

264/3898

पावती

Original/Duplicate

Monday, June 28, 2021

नोंदणी क्र.: 39म

5:35 PM

Regn. 39M

पावती क्र.: 7195 दिनांक: 28/06/2021

गावाचे नाव: हजारीपाहाड

दस्तऐवजाचा अनुक्रमांक: नगन1-3898-2021

दस्तऐवजाचा प्रकार: विक्री करारनामा

मादर करणाऱ्याचे नाव: मेसर्स युगरोशन इन्फ्रा. तर्फे भागीदार श्रीमती खेहलता अलोक खेमका .ANDPV5847J .

नोंदणी फी

रु. 30000.00

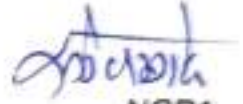
दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणाम मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे
5:53 PM ह्या वेळेस मिळेल.

NGP1

बाजार मूल्य: रु. 8863000/-

मोबदला रु. 21895000/-

भरलेले मुद्रांक शुल्क: रु. 956600/-

DELIVERED ORIGINAL
REGISTERED DOCUMENT

1) देयकाचा प्रकार: DHC रकम: रु. 440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2806202105247 दिनांक: 28/06/2021

बँकिचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014440981202021E दिनांक: 28/06/2021

बँकिचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

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





CHALLAN
MTR Form Number-6



GRN	MH014440981202021E	BARCODE			Date	31/03/2021-12:08:07	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AEDPO0570M		
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		P R DHAWAN		
Location NAGPUR				Flat/Block No.		PLOT NO.9		
Year 2020-2021 One Time				Premises/Building		MOUJA- HAJARIPAHAD		
Account Head Details			Amount In Rs.	Road/Street		1138.750 SQ.MTRS		
0030046401 Stamp Duty			956600.00	Area/Locality		1138.750 SQ.MTRS		
0030063301 Registration Fee			30000.00	Town/City/District				
				PIN		4 4 0 0 0 7		
				Remarks (If Any)				
				SecondPartyName=CHANDADEVI R SARDA-				
Total			9,86,600.00	Amount In	Nine Lakh Eighty Six Thousand Six Hundred Rupees O			
				Words	nity			
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172021033101060	303784505	
Cheque/DD No.				Bank Date	RBI Date	31/03/2021-12:08:33	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9975508916

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

सदर चालन केवल दुर्यम निबंधक कार्यालय नोंदणी कचवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न कचवयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Agreement for sale

Shree

नगन-9
31/03/2021
9/22



नगन-९	
31er	2029
2	22



AGREEMENT FOR SALE

Valued at Rs. 21895000/-, Govt. R.R. is Rs. 88,63,000/-, Stamp duty of Rs. 9,56,600/-, City Survey No. 56, Sheet No. 41, Item No. 15,256, Rate Rs. 8,500/-, of Mouza – Hazaripahad, Tahsil And District – Nagpur.

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

BY

SMT. CHANDA W/O. RAMSWAROOP SARDA [PAN – AHAPS4924L, AADHAAR No. 7644 3849 0136], Aged about 70 years, Occupation – Housewife, R/o. 14, Daga Layout, Nagpur, hereinafter referred to and called as the “**VENDOR**” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **VENDOR** as well as her heirs, legal representatives, successors, executors, assigns etc.

AND

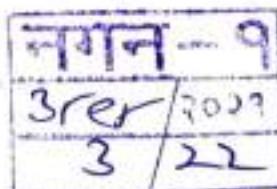
M/S. YUGROSHAN INFRA, through its partners, **1. SMT. SNEHALATA W/O. ALOK KHEMUKA [AADHAAR No. 3341 9748 3251]**, aged about 38 years, Occupation Business, R/o. Flat No. 11-12, Bldg. No. B2, Vrindavan Apartments, Hennessey Road, Near Sonali Nursing Home, Civil Lines, Nagpur – 440 001, **2. SMT. SHRUTI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

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

WHEREAS: the **VENDOR** is the sole and absolute owner of ALL THAT piece and parcel of land comprising of plot No. 9 admeasuring 1042.615 Sq. m., in the layout known and styled as “**SARDA LAYOUT**” out of khasra No. 32/2, city survey No. 56, of Mouza – Hazaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, having acquired the same from Shri Ramswarup Shankarlal Sarde, as per Gift deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 4753/2018 dated 31/10/2018.

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

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



by Nagpur Improvement Trust under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001 as per release letter No. 4968 dated 07/12/2018.

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

AND WHEREAS; the PURCHASER, being desirous to own the said property of the VENDOR, he approached the VENDOR and having offered a fairly good price, he agreed to purchase the said land/property @ Rs. 1951/Sq. Ft. amounting to a total valuable consideration of Rs. 2,18,95,000/- (Rupees Two Crores Eighteen Lakhs Ninety Fifty Thousand Only), agreed to purchase the said property of the VENDOR which the VENDOR accepted accordingly the parties hereto had due deliberations and discussions, and consequences thereof they have arrived at agreed upon certain terms and conditions. However, it is desirable to record the terms and conditions in writing and are recorded as under.

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

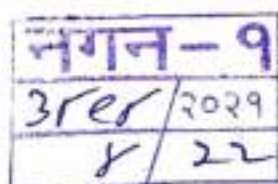
- 1) THAT, for and against the total valuable consideration amount of Rs. 2,18,95,000/- (Rupees Two Crores Eighteen Lakhs Ninety Fifty Thousand Only), the VENDOR, being legal and beneficial owner thereof, has agreed to sell to the PURCHASER & the PURCHASER has agreed to purchase from the VENDOR, ALL THAT piece and parcel of land comprising of plot No. 9 admeasuring 1042.615 Sq. m. in the layout known as "SARDA LAYOUT", out of khasta No. 32/2, city survey No. 56, of Mouza - Hazaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur, more particularly described in the schedule written hereunder which shall form the part and parcel of present deed.
- 2) THAT, the PURCHASER has paid full and final consideration amount of Rs. 2,18,95,000/- (Rupees Two Crores Eighteen Lakhs Ninety Fifty Thousand Only), to the VENDOR in the following manner of payment.

MANNER OF PAYMENT

- | | | |
|------|-------------------|---|
| i. | Rs. 1,65,00,000/- | Paid by way of cheque No. 000231 dated 30/03/2021 from ICICI Bank, Ramdaspath, Nagpur. |
| ii. | Rs. 30,00,000/- | Paid by way of RTGS bearing UTR No. 024247043061 from ICICI Bank, Ramdaspath, Nagpur. |
| iii. | Rs. 21,76,050/- | Paid by way of cheque No. 000236 dated 31/03/2021 from ICICI Bank, Ramdaspath, Nagpur. |
| iv. | Rs. 2,18,950/- | Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR and shall issue necessary credit or certificate to this effect in favour of VENDOR. |

Total Rs. 2,18,95,000/- (Rupees Two Crores Eighteen Lakhs Ninety Fifty Thousand Only).

The VENDOR does hereby acknowledge, admit and confirm receipt of Rs. 2,18,95,000/- (Rupees Two Crores Eighteen Lakhs Ninety Fifty Thousand Only), from the PURCHASER as aforesaid towards full and final consideration as above and now nothing remains to be paid by the PURCHASER on any account whatsoever, therefore, separate money receipt shall not be necessary.

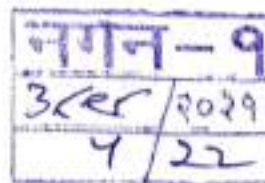


8) THAT, the VENDOR has today delivered vacant peaceful possession of the said property to the PURCHASER with all rights, title and interest, etc. and the PURCHASER shall be at liberty to use, occupy and exploit the said property or dispose of the same in any manner and receive beneficial enjoyment of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

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

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

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



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

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

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

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

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

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

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

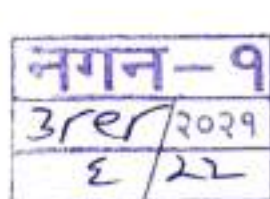
14) THAT, the VENDOR undertake, agree and assures that the VENDOR will from time to time and at all times to come hereafter at the request of the PURCHASER do execute and perform or cause to be done, executed and performed and assure all requisite requisitions and assurances in law for better and more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

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

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

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

18) THAT, the stamps duty, registration fee, legal charges required for the purpose of execution and registration of this agreement have been borne and paid by the PURCHASER as



Required on conveyance, therefore, no stamp duty will have be required to be paid on sale deed in the name of PURCHASER or any of his nominee/s.

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

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

SCHEDULE OF PROPERTY REFERRED ABOVE -

ALL THAT piece and parcel of land comprising of plot No. 9 admeasuring 1042.615 Sq. m. in the layout known as "SARDA LAYOUT" out of khasra No. 32/2, city survey No. 56, Sheet No. 41, of Mouza - Hazaripahad, corresponding to municipal corporation house No. 569/9, index No. 068049566, Zone: 02, Ward No. 68, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur, bounded as under -

TO THE EAST	:	PLOT No. 03
TO THE WEST	:	ROAD
TO THE NORTH	:	ROAD
TO THE SOUTH	:	PLOT No. 10

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

WITNESSES:-


C. R. Sarde
SMT. CHANDA W/O. RAMSWAROOP SARDA
(THE VENDOR)



1. 
Atty. Sunny Sharma

M/S. YUGROSHAN INFRA
Through its partners -


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




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



नगन-१
३/६/२०२१
१/२२



000384

१६. वि. व. वि. क. २११९, वि. १६-१-२६

56

म. प्र. मा. २० म.
०. १. २० २०

आसीब पत्रिका

नोता :- हजारीपहाड

भूमापन क्रमांक	क्षेत्र	मूधारणा पद्धती	पासनाकडे भरण्याच्या महसूलाच्या अगर मोडपाच्या एकमेका तपशील व ती पुनरीक्षणास केंव्हा पात्र आहे.
५६	१८२५८.०	डोली	

भुविधाधिकार

धारक सन १९८५
हक्काचे मूळ (उपलब्ध
नासल्याप्रमाणे)



पट्टेदार -

इतर भार -

इतर बोरे -

दिनांक	व्यवहार	नोंदणी क्र. व क्रमांक	नवीन धारक (धा.) इतर भार (ना)	पट्टेदार (व)	साक्षात्कार
१६/०६/२०१५	मा. जमावदी आयुक्त आणि संचालक भूमी अभिलेख पूर्ण				३६१५.
	घाट्या फाटोल पत्रिके क्र. १/ना. ११/मि. ५ अक्षरी नोंद				
	२०१५ पूर्ण दि. १२/१५ अस्थायी मलकत पत्रिकेचे अंकी				
	क्षेत्र १९.२५६.० चौमी. अक्षरी				
	देवरे मलकत				

जगन-९
३१८/२०२१
२/२२



Shishu Sin

दिनांक	व्यवहार	नौदणी खंड व क्रमांक	नवीनधारक (भा) पट्टेदार (प) इतर भार (भा)	सामांकन
११/२/१९	<u>व्याधिसंपन्न</u> बदल ५०५३ दि ३१/१०/१८ अन्वये रु धारक श्री रामशंकर शेकराव सावरज यांनी मूळ मू ३२।२ रु मू ३ क्षेत्र १०६२-८१५० चौकी मिळवाव - योदा रामशंकर सावरज यांना व्याधिसंपन्न दिले दिलेले नावाची नोंद, अकृषक आदेशान्वये		- योदा रामशंकर सावरज ९९	फे. मू. ५६५८ ११/२/१९ न. म. अ. ३ नागपूर
११/२/१९	अति लघु गैरवृक्षी पत्र आपाबणी मू. ५ नागपूर योदे सुदेश रा मा. मू १८८१/एएपी ३४/१८-१९ दि. १७/१२/१८ अन्वये मू मू ३२।२ रु मू ०८ क्षेत्र ११३८-७५ चौकी मिळवाव अकृषक परवानगी मिळवावार्थे क - योदे नोंद श्री रामशंकर वीकराव सावरज			फे. मू. ५६५९ ११/२/१९ न. म. अ. ३ नागपूर
११/२/१९	<u>व्याधिसंपन्न</u> बदल ५०५० दि ३१/१०/१८ अन्वये धारक श्री रामशंकर शेकराव सावरज यांनी मू मू ०८ क्षेत्र ११३८-७५ चौकी मिळवाव श्री रामशंकर सावरज यांना व्याधिसंपन्न पाकत्र दिले नावाची नोंद.		श्री रामेश रामशंकर सावरज ९९	फे. मू. ५६६० ११/२/१९ न. म. अ. ३ नागपूर

सत्यपत्तिलिपि

नगन-९
३१/१२/२०२१
१०/२२





Nagpur Improvement Trust

[Regularization of Unauthorized Construction/Plot/Layout]

Permit for Regularisation of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 16, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : 4934

Dated : 30 / 11 / 2018

Case No. : 201811195

Layout No. : 1900/200710124

Name of Applicant / Plot Holder	Smt. CHANDADEVI RAMSWAROOP SARDA			
Address	136 NEW NANDANVAN NAGPUR			
Application No. & Date	Application No. A1862 dt. Nov 19, 2018	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. 27-NOV-2018 => Rs 700248.00		
Mouza & Khasra	Hajari Pahad-32/2			
Name of Layout	Sarda Layout			
Plot Number	9			
Plot Area	As per Sale Deed			1,050.3290 (Sq.m)
Regulated Area	1,042.6150 (Sq.m)			
Built up Area Regularised	0000 (Sq.m)			
User for which the plot is regularised.	Residential			
Plot Area surrendered to NIT	7.7140 (Sq.m)			
Area of Construction to be demolished	0000 (Sq.m)			

Schematic Plan

Reference :-

- 1) Plot Boundary Shown Thus:
- 2) Area Surrendered to N.I.T. For Road Widening:

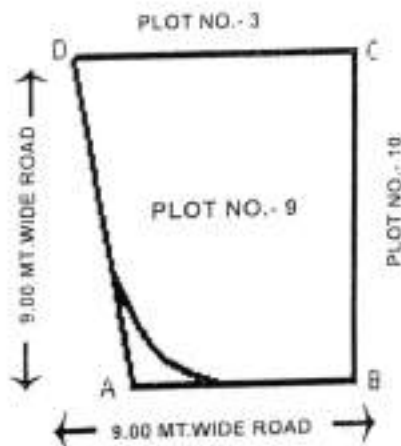
DIMENSIONS OF PLOT IN METERS :-

AB	23.680	Mt.
BC	43.700	Mt.
CD	24.390	Mt.
DA	.000	Mt.

PLOT AREA AS PER SALEDEED	1050.3290	Sq. M.
DEDUCT AREA FOR 6.00 M. TANGENT	7.714	Sq. M.
DEDUCT AREA UNDER ROAD WIDENING		Sq. M.
NET AREA REGULARIZED	1042.615	Sq. M.



Scale: N.T.S.



नगन-९
31/11/2018
99/22



अर्जादाराचे दिनांक ११.२००१ पूर्वी पाहण्यात आलेले व हस्तांतरित करण्यात आलेले भूखंडाचा पृष्ठा व सादर केलेले जमीनपत्र याचे आधारे

हे नियमितीकरण खालील अटी व शर्तीवर करण्यात येत आहे.

- १) महाराष्ट्र गुंडाकारी विळस (नियमाधीन करणं, घेणीकड व नियंत्रण) अधिनियम २००२ च्या कलम ५ (१) अन्वये ङ भूखंड अर्द्धिक वापरामधे रूपांतर केले असल्याचे मानल्या जाते म्हणून भूखंड धारकने अर्द्धिक आजाराणीची शुल्काचा भरणा नहसिलदार याचे कडे करावा. मात्र या अधिनियमाचे कलम ५ (२) व नुसार नियमाधीन करण्यामुळे जमिनीच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधीन करण्यापूर्वी त्याच्या धाकाकडे नहसिलदा असा मालकी हक्क किंवा याचा प्रदान केला जात नहसिलदा नेम भूभाषण कार्यलयाने अखिल पत्रिकेचे नोंद घेण्यापूर्वी रेवन्यू ठेवई नुसार भूखंडधारकाची नियमितीकरण पूर्वी पासून मालकी हक्काची तपासणी करून अखिल पत्रिकेन नोंद घ्यावी.
- अर्द्धिक कराचा भरणा करून शासनाचे सधम प्राधिकरणाकडून अशी नोंद "अखिल पत्रिकेन" आल्यानंतर त्याची साधारणीत प्रत जोडून नाहरकत प्रमाण पत्र/ नावाची नोंद / इमारत नकराशे इत्यादी करिना अर्ज नागपूर सुधार प्रन्यास मधे निवावाराच्या जागीर.
- २) हे नियमितीकरण यु.एल.सी. / सधम प्राधिकरण / न्यायालय / नगर भूभाषण / व इतर ठिकाणचे दावे असल्यास भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणात प्रभाव म्हणार नाही. तसेच अर्जादाराचे दिलेल्या माहितीमधे काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद झाल्याचे समजाण्यात येईल.
- ३) पूर्व परवानगी शिवाय भूखंडाचे विभाजन / एकत्रीकरण व इमारतीचे बांधकाम करू नये. रितसर इमारत परवाना (परमिट्ट ३) घेवून बांधकामास सुरवात करावी व परिशिष्ट 'फ' / 'ग' / 'ह' प्रमाणे सूचना देवून बांधकाम पूर्ण झाल्यानंतर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.
- ४) नकाशात चिखट्या रंगाने दाखविलेले बांधकाम वसवण्याची प्रक्रीया तसेच रकमाकरिना लागणा-या जागेचा नावा नागपूर सुधार प्रन्यासल हस्तांतरित करण्यासाठी अर्जदार माहोरसंगती ऐत आहे.
- ५) विकास नकराश्यातील आरक्षण / रस्ते इत्यादीकरिना नागपूर सुधार प्रन्यासने घेतलेल्या जमिनीकरीता इतरांसाठीच विकास हक्क/ नुकरात भारपाई/ पर्यायी भूखंड देण्याची जबाबदारी प्रन्यासची नाही (कलम ३ (२) ग)
- ६) अधिन्यामाधील उपार्जित होण्याच्या प्रामन शुल्काच्या एकमेव्या मर्यादित किंज पुढट्या व्यतिरिक्त पाववून नुकरात पुढविषयात येतील. असे शुल्क विकास नकराश्यातील महत्वाचे रस्ते, मल्लादीकर, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रन्यास खर्च करेल. (कलम ६ (१)) मात्र भूखंडाचे घेइफळ / उपलब्धता / पोचणारी इत्यादी करिना नागपूर सुधार प्रन्यास जबाबदार म्हणार नाही.
- ७) सादर भूखंडक हा आपण दिलेल्या दस्तऐवजा च्या अधारे नियमित केलेल्या असून भविष्यात या भूखंडाच्या कायदेशीर मालकी हक्कबाबत, ताचा असणम बाबत कोणत्याही व्यक्तीने/संस्थेने/इयस्थ पक्षाने फौजदारी/दिवानी अधम कोणत्याही प्रकारचा वाद, दावा, हक्क, अधिकार इत्यादी उपरिखन केल्यास अथवा न्यायालयात फौजदारी/दिवानी प्रकरन दाखल केल्यास अर्जदार सर्वेस्वी जबाबदार राहील व नागपूर सुधार प्रन्यासवर कोणत्याही प्रकारची जबाबदारी, खर्च, नुकरात, भारपाई, धन इत्यादी म्हणार नाही.

Encl.



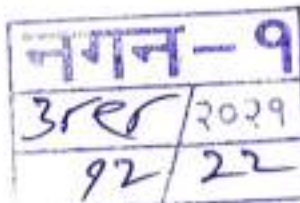
201611195

Preraj

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to.

- 1 Executive officer, Nagpur Improvement Trust
 - 2 The Divisional officer WEST
- Nagpur Improvement Trust for information with a copy of regularised plans for record



EXISTING LAY-OUT PLAN
KH. NO.322, MOUNA-HAJIRIPAHAD
TAH & DIST: NAGPUR

BELONGING TO SARADA MALIK MARBHUIA LAYOUT.
AREA STATEMENT

TOTAL AREA UNDER LAYOUT	19257.00 SQM
AREA UNDER PLOTS	16276.56 SQM
AREA UNDER ROADS	2780.44 SQM
TOTAL AREA	19257.00 SQM

PLAT	PLAT SIZE	PLAT AREA SQM	NO. OF TOTAL PLOTS
1	10.0 X 42.0 = 420.0	420.00	2
2	10.0 X 30.0 = 300.0	300.00	2
3	10.0 X 30.0 = 300.0	300.00	2
4	10.0 X 30.0 = 300.0	300.00	2
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95	10.0 X 30.0 = 300.0	300.00	2
96	10.0 X 30.0 = 300.0	300.00	2
97	10.0 X 30.0 = 300.0	300.00	2
98	10.0 X 30.0 = 300.0	300.00	2
99	10.0 X 30.0 = 300.0	300.00	2
100	10.0 X 30.0 = 300.0	300.00	2



नगन-3
8643/2016
20



नगन-9
3/25/2024
93 22



PROPOSED LAYOUT
1:10000
NAGPUR MUNICIPAL CORPORATION
NAGPUR

EXISTING LAY-OUT PLAN	NO. NO.322, MOUNA-HAJIRIPAHAD
AREA UNDER LAYOUT	19257.00 SQM
AREA UNDER PLOTS	16276.56 SQM
AREA UNDER ROADS	2780.44 SQM
TOTAL AREA	19257.00 SQM

NAGPUR IMPROVEMENT TRUST
NAGPUR
NAGPUR

LEGEND	SYMBOL	DESCRIPTION
ROAD	—	ROAD
PLANT	—	PLANT
WATER	—	WATER
POWER	—	POWER
TELEPHONE	—	TELEPHONE
RAIL	—	RAIL
BOUNDARY	—	BOUNDARY
SETBACK	—	SETBACK
PLANT	—	PLANT
WATER	—	WATER
POWER	—	POWER
TELEPHONE	—	TELEPHONE
RAIL	—	RAIL
BOUNDARY	—	BOUNDARY
SETBACK	—	SETBACK



2019-20

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

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

रसीद क्रमांक : 02/2019-20/0328730 मोहल्याचे नांव : 569/9, TELANKHADI BLOCK 2
घर क्रमांक : 569-9
इलेक्ट्रॉनिक क्रमांक : 06S049566 (Zone:2 Ward:68)
घर मालकाचे नांव : SMT. CHANDA RAMSWARUP SARDA
गटिकाटदाराचे नांव :

तारीख पासून : 01-04-2019 ला 31-03-2020 पावेतो.

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

कराचे नांव / Details of Tax	अर्जात / Arrears	जल / Current	टीप / Remarks
सामान्य कर (General Tax)	0.00	10,322.00	
पाणी कर (Water Tax)	0.00	0.00	
पावजल कर (Sewerage Tax)	0.00	4,764.00	
प्रकाश कर वृ (Light Tax/Tree Tax)	0.00	397.00	
आगी सेवा कर (Fire Service Tax)	0.00	397.00	
पावजल लाभ कर (Sewerage Bene. Tax)	0.00	397.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	397.00	
सरा कर (Street Tax)	0.00	397.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
नगरपालिका शिक्षण कर (Municipal Education Tax)	0.00	397.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
किराकोट (Misc.)	0.00	0.00	
शाला शिक्षण कर (Educn. Cess)	0.00	2,382.00	
सोजगाळ इमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील कर (Tax on Larger Residential Properties)	0.00	0.00	
रुट (Rebate)		0.00	
एकूण (Grand Total)	0.00	19,850.00	19,850.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Nineteen Thousands Eight Hundred Fifty Only

Cheque # 000050 Drawn on KOTAK MAHINDRA BANK, NAGPUR Dated 31-01-2020

दिनांक : 06/02/2020

Generated By: GAUTAM Shambharkar

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

संपूर्ण वापरली पुढे नही

Full Signature of the Official

नगन-9
28/22



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



आयकर विभाग का कार्ड
Income Tax Department Card

AHAPS4924L

नाम / Name
CHANDRA RAMDWARUP SARDAS

पिता का नाम / Father's Name
NATANLALJI MUNDHEDA

जन्म की तिथि / Date of Birth
05/04/1981

हस्ताक्षर / Signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता / Address
W/O अश्विनी वसंतदास, फ्लैट नं. 3, ओंकार अपार्टमेंट,
धरामपेठ, नजद वाझावर लॉन्स, धरामपेठ, नागपुर,
महाराष्ट्र - 440010

Address:
W/O Ashi Kotangle, Flat No 3
Omkar Apartment,
Dharampeth, Near Wazalwar
Lawns, Dharampeth, Nagpur,
Maharashtra -
440010



1800 300 1047

1800 300 1047

1800 300 1047

P.O. Box No. 1947
Nagpur-440001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANDPV5847J

नाम / Name
SHRUTIKA PANKAJ DHAWAN

पिता का नाम / Father's Name
ARVIND VU

जन्म की तिथि /
Date of Birth
07/12/1988

हस्ताक्षर / Signature

18002019



भारत सरकार
GOVERNMENT OF INDIA



आधार - आदमी का अ

Snehalata Alok Khemuka

जन्म तिथि / DOB : 09/06/1983

महिला / FEMALE

3341 9748 3251
VID : 8123 3587 2568 4209

मेरा आधार, मेरी पहचान

आधार - आदमी का अ

8112 2741 4091

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



श्रुति पंकज धवन

Shrutika Pankaj Dhawan

जन्म तिथि / DOB: 07/12/1988

महिला / FEMALE

4903 9524 2927

आम आदमी का अ

आधार - सामान्य मांसखा अधिका



ADVOCATE

Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY



SHARMA SUNNY PRADEEP

KACHUR, Dist NAGPUR

10/11/2015

10/03/2015

08-1986

CHAIRMAN



भारत सरकार
GOVERNMENT OF INDIA



पंकज रोशन धवन

Pankaj Roshan Dhawan

जन्म तिथि / DOB : 10/06/1981

पुरुष / MALE

6772 6968 5013

आम आदमी का अधिका

नगन-9
35/2029
95/22



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Aadhaar - Samanya Maansacha Adnikaar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
पतीस नंबर: अलोक खेमका, बिल्डिंग नंबर 112, फ्लैट नंबर 11-12
वृंदावन अपार्टमेंट्स, हेनरी रोड, सोनली नर्सिंग होम जवळ,
सिविल लाइन्स, नागपूर (अर्बन), महाराष्ट्र,
पिनकोड - 440001



Address
W/O: Akk Khemuka Building No 112, Flat No 11-12 Vrindavan
apartments Henrey Road Civil lines Near Sonali Nursing home
Nagpur (Urban) Nagpur Nagpur Maharashtra - 440001



1847
1824 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

नगन-९
38er 2029
9E 22



मूल्यांकनाचे वर्ष	2021
जिल्हा	नागपूर
तालुका	तालुका - नागपूर (ग्रामीण)
उपमूल्य विभाग	15.256B - गुठेवारी अधिनियम-२०११त नागपूर मनपा द्वारा ना विकास क्षेत्रातील नियमित केवले भूखंड
क्षेत्राचे नाव	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचे दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
8500	21870	27000	31900	0	

मिळकतीचे क्षेत्र 1042.65 चौ मीटर Layout Plot

Applicable Rules 16 क

1. 1042.65 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 8500/-

1042.65 चौ मीटर क्षेत्रासाठी मूल्य = 1042.65 * 8500
= 8862525/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

= 8862525 + 0

= Rs. 8862525/-

= ₹ अठ्ठाऐवी लाख बासह्र हजार पाच शें पंचवीस /-

Home

Print

नगन-९
36/2029
76/22



नगन-९	
५६८	२०२९
१८	२२





GRN	MHD14440981202021E	BARCODE			Date	31/03/2021-12:06:07		Form ID	25.2			
Department Inspector General Of Registration					Payer Details							
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)							
					PAN No.(If Applicable)	AEGPD0570M						
Office Name NGP1_14QR SUB REGISTRAR NAGPUR 1					Full Name	P R DHAWAN						
Location NAGPUR												
Year 2020-2021 One Time					Flat/Block No.	PLOT NO 9						
Account Head Details				Amount In Rs.	Premises/Building							
0030046401 Stamp Duty				956600.00	Road/Street	MOUJA- HAJARIPAHAD						
0030063301 Registration Fee				30000.00	Area/Locality	1138.750 SQ.MTRS						
					Town/City/District							
					PIN		4	4	0	0	0	7
					Remarks (If Any)							
					SecondPartyName=CHANDADEVI R SARDA-							
					Amount In	Nine Lakh Eighty Six Thousand Six Hundred Rupees O						
					Words	nly						
Total					9,86,600.00							
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	03006172021033101060		303784505			
Cheque/DD No.					Bank Date	RBI Date	31/03/2021-12:08:33		31/03/2021			
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch					Scroll No. . Date		4 , 31/03/2021					

Department ID: _____ Mobile No. 9975008916
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ नमून कॅव्हट दस्तान निमतक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी रजदर घेतले जाण
नाही.
Signature Not

Signature Not
Verified

Digitally signed by PS
VIRTUAL TREASURY

MUMBAI 03
Date: 2021.06.28
17:39:50 IST
Reason: Secure
Do: Roman
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0001340327202122	28/06/2021-17:35:39	IGR383	30000.00
2	0001340327202122	28/06/2021-17:35:39	IGR383	956800.00
Total Defacement Amount				9,86,600.00

नमन-९
अर/२०२१
१२/२२



नगन-९	
३१९४	२०२९
२०	२२



264/3898

मोमबारा, 28 जून 2021 5:35 म.नं.

दस्त गोपबारा भाग-1

मसल 2/1/22

दस्त क्रमांक: 3898/2021

दस्त क्रमांक: मसल 1 /3898/2021

बाजार मूल्य: ₹. 88.63,000/-

मोबदला: ₹. 2,18,95,000/-

भरनेने मुद्रांक शुल्क: ₹.9,56,600/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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

दु. नि. मह. दु. नि. मसल 1 यांचे कार्यालय

पावनी:7195

पावनी दिनांक: 28/06/2021

अ. क्र. 3898 वर दि.28-06-2021

सादरकरणाचे नाव: मेसर्स युगरोजन इन्फ्रा. सर्व्हे भागीदार श्रीमती
लेहना अशोक खेमुका .ANDPV5847J .

वेळी 5:31 म.नं. या. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची मंत्री:

एकूण: 30440.00

सहपुष्पम निबंधक, वग-२.
नागपूर शहर क. ९

सहपुष्पम निबंधक, वग-२.
नागपूर शहर क. ९

दस्तावा प्रकार: विक्री करगनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विभाग प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणू प्रभाव क्षेत्रात.

शिष्टा क्र. 1 28 / 06 / 2021 05 : 31 : 38 PM ची वेळ: (सादरीकरण)

शिष्टा क्र. 2 28 / 06 / 2021 05 : 33 : 00 PM ची वेळ: (फी)



