

267/3971

पावती

Original/Duplicate

Friday, August 14, 2020

नोंदणी क्र.: 39म

2:04 PM

Regn.: 39M

पावती क्र.: 4801 दिनांक: 14/08/2020

गावाचे नाव: पांढराबोरी

दस्तऐवजाचा अनुक्रमांक: नगन4-3971-2020

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे लॅडमार्क ऑर्चिड होम्स इन्फ्राव्हेचर तर्फे अधिकृत भागीदार विनोद दत्तात्रय नालमवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

DELIVERED

एकूण:

रु. 30660.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

2:24 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 13423000/-

मोबदला रु. 19835800/-

भरलेले मुद्रांक शुल्क : रु. 992000/-

ह दुय्यम विक्रेता वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003271598202021E दिनांक: 14/08/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1408202002256 दिनांक: 14/08/2020

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH003271598202021E	BARCODE			Date	14/08/2020-09:29:50	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				NGP4 JT NAGPUR NO 4 SUB REGISTRAR				
Full Name				LANDMARKS ORCHID HOMES INFRAVENTURES				
Location				NAGPUR				
Year				2020-2021 One Time				
Flat/Block No.				Plot No. 114-B				
Premises/Building				Pandhrabodi				
Road/Street				Nagpur				
Area/Locality				Town/City/District				
PIN				4 4 0 0 1 0				
Remarks (If Any)				SecondPartyName=SHANTABAI PREMCHAND MISHRIKOTKAR~				
Amount In				Ten Lakh Twenty Two Thousand Rupees Only				
Words								
Total				10,22,000.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN / Ref. No. 00040572020081414272 CKN5411198				
Cheque/DD No.				Bank Date RBI Date 14/08/2020-09:24:30 Not Verified with RBI				
Name of Bank				Bank-Branch STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date Not Verified with Scroll				

Department ID :

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

Mobile No. : 9822206770

रातर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी रातर चलन लागू नाही.

नगन-४
३२६९/२०२०
९/३३



पान-४
3069/2020
2/22



AGREEMENT OF DEVELOPMENT AND SALE

MOUZA - PANDHARABODI

WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR

City Survey No. 459, Sheet No. 28

As per ready Recknor Item No. 22.348, Page No. 593 @ Rs. 34,400/- Per Sq. Mtrs.

Market Value: Rs. 1,34,23,000/-

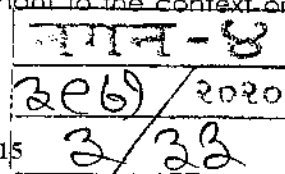
Consideration: Rs. 1,98,35,800/-

Stamp Duty of Rs. 9,92,000/- and Registration Fee of Rs. 30,000/- Paid

This Agreement of Development & Sale is made on this 14th day of August, 2020

BETWEEN

1) **SMT. SHANTABAI W/O. PREMCHAND MISHRIKOTKAR**, Aged about 84 Years, Occupation - Household, Resident of NIT Plot No. 114-B, Civil Station Extension Scheme, Telangkhedi Layout, LIT Road, Ramnagar, Nagpur - 440010 {Permanent Account No. AXOPM0357M, Aadhaar Card No. 871473497253 and Mobile No. 9923845577}, 2) **SHRISARANG S/O. PREMCHAND MISHRIKOTKAR**, Aged about 54 Years, Occupation - Business, Resident of NIT Plot No. 114-B, Civil Station Extension Scheme, Telangkhedi Layout, LIT Road, Ramnagar, Nagpur - 440010 {Permanent Account No. AKQPM4118B, Aadhaar Card No. 871473497253, Mobile No. 9923845577 & Email id : sarang.sma@rediffmail.com}, 3) **SMT. SHUBHANGI W/O. SATISH DESHMANE (KU. SHUBHANGI D/O. PREMCHAND MISHRIKOTKAR)**, Aged about 59 Years, Occupation - Private, Resident of Apartment No. B/4, Padamganga Apartment, Plot No. 109, Farm Layout, Ramdaspath, Nagpur - 440010, {Permanent Account No. AARPD4819K, Aadhaar Card No. 753751574029 & Mobile No. 9823480920} 4) **SMT. CHHAYA W/O. ARUN SANGAVE (KU. CHHAYA D/O. PREMCHAND MISHRIKOTKAR)**, Aged about 64 Years, Occupation - Dental Surgeon, Resident of Flat No. 04, Shital Apartment, Near Bhosla Military Ground, Parijaat Nagar, Nashik - 422005 {Permanent Account No. BOEPS7257A, Aadhaar Card No. 644752771716, Mobile No. 9545450237 & Email id : sangave@r.r.com}, 5) **SMT. MAYA W/O. SUBHASH VAIDYA (KU. MAYA D/O. PREMCHAND MISHRIKOTKAR)**, Aged about 63 Years, Occupation - Retired, Resident of 23, Sharda Vihar, Near Krishna Arpan Colony, Amravati - 444607 {Permanent Account No. AAKPV8497L, Aadhaar No. 222355734900, Mobile No. 9823401664 & Email id : vaidyamaya@gmail.com}, 6) **DR. PRATIBHA W/O. ABHOY SINHA (KU. PRATIBHA D/O. PREMCHAND MISHRIKOTKAR)**, Aged about 61 Years, Occupation - Medical Practitioner, Apartment No. 301, Malti Mansion, Plot No. 106, Near Shivaji Nagar Park, Shankar Nagar, Nagpur - 440010 {Permanent Account No. AETPS6331K, Aadhaar No. 817581750958 & Mobile No. 9823057572} and 7) **SMT. SWATI W/O. KIRAN JOHARAPURKAR (KU. SWATI D/O. PREMCHAND MISHRIKOTKAR)**, Aged about 56 Years, Occupation - Housewife, Plot No. 5/202, Suman Castle, 27, Hindustan Colony, University Campus, Amravati Road, Nagpur - 440033 {Permanent Account No. BAWPJ4937Q, Aadhaar No. 563272012920 & Mobile No. 9325237962} (Hereinafter individually called to and referred as Owner with the respective number and collectively referred to and called as 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

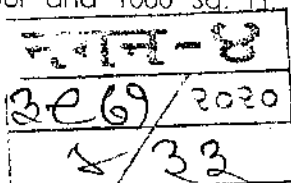
M/S. LANDMARKS ORCHID HOMES INFRAVENTURES, A Partnership Firm having its office at 401, Royal Orchid Apartments, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur - 440033 Tahsil & District: Nagpur {Permanent Account No. AAHFL1913E} Represented by & acting through its Partners **MRS. MANJUSHA W/O. VINOD NALAMWAR**, Aged about 47 years, Occupation - Business, Resident Apartment No. 401, Royal Orchid Apartments, Behind Ashoka Lawn, Near University Campus, Amravati Road, Nagpur - 440023 (Permanent Account No. - ACQPN7566C, Mobile No. - 09822200770, Email Id - landmarkproperties.nagpur@yahoo.com) and **MR. VINOD S/O. DATTATRAY NALAMWAR**, Aged about 51 years, Occupation : Business, Resident of 401, Royal Orchid Apartments, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur - 440033 Tahsil & District: Nagpur {Permanent Account No. ABYPN6448G, Aadhaar No. 479007445228, Mobile No. - 09822200770 & Email Id - landmarkproperties.nagpur@yahoo.com} (Hereinafter called to and referred as the said 'Developer', which expression shall unless repugnant to the context or meaning thereof always mean and include the said Partnership Firm as well as its Partners and their respective legal heirs, representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

{Where the context so requires, words and expression referring to the parties jointly or individually also include the plural and vice versa. Any Reference to Masculine gender shall wherever required include feminine gender and vice versa.}

WHEREAS, the Owner No.1 is absolute owner/allottee of all that piece and parcel of property consisting of Leasehold Plot of Nagpur Improvement Trust bearing No. 114-B admeasuring about 390.193 Sq. Mtrs. (4200 Sq. Ft.) {As per City Survey Property Card - 387.80 Sq. Mtrs. (4174.27 Sq. Ft.) in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322, City Survey No. 459, Sheet No. 28 of Mouza : Pandhrabodis situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur, Tahsil and District : Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69 together with all other easementary rights appurtenant and belonging thereto (Hereinafter called to and referred as the said 'Plot' or 'Property' and more particularly described in the Schedule); **AND**

WHEREAS, the Nagpur Improvement Trust has allotted the said Plot to the Owner No. 1 on perpetual lease for period of 30 years commencing from 12/02/1963 and ending on 31/03/1993 by executing Indenture of Lease dated 23/10/1987 duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 4632, Addl. Book No. 1, Volume No. 40, Pages 37 to 39 on 25/10/1967; **AND**

WHEREAS, the Owner No. 1 had later on constructed a Residential House on the said Plot total admeasuring about 222.96 Sq. Mtrs. (2400 Sq. Ft.) (1400 Sq. Ft. on Ground Floor and 1000 Sq. Ft. on First Floor) in accordance with the building plan duly



sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide Building Permit No. 59216460 Dated 22/11/1968; AND

WHEREAS, the Owner No. 1 had obtained Housing Loan from the Vidharbha Premier Co-operative Housing Society Ltd. by mortgaging the said property, which was repaid along with interest ON 15/10/1984 and accordingly the said Property was released by the Vidharbha Premier Co-operative Housing Society Ltd. and a Certificate to that effect was issued on 01/11/2007; AND

WHEREAS, on expiration of Original term of Lease the Nagpur Improvement Trust had extended the term of Lease for a further period of 30 (Thirty) years commencing from 01/04/1993 and ending on 31/03/2023 in favour of the Owner No. 1 by executing an Indenture of Lease dated 02/01/1996 duly registered in the office of Joint Sub Registrar Nagpur No. 8 at Serial No. 85 Addl. Book No. 1, Volume No. 512 between pages 114 to 117 on 09/01/1996; AND

WHEREAS, the Owner No. 2 and Shri Vijay D. Gulrandhe had availed some loan of Rs. 10 Lakhs for their business from the Bank of Maharashtra, Dharmapeth Branch, Nagpur (Hereinafter called to and referred as the said 'Bank') in the name of their partnership firm 'Shree Mahaveer Agencies' and the Owner No. 1 had mortgaged the said Property as a collateral Security for said loan, by obtaining No Objection Certificated dated 10/12/2007 from the Nagpur Improvement Trust as per the terms of lease; AND

WHEREAS, the Owner No. 2 and Shri Vijay D. Gulrandhe have availed & enhanced the cash credit limit the Bank in the name of their partnership firm Shree Mahaveer Agencies against the said Property which was already mortgaged as Collateral security with the Bank by the Owner No. 1; AND

WHEREAS, as on date CC A/c. 60111914637 and GECL Loan A/s. No. 60359382085 of M/s. Shree Mahaveer Agencies is collaterally secured by the said Property and same can be released by the Bank subject to repayment of dues of said Accounts, which are around Rs. 98 Lakhs as on date; AND

WHEREAS, the Owner No. 1 and her legal heirs (the Owner No. 2 to 6) have collectively decided to develop the aforesaid Property by constructing a Multistoried Building thereon consisting of various self-contained Separate Residential Apartments therein (Hereinafter called to and referred as the said 'Apartments' or 'Residential Apartments'); AND

WHEREAS, the Owner No. 1 is absolute allottee/owner of the said Property on record but considering her age and other old age related medical complications, the Owner No. 1 has requested to all her legal heirs to assist her in dealing/negotiating and also to join as Parties to deeds/documents to be executed and registered with prospective Developer with respect of said property, to protect the interest of Developer Party and to avoid any legal complications, in case on unfortunate event of death of the Owner No. 1; AND

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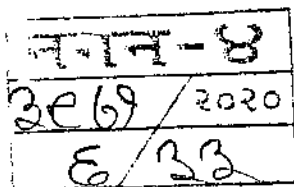
WHEREAS, the Owners have approached to the Developer for developing the said Property by constructing multistoried building thereon and sell the Residential Apartments to the prospective purchasers by giving assurance that there is no material or latent or patent defects in the property and title, possession etc and same is not only marketable but it is free from encumbrances except for collateral security for loans as mentioned about & the Owners have absolute right and full authority to convey, assign and transfer rights and interest in the said Property, subject to clearance of dues of the bank as mentioned above; AND

WHEREAS, the Developer by believing on assurances and representations of the Owners, has shown its willingness to develop the said Property by constructing multistoried scheme thereon after getting sanction from the Competent Authority and sell the Residential Apartments to the prospective purchaser(s), subject to release of the said Property from the Bank; AND

WHEREAS, after detailed discussion and negotiation between the Parties, the Owners have agreed to assign all development and selling rights to the Developer and the Developer has agreed to take the development and selling work, for valuable consideration of Rs. 1,98,35,800/- (Rupees One Crore, Ninety Eight Lakhs, Thirty Five Thousand and Eight Hundred Only), but subject to condition that the Owners acting through the Developer shall submit the building plan for sanction as per prevailing Development Control Regulations (DCR) and release the said Property by clearing all dues of the Bank on or before 30/11/2020 AND

WHEREAS, the Owners have shown their desire and willingness to retain / acquire three Residential Apartments (One apartment of 3 BHK on Second Floor tentatively admeasuring around 1550 sq. ft. of super built up area and Two Apartments of 2 BHK on Second and Third Floor respectively, tentatively each admeasuring around 1150 Sq. Ft.) (Actual area shall be as per sanctioned building Plan, considering two Apartments on one floor i.e one 2BHK and one 3BHK Apartment Plan) with proportionate undivided share in the land, in the building proposed to be developed on said Property (Hereinafter called to and referred as the said 'Apartments to be retained by the Owners') and to deduct/adjust the consideration of said Apartments from the consideration of this Agreement of Development; AND

WHEREAS, upon the aforesaid understanding between the Parties to this Agreement, the Owners desire to get the said Property developed by constructing Residential Apartment Scheme thereon and the Developer being interested in developing the said Property, after detailed negotiations between the parties hereto, the parties arrived at an agreement and the Owners have agreed to permit the Developer to carry out the developmental work & construct Residential Apartment Scheme on the said Property and also to sell the residential apartments of the said Apartment Scheme (except for Apartments to be retained by the Owners) to any third



party/prospective purchaser(s), on the following terms and conditions, which are mutually agreed by the parties :

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

1. That, in pursuance of the consideration of Rs. 1,98,35,800/- (Rupees One Crore, Ninety Eight Lakhs, Thirty Five Thousand and Eight Hundred Only), the Owners do hereby allows the Developer to develop all that piece and parcel of property consisting of Leasehold Plot of Nagpur Improvement Trust bearing No. 114-Badmeasuring about 390.193 Sq. Mtrs. (4200 Sq. Ft.) (As per City Survey Property Card - 387.80 Sq. Mtrs. (4174.27 Sq. Ft.) in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322, City Survey No. 459, Sheel No. 28 of Mouza : Pandhrabodis situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur, Tahsil and District : Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69 together with all other easementary rights appurtenant and belonging theretoby constructing multistoried building thereon consisting of self-contained Residential Apartments and also authorizing & empowering the Developer to sale those Residential Apartments to any third party/prospective purchaser(s), except for Apartments to be retained by the Owners.
2. That, all right, title and interest in the said Property and hereto enjoyed by the Owners or to which they are/were otherwise entitled to as Owners or otherwise, hereby assigned to the Developer in amplification of any right which the Owners may acquire or have acquired under any law usage or custom, excluding the Apartments to be retained by the Owners.
3. That, the total consideration of this Agreement of Rs. 1,98,35,800/- (Rupees One Crore, Ninety Eight Lakhs, Thirty Five Thousand and Eight Hundred Only) includes the monetary consideration of Rs. 1,11,80,000/- (Rupees One Crore, Eleven Lakhs and Eighty Thousand Only) and Rs. 86,55,800/- (Rupees Eighty Six Lakhs, Fifty Five Thousand and Eight Hundred Only) towards the construction cost of the Three Residential Apartments to be retained by the Owners.
4. That, the Developer has paid an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to the owners as per the details mentioned below in chart, a receipt of which is admitted and acknowledged by the Owners.

DETAILS OF PAYMENT

Sr. No.	Particulars	Dated	Amount
1.	Cheque No. 000001 drawn on HDFC Bank, Manish Nagar, Nagpur	24/07/2020	Rs. 1,00,000/-
2.	Cheque No. 000362 drawn on HDFC Bank, Manish Nagar, Nagpur	14/08/2020	Rs. 28,77,500/-
3.	Paid by the Purchasers towards 0.75% TDS (Amount is deposited with Income Tax Department)		Rs. 22,500/-
	Total		Rs. 30,00,000/-

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4.1 That, the Owners have directed the Developer to pay aforesaid amount of RS. 28,77,500/- (Rupees TwentyEight Lakhs, Seventy Seven Thousand and Five HundredOnly) directly to the Bank towards repayment of dues of the Bank to ensure release of said property and accordingly the said payment was made to the Bank on behalf of the Owners. The Owners shall provide the confirmation of receipt of said payment from the Bank and balance amount outstanding again the

5. That, the Developer has agreed to pay the remaining monetary consideration of Rs. 81,80,000/- (Rupees Eighty One Lakhs and Eighty Thousand Only), on or before 30/11/2020, subject to strict compliance of the condition as specified in this Agreement.

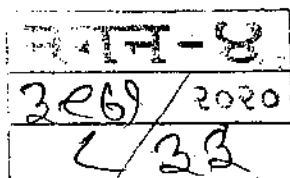
5.1 That, the Owners have further agreed and authorized the Developer to clear the outstanding dues of above mentioned loan accounts by making direct payment of requisite amount from the balance monetary consideration to the Bank till 30/11/2020. It is agreed between the parties that the Developer shall pay the amount directly to the Bank to the extent of balance monetary consideration and in case of additional amount is required for repayment of dues, then same shall be paid by the Owners on or before 30/11/2020. The Owners shall ensure to get the said Property released from the Bank by making requisite payments on or before 30/11/2020. The Developer shall adjust the society maintenance charges and Electricity & Water meter charges of the Apartments to be retained by the Owners from the balance amount. The Developer shall pay the remaining amount of monetary consideration, if any, after repayment of dues of bank, adjustment of society maintenance charges and Electricity & Water meter charges, to the Owners on or before 30/11/2020.

5.2 That, it is specifically agreed between the Parties to this deed that the Developer shall make the payment of balance monetary consideration as mentioned above subject to submission of building plan for sanction to the competent authority on or before 31/08/2020 and deliver of possession of the said Property by the Owners to the Developer on or before 30/11/2020.

6. That, the Developer has further specifically agreed to construct at its own cost three Residential Apartments actual areas to be determined as per sanctioned building plan with proportionate undivided share in the land, in the Scheme proposed to be developed on said Property, agreed to be retained by the Owners, as per the details mentioned below.

- a) One apartment of 3 BHK on Second Floor tentatively admeasuring around 143.998 Sq. Mtrs (1550 sq. ft.) of super built up area, construction costing around Rs. 34,84,800/- and
- b) Two Apartments of 2 BHK on Second and Third Floor respectively, tentatively each admeasuring around 106.837 Sq. Mtrs. (1150 Sq. Ft.) of Super Built Up Area, total construction costing around Rs. 51,71,000/-.

4.1 That, the specifications of the said Apartments to be retained by the Owners are appended hereto as Annexure-A.



6.2 That, the Developer has agreed to complete the construction of said Apartments and hand over the possession of said Apartments to the Owners or their nominee(s) within 24 (Twenty-Four) Months from the date of handing over of the possession of said Property for development or from the date of sanction of building plan.

6.3 That, the area & other details of Residential Apartments to be retained by the Owners, mentioned in this deed are tentative, calculated on basis of working drawing and proposed building plan of the Scheme, which may change depending upon the actual sanction of building plan. The super built up area of Apartments on the basis of sanctioned building plan shall be considered by the Parties.

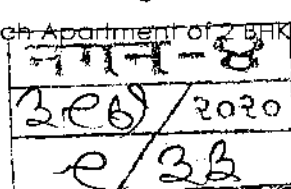
6.4 That, the cost of construction of the Apartments to be retained by the Owners shall not be subject to any increase in spite of rise in prices of various building materials over the basic rates.

6.5 That, the possession of the Apartments to be retained by the Owners shall be delivered to the Owners or their nominee(s) within the period of 24 (Twenty Four) Months from the date of handing over of the possession of said Property or from the date of sanction of building plan, subject to compliance of terms of this Agreement. The Deed of Apartment / Conveyance Deed of the Apartments to be retained by the Owners shall also be executed and registered in the favour of the Owners or their nominee(s) within the period of 24 (Twenty Four) Months from the date of handing over of the possession of said Property or from the date of sanction of building plan, subject to compliance of terms of this Agreement.

6.6 That, if the Developer fails or neglects to handover the actual physical possession of the Apartments to be retained by the Owners within the time stipulated as mentioned hereinabove, then in such event the Developer shall be liable to pay a sum of Rs. 18,000/- (Rupees Eighteen Thousand Only) per month to the Owners towards the liquidated damages from the date of default till the date of actual delivery of possession of the said Apartments.

6.7 That, the legal charges, GST or any other taxes, charges and expenses incidental to Deed of Apartment if applicable relating to the Apartments to be retained by the Owners have been agreed to be borne & payable by the Owners. In case if the Owners nominate some other person and request to execute and register the Sale Deed in favour of their nominee(s), in that case cost of stamp duty, registration fees, GST, legal charges and expenses shall be paid by the Owners / Prospective Purchaser or person nominated by the Owners.

6.8 That, the Owners have agreed to pay total amount of Rs. 3,50,000/- (Rupees Three Lakhs and Fifty Thousand Only) towards the society maintenance charges of the Apartments to be retained by them. An amount of Rs. 1,50,000/- (Rupees One Lakh and Fifty Thousand Only) towards the society maintenance charge of the 3 BHK Apartment and Rs. 1,00,000/- (Rupees One Lakh Only) for each Apartment of 2 BHK to be retained.



by them. The parties have mutually agreed that the Owners shall pay the said amount at the time of handing over of the possession of said Apartments.

6.9 That, the Owners shall also bear the cost of separate electricity meters & water for the Apartments to be retained by them.

7. That, the Owners have agreed to deliver all original deeds/documents and all other relevant documents of the said Property to the Developer. On or before 30/11/2020

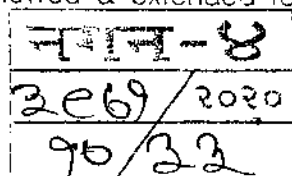
8. That, the Owners have also assured to remove the entry of mortgage from the Property Card of the City Survey Department on or before 31/01/2021 by completing all formalities at their own cost.

9. That, the development will be free from encumbrances of all kinds whatsoever and also free from payment of Ground Rent, Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. levied on the property hereby agreed to be developed and the same shall be payable by the Owners upto the date of handing over the possession of the said Property for development.

10. That, the Owners further assures the Developer that the property hereby agreed to be developed is the separate property belonging to Owner No. 1 and that none except her has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same. In case of unfortunate death of the Owner No. 1 and the said Property shall be succeeded by the Owners No. 2 to 6 being her only legal heirs as per law of succession. The said Agreement shall remain effective and binding on all legal heirs of the Owners and it shall remain unaffected because of death of any of the Owners. The Developer shall have all rights of development and sale assigned in pursuance to this Agreement of Development & Sale.

11. That, the Owners assures that the Property agreed to develop and sale herewith and described in the schedule is not subject to any acquisition and requisition. The Owners have not entered into any agreement in respect of the said Property with any other person and no agreement is subsisting as on date. No dispute or legal case in respect of the said Property is pending in any court, forum or authority. The Owners declares that the said Property described in the schedule hereunder is free from all encumbrances, charge, mortgage, gift, lien, attachment whatsoever, except for collateral security as mentioned above. The Owners has not done or committed any act, deed or thing nor has been a party to any transaction whereby any lien or charge is created over the said Property except for mortgage with the Bank as mentioned above.

12. That, the Owners have agreed to co-operate the Developer to correct the area of said Plot on record of the City Survey Department and also to get the lease of said Plot renewed & extended for further period or to get the said Plot convertible as



Freehold Property by completing all formalities at its cost and risk. The owners shall sign, execute and register all deeds and documents required for said work.

13. 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. In the event of any claim made by any person and or in the event any defect in the title of Owners found and the Developer or any of its nominee/s (Prospective Purchaser/s) are put to any loss or suffers any damages, the Owners shall indemnify the same to the Developer to that extent.

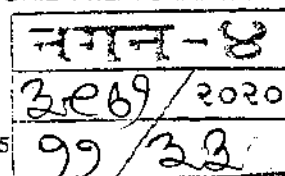
14. That, the Owners do hereby allow and permit the Developer for development and the construction of the proposed building upon the said property. The Developer shall have absolute right and full authority and power to develop the said land and also have absolute authority, power and right to retain and deal with and transfer by way of sale or otherwise the various Built-up spaces (excluding the Apartments to be retained by the Owners) in the proposed building along with the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

15. That, the Developer shall apply in the name of the Owner No. 1 for sanction of the Building Plan of the proposed Scheme to be constructed over the said Property. The Development Charges and other expenses for obtaining sanction of building plan shall be borne by the Developer. The Developer has full right and absolute authority to develop the said Property according to the sanctioned plan or revised building plan, subject to modifications and variations as may be subsequently approved by sanctioning authority.

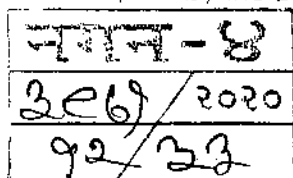
16. That, the Developer shall alone be entitled to utilize, consume and exhaust the entire F.S.I. available to the said Property and also the additional F.S.I. if sanctioned/approved.

17. That, the Owners hereby agrees to sign the proposed/revised building plan, execute Indemnity Bond(s), swear affidavit and also to sign necessary forms and application etc. required to be submitted to the Nagpur Municipal Corporation or any other competent authority for securing sanction of the Building Plan. The Owners agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction of the proposed/revised building plan. The Developer shall pay/deposit all necessary sums in the office of Nagpur Municipal Corporation or any other competent authority in the name of the Owner No. 1 / Owners for sanction of building Plan. The Owners shall return back to the Developer any such sum as may be refunded by the Nagpur Municipal Corporation or any other competent authority to the Owner No. 1 / Owners.

18. That, the Parties have mutually agreed to name and style the proposed multistoried building / Apartment Scheme as 'ORCHID PREM-SHANTI'.



19. That, the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer. However, the Owners shall have every right to enter into the said Premises and to inspect the construction and quality of materials to be used in the Apartment to be retained by them.
20. That, the Owners shall be permitting the Developer to demolish the existing structure / house upon receipt of possession of the said Property as mentioned above. The Developer shall have every right to utilize and sell the material of demolished structure.
21. That, the Owners hereby agree that the Developer shall have every right to use existing electricity meter and water connection in the name of Owner No. 1 for development activities subject to requisite permission of competent authorities and subject to payment of actual bills to concerned authorities. The Developer shall keep the Owners indemnified.
22. That, the Owners do hereby allow and permit the Developer to display its board at site.
23. That, the Developer shall have full liberty to advertise for the sale of the proposed Built-up spaces (excluding the Apartments to be retained by the Owners) together with the Undivided proportionate share and interest in the said land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price therefor and to retain and appropriate the same in its 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.
24. That, the Developer has full authority and rights to enter into an agreement with the prospective purchaser(s) for the Residential Apartments, on his own accord, independently without any intervention from the Owners. The Owners agrees to accord his consent to the agreement to sale or sale of the undivided proportionate share and interest in the land together with construction in favour of the prospective purchaser(s) of the Residential Apartment in the multistoried building to be constructed on the said Property. The Owners undertakes to execute the any agreement(s)/ Deed(s)/ Document(s) of the said Residential Apartments with proportionate undivided share in the land in favour of the nominee(s) of the Developer, personally or through his constituted attorney.
25. That, the Owners shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970. The Owners shall also execute or register, Agreement for Sale, Sale Deed and also various Deeds in favour 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.



26. That, the Developer shall also apply in the name of Owners for registration of this Project under the provisions of the Real Estate (Regulation & Development) Act, 2016. The Owners shall also co-operate and assist in registering the said Project with Maharashtra Real Estate Regulatory Authority (RERA) and completing other formalities requisite for same.

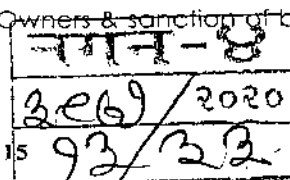
27. That, the Owners shall execute an Irrevocable General Power of Attorney empowering and authorizing the Developer or any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents on his behalf and also to carry out and observe all the obligations on 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 developed and this power will not be withdrawn or revoked by the Owners until the transaction envisaged herein is completed in all respects. The said power of attorney shall not be invalid due to death of any of the Owners or otherwise. However, the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney.

28. That, in case of Owners fails or neglects to fulfill and observe all or any of the obligations on his part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Agreement by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers. The Owners shall always indemnify the Developer against any claims, litigation both Civil and Criminal, Penalties, Damages etc., if any, arising out of or relating to title of said Property.

29. That, in the like manner if the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained or otherwise required by law, then in such event the Owners shall be fully entitled to claim the liquidated damages from the Developer by instituting legal proceedings in the Court of Law. The Developer hereby undertakes to indemnify the Owners against all claims, suits, litigation, damages, accident on site etc. arising out of this transaction of Development and Sale.

30. 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.

31. That, the Developer shall start the construction of the proposed building after obtaining possession of said property from the Owners & sanction of building plan from



the competent authority as mentioned above and shall complete the same within 24 (Twenty Four) months from the date of handing over of possession of the Property for development or from the date of sanction of building plan.

32. That, upon Registration of the Sale Deed(s), the Owners agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said land in favour of each such individual prospective buyers in all relevant records.

33. That, the Parties have mutually agreed to extend the time limits specified in this Agreement, in case of lockdown or any other restrictions are put by the Government Authorities due to Covid-19 or otherwise.

34. That, the Parties hereby covenants that they and all persons claiming through or under them shall and will undertake to do and execute & register all acts, deeds, documents and things from time to time as required with reference to this Agreement, personally or through their constituted attorney.

35. That, the Parties shall pay, adjust & settle their respective Income Tax and any other tax liability arising out of the said transaction at its own cost, without affecting the rights and interest of the other party. The Parties shall be liable, responsible & answerable for its claims of income tax or other taxes, resulting from the said transaction also.

36. That, the present agreement is subject to the jurisdiction of the Civil Court, at Nagpur and no other court shall have any jurisdiction in respect of any dispute between the parties, arising under or incidental to the present agreement.

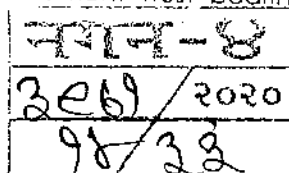
37. That, any dispute or difference whatsoever arising between the parties out of or relating to the construction, meaning and operation or effect of this agreement or the breach thereof shall be settled by mutual discussions and negotiations, if they are not arranged in the way of negotiations, then the same shall be referred to the adjudication of the an arbitrator to be appointed by the Parties mutually, failing which the Developer shall have right to appoint the Arbitrator and award of the arbitrator shall be final and binding to the parties. Venue of such arbitration proceeding shall be Nagpur- India alone. Provisions of the Arbitration and Conciliation Act, 1996 shall be applicable. The language of arbitration shall be English. Court at Nagpur, India, alone shall have jurisdiction in the matter.

38. That, the Developer has also agreed to pay the cost of stamp duty, registration fees and expenses incidental to this agreement and power of attorney.

39. That, the Property referred under this agreement is of the following description:

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the property consisting of Leasehold Plot of Nagpur Improvement Trust bearing No. 1148 admeasuring about 390.193 Sq. Mtrs.

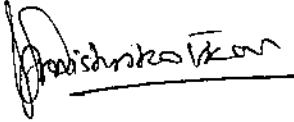


(4200 Sq. Ft.) (As per City Survey Property Card - 387.80 Sq. Mtrs. (4174.27 Sq. Ft.) in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322; City Survey No. 459, Sheet No. 28 of Mouza : Pandhrabodis situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur, Tahsil and District : Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69 together with all other easementary rights appurtenant and belonging thereto & is bounded as under:

Towards North : Plot No. 114/C
Towards South : Road
Towards East : Plot No. 114
Towards West : Plot No. 115

IN WITNESS WHEREOF, the contents of this deed are explained to parties in vernacular and after understanding the contents of the deed, the Parties hereto have signed this deed at Nagpur on the day, month and year mentioned first hereinabove, in presence of witnesses:

Drafted by Shashikant B. Toal, Associates, Advocates
ChhotiDhantoli, Nagpur, as per the instructions
& documents supplied by the parties.

Photo	Left Hand Thumb Impression	Signature
		Shanta P Mishrikotkar Shantabai Premchand Mishrikotkar Owner No. 1
		 Sarang Premchand Mishrikotkar Owner No. 2
		 Shubhangi Satish Deshmane (Shubhangi Premchand Mishrikotkar) Owner No. 3

मा-४
326/2020
94/22



		<i>Chhaya Sangave</i> Chhaya Arun Sangave (ChhayaPremchandMishrikotkar Owner No. 4
		<i>Maya Vaidya</i> Maya Subhash Vaidya (Maya PremchandMishrikotkar Owner No. 5

Photo	Left Hand Thumb Impression	Signature
		<i>Pratibha Sinha</i> Dr Pratibha Abhoy Sinha (Pratibha PremchandMishrikotkar Owner No. 6
		<i>Mrs. S. J.</i> Swati Kiran Joharapurkar (Swati PremchandMishrikotkar Owner No. 7
		For Landmark Orchid Homes Infraventures <i>M. Nalamwar</i> Manjusha Vinod Nalamwar Partner
		<i>V. Nalamwar</i> Vinod Dattatray Nalamwar Partner Developer

नग्न-४
30/09/2020
98/33



		
Witness No. 1		
		
Witness No. 2		

पान-४
 269/2020
 96/32



नमन-४	
३६७	२०२०
१८	३३



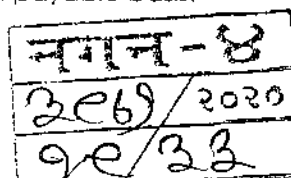
ANNEXURE 1

SPECIFICATIONS

(For Apartments to be retained by the Owners in the proposed scheme.)

- Structure : Structure will be of R.C.C. Framed type as per the design of the structural engineer.
- Walls : Outer walls will be 150 mm thick in red brick work .
Internal partition walls will be 115 mm thick in brickwork in red bricks.
- Flooring : Fully vitrified double charged Tiles in Hall, bedroom and Kitchen
Bedrooms & Balconies,
Concept/Designer Tiles in W.C. & Bath.
- Plastering : Internal plastering will be in cement 1:6 whereas external plastering will be sand faced plaster.
- Door : Front door will be Bajaj B-secure /Decorated wood door with 12 safety latches internal doors are of Flush Doors with R.C.C. frame.
The main door will be mounted by video camera door bell
- Window : All windows will be of Powder coated aluminum sliding windows with Mosquito Net (No extra cost) . M.S. grill in front of it. M.S. Ventilators will be provided in bathroom and W.C. Marble seals to window. Three track windows with mosquito net will be provided in all windows.
- Toilet : Toilet will be equipped with mixer/Diverter along with 1 no of shower in master bedroom toilet & all toilet. There will be Concept/Designer tiles dado and will be equipped with white Orissa pan seat in one toilet and European wall hung W.C. with suitable flushing system in other toilet . One hand wash basin of appropriate size will be provided in the master bedroom toilet & another wash basin in common area.
- Bath Fittings : Jaquar/Other Branded Quality Bath Fittings.
- Kitchen : Modular Kitchen with 6 Nos Trolleys & One Pullout of appropriate size. Raised cooking platform will be of Granite top with steel sink of suitable size. Concept/Designer tiles will be provided over it up to a height of 4 feet . There will be 2 nos. bib tap in the sink and 1 no. tap will be provided at washing area. Separate washing machine tab will be provided in washing area.
- Electrification: Average 4.5 points will be provided in each room with concealed wiring and 2 A.C. point in two bedrooms. All rooms will be provided with Modular switched of good quality .Inverter wiring in all rooms.
- POP : Pop will be provided in Hall , Dining Area & All rooms with Concealed POP lights fixtures.
- Painting: All rooms will be provided in Asian/Dulux/Jotun Plastic paint with water proof full coat of putty in 2 coats. External painting will be in water proof weather shield paint in suitable colour and shades in 2 coats with base of one coat of white cement/Primer.
- Water Supply: Through borewell or well and corporation water directly from the Overhead tank of the building by way of a water tank of 15000.00 litres to and the kitchen of both the flats shall have direct connection of corporation water supply .
- LIFT : 6/8 passengers lift of Johson/Kone/Other Branded make with generator/inverter back up.
- PARKING: Covered parking for 1 (one) Cars and Open Parking for one car on ground floor. Carries for plantation will be provided in ground floor wherever it is possible for beautifications.

Compound wall shall be provided. All the materials will be of standard quality.
Any extra work/material, if demanded, shall be on extra payable basis.



पान-४	
३८६१	२०२०
२०	२३



मालमत्ता पत्रक

पांडराबोडी

तालुका/न.भु.मा.का. -- न.भु.अ.का.-३

जिल्हा -- नागपूर

मुद्रा/मुद्रावत
स्थानक

क्षेत्र
ची.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

४५९

३८७.८०

जे

शासन ठरविल त्यादराने
मै.का.सा.पा.

मुख्यतः प्रकार

मालमत्ताचा पत्र धारक

नागपूर सुधार प्रस्थाप

पट्टेदार

श्रीमती शांताबाई C/O Dr.P.G.मिश्री कोटवार

इतर भार

गहाणदार-वि.को.हो.सो.

अन्य शेर

क्रमांक	व्यावहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ए) किंवा भार (भा)	साक्षात्करण
१२/२४/२००७	विदर्भ प्रिमीयर को.ऑ. हो.सो. कडील पत्र क्र. ३६७५ दि. १/११/०७ अन्वये श्रीमती शांताबाई मिश्रीकोटकर यांनी घेतलेले कर्ज रु. २०,०००/- परत सो.ला केल्याने बोझा नोंद कमी		बोझा नोंद कमी	फेरफार क्र. ११२ प्रमाणे सही - ०७/१२/२०२४ न.भु.अ.क्र.३,नागपूर
१२/२४/२००८	इक्विटीबल मार्टगेज मौजा पांडराबोडी न.भु.क्र. ४५९ प्लॉट न. ११४ बी. क्षेत्र ३८७.८० चौ.मी. आखीव पत्रीका प्रमाणे ची मिळकत श्रीमती शांताबाई पी. मिश्री कोटकर यांनी बँक ऑफ महाराष्ट्र धरमपेठ शाखा नागपूर यांचे कडे गहाण ठेवून रु. १०,००,०००/- चे कर्ज घेतल्याने		गहाणाचा बोझा	फेरफार क्र. ११३ प्रमाणे सही - २४/१०/२००८ न.भु.अ.क्र.३,नागपूर

तपासणी करणारा -

खरी नक्कल -

न.भु.अ.का.-३

नागपूर

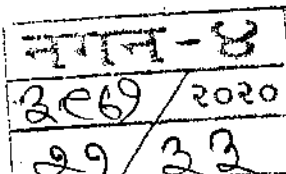
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(पृष्ठ १-१)





Nagpur Improvement Trust

Station Road, Sadar, Nagpur

Demand Note

ESTATE SEC (CSSES)

cut here
PSX No. 2531431
2531432

Owner's Copy
2017-2018

Demand Note Id:

1201704125997

Name:

SMT SHANTABAI . P. MISHRIKOTKAR

PLOT NO. 114-B, TELANGKHEDI, RAMNAGAR, NAGPUR, 0

Mobile No.: 9823045736

Demand Date : 10/04/2017

Due Date : 01/06/2017

Plot ID : 200804029839

Plot Number : 114B

Layout Name:

TELANGKHEDI LAYOUT (RAMNAGAR)

Layout ID:

200803181763

Account Id : 200804029839

Plot Area : 390.18

SrNo.	Particulars	Amount (Rs.)
1.	Ground Rent (Current)	267.00
Amount payable if payment is made before Due Date of 01-Jun-2017 (Rs.)		267.00 ***
(In Words Rs. : Two Hundred Sixty Seven Rupees only)		

30-Jun-2017	31-Jul-2017	31-Aug-2017	30-Sep-2017	31-Oct-2017	30-Nov-2017	31-Dec-2017	31-Jan-2018	28-Feb-2018
270.00	272.00	275.00	278.00	280.00	283.00	286.00	288.00	290.00

*Payments shall be accepted at all branches of Union Bank of India at Nagpur during its working hours through Demand Draft or Pay Order drawn in favor of Superintending Engineer, NIT Nagpur or by Cash Only Upto Rs. 49999/- at NIT's Cash Counter.

**The calculations shown are applicable only to the case where payment is made before the due date.

*** असाधारण रकम न पडविण्यास यादु वरच्या भूमादकावर सुद्धा २ जुन पासून रकम पडविण्याच्या अखिरीला पर्यंत टा सा ट जो २२ दिवसत टावने व्याज आकारण्यात येईल.

या टाव आकारण रकमेवरील रकम अंशत स्वीकारण्यात येणार नाही. ही रकम यापुढी धानी असल्यास हे सूचना एव मह महकावे

*** असाधारण रकम आणण यादुपच्या www.nitnagpur.org ह्या संकेतस्थळावर भरू शकता.

Generated By :

Modified By :

Shrikar

Secretary-2 (Estate)
Nagpur Improvement Trust



नगन-४
2069/2020
22/22



Z-02 21857

2020-21

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2020 पासून 31/03/2021 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 06/2020-21/0033074

मोहल्याचे नांव : 322, GOKUL PETH BLOCK 2 - 440001

घर क्रमांक : 322

इंडेक्स क्रमांक : 69000603 (Zone:2 Ward:69)

घर मालकाचे नांव : SMT.SHANTABAI W/O DR.P.MISHRIKOTKAR

वहिवटदाराचे नांव

तारीख पासून : 01-04-2020 ला 31-03-2021 पावेतो.

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

कराचे नांव / Details of Tax	अकार्या / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	2,811.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	1,559.00	
प्रकाश कर वृ (Light Tax/Tree Tax)	0.00	133.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	133.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	133.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	133.00	
पथ कर (Street Tax)	0.00	133.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर (Municipal Education Tax)	0.00	133.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	959.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	95.00	
मोठ्या निवासी ईमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		56.00	
एकूण (Grand Total)	0.00	6,166.00	6,166.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Six Thousand One Hundred Sixty Six Only

Cheque # 316687 Drawn on BANK OF MAHARASHTRA, NAGPUR Dated 20-06-2020

दिनांक : 24/06/2020

Generated By: Prashant

यसुज करणरावची पूर्ण सही

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

Full Signature of the Official

नागन-४
२८६९/२०२०
२३/३३



मालमत्ता पत्रक

विभाग/मौजे --

पांडराबोडी

तालुका/न.भु.मा.का. -- न.भु.अ.का.-३

जिल्हा -- नागपूर

नगर भूमाग्न क्रमांक

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या अकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

४५९

३८७.८०

जे

शासन ठरविले त्यादराने गै.का.सा.पा.

सुविधाधिकार

हक्कचा मुळ धारक

नागपूर सुधार प्रत्यास

पडेटार

श्रीमती शांताबाई C/O Dr.P.G.मिश्री कोटवार

इतर भार

गहाणदार-वि.को.हो.सो.

इतर शेंरे

दि. ..	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेटार (प) किंवा भार (धा)	साक्षात्कन
१२/२४/२००७	विदर्भ प्रिमीयर को.ऑ. हों.सो. कडील पत्र क्र. ३६७५ दि. १/११/०७ अन्वये श्रीमती शांताबाई मिश्रीकोटवार यांनी घेतलेले कर्ज रु. २०,०००/- परत सो.ला केल्याने बोझा नोंद कमी		बोझा नोंद कमी	के रफार क्र. १९० प्रमाणे सही - ०७/१२/२०२४ न.भु.अ.क्र.३, नागपूर
१०/२४/२००८	इक्वीटेबल मार्टगेज मोजा पांडराबोडी न.भु.क्र. ४५९ प्लॉट न. ११४ बी. क्षेत्र ३८७.८० चौ.मी. आखीव पत्रीका प्रमाणे चौ भिळकत श्रीमती शांताबाई पी. मिश्री कोटवार यांनी बँक ऑफ महाराष्ट्र धरमपेठ शाखा नागपूर यांचे कडे गहाण ठेवून रु. १०,००,०००/- चे कर्ज घेतल्याने		गहाणाचा बोझा	के रफार क्र. २१३ प्रमाणे सही - २४/१०/२००८ न.भु.अ.क्र.३, नागपूर

राणाणी करधारा -

खरी नक्कल -

न.भु.अ.का.-३

नागपूर

शिरस्तेदार

नगर भूमाग्न अधिकारी क्र. ३ नागपूर

4110848

24/01/2020

501

4011111

(पान नं. - 1)

नागन-४
३८६९/२०२०
२४/३३



आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
SHANTA PREMCHAND MISHRIKOTKAR
JAIKUMAR MOHANLAL RAIBAGHKAR
24/04/1938
Permanent Account Number
AXOPM0357M

भारत सरकार / Government of India
श्रीमती शान्ता प्रेमचंद मिश्रिकोत्कार
Shanta Premchand Mishrikotkar
जन्म तिथि / DOB: 24/04/1938
लिंग / Gender
8714 7349 7253

Shanta P. Mishrikotkar

मेरा आधार, मेरी पहचान

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
SARANG P. MISHRIKOTKAR
P. G. MISHRIKOTKAR
14/12/1968
Permanent Account Number
AKQPM4118B

भारत सरकार / Government of India
श्रीमती सारंग प्रेमचंद मिश्रिकोत्कार
Sarang Premchand Mishrikotkar
जन्म वर्ष / Year of Birth: 1968
पुरुष / Male
4174 2024 2148

आधार - सामान्य माणसाचा अधिकार

श्रीमती शोभा देवदास / PERMANENT ACCOUNT NUMBER
AARPD4819K
नाम / NAME
SHUBHANGI SATISH DESHMANE
विलास का नाम / FATHER'S NAME
PREMCHAND MISHRIKOTKAR
जन्म तिथि / DATE OF BIRTH
07-06-1961
हस्ताक्षर / SIGNATURE
COMMISSIONER OF INCOME-TAX, VIDARBH

भारत सरकार / Government of India
शुभशंगी सतीश देवदास
Shubhangi Satish Deshmane
जन्म वर्ष / Year of Birth: 1961
स्त्री / Female
7537 5157 4029

Shubhangi

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA
CHHAYA ARUN SANGAVE
PREMCHAND GANGALAL MISHRIKOTKAR
02/02/1968
Permanent Account Number
BOEP61237A

भारत सरकार / Government of India
छाया अरुण संगवे
Chhaya Arun Sangave
जन्म तिथि / DOB: 02/02/1968
स्त्री / Female
6447 5277 1716

माझे आधार, माझी ओळख
Chhaya Sangave

श्रीमती मया सुभाष वैद्य / PERMANENT ACCOUNT NUMBER
AAKPV8497L
नाम / NAME
MAYA SUBHASH VAIDYA
विलास का नाम / FATHER'S NAME
PREMCHAND GANGALAL MISHRIKOTKAR
जन्म तिथि / DATE OF BIRTH
29-06-1967
हस्ताक्षर / SIGNATURE
COMMISSIONER OF INCOME-TAX, VIDARBH

भारत सरकार / Government of India
मया सुभाष वैद्य
Maya Subhash Vaidya
जन्म वर्ष / Year of Birth: 1967
स्त्री / Female
2223 5573 4900

आधार - सामान्य माणसाचा अधिकार

Maya Vaidya

श्रीमती प्रतीभा अभय किंग / PERMANENT ACCOUNT NUMBER
AETPS6331K
नाम / NAME
PRATIBHA ABHOY KUMAR SINHA
विलास का नाम / FATHER'S NAME
PREMCHAND GANGALAL MISHRIKOTKAR
जन्म तिथि / DATE OF BIRTH
28-03-1959
हस्ताक्षर / SIGNATURE
COMMISSIONER OF INCOME-TAX, VIDARBH

भारत सरकार / Government of India
प्रतीभा अभय किंग
Pratibha Abhoay Sinha
जन्म वर्ष / Year of Birth: 1959
स्त्री / Female
8175 8175 0958

आधार - सामान्य माणसाचा अधिकार

Pratibha Sinha

Pratibha Sinha

मान-४
306/2020
24/32



भारत सरकार
GOVERNMENT OF INDIA

स्वाती किरण जोहरपुरकर
Swati Kiran Joharpurkar
जन्म तिथि / Year of Birth: 1984
स्त्री / Female

5632 7201 2920

आधार - सामान्य माणसाचा अधिकार

Mrs. *[Signature]*

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SWATI KIRAN JOHARPURKAR
PREMCHAND GANGALAL
MISHRIKOTKAR
17/08/1984
Permanent Account Number
BAWH198470

Mrs. *[Signature]*

भारत सरकार
GOVERNMENT OF INDIA

Vinod Dattatray Nalamwar
DOB: 28/07/1968
पुरुष

4790 0744 5228

मेरा आधार पहचान

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्वाती किरण जोहरपुरकर
Permanent Account Number Card
AAHFL1913E
LANDMARKS ORCHID HOMES
INFRAPORTURES
15/02/2011

भारत सरकार
Government of India

मंजुषा विनोद नाळवारकर
Manjusha Vinod Nalamwar
जन्म तिथि / DOB: 17/12/1972
स्त्री / Female

9493 6408 0395

माझे आधार पहचान

[Signature]

भारत सरकार
GOVERNMENT OF INDIA

अंकित अरविंद शिकरी
Ankit Arvind Shikari
जन्म तिथि / DOB: 16/03/1987
पुरुष / MALE
Mobile No: 8446513479
7618 0682 1195
VID: 9139 1191 0842 3639

MEERA AADHAAR, MERI PEHCHAN

[Signature]

MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL NO: MH11 2810001758
Valid To: 11-09-2024 (INT)

Authorisation to Drive Following Class
OF VEHICLES THROUGHOUT INDIA
GOV DOI
MCWD 17-05-2011

Name: YOGESH CHAUDHARI
SCDV of BARANRAO
ASST AT BARAD TO BARHULGAON
DIST. YAVATMAL

DOB: 14-09-1987 AG
PIN: 422101
Signature & ID of Issuing Authority: MH28 201138

[Signature]

नमून-४
२८६९ / २०२०
२६ / ३३



मौला - पांढराबोडी

Valuation ID : 202008141283		14 August 2020, 11:58:43 AM	
मूल्यांकनाचे वर्ष :	2020		
जिल्हा :	नागपूर		
तालुका :	तालुका : नागपूर (ग्रामीण) मोजा : पांढराबोडी (नागपूर महानगरपालिका)		
उपमूल्य विभाग :	22.348/28-अमरावती मुगाच्या दक्षिणेकडील हिल रोड व इन्स्टिट्यूट रोडच्या पूर्वकडील ना.सु.प्र.वसाहत तेलखेडी व इतर वसाहती.शिट क्र 28		
क्षेत्राचे नांव :	Nagpur Municipal Corporation		
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
34400	53000	63200	71400
औद्योगिक		मोजमापनाचे एकक	
0		चौ.मीटर	
मिळकतीचे क्षेत्र 390.193 चौ.मीटर Layout Plot			
1. 390.193 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 34400/-			
390.193 चौ.मीटर क्षेत्रासाठी मूल्यांकन = 390.193 * 34400			
= 13422639.2/-			
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य			
= 13422639.2 + 0			
= Rs.13422639.2/-			

Home

Print

नगन-४
३९९ / २०२०
२६ / ३३



नगन-४
३९६९ / २०२०
२८ / ३३





CHALLAN
MTR Form Number-6



GRN	MH003271598202021E	BARCODE	14/08/2020-09:29:50		Date	14/08/2020-09:29:50	Form ID	25.2
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			NGP4_JT NAGPUR NO 4 SUB REGISTRAR					
Location			NAGPUR					
Year			2020-2021 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			992000.00		Road/Street			
0030063301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					PIN			
					4 4 0 0 1 0			
					Remarks (If Any)			
					SecondPartyName=SHANTABAI PREMCHAND MISHRIKOTKAR-			
					Amount In			
					Ten Lakh Twenty Two Thousand Rupees Only			
Total			10,22,000.00		Words			
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		00040572020081414272	
			Bank Date		RBI Date		14/08/2020-09:24:30	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरास निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-3971	0001-36036202021	14/08/2020 14:04:35	IGR386	30000.00

GRN : MH003271598202021E Amount : 10,22,000.00

Bank : STATE BANK OF INDIA

Date : 14/08/2020-09:29:50

2	(IS)-267-3971	0001436036202021	14/08/2020-14:04:35	IGR386	992000.00
Total Defacement Amount					10,22,000.00

नगन-४
३८६९ २०२०
३० ३३



267/3971

शुक्रवार, 14 ऑगस्ट 2020 2:04 म.नं.

दस्त गोषवारा भाग-1

नगन4

39/33

दस्त क्रमांक: 3971/2020

दस्त क्रमांक: नगन4 /3971/2020

बाजार मूल्य: रु. 1,34,23,000/-

मोबदला: रु. 1,98,35,800/-

भरलेले मुद्रांक शुल्क: रु.9,92,000/-

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

पावती:4801

पावती दिनांक: 14/08/2020

अ. क्र. 3971 वर दि.14-08-2020

सादरकरणाचे नाव: मे लॅंडमार्क ऑर्चर्ड होम्स इन्फ्राव्हेचर तर्फे
अधिकृत भागीदार विनीद दत्तात्रय सालमवार

रोजी 2:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकुण: 30660.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकारनामा

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्षा क्र. 1 14 / 08 / 2020 02 : 02 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 14 / 08 / 2020 02 : 04 : 24 PM ची वेळ: (फी)



अनु क्र.	पक्षकाराचे नाव व पत्ता	हस्ताक्षर	छायाचित्र	अंगठ्याचा ठसा
1	नाव:योगेश बबनराव चौधरी वय:32 पत्ता:इमासनी नागपूर पिन कोड:440019	 स्वाक्षरी	 	
2	नाव:अंकित अरविंद शिंदे वय:32 पत्ता:गणेशपेठ नागपूर पिन कोड:440018	 स्वाक्षरी	 	

सिवका क्र.4 ची वेळ:14 / 08 / 2020 02 : 09 : 26 PM

सिवका क्र.5 ची वेळ:14 / 08 / 2020 02 : 09 : 30 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक क्र-२
नागपूर शहर क्र. ४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LANDMARKS ORCHID HOMES INFRAVENTURES	eChallan	00040572020081414272	MH003271598202021E	992000.00	SD	0001436036202021	14/08/2020
2		By Cash			100	RF		
3	LANDMARKS ORCHID HOMES INFRAVENTURES	eChallan		MH003271598202021E	30000	RF	0001436036202021	14/08/2020
4		DHC		1408202002256	560	RF	1408202002256D	14/08/2020

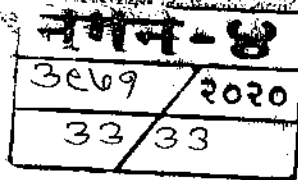
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3971 /2020

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



9 नगराज बुकाये
3E69 नवरी नोंदल

सह दुय्यम निबंधक क्र-२
नागपूर शहर क्र. ४
१२.१४.२०२०

नागपूर शहर क्र. ४
३३

सह दुय्यम निबंधक क्र-२
नागपूर शहर क्र. ४