

269/5646

पावती

Original/Duplicate

Monday, August 07, 2023

नोंदणी क्र.: 39म

4:58 PM

Regn.: 39M

पावती क्र.: 9013 दिनांक: 07/08/2023

गावाचे नाव: टाकळी (जिगाबाई)

दस्तावेजाचा अनुक्रमांक: नगन6-5646-2023

दस्तावेजाचा प्रकार: 65-बुक दुकस्ती पत्र

मादर करपाण्याचे नाव: असोक देवरावजी मीठे व श्री विनोद रामनिवास सगे तर्फे मेसर्स हरे कृष्ण बिज्जडसे तर्फे भागीदार
धीमती बुती पंकज धवन तर्फे कवुनी अशाव सनी प्रदीप अर्सा

नोंदणी फी

₹. 100.00

दस्त जमावळणी फी

₹. 1960.00

पुस्तोत्री संख्या: 98

DELIVERED

एकूण:

₹. 2060.00

आप्तप्राप्त मुळ दस्त, धंदवेने प्रिंट, मूची.२ अंदाजे

5:18 PM ह्या वेळेस मिळाले.


 सह मुख्य निवाडक, बळ २६
 नागपूर शहर क्र. ६,

वाजार मूल्य: ₹. 0/-

मोबदला ₹. 0/-

भरलेले मुद्रांक मूल्य: ₹. 500/-

1) देवकाचा प्रकार: DHC रकम: ₹. 1960/-

सीडी/घनादेव/पे ऑर्डर क्रमांक: 0708202316049 दिनांक: 07/08/2023

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: ₹. 100/-

सीडी/घनादेव/पे ऑर्डर क्रमांक: MH006321914202324E दिनांक: 07/08/2023

बँकेचे नाव व पत्ता:



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CORRECTION – DEED

IN DECLARATION DEED DULY REGISTERED IN THE OFFICE OF THE
SUB-REGISTRAR, NAGPUR – 1, BEARING SERIAL/REGISTRATION
NO. 408/2022 DATED 14/01/2022.

THIS DEED OF CORRECTION made and executed
at Nagpur on This 7th Day of August, 2023, by,

1. **SHRI ASHOK S/O. DEORAOJI GIRHE**
(PAN – ACBPG0640F, AADHAAR No. 6464 9130 0340)
Aged about 59 years, Occupation – Business.
R/o. Gorewada Road, Borgaon, Nagpur – 440 013.
2. **SHRI VINOD S/O. RAMNIVAS GARG**
(PAN – ABOPG6195R)
Aged about 68 years, Occupation – Business.
R/o. 1101/1102, Rameshwaram Apartment,
ECTV Tower Lane, Dadar, Mumbai – 400 028.
Both through their nominated and constituted attorney –
M/S. HARE KRISHNA BUILDERS
Represented by & jointly acting through partners –
 - i. **SMT. SHRUTI W/O. PANKAJ DHAWAN**
Aged about 35 Years, Occupation – Business
R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440013.
 - ii. **SHRI KULDEEP S/O. SUBHASH MALHOTRA**
Aged about 42 years, Occupation – Business.
R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar,
Indora Chowk, Nagpur – 440 017

Hereinafter jointly referred to and called as the "GRANTORS" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said "GRANTORS" as well as it's/their respective heirs, legal representatives, successors, executors, administrators, assigns etc.

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

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WHEREAS, the GRANTORS executed a Deed of Declaration as per the provisions of Maharashtra Apartment Ownership Act, 1970 relating to scheme known as "GOKUL ENCLAVE" Condominium and it comprises of two buildings viz. "GOKUL ENCLAVE WING A" and "GOKUL ENCLAVE WING B", constructed on ALL THAT piece and parcel of land comprising of plot No. 4 admeasuring 1410.275 Sq. m. and plot No. 09 admeasuring 1576.4260 Sq. m. having total area of 3086.701 Sq. m. in the layout known as "MANE LAYOUT" out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza - Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur, which deed of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur - 1, bearing serial/registration No. 408/2022 dated 14/01/2022, however, the GRANTOR executed and registered a correction deed for correcting the area statement which is duly registered in the office of the Sub-Registrar, Nagpur - 1, bearing serial/registration No. 1257/2022 dated 15/02/2022, however after section of revised building plan, vide building plan/permit No. BE (NORTH) CASE No. GUN-P-0240/Tracking Case No. 2022031486 /277 dated 30/05/2023, the area statement is further required to be corrected, therefore this deed of correction is executed as under.

NOW, THEREFORE, THIS DEED OF CORRECTION

WITNESSETH AS FOLLOWS -

1. THAT, the area statement as mentioned in the deed of declaration as well as in correction deed as referred above shall be read, treated, corrected, replaced and construed as under

AREA STATEMENT (PLOT NO. 4-WING A)										
SR. NO.	FLAT NOS.	CARPET AREA (AS PER RERA, EXCLUDING ENCLOSED BALCONY)	SUP. AREA + OPEN BALCONY + ENCLOSED BALCONY	PLANTERS	TOTAL COMMON AREA				SUP. SUP. AREA	LAND SHARE
					TOTAL BUILT UP AREA	COMMON AREA	PARKING AREA (OPEN & COVERED PARKING)	SLAB OVER PARKING		
		(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)
FIRST FLOOR PLAN										
1	101/01 (SHEET)	85.400	91.100	1.500	87.900	18.275	22.225	12.140	124.400	0.000
2	102/01 (SHEET)	89.600	91.100	1.500	82.600	18.275	22.225	12.140	124.400	0.000
3	103/01 (SHEET)	84.100	91.100	1.500	86.600	18.275	14.725	11.280	124.700	0.000
4	104/01 (SHEET)	87.900	94.400	0.200	88.100	18.275	14.725	11.280	125.700	0.000
5	105/01 (SHEET)	85.100	91.100	0.200	85.300	18.275	14.725	11.280	124.700	0.000
6	106/01 (SHEET)	86.400	91.100	1.500	87.900	18.275	22.225	12.140	124.400	0.000

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7	201-12-0000	90,400	81,100	2,400	90,400	18,270	20,200	12,141	199,400	1,800
8	201-12-0000	91,800	80,400	2,000	90,400	18,270	20,200	11,304	198,700	1,800
SECOND FLOOR										
9	201-12-0000	91,200	81,200	2,400	90,400	18,270	20,200	-	198,800	1,800
10	201-12-0000	91,200	81,200	2,400	90,400	18,270	20,200	-	198,800	1,800
11	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
12	201-12-0000	91,800	80,000	1,000	90,000	17,800	19,500	-	194,800	1,700
13	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	192,400	1,700
14	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
15	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
16	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
THIRD FLOOR										
17	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
18	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
19	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
20	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
21	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
22	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
23	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
24	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
FOURTH FLOOR										
25	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
26	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
27	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
28	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
29	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
30	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
31	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
32	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
FIFTH FLOOR										
33	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
34	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
35	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
36	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
37	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
38	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
39	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
40	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
SIXTH FLOOR										
41	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
42	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
43	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
44	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
45	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700
46	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
47	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
48	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
SEVENTH FLOOR										
49	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
50	201-12-0000	91,200	81,000	2,400	90,400	18,270	20,200	-	198,800	1,800
51	201-12-0000	91,200	80,000	1,000	90,000	17,800	19,500	-	195,400	1,700

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B-407	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-408	2BHK	56.529	68.251	14.135	15.020	---	97.406	0.804
FIFTH FLOOR								
B-501	2BHK	56.547	68.251	14.135	15.020	---	97.406	0.804
B-502	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-503	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-504	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-505	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-506	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-507	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-508	2BHK	56.529	68.251	14.135	15.020	---	97.406	0.804
SIXTH FLOOR								
B-601	2BHK	56.547	68.251	14.135	15.020	---	97.406	0.804
B-602	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-603	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-604	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-605	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-606	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-607	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-608	2BHK	56.529	68.251	14.135	15.020	---	97.406	0.804
SEVENTH FLOOR								
B-701	2BHK	56.547	68.251	14.135	15.020	---	97.406	0.804
B-702	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-703	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-704	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-705	2BHK	56.549	68.456	14.169	15.056	---	97.682	0.804
B-706	3BHK	70.684	91.385	17.267	18.348	---	126.999	1.005
B-707	3BHK	70.673	91.180	17.233	18.311	---	126.724	1.005
B-708	2BHK	56.529	68.251	14.135	15.020	---	97.406	0.804

2. THAT, as per revised sanctioned building plan, each flat has been given its respective numbering position, therefore, as per this correction deed the numbering position of the apartments shall be as given in revised building plan.
3. THAT, the aforesaid Deed Of Declaration shall be read with such corrections and this correction deed shall be read and treated as a part and parcel of aforesaid Declaration Deed as if the Deed of Declaration was executed with such corrections.

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IN WITNESSES WHERE OF THE PARTIES HERETO have set and subscribe their respective hands and executed this correction deed at Nagpur on the day, month and year first above mentioned in the presence of following attesting witnesses signing as such.

WITNESSES -

1. SHRI ASHOK S/O. DEORAOJI GIRHE

2. SHRI VINOD S/O. RAMNIVAS GARG

Both through their attorney -

M/S. HARE KRISHNA BUILDERS

Through its partners -

1. 



i. 



SMT. SHRUTI W/O. PANKAJ DHAWAN

2. 



ii. 



SHRI KULDEEP S/O. SUBHASH MALHOTRA

(THE GRANTORS)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI, JAYESH HARIRAMANI

ADVOCATES

"HARIRAMANI ASSOCIATES"

12A, Third Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 440 001.

O. 9326444422, 9325557700,

M. 9373107039, 9730073080.

E-mail: adv.om_hariramani@rediffmail.com





CHALLAN
MTR Form Number-6



GRN: MHGP1903147202122E	BARCODE: 01011000000000000000000000000000	Date: 13/01/2022-12:58:37	Form ID: 25.1
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No (If Applicable)	
Office Name: NRI1_HQR SUB REGISTRAR NAGPUR 1		Full Name	MS HARE KRISHNA BUILDERS
Location: NAGPUR		Flat/Block No.	4
Year: 2021-2022 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030046401 Stamp Duty		500.00	Road/Street: GORUL ENCLAVE
0030003501 Registration Fee		100.00	Area/Locality: NAGPUR
		Town/City/District	
		Pin	4 4 0 0 3 0
		Remarks (If Any)	
		SecondPartyName=MS HARE KRISHNA BUILDERS-	
		Amount In: Six Hundred Rupees Only	
Total		500.00	Words
Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank Ctr	Rel. No.
		0230004202201137097	200137623857
Cheque/DD No.		Bank Date	RBI Date
		13/01/2022-12:58:49	Not Verified with RBI
Name of Bank		Bank Branch	BANK OF MAHARASHTRA
Name of Branch		Serial No. / Date	Not Verified with Serial

Mobile No: 4372117036

Document ID: 4372117036
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नगर नगन चालन दस्तावेज निकास करालयमा नगरी कार्यालयमा पठाउनु पर्नेछ। नगरी न कार्यालयमा पठाउनुमा चालन चालन नगरी
नगरी।

Deed of Declaration

Stamp

नगन-९
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9/16



Page 1/1

Print Date: 13-01-2022 12:58:18

नगन-९
488/2023
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गान-९
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DEED OF DECLARATION

AS PER THE PROVISIONS OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970

THIS DEED OF DECLARATION made and executed at
Nagpur on This 13th Day of January 2022, BY -

1. **SHRI ASHOK S/O. DEORAOJI GIRHE**
(PAN - ACBPG0640F, AADHAAR No. 6464 9130 0340)
Aged about 56 years, Occupation - Business,
R/o. Gorewada Road, Borgaon, Nagpur - 440 013.

2. **SHRI VINOD S/O. RAMNIVAS GARG**
(PAN - ABOPG6195R)
Aged about 65 years, Occupation - Business,
R/o. 1101/1102, Rameshwaram Apartment,
ECTV Tower Lane, Dadar, Mumbai - 400 028.
Both through their nominated and constituted attorney -
M/S. HARE KRISHNA BUILDERS
Represented by & jointly acting through partners -

i. **SMT. SHRUTI W/O. PANKAJ DHAWAN**
Aged about 32 Years, Occupation - Business
R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur - 440013

ii. **SHRI KULDEEP S/O. SUBHASH MALHOTRA**
Aged about 39 years, Occupation - Business
R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar,
Indora Chowk, Nagpur - 440 017.

(Hereinafter jointly referred to and called the "GRANTORS" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said "GRANTORS" as well as their respective heirs, legal representatives, successors, executors, agents, assigns etc.), who is fully empowered and qualified to execute this Declaration Deed.
DOES HEREBY STATE AS UNDER -

FIRST: The GRANTORS is sole and absolute owner of the following land in the City of Nagpur, described as follows.

DESCRIPTION OF PROPERTY:-

ALL THAT piece and parcel of land comprising of plot No. 4 admeasuring 1410.275 Sq. m., and plot No. 09 admeasuring 1678.4280 Sq. m. having total area of

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3088.701 Sq. m. in the layout known as "MANE LAYOUT" out of out of khasra No. 25 city survey No. 41, Sheet No. 31, of Mouza – Zingabal Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur. within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, bounded as under –

TO THE EAST	ROAD
TO THE WEST	OTHER LAYOUT
TO THE NORTH	OTHER LAYOUT
TO THE SOUTH	PLOT NO. 5 & 8

The names of GRANTORS have been mutated/recorded as the absolute owners in all relevant records.

SECOND: The GRANTORS have entered in Agreement for sale/development with M/S. HARE KRISHNA BUILDERS, through its partners, i. SMT. SNEHALATA W/O. ALOK KHEMUKA, and ii. SMT. SHRUTI W/O. PANKAJ DHAWAN, (hereinafter referred to as the "Developer/Builder") and authorized it to develop the said plot in to a residential estate consisting self-contained various residential apartments. The agreement for sale/development executed by the GRANTOR No. 2 pertaining to plot No. 4 is duly registered in the office of the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/08/2021 and the agreement for sale/development executed by the GRANTOR No. 1 pertaining to plot No. 9 is duly registered in the office of the Sub – Registrar, Nagpur – 6, bearing serial/registration No. 5888/2021 dated 16/09/2021. The GRANTORS have also executed power of attorney vide power of attorney in favour of the developer which is duly registered in the office of the Sub-Registrar, Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3478/2021 dated 09/06/2021 for plot No. 4 and power of attorney registered in the office of the Sub-Registrar, Sub – Registrar, Nagpur – 6, bearing serial/registration No. 5887/2021 dated 16/09/2021. The said Agreement is executed by the GRANTORS, for development of the said piece and parcel of land in to a residential estate by constructing multi-storied building/complex consisting of various self-contained residential flats/apartments etc. therein and for sale of that land with flats/apartments along with undivided share in the said land or otherwise. The said plot Nos. 4 & 9 have been also amalgamated/clubbed as per amalgamation letter No. E.E (N.)/184 dated 25/11/2021. The said



SIXTH: Each apartment/flat will have access to the common facilities of the building and shall have rights relating to respective undivided variable proportionate share in land pertaining to F.S.I. and all common facilities, subject to reservations, made as per this deed or which may be made by the GRANTORS/Developer/Builder at any time.

SEVENTH: That, the sale of apartment/flat in favour of prospective buyer/s and consideration amount payable shall be as per carpet area as shown in the sanctioned building plan, however, the other additional areas are mentioned only for the purpose of calculation of balcony area, share in common areas, services, other areas etc.

EIGHTH: That the right, title and interest of each owner of the apartment/flat in the general common area and facilities and their proportionate share in the profits and common expenses in the general common area and facilities, built up area as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment Owners of the "GOKUL ENCLAVE" Condominium is based on the proportionate value of each family unit to the total value of all family units in the percentages as follows –

GOKUL ENCLAVE WING A											
FLAT NO.	CARPET AREA	BUILT-UP AREA	OPEN BALCONY	COVERED BALCONY	TOTAL COMMON AREA			SLAB OVER PARKING	SUPER BUILT-UP AREA	LAND SHARE	
					LIFT, STAIRCASE, LOBBY AREA	MID-LANDLING AREA	PARKING AREA				
	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	%	
FIRST FLOOR											
A-101 2BHK	57.880	57.968	6.196	5.048	22.633	1.928	21.624	5.857	121.255	0.973	
A-102 2BHK	57.880	57.968	6.196	5.048	22.633	1.928	21.624	5.857	121.255	0.973	
SECOND FLOOR											
A-201 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
A-202 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
THIRD FLOOR											
A-301 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
A-302 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
FOURTH FLOOR											
A-401 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
A-402 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
FIFTH FLOOR											
A-501 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	
A-502 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	118.773	0.973	

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SIXTH FLOOR										
A-601 1BHK	47.616	46.433	9.571	5.048	18.130	1.544	17.321	—	98.047	0.973
A-602 2BHK	53.550	57.968	9.571	5.048	22.633	1.928	21.624	—	116.773	0.973
SEVENTH FLOOR										
A-701 1BHK	47.616	46.394	9.571	5.048	18.114	1.543	17.307	—	97.977	0.973
A-702 1BHK	47.518	46.394	9.571	5.048	18.114	1.543	17.307	—	97.977	0.973

GOKUL ENCLAVE WING B

FLAT NO.	CARP ET AREA	BUILT-UP AREA	OPEN BALC ONY	COVE RED BALC ONY	TOTAL COMMON AREA			SLAB OVER PARKI NG	SUPER BUILT-UP AREA	LAND SHARE
					LIFT, STAIRCASE, LOBBY AREA	MID-LANDI NG AREA	PARKI NG AREA			
	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	%
FIRST FLOOR										
B-101 2BHK	56.152	60.599	2.897	—	13.718	0.417	15.020	11.016	103.667	0.768
B-102 3BHK	76.782	73.879	8.496	7.430	16.725	0.508	18.311	12.375	135.724	1.050
B-103 3BHK	76.677	74.025	8.496	7.430	16.758	0.509	18.348	12.375	135.940	1.048
B-104 2BHK	56.531	60.746	2.897	—	13.752	0.418	15.056	10.513	103.382	0.773
B-105 2BHK	56.531	60.746	2.897	—	13.752	0.418	15.056	10.513	103.382	0.773
B-106 3BHK	76.677	74.025	8.496	7.430	16.758	0.508	18.348	12.375	135.940	1.048
B-107 3BHK	76.782	73.879	8.496	7.430	16.725	0.508	18.311	12.375	135.724	1.050
B-108 2BHK	56.152	60.599	2.897	—	13.718	0.417	15.020	11.016	103.667	0.768
SECOND FLOOR										
B-201 2BHK	56.152	60.599	7.652	—	13.718	0.417	15.020	—	97.406	0.768
B-202 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-203 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-204 2BHK	56.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-205 2BHK	56.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-206 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-207 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-208 2BHK	56.152	60.599	7.652	—	13.718	0.417	15.020	—	97.406	0.768
THIRD FLOOR										
B-301 2BHK	56.152	60.599	7.652	—	13.718	0.417	15.020	—	97.406	0.768
B-302 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-303 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-304 2BHK	56.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-305 2BHK	56.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-306 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048

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B-307 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-308 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
FOURTH FLOOR										
B-401 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
B-402 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-403 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-404 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-405 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-406 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-407 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-408 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
FIFTH FLOOR										
B-501 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
B-502 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-503 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-504 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-505 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-506 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-507 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-508 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
SIXTH FLOOR										
B-601 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
B-602 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-603 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-604 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-605 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-606 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-607 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-608 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
SEVENTH FLOOR										
B-701 2BHK	66.152	60.599	7.652	—	13.718	0.417	15.020	—	97.408	0.768
B-702 3BHK	76.782	73.879	9.871	7.430	16.725	0.508	18.311	—	126.724	1.050
B-703 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048
B-704 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-705 2BHK	66.531	60.746	7.710	—	13.752	0.418	15.056	—	97.682	0.773
B-706 3BHK	76.677	74.025	9.930	7.430	16.758	0.509	18.348	—	126.999	1.048

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3BHK										
B-707 3BHK	75.782	73.879	9.871	7.430	15.725	0.508	15.311	—	125.724	1.050
B-708 2BHK	55.152	50.599	7.552	—	13.718	0.417	15.020	—	97.405	0.755

That the measures of the units/apartment includes the outside walls and one half of internal walls, internal dimensions of all rooms, drawing, dining, kitchen, w.c., bath room, passages, space as well as proportionate undivided share and interest in the stair case, passages, parking and all others common areas and facilities which comes to super built up area against each of the Apartment as described above. The sale of apartment in favour of prospective buyer/s and the calculation of the flats/apartments and the consideration amount payable by prospective buyers against purchase of flats/apartments shall be as per carpet area as shown in the sanctioned building plan, however, the other additional areas are mentioned only for the purpose of calculation of balcony area, share in common areas, services, other areas etc. The carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment/flat but includes partition walls. The remaining undivided share of 35.447% in the said land shall be usable and enjoyable by the GRANTOR in further and additional construction or otherwise as the GRANTOR may deem fit.

NINTH: COMMON AREAS & FACILITIES AND RESTRICTED AREAS

- The Ground floor, excluding the meter room, generator room, other structures etc., if any, is meant for common covered parking for all residential apartment/flat owners from first to seventh floors, however, the GRANTORS shall be free and at liberty to make suitable arrangement of parking space by allotting specific parking area to each of the said apartment/flat. The use of parking shall be subject to availability of parking space.
- The said land/plot shall be common property of all the apartment/flat owners each having appropriate undivided share and interest therein as referred above.
- The staircase/s, lift, passages etc. for approaching apartment/flat shall be common for all apartments.
- Sump/s and Overhead water storage tank/s with pump arrangement and water sources, bore-well, including corporation supply shall be common for all apartment/flat owners.
- Electric wiring arrangement throughout the building/s and necessary electric points, equipments in common areas shall be commonly held by all the apartment/flat owners.
- Bore-well, Tanks, motor pump, main walls, columns, beams, roofs of the building

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areas and facilities or by the amendment to his/her apartment/flat.

EIGHTEENTH That all sums assessed by the association but remains unpaid for the share of common areas and facilities or for the share of common expenses and maintenance chargeable to any apartment/flat in the condominium shall constitute a charge on the apartment/flat prior to all charges except (i) Charge of any payment of Govt. dues or Corporation Taxes or both (ii) the charge of all unpaid sums on mortgage of apartments.

NINETEENTH That, all the present or future owners, tenants, or future tenants or any other persons who might be using the facilities of the building in any manner are subject to the provision of this deed and mere acquisition or rental value of any apartments the building or mere act of occupancy of any of the said apartments shall signify that the provisions of this deed and bye laws are accepted and ratified

TWENTIETH That, the apartment/flat owner shall have absolute rights to lease out their respective apartment/flat on lease, leave license, or on care taker basis provided he should incorporate a covenant in the said deed to the effect that the lease or licensee or care taker agreement is subject to the provisions of this deed and bye laws at EXHIBIT-B attached hereto

TWENTY FIRST That, if the property which is dedicated and or submitted to the plan of the Maharashtra Apartment Ownership Act, 1970 by way of this Deed of declaration is totally or substantially destroyed or damaged, then in such event reconstruction or disposition of the property shall be in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970

TWENTY SECOND That, in case if any apartment/flat is sold by the mortgagee in exercise of his powers of sale under the mortgage deed or by a court in execution of decree in the suit against the said apartment/flat owner, then the Mortgagee or Purchaser who derived the title to such apartment/flat at such shall be liable for the sum assessed by the association which are found due against such apartment/flat owner and the Mortgagee or the Purchaser shall not prevent the Association from claiming the same.

TWENTY THIRD That, the Association of Apartment owners shall be at liberty to obtain the property Insurance of the entire building but without prejudice to the rights of the owner to obtained the individual apartment/flat insurance

TWENTY FOURTH That, the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of the apartments owners and that such payment shall be

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kept in a separate account of the Association and solely for the payment of blanket insurance premium which becomes due.

IN WITNESS WHEREOF the GRANTORS does hereby set his hand and signed this DEED OF DECLARATION on the day, month and year first above written in the presence of the following attesting witnesses.

WITNESSES:

1. SHRI ASHOK S/O. DEORAOJI GIRHE

2. SHRI VINOD S/O. RAMNIVAS GARG

Both through their attorney -

M/S. HARE KRISHNA BUILDERS

Through its partners -

1.









SMT. SHRUTI W/O. PANKAJ DHAWAN

2.


Lokesh Pakhale







SHRI KULDEEP S/O. SUBHASH MALHOTRA

(THE GRANTORS)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI

ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,

Mangalwari, Sadar, NAGPUR - 01.

Ph. 9326444422, 9325557700,

Mo. 9373107039.

E-mail: adv_om_hariramani@rediffmail.com

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क्र.सं.	प्राप्तकर्ता का नाम	प्राप्तकर्ता का पता	प्राप्तकर्ता का फोटो	प्राप्तकर्ता का हस्ताक्षर
1	प्राप्तकर्ता का नाम	प्राप्तकर्ता का पता		
2	प्राप्तकर्ता का नाम	प्राप्तकर्ता का पता		

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Sl.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Defence Date
1	MS HARE KRISHNA BUILDERS	eChallan	02300042022011379267	500.00	SD	0005801452202122
2	MS HARE KRISHNA BUILDERS	eChallan	9246	100	RF	0005801452202122
3		DHC	30/62	1720	RF	14012022084820

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

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1. Verify Scanned Document for correctness through Registration

2. Verify Scanned Document for correctness

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Nagpur Municipal Corporation

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate
U/s 45 of M.R.T.P. Act.

2022031401

Name of the Person	ASHOKDEVRAO JIGIRHE THROUGH POAMSHAREKRISHNABUILDERSBMTSHRUTIPANKAJDHAWANKULDEE		
Address of Applicant	GOREWADA ROAD BORGAON NAGPUR		
Permit No. :	M.E. (NDRTH) Case No. GUP/P-0340 Tracking No. 2582031401	1277	Date: 30.05.2023
Site of Proposed Work, Plot No. :	4 & 9		
Mouza & Khasra :	Zingabai Taki-25		
Layout Name :	Malik Mahbuba Zingabai Taki-25		

Sir, With reference to your application number GUP-P-0340 dated 14-MAR-2020 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission. The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman, NIT may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where there is no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the NIT may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued.
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix 'F' of U.D.C.P.R. to the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed Appendix 'H' of U.D.C.P.R.. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in Appendix 'G' of U.D.C.P.R. This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.
9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.
10. W.C. Bath & washing places shall conform to requirements specified in U.D.C.P.R.

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11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.
12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.
13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter-12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.
14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust. The Developer shall install Display Board on conspicuous place as per the clause no.2.8.3 of U.D.C.P.R.
15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.
16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected therewith.
17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated materials/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of the permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage caused to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.
18. Subject to the condition that the party will plant and grow in vacant land 42 Nos. of shade trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act 1975.
19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.
20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. Necessary arrangement for rain water harvesting shall be done.
23. Keeping Safe Horizontal & Vertical distances from H.T.L.T. Lines for Proposed Construction as per Table No. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956.
24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.
25. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/UDCPR Rule & MRTP Act 1966 as and when embedded.
26. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of The Chairman, NIT in this regard shall be final.
27. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
28. The building construction shall be completed under the supervision of Licensed Civil Engineer/Architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.
29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability.
30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

Enclosure : One Copy / One Set of Sanctioned Plan



202201466

Date of Generation: 03/05/2023

2023
28/05



(S.T.Rathod)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur

Copy to :-

1. The Divisional Officer, North Division Vaishali Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record.

The Previous Building Permit
No. 45 (North) dated 01-04-2022
The No. 45/112616/245
Dated 10-11-2021

-Sd-
(S.T.Rathod)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 5(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500032921**

Project: **DOKUL ENCLAVE WING-A WING-B, Plot Bearing / CTS / Survey / Final Plot No.: CITY SURVEY NO. 41 SHEET NO. 31 at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440030;**

1. Here Krishna Builders having its registered office / principal place of business at Tehsil: **Nagpur (Urban), District: Nagpur, Pin: 440017.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 02/02/2022 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

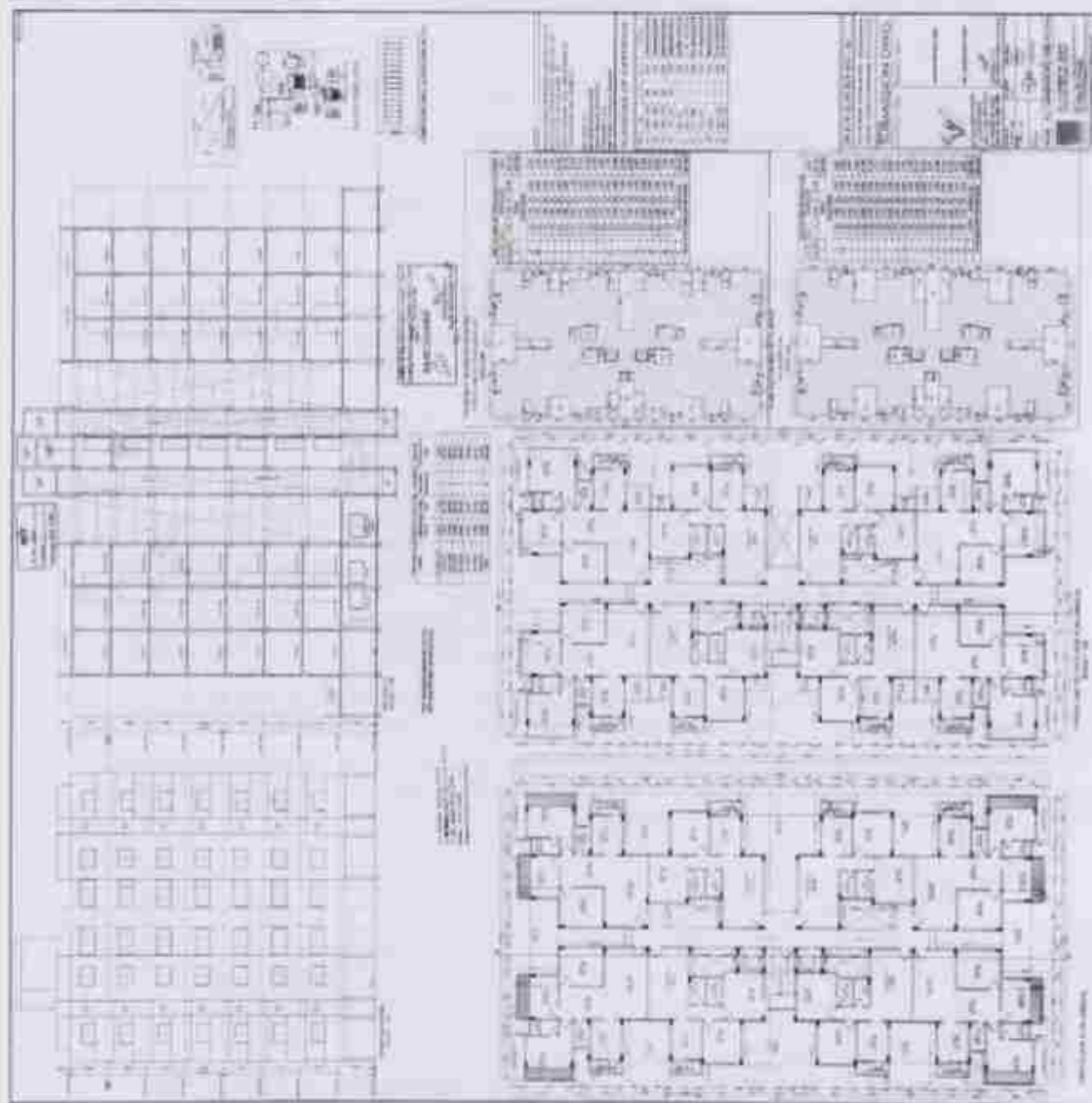
Signature valid
Digitally Signed by
Dr. Vignesh Premchand Prabhu
(Secretary, Maharashtra)
Date: 02-02-2022 11:45:21

Dated: 02/02/2022

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





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OPEN SPACE

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8



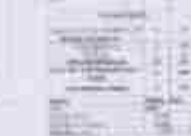
SECTION 1



SECTION 2



SECTION 3



SECTION 4



SECTION 5

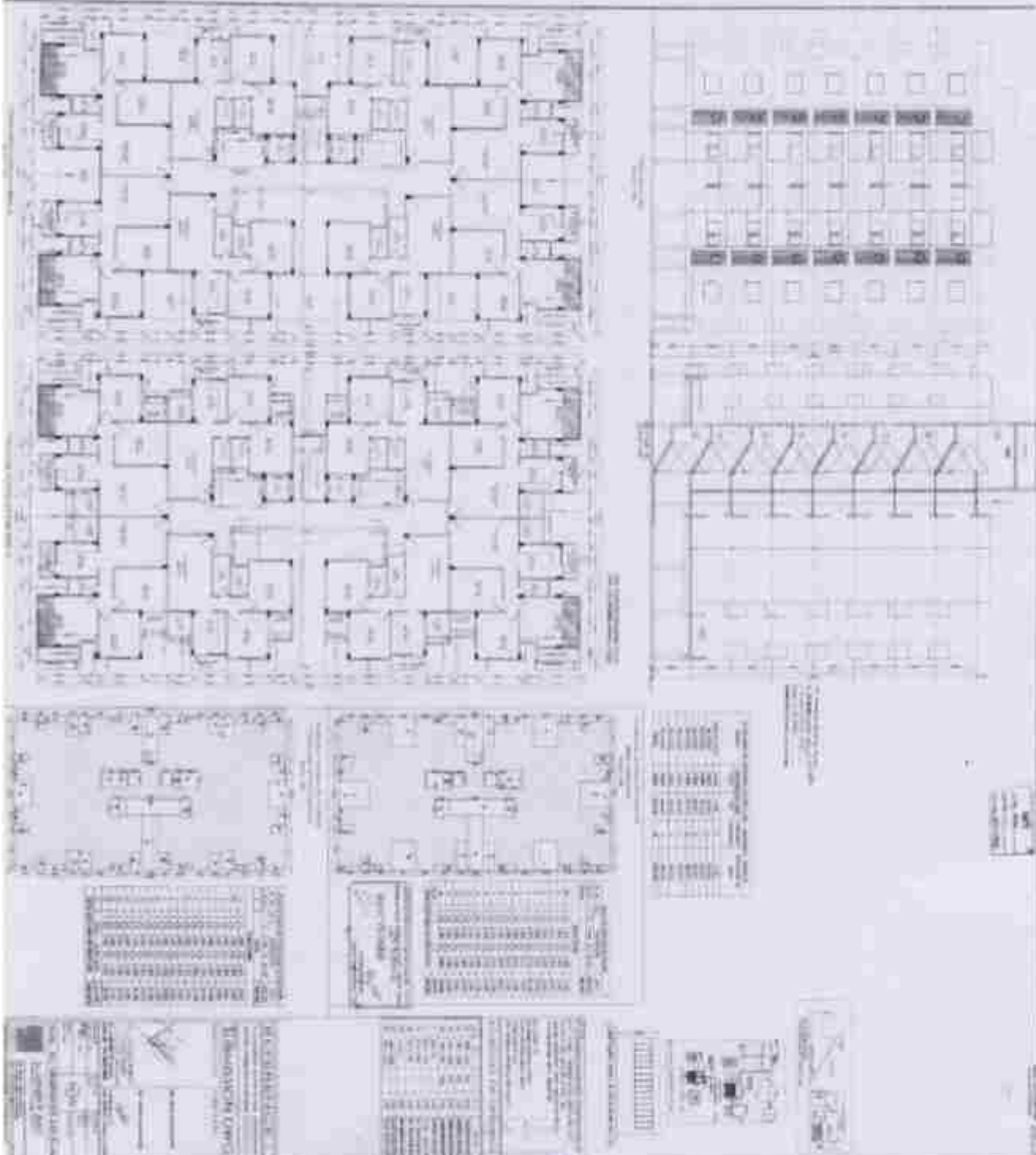
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मगन-६
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४ नगन-१
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२/१५



नगन-६
५६६/२०२३
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IRREVOCABLE GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS OF IRREVOCABLE GENERAL POWER OF ATTORNEY EXECUTED AT NAGPUR ON THIS 8th DAY OF MARCH 2022, PURSUANT TO AGREEMENT FOR SALE REGISTERED IN THE OFFICE OF THE SUB-REGISTRAR, NAGPUR - 1, BEARING SERIAL/REGISTRATION No. 3477/2021 DATED 09/06/2021 THAT,

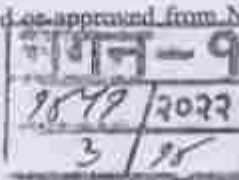
SHRI VINOD S/O. RAMNIVAS GARG (PAN - ABOPG6195R) Aged about 65 years, Occupation - Business, R/o. 1101/1102, Rameshwaram Apartment, ECTV Tower Lane, Dadar, Mumbai - 400 028, hereinafter referred to and called the 'EXECUTANT' does hereby through this GENERAL POWER OF ATTORNEY executed at Nagpur constitute, nominate, appoint, authorize and empower,

M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O. PANKAJ DHAWAN Aged about 32 Years, Occupation - Business R/o. Dalal Compound, Raj Nagar, Kato Road, Nagpur - 440013. II. SHRI KULDEEP S/O. SUBHASH MALHOTRA Aged about 39 years, Occupation - Business, R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar, Indora Chowk, Nagpur - 440 017, hereinafter referred to and called as the 'ATTORNEY,' as her true and lawful ATTORNEY.

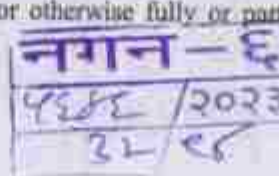
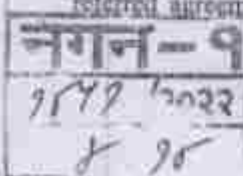
WHEREAS; the EXECUTANT is the sole and absolute owner of ALL THAT piece and parcel of land bearing plot No. 4 admeasuring 1410.275 Sq. m., plot No. 5 admeasuring 1499.625 Sq. m. and plot No. 6 admeasuring 1484.200 Sq. m. having total area of 4394.100 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza - Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District - Nagpur.

AND WHEREAS; the EXECUTANT has entered in an agreement for sale of the said property in favour of M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O. PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, the ATTORNEY herein, which is duly registered in the office of Sub - Registrar, Nagpur - 1, bearing serial/registration No. 3477/2021 dated 09/06/2021, upon payment of full stamp duty and registration fee of conveyance as per law and full settled amount has been paid by the said purchaser as mentioned in the agreement for sale. The sale deed is not executed, therefore, the EXECUTANT has also agreed to execute this irrevocable General POWER OF ATTORNEY, accordingly, through this irrevocable General POWER OF ATTORNEY, the EXECUTANT constitute, nominate, appoint, authorize and empower the aforesaid ATTORNEY, through its partners jointly, severally or individually, to do or execute or cause to be done or executed lawfully the following acts or deeds including the acts and deeds incidental or ancillary thereto for and on her behalf jointly, severally or individually. That is to say,

- 1) To start and complete the construction work of proposed multi-storied building, and execute the entire scheme.
- 2) To prepare & sign any design, drawings, plans, revised/re-revised plans etc. through any architect, engineer or other experts for the purpose of construction work of proposed multi-storied building and to get the same sanctioned or approved from N.I.T. Nagpur or other concerned public authorities.



- 3) To appear and attend any Governmental or Public Authority including office of the Collector, Nazul, City Survey, S.D.O., U.L.C., Sub-Registrars, Nagpur Improvement Trust Nagpur, Municipal Corporation, Income Tax, sales tax, Towns Planning, Police department, Gram Panchayat, Tahsildar, Chief Executive officer, land acquisition officers, ministry or any other Office and to execute any deeds, applications or documents, for any purpose and also to apply for mutation of any property, addition or deletion of names, correction in area, names, description, obtain any permission or clearance, raise any objection as to excessive taxes, obtain the compensation against acquisitions, apply for conversion of the user, zone of any property, acquire or transfer construction rights, apply for any clearance, license for the use and occupation of any property, apply for surrender or cancellation of NOC, apply for regularization of any property, deeds, documents, for grant of exemption, release, lease including renewal thereof, apply for sanction of plan, revised plan, measurement, impounding, compounding, clubbing or division etc., of any property, and for this purpose to do all required acts, sign and execute all required deeds, documents, applications, forms, undertakings, statements, agreements, plans, designs, forms, bonds, affidavits, agreements etc., and to deposit or pay such required sums for the said purpose/s to any department or office as may be required. The ATTORNEY shall be entitled to purchase/acquire transferable development rights in the name of EXECUTANT for using/loading the same for getting sanction of building plan for construction on the land/property by executing such deeds, documents as may be required and further shall be at liberty to transfer the same by way of sale or otherwise by executing required deeds, documents etc.
- 4) To apply before any Governmental or Public Agency for regularization of the said property or for lease including renewal thereof and for this purpose to do all required acts and execute all required deeds or applications or forms including the acts of depositing any such required sums for the said purpose.
- 5) To apply before Maharashtra State Electricity Board and Water Work or any other Concerned Department for transfer of Electricity Meter and Water Meter or to apply for New Electricity Connection or Water Connection of any type, and for this purpose to execute any deeds, forms, affidavits before any Magistrate or Authority as the ATTORNEY deems fit.
- 6) To appear, and attend the office of Nagpur Improvement Trust, Nagpur Municipal Corporation, Tahsildar, Collector, Sub-Divisional Officer, or any other Concerned Department, and apply for mutation of the property, NOC for transfer or conveyance of the property, tax purpose, obtain any permission or clearance or raise any objection as to excessive taxes or to obtain the compensation against acquisitions or apply for any clearance and license or lease for the use and occupation of said land in any way so as to suit the said property to the said ATTORNEY for this purpose, if required, to pay the necessary fees and charges to any such department.
- 7) To book the flats/apartments with undivided share in land or otherwise in favour of any prospective buyer/s in terms of above referred agreement, and further to settle, negotiate and receive the consideration amount from any such prospective buyer/s in any manner and issue valid discharge against the same as the ATTORNEY deems fit. The ATTORNEY is empowered to cancel the booking or agreement of any buyer/s for any reasons.
- 8) To dispose of or transfer the above said property or any part thereof in terms of above referred agreement with R.C.C. structure or otherwise fully or partly by way of sale.



agreement, gift or otherwise in favour of any person/s including himself and deliver the possession to and in favour of any prospective buyer/s as the ATTORNEY deems fit and for this purpose, to enter into any agreement or transactions, including any kind of compromise or Arbitration etc. with any person or persons and to sign or execute the required conveyance deed/s or the deed on behalf of the EXECUTANT in favour of said M/S. HARE KRISHNA (PVT) LTD. & jointly acting through partners - I. SMT. SHRUTI V D P & II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, or any of its nominee/s including agreements for sale, apartment deeds, declaration deed/s, deed/s, deeds, correction deed/s cancellation deed/s, consent deed/s, settlement deeds etc. and if required or desired to get the said agreement, deeds or transactions registered before Notary, Registrar or any other Authority by presenting the required conveyance deed/s before any such authority and to admit the execution thereof and complete the registration process in all respect.

- 9) To mortgage or pledge the above said property, with any Bank or Financial Institution or any other person for the purpose of rising loans or Financial Assistance for any purpose. However, all such financial transactions shall be the responsibility and liability of the ATTORNEY or the prospective buyers.
- 10) To apply for supply of any kind of stamps or refund, before stamps, Collectors, Treasury Officer or before any other concern and to receive the same and this purpose to execute the required deeds or applications or forms etc.
- 11) To pay or deposit any quantum of sums to any Governmental or private Agency for any purpose such as fees, duty, fine, charges etc., in relation to above said property. Similarly, the ATTORNEY is empowered to receive, collect any refund etc. from any authority or to collect any deed or document whether original or certified copies thereof from any authority or department.
- 12) To apply before any Department for Certificate or Clearance for the purpose of Transfer of above said property in any way she desires or for any other purpose.
- 13) To let out the above said property or any part of it to any person of his choice on any quantum of rent and to receive the rent from such tenants.
- 14) To file, conduct, pursue against any person or persons or defend any legal proceedings whether Civil or criminal or Revenue including withdrawal or compounding any case or other acts before any Court, Tribunal, Authority, Forum or Officer whether having original or appellate jurisdiction and for this purpose to appoint any Vakil, Mukhtar, Pleader or Advocate and to sign or execute any deeds, applications, plaints appeals, review, revision applications, written statements, replies, writ petitions or any other kinds of documents on affidavit or solemn affirmation before any court or authority and if required to swear before any such court or authority and depose before it or lead, adduce or produce any evidence whether documentary or oral.
- 15) To represent the EXECUTANT in or before any authority, department, forum, court, officer etc. by signature or otherwise and execute such deeds and do such acts of all kinds as the ATTORNEY deems fit including oral statements.
- 16) AND GENERALLY, to do any act or deed which act or deed which act or deed can be done by the EXECUTANT in relation to the said property as respective owner/s thereof. The ATTORNEY is empowered to do all or any of the above said acts and to achieve the above said objects to do any incidental acts in relation to schedule property on behalf of the EXECUTANT as he deems fit. The ATTORNEY is empowered to do all or any of the above said acts and substitute himself with any person/s for all any of the rights conferred upon him and to delegate all or any of the powers conferred upon him.

YES 2023
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25/9/2023
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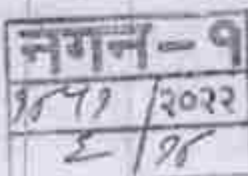


EXECUTANT undertake to confirm and ratify all such acts and deeds done or executed by the said ATTORNEY, and all such acts or deeds shall be binding to the EXECUTANT as well as its/their respective heirs, legal representatives, successors, assigns etc. as done or executed by the EXECUTANT personally. The property in question is acquired by the M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners -I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, for floating a Flat scheme and M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners -I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, has paid the full consideration amount, as such the interest of M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners -I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA is created. Therefore, the provisions of Section 202 of Indian Contract Act shall apply and the EXECUTANT shall not revoke this POWER OF ATTORNEY or withdraw any powers fully or partly at any point of time and the same shall be irrevocable. The EXECUTANT further assures, agree and undertake that in case the EXECUTANT or the said ATTORNEY being incapable for acting because of death or any other inability, their heirs shall be liable to execute a fresh POWER OF ATTORNEY at the instructions of said M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners -I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, and the EXECUTANT or any person by virtue of the above referred agreement. The EXECUTANT shall never do any acts or deeds affecting the rights and interest of M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners -I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, in any manner whatsoever. The EXECUTANT shall never revoke this POWER OF ATTORNEY at any point of time for any reasons what so ever and it shall be irrevocable. The EXECUTANT makes it clear that M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA shall be free and entitled to act as per this POWER OF ATTORNEY, jointly, severally or individually, and any difference or change in the measurement or numbering position, location, description, boundaries or other details of the said property for any reasons whatsoever shall not annul this General POWER OF ATTORNEY and this POWER OF ATTORNEY shall be applicable with such changes or difference as may occur from time to time.

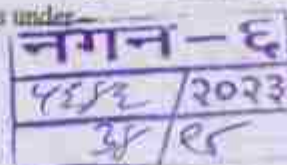
- 17) Notwithstanding anything contrary contained herein, the EXECUTANT's liability under this POWER OF ATTORNEY is limited to the extent of the property described hereunder. In no circumstances such liability will enhance beyond the said property. Any act, deed or thing including mortgage, sale etc., done or performed by the ATTORNEY on behalf of the EXECUTANT as POWER OF ATTORNEY shall be limited to the extent of said property only.

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of land bearing plot No. 4 admeasuring 1410.275 Sq. m., plot No. 5 admeasuring 1499.625 Sq. m. and plot No. 6 admeasuring 1484.200 Sq. m. having total area of 4394.100 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza - Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District - Nagpur. The said property is bounded as under



4



PLOT No. 04

TO THE EAST :- ROAD
TO THE WEST :- PLOT No. 09
TO THE NORTH :- OTHER LAYOUT
TO THE SOUTH :- PLOT No. 05

PLOT No. 05

TO THE EAST :- ROAD
TO THE WEST :- PLOT No. 08
TO THE NORTH :- PLOT No. 04
TO THE SOUTH :- PLOT No. 06

PLOT No. 06

TO THE EAST :- ROAD
TO THE WEST :- PLOT No. 07
TO THE NORTH :- PLOT No. 05
TO THE SOUTH :- ROAD

IN WITNESS WHEREOF THIS POWER OF ATTORNEY SIGNED, EXECUTED AND DELIVERED BY THE WITHIN NAMED EXECUTANT at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

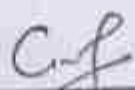
WITNESSES -

Adm.
Sunny
Sharma 1. 



2. 
Pankaj R. Dhawan





SHRI VINOD S/O. RAMNIVAS GARG
(THE EXECUTANT)



M/S. HARE KRISHNA BUILDERS

Represented by & jointly acting through partners -



1. 

SMT. SHRUTI W/O. PANKAJ DHAWAN

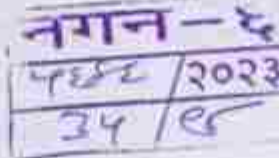
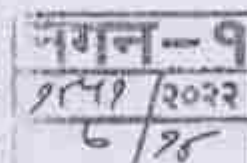


II. 

SHRI KULDEEP S/O. SUBHASH MALHOTRA
(THE ATTORNEY)



Drafted as per the instructions & documents of parties.
OM HARIRAMANI, JAYESH HARIRAMANI
ADVOCATES
"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 440 001.
Ph. 9326444422, 9325557700,
Mo. 9373107039,
E-Mail: adv.om_hariramani@rediffmail.com



गन-१
 ४ १९५१ २२
 ४/१४



नगन-६
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48E	2023
3E	EF

निर्माण-९
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१०/१५

3477264

09/03/2022

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सूची क्र.2

पुष्पम निर्बंधक : दु.मि. नागपूर :

घसत क्रमांक : 3477/2021

मोदणी :

Regn:03m

गावाचे नाव : टाकळी (शिगाबाई)

(1) भिलोखाय प्रकार	दिक्खी करारनामा
(2) मोबदला	57622000
(3) बाजार/विभाजित/पट्टा/कायदा/बाबतितपट्टाकार आकारणी देतो की पट्टाकार ते समुदा करणे	60902226
(4) भू.मापन पोर्टल/सिटी व सरकारी/अस्तित्वात	1) पारितोषेचे नाव: नागपूर म. न. पा. इतर वर्णन : इतर माहिती: इतर माहिती: मौजा शिगाबाई टाकळी, सिटी सर्वे नं. 41, शिट नं. 31 मधील खसरा नंबर 25 मधील प्लॉट नं. 4, 5 व 6 याची (1410.275 + 1499.625 + 1484.200) आयटम नं. 46, 564/31, दर 13860/-, एकूण आराजी 4394.100 चौ. मी. कॉपी हाउस नं. 516/ई/4+5+6, ईडेक्स नं. 061053089 गोरेवाडा स्थित: व इतर माहिती वरील दस्तावेज प्रमाणे (C.T.S. Number : 41 :)
(5) क्षेत्रफळ	4394.100 चौ. मीटर
(6) आकारणी किंवा चुकी देण्यात असेल किंवा	
(7) दस्तावेज करून देण. पा/विभुन ठेवण. या पद्धतीने नाव किंवा दिवाणी न्यायालयात हुजुमनामा किंवा आदेश अस्तित्वात, प्रतिक्रिया नाव व पत्ता	1): नाव: विनोद रामनिवास गार्ग. वय: 65 पत्ता: फ्लॉट नं. भाळा नं. इमारतीचे नाव: ब्लॉक नं. रोड नं. 1101/1102, रामचंवरम अपार्टमेंट, ई. सी. टी. सी. टॉवर लेन, वाडर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400028 पॅन नं.: AADOPG8195H
(8) दस्तावेज करून देण. या पद्धतीने नाव किंवा दिवाणी न्यायालयात हुजुमनामा किंवा आदेश अस्तित्वात, प्रतिक्रिया नाव व पत्ता	1): नाव: मेसर्स हरे कृष्ण बिस्तरर्स तर्फे भगीदास श्रीमती सुनी पंजाब घाटन. वय: 32, पत्ता: फ्लॉट नं. भाळा नं. इमारतीचे नाव: ब्लॉक नं. रोड नं. 5, दगात कंधाळेंड राज नगर घाटोल रोड नागपूर, महाराष्ट्र, नागपूर. पिन कोड: 440013 पॅन नं.: AAUFK763HJ 2): नाव: मेसर्स हरे कृष्ण बिस्तरर्स तर्फे भगीदास श्री कृष्णदास सुभाष मळोजा. वय: 39, पत्ता: फ्लॉट नं. भाळा नं. इमारतीचे नाव: ब्लॉक नं. रोड नं. 1052, जसवंत दुली माल व्या समोर, बुद्ध नगर, इंदोरा चौक, नागपूर, महाराष्ट्र, नागपूर. पिन कोड: 440017 पॅन नं.: AAUFK763HJ
(9) दस्तावेज करून दिव्यात दिव्यांक	31/03/2021
(10) दस्तावेज मोदणी केवळ दिव्यांक	09/06/2021
(11) अनुक्रमिक खंड व पृष्ठ	3477/2021
(12) बाजार/विभाजित/पट्टा/कायदा/बाबतितपट्टाकार मोदणी शुल्क	2440000
(13) बाजार/विभाजित/पट्टा/कायदा/बाबतितपट्टाकार मोदणी शुल्क	30000
(14) रोरा	
मुद्रांकमासाठी दिव्यात पेटलेला स्पर्शीत:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुषंग:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Area as per the Annual Statement of Rates published under the Maharashtra's Stamp (Determination of True Market Value of Property) Rules, 1995.

नगन-9
8 9549/2022
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नगन-9
4549/2023
39/95



नमन-१
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१२ १८



नमन-२
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१० ६६



माझे आधार, माझी ओळख

भारतीय निवृत्तिन पत्रकार संस्थान
INDIAN RETIREMENT JOURNALISTS ASSOCIATION

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Lanka, Dharampur, Nagpur
440015

ANOPV5847J

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



माझी ओळख माझे
Permanent Account Number Card
ANOPV5847J



माझी ओळख माझे
Permanent Account Number Card
ANOPV5847J



8112 2741 4001

मेरा आधार, मेरी पहचान



शुद्धि संकाय संख्या
Shruti Purusaj Chawhan
जन्म तिथि / DOB: 07/12/1906
लिंग / GENDER

4803 8524 2827

आम माझी का अधिकार



भारत सरकार
GOVT. OF INDIA

माझी ओळख
Kuldeo Mailhota
जन्म तिथि / DOB: 25/03/1979
लिंग / GENDER



6999 0415 8922

माझे आधार, माझी ओळख



भारत सरकार
GOVT. OF INDIA



माझी ओळख
Vijay Kumar Singh
जन्म तिथि / DOB: 05/06/1988
लिंग / GENDER



2595 9349 6431

आधार - सामान्य माणसाचा अधिकार



ADVOCATE
Bar Council of
Maharashtra & Co.
HIGH COURT, BOMBAY



NAME: CHANDRA SUNDAR PRADDEEP
RESIDENCE: 142 SHUBH DASH MADHUR
Roll No: 1041087/2015
Enrolled On: 16-06-2015
Date of Birth: 16-06-1986
147834 80000002405

Handwritten signature

गिन-९
CHANDRA SUNDAR PRADDEEP
21/07/2023
73/25



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नगन-६
4138E/2023
57/25



४ नगन-१
 १८५१/२०२२
 १६/१८



नगन-६
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284/1551

સમજાવતી 38 માર્ચ 2022 2:55 મ.વે.

સરકારી પોલીસ સ્ટેશન-1

સમજાવતી 38 માર્ચ 2022 2:55 મ.વે.

સરકારી પોલીસ સ્ટેશન-1/1851/2022

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સરકારી પોલીસ સ્ટેશન-1/1851/2022

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સરકારી પોલીસ સ્ટેશન-1/1851/2022

સરકારી પોલીસ સ્ટેશન-1/1851/2022

સરકારી પોલીસ સ્ટેશન-1/1851/2022



સરકારી પોલીસ સ્ટેશન-1/1851/2022

સરકારી પોલીસ સ્ટેશન-1/1851/2022



बसुहासा प्रकाश, गोपीबन्धु, श्रीम. श्रीदत्तजी

Abstract

-

सह दुय्यम निबंधक, वर्ग-३,
भागपुर साह्य सं. ५

आशीर्वाद प्राप्त करने के लिए विभिन्न मठों में जाकर पूजा-पाठ कराया जाता है।

ଆଧ୍ୟାପିକ	ଅନନ୍ତପ୍ରସାଦ ତ୍ରିପାଠୀ
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Page 5 of 5
Printed on: 08/03/2022 02:58:48 PM
Page 5 of 5

सह मुख्य निबंधक, वर्ग-२
Paymaster General

8 नवराय मुकाब
47 नवरी नौदला
प्रमाणित करणुला देत नि.
या दफ्तारा देत 25 फेब. 2008
[Signature]

सह-दृष्टान्त निर्वाहक वर्ष-२

Sl.	Purchaser	Type	Verification no	Vendor	GRN/Invoice	Amount	Used At	Invoice Number	Defect Date
1	SHRUTI DHAWAN	eChallan	083022030513805	MH01410059262122E		500.00	SD	00088809991202122	08/03/2022
2	SHRUTI DHAWAN	eChallan	4642/2023	MH01410059262122E		100	RF	00088809991202122	08/03/2022
3		DHC		0803202204064		380	RF	0803202204064D	08/03/2022

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

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घोषणा !

मी Shruti P. Onkar या द्वारे घोषित केली, मुख्य निबंधक - 6
Lawyer Shruti P. Onkar या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे Vinod Garg व इतर तर्फे यांनी दिनांक 21/8/2023 (19/8/23) रोजी मला
दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला
आहे/निष्पादीत करून कबुली जबाब दिला आहे. माझा माहिती प्रमाणे सदर
कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा
कुलमुख्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्याद झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर चे कथन
घुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र
राहीन. याची मला जाणीव आहे.

दिनांक 21/8/2023

Shruti
कुलमुख्यारपत्र धारकाचे नांव
व सही

नगन-६
५६६ / २०२३
४६ / २५



नगन-६
५५६ २०२३
५५





CHALLAN
MTR Form Number-8



GDN		MKT37884C002YJZT		BARCODE		A T M K E R H O U S E I N B L O C K A D J U S T M E N T A T M K E R H O U S E I N B L O C K A D J U S T M E N T		Date		28/02/2022-11:52:31		Form ID		26.1									
Department Inspector General Of Registration								Power of Attorney															
Stamp Duty																							
Type of Payment : Registration Fee								AK / TAN (If Any)															
								AN (If Application)															
Office Name NGRI_HQI SUB REGISTRAR NAGPUR 1								Full Name		SHRUTI DHAWAN													
Location NAGPUR								Flat/Block No.		NS-09													
Year 2021-2022 One Time								Plot/Block No.		NS-09													
Account Head Details				Amount In Rs.				Premises/BUILDING															
0030046401 Stamp Duty				500.00				Road/Street		ZINASABA TALAJ													
0030003301 Registration Fee				500.00				Area/Locality		NAGPUR													
								Town/City/District															
								PIN				4		4		0		0		3		0	
								Remarks (If Any)															
								Second Party former SHRUTI DHAWAN-															
Total				500.00				Amount In Words		Six Hundred Rupees Only													
Payment Details BANK OF MAHARASHTRA								FOR USE IN RECEIVING BANK															
Cheque/DD Details								Bank City		Ref. No.		02300042052032888593		220500001289									
Cheque/DD No.								Bank Date		RBI Date		28/02/2022-11:55:22		Not Verified with RBI									
Name of Bank								Name Branch		BANK OF MAHARASHTRA													
Name of Branch								Serial No., Date		Not Verified with Serial													
Department ID																							

Department 20

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यह चालान केवल दस्तावेज के पंजीकरण के लिए उप-रजिस्ट्रार कार्यालय में ही मान्य है। अनपंजीकृत दस्तावेज के लिए यह चालान मान्य नहीं है।

Mobile No. 0373107035

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Figure 10.19

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IRREVOCABLE GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS OF IRREVOCABLE GENERAL
POWER OF ATTORNEY EXECUTED AT NAGPUR ON THIS 4th DAY OF
March, 2022, PURSUANT TO AGREEMENT FOR SALE REGISTERED AT
SERIAL/REGISTRATION No. 5886/2021 DATED 18/09/2021 BEFORE THE SUB -
REGISTRAR, NAGPUR - 6, THAT,

SHRI ASHOK W/O. DEORAOJI GIRHE
[PAN - ACBPG0640F, AADHAAR No. 6464 9130 0340]

Aged about 56 years, Occupation - Business,
R/o. Gorewada Road, Borgaon, Nagpur - 440 013.

Hereinafter referred to and called the 'EXECUTANT' does hereby through this
GENERAL POWER OF ATTORNEY executed at Nagpur constitute, nominate,
appoint, authorize and empower,

M/S. HARE KRISHNA BUILDERS

Represented by & jointly acting through partners -

I. **SMT. SHRUTI W/O. PANKAJ DHAWAN**

Aged about 32 Years, Occupation - Business,
R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur - 440013.

II. **SHRI KULDEEP S/O. SUBHASH MALHOTRA**

Aged about 39 years, Occupation - Business,
R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar,
Indora Chowk, Nagpur - 440 017.

Hereinafter referred to and called as the 'ATTORNEY',
as his true and lawful ATTORNEY.



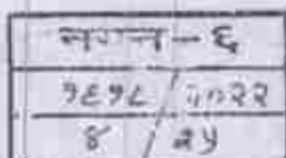
WHEREAS; the EXECUTANT is the sole and absolute owner of ALL THAT
piece and parcel of land comprising of plot No. 08 admeasuring 1494.360 Sq. m. and
plot No. 09 admeasuring 1676.4280 Sq. m. having total area of 3170.788 Sq. m.
(34130.340 Sq. Ft.) in the layout known as "MANE LAYOUT" along with all rights,
share and interest in open spaces, amenities etc. out of khasra No. 25, city survey No.
41, Sheet No. 31, of Mouza - Zingabal Takli, within the limits of Nagpur Municipal
Corporation and Nagpur Improvement Trust, Tahsil and District - Nagpur.

AND WHEREAS; the EXECUTANT has entered in an agreement for sale of
the said property in favour of M/S. HARE KRISHNA BUILDERS Represented by &
jointly acting through partners - I. SMT. SHRUTI W/O. PANKAJ DHAWAN & SHRI

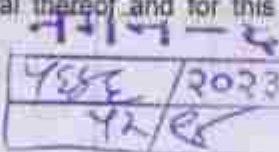


KULDEEP S/O. SUBHASH MALHOTRA, the ATTORNEY herein, which is duly registered in the office of Sub – Registrar, Nagpur – 6, bearing serial/registration No. 5888/2021 dated 16/09/2021, upon payment of full stamp duty and registration fee of conveyance as per law and full settled amount has been paid by the said purchaser as mentioned in the agreement for sale. The sale deed is not executed, therefore, the EXECUTANT has also agreed to execute this irrevocable General POWER OF ATTORNEY, accordingly, through this irrevocable General POWER OF ATTORNEY, the EXECUTANT constitute, nominate, appoint, authorize and empower the aforesaid ATTORNEY, through its partners jointly, severally or individually, to do or execute or cause to be done or executed lawfully the following acts or deeds including the acts and deeds incidental or ancillary thereto for and on her behalf jointly, severally or individually. That is to say,

- 1) To start and complete the construction work of proposed multi-storied building, and execute the entire scheme.
- 2) To prepare & sign any design, drawings, plans, revised/re-revised plans etc. through any architect, engineer or other experts for the purpose of construction work of proposed multi-storied building and to get the same sanctioned or approved from N.I.T./NMC or other concerned public authorities.
- 3) To appear and attend any Governmental or Public Authority including office of the Collector, Nazul, City Survey, S.D.O., U.L.C., Sub-Registrars, Nagpur Improvement Trust, Nagpur Municipal Corporation, Towns Planning, Fire department or any other Office and in relation to property in question, to execute any deed, application or document, make statements, apply for sanction of or approval for any building plan, revised or re-revised plan or impounding or compounding or to apply for mutation of property, deletion, addition of names, apply for any No Objection Certificate or any other kind of permission or clearance or for cancellation of NOC for the purpose of execution any deed or document, apply for lease and to execute the required deeds, documents, applications, drawings, plans, indemnity bonds, agreements, undertakings, affidavits, forms etc. or other documents as the ATTORNEY deems fit. The ATTORNEY is also authorized and empowered to acquire or purchase development rights from any party for using/loading the same in construction on the said plot in the name of EXECUTANT and further sell the development rights by executing required deeds of documents in the name of EXECUTANT.
- 4) To apply before any Governmental or Public Agency for regularization of the said property or for lease including renewal thereof and for this purpose to do all



2



required acts and execute all required deeds or applications or forms including the acts of depositing any such required sums for the said purpose.

- 5) To apply before Maharashtra State Electricity Board and Water Work or any other Concerned Department for transfer of Electricity Meter and Water Meter or to apply for New Electricity Connection or Water Connection of any type, and for this purpose to execute any deeds, forms, affidavits before any Magistrate or Authority as the ATTORNEY deems fit.
- 6) To appear, and attend the office of Nagpur Improvement Trust, Nagpur Municipal Corporation, Tahsilder, Collector, Sub-Divisional Officer, or any other Concerned Department, and apply for mutation of the property, NOC for transfer or conveyance of the property, tax purpose, obtain any permission or clearance or raise any objection as to excessive taxes or to obtain the compensation against acquisitions or apply for any clearance and license or lease for the use and occupation of said land in any way so as to suit the said property to the said ATTORNEY for this purpose, if required, to pay the necessary fees and charges to any such department.
- 7) To book the flats/apartments with undivided share in land or otherwise in favour of any prospective buyer/s, and further to settle, negotiate and receive the consideration amount from any such prospective buyer/s in any manner and issue valid discharge against the same as the ATTORNEY deems fit. The ATTORNEY is empowered to cancel the booking or agreement of any buyer/s for any reasons, however, the ATTORNEY shall not deal with or enter into any transaction with respect to the 13 flats of 2 BHK type to be allotted and given to the vendor/land owner/EXECUTANT bearing flat No. 101, 102, 106 admeasuring about 83.612 to 92.902 Sq. m. super built-up area at First floor of building and flats No. 201, 202 and 206 admeasuring about 83.612 to 92.902 Sq. m. super built-up area at the Second Floor of building to be constructed on the plot no. 8 and flat No. 101, 104, 105 and 108 admeasuring about 83.612 to 92.902 Sq. m. super built-up area at first floor and flat no. 201, 204 and 205 admeasuring about 83.612 to 92.902 Sq. m. super built-up area at second floor of building to be constructed on the plot No. 9, in terms of above referred agreement.
- 8) To dispose of or transfer the above said property or any part thereof in terms of above referred agreement with R.C.C. structure or otherwise fully or partly by way of sale, agreement, gift or otherwise in favour of any person/s including himself and deliver the possession to and in favour of any prospective buyer/s as the ATTORNEY deems fit and for this purpose, to enter into any agreement or transactions, including any kind of compromise or Arbitration etc. with any person

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or persons and to sign or execute the required conveyance deed/s or sale deeds on behalf of the EXECUTANT in favour of said M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners – i. SMT. SHRUTI W/O PANKAJ DHAWAN IL SHRI KULDEEP S/O. SUBHASH MALHOTRA, or any of his/its nominee/s including agreements for sale, apartment deeds, declaration deed/s, sale deed/s, lease deeds, correction deed/s cancellation deed/s, consent deeds, settlement deeds etc. and if required or desired to get the said agreement, deeds or transactions registered before Notary, Registrar or any other Authority by presenting the required conveyance deed/s before any such authority and to admit the execution thereof and complete the registration process in all respect. The ATTORNEY shall be free and entitled to register the sale deed of the said plot in favour of M/S. HARE KRISHNA BUILDERS or any of its nominee/s.

- 9) To mortgage or pledge the above said property, with any Bank or Financial Institution or any other person for the purpose of rising loans or Financial Assistance for any purpose. However, all such financial transactions shall be the responsibility and liability of the ATTORNEY or the prospective buyers.
- 10) To apply for supply of any kind of stamps or refund, before stamps, Collectors, Treasury Officer or before any other concerned Department and to receive the same and this purpose to execute the required deeds or applications or forms etc.
- 11) To pay or deposit any quantum of sums to any Governmental or private Agency for any purpose such as fees, duty, fine, charges etc., in relation to above said property. Similarly, the ATTORNEY is empowered to receive, collect any refund etc. from any authority or to collect any deed or document whether original or certified copies thereof from any authority or department.
- 12) To apply before any Department for Certificate or Clearance for the purpose of Transfer of above said property in any way she desires or for any other purpose.
- 13) To let out the above said property or any part of it to any person of his choice on any quantum of rent and to receive the rent from such tenants.
- 14) To file, conduct, pursue against any person or persons or defend any legal proceedings whether Civil or criminal or Revenue including withdrawal or compounding any case or other acts before any Court, Tribunal, Authority, Forum or Officer whether having original or appellate jurisdiction and for this purpose to appoint any Vakil, Mukhtar, Pleader or Advocate and to sign or execute any deeds, applications, plaints, appeals, review, revision applications, written

नगन-६	
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statements, replies, writ petitions or any other kinds of documents on affidavit or solemn affirmation before any court or authority and if required to swear before any such court or authority and depose before it or lead, adduce or produce any evidence whether documentary or oral.

- 15) To represent the EXECUTANT in or before any authority, court, forum, court, officer etc. by signature or otherwise and execute such deeds and do such acts of all kinds as the ATTORNEY deems fit including oral statements.

- 16) AND GENERALLY, to do any act or deed which act or deed which act or deed can be done by the EXECUTANT in relation to the said property as respective owner/s thereof. The ATTORNEY is empowered to do all or any of the above said acts and to achieve the above said objects to do any incidental acts in relation to schedule property on behalf of the EXECUTANT as he deems fit. The ATTORNEY is empowered to do all or any of the above said acts and substitute/s himself with any person/s for all any of the rights conferred upon him and to delegate all or any of the powers conferred hereunder. The EXECUTANT undertake to confirm and ratify all such acts and deeds done or executed by the said ATTORNEY, and all such acts or deeds shall be binding to the EXECUTANT as well as its/their respective heirs, legal representatives, successors, assigns etc. as done or executed by the EXECUTANT personally. The property in question is acquired by the M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, for floating a Flat scheme and M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, has paid the full consideration amount, as such the interest of M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA is created. Therefore, the provisions of Section 202 of Indian Contract Act shall apply and the EXECUTANT shall not revoke this POWER OF ATTORNEY or withdraw any powers fully or partly at any point of time and the same shall be irrevocable. The EXECUTANT further assures, agree and undertake that in case the EXECUTANT or the said ATTORNEY being incapable for acting because of death or any other inability, their heirs shall be liable to execute a fresh POWER OF ATTORNEY at the instructions of said M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners - I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, and the EXECUTANT or any person by virtue of the above referred agreement. The EXECUTANT shall never do any acts or deeds affecting the rights and interest of

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नगन-६
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M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners – I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA, in any manner whatsoever. The EXECUTANT shall never revoke this POWER OF ATTORNEY at any point of time for any reasons what so ever and it shall be irrevocable. The EXECUTANT makes it clear that M/S. HARE KRISHNA BUILDERS Represented by & jointly acting through partners – I. SMT. SHRUTI W/O PANKAJ DHAWAN II. SHRI KULDEEP S/O. SUBHASH MALHOTRA shall be free and entitled to act as per this POWER OF ATTORNEY, jointly, severally or individually, and any difference or change in the measurement or numbering position, location, description, boundaries or other details of the said property for any reasons whatsoever shall not annul this General POWER OF ATTORNEY and this POWER OF ATTORNEY shall be applicable with such changes or difference as may occur from time to time.

- 17) Notwithstanding anything contrary contained herein, the EXECUTANT's liability under this POWER OF ATTORNEY is limited to the extent of the property described 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 ATTORNEY on behalf of the EXECUTANT as POWER OF ATTORNEY shall be limited to the extent of said property only.

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of land comprising of plot No. 08 admeasuring 1494.360 Sq. m. and plot No. 09 admeasuring 1676.4260 Sq. m. having total area of 3170.786 Sq. m. (34130.340 Sq. Ft.) in the layout known as "MANE LAYOUT" out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur. The said property is jointly bounded as under –

PLOT No. 08

TO THE EAST	-->	PLOT No. 05
TO THE WEST	-->	ROAD
TO THE NORTH	-->	PLOT No. 09
TO THE SOUTH	-->	PLOT No. 07

PLOT No. 09

TO THE EAST	-->	PLOT No. 04
TO THE WEST	-->	ROAD
TO THE NORTH	-->	OPEN SPACE
TO THE SOUTH	-->	PLOT No. 08

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IN WITNESS WHEREOF THIS POWER OF ATTORNEY SIGNED, EXECUTED
AND DELIVERED BY THE WITHIN NAMED EXECUTANT at Nagpur in the presence
of the following attesting witnesses signing as such on the day, month and year first
above mentioned.

WITNESSES -



[Signature]

SHRI ASHOK W/O. DEORAOJI GIRHE
(THE EXECUTANT)



M/S. HARE KRISHNA BUILDERS

Represented by & jointly acting through partners -



I. *[Signature]*

SMT. SHRUTI W/O. PANKAJ DHAWAN

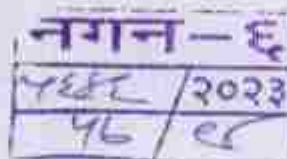
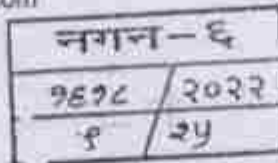


II. *[Signature]*

SHRI KULDEEP S/O. SUBHASH MALHOTRA
(THE ATTORNEY)



Drafted as per the instructions & documents of parties.
OM HARIRAMANI, JAYESH HARIRAMANI
ADVOCATES
"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 440 001.
Ph. 9326444422, 9325557700,
Mo. 9373107039,
E-Mail: adv.om_hariramani@rediffmail.com



नगन-६	
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मालमत्ता पत्रक

प्रतिभाषिका	-
संस्कृत भाषा	-
वर्ष: १९९९	-
पृष्ठ संख्या	-
इस सं. भाग	-
जल सं. भाग	-

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Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Lot/Service)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.8.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1093 dated 2.4.2003.

Permit No. : AEOD/747

Dated : 21/4/2016

Case No. : 20071020101

Layout No. :

Name of Applicant / Plot Holder	ASHOK DEVRAJJI GIRHE		
Address	GOREWADA ROAD BORGACH NAGPUR-43		
Application No. & Date	Application No.10004897 dt. Oct 28,2007		
Mouza & Khassra	Zingabai Takli-25		
Name of Layout	Malki Makbuja		
Plot Number	8		
Plot	As per Sale Deed	1,494,3600 (Sq.m)	
Area	Regularised Area	1,494,3600 (Sq.m)	
Built up Area Regularised	(Sq.m)		
User for which the plot is regularised.	Residential		
Plot Area to be surrendered to NIT	.0000 (Sq.m)		
Area of Construction to be demolished	(Sq.m)		

Details of Development Charges/Final Amount paid in Cash/Charged to D.D. 04-01-2016
 Rs 100000.0001-4897-2016
 Rs 250782.6005-OCT-2007
 Rs 1000.00

नगर - ६	
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Schematic Plot

Reference :-

- 1) Plot boundary Shown Thick
- 2) Area Surrendered to N.I.T. For Road Widening

DIMENSIONS OF PLOT IN METERS :-

AB	25.200	MT.
BC	59.300	MT.
CD	25.300	MT.
DA	59.300	MT.

नगर - ६	
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PLOT AREA AS PER SALEDEED	1494.3600	Sq. M.
Deduct AREA FOR M. TANGENT		Sq. M.
Deduct AREA UNDER ROAD WIDENING		Sq. M.
NET AREA REGULARIZED	1494.360	Sq. M.

नगर - ६	
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अर्थात् दिनांक १२.२००१ मधील कायद्याने जाहील व प्रत्यक्षीय कायद्याने जाहील पुरावाय पुढा व हात

हे नियमितकरण खालील अटी व शर्तीवर करण्यात येत आहे.

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Figure 4(a)



Building Engineer (NORTH)
Nagpur Improvement Trust

Copy to:

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

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Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Put/Land)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, 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. 6/1003 dated 2.4.2003.

Permit No. : BE(N)/821

Dated : 30/4/2016
Layout No. :

Case No. : 20071029159

Name of Applicant / Plot Holder	ASHOK DEVWADI GIRHE		
Address	DORAWADA ROAD BORDACH NAGPUR		
Application No. & Date	Application No.10004898 dt. Oct 20,2007		
Mouza & Khassra	Zingabai Takli-25		
Name of Layout	Malki Malkuja		
Plot Number	8		
Plot Area as per Sale Deed	1,883.2060 (Sq.m)	Details of Development Charges/Plot Amount paid in Cash/Chaque/D.D. (DD-DEC-2015) Rs 22175331.9021 AMM-2015 Rs 288024.0030 OCT-2007 Rs 1000.00	
Area Regularised	1,676.4260 (Sq.m)		
Built up Area Regularised	.0000 (Sq.m)		
Use for which the plot is regularised.	Residential		
Plot Area to be surrendered to NIT	188.7800 (Sq.m)		
Area of Construction to be demolished	(Sq.m)		

Schematic Plan

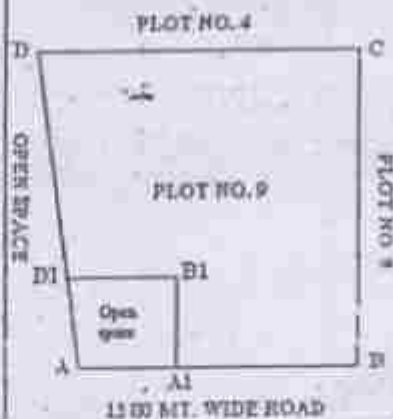
Reference :-

1) Plot Boundary Shown Thus

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

DIMENSIONS OF PLOT IN METERS :-

AB	31.030	HL
BC	59.300	HL
CD	31.010	HL
DA	.000	HL
AA1	12.45	MI
A1B1	12.45	MI
B1D1	12.454	MI
D1A	0.00	MI



PLOT AREA AS PER SALEDEED	1883.2060 Sq. M.
DEDUCT AREA FOR M. TANGENT	Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	Sq. M.
NET AREA REGULARIZED	1676.426 Sq. M.

नगन-६

१६७८/२०२३

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नगन-६

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Note: Generated Through eSearch Module. For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 6

दस्ता क्रमांक : 5886/2021

नौदणी :

Regn:83m

गावाचे नाव : टाकी झिंगा (२)

(1) वित्तिकाचा प्रकार	विक्री करारनामा
(2) मोबदला	14000000
(3) बाजारभाव/भाडेपट्टाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	43948000
(4) भू.मापन, फोटोहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-नागपूर 1.2 इतर वर्णन : इ. टाकली, सिटी सर्वे नं. 41, प्लॉट 31, खसरा नं. 25, 8 यांची आराजी 1494.34 च. मी. व प्लॉट नं. 9 मी. एकूण आराजी 3170.36 च. मी. व नागपूर सु. व जिला नागपूर व इतर मा. ती ल दस्तावेज ((C.T.S. Number : 41 ;
(5) क्षेत्रफळ	3170.786 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/तिहुन ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- श्री अजोब देवरावजी नि.हे. . वय:-56 पत्ता:- प्लॉट नं. . माळा नं. . इमारतीचे नाव:- ब्लॉक नं. 9326444422, रोड नं. गोरवाडा रोड, बोरागाव, नागपूर, महाराष्ट्र, NAGPUR. पिन कोड:-440013 फॅन नं:-ACBPG0640F
(8) दस्तऐवज करून देणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मे. हरे कृष्ण विल्डर्स वर्क भागीदार सीमती बुती प्रकाश धवन . वय:-32, पत्ता:- प्लॉट नं. . माळा नं. . इमारतीचे नाव:- ब्लॉक नं. 8087187463, रोड नं. 5, दस्तक कम्पाउंड, राज नगर, काटोल रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440013 फॅन नं:-AAUFK7638J 2) नाव:- मे. हरे कृष्ण विल्डर्स वर्क भागीदार श्री कृष्णदीप सुभाष मल्होत्रा . वय:-39, पत्ता:- प्लॉट नं. . माळा नं. . इमारतीचे नाव:- ब्लॉक नं. 9518931574, रोड नं. 1052, बुद्धा नगर, इंदोरा चौक, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440017 फॅन नं:-AAUFK7638J
(9) दस्तऐवज करून दिल्याचा दिनांक	14/09/2021
(10) दस्त नौदणी केल्याचा दिनांक	16/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5886/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2637000
(13) बाजारभावाप्रमाणे नौदणी शुल्क	30000
(14) फेर	
मुल्यमापनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निषेधित अनुच्छेद:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

नगन-६

9896/2022

98/24



नगन-६	
१६१८	२०२२
१८	२५



नगन-६	
५६४६	२०२३
६६	६८



17/11/22

पराङ्ग आधार, नगरपालिका

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: अनुराग कुमार, पति: न. र. शर्मा
पता: १०१, १०१, १०१, १०१
१०१, १०१, १०१, १०१
१०१, १०१, १०१, १०१

Address:
Vidya Nagar, Flat No. 3
Dwarka Apartment,
Dwarka, Near Wazirpur
Metro, New Delhi, 110028
440510

आधार कार्ड

आधार कार्ड

आधार कार्ड विभाग
HELIX TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



आधार कार्ड संख्या: ANUP7887J

आधार कार्ड संख्या: ANUP7887J

आधार कार्ड संख्या: ANUP7887J

आधार कार्ड संख्या: ANUP7887J

8112 2741 4001

मेरा आधार, मेरी पहचान



आधार कार्ड संख्या: ANUP7887J
आधार कार्ड संख्या: ANUP7887J
आधार कार्ड संख्या: ANUP7887J

१. ११/११/२०२२

२. आधार कार्ड अधिकारी

Handwritten signature



आधार कार्ड संख्या: 25/01/1979
पुरुष / MALE

6999 0415 8922

माझे आधार, माझी ओळख

Handwritten signature

ADVOCATE
The Council of
Maharashtra & Co
HIGH COURT, BOMBAY

Name: SHARAD SUNNY RADEEP
Residence: NAGRI, Old NAGPUR
Date of Birth: 15-08-1975
Date of Birth: 15-08-1975
Date of Birth: 15-08-1975

15-08-1975 60000052400

CLERKMAN



आधार कार्ड संख्या: 10/06/1984
पुरुष / MALE

6464 9130 0340

सामान्य मापताचा अधिकार

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Handwritten signature

नगर-६	
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नगर-६	
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महाराष्ट्र शासन
महानगरपालिका

पत्ता :
S/O Ghorwadi Gate, NEAR
ANNA TRADING CO., PLOT
NO. 40 BOHSAON CHOWK
ODREWADA ROAD, Kulkarni
S.O, Nagpur, Maharashtra,
440013

Address:
S/O Ghorwadi Gate, NEAR
ANNA TRADING CO., PLOT
NO. 40 BOHSAON CHOWK
ODREWADA ROAD, Kulkarni
S.O, Nagpur, Maharashtra,
440013



1800 300 1847 help@mah.nagar.nic.in 1800 300 1847 help@mah.nagar.nic.in 1800 300 1847 help@mah.nagar.nic.in



महाराष्ट्र शासन
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S.O, Nagpur, Maharashtra,
440013

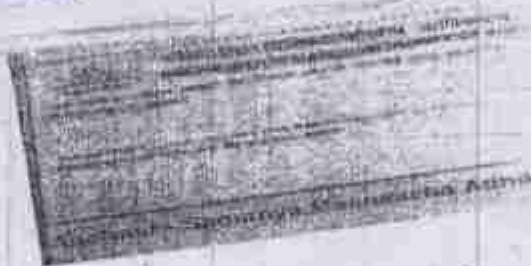
6999 0415 8922

1800 300 1847 help@mah.nagar.nic.in 1800 300 1847 help@mah.nagar.nic.in 1800 300 1847 help@mah.nagar.nic.in

नगन-६
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२०/२५



नगन-६
१९९८/२०२२
२०/२५



पत्रिका नंबर
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Document ID: Mobile No. : 937370
NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एक चालन केवल दस्तावेज पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेज के लिए अमान्य है।
Valid till: unknown

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Challen Defaced 01/24/04
 16:57:41
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 Outbound: [REDACTED]
 Location: [REDACTED]

Sr. No.	Debitment No.	Debitment Date	Amount	Debitment Amount
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2	0009814544202120	04/03/2022-17:09:43	100.00	100.00
Total Debitment Amount				200.00

नगन-६
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२९/२५



Page 4/9

नगन-५
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३९/९५



नगन-५
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६० ६८



नगन-६
९६९८/२०२२
२२/२५





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Charges
on
Stamps

Receipt of Document Handling Charges

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Receipt Date 04/03/2022

Received from manwani, Mobile number 0000000000, an amount of Rs.320 towards Document Handling Charges for the Document to be registered on Document No. 1618 dated 04/03/2022 at the Sub Registrar office Joint S.R. Naggur 6 of the District Nagpur.

DEFACED

₹ 320

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Payment Details

Bank Name MAHB

Payment Date 21/02/2022

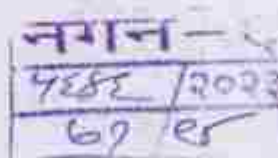
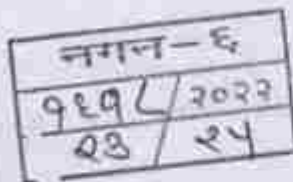
Bank CIN 1000415202202211699

REF No. 009944430

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सुप्रीमको सुझाव :—अनारख भीषण भीषण लैडो

अनु क. नवसंस्करणे वाच्य म् अथवा

1. मास विमर्श हे कुला विमर्श ही मासिका १०० रुपये
 प्रकाशित हो. ... मासाला १०० रुपये मासिकी आहे. ... १०० ...
 कलात मासिकाचे राज मास, मासिका रोड, मासिका, ...
 मासिका
 ईमेल: AAUFK7838J

Abstract

श्रीमान् श्रीमन्महोदय
 श्रीमान्
 वयः - 33
 पदस्थितिः -

संस्कृत-संज्ञा

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पैर कीड - विी
होना।

44 43
44 43



3. मातृत्व भत्ता देना का प्रयत्न करने वाले व्यक्ति के नाम :
 पति का नाम : राजेश कुमार झा, पत्नी का नाम : सुमित्रा देवी
 निवास : गौरीगढ़ रोड, बिरसा मुंडा नगर, राँची, JHARHANDHA
 मोबाइल नं.: 98765 43210

कुलसूत्र: $2n$ दिनांक
 मातृ: $2n$
 पितृ: $2n$

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मिना क.3 भी नैक 04 / 03 / 2022 05 : 19 : 14 PM

●

प्राणीय दुग्ध एवं मिश्रित कल्याण की वे दुग्धोत्पादक पशुओं द्वारा प्राप्त की जाती हैं।

अनु. ३८. लघुचरित्राणि यावत् न पन्ना

1. नाम: श्री. मनीषा कपूर
 पता: 36
 पता: दिल्ली-110004

1997

1997



संस्कृत-संज्ञा-संग्रहः



2. नाथ:पी पञ्चदश गीतान भवन,
कच:40
प्रसाद:दशमः समस्त:33, काठोम
पिन कोड:440013

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प्रमाणित करण्यात येते की, या दस्तऐवज

सिक्का क्र.4 पी वेब:04 / 03 / 2022 05 : 30 : 19 PM एका पाने आहेत

19-10-2024

NGPES

प्रमाणित किया जाता है, पृष्ठ-२

सह सुरक्षा निबंधन वर्ग-२
मासिक अंक ३३, ६

१ नवरात्रे युक्ताये
१६१८ नवरात्रे नौदत्ता

सहा. प्रमाण निबंधात वर्ग-२
भाषासुख शास्त्र, अ. १
लारीसत १९९३, भाग १, २, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००, १०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, २८४, २८५, २८६, २८७, २८८, २८९, २९०, २९१, २९२, २९३, २९४, २९५, २९६, २९७, २९८, २९९, ३००, ३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२, ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५, ३२६, ३२७, ३२८, ३२९, ३३०, ३३१, ३३२, ३३३, ३३४, ३३५, ३३६, ३३७, ३३८, ३३९, ३४०, ३४१, ३४२, ३४३, ३४४, ३४५, ३४६, ३४७, ३४८, ३४९, ३५०, ३५१, ३५२, ३५३, ३५४, ३५५, ३५६, ३५७, ३५८, ३५९, ३६०, ३६१, ३६२, ३६३, ३६४, ३६५, ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७४, ३७५, ३७६, ३७७, ३७८, ३७९, ३८०, ३८१, ३८२, ३८३, ३८४, ३८५, ३८६, ३८७, ३८८, ३८९, ३९०, ३९१, ३९२, ३९३, ३९४, ३९५, ३९६, ३९७, ३९८, ३९९, ४००, ४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२, ४१३, ४१४, ४१५, ४१६, ४१७, ४१८, ४१९, ४२०, ४२१, ४२२, ४२३, ४२४, ४२५, ४२६, ४२७, ४२८, ४२९, ४३०, ४३१, ४३२, ४३३, ४३४, ४३५, ४३६, ४३७, ४३८, ४३९, ४४०, ४४१, ४४२, ४४३, ४४४, ४४५, ४४६, ४४७, ४४८, ४४९, ४५०, ४५१, ४५२, ४५३, ४५४, ४५५, ४५६, ४५७, ४५८, ४५९, ४६०, ४६१, ४६२, ४६३, ४६४, ४६५, ४६६, ४६७, ४६८, ४६९, ४७०, ४७१, ४७२, ४७३, ४७४, ४७५, ४७६, ४७७, ४७८, ४७९, ४८०, ४८१, ४८२, ४८३, ४८४, ४८५, ४८६, ४८७, ४८८, ४८९, ४९०, ४९१, ४९२, ४९३, ४९४, ४९५, ४९६, ४९७, ४९८, ४९९, ५००, ५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२, ५१३, ५१४, ५१५, ५१६, ५१७, ५१८, ५१९, ५२०, ५२१, ५२२, ५२३, ५२४, ५२५, ५२६, ५२७, ५२८, ५२९, ५३०, ५३१, ५३२, ५३

तारीख १०.११.२०२३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRUTI CHAWAN	eChallan	02300042022022896593	MH013788462202122E	500.00	SD	0006814544202122	04/03/2022
2	SHRUTI CHAWAN	eChallan		MH013788462202122E	100	RF	0006814544202122	04/03/2022
3		DHC		2102202213610	320	RF	2102202213610D	04/03/2022
4		DHC		0403202213325	150	RF	0403202213325D	04/03/2022

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घोषणापत्र

मी Shruti P. Dhanan या द्वारे घोषित करतो की, दुय्यम निबंधक - 6
याचे कार्यालयात 2/3/2023 या दिनांकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Pignat Gishu व इतर तर्फे यांनी दिनांक 4/3/2023 (15/3/2023) रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जबाब दिला आहे. माझा माहिती प्रमाणे सदर कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मय्यत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर घे कथन घुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक : 2/3/2023

Shruti P. Dhanan

कुलमुख्यारपत्र धारकाचे नाव

व सही

नगन-६
५४६ २०२३
६४ ६८



✓ नगन-१
४९२/२०२२
२/१६



नगन-
५६६/२०२३
६६/१५



SPECIAL POWER OF
ATTORNEY FOR ADMISSION

(for registration & fee document on)
BE IT KNOWN TO ALL MY SUCCESSORS

I. SHRI KULDEEP S/O. SUBHAS MAITRA

Aged about 41 years, Occupation – Business,

R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar,
Indora Chowk, Nagpur – 440 017.

II. SMT. SHRUTI W/O. PANKAJ DHAWAN

Aged about 33 years, Occupation – Business,

R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013.

All partners of M/S. HARE KRISHNA BUILDERS

Hereinafter referred to and called the "EXECUTANTS"

Do hereby this **SPECIAL POWER OF ATTORNEY**

constitute, nominate, appoint, authorize and empower

1. SHRI PANKAJ S/O. LATE ROSHAN DHAWAN

Aged about 40 Years, Occupation – Business,

R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur-440013.

2. SHRI KULDEEP S/O. SUBHASH MALHOTRA

Aged about 41 years, Occupation – Business,

R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar,
Indora Chowk, Nagpur – 440 017.

3. SHRI VIKAS S/O. RAMESH GAYKI

Aged about 35 years, Occupation – Service,

R/o. H. No. 479, Laiganj, Nagpur – 440 002.

4. SHRI SUNNY S/O. PRADEEP SHARMA

Aged about 34 years, Occupation – Advocate,

R/o. 27A, Mecosabagh, Nagpur – 440 004.

5. SHRI CHANDU S/O. BHASKARAO JANGAM

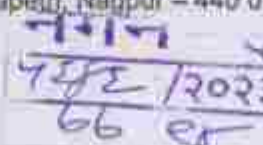
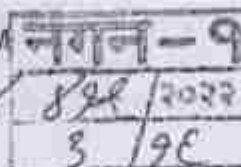
Aged about 33 years, Occupation – Service,

R/o. Borgoan, Nagpur – 440 013.

6. SHRI LOKESH S/O. SURESH PAKHALE

Aged about 24 years, Occupation – Service,

R/o. 679, Near Gajanan Cycle Stores, Tandapeth, Nagpur – 440 017.



As their true and lawful ATTORNEYS, only for the purpose of presentation of deeds/documents, admission of execution as well as completion of registration process of deeds/documents, 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; for the purpose of registration of deeds and documents executed by the EXECUTANTS relating to ALL THAT piece and parcel of land bearing plot No. 4 admeasuring 1410.275 Sq. m., plot No. 5 admeasuring 1488.625 Sq. m. and plot No. 6 admeasuring 1484.200 Sq. m., plot No. 08 admeasuring 1494.380 Sq. m. and plot No. 09 admeasuring 1676.4260 Sq. m. having total area of 7584.886 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza - Zingabal Takli, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District - Nagpur, the EXECUTANTS are required to attend the concerned Sub Registrar Office for registration, however, due to their preoccupations and engagements, it is felt very difficult for the EXECUTANTS to attend the concerned Sub-Registrar Office for completion of registration process of deeds and documents relating to the above referred property, therefore, the EXECUTANTS has executed this Special Power of Attorney in favour of the said ATTORNEYS for the purpose of registration of deed/s and does hereby appoint, nominate, constitute, authorize and empower the aforesaid ATTORNEYS to do or cause to be done all or any of the following deeds and acts for the EXECUTANTS and on their behalf, jointly or severally. That is to say -

- 1) To appear and attend the office of concerned Sub Registrar and to lodge or present the deeds and documents including agreements for sale, sale deeds, declaration deeds, confirmation deeds, consent deeds, lease deeds, agreements, correction deeds, cancellation deeds, apartments deeds, indenture of assignment deeds, deed of subrogation of mortgage rights and all other deeds or documents executed by the EXECUTANTS under her signature in any capacity for registration and to admit the execution thereof.
- 2) To present such deed/s, documents executed by either or any of the EXECUTANTS jointly or severally before the concerned registration authorities as may be required and admit execution thereof and further shall do such acts, performance as may be required for completion of registration process in all respects and to pay such charges or fee as may be required by signing before registration authorities, giving thumb impression, photograph etc. as may be required.



- 3) To sign or execute such documents, receipts, forms etc., as may be required for admission of execution & completion of registration process and to pay such charges or fee as may be required.
- 4) To receive or collect the deeds & documents from the office of the Sub-Registrar and sign the receipts or acknowledgement etc. for the same and do such other acts & deeds as may be required for completion of registration process which the EXECUTANTS could have done if present personally.

This Power of Attorney is issued by the EXECUTANTS in favour of the ATTORNEYS for presentation of deed/s and admission of execution of all deed/s executed by either or any of the EXECUTANTS jointly or severally. Either or any one of the ATTORNEYS shall be entitled to and perform as per this Power of Attorney. This Power of Attorney is only for the purpose of completion of registration process of the deeds and documents executed by the EXECUTANTS jointly or severally in any capacity.

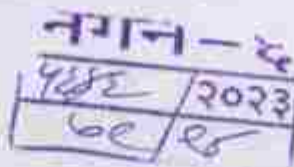
IN WITNESS WHEREOF SPECIAL GENERAL POWER OF ATTORNEY signed, sealed and delivered by the within named EXECUTANTS at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES -

SHRI DEEPA S/O SUBHASH MALHOTRA

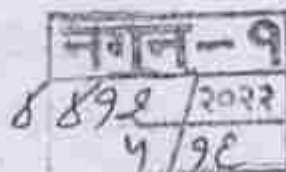


SMT. SHRUTI W/O. PANKAJ DHAWAN
Both partners of M/S. HARE KRISHNA BUILDERS
(THE EXECUTANTS)



We Accept This Special General POWER OF ATTORNEY

SHRI PANKAJ S/O. LATE ROSHAN DHAWAN





2.

SHRI KULDEEP S/O. SUBHASH MALHOTRA



3.

SHRI VIKAS S/O. RAMESH GAYKI



4.

SHRI SUNNY S/O. PRADEEP SHARMA



5.

SHRI CHANDU S/O. BHASKARAO JANGAM



6.

SHRI LOKESH S/O. SURESH PAKHALE

(THE ATTORNEYS)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI

ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,

Mangalwari, Sadar, NAGPUR - 440 001.

Ph. 9326444422, 9325557700,

Mo. 9373107039

Email: adv.om_hariramani@rediffmail.com



अर्जेंटिसम क्र. 20/22

है मुकदमा पर श्री/श्रीमती सुनील सुभाष मलहोत्रा

का 29 तबदीली का/या/से हाथ लगाने की प्रार्थना

पक्षी करील 28/11/22 कोती माझे समत आहे

कारण आहे. कारण कोळी विवरी श्री. सुनील सुभाष मलहोत्रा

का 26 तबदीली कोळी

का 25 कोळी का/या/से हाथ लगाने की प्रार्थना आहे.

दि 24/9/22

दि 24

पा. 8 1026

दि 24/9/22

सह मुख्य निर्बंधन, ईम-2

नागपुर शहर क्र. 9

नगन-9

8/9/2022

8/9/22

तबदीली क्र. 20/22 को. 2. पानापरौस

आमर ओडीवर कुलन्याही प्रकाशनी

ओतर ओड समाविष्ट नाही.

तसेच खासाडीक आवाजु आहे

नाही.

सह मुख्य निर्बंधन, ईम-2,

नागपुर शहर क्र. 9

नगन-6

7/9/2023

10/23



महाराष्ट्र शासन

मालमत्ता पत्र ७

41

जिह्वा = नासक

2015年12月25日 星期四

1992-1993: 1992-1993

एन.ए. नं. _____	दिनांक _____	प्राप्त की गई _____	प्रमाणित करने वाले _____	प्रमाणित करने वाले _____
प्रमाणित करने वाले _____	प्रमाणित करने वाले _____	प्रमाणित करने वाले _____	प्रमाणित करने वाले _____	प्रमाणित करने वाले _____

मुक्तिशिविकार	-
इकाकाया मुक्त शिविकार	-
मौ. १०००	-
इतिहास	-
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Page 1 of 2

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3/10/2022

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सूची क्र.2

दस्तावेज क्र.: दु.नि. नागपूर 1

दस्तावेज क्र.: 3477/2021

नोदणी :

Regn:63m

गावाचे नाव : टाकळी (झिंगावाडी)

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) प्रसिध्दता	57622000
(3) बाजारभावाभावेपट्ट्याजत बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते समुद्र करतो	60902226
(4) भू.मापन, पोटोडिस्स व पणवारी (अवस्थान)	1) पालिकेचे नाव: नागपूर म.न.पा. इतर वर्णन : इतर माहिती: इतर माहिती: मौजा झिंगावाडी टाकळी, सिटी सर्वे नं. 41, प्लॉट नं. 31 मधील खसरा नंबर 25 मधील प्लॉट नं. 4, 5 व 6 याची (1410.275 + 1499.625 + 1484.200) आयटम नं. 46.564/31, दर 13860/-, एकूण आराजी 4394.100 चौ. मी. कॉर्पोरेशन नं. 516/ई+5+6, ईडेक्स नं. 061053089 गोरेवाडा स्थित: व इतर माहिती घरील दस्तावेज प्रमाणे (C.T.S. Number : 41 :)
(5) क्षेत्राक	4394.100 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा-या विलेख-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तित्वात प्रतिलिपि नाव व पत्ता	1): नाव: विवेक रामनिवास रम. . वय: 65 पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. 1101/1102, रावेयवडम अपार्टमेंट, ई.सी.टी.सी टॉवर सेन, वाडर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400028 पिन नं.: ABOPG6195R
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तित्वात प्रतिलिपि नाव व पत्ता	1): नाव: मेजर हरे कृष्ण विल्हर्स हर्षे भागीदार श्रीमती जुही पंकज धवन . वय: 32; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. 5, दस्ताव कंपनीज राज नगर कॉन्टेल रोड नागपूर, महाराष्ट्र, नागपूर. पिन कोड: 440013 पिन नं.: AAUFK7638J 2): नाव: मेजर हरे कृष्ण विल्हर्स हर्षे भागीदार श्री कुलदीप सुभाष मल्होत्रा . वय: 39; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. 1052, वसंती रोड मात म्हा रामी, बुद्ध नगर, ईंदौर चौक, नागपूर, महाराष्ट्र, नागपूर. पिन कोड: 440017 पिन नं.: AAUFK7638J
(9) दस्तावेज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोदणी केल्याचा दिनांक	09/06/2021
(11) अनुक्रमिक, खंड व पृष्ठ	3477/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2440000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) नोंद	
मुद्रांकनासाठी विधायक पालेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

नगन-9

8/8/2022
R/9E

नगन-६

4/8/2023
R/9E

58862021

13/01/2022

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concern SRO office.

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.नागपूर 6

दस्ता क्रमांक : 5886/2021

नोदणी :

Regn:63m

गावाचे नाव : टाकळी (झिंगाबाई)

(1)वित्तव्याय प्रकार	विक्री करारनामा
(2)मोबदला	14000000
(3) बाजारभावाभासपट्टयाभास बाजारभासपट्टयाकार अकरणी देतो को पट्टयावर ते नमुद करावे)	43948000
(4) भू.मापन,पेटविल्ल व परतमोक्त असल्यास)	1) पालिकेचे नाव-नागपूर म.न.पा.इतर वर्णन : इतर माहिती: मौजा झिंगाबाई टाकळी,सिटी सर्वे नं. 41,प्लॉट नं. 31,खसरा नं.25,माने ते आउट मधील प्लॉट नं. 8 चाची आराजी 1494.360 चौ. मी. व प्लॉट नं. 9 चाची आराजी 1676.4260 चौ. मी.,एकूण आराजी 3170.786 मनपा व नागपूर सुधार प्राण्यास च्या हद्दीतील सह. व जिल्हा नागपूर व इतर माहिती वरील दस्तावेज प्रमाणे (C.T.S. Number : 41 :)
(5) क्षेत्रांक	3170.786 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यास असेल तेव्हा	
(7) दस्तावेज करून देना-याविहून देण्या- या पद्धतीचाच नाव किंवा दिशणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.अशोक देवराजी गि.हे . वय:-56 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : 9326444422, रोड नं. गिरिवाहा रोड, बोरगाव, नागपूर, महाराष्ट्र, MAHARASHTRA. पिन कोड:-440013 पॅन नं. : ACBPG0640F
(8)दस्तावेज करून देना-या पद्धतीचाच व किंवा दिशणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. हरे कृष्ण बिल्डर्स टर्के भागीदार बीमती सुरी पंकज धवन . वय:-32 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. 8087187463, रोड नं. 3, दत्ता कान्हाजि, राज नगर, कांदोल रोड, नागपूर महाराष्ट्र, नागपूर. पिन कोड:-440013 पॅन नं.:-AAUJFK763BJ 2): नाव:-श्री. हरे कृष्ण बिल्डर्स टर्के भागीदार श्री कुलदीप सुभाष मल्होत्रा, वय:-39 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. 9518931574, रोड नं. 1052, बुद्धा नगर, इंदोरा चौक, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440017 पॅन नं.:-AAUJFK763BJ
(9) दस्तावेज करून दिव्याचा दिनांक	14/09/2021
(10)दस्ता नोंदणी दिव्याचा दिनांक	16/09/2021
(11)अनुक्रमक,चंड व पुढ	5886/2021
(12)बाजारभावाभासपट्टयाचे मुद्रांक शुल्क	2637000
(13)बाजारभावाभासपट्टयाचे नोंदणी शुल्क	30000
(14)वैरा	
मुद्रांकभासटी विधारात घेतलेला उपवीत:-	
मुद्रांक शुल्क नमूना नं. ६ अनुच्छेद :- ५४६ / २०२३ १८ / १६	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in any clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

नगल-९

892/2021
90/96



आधार कार्ड
आधार - सामान्य माणसाचा अधिकार

अशोक सुरेश पवार
 Ashok Suresh Pawar
 जन्म तारीख / Year of Birth - 1988
 लिंग / Male

7662 1454 2481

[Signature]

आधार कार्ड
सामान्य माणसाचा अधिकार

विकास राजेंद्र पाटील
 Vikas Rajendra Patil
 जन्म तारीख / DOB - 79/10/86
 लिंग / MALE

9837 0812 7569

[Signature]

आधार कार्ड
माझे आधार, माझी ओळख

कुलदीप माहोतार
 Kuldeep Mahotar
 जन्म तारीख / DOB - 23/01/1978
 लिंग / MALE

6999 0415 8922

[Signature]

ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name: 1. DHAAT ANMOL VISHWAS
 Bar: 1. NAGPUR, Dist. NAGPUR
 B: 1. MAHESHI/2020
 I. and O: 1. 31-12-2020
 C. of Bar: 1. 26-05-1984
 U. No: 900000107352

[Signature]
 CHAIRMAN

करकर विभाग
TAX DEPARTMENT

सहायक करकर अधिकारी
 Assistant Tax Officer
 FRAPPT012N

[Signature]

ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name: 1. SHAMUN KUNHOOTRADEEP
 Bar: 1. NAGPUR, Dist. NAGPUR
 B: 1. MAHESHI/2015
 I. and O: 1. 12-06-2015
 C. of Bar: 1. 15-08-1983
 U. No: 900000107352

[Signature]
 CHAIRMAN

नगन-९
8112 2741 4081
मेरा आधार, मेरी पहचान

शुभा पंचक दाम
 Shubha Panchak Dham
 जन्म तारीख / DOB - 07/12/1988
 लिंग / FEMALE

6772 6968 5013

[Signature]

नगन-६
५४६ / २०२३
८५ / ६



[Signature]



भारतीय विमानपत्तन प्राधिकरण
AIRPORT AUTHORITY OF INDIA

पता: S/O सुहृदराव जंगम, नंजर
वेल्ल हनुमान मंदिर, प्लॉट नं. 31
बसवे ने बसट बोरगाव रोड,
कातोड रोड, नगपुर,
महाराष्ट्र, 440013

Address: S/O Suhridrao Jangam,
Mandir No. 30/31, Hanuman Mandir
Telav, Bargaon Gorewada
Nagpur City H.O., Nagpur,
Maharashtra, 440013



भारतीय विमानपत्तन प्राधिकरण
AIRPORT AUTHORITY OF INDIA

पता:
श्री बसु पाटी बस, नंजर
प्लॉट नं. 41 एका नगर
बसगाव गोरवाड रोड,
कातोड रोड, नगपुर,
महाराष्ट्र, 440013

Address:
Bhaskarrao Chavla Road, Bargaon
Mandir Bag Road Bargaon
Bhaskarrao, Nagpur City H.O.,
Nagpur, Maharashtra, 440013



भारतीय विमानपत्तन प्राधिकरण
AIRPORT AUTHORITY OF INDIA

पता:
S/O सुहृदराव जंगम, नंजर
वेल्ल हनुमान मंदिर, प्लॉट नं. 31
बसवे ने बसट बोरगाव रोड,
कातोड रोड, नगपुर,
महाराष्ट्र, 440013

Address:
S/O Suhridrao Jangam, Plot
No. 31/32, Hanuman Mandir,
Bark Road Bargaon Gorewada,
Bark Road Bargaon,
Or, Bargaon Gorewada,
Maharashtra - 440013

6999 0415 8922



भारत सरकार



चंदु भास्करराव जंगम
Chandu Bhaskarrao Jangam
जन्म तारीख / DOB : 02/03/1984
पुल्लिंगी / MALE

5479 7588 2711



नगन-६
५६४६/२०२३
१६/१८

अर्चना - सामान्य माणसाचा अधिकार



भारतीय विमानपत्तन प्राधिकरण
AIRPORT AUTHORITY OF INDIA

पता:
S/O भास्करराव जंगम, नंजर
वेल्ल हनुमान मंदिर, प्लॉट नं. 31
बसवे ने बसट बोरगाव रोड,
कातोड रोड, नगपुर,
महाराष्ट्र, 440013

Address:
S/O Bhaskarrao Jangam, NEAR
OLD HANUMAN MANDIR,
PLOT NO.41 EKA NAGAR
BORGAN GOREWADA
ROAD, Katolroad S.O, Nagpur,
Maharashtra, 440013

नगन-६
४९६/२००३
१६/१८



१९४७

1947

1947

1947

CHALLAN
MTR Form Number-6



SRN 694011803642202122E	BARCODE	Date 13/01/2022-13:01:35	Form ID 487
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN Any	
Registration Fee		TAN No. (If applicable)	
Office Name NRI, HQR SUB REGISTRAR NAGPUR 1		Name KALHOTR	
Location NAGPUR		No. 59	
Year 2021-2022, One Time		No. 59	
Account Head Details		Amount	
003004801 Stamp Duty		Road/Street NAGPUR	
003001301 Registration Fee		Area/Locality NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 3 0	
		Remarks (If Any)	
		Second Party Name PANKAJ DHAWAN	
		Amount In Six Hundred Rupees Only	
		Words 600.00	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN Ref. No. 0330042022011379280 220137924144	
Cheque/DD No.		Bank Date RBI Date 13/01/2022-13:02:31 Not Verified with RBI	
Name of Bank		Bank Branch BANK OF MAHARASHTRA	
Name of Branch		Scribble No. Date Not Verified with Scribble	



Department ID: 0073107039
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल दस्तावेज केवलित करने के लिए उपयुक्त है। अनपेक्षित में अनपेक्षित दस्तावेज के लिए यह चालन नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	031-204-412	000504090202122	14/01/2022-15:07:10	KIR383	500.00
2	031-204-412	000504090202122	14/01/2022-15:07:10	KIR383	500.00
Total Defacement Amount					600.00

नगन-२
५४४६/२०२३
४६/२६



Page 1/1

नगन-९
४४९२/२०२३
१३/१६



2022 03:11:31

दस्तावेज संख्या: १४१२/२०२२

काजलर मुम्बाई ३, ०१५

संख्या: १०००

अरमेलें मुदीक मुद्दः रु.50/-

५. रि. भइ. ५. सि. तपनः याधि कर्त्तव्यप्राप्त

/41411:752

ਸਾਮਲੀ ਦਿਨੀਕ: 14/01/2022

स. प्र. 412 अ. दि. 14-01-2022

सादरभादसादरभाद नमः समस्त दीवाना अम्भ

सिमा 3.06 म.मि. का. इमाने काय्.

संविधान संशोधन

*** 100.00**

बस्य हाताळणी की

¥ 320.00

ਪ੍ਰਭਾਤੀ ਸਫਲਾ: 18

समस्त दुःखरूपीणां लक्षणानि सन्ति।

एकूण: 420.00

१६ दुय्यम निबन्धक, यम-२.

भागपुर शहर ७७, ७

इस्लामा उक्ताः विशेष मुखाधारमा

मुद्रित गुणः (43-44) देवता तथापि संभवद्वाराभ्यां स्तुतिस्तु एका किंवा अधिक वस्तुविषयावी लोभनी करण्णाया एवमेव प्रवीजनामाही किंवा असे एक किंवा अधिक वस्तुएव विन्यासित केव्हाही समुक्त करण्यामाही केदा असेच देवता

निर्धारित दिनांक: 14/01/2022 03:06:13 PM श्री. राजेश (भा.स.स.स.)

निष्ठा नं. 2-14 / 01 / 2022 03 : 07 : 06 PM श्री. देवा (श्री)



नगन-६

५६२	२०२३
६६	९६





2. नाच.बोसप बुद्ध बाप -
बच.30
पता:बासबाप बुद्धबाप नाचपु
मि.कोड:440002

नगन-9
४९२/२२२
९६ ९६

नवाचरी



नवाचरी बुद्धबाप
नवाचरी नोदला
अभिलेख नवाचरी नोदला
म. रजिस्ट्रार कार्यालय, नवाचरी
१६/०१/२०२२

मिळना क्र.4 वी वेळ:14/01/2022 03:11:00 PM

मिळना क्र.5 वी वेळ:14/01/2022 03:11:04 PM वी.सी.पु.क्र.4 वी

NCP-1
म. रजिस्ट्रार कार्यालय, नवाचरी

Payment Details

Sl.	Purchaser	Type	Verification No./Folio	Challan/License	Amount	Mode of Payment	Deface Number	Deface Date
1	KULDEEP MALHOTRA	eChallan	02300042022018389280	MH011603642202122E	500 INR	SD	0005604969202122	14/01/2022
2	KULDEEP MALHOTRA	eChallan		MH011603642202122E	100	RF	0005604969202122	14/01/2022
3		DHC		1401202208866	320	RF	1401202208866D	14/01/2022

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

412/2022

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४९२/२०२३
९० ९६



घोषणापत्र

मी Smry Sharma या द्वारे घोषित करतो की, दुय्यम
निबंधक - C यांचे कार्यालयात connection order या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री Smr.
Sharma व इतर तर्फे यांनी दिनांक 14/1/22 (412)

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त
नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जबाब दिला आहे.
माझा माहिती प्रमाणे सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तींपैकी कोणीही मर्याद झालेले नाही किंवा अन्य कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः
सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम
1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव
आहे.

दिनांक : 14/1/2022

कुलमुखत्यारपत्र धारकाचे नांव
व सही

नमून-5
488/2022
29/1/22



नमन-६
 ५४६/२०२
 ६२/६



THE GOVT. OF INDIA
MAHARASHTRA STATE MOTOR VEHICLE LICENCE

DL No. MH74 201548881 DOB 22-03-1954
Valid Till 21-03-2025 (MT)

DOB 15-01-2010
AUTHORISATION VEHICLE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOV
LMV 20-03-2008

DOB 22-03-1954 MT

Name CHANDU JANGAM
S/O of BHASKARAO
R/O DO S.B. JANGAM BORHADA BORHADA ROAD,
WADGAON

DL 48881
Signature & ID of
Issuing Authority 48812 2016221

Signature/Thumb
Impression of Holder





विद्युत वित्त विभाग
Electricity Finance Department
सर्वोच्च अधिकारी
Senior Officer
DOB: 23/05/1998
पुल्ल / MALE
8879 1942 1851

भाऊ भाव, माझी खोशाल





नगन-६
 ५६६/२०२३
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नगन -
५६६ / २०२३
२६ / ९८



209/5646

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इस घोषणा भाग-1

अनुसूच

संख्या: 5646/2023

संख्या: 5646/2023

आवक: ₹. 00/-

आवक: ₹. 00/-

अनुसूच: ₹. 500/-

ड. वि. मंड. ड. वि. नगरपालिका

अ. नं. 5646 अ. दि. 07-08-2023

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इस घोषणा कापी सं. 2

आवक: 9013

आवक: 07/08/2023

आवक: 9013 का. आवक: 07/08/2023
 आवक: 9013 का. आवक: 07/08/2023
 आवक: 9013 का. आवक: 07/08/2023
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आवक: 9013

₹. 100.00

आवक: 9013

₹. 1960.00

आवक: 9013

कुल: 2060.00

आवक: 9013 का. आवक: 07/08/2023
 आवक: 9013 का. आवक: 07/08/2023
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 રાજ્યના શિક્ષક : ૦૬/૦૬/૨૦૨૩

अनु. ४. विद्युत्संचालन विभाग के अधीन

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निदेश देना
करे - ३०
सका है।



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प्रकारों पर कुल विवरणों के आधार पर ही कुल विवरण प्रदान
करने वाली सूची प्रदान करने परीक्षा के
प्रकारों के आधार पर, प्रदान की जाये, अर्थात् न;
नं. 1101/1102, प्रदान की जाये, इतिहास, विवरण, प्रदान
करने, प्रदान, प्रदान
नं. नं. ABOPG61000

विद्यार्थी संख्या
पृष्ठ 36
व्यापक



कृपया ध्यानपूर्वक समझें: इसका उपयोग केवल 65-वर्ष के लोगों के लिए है।
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★

स्वास्थ्य, कृषि, जल विद्युत, कलात्मक की वे इन्फोर्मेशन कलम देता जाता है। जेडएचएम, जेडएचएम, जेडएचएम

김영환 (金永煥), *한글문법연구* (韓契文法研究), 서울: 중앙교육출판사, 1975.

aggravation

2000年12月31日

1. माह-दी अविन-रुत विपदादी
पृ. 25

Observer
signature:



2. नाम-बन्धु भागवत, जयपुर
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 पता-बोलास नालपुर
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साहेब दुधाम निवासी, वस-२
मोगपुर शहर जं. ६,

सह सुदीर्घ निबन्धक विर्ग-२
मार्गदर्शक आहार शी. ५

साह दुधाम निवायक, पत्नी-२,
नामपुर शहर पो. ६,

Payment Details

sr	Purchaser	Type	Verification No	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHURTI DHAWAN	eChalan	02300043023080790275	MH006321914202324E	900.00	SD	0003294515202324	07/08/2023
2		DHC		0706202316049	1660	RF	0706202316049D	07/06/2023
3	SHURTI DHAWAN	eChalan		MH006321914202324E	100	RF	0003294515202324	07/08/2023

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