by required change over pipeline, electricals and pump for use in case of water emergency / water shortage from NMC situation.
f) The underground water sump & well pump to be connected id the power back up grid,

16) PLUMBING WORK:

a) Combination of Astral branded CPVC and UPVC inlet pipes & reducing diameters of minimum 1" Concealed into shafts & wall conduits,
b) Minimum 4" SWR pipes of Astral brand.
c) Jaquar / Kohler / Grohe branded sanitary & CP fittings.
d) Wall hung WCs with high flow Metra Flush & with Side handle.
e) High flow Diverter system for spout and shower.
f) Basins would be counter topped

17) PARKING & DRIVEWAY:

a) Ample lighting in Parking and driveway.
b) Combination of ecotec pavers and antiskid parking tiles on the floor.
c) 16 (sixteen) open / Membrane and 16 (sixteen) stilt parking for all the sixteen apartments
as per the feasibility through structural grid.

18) ELEVATOR AND STAIRCASE LOBBY:

Designer lobby with false ceiling, lattice work, core lights, digitally printed tiles lining the elevator along with planters and accent lights.

19) GENERAL:

a) Sit out on the ground floor facing the lawn and plantation with provision of modern lights, fan and furniture.
b) Water level sensors and controllers for rising water.
c) Air conditioning cove for indoor and outdoor connections.
d) Additional space for compressor unit of air conditioners, cooler, inverter etc. in the living room.
e) Italian styled railing in mild steel, in terraces and balconies.
f) Solar Water Arrangement
g) Staircase – Granite.
h) Railing as per design.
i) Rainwater Harvesting.
j) Provision / space for car washing.





k) Provision / space for garbage bins

l) Fan point in bathroom

m) Safety glass window on bathroom doors

n) Fan fitting provision in balcony





Jt. Dist. Registrar CL-I

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CHALLAN

MTR Form Number-6

[illegible]	BARCODE [illegible]	Date 18/02/2021-21:01:52	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non Judicial Stamps Duty on doc Voluntarily brought for Adjud (Of) Rsbl	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NPU1 _0 DISTRICT REGI NAGPUR URBAN	Full Name	MS DBW ASSOCIATES
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA AJNI
0030051701 - Amount of Tax	1249450.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	ADJ CASE NO 11/2021
		Amount In Words	Twelve Lakh Forty Nine Thousand Four Hundred Fifty Rupees Only
Total	12,49,450.00		

DEFACED ₹1249450.00 DEFACER

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202102171038	26823161 IU
		Bank Date	RBI Date	18/02/2021-21:02:56	Not Verified with RBI
		Bank Branch		IDBI BANK	
		Scroll No. , Date		100 , 18/02/2021	

Mobile No. 8378011158

Payment ID

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

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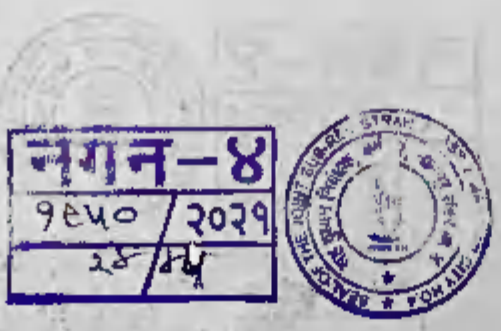
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date		Defacement Amount
1		0005612127202021	22/02/2021-14:48:59	IGR377	1249450.00
			Total Defacement Amount		12,49,450.00

Print Date 22-02-2021 02:49:01






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सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय इमारत क्र.२, ३-विंग, तिसरा माळा, सिव्हील लाईन्स,
नागपूर ४४० ००१
दुरध्वनी क्रमांक ०७१२-२५३८१८०
e-mail ID: jlr.nagpurcity@igrmaharashtra.gov.in

जा.क्र.का.१/ अभि.प्र.क्र.११/२१/२०२१/१५९

दि. ०९/०२/२०२१.

अभिनिर्णय प्रकरण क्र.११/२०२१

अभिनिर्णय

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विषय:- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक १८/०१/२०२१ चा/चा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकित अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय करण्यिण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुराने व दस्ताचा प्रारुप /निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या संलेख्यातील मालमत्ता ही मौजा-अजनी, ह. नागपूर शहर, जि. नागपूर, सिटी सर्वे नं.३३१, शिट खसरा नं.४/१, ४/२, ७/२, २५ व २६/१-४, वार्ड नं.७५, सर्कल न.२०, प.ह.नं.२, मनपा घर क्र.३३९ येथील दि सुपरटेक्निक को-ऑप. हाऊसिंग सोसायटी लिमी. नागपूर मधील प्लॉट नं.१७, ब्लॉक आर (आर-१७) हा असून खालिलप्रमाणे क्षेत्र.८१७.५३९ चौ.मी. (८८०० चौ.फु.) इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करुन मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर संलेख्यान्वये लिहुण देणार हे लिहुण घेणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यामोबदल्यात विकासक हे जागा मालक यांना रु.१,००,००,०००/- परतावा अनामत रक्कमेच्या स्वरुपात देणार असून, उक्त मिळकतीवर बांधण्यात येणाऱ्या इमारतीमधील प्रत्येकी ८९.५ चौ.मी. बांधीव क्षेत्राचे अपार्टमेंट क्र.१०१, २०१, ३०२, ४०२, ५०१, ६०१, ७०२ ते ८०२ असे एकुण ८ सदनिका, ८ कार पार्कींग व ८ दुचाकी पार्कींग देणार असल्याचे व वरील ८ सदनिकांपैकी ५ सदनिकांचा Corpus Fund (देखभाल खर्च) रु.५,००,०००/- विकासक यांचेकडुन अदा करण्यात येणार असल्याचे दस्तात नमुद आहे. तसेच विकासक हे जागा मालक यांना ऑक्टोबर-२०२० ते ऑक्टोबर-२०२२ या कालावधीकरीता ९ वी महिना रु.४०,०००/- इतके भाडे अदा करणार आहे. म्हणून मोबदल्याची परिगणना खालील तक्त्यात नमुद केल्याप्रमाणे करण्यात येत आहे-

अ.क्र.	विकासक यांचेकडुन जागा मालक यांना देणात येत असलेल्या मोबदल्याचे स्वरुप	दस्तात नमुद किंमत	अंतीम मालकास मिळणाऱ्या हिस्स्याचे मोबदला मूल्य
१.	परतावा अनामत रक्कमेवरील व्याज		रु.१५,५८,३३३/-
२.	बांधीव क्षेत्राचे मूल्य (८ सदनिकांचे मूल्य)		रु.१०,५९,९२०/-

-२-

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२५/३/२१

३.	मासिक भाडे (रु ४०,००० X २२ महिने)	प्रती माह रु.४०,०००/-	रु.८,८०,०००/-
४.	Corpus Fund	प्रती सदनिका रु.५,००,०००/-	रु.२२,००,०००/-
५.	८-कार पार्कीग चे मूल्य	-	रु.६,६०,०००/-
६.	८-दुचाकी पार्कीग चे मूल्य	-	रु.३,२५,०००/-
	एकुण	-	रु.२,४९,८८,८७३/-

म्हणून सलेखातील एकुण मोबदला रक्कम रुपये रु.२,४९,८८,८७३/- इतका असल्याचे दिसून येते.

या कार्यालयाचा सन-२०२०-२१ चे बाजारमूल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरुन उक्त मिळकतीचे मूल्य (विकसनकर्त्याच्या हिश्याचे मूल्य) रुपये २,२८,०८,८४९/- इतके निश्चित केलेले आहे. तथापि, दस्तात नमूद केलेल्या तपशिलाप्रमाणे अभिन मालक यांना मिळणारी मोबदला किंमत जास्त असल्याने महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(ba) अन्वये उक्त मिळकतीचे बाजारमूल्य रु.२,४९,८८,८७३/- समजा रु.२,४९,८९,०००/- इतके निश्चित करण्यात येत आहे.

वरील प्रमाणे त्याचर मालमतेचे निश्चित केलेले बाजारमूल्य रु.२,४९,८९,०००/- एवढया मुल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [धारा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रु.१२,४९,४५०/- या मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयार्थकरिता दाखल विकसन करारनाम्याच्या संलेखास रु.१२,४९,४५०/- या मुद्रांक शुल्क देय ठरतो. सबब, अभिनिर्णय देण्यात येत आहे.

१) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिकूल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पूर्ण व खरेपणाने नमूद केलेल्या आहेत असे अजेदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अजेदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देण्यात येत आहे.

३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.

४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(च) अन्वये अपिल दाखल करता येईल

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२८/१५

मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

मेसर्स देव असोसिएटस, भागीदारी संस्था
तर्फे प्रोप्रा. श्री. शंखवत संजय जयस्वाल,
पत्ता- प्लॉट न.३२, रविंद्र नगर, नागपूर.

331

339 | 6362

दिनांक	व्यवहार	बौकी जंर व रकमांक	वकील धारक (धा) पट्टेदार (प) इतर धारक (धा)	शेरा
2021	धा.	0		
		1200/-		

सत्यप्रतिलिपी

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२७ | ४

दिनांक	व्यवहार	नोंदणीकृत कार्यालय (क) पटटेदार (ख)	साक्षांकन
		दस्त क्रमांक (क)	
29/6/2020	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	
	[illegible]	[illegible]	
	[illegible]	[illegible]	
	[illegible]	[illegible]	

सत्यप्रतिलिपी

शिरस्तेदार
नगर भूमापन अधिकारी क्र. १
नागपूर

** रुपांतरीत नक्कल बावत पावती क्र.....
दिनांक.....रोजी रक्कम रु.....
अक्षरी रक्कम रुपये.....
गण द्यावे.

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२८/१५

2020-21

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(दि. दिनांक 01.04.2020 पासून 31.03.2021 पर्यंतची थकबाकी आहे, त्याचे तपशील दि. खोटी समजावी)

मालमत्ता-क्रमांक	11/5020-21/02/0463	मोहल्ल्याचे नाव	136, KHAMLA BLOCK I - 440001
घर क्रमांक	339		
झोन/वार्ड क्रमांक	7500133/9 (Zone: I Ward:75)		
मालमत्ताधारकाचे नाव	SHRI VISHVANATH SADASHIV KAMDI		
प्रतिनिधीचे नाव			

मालमत्ता कालावधी 01-04-2019 ते 31-03-2021 पर्यंत

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

तपशील / Details of Tax	थकबाकी / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	6,913.15	
पाणी कर (Water Tax)	0.00	0.00	
मलनिस्सारण कर (Sewerage Tax)	0.00	3,359.00	
दिवाबत्ती कर (Light Tax/Free Tax)	0.00	279.00	
अग्निशमन सेवा कर (Fire Service Tax)	0.00	279.00	
मलनिस्सारण लाभ कर (Sewerage Bene. Tax)	0.00	279.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	279.00	
पथ कर (Street Tax)	0.00	279.00	
विशेष साफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण आकार (Municipal Education Tax)	0.00	279.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
विविध (Misc.)	0.00	0.00	
शैक्षणिक उपकर (Educn. Cess)	0.00	1,679.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी मालमत्तेचे मालमत्ता कर (Tax on Larger Residential Properties)	0.45	2,799.00	
सूट (Rebate)		277.00	
एकूण(Grand Total)	0.45	16,147.15	16,147.60

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Sixteen Thousands One Hundred Forty Seven and Sixty Paise Only

Online Transaction Number: 1106542491,Payment Dated: 28-11-2020

दिनांक 28/11/2020

रक्कम स्वीकारणाऱ्याची सही

This is a computer generated receipt, signature is not required.
Please visit website http://www.nmcnagpur.gov.in

Full Signature of the Official

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२९/४५

THE LOWER GRADE REGISTRAR CO-OPERATIVE SOCIETIES NAGPUR CITY


BARC
Inspector General Of Registration
Registration Fee
Ordinary Collection
Office Name
Location


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30 ४५

CHALLAN

MTR Form Number-6

GRN	BARCODE	Date	Form ID
MH012328112202021E		26/02/2021-17:38:11	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_J1 NAGPUR NO 4 SUB REGISTRAR	Full Name	MS DEV ASSOCIATES
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA AJNI
0030063301	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	
		SecondPartyName=SMT SHEELA VISHWANATH KAMDE~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

DEALING ASSISTANT
₹ 30000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	8810332021022621728	2864505788
Cheque/DD No.		Bank Date	RBI Date	26/02/2021-18:01:56	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.: 9999999999

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

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३७/३

Challan Generated Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(SI-267-1050	0005824408202021	01/03/2021-14:13:32	IGR966	30000.00
			Total Defacement Amount		30,000.00

Print Date 01-03-2021 02:46:51

भारत सरकार
Government of India



शीला विश्वनाथ कामडे
Shila Vishwanath Kamde
जन्म तारीख/ DOB: 01/01/1935
महिला / FEMALE



9981 3233 6779

माझे आधार, माझी ओळख

Unique Identification Authority of India

पत्ता:
पत्नी श्री. विश्वनाथ कामडे वार्ड नंबर-02, पु बांदेखा पोस्ट टाकी ता कारंजा, बोरगांव, वर्धा,
महाराष्ट्र - 442201

Address:
W/O Vishwanath Kamde Ward Number-02, At Bandena Post Pipri Teh Karanja Borgaon Wardha
Maharashtra - 442201

9981 3233 6779





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३१/१२/२१





नगन-४
१६८० / २०२१
३२/६४

आधार

[redacted]

भारत सरकार

Unique Identification Authority of India

[redacted]

नोंदणी क्रमांक Enrolment No. [redacted]

[redacted]

[redacted]

आपला आधार क्रमांक / Your Aadhaar No.

8953 1131 9389

माझे आधार, माझी ओळख

भारत सरकार
Government of India

[redacted]



[redacted]

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8953 1131 9389

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



अमीर विष्णुनाथ कानडे
Amir Vishwanath Kanade
जन्म तारीख / DOB: 01/07/1964
पुरुषी / MALE

5606 7437 1935

- सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
C/O R. L. F. RANI LAXMI
NAGAR, NAGPUR, Ramnagar
Nagpur, Nagpur, Maharashtra
440022

भारत सरकार

Government of India

5569 7387 4895

आधार - आम आदमी का अधिकार

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३५ / ४५

5569 7387 4895

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No 1190/10010/00399

To,
मीनल अनिल तडस
Meenal Anil Tadas
Plot No F-11, Tulip Apts
Near Baljagat Laxmi Nagar
Nagpur
Ranapratap Nagar Nagpur
Maharashtra 440022
9970196869

13/10/2011

Ref: 154 / 15E / 305624 / 307230 / P

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३६ / ५५

आपला आधार क्रमांक / Your Aadhaar No. :

8406 9704 0469

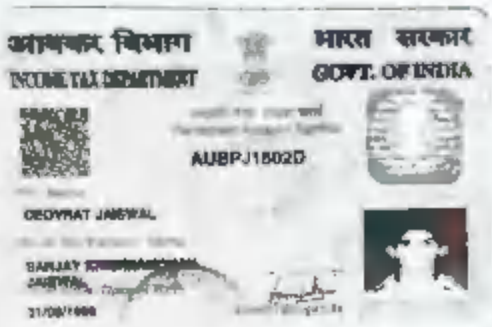
आधार -- सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मीनल अनिल तडस
Meenal Anil Tadas
जन्म वर्ष / Year of Birth : 1968
स्त्री / Female

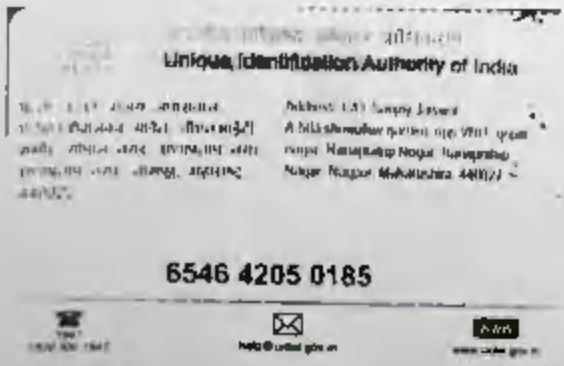


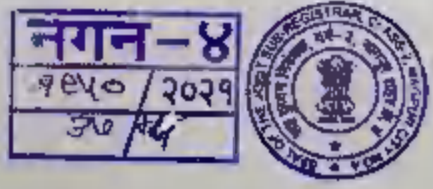
8406 9704 0469


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AUBPJ1802D
DEOVRAT JAISWAL
SANJAY
JAISWAL
31/08/1985


भारत सरकार
Government of India
देवव्रत जायसवाल
Deovrat Jaiswal
जन्म तारीख / DOB: 31/08/1985
पुरुष / Male
6546 4205 0185

आधार - सामान्य माणसाचा अधिकार


Unique Identification Authority of India
6546 4205 0185


नगन – ४
१९५० / २०२१

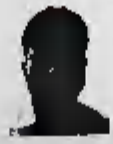
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आपला क्रमांक / Your No.:

3406 6627 4069

— सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



3406 6627 4069

— सामान्य माणसाचा अधिकार

नगन-४
१९५० / २०२१
३८ / ५५

[redacted] सरकार



विजय यादवराव घुशे
Vijay Yadavrao Ghushe
जन्म तारीख / DOB : 25/03/1957
पुरुष / MALE

2736 1213 6592

[redacted] - सामान्य माणसाचा अधिकार

[redacted] प्राधिकरण
[redacted] OF INDIA

पत्ता:
प्लॉट नं.२५,सेंट्रल एक्साइज
लेआउट, खामला टेलीफोन
एक्सचेंजजवळ, खामला, नागपूर,
नागपूर, महाराष्ट्र, 440025

Address:
PLOT NO.25,CENTRAL
EXCISE LAYOUT, NEAR
KHAMLA TELEPHONE
EXCHANGE, KHAMLA, Nagpur,
Nagpur, Maharashtra, 440025

1947
[redacted]
[redacted]

नगन-४
१९५० / २०२१
३९/७५

Doc Reg. No 1950 /2021
Development Agreement
Land owner-1
01-03-2021

Form 60 : W.E.F. 01/01/2016

नगन-४
9540 / 2029
30/04

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114 B

1	First Name	SHILA			
	Middle Name	VISHWANATH			
	Surname	KAMDE			
2	Date of Birth / Incorporation of declarant	0 5 0 1 1 9 3 5			
3	Father's Name (in case of individual)				
	First Name	SADASHIVRAO			
	Middle Name	PANDURANG			
	Surname	MOHADIM			
4	Plot / Flat / Room No. WARD NO 2	5	Floor No. SOTONA, POST-PARDI		
6	Name of Premises	7	Block Name / No.		
	TAH: KARANJA		SOTONA,		
8	Road / Street / Lane	9	Area / Locality		
10	Town / City WARDHA	11	District WARDHA	12	State MAH
13	Pin code 442201	14	Telephone Number (with STD Code) 7020038347	15	Mobile Number
16	Amount of transaction (Rs.)	24,68,000/-			
17	Date of transaction	0 1 0 3 2 0 2 1			
18	In case of transaction in joint name, number of persons involved in the transaction				
19	Mode of transaction : ☐ Cash, ☑ Cheque, ☐ Card, ☐ Draft / Banker's Cheque, ☐ Online transfer, ☐ Other				
20	Aadhar Number issued by UIDAI (if available)	9981 3283 6779			

SHILA KAMDE

21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	D	D	M	M	Y	Y	Y	Y	
22	If PAN not applied, Fill estimated total income (including income of spouse, minor child etc. As per section 64 of Income –tax Act, 1961) for the financial year in which the above transaction is held									
	a	Agricultural Income (Rs.)								— Nil —
	b	Other than Agricultural income (Rs.)								— Nil —

23	Details of document being produced in support of identity in Column 1 *(Refer instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document
24	Details of document being produced in support of address in Columns 4 to 13 *(Refer instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document

Verification

I, CHIA VISHWANATH KAMDE do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my / our estimated total income (including income of spouse, minor child etc. as per section 64 of Income –tax Act, 1961) computed in accordance with the provisions of Income –tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 01st day of MARCH 2021

Place NAGPUR

(Signature of declarant)

Note :

1. Before signing the declaration, the declarant should satisfy that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income –tax Act, 1961 and on conviction be punishable,

(i) in a case where tax sought to be evaded exceeds twenty- five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine,

(ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

नगन – ४
१९५० / २०२१
८१ / ४५

CHALLAN

MTR Form Number-6

GRN	MH012328112020021E	BARCODE		Date	26/02/2021-17:38:11	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections (GR	TAX (ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4 JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS DEV ASSOCIATES
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	MOUZA AJNI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SecondPartyName=SMT SHEELA VISHWANATH KAMDE
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063311	30000.00
Total	30,000.00

DEFACED ₹ 30000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	8910333202102262728	2564535186
Cheque/DD No.		Bank Date	RBI Date	26/02/2021-18:01:58	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. : 0000000000

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

नगन-४
१४५० / २०२१
२२/२५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(SR)-287-1950	00056344562020021	01/03/2021-14:13:32	IGR386	30000.00
			Total Defacement Amount		30,000.00

Print Date 01-03-2021 02:14:36

1950
वार,01 मार्च 2021 2:13 म.नं.

दस्त गोषवारा भाग-1

नगन4 8384
दस्त क्रमांक: 1950/2021

दस्त क्रमांक: नगन4 /1950/2021

बाजार मुल्य: रु. 2,49,89,000/- मोबदला: रु. 2,49,89,000/-

भरलेले मुद्रांक शुल्क: रु.2,49,89,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 1950 वर दि.01-03-2021

रोजी 2.08 म.न. वा. हजर केला.

पावती:2623 पावती दिनांक: 01/03/2021

सादरकरणाराचे नाव: मेसर्स देव असोसिएट्स तर्फे पो.प्र. श्री देवव्रत जायस्वाल व्दारे संजय जैस्वाल

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 900.00

पृष्ठांची संख्या: 45

एकूण 30900.00

दस्त हजर करणाऱ्याची सही.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (तीन) कोणत्याही रामर्शकायदीलचा हवीतील अंतर्गत किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात

नोंदणी क्रं. 1 01 / 03 / 2021 02 : 08 : 14 PM ची वेळ: (सादरीकरण)

नोंदणी क्रं. 2 01 / 03 / 2021 02 : 12 : 38 PM ची वेळ: (फी)

REGISTRAR CLASS-2, NAGPUR CITY NO.4

Summary-2

दस्त गोषवारा भाग-2

अनुक्रमांक 5316/4

दस्त क्रमांक: 1950/2021

11 PM

1950/2021

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डिसले देवेंद्र अमोलिनाथ वय पे.व्य. पॉ देवेंद्र नागनाथ वय मेजर वैगेरे पत्ता:... ... ... 30, रविंद्र नगर, नागपूर, लक्ष्मी नगर (नागपूर), MAHARASHTRA, NAGPUR, Non-Government पॅन नंबर:AUBPJ1502D	लिहून घेणार वय :-28 स्वाक्षरी:-		
2	नाव:श्रीमती निता विश्वनाथ कामदे पत्ता प्लॉट न: .. माळा न: .. इमारतीचे नाव: .. ब्लॉक न: .. रोड न: प्लॉट नं. 17, ब्लॉक आर, (आर-17), सायंटीफीक सोसायटी: लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. इतर तपशील	लिहून देणार वय :-55 स्वाक्षरी:-		
3	नाव:श्री. सुधिर विश्वनाथ कामदे .. पत्ता प्लॉट न: .. माळा न: .. इमारतीचे नाव: .. ब्लॉक न: .. रोड न: प्लॉट नं. 17, ब्लॉक आर, (आर-17), सायंटीफीक सोसायटी: लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABAPK2484R	लिहून देणार वय :-59 स्वाक्षरी:-		
4	नाव:श्री. पवन विश्वनाथ कामदे पत्ता प्लॉट न: .. माळा न: .. इमारतीचे नाव: .. ब्लॉक न: .. रोड न: प्लॉट नं. 17, ब्लॉक आर, (आर-17), सायंटीफीक सोसायटी: लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AFLPK0586K	लिहून देणार वय :-51 स्वाक्षरी:-		
5	नाव:श्री. अधिर विश्वनाथ कामदे .. पत्ता ... ... प्लॉट नं. 17, ब्लॉक आर, (आर-17), सायंटीफीक सोसायटी, लक्ष्मी नगर, नागपूर, लक्ष्मी नगर (नागपूर), MAHARASHTRA, NAGPUR, Non-Government पॅन नंबर:GXEPK5178N	लिहून देणार वय :-56 स्वाक्षरी:-		
6	नाव:श्री. रागिणी अनिल भोळे (लग्नापूर्वीचे नाव कु. रागिणी विश्वनाथ कामदे) पत्ता ... ... फ्लॅट नं. 04, प्लॉट नं. 82, अबे आशिष, सेक्टर 28 वाशी, नवि मुंबई, के.पू वसार, MAHARASHTRA, THANE, Non-Government पॅन नंबर:AEJPB3732R	लिहून देणार वय :-62 स्वाक्षरी:-		
7	नाव:श्री. मिलन अशिन नरसम (लग्नापूर्वीचे नाव कु. धारपदी विश्वनाथ कामदे) पत्ता प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड न. बी-3, पूर्वांचल अपार्टमेंटस प्लॉट नं. एफ-11, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AFWPT5222N	लिहून देणार वय :-54 स्वाक्षरी:-		

सदरील दस्तावेज वरील देणार यांनी/कबूल केलेला विकासकरारनामा या वरील मोबदला मजकूर विचारांती मान्य असल्याने.
सिद्धता क.3 ची वेळ:01 / 03 / 2021 02 : 42 . 27 PM

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तावेज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. विजय यादवराव पुरी वय:63 पत्ता:नागपूर, नागपूर पिन कोड:440025	स्वाक्षरी		

SUB-REGISTRAR, CLASS-2, NAGPUR CITY-2



(Anil Tadas)

शिक्का क्र.4 ची वेळ : 01 / 03 / 2021 02 : 43 : 55 PM

शिक्का क्र.5 ची वेळ 01 / 03 / 2021 02 . 44 . 18 PM नोंदणी क्रमांक 1 साठी

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	4690901	11/2021	24989000	SD		
2		By Cash			20	RF		
3		DHC		0103202107777	660	RF	0103202107777D	01/03/2021
4		eChallan		MH012328112202021E	30000	RF	0005824406202021	01/03/2021

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

1950 /2021

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get your immediately after registration.

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९६५० नंबराचे बुकाचे शंभरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४,
दि. ९ मार्च सन २०२१

नगन-४
९६५० / २०२१
६५ / ६५

प्रमाणात करण्यात येते कि, या दस्तऐवजास
एकुण ..... ६५ ..... पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४