

26788956

પાવલી

Original/Duplicate

Thursday, November 11, 2021

સંસ્કૃતી ક્ર. 399

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Page 3087

પાવલી ક્ર.: 11441 તારીખ: 11/11/2021

જાણકી માત્ર સંચાલકો

પાવલીસલામત અનુકરણ: 26784-8956-2021

પાવલીસલામત અનુકરણ: વિશ્વસનીયપત્રપાત્ર

જાણકી સંચાલકો માત્ર, જે, અનુકરણ અનુકરણ અનુકરણ વિશ્વસનીય માત્ર સંચાલક કી, વિશ્વસનીય અનુકરણ અનુકરણ

સંસ્કૃતી કી

₹. 30000.00

અનુકરણ સંચાલકો કી

₹. 780.00

પાવલી સંચાલક: 30

DELIVERED

અનુકરણ

₹. 30780.00

અનુકરણ કી માત્ર, અનુકરણ વિશ્વસનીય, સંચાલકો

1:16 PM આ પાવલી વિશ્વસનીય


 આ પાવલી વિશ્વસનીય
 અનુકરણ માત્ર - 3

અનુકરણ કી: ₹. 88294000

અનુકરણ કી: ₹. 88294000

અનુકરણ કી: ₹. 34147000

1) અનુકરણ અનુકરણ: By Cash માત્ર: ₹. 30

2) અનુકરણ અનુકરણ: CHC માત્ર: ₹. 780

સંસ્કૃતીસંચાલકો અનુકરણ અનુકરણ: 11/11/2021/02812 તારીખ: 11/11/2021

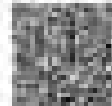
સંચાલકો માત્ર અનુકરણ

3) અનુકરણ અનુકરણ: aChallen માત્ર: ₹. 30000

સંસ્કૃતીસંચાલકો અનુકરણ અનુકરણ: 11/11/2021/02812 તારીખ: 11/11/2021

સંચાલકો માત્ર અનુકરણ





12345	67890123456789012345	BARCODE	XXXXXXXXXXXXXXXXXXXXXXXXXXXX		Date	10/1/2011 10:00:00	Page 22
Department - Inspector General's Office				Project Details			
Registration Fee				C&E ID / TAN (if App)			
Type of Payment - Ordinary Collection (OR)				PNR No. (if Application)			
Office Name - NAGP, J. NAGP (Bldg 10) - 2nd Floor				Full Name	MR. SAKHARU, CONSTRUCTION, ARABITE		

Location:			
Date:		PayBlock No.	
Account Head Details	Amount in Rs.	Previous Building	APPROX. SANSKARAN
0000000001 Amount of Tax	0000.00	Road/Street	
		Area/Length	
		Town/City/District	NAADPUR
		Pin	
		Remarks (If Any)	
		Survey Party Name: Table & TA:	
		Amount in	Rs. (Hundred Rupees Only)
Total	0000.00	Amount	

Payment Details		FOR USE IN RECEIVING BANK	
Charge ID Details		Bank ID	Ref No
Charge ID No		Bank Name	Ref Date
Name of Bank		Bank Branch	Ref Amount
Name of Branch		Branch No. / Code	Ref Verified with Bank

नमान-४	
१०००	१०००
१०००	१०००



Certificate No. 121130 of the Maharashtra Stamp Act, 1958
1958

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 2/2021
Date 23/10/2021

Received from Shri. RAGHUNATH CONSTRUCTION PRIVATE LIMITED
Residing at NAGPUR
Market Value Rs. CRS 94,000/-
Stamps duty of Rs. 34,400/- in words Rs. THIRTY FOUR THOUSAND SEVEN HUNDRED ONLY
Paid vide e-Chalan No. 10111/2021

Certified under Section 32(1) (a) of the M.S. Act, 1958
that the full duty of Rs. 34,400/- in words Rs. THIRTY FOUR THOUSAND SEVEN HUNDRED ONLY with which instrument is charged is
has been paid as per Article 29-23 of Schedule-I.

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

Nagpur

Date 23.10.21

[Signature]
Collector of Stamps
Nagpur City

१. अर्थानुसार, पुणे अधिनियम, १९५८ अन्वये अर्जावरील
विस्तारित विनिर्दिष्ट केलेले आहे, यातून प्राप्त वस्तु मालकीसाठी
कोटली अधिकाऱ्याकडून प्राप्त झालेला, कोटली अधिनियम, १९५८
या अधिनियमावरील अर्जाला पुणे कोटली अधिनियम वस्तु मालकीसाठी
कोटली अर्जात

[Signature]
पुणे अधिकाऱ्याची
यातून प्राप्त



AGREEMENT OF DEVELOPMENT

abc
THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on
the 11th Day of November, 2021 BETWEEN :-

1. SMT. TARULATA W/o LATE SHRI. MANOHAR MANDE, age about 87 years.
Occupation - Home maker. (PAN : ELQPM9519P, AADHAR 4370 9404 9574) Resident of
65, Shreeji Nagar, Nagpur
2. SHRI. SANJAYS/o LATE SHRI. MANOHAR MANDE, age about 62 Years.
Occupation - Retired. (PAN : AACPM3886J, AADHAR/5644 2331 6148) Resident of R14,
3, LA Veda Casa Society, NDA Pashan Road, Bavdhan, Pune 411021.

नगन-४

८८५६/२०२३



3. **MRS. NAMITA NITIN KHIRWADKAR** (Daughter of Late Shri. Manohar Balaji Mande), age about 50 Years, Occupation - Housewife, (PAN - ABCPK1802R, AADHAR 6303 2958 0375), Resident of Plot 15 & 16, Shri Harsha Society, Khanta Road, Deonagar, Nagpur-440015, Tahsil and District - NAGPUR.

4. **SHRI JITENDRA S/o LATE SHRI MANOHAR MANDE**, age about 52 years, Occupation - Service, (PAN- ABGPM3757R, AADHAR 2888 5342), Resident of G2, Jai Sapphire apartment, C-Scheme, Arvind Marg, Jagpur.

5. **MRS. ARCHANA W/o ATUL PARALIKAR** (Daughter of Sheskar Balaji Mande), age about 53 Years, Occupation - Service, (PAN - AYPPFA2332N, AADHAR 3189 9223 1005), Resident of 301, Asha Homes, Trianga, Hapur, Bhopal MP-462039.

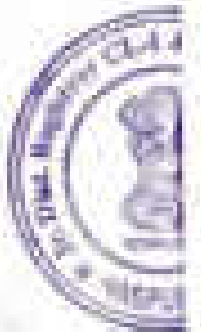
6. **SHRI ASHISH S/o LATE SHRI BHASKARRAO MANDE**, age about 49 years, Occupation - Business, (PAN- EKNPM7834R, AADHAR 4036 6340 7575), Resident of 83, Shreeji Nagar, Nagpur-440010, Tahsil and District - NAGPUR.

7. **SHRI PRAFULLA S/o LATE SHRI BHASKARRAO MANDE**, age about 45 years, Occupation - Service, (PAN- ARJPM1739L, AADHAR 4036 3490 1755), Resident of 83, Shreeji Nagar, Nagpur-440010, Tahsil and District - NAGPUR.

hereinafter called the "OWNERS", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "OWNERS", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, a Company registered under the Companies Act, 1956, bearing Incorporation Certificate No. U46300MH-000897FC187303, having its registered Office at Bapu Nagar, Nagpur (Income Tax Permanent Account No. AADR5597C) and acting through its Authorized Director **SHRI DELIP S/o RAGHUNATH BHARADE**, Aged about 50 Years, Occupation - Business, (Income Tax Permanent Account No. ABNP88017G, Resident of Shreeji Nagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the **DEVELOPER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **COMPANY** and its **DIRECTORS**, as well as, its Legal Representatives, Executors, Administrators, Successors, and Assigns of the **SECOND PART**.



नगन-४
८९४६/२०२५
६/३९



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WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY-FIVE), in Civil Station Expansion Scheme, containing by admeasurements 838.127 Sq. Mtrs. (i.e. 8000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza - AMBAGARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. 32 of Mouza - Ambagan, situated at Dharanpeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR, Originally belonged to Shri Balaji S/o Wasudeo Mande, the Grandfather of Owner Nos. 2,3,4,5,6 and 7 and father-in-law of Owner No. 1 above named, being his self-acquired property, having purchased the same from Shri Ramchandra Pandurang Rahagade vide sale deed registered in the Book No. 1, Volume 348, on pages 35 to 37 as document No. 2321 dated 24th September 1955, registered with the office of Sub-Registrar, Nagpur, AND

WHEREAS the aforesaid Shri Balaji Wasudeo Mande left for heavenly abode on 24-2-1992, and consequently said property devolved upon his two sons namely Shri Manohar Balaji Mande & Shri Bhaskar Balaji Mande, AND

WHEREAS during the course of time the aforesaid Shri Manohar Balaji Mande left for heavenly abode on 26-01-2018 and consequent upon his death/decease, his share in the aforesaid property devolved upon his widow Smt. Tanulata, two sons Shri Sanjay Manohar Mande, Shri. Jitendra Manohar Mande and only daughter Namda Nani Khirwadkar jointly by way of intestate succession, being the only legal heirs of the deceased, AND

WHEREAS Smt. Sheela wife of Bhaskar Mande already left for heavenly abode on 18-12-2017 and during the course of time the aforesaid Shri Bhaskar Balaji Mande left for heavenly abode on 15-08-2020 and consequent upon his death/decease, his share in the aforesaid property devolved upon his two sons Shri Akash Bhaskar Mande, Profuta Bhaskar Mande and only daughter Mrs. Archana Ajai Paraskar, who in turn have got their names mutated in the records of City Survey Department, Nagpur Improvement Trust and Nagpur Municipal Corporation, , AND

WHEREAS on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur later on extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a renewed Indenture of Lease regarding the aforesaid property in favour of the Owners above named on 18-04-2010 and the same is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2030 on 26-04-2010, AND



WHEREAS the Owners herinafternamed have now jointly decided to develop the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 85 (Eighty Five) containing by total admeasurement 836 127 Sq. Mtrs. (OR 9000 Sq. Ft.) into a RESIDENTIAL ESTATE by constructing a 7 (Seven) storied Building thereon consisting of 14 (fourteen) self-contained separate Apartments therein; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer herinafternamed, who is a reputed and well experienced Builder of the City, having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations have now jointly offered the entire work of Development of the said property to the Developer upon the following consideration and terms and conditions:

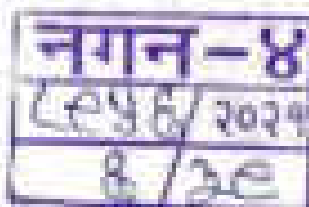
NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) THAT the OWNERS herinafter named do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby accepts the Offer to DEVELOP ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY-FIVE); in Civil Station Expansion Scheme, containing by admeasurements 836 127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza - AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 606 and Sheet No. 32 of Mouza - Ambazari, situated at Dharampeth Extension Layout Project, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 26, Division No. 8 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total monetary consideration agreed is Rs.500,00,000/- (Rupees Five crore) Only, in addition to the handing over of three completed flats of area and specifications as mentioned herinbelow. The Developer has specifically agreed to pay to the Owners Rs. 5,00,00,000/- in the following manner:

Smt. Tarulata Manohar Mande has decided not to receive any consideration out of this transaction and has requested the Developer to make the payment of monetary consideration and the consideration in kind, in the manner stipulated herein to the other co-owners only.

Compd...



MANNER OF PAYMENT:-

PAYMENT TO BE MADE BY THE DEVELOPER TO OWNER NO.1 NAMELY SMT. TARULATA W/o LATE SHRI MANOHAR MANDE) -NIL

PAYMENT TO BE MADE BY THE DEVELOPER TO OWNER NAMELY MRS. ARCHANA W/o ATUL PARALIKAR) -

Rs.25,00,000/- (Rupees Twenty-Five lakh) Only paid by the Developer to the Owner No. 5 at the time of this agreement by Cheque No. 388230 dated 10.11.2021 drawn State Bank Of India, Ambacari, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs.25,00,000/- (Rupees Twenty-Five lakh) Only paid by the Developer to the Owner No.5 at the time of handing over vacant possession of plot no.85 to the Developer, the receipt whereof shall be acknowledged by the Owner.

Rs.40,00,000/- (Rupees Forty lakh) Only paid by the Developer to the Owner No. 5 after four months from the date of handing over vacant possession of plot no. 85, the receipt whereof shall be acknowledged by the Owner.

Rs.45,00,000/- (Rupees Forty-Five lakh) Only paid by the Developer to the owner No. 5 after Eight months from the date of handing over vacant possession of plot no. 80, the receipt whereof shall be acknowledged by the Owner.

Rs.25,00,000/- (Rupees Twenty-five lakh) after Eight months from the date of possession of Only paid by the Developer to the Owner No. 5, after eleven months from the date of handing over vacant possession of plot No. 85 the receipt whereof is hereby acknowledged by the Owners.

Rs.6,66,667/- (Rupees Six lakh Sixty Six Thousand Six Hundred Sixty-Seven) Only paid by the Developer to the Owner No. 5 upon completion of the building and handing over possession of the three flats to the owners as mentioned above.

RS. 1,66,66,667.00 (RUPEES ONE CRORE SIXTY-SIX LAKH SIXTY SIX THOUSAND SIX HUNDRED AND SIXTY SEVEN) ONLY

नगन-४
८५४/२०२१
७/३८



It is specifically agreed by the Owner that the Developer shall deduct 1% Tax at source of the Sale Consideration payable to Owner No. 6 towards Tax (TDS) as per the law and shall credit the same in the appropriate account of Income Tax Department.

PAYMENT TO BE MADE BY THE DEVELOPER TO OWNER NO.6 NAMELY SHRI. Ashish S/o LATE SHRI. BHASKARRAO MANDE) -

Rs.2,50,000/- (Rupees Two lakh fifty thousand) Only paid by the Developer to the Owner No. 6 as a token by Cheque No. 257001 dt. 15/09/2021 drawn State Bank Of India, Ambastari, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

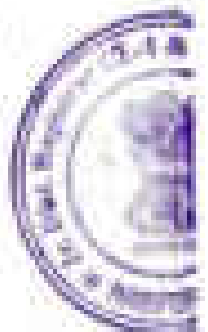
Rs.22,50,000/- (Rupees Twenty-two lakh fifty thousand) Only paid by the Developer to the Owner No. 6 at the time of his agreement by Cheque No. 310131, dated 10/11/2021 drawn State Bank of India, Ambastari, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs.25,00,000/- (Rupees Twenty-Five lakh) Only paid by the Developer to the Owner No. 6 at the time of handing over vacant possession of plot no.85 to the Developer, the receipt whereof shall be acknowledged by the Owner.

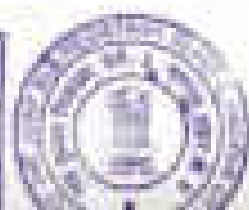
Rs.40,00,000/- (Rupees Forty lakh) Only paid by the Developer to the Owner No. 6 after four months from the date of handing over vacant possession of plot no.85 the receipt whereof shall be acknowledged by the Owner.

Rs.45,00,000/- (Rupees Forty-Five lakh) Only paid by the Developer to the owner No. 6 after Eight months from the date of handing over vacant possession of plot no.85 the receipt whereof shall be acknowledged by the Owner.

Rs.25,00,000/- (Rupees Twenty-five lakh) Only paid by the Developer to the Owner No. 6 after eleven months from the date of possession of said by the Developer to the Owner No. 6, the receipt whereof shall be acknowledged by the Owner.



नगन-४
८२५६/२०२५
१/३६



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Rs.5,50,000/-

(Rupees Twenty-Five lakh) Only paid by the Developer to the Owner No. 6 by upon completion of the building and handing over possession of the three flats to the owners as mentioned above

RS. 1,88,00,000.00

(RUPEES ONE CRORE SIXTY-SIX LAKH SIXTY-SIX THOUSAND SIX HUNDRED AND SIXTY-SIX) ONLY

It is specifically agreed by the Owner that the Developer shall deduct 1% Tax at source of the Sale Consideration payable to Owner No. 6 towards Tax (TDS) as per the law and shall credit the same in the appropriate account of Income Tax Department.

PAYMENT TO BE MADE BY THE DEVELOPER TO OWNER NO. 7 NAMELY SHRI. PRAFULLA S/o LATE SHRI BHASKARRAO MANDE) -

Rs.2,50,000/-

(Rupees Two lakh fifty thousand) Only paid by the Developer to the Owner No. 7 as a token by Cheque No. 257000 dt. 16/06/2021 drawn State Bank of India, Ambazari, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs.22,50,000/-

(Rupees Twenty-two lakh fifty thousand) Only paid by the Developer to the Owner No. 7 at the time of this agreement by Cheque No. 380133 dated 18/11/2021 drawn State Bank of India, Ambazari, Nagpur, the receipt whereof is hereby acknowledged by the Owner.

Rs.25,00,000/-

(Rupees Twenty-Five lakh) Only paid by the Developer to the Owner No. 7 at the time of handing over vacant possession of plot no. 85, to the Developer, the receipt whereof shall be acknowledged by the Owner.

Rs.40,00,000/-

(Rupees Forty lakh) Only paid by the Developer to the Owner No. 7 four months from the date of handing over vacant possession of plot no 85 the receipt whereof shall be acknowledged by the Owner.

Rs.45,00,000/-

(Rupees Forty-Five lakh) Only paid by the Developer to the owner No. 7 after Eight months from the date of handing over vacant possession of plot no 85, the receipt whereof shall be acknowledged by the Owner.



Const.



Rs.25,00,000/-

(Rupees Twenty-five lakh) only paid by the Developer to the Owner No. 7 after eleven months from the date of handing over vacant possession of plot no. 88 the receipt whereof is hereby acknowledged by the Owners.

Rs.5,55,557/-

(Rupees Six lakh Sixty Six Thousand Six Hundred Sixty Seven) Only paid by the Developer to the Owner No. 7 upon completion of the building and handing over possession of the three flats to the owners as mentioned above.

RS. 1,64,66,887.00

(RUPEES ONE CRORE SIXTY-SIX LAKH SIXTY SIX THOUSAND SIX HUNDRED AND SIXTY SEVEN) ONLY

It is specifically agreed by the Owner that the Developer shall deduct 1% Tax at source of the Sale Consideration payable to Owner No. 5 towards Tax (TDS) as per the law and shall credit the same in the appropriate account of Income Tax Department.

*THAT besides the aforesaid monetary consideration, the Developer has further specifically agreed to construct at its own costs 3 (THREE) Apartments (as detailed below) alongwith the proportionate undivided share and interest of land which may be calculated upon approval of the building plan and shall be mentioned in the Deed of Declaration, in the Multipriest Building proposed to be constructed on the said Plot of land in accordance with the Plan, Specifications and Amenities including minimum one car parking space per flat as per the provisions of the prevailing Development Control Regulations for Nagpur City, appended hereto as "ANNEXURE-A" and to give, grant and convey the same to the Owners in duly finished and completed condition within a period of 24 (Twenty-Four) Months from the date of commencement of work with a grace period of six months. However, the Owners hereby undertakes to pay the difference for the extraadditional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well before taking over the actual physical possession of the said Apartment and shall always indemnify the Developer against such payments. The period of completion of the project is agreed to be 24 months subject to the pandemic conditions where in partial or complete lock downs are imposed. In such eventually the parties hereto have agreed to mutually decide the period of completion of development work.

NAME OF OWNER/ALLOTTEE	FLOOR OF APARTMENT	Built up area
SHRI. JITENDRA MANOHAR MANDE	1 (FIRST)	218.749 Sq. Mtr. OR 2333Sq. Ft.
MRS. KAMITA NITIN KHIRWADKAR	3 (THIRD)	218.749 Sq. Mtr. OR 2333 Sq. Ft.
SHRI. SANJAYMANOHAR MANDE	4 (FOURTH)	218.749 Sq. Mtr. OR 2333 Sq. Ft.

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नगन-४
12/08/2029



"THAT if the Developer fails or neglects to pay the aforesaid installments to the Owner strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 12% (TWELVE PERCENT) Per Annum to the Owners on the defaulted installments from the date of default till the date of actual payment thereof.

"THAT in case any Works Contract Tax and/or Service Tax/GST is levied by the Government/s on the cost of construction mentioned hereinabove, the same shall be payable by the DEVELOPER.

"THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However it shall be the liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period after the site is handed over to the Developer and shall always indemnify the Owners against such payments. The Developer shall obtain the individual electricity connections and get electricity meters installed for the flats retained by the owners at its own cost by installing necessary transformer, if needed by the authority.

"THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and mortgage the said property or any part thereof, excepting the Apartments retained by the Owners and the undivided share of the land relating to those Apartments to it by way of security for the repayment of loan, if desired. Such Borrowed finance should be used only for this project development activities & material purchase. The responsibility of repayment of the said loan shall always be of the Developer alone. The Owners and the aforesaid three Apartments with relating share in the land, at any cost, shall not be responsible for the aforesaid loan amount together with an interest accrued thereon.

"THAT the Developer hereby agreed and understood that it shall execute 3 (Three) separate Deeds of Apartments in respect of the Apartments chosen to be retained by the Owners hereinabove named and the relating share in the land, either in their respective names or the nominee(s) appointed by them.

"THAT the Owners hereby allow and permit the Developer to purchase the F.S.I. available as per T.D.D. regulations by paying necessary premium and/or ancillary FSI and to use and utilize the same in construction to be carried out on the said Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE) and the Owners shall not acquire any right, title and/or interest of any kind whatsoever in respect of the said F.S.I. The DEVELOPER undertakes to completely use and exhaust the FSI that he would

Consent



purchase as against the subject land, in the present project itself. The Owners have further agreed that due to change in regulations if any additional FSI is available, the developer shall be entitled to use the same till completion of this building. Any further increase in FSI after completion of this building shall belong to the owners of the newly constructed building jointly.

Upon handing over of the project, if any FSI remains available or increases in future, then such unconsumed or additional FSI will be owned by the Apartment Owners and Developer shall not have any right therein.

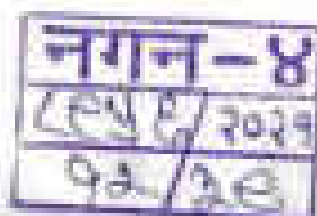
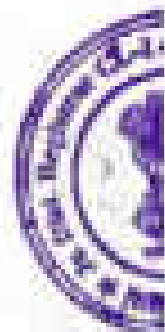
(3) THAT the Owners hereby assure the Developer that the property hereby agreed to be developed is their separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Ground Rent, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of handing over vacant possession of the said plot No.85 to the Developer for proposed development. However, all such liabilities shall be borne and paid by the Developer till the completion of the project.

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

(6) THAT on receipt of the total agreed sale consideration and possession of the chosen 3 (Three) Apartments to the Owners from the Developer as stated above in Para 2, the Owners shall deliver the actual physical possession of the remaining property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

(7) THAT the Owners shall, on receipt of the total consideration and possession of the Apartments chosen to be retained by them as stated above, execute various Sale Deeds each relating to the remaining 11 Apartments with Undivided proportionate share and interest in the said Plot of land in favor of the respective individual prospective buyers as



Contd.

may be nominated by the Developer, as and when may be called upon by it, for the proportionate price there for and they shall also get the same duly registered in accordance with the law in force, at the cost of Developer/proposed buyers.

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

(9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the agreement of development.

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

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

(12) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the 3 Apartments chosen to be retained by the Owners) as mentioned above Together with the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever. However, any tax liabilities, arising out of this transaction shall be borne and paid by the Developer to respective government agency.

नगन-४
८५४/२०१९
१३/१८



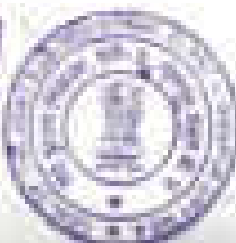
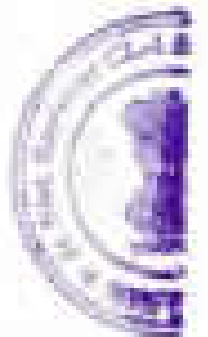
(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall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

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

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

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

(17) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement and all other kinds of documents on their 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 be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein are completed in all respects. However, the Owners shall not incur any monetary responsibility arising out of the continuation of the Attorney. Notwithstanding anything herein contained the Attorney to be



as appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless he confirms from them that they have already received an total assessed sale consideration and possession of the Apartments as mentioned above from the Developer.

(18) THAT in case either of the parties fail or neglect to fulfil and observe all or any of the obligations on their 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 aggrieved Party shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the other and in such event other party shall be liable to reimburse all costs and damages to the aggrieved Party.

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

(20) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

(21) THAT all or any dispute(s) and differences that may arise between the parties hereto in regard to the present, will be referred to the Arbitration as per the provisions of the Arbitration and Reconciliation Act, 1996. The Award of the Arbitrator will be final and binding upon all the parties hereto. The Arbitration shall always be held in Nagpur and Courts in Nagpur shall alone have jurisdiction in the matter.

(22) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

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

(24) THAT the Owners do hereby assure/confirm to the Developer that they have not created any mortgage, lien, charge or encumbrance over the said property hereby agreed to be developed and it is absolutely free from encumbrances of all kinds whatsoever in respect of the same. Any impediment in the title of the property shall be made good by the Owners well in good time.



(25) THAT the Developer hereby assures that it shall always indemnify the Owners against any monetary liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyers and also in respect of violation of Building Rules And Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

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

(27) THAT the Developer will ensure proper retention & filing of all relevant original documents, approvals, sanctions in soft or hard form systematically regarding this property development and shall handover after the completion of the project to the Owner no. (2) as record of the project & for future references.

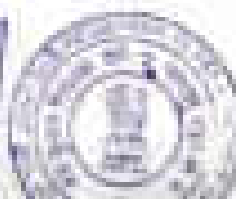
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No.88 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurement 836.127 Sq. Mtrs. (i.e. 8000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 75 and 76 of Mouza - AMBAZARI, TOGETHERWITH the existing Residential Bungalow standing thereon, covering a total Built-up area of 188.556 Sq. Mtrs., having compound wall on North, South and West sides and compound with line on the East side, including all connections, fittings, electric and water meters and all other accessory rights appurtenant and belonging thereto, bearing Corporation House No. 117, City Survey No. 506 and Sheet No. 32 of Mouza - Ambazari, situated at Dharanpeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 25, Division No. 8 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	By PLOT NO 88
ON THE WEST	-	BY PLOT NO. 84
ON THE NORTH	-	BY V M ROAD
ON THE SOUTH	-	BY PLOT NO. 16

IN WITNESS WHEREOF the OWNER and the DEVELOPER herein above named have fully examined and read over the DEED OF AGREEMENT OF DEVELOPMENT AND SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any

Contd. ...



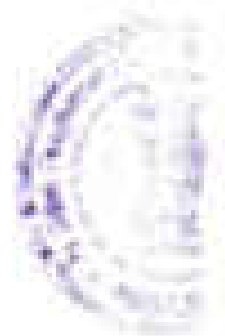
CRN : 89400000000000000000 Amount : 14,700.00

Bank : STATE BANK OF INDIA

Date : 05/11/2021 10:00:00

Total Encashment Amount

INR 14,700.00



नगन-४
८९४/२०२१
२०/३८





प्रणीत प्रति... कृपया उत्तर... E-mail ID: jai.nagapattis@ignmaharashtra.gov.in



1000

Figure 1:  Note: The figure is a small icon of a person with a speech bubble, indicating a note or tip.

0000 0000 0000 0000 0000 0000 0000 0000 0000 0000

कीर्तिका-६: अरुणस्य दिनांक २५/१५/२०२३-रोजीया अभिनिर्णय मिश्रणवातावरणवा अर्थ

१) हा विषयक महाभारत अष्टादश अध्याय-११-५८ से अंश-१३ (अ) भारतीय भाषांविषयी अथवा यात्रा लेखन हेतु आहे.

नगन-४
८५४/२०२१
२१/३८



१) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केव्हाप्रमाणे मुद्रांक शुल्क/मुद्रांकाने अन्वयिताने पात्र असलेल्या शुल्काच्या प्रकरणावर त्याचा परिणाम होईल असे धोरितपणे सर्व तय्य व परिशिष्टात नमूद केलेल्या पूर्ण पूर्ण व खोश्याने नमूद केलेल्या आहेत असे अर्थदारांनी प्रविष्टातप्रमाणे खात्री करून घ्यावी आहे. कलम २८ चे नमूद संघर्षी अर्थदारांनी अन्वयिताने न केलेल्या कलम २८ अन्वये शासकीय कार्यासाठी कालाचे अधिन तहून आहेत देण्यात येत आहे.

२) कलम २८ चे अनुयायन न केलेल्या भविष्यात निर्देशानुसार अन्वयित महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २८ व महाराष्ट्र अधिनियम महानुक्त-अधिनियम १९५९ अन्वये शासकीय मुद्रांक शुल्क असून कालाचे अधिन तहून आहेत देण्यात येत आहे.

३) उद्योगा आहेत माल मालात आहेत मिळाल्याचे दिनांकासमूह १० दिवसांमध्ये सध्या २,३००/- माल मा. मालात अन्वयिताने मुद्रांक अधिनियम, नमूद विभाग, नमूद कार्यालये महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८(२) अन्वये अधिन तहून करता येईल.



[Signature] १.११.१९
मुद्रांक विभागाध्यक्ष,
नामपूर अहम.

अति,
म. नमूद कन्व्हेंशन घा. वि.
सर्वे वी दिनेश नमूद माला,
मा. मिळाली माल, नामपूर-२३००१०

नगन-४
८५४/२०२१
२२/३८



GENERAL SPECIFICATIONS

A) STRUCTURE & WALLS:

* R.C.C. Framed Structure in M-25 grade of concrete *External walls in Burnt Brick Masonry of 150 mm & 115 mm thick external & internal respectively.

B) DOORS & WINDOWS:

*Front & all internal door frames shall be non treat wood frame of 100x52 mm section with laminated flush doors * Standard quality mortise locks, to all doors * Powder coated aluminum windows with mosquito net with M. S. painted grills.

C) FLOORING & DADO

*Fully Vitrified tiled floor 800x800 mm size to all Rooms with 3" Skirting (RAK/NITCO/SOMANI or equivalent make) * Balconies & Terraces shall have 450 X 450 mm non -skid tiled floor * Colored Ceramic /Glazed tiles Dado up to 2.10 m to all Toilets with highlighters & Ceramic tiled Floor of standard make.

D) SANITARY & PLUMBING:

* White Sanitary ware for all toilets of Jaguar /Soman/ Parryware or equivalent make * Wash Hand Basin of Jaguar /Soman/ parryware make for attached Toilet and in Passage of suitable sizes. *C. P. Toilet Fittings of Jaguar make * All Toilets shall have Hot & Cold Water arrangement. *Provision of plumbing to facilitate hot water supply from solar geysers in master bed room toilet *S. W. R. Pipes & Fittings for Sanitation & CPVC Pipes of Standard make for Plumbing.

E) PAINTING & FINISHING:

* All Rooms shall have good Putty finish Surfaces Painted with Acrylic Emulsion Distemper of Asian/Berger make * Waterproof acrylic Paint shall be Provided Externally. (Weather shield or equivalent) * Neatly finished Parking, Staircase, Compound Wall and Common Areas.*.

F) SERVICES & ELECTRIFICATION:

* Granite Top Over Kitchen Otto with Stainless Steel Sink of 18"x24" of Frankel Niral make with Glazed Ceramic/Glazed tiled Dado. * Concealed Electrical Wiring with Sufficient Electric & Power Points. (Finolex or equivalent) * Individual M.S.E.B. Meter with Three phase Mains Wiring * M.C.B. of Standard make * Concealed Telephone and T.V. Wiring *Modular Switches of Legrand



make (mylink) to all rooms with concealed boards. * Staircase shall have Granite Stone Treads. *Two automatic MRL Elevators* Diesel generator/ Battery Inverter back up arrangement for Elevator, Pump etc *Inverter wiring for one light & fan point in each room & toilet.

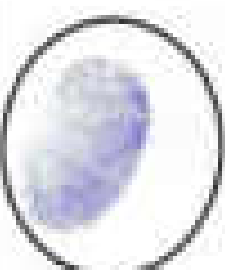
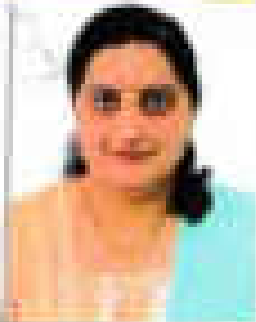
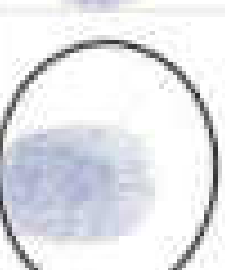
G) AMENITIES:

* Allotted Parking area for one car. *Rain water Harvesting. * Well designed & decorative parking area, compound wall & Gates. * Cabin for Security Guard with intercom facility (from Security Guard to each flat). * Intercom facility *CCTV surveillance *Video door phone for each unit.

नगन-४
८९४२०२१
२४/३९

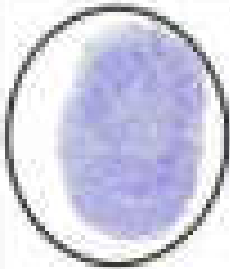
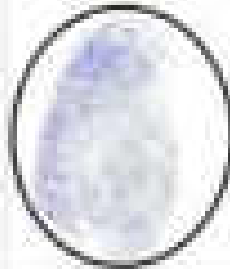
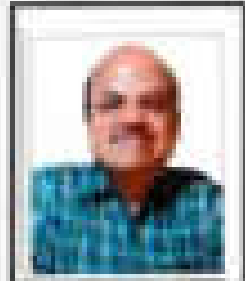
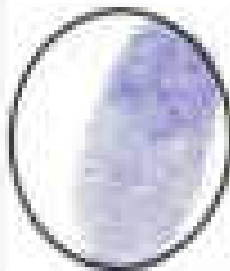


coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attending witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (SMT. TARULATA MANOHAR MANDE)
02			2)  (SANJAY MANOHAR MANDE)
03			3)  (MRS. NAMITA NITIN KHERWADKAR)
04			4)  (LITENDRA MANOHAR MANDE)
05			5)  (SMT. ARCHANA ATUL PARALMAR)

नगन-४
८५६/२०२१
१७/१८



00			 (ASHISH BHASKAR MANDE)
01			 (PRAFULLA BHASKARRAO MANDE) OWNERS
02			FOR M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED  (DILIP PRAGNANATH BHARAODE) Authorized Director DEVELOPER
WITNESSES:-			
I			 (GANESH BHALLANRAO SHEKHARWAR) WITNESS NO.1
II			 <u>ANIL KUMAR SHETT</u> WITNESS NO.2



नगन-४
 १५/६/२०२४
 ११/३९



Contd. ...

कीमत - १०००००००

आवधिक पत्रिका

सूचना संख्या	दिनांक	पुस्तक संख्या	पुस्तक नाम
१२३४५	०१/०२/२०२३	३२	आवधिक पत्रिका संख्या ३२

पुस्तकालय



आवधिक पत्रिका

आवधिक पत्रिका

आवधिक पत्रिका

आवधिक पत्रिका

आवधिक पत्रिका

आवधिक पत्रिका

क्र.सं.	पुस्तक संख्या	पुस्तक नाम	आवधिक पत्रिका
१	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
२	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
३	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
४	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
५	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
६	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
७	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
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९	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका
१०	३२	आवधिक पत्रिका संख्या ३२	आवधिक पत्रिका

आवधिक पत्रिका

नगन-४
२५/३८



સેલ-૩૫૫



00010

શ્રી. હાસમી સહાયક પ્રમુખ સંસ્થાના પદે
 રાજ્ય સહાયક પ્રમુખ તરીકે
 સંસ્થાના સભ્ય તરીકે
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 સંસ્થાના સભ્ય તરીકે

૧૮/૧૨	સાચકાલે - પ્રમુખશ્રી શ્રી. ૫૪૨૧ સી. ૫૪૨૧ મહાશયે મનોરમ મનોરમ મનોરમ જે સી. ૫૪૨૧ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ	સાચકાલે શ્રીમતિ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ	સેલ-૩૫ ૧૨/૧૨
૨૩/૧૨	સાચકાલે - પ્રમુખશ્રી શ્રી. ૫૪૨૧ સી. ૫૪૨૧ મહાશયે મનોરમ મનોરમ મનોરમ જે સી. ૫૪૨૧ ૨૦૨૪ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ	સાચકાલે મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ મનોરમ	સેલ-૩૫ ૨૩/૧૨

સહાયકપ્રતિલિપી

શ્રી. હાસમી સહાયક પ્રમુખ સંસ્થાના પદે
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪

સહાયક
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪
 સેલ-૩૫૫/૩/૨૦૨૪

નગન-૪
 ૧૯૪૬/૨૦૨૧
 ૧૯૪૬/૨૦૨૧



WATER SUPPLY EXPANSION SCHEME

SCALE: 1:1000



PROPOSED WATER SUPPLY SYSTEM
 1. MAIN LINE
 2. BRANCH LINE
 3. DISTRIBUTION LINE

LEGEND
 1. MAIN LINE
 2. BRANCH LINE
 3. DISTRIBUTION LINE



WATER SUPPLY EXPANSION SCHEME
 1. MAIN LINE
 2. BRANCH LINE
 3. DISTRIBUTION LINE

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	MAIN LINE	100	M	10000
2	BRANCH LINE	50	M	5000
3	DISTRIBUTION LINE	200	M	20000
4	VALVE	10	NO.	1000
5	PIPE	100	M	10000
6	CONCRETE	100	M	10000
7	IRON	100	M	10000
8	STEEL	100	M	10000
9	WOOD	100	M	10000
10	BRICK	100	M	10000
11	CEMENT	100	M	10000
12	SAND	100	M	10000
13	GRAVEL	100	M	10000
14	LABOR	100	M	10000
15	OVERHEAD	100	M	10000
16	UNDERGROUND	100	M	10000
17	WATER TOWER	100	M	10000
18	WATER TREATMENT PLANT	100	M	10000
19	WATER DISTRIBUTION SYSTEM	100	M	10000
20	WATER SUPPLY SYSTEM	100	M	10000

नगन-४
 २०२५



नगन-४
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AL/३८





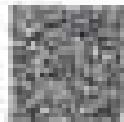
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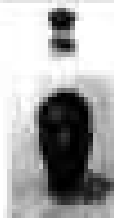
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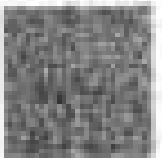
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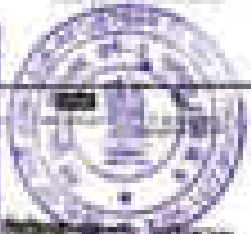
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नगन-४
६९४४/२०२१
३०/३०



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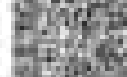
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QRN	XXXXXXXXXXXXXX	BARCODE	XXXXXXXXXXXXXXXXXXXXXXXXXXXX		Date	10/11/2021 20:59:59		Form ID	
Department - Inspector General Of Registration				Payer Details					
Registration Fee				TAN ID / TAN (If Any)					
Type of Payment: Ordinary Collections (CR)				PAN No. (If Applicable)					
Office Name: HQRA, JT MADHURAO & SUB REGISTRAR				Full Name		MS. RADHAKUL CONSTRUCTIONS PRIVATE LIMITED			
Location: MADHURAO				Flat/Block No.					
Year: 2021/2022 One Time				Premises/Building					
Account Head Details			Amount in Rs.		Road/Street		MOUDA AMBAGATE		
XXXXXXXXXXXX Amount of Tax			30000.00		Locality		MADHURAO		
					Town/City/District				
					PIN		440001		
					Remarks (If Any)				
					SecondPartyName-DIT TAMILNADA MARCHANDI MANDI				
					Amount in: Tonly Thousand Rupees Only				
Total			30,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank Code		Ref. No.		XXXXXXXXXXXXXX	
Cheque/DD No.				Bank Date		Ref. Date		10/11/2021 20:59:59	
Name of Bank				Bank Branch		DIT (Bank)			
Name of Branch				Bank No. / Code		Not verified with Bank			

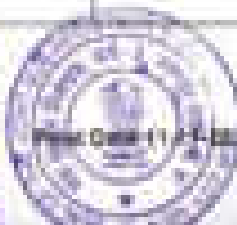
4275 - This charter is valid for documents to be registered in East Register office only. Not valid for unregistered documents.
 4276 - This charter is valid for documents to be registered in East Register office only. Not valid for unregistered documents.
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Sl. No.	Report No.	Defendant No.	Defendant Name	Gender	Defendant Amount
1	10-20-2018	000000000000000000	100000000000000000	MALE	100000000000000000

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नगन-४
८९४/२०२१
३१/१८



Abstract

सर्वोच्च न्यायालय
Supreme Court of India
पुणे (पुणे) ४११००४
पुणे (पुणे) ४११००४

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Bar Council of Maharashtra & Goa
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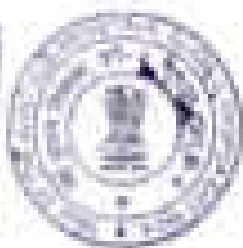
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नगन-४
६९६/२०२९
३३/३९



नगन-४
८९६/२०२१
२४/३८



नगन-४
८९४२०२१
२६/३८



1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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डा. अशोक चिन्मय शर्मा -
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Abstract—The purpose of this study was to determine the effect of a 12-week training program on the heart rate (HR) and heart rate reserve (HRR) of sedentary, middle-aged men. The subjects were divided into two groups: a control group and an exercise group. The exercise group performed a 12-week training program consisting of three sessions per week, each lasting 30 minutes. The control group did not exercise. The HR and HRR were measured at rest and during exercise at the beginning and end of the 12-week period. The results showed that the exercise group had a significant decrease in HR and HRR at rest and during exercise compared to the control group. The control group had no significant change in HR and HRR. The results suggest that a 12-week training program can improve the cardiovascular fitness of sedentary, middle-aged men.

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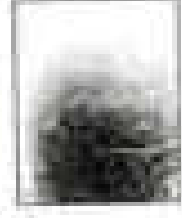
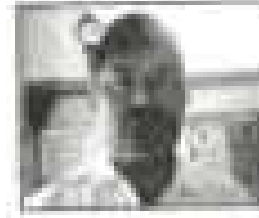
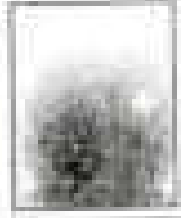
Abstract

क्र.सं.	उम्मीदवार का नाम व पता	उम्मीदवार का फोटो	उम्मीदवार का फोटो
1	नाम: श्रीमती. अमला श्रीकांत शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: 9820981188	शिव देवरा वय: 47 प्रादेशी.	
2	नाम: श्री. संजय श्रीकांत शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: AACPM03801	शिव देवरा वय: 47 प्रादेशी.	
3	नाम: श्री. अश्विनी विठ्ठल विठ्ठलराव (प्री अश्विनी बाबाजी शर्मा) पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: ABCPM10029	शिव देवरा वय: 48 प्रादेशी.	
4	नाम: श्री. विठ्ठल श्रीकांत शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: ABCPM1757M	शिव देवरा वय: 43 प्रादेशी.	
5	नाम: श्री. अश्विनी अश्विनी बाबाजी शर्मा (प्री अश्विनी बाबाजी शर्मा) पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: AABPM142329	शिव देवरा वय: 43 प्रादेशी.	
6	नाम: श्री. अश्विनी बाबाजी शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: ABCPM173346	शिव देवरा वय: 49 प्रादेशी.	
7	नाम: श्री. अश्विनी बाबाजी शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: AALPM17338	शिव देवरा वय: 45 प्रादेशी.	
8	नाम: श्री. अश्विनी बाबाजी शर्मा पता: पत्नी नं. 1, बाबा नं. 1, इमारतीचे बाव, अर्जुन नं. 1, रोड नं. 85, विवाही नगर, वावूर, महाराष्ट्र, वावूर. फोन नं: AAECS057C	शिव देवरा वय: 40 प्रादेशी.	

पञ्चक, गणपतिसागरी नगर न. नगर
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 नगर न. 03/03/03
 नगर न. 03/03/03

2. गणपतिसागरी नगर न. नगर
 नगर 03
 नगर न. 03/03/03
 नगर न. 03/03/03

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 गणपतिसागरी



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 गणपतिसागरी

पञ्चक न. 4 न. 03/11/11/2021 01:09:22 PM

पञ्चक न. 5 न. 03/11/11/2021 01:09:22 PM गणपतिसागरी न. नगर

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 २१/११/२०२१

गणपतिसागरी नगर न. नगर
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