Receipt (pavti)

284/3898 **पावती** Original/Duplicate

Monday,June 28 ,2021
5:35 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 7195 दिनांक: 28/06/2021

गावाचे नाव: हजारीपहाड
दस्तऐवजाचा अनुक्रमांक: नगप1-3898-2021
दस्तऐवजाचा प्रकार : विक्री करारनामा
सादर करणाऱ्याचे नाव: मेसर्स दुर्गेश इन्फ्रा. तर्फे भागीदार [illegible] ANDPV5847J .

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 440.00
पृष्ठांची संख्या: 22	
एकूण:	₹. 30440.00

DELIVERED REGISTERED ORIGINAL DOCUMENT

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

NGP1

बाजार मुल्य: ₹.8563000 /-
मोबदला ₹.21895000/-
भरलेले मुद्रांक शुल्क : ₹. 356600/-

1) देयकाचा प्रकार: DHC रक्कम: ₹ 440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2806202105247 दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹ 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014440981202021E दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) Mudrank 2020/CR138/M1(Policy) :Mumbai : Mudrank 2020/CR138/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021).

SKhemka

CHALLAN
MTR Form Number-6

GRN MH014443091202021E	**BARCODE**	**Date** 31/03/2021-12:06:07	**Form ID** 25.2

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP1_NGR SUB REGISTRAR NAGPUR 1
Location	NAGPUR
Year	2020-2021 One Time

Account Head Details	**Amount In Rs.**
0030046401 Stamp Duty	956600.00
0030063301 Registration Fee	30000.00
Total	9,86,600.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AEDPD0570M
Full Name	P R DHAWAN
Flat/Block No.	PLOT NO.9
Premises/Building	
Road/Street	MOUJA HAJARIPAHAD
Area/Locality	1136.750 SQ.MTRS
Town/City/District	
PIN	4 4 0 0 0 7

Remarks (If Any)

SecondPartyName=CHANDADEVI R SARDA~

Amount In Words	Nine Lakh Eighty Six Thousand Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	03006172021033101063	3037848???
Bank Date	RBI Date	31/03/2021-12:08:33	Not Verified with RBI
Bank-Branch		PUNJAB NATIONAL BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9975508816

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .

Agreement for sale

नगर – 9
[illegible]/2021
9/22

Print Date 31-03-2021 12:08:41

नगन - १

३४५/२०२१

2/22

AGREEMENT FOR SALE

Valued at Rs. 21895000/-, Govt. R.R. R.Rs. 8865300/-, Stamp duty of Rs. [illegible] City Survey No. 36, Sheet No. 41, Item No. 35/250, 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 2022

BY

SMT. CHANDA W/O. RAMSWAROOP SARDA [PAN – AHAPS4924L, AADHAAR No. 7644 3849 8136], Aged about 70 years, Occupation – Housewife, R/o. 14, Durga Colony, 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 5251]**, aged about 38 years, occupation – Business, R/o. Flat No. 11-12, Bldg. No. B2, Vrindavan Apartments, Hazaripahad 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 37 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 expressions referring to the parties herein shall 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 1042.313 Sq. m., in the layout known and styled as **"SARDA LAYOUT"** out of khasra No. 32/2, city survey No. 36, of Mouza – Hazaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, having acquired the same from Shri Ramswarup Shankarlal Sarda, as per Gift deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial registration No. 4753/2018 dated 31/10/2018.

AND WHEREAS originally the said khasra No. 32/2 admeasuring 1.01 hectares was purchased by Shri Ramswarup Shankarlal Sarda from Shri Chandrabhan Sitaram Sedame, Shri Rama Sitaram Sedame, Shri Dattu Sitaram Sedame and Smt. Jambai Sitaram Sedame vide sale deed duly registered in the office of the Sub-Registrar, Nagpur – 2, in Book No. A1, bearing serial registration No. 2284 dated 17/04/1982, whereon 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 allotted

नगन – ९
३२४ / २०२२
3 / 22

by Nagpur Improvement Trust under the provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 as per release letter No. 4064 dated 17.12.2018.

AND WHEREAS, for certain urgent, 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 herein 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 Khasra No. [illegible], city survey No. 58 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. [illegible] dated [illegible] from ICICI Bank, Ramdaspeth, Nagpur.
ii.	Rs.	30,00,000/-	Paid by way of RTGS bearing UTR No. [illegible] from ICICI Bank, Ramdaspeth, Nagpur.
iii.	Rs.	21,76,050/-	Paid by way of cheque No. [illegible] dated [illegible] from ICICI Bank, Ramdaspeth, 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.

नगन - ९
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४ / २२

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, to dispose of the same in any manner and receive beneficial enjoyment of the same or realize 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 or enjoy thereof at his cost or to dispose of the same in any manner and in any terms to which the VENDOR or any person/s claiming through or under the same VENDOR shall not object.

9. 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, are paid by the PURCHASER without any claim or objection against the VENDOR.

10. 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 as in 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 whatever 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.

11. 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.

भाग – १
३८५८/२०२१
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7) THAT, the VENDOR shall not do or cause to be done any acts or deeds causing any loss 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 transferred 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 or other 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 undertakes, 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 acquisitions 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

नगन – ९
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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 nominees.

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 continue 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 1012.03 Sq. ft. 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. 5669, index No. 0680/0566, 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. 08
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. Sarda

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

1. Abhi Sunny Sharma

M/S. YUGROSHAN INFRA
Through its partners-

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

2. Pankaj R. Dhawan

2. Shruti

SMT. SHRUTI W/O. PANKAJ DHAWAN
(THE PURCHASER)

नगन - ९
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मालमत्ता पत्रिका

मौजा :- हजारीपहाड

भूमापन क्रमांक	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५६	५८३५५.०	[illegible]	

सुविधाधिकार

धारक वर्ष १९ ... हक्काचे मूळ (शक्य असल्यास)

पट्टेदार—

इतर भार—

इतर शेरे—

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१६/०६/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख पुणे यांच्या कार्यालयीन परिपत्रक क्र./मा./भूमा/गि-प असंही नोंद /२०१६ पुणे दि. १७/२/१६ अन्वये मिळकत पत्रिकेचे ऑनलाईन क्षेत्र ५८३५५.० चौमी. असे ... ऐवजी ... चौमी. केली क्षेत्र दुरुस्त			फे.क्र. ३६९५ न.भू.अ.क्र. १ नागपूर.

नगन-१
३/८/२०११
८/२२

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (भो) पट्टेदार (प) इतर भार (इ)	साक्षांकन.
११/२/१९	प्रतिज्ञापत्र [illegible]	[illegible] ५५	फे.क्र. ५६५८ ११/२/१९ [illegible]
११/२/१९	[illegible] [illegible]		फे.क्र. ५६५९ ११/२/१९ [illegible]
११/२/१९	[illegible] [illegible]	श्री [illegible] ५५	फे.क्र. ५६६० ११/२/१९ [illegible]

सत्यप्रतिलिपी

नगन - १
३८२/२०२१
१० / २२

Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra 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
Case No: 2018/11/195

Dated: 10 / 11 / 2018
Layout No: 1900/2007/10/74

Name of Applicant / Plot Holder	[illegible]	
Address	136 NEW NANDANVAN NAGPUR	
Application No. & Date	Application No.A1882 dt. Nov 19 2018	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. Dt. [illegible]-2018 [illegible] Rs. [illegible]
Mouza & Khasra	Hajari Pahad 32/2	
Name of Layout	Sarda Layout	
Plot Number	8	
Plot Area As per Sale Deed	1,050.3280 (Sq m)	
Plot Area Regularisable	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)	

Site/Index Plan

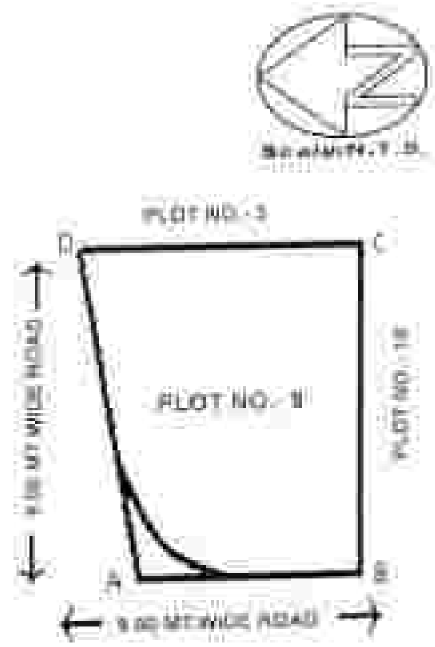
Reference :-

1) Plot Boundary shown Thus

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

DIMENSIONS OF PLOT IN METERS

AB	21.840	Mt
BC	42.750	Mt
CD	24.220	Mt
DA	.000	Mt



PLOT AREA AS PER SALE DEED	1050.3280	Sq. m
DEDUCT AREA FOR 9.00 Mt. ROAD	7.714	Sq. m
DEDUCT AREA UNDER ROAD WIDENING		Sq. m
NET AREA REGULARISABLE	1042.615	Sq. m

नगन - 9
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[illegible]

[illegible]

1) [illegible]

[illegible]

2) [illegible]

3) [illegible]

4) [illegible]

5) [illegible]

6) [illegible]

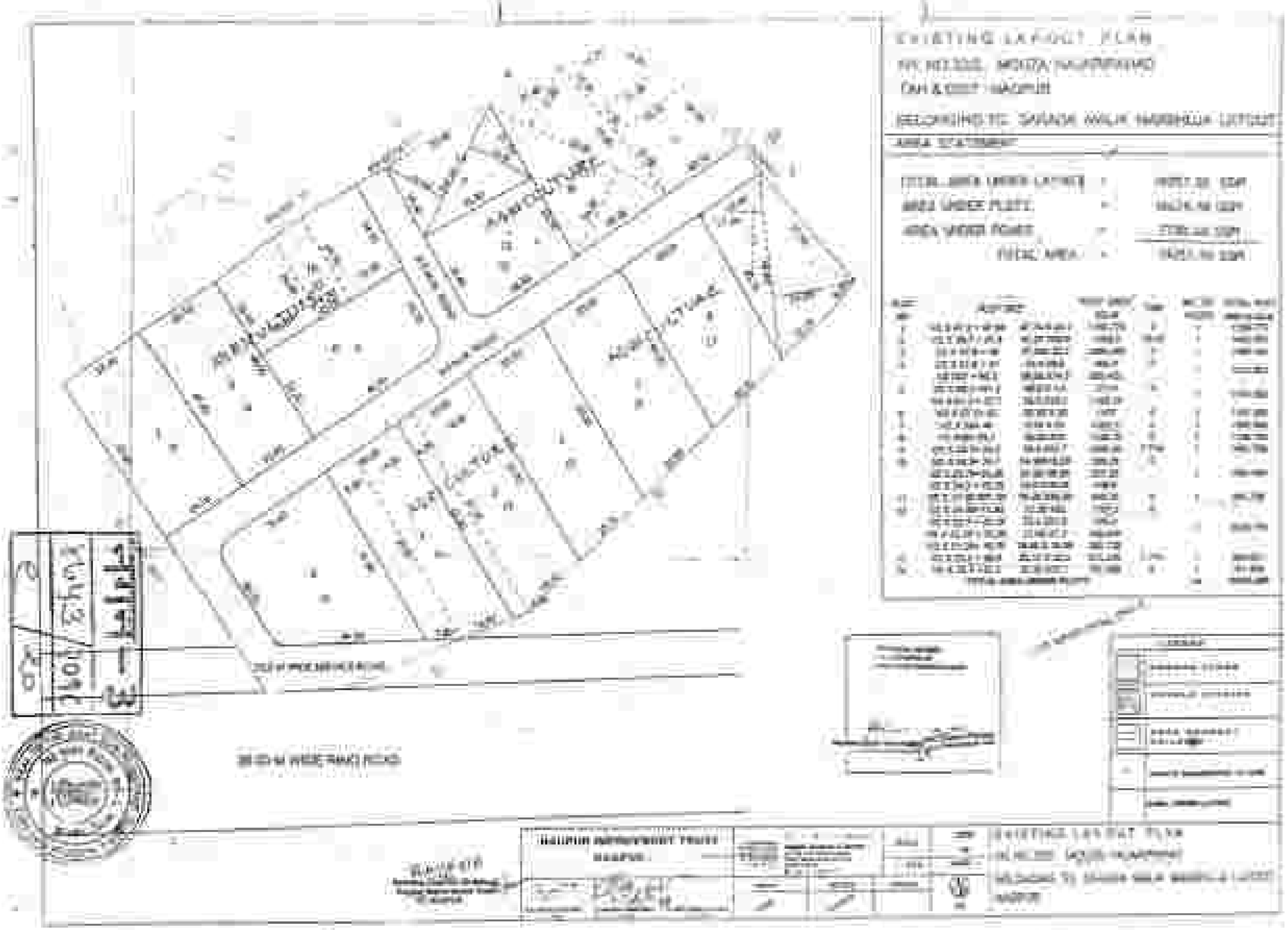
7) [illegible]

Encl.-

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 [illegible] plans for record.

[illegible] - 9
3585 / 2021
92 / 22



नगन - 3
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२ / २०

नगन - ९
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९३ / २२

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2019-20

नागपुर महानगरपालिका

कर व कर आकारणी विभाग नागपुर

([illegible])

[illegible] [illegible] [illegible] [illegible]

[illegible] [illegible]

[illegible] [illegible] (Zone-[illegible])

[illegible] SMT. CHANDA RAMSWARUP SAHHA

[illegible]

[illegible] 01-04-2019 से 31-03-2020 [illegible]

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

[illegible] / Details of Tax	[illegible] / Arrears	[illegible] / Current	[illegible] / Remarks
[illegible] (General Tax)	0.00	10,322.00	
[illegible] (Water Tax)	0.00	0.00	
[illegible] (Sewerage Tax)	0.00	4,764.00	
[illegible] (Light Tax/Tree Tax)	0.00	397.00	
[illegible] (Fire Service Tax)	0.00	397.00	
[illegible] (Sewerage Bene. Tax)	0.00	397.00	
[illegible] (Water Bene. Tax)	0.00	397.00	
[illegible] (Street Tax)	0.00	397.00	
[illegible] (Special Conservancy Tax)	0.00	0.00	
[illegible] (Municipal Education Tax)	0.00	397.00	
[illegible] (Service Charge)	0.00	0.00	
[illegible] (Notice Fee)		0.00	
[illegible] (Warrant Fee)		0.00	
[illegible] (Misc.)	0.00	0.00	
[illegible] (Educn. Cess)	0.00	2,382.00	
[illegible] (E.G.S. Cess)	0.00	0.00	
[illegible] (Tax on Larger Residential Properties)	0.00	0.00	
[illegible] (Rebate)		0.00	
[illegible] (Grand Total)	0.00	19,850.00	19,850.00

[illegible] (In words total Rs.) Rupees Nineteen Thousands Eight Hundred Fifty Only

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

[illegible] [illegible]

Generated by: GAUTAM [illegible]

[illegible]

Full Signature of the Official

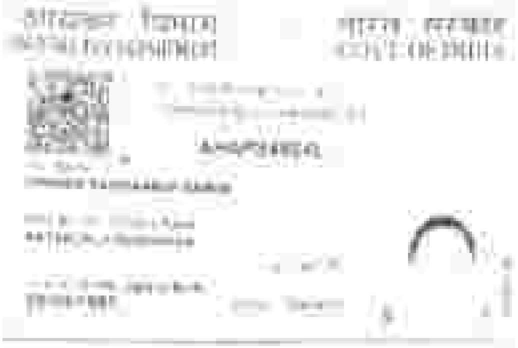
This is a computer generated receipt, signature is not required

Please visit website http://www.nmcnagpur.gov.in

नगन - ९

[illegible] / २०२२

[illegible] / २२



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

[redacted]

GOVERNMENT OF INDIA

महिला / FEMALE

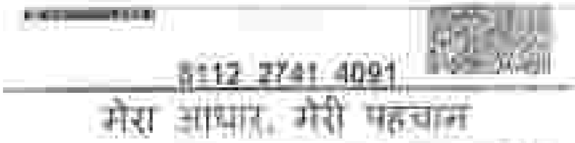
3341 9748 3261

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

Nagpur, Maharashtra



8112 2741 4091

मेरा आधार, मेरी पहचान

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

[redacted]

Shruti Pankaj Dhawan

महिला / FEMALE

मेरा आधार, मेरी पहचान

आम आदमी का अ

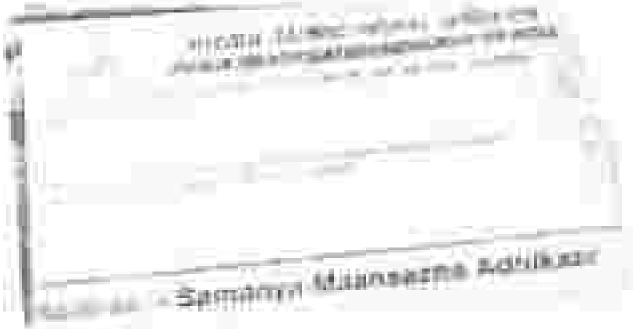
सामान्य माणसाचा अधिकार

ADVOCATE

Bar Council of
Maharashtra & Goa

HIGH COURT, BOMBAY

CHAIRMAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Samanya Manasacha Adhikar

भारत सरकार

[redacted]

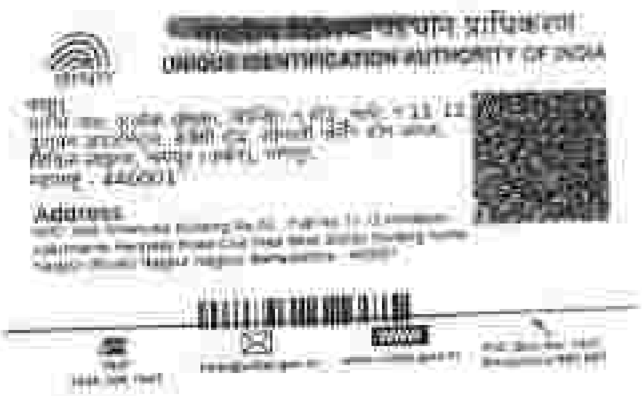
Pankaj Bhaurao Dhawan

पुरुष / MALE

6772 6963 5013

आम आदमी का अधिकार

नगन - १
३८५ / २०२१
९५ / २२



[redacted] प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

[illegible]

Address:

[illegible]

नगन - १	
३७८८	२०२१
१६	२२

[illegible]

Valuation ID [illegible]	[illegible]
मूल्यांकनाचे वर्ष	2021
जिल्हा	नागपूर
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	Nagpur Municipal Corporation

[illegible]

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	चौ. मीटर

[illegible]	[illegible] चौ. मीटर	[illegible]
[illegible]	[illegible]	

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

रु.[illegible]

[illegible]

नगन - ९

3८६५ / २०२४

76 / 22

नगन - १
३४८ / २०२१
१८ / 22

THE JOINT SUB-REGISTRAR CLASS 2

CHALLAN
MTR Form Number-6

GRN	[illegible]	**BARCODE**		**Date**	[illegible]	**Form ID**	[illegible]

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	[illegible]
Office Name	NGP1_NGP1 SUB REGISTRAR NAGPUR 1	**Full Name**	[illegible]
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	PLOT NO [illegible]
		Premises/Building	
		Road/Street	MOUJA HAJARIPAHAD
		Area/Locality	[illegible] SQ MTRS
		Town/City/District	
		PIN	4 4 [illegible]

Account Head Details	**Amount In Rs.**
0030046401 Stamp Duty	[illegible]
0030063301 Registration Fee	30000.00
Total	9,86,600.00

DEFACED
₹986600.00
DEFACED

Remarks (If Any)
SecondPartyName=[illegible] R SARDA~

Amount In Words	Nine Lakh Eighty Six Thousand Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	[illegible]	[illegible]
Bank Date	RBI Date	31/03/2021-12:08:33	[illegible]
Bank-Branch		PUNJAB NATIONAL BANK	
Scroll No. , Date		4 , 31/03/2021	

Department ID :
Mobile No. : [illegible]

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.09.28 17:39:50 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-264-5858	[illegible]	28/09/2021-17:35:39	IGR383	30000.00
2	(iS)-264-5858	[illegible]	28/09/2021-17:38:32	IGR383	[illegible]
			Total Defacement Amount		**9,86,600.00**

नगनं - ९
४५ / २०२१
१२ / २२

Print Date 28-09-2021 05:39:45

नगन - १

3598/२०२१

20/22

SUB REGISTRAR

2542/3898
सोमवार,28 जून 2021 5:35 म.नं.

दस्त गोषवारा भाग-1

नपज1 21/22
दस्त क्रमांक: 3898/2021

दस्त क्रमांक: नपज1/3898/2021

बाजार मुल्य: रु. 88,63,000/-   मोबदला: रु. 2,18,95,000/-

भरलेले मुद्रांक शुल्क: रु.9,65,000/-

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. सह. दु. नि. नागपुर यांचे कार्यालयात
अ. क्रं. 3898 वर दि.28-06-2021
रोजी 5:31 म.नं. वा. हजर केला.

दस्त हजर करणाऱ्याची सही:

पावती:7195   पावती दिनांक: 28/06/2021

सादरकरणाराचे नाव: मेसर्स [illegible] तर्फे [illegible] पॅनकार्ड ANDPV5847J

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	30440.00

सहदुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

सह दुय्यम निबंधक वर्ग-2 नागपूर शहर क्र. 1

दस्तऐवजाचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपरिषदेच्या किंवा नगर पंचायतीच्या किंवा त्यालगत असलेल्या कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीतील [illegible] किंवा मुंबई मुद्रांक (मालमत्तेच्या खऱ्या बाजार मूल्याचे निर्धारण) नियम, 1995 अन्वये प्रकाशित [illegible] वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

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

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

Summary-2

28/06/2021 5:35:50 PM

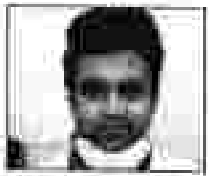
[illegible]	22/22
[illegible]	28/6/2021

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible] NAGPUR [illegible]	[illegible] 70 [illegible]		
2	[illegible] ANDPV5847J [illegible] ANDPV5847J	[illegible] 38 [illegible]		
3	[illegible] ANDPV5847J [illegible]	[illegible] 32 [illegible]		

[illegible]
शिक्का क्र. 3 ची वेळ: 28 / 06 / 2021 05 : 34 : 38 PM

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible] 35 [illegible] 440004		
2	[illegible] 39 [illegible] 440013		

शिक्का क्र. 4 ची वेळ: 28 / 06 / 2021 05 : 35 : 08 PM

शिक्का क्र. 5 ची वेळ: 28 / 06 / 2021 05 : 35 : 12 PM [illegible]

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	P H DHAWAN	eChallan	03006172021083107060	MH014440981202021E	656800.00	SD	0001340327202122	28/06/2021
2		DHC		2806202108241	440	RF	2806202108241D	28/06/2021
3	P H DHAWAN	eChallan		MH014440981202021E	30000	RF	0001340327202122	28/06/2021

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

28/06/2021

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

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