CHALLAN

MTR Form Number-6

GRN MH000759517202122E	BARCODE	Date 26/04/2021-13:53:23	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BMPPK3005H
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS KEDAR DEVELOPERS
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	Plot No. 1 in Block Q THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR
		Road/Street	AJNI
		Area/Locality	Near 8 Rasta Chowk, Laxmi Nagar, N
		Town/City/District	agpur
		PIN	4 4 0 0 2 2

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
tal	600.00

Remarks (If Any)

PAN2=AKPPG2886H~SecondPartyName=MRS GANGA UDAY GOKHALE~

Amount In Words: Six Hundred Rupees Only

yment Details	PUNJAB NATIONAL BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details					
aque/DD No.		Bank CIN	Ref. No.	03006172021042600270	308504533
ne of Bank		Bank Date	RBI Date	26/04/2021-13:53:48	Not Verified with RBI
ne of Branch		Bank-Branch		PUNJAB NATIONAL BANK	
		Scroll No. , Date		Not Verified with Scroll	

artment ID :

Mobile No. : 9730414589

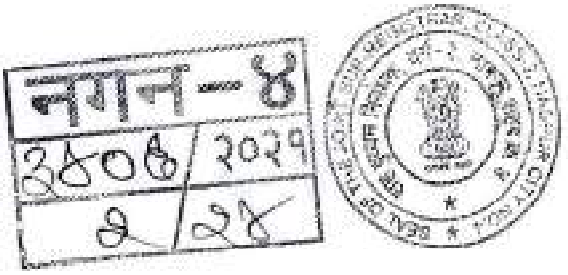
TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

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THE SEAL OF THE JOINT SUB REGISTRAR

Kedar


नगर - ४
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DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION is made on this 26th Day of APRIL, 2021 BETWEEN MRS. GANGA W/o UDAY GOKHALE, Aged 51 Years, Occupation – Service, Resident of A-10-703, 18th Main Beereshwara Nagar, Elita Promenade, J. P. Nagar, 7th Phase, Bangalore-560078, Karnataka **(PAN AKPPG2886H & AADHAR 4253 1463 5680)**, hereinafter called the PARTY NO. 1, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 1, as well as, her heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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M/S. KEDAR DEVELOPERS, A Proprietary Concern having its Office at Plot No. 4, Crown Co-operative Society, Manish Nagar, Besa Road, Nagpur-440015 and acting through its Sole Proprietor SHRI. NITIN S/o MADHUKAR KEDAR, Aged 32 Years, Occupation – Business, Resident of Apartment No. 505, Gokul Park 3, Manish Nagar, Nagpur-440015, Tahsil and District – NAGPUR **(PAN BMPPK3005H & AADHAR 7172 7368 4171)**, hereinafter called the PARTY NO. 2, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETARY CONCERN and its PROPRIETOR, his heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.

AND

(1) SMT. SANJIVANI Wd/o LATE SHRI. JAGDISH GHANEKAR, Aged 72 Years, Occupation – Housewife, Resident of Plot No. Q-1, Near 8 Rasta Chowk, Laxmi Nagar, Nagpur-440022, Tahsil and District – NAGPUR **(PAN AMGPG9905N & AADHAR 4412 4618 3008)**; AND (2) DR. (MRS.) KOUMUDI W/o DR. MUKUND ASHTAPUTRE (Maiden Name DR. (MISS.) KOUMUDI D/o LATE SHRI. JAGDISH GHANEKAR), Aged 48 Years, Occupation - Medical Practitioner, Resident of Plot No. 60, Swastik Griha Nirman Society, Keshav Nagar, Akola-444004, Tahsil and District – AKOLA **(PAN AHGPA7541P & AADHAR 5870 9814 6616)**, hereinafter both jointly called the PARTY NO. 3, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 3, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the THIRD PART.

WHEREAS ALL THOSE Agricultural lands bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, having an area of 49.58 Acres held in Bhogwatdar Class-1 Rights, situate at Ajni, P.S.K. 9 in Tahsil and District – NAGPUR, Originally belonged to Shri. Appa S/o Late Shri. Narayan Baxi and Shri. Bapu S/o Late Shri. Narayan Baxi who lateron transferred the same by way of Sale to The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 21-3-1938; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1968-67; AND

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WHEREAS the said Society lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein; AND

WHEREAS the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the said Society lateron transferred a Piece of land out of its aforesaid sanctioned layout bearing Plot No. 1 in Block 'Q' admeasuring Length (101 + 99)/2 Ft. and Breadth (84 + 74)/2 Ft. equal to 7900 Sq. Ft. (OR 733.91 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, P.S.K. 9, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur by way of Sale to its Share Holder Member namely Shri. Yeshwant S/o Keshao Ghanekar by a Sale Deed Dated 26-12-1953, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 216 on Pages 80 to 92 at Sr. No. 1013 on even date; AND

WHEREAS the said Shri. Yeshwant S/o Keshao Ghanekar lateron transferred the said Plot No. Q-1 by way of Gift to his son Shri. Jagdish S/o Yeshwant Ghanekar, by a Gift Deed Dated 31-10-1967, which is duly Registered in the Office of the Sub-Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 4694 on even date; AND

WHEREAS the said Shri. Jagdish S/o Yeshwant Ghanekar lateron constructed a Residential House on the said Plot No. Q-1 covering a total Built-up area of 234.3903 Sq. Mtrs. bearing Corporation House No. 301, City Survey No. 361 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 No. CS/207/18129 Dated 3-7-1991; AND

WHEREAS the said Shri. Jagdish S/o Yeshwant Ghanekar lateron transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his wife Mrs. Sanjivani W/o Jagdish Ghanekar (the Member No. 1 of Party No. 3 hereinabovenamed), by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2151 on even date. In the like manner the said Shri. Jagdish S/o Yeshwant Ghanekar further transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his daughter Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre (the Member No. 2 of Party No. 3 hereinabovenamed), by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2150 on even date; AND

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WHEREAS the Party No. 3 alongwith Shri. Jagdish S/o Yeshwant Ghanekar lateron jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 29-9-2020 they have jointly entrusted the entire work of Development of the said property to M/s. Kedar Developers, the Party No. 2 hereinabovenamed, upon the several terms anc conditions contained therein. The said Agreement of Development and Sale Dated 29-9-2020 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4893 on even date on payment of requisite Stamp Duty of Rs. 23,30 175/- and Registration Fees of Rs. 30,000/- payable thereon. A Deed of Correction to the said Agreement of Development and Sale Dated 29-9-2020 is executed on 4-3-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2106 on even date. In pursuance of the said Agreement the Party No. 3 alongwith Shri. Jagdish S/o Yeshwant Ghanekar have also executed a General Power of Attorney regarding the development of the said property in favour of the Party No. 2 hereinabovenamed on 29-9-2020 and the same is also duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4894 on even date. A Deed of Correction to the said General Power of Attorney Dated 29-9-2020 is executed on 4-3-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2107 on even date; AND

WHEREAS the said Shri. Jagdish S/o Yeshwant Ghanekar breathed his last on 25-3-2021 and consequent upon his death/demise his Undivided 1/3rd share and interest in the said Plot No. Q-1 devolved upon his widow Smt. Sanjivani and 3 daughters namely Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre, Mrs. Ganga W/o Uday Gokhale and Smt. Ketki Wd/o Late Shri. Chetan Paradkar, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the said Smt. Sanjivani Wd/o Late Shri. Jagdish Ghanekar, Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre and Smt. Ketki Wd/o Late Shri. Chetan Paradkar lateron relinquished all their respective rights, title and interest in respect of the Undivided 1/3rd share and interest in the said Plot No. Q-1 in favour of Mrs. Ganga W/o Uday Gokhale, the Party No. 1 hereinabovenamed, by a Deed of Release Dated 26-4-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3405 on even date. As a result therefore the Party Nos. 1 and 3 hereinabovenamed have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein; AND

WHEREAS in order to avoid any confusion and mis-understanding in between them regarding the transaction of the said property as incorporated in Agreement of Development and Sale Dated 29-9-2020, the Parties hereto have mutually decided to execute this Deed of Confirmation upon the following terms and conditions.

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NOW THESE PRESENTS WITNESSES AS UNDER :-

(1) THAT the Party No. 1 does hereby allow and permit the Party No. 2 to develop and sale and the Party No. 2 hereby undertakes to develop and sale the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'Q' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length (101 + 99)/2 Ft. and Breadth (84 + 74)/2 Ft. equal to 7900 Sq. Ft. (OR 733.91 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 301, City Survey No. 361 and Sheet No. 34 of Mouza – AJNI, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR upon the same terms and conditions contained in Agreement of Development and Sale Dated 29-9-2020.

(2) THAT the Parties hereto jointly and severally confirm that the Agreement of Development and Sale Dated 29-9-2020 executed by Party No. 3 alongwith Late Shri. Jagdish S/o Yeshwant Ghanekar in favour of the Party No. 2 and all the terms and conditions contained therein are binding upon them and their respective successors-in-title and the said Agreement of Development and Sale Dated 29-9-2020 shall have the same force and effect as hereto before.

(3) THAT the arrangements made in this Deed shall always remain irrevocable and the same shall be binding upon the parties hereto and their respective successors-in-title.

(4) THAT the Parties hereto shall always remain true and just to each other in all their dealings and transactions and shall co-operate each other to complete the proposed Scheme smoothly and within the stipulated time and thereby to make it a grand success.

(5) THAT the Party No. 3 hereby accord their Voluntary Consent to the instant Deed of Confirmation.

(6) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

(7) THAT all expenses on account of preparation of this Deed of Confirmation have been agreed to be borne and paid by the Party No. 2.

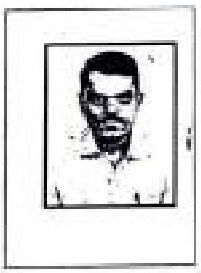
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IN WITNESS WHEREOF THE PARTIES hereinabovenamed have hereto set their respective hands and signed this DEED OF CONFIRMATION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. A.S. Uday

WITNESSES :-



(1)





G.Gokhale

(MRS. GANGA UDAY GOKHALE)

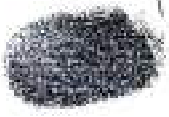
PARTY NO. 1

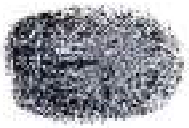




(2)

FOR M/S. KEDAR DEVELOPERS



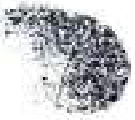


(NITIN MADHUKAR KEDAR)

Sole Proprietor

PARTY NO. 2

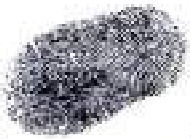




1)

(SMT. SANJIVANI JAGDISH GHANEKAR)





2)

(DR. (MRS.) KOUMUDI MUKUND ASHTAPUTRE)

Maiden Name Dr. (Miss.) Koumudi Jagdish Ghanekar

PARTY NO. 3



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